



REGULAR COUNCIL MEETING AGENDA

Monday, May 13, 2024
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

1. LAND ACKNOWLEDGEMENT

The land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. ADOPTION OF AGENDA **RECOMMENDATION:**

THAT the May 13, 2024 regular agenda be adopted as circulated.

3. CONSENT AGENDA

Before the motion is made to approve the Consent Agenda, a Council member may request that an item be removed from the Consent Agenda and dealt with separately; additionally, a Council member may request that one or more items on the Regular Council Agenda be included on the Consent Agenda, and if no one objects, it will be so listed and considered.

Where no recommendation is noted, the agenda item is deemed to be received for information.

RECOMMENDATION:

THAT the following item(s) be approved:

3.a Adoption of Minutes

3.a.1 Regular Meeting Minutes from April 29, 2024

RECOMMENDATION:

THAT the minutes of the regular meeting held on April 29, 2024 be adopted as circulated.

3.a.2 Special (Pre-Closed) Meeting Minutes from May 6, 2024

RECOMMENDATION:

THAT the minutes of the special (pre-closed) meeting held on May 6, 2024

be adopted as circulated.

3.a.3 Special Meeting Minutes from April 29, 2024

RECOMMENDATION:

THAT the minutes of the special meeting held on April 29, 2024 be adopted as circulated.

3.b Bylaws

See Bylaws section also

3.b.1 Bylaw 3195 - Zoning Amendment No. 184 and Development Permit No. DP 13-21

Final reading of a bylaw to rezone the properties located at 19701-19729 55A Avenue from the RS1 Single Family Residential zone and RM1 Multiple Residential Low Density to the CD81 Comprehensive Development Zone to accommodate a 6-storey, 96-unit apartment development.

RECOMMENDATION:

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 184, 2021, No. 3195" be read a final time.

3.b.1.1 Approval of Development Permit No. 13-21
19701-19729 55A Avenue

RECOMMENDATION:

THAT Development Permit No. 13-21 to accommodate a 6-storey, 96-unit apartment development located at 19701-19729 55A Avenue be approved.

3.b.2 Bylaw 3279 - Housing Agreement Bylaw

Final reading of a bylaw to enter into a housing agreement under Section 483 of the Local Government Act.

RECOMMENDATION:

THAT the bylaw cited as "Housing Agreement Bylaw, 2024, No. 3279" be read a final time.

3.b.3 Bylaw 3250 - Zoning Amendment No. 194 and Development Permit No. 01-23

Final reading of a bylaw to rezone the property located at 20214 & 20224 54A Avenue from RM1 Multiple Residential Low Density Zone to CD88 Comprehensive Development to accommodate a 6-storey, 75-unit

apartment development.

RECOMMENDATION:

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 194, 2023, No. 3250" be read a final time.

- 3.b.3.1 Approval of Development Permit No. 01-23
20214 & 20224 54A Avenue

RECOMMENDATION:

THAT Development Permit No. 01-23 to accommodate a 6-storey, 75-unit apartment development. located at 20214 & 20224 54A Avenue be approved.

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. DELEGATIONS

5.a City of Langley 2023 Audit Report

Presentation from:

Graham Flack, Deputy Director of Corporate Services
Kristine Simpson, Partner, CPA CA, BDO Vancouver

- 5.a.1 Staff Report - 2023 Consolidated Financial Statements

RECOMMENDATION:

THAT City Council approve the 2023 Consolidated Financial Statements.

5.b Emergency Response - Urban Wildfire Liability in the City

Bruce Downing, Resident

5.c Emergency Response - Disaster Liabilities in the City

Bruce Downing, Resident

6. COUNCIL MEMBER REPORTS

6.a Upcoming Regular Meetings

May 27, 2024

June 3, 2024

6.b Council Advisory Bodies Update

7. BYLAWS

See Consent Agenda section also

7.a **Bylaw 3282 - 2023–2027 Financial Plan Amendment**

First, second and third reading of a bylaw to amend the 2023-2027 Financial Plan to authorize the expenditures reflected in the 2023 Consolidated Financial Statements and amendment to the Capital Improvement Plan.

RECOMMENDATION:

THAT the bylaw cited as "Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233, Amendment No. 3, 2024, Bylaw, 3282" be read a first, second, and third time.

7.b **Bylaw 3283 - 2024-2028 Financial Plan Amendment**

First, second and third reading of a bylaw to amend the 2024-2028 Financial Plan to amend the 2024 – 2028 Capital Improvement Plan.

RECOMMENDATION:

THAT the bylaw cited as "Financial Plan 2024–2028 Bylaw, 2024, No. 3266, Amendment No. 1, 2024, Bylaw 3283" be read a first, second, and third time.

7.c **Bylaw 3271 - Zoning Amendment Bylaw and Development Permit No. 10-23**

First and second reading of a bylaw to rezone the properties located at 5030, 5040, 5052, 5064 208 Street and 20845 50A Avenue from RS1 Single Family Residential Zone to CD93 Comprehensive Development Zone to accommodate a 26-unit townhome development.

The Corporate Officer to advise how notification of the bylaw readings was given.

The Director of Development Services to introduce the bylaw.

The applicant team to present the proposed development.

RECOMMENDATION:

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 200, 2024, No. 3271" be read a first and second time.

7.d **Bylaw 3277 - Zoning Amendment Bylaw and Development Permit No. 13-23**

First and second reading of a bylaw to rezone the properties located at 20719-20731 Eastleigh Crescent from RM1 Multiple Residential Low Density Zone to CD95 Comprehensive Development Zone to accommodate a 5-storey, 132-unit apartment development.

The Corporate Officer to advise how notification of the bylaw readings was given.

The Director of Development Services to introduce the bylaw.

The applicant team to present the proposed development.

RECOMMENDATION:

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 202, 2024, No. 3277" be read a first and second time.

7.e Bylaw 3280 - Zoning Bylaw Amendment (Commercial Use)

First and second reading of a bylaw to amend the Zoning Bylaw to incorporate a 400 metre separation distance between specific commercial uses.

RECOMMENDATION:

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 203, 2024, No. 3280" be read a first and second time.

7.f Bylaw 3272 - Zoning Amendment Bylaw and Development Permit No. 12-23

Third reading of a bylaw to rezone the properties located at 20256 - 20272 54A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD94 Comprehensive Development Zone to accommodate a 6-storey, 114-unit apartment development.

RECOMMENDATION:

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 201, 2024, No. 3272" be read a third time.

7.g Bylaw 3281 - Public Notice Bylaw Amendment

Third reading of a bylaw to amend the public notice bylaw. (regarding non-legislative public notice)

RECOMMENDATION:

THAT the bylaw cited as "Public Notice Bylaw, 2024, No. 3267, Amendment No. 1, 2024, Bylaw No. 3281" be read a third time.

7.h Bylaw 3276 - 2024 Tax Rate Bylaw No. 3276

Final reading of a bylaw to levy property taxes for municipal purposes for the year 2024.

RECOMMENDATION:

THAT the bylaw cited as "2024 Tax Rates Bylaw, 2024 No. 3276" be read a final time.

8. ADMINISTRATIVE REPORTS

8.a Award of Tender T2024-016, Fraser Highway Watermain Replacement and Pavement Rehabilitation Works

RECOMMENDATION:

1. THAT “Tender T2024-016, Fraser Highway Watermain Replacement and Pavement Rehabilitation Works” be awarded to Richco Contracting Ltd. for the tendered amount of \$2,128,951.00 (excluding GST),
2. THAT ISL Engineering and Land Services Ltd. be appointed to undertake the contract administration for \$71,160.00 (excluding GST),
3. THAT a contingency allowance of \$600,000 be approved, to be used only for unforeseen issues, and
4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for Tender T2024-016.

9. NEW AND UNFINISHED BUSINESS

9.a Motions/Notices of Motion

10. CORRESPONDENCE

See Consent Agenda

11. ADJOURNMENT

RECOMMENDATION:

THAT the meeting adjourn.



MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 29, 2024

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
R. Beddow, Deputy Director of Development Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
D. Pollock, Director of Engineering, Parks and Environment
K. Tamondong, Recreation Supervisor

1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the April 29, 2024 regular agenda be adopted as circulated.

CARRIED

3. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from April 8, 2024

THAT the minutes of the regular meeting held on April 8, 2024 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from April 15, 2024

THAT the minutes of the special (pre-closed) meeting held on April 15, 2024 be adopted as circulated.

3. Special Meeting Minutes from April 8 and 22, 2024

THAT the minutes of the special meetings held on April 8 and 22, 2024 be adopted as circulated.

b. Bylaws

1. Bylaw 3269 - Bylaw Notice Enforcement Bylaw Amendment

Final reading of a bylaw to amend the Bylaw Notice Enforcement Bylaw to align with offences and section numbers of the Highway and Traffic Regulation Bylaw.

THAT the bylaw cited as "Bylaw Notice Enforcement Bylaw, 2021, No. 3139, Amendment No. 1, 2024, No. 3269" be read a final time.

c. Correspondence

1. Prevention of Violence Against Women Week - April 14-20, 2024

Municipal Action Plan to End Gender-Based Violence
Battered Women's Support Services

2. Melanoma and Skin Cancer Awareness Month - May 2024

Save Your Skin Foundation

CARRIED

4. **ADOPTION OF THE MINUTES**

See Consent Agenda

5. **DELEGATIONS**

- a. City Council's March 18, 2024 Resolution Re: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza

Ilona Ug, representing the Langley Jewish community, spoke regarding a recent resolution adopted by Council calling for a permanent ceasefire in Gaza, as follows:

- asks that Council not bring the Middle East conflict to Langley;

- her family moved to Langley from Israel and became proud Canadian citizens to get away from the Middle East instability, recurrent wars and terrorism;
- because multiple peace offers were rejected by the political authority, her and her decided to take the painful step of leaving their family and friends and seek a safer life in Canada so their two children can have a normal and happy childhood;
- but during the last seven months after the horrific Hamas terrorist attacks on October 7th, they have witnessed a rise in anti-Semitic attacks on Jewish people in British Columbia;
- the violent rallies that call for “the destruction of Israel from the river to the sea, Palestine will be free”, and calls for intifada during which they were constant in their attacks against Jewish civilians, make them feel unsafe and frightful for our lives;
- due to this they need to arrange security to protect them when they have Jewish community gatherings in Langley;
- they are scared to tell people that they are Jewish or Israeli and children in the Langley community have been targeted in schools because they were born in Israel;
- as a mother she is very concerned that this resolution will only worsen the situation, divide the community and make their life in Langley more unsafe;
- they want to live peacefully and not to be scared anymore;
- she understands that Council had a good intent asking to end the current war between Hamas terrorists and Israel but by only asking for a ceasefire without demanding Hamas terrorists to surrender, stop using Palestinians as human shields, stop launching rockets on Israeli territory, and to return the 133 hostages, this motion is basically stating that Israel should stop protecting its borders and people and might signal Hamas that their war crimes against Israel and Palestinians are acceptable by Langley residents;
- the accepted motion is part of an organized campaign against Israel and many municipalities in BC have been approached by Pro Palestinian groups to adopt it;
- those who checked the facts and realized that the motion is outside the municipal jurisdiction, have rejected it, for example the Port Moody Council during their meeting on April 9th;
- the approved motion has unverified and false information that inflames antisemitism, such as the unverified and false number of Palestinian civilians killed in the war; keep in mind, those numbers are provided by a terror organization and exclude the number of terrorists that were killed during the war;
- the accusation of genocide has deeply offended them; genocide is a legal term and in no way do Israeli policies and actions meet the legal threshold to be accused of this;

- accusing Israel of genocide is diminishing real acts of genocide, and is offensive to the Jewish community and especially Holocaust survivors and their families;
- approval of this one-sided motion causes a division in our community, stigmatizes the Jewish community, and puts their children at risk;
- please consider all the provided reasons to cancel this one sided resolution; create policy that will promote the safety of the Jewish community here in Langley.

By unanimous consent, an additional speaker named Moran was permitted to address Council as part of the delegation and spoke regarding the following:

- in response to statements made by an individual regarding the Middle East conflict during their delegation to Council on March 4th:
 - although the speaker spoke very eloquently, the information provided was not based in fact, but rather opinion, and contained fabrications, exaggerations and half truths;
 - although the speaker claimed to be speaking on behalf of Jewish and Israeli people of the Langley community; this is false; the speaker does not speak for her or the other individuals present in the audience;
- the subject matter of the motion passed by Council is beyond Council's jurisdiction; as a local government, Council is not tasked with questioning or appealing to the Prime Minister of Canada regarding international matters; but rather local issues such as maintenance of parks, noise complaints, transportation, infrastructure, and strengthening vulnerable community members;
- implored Council to revoke the motion it passed as it puts the Jewish and Israeli community that has chosen to come live a peaceful life in Langley in imminent danger;
- please continue to serve this local community as we have entrusted our quality of life here in the City.

b. City Council's March 18, 2024 Resolution Re: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza

Regina Lvovski,, representing the Langley Jewish community, spoke regarding a recent resolution adopted by Council calling for a permanent ceasefire in Gaza, as follows:

- the many members of the Jewish community are here tonight to share their hurt with Council;

- they have never felt so unwelcome in this community as they feel right now unfortunately;
- by accepting this one-sided motion Council agreed to accept false accusations against the Jewish and Israeli communities;
- she has a sense of disappointment regarding Council's recent resolution;
- while the intention to address the Israel Palestine conflict is commendable, she must express deep concern about the one sided nature of the motion which had good intentions but results only in division and feelings of hurt and fear;
- it seems it was made without any further research and understanding of the complicated conflict and without even mentioning the brutal massacre of over 1200 people on October 7th by Hamas terror organization which started this horrible war; or considering the 134 hostages that are still being held by Hamas in Gaza;
- antisemitism has raised its ugly head even here in Langley, fueled by the cheap and false propaganda of Pro Palestinian activists;
- her own children felt it and her 10 year old daughter was bullied and targeted in school by several classmates for being Jewish which ended up with them involving the RCMP unfortunately, and they have records for that as well; if Council wants them she would be happy to share them with Council;
- her son witnessed a highly hateful political display in his school and that portrayed Jewish people as murderers;
- they don't want such hostility for their children; that's not why they are here in Canada; their community is fearful and concerned ;
- she works closely with the Jewish community and she can see their worry in attending Jewish events and celebrating their holidays;
- many times they had to invite the RCMP just to stand guard because they want to celebrate their holidays;
- we all desire to live in peace in this diverse and beautiful city inclusive of all religions, backgrounds, races, and genders;
- rather than taking sides on distant conflicts, let us focus on our efforts in promoting understanding, dialogue, and peace right here;
- let us work together to address the present issues facing Langley and strive to create a safer more equitable future for us all;
- she trusts Council will take the necessary steps to rectify this situation and demonstrate that the Jewish community has a rightful place in Langley.

In response to a request to allow another speaker to address Council,

It was MOVED and SECONDED

THAT the 5 minute time limit for the delegation be extended in order to allow an additional speaker to address Council.

David Fox, a resident of New Westminster, who is active in the Jewish community in the Lower Mainland on a number of committees, advised he expresses the mainstream position held by the vast majority of the Jewish community in British Columbia, and spoke regarding the following:

- advised that Council is ignoring two of its most fundamental tasks:
 - to ensure a safe and supportive environment for all of its residents; and
 - to focus on matters that directly benefit the city;
- Council has no mandate to deal with the complex and divisive war 12,000 kms away;
- Council has received letters and today Council is seeing community members, a lot of them, who have taken time out to face Council here in condemnation of that motion that Council passed on March 18th;
- tragically Council chose to accept a fundamentally flawed and biased political motion which amounted to blood libel against the state of Israel, and by extension the Jewish community of Langley, many of which have deep connections to the country, its people and their own Jewish heritage;
- Council's motion could have been written by the Hamas terrorist organization or the Iranian regime and its being blindly accepted by those that live in this wonderful and beautiful West Coast utopia;
- Nowhere in that motion was there a single reference to Hamas which is a literally genocidal group that started the conflict on October 7th with a gleeful butchering, sexual abuse of the innocent;
- funnily enough it was left wing progressive Israelis famously dedicated to a peaceful two state solution, that bore the brunt of the slaughter and kidnapping;
- the motion is laden with the most brazen lies and mischaracterizations, and which is now on the City's record;
- always remember, that if Hamas surrenders, and returns the hostages, the fighting stops immediately;
- if you genuinely care for the Palestinian people, you'd be pushing the Canadian government to be pushing for that;
- how to move forward:
 - first we believe that a public apology needs to be made to the Jewish community of Langley for entertaining a motion so completely outside its mandate without consultation or question, which caused fear, distress, and polarization;
 - we would also like to see if you can bring in a motion, or cancel the letter that was sent to the federal government or write a new letter to the federal government that would modify the position previously taken or the words of the position previously taken about;

- as a longer term ask, we'd like you to align with the many municipalities that have formally accepted the working definition of Anti-Semitism of the International Holocaust Remembrance Alliance; this will definitely show that you care for your Jewish community and is something that is being done a lot right now;
- as has been said, let's stick to the business of Langley, deal with zoning, build parks, help the vulnerable in Langley and fix the roads, leave foreign policy where it belongs, which is with the federal government; this was really a bridge too far.

6. **COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

May 13, 2024

May 27, 2024

b. Council Advisory Bodies Update

c. Ottawa Mission Summary April 17 – April 18, 2024

Mayor Pachal spoke to the report dated April 23, 2024.

It was **MOVED** and **SECONDED**

THAT City Council receive the Ottawa Mission Summary report dated April 23, 2024 for information.

CARRIED

7. **BYLAWS**

See Consent Agenda also

a. Bylaw 3272 - Zoning Amendment Bylaw

First and second reading of a bylaw to rezone the properties located at 20256 - 20272 54A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD94 Comprehensive Development Zone to accommodate a 6-storey, 114-unit apartment development.

Carl Johannsen, Director of Development Services introduced the purpose of the bylaw as follows:

- the application for rezoning is for a 6-storey, 114-unit apartment building;
- in the Official Community Plan (OCP), this area is designated Mid-rise Residential which supports development up to 12 storeys and 3.5 FAR;

- this rezoning application is consistent with the OCP and that is where the new provincial legislation kicks in, prohibiting public hearings for rezoning applications that are consistent with the OCP.

The following individuals were in attendance as the applicant team:

David Eaton – Senior Architect – ParaMorph Architecture
Harp Saran – President, Development – Scale Projects (the property owner)
David Stoyko – Landscape Architect – David Stoyko Landscape Architect

The applicant team presented an overview of their rezoning and development permit application, providing information on the following:

- site location;
- building elevations;
- setbacks;
- number of units and unit types;
- resident and visitor parking spaces;
- bikes spaces and lockers;
- aerial view renderings of the building;
- number of, and types of amenities;
- changes made to elements of the building design in response to feedback from the Advisory Design Panel;
- concept plan on ground level, including landscaping and amenity spaces;
- roof concept plan, including amenity spaces; and
- landscaping planting list.

In response to questions from Council members, the applicant team advised that:

- with respect to whether the applicant took into consideration the potential for higher traffic volumes in the area due to three other developments being built in the area in addition to theirs, although the owner could have built a larger development, they did not, and in keeping with the movement to reduce the number of vehicles in these types of developments, the ratio for parking stalls is one vehicle per unit which is less than the 1.5 ratio most developments had in the past;
- with respect to whether a coordinated trades parking plan will be developed between all three developments if construction for all three takes place at the same time, as they own one of the other sites which is proceeding to construction before this development, they will be utilizing a portion of this site for trades parking so as not to take up any off street parking for residents; there will also be some staging off the lane, which has three access points, with the goal being to minimize the traffic that comes into the street so as to not interfere with any residents.

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

- the Transit-Oriented Areas (TOA) comes into effect July 1st; this application is using the shoulder rates in this area;
- all development applications must provide a trades parking plan as they cannot park on the street, and a construction management plan, including traffic control; should there be three developments starting construction at the same time, the City would have a coordinated traffic management plan and construction management plan for the three sites;
- the Strategic Transportation Plan forecasts build out throughout the community and the capacity of the road network and intersections;
- as development occurs it's important to ensure there are appropriate controls in place at intersections within the network itself;
- although traffic management plans are prepared for individual developments, they do take into account the area surrounding the development;
- the road fronting the development will be improved to have parking on both sides as well as a lane in each direction; as it's a local standard road and multi-family, it is two lanes and so has significant capacity for the development that is going to occur; however, there will be pressure as other development occurs in the neighbourhood;
- the City's street and lane access is a good pattern for high density as it provides multiple ways to travel which helps to distribute traffic and take pressure off one particular street.

The Corporate Officer advised that statutory notification requirements were met as follows:

Notice of 1st & 2nd reading of Bylaw 3272 was placed on the notice boards in City Hall and in Timms Community Centre and published in the April 18 & 25 issues of the Langley Advance Times, and notices were mailed to residents within 100m of the subject properties.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 201, 2024, No. 3272" be read a first and second time.

CARRIED

b. Bylaw 3276 - 2024 Tax Rate Bylaw No. 3276

First, second and third reading of a bylaw to levy property taxes for municipal purposes for the year 2024.

It was MOVED and SECONDED

THAT the bylaw cited as "2024 Tax Rates Bylaw, 2024 No. 3276" be read a first, second and third time.

CARRIED

Opposed: Councillor Mack

c. Bylaw 3279 - Housing Agreement Bylaw

First, second and third reading of a bylaw to enter into a housing agreement under Section 483 of the Local Government Act.

It was MOVED and SECONDED

THAT the bylaw cited as "Housing Agreement Bylaw, 2024, No. 3279" be read a first, second and third time.

CARRIED

d. Bylaw 3281 - Public Notice Bylaw Amendment

First, second and third reading of a bylaw to amend the public notice bylaw. (regarding non-legislative public notice)

It was MOVED and SECONDED

THAT the bylaw cited as "Public Notice Bylaw, 2024, No. 3267, Amendment No. 1, 2024, Bylaw No. 3281" be read a first and second time.

CARRIED

- e. Bylaw No. 3278 - Parks and Public Facilities Regulation Bylaw, Amendment Bylaw

Final reading of a bylaw to amend the Parks and Public Facilities Regulation Bylaw to add location maps as a schedule to the bylaw identifying the specific areas in selected parks and public facilities where consumption of liquor is permitted seasonally.

It was MOVED and SECONDED

THAT the bylaw cited as "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 3, 2024, Bylaw No. 3278" be read a final time.

CARRIED

8. COMMITTEE REPORTS

- a. Arts, Recreation, Culture & Heritage Advisory Committee - 2025 Langley City Film Festival Funding Request

Councillor Wallace spoke to the report dated March 28, 2024.

It was MOVED and SECONDED

THAT Council approve allocating \$15,000.00 from the Public Art capital budget for costs at the 2025 Langley City Film Festival.

BEFORE THE QUESTION WAS CALLED, in response to a question from a Council member, Kim Hilton, Director of Recreation, Culture and Community Services advised that the requested funds from the Public Art capital budget will be used as a contingency in the event the fundraising sub-committee is not able to raise all the funds required for the event.

THE QUESTION WAS CALLED and the motion was

CARRIED

Prior to consideration of Item 9.a., Councillor Mack declared a conflict of interest as the proposed loan is the primary funding source for the Highway One Way project where she owns a business. Councillor Mack left the meeting at 7:54 pm.

9. ADMINISTRATIVE REPORTS

- a. Municipal Security Issuing Resolution 3234

It was MOVED and SECONDED

THAT City Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2024 Fall Borrowing Session, \$15 million as authorized through the Property Acquisition Loan Authorization Bylaw 2023, No. 3234 and that the Metro Vancouver Regional District be requested to consent to our borrowing over a 20 year term and include the borrowing in their Security Issuing Bylaw.

CARRIED

Councillor Mack returned to the meeting at 7:55 pm.

- b. Out of Province Conference Request - Planner

It was MOVED and SECONDED

THAT Anton Metalnikov, Planner, be authorized to attend the Canadian Institute of Planners national conference in Edmonton, Alberta from July 9-11, 2024.

CARRIED

- c. Award of Tender T2024-005, Douglas Recreation Centre – Child Care Expansion/Renovation

It was MOVED and SECONDED

1. THAT City Council award the Tender T2024-005 Douglas Recreation Centre – Childcare Expansion/Renovation to Edifice Construction Inc. in the amount of \$2,763,861.39 plus a contingency of 15%, totalling \$3,178,440.60 (excluding GST and Separate Prices).
2. THAT City Council authorize the Recreation Supervisor, the Director of Recreation, Culture and Community Services and the Corporate Officer to execute the contract document for the T2024-005 Douglas Recreation Centre – Child Care Expansion/Renovation.

BEFORE THE QUESTION WAS CALLED, in response to questions from a Council member, Karlo Tamondong, Recreation Supervisor advised that:

- the expansion of the childcare facility in the Douglas Recreation Centre will provide 72 new childcare spaces, including 10 infant/toddler spaces, 14 three to five year old spaces and 48 school age spaces;
- funding sources for the project include \$4.3 million from the province and \$100,000 from the federal government.

THE QUESTION WAS CALLED and the motion was

CARRIED

10. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

11. CORRESPONDENCE

See Consent Agenda

12. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:00pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



**MINUTES OF A SPECIAL (PRE-CLOSED)
COUNCIL MEETING**

**Monday, May 6, 2024
3:30 p.m.**

**CKF Boardroom, Langley City Hall
20399 Douglas Crescent**

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
D. Pollock, Director of Engineering, Parks and Environment
K. Tamondong, Recreation Supervisor
B. Zeller, Manager of Human Resources

1. MOTION TO HOLD A CLOSED MEETING

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*.

1 (c) labour relations or other employee relations;

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the

council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

2. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn at 3:31 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, April 29, 2024

3:00 pm

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

- Present: Mayor Pachal
Councillor Albrecht
Councillor James (Via teleconference)
Councillor Mack
Councillor Solyom
Councillor White
- Absent: Councillor Wallace
- Staff Present: F. Cheung, Chief Administrative Officer
R. Beddow, Deputy Director of Development Services
G. Flack, Deputy Director of Corporate Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
D. Pollock, Director of Engineering, Parks and Environment
B. Zeller, Manager of Human Resources

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the April 29, 2024 special meeting agenda be adopted as circulated.

CARRIED

2. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

a. Correspondence and Delegation Review Process

Mayor Pachal reviewed the City's Council correspondence and delegation processes as they pertain to non-jurisdictional items with Council.

3. COMMITTEE OF THE WHOLE - RISE AND REPORT

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

4. RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE

N/A

5. MOTION TO HOLD A CLOSED MEETING

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

1 (c) labour relations or other employee relations;

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

6. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 3:07 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 184, 2021, BYLAW NO. 3195
DEVELOPMENT PERMIT APPLICATION DP 13-21**

To consider Zoning Bylaw amendment and Development Permit applications by Vikas Sharma for a 96-unit apartment development at 19701-19729 55A Avenue.

The subject properties are currently zoned RS1 Single Family Residential (19701-19721 55A Avenue) and RM1 Multiple Residential Low Density (19729 55A Avenue) in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated for multifamily residential use are subject to a Development Permit (DP) to address building form and character.

Background Information:

Applicant:	Vikas Sharma
Owners:	Michael Mark Fitz-Patrick, Vishal Sharma, & Ray Family Ventures (Langley City) Inc.
Civic Addresses:	19701-19729 55A Avenue
Legal Description:	Lot A, B, & “C”, Section 3, Township 8, New Westminster District, Plan 15675; Lot 4, Section 3, Township 8, New Westminster District, Plan 9982
Site Area:	4,068.81 m ² (1.01 acres)
Number of Units:	96 apartments
Residential Density:	236 units/ha (95 units/acre)
Gross Floor Area:	8,550 m ² (92,031 ft ²)
Floor Area Ratio:	2.10
Lot Coverage:	40%
Total Parking Required:	140 spaces (including 7 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	115 spaces
Visitor	<u>20 spaces</u>
Total	137 spaces (including 7 h/c spaces)
Existing OCP Designation:	Medium-Density Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential & RM1 Multiple Residential Low Density
Proposed Zoning:	CD81 Comprehensive Development
Variances Requested:	2.4 m wide small car spaces (min. 2.5 m) 46% small car spaces (max. 40%) <i>Note a resident parking variance is not required due to the use of CD Zone – see</i>

Development Cost Charges:

staff commentary in Variances section of this report for further details and rationale.
\$1,341,403.75 (City - \$846,974.00,
GVS&DD - \$317,901.00, SD35 -
\$39,603.75, TransLink - \$136,925.00)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 184**

BYLAW No. 3195

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19701-19729 55A Avenue to the CD81 Comprehensive Development 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. 184, 2021, No. 3195”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 81 (CD81) Zone: immediately after Comprehensive Development – 80 (CD80) Zone:

“ZZZ. CD81 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 96-unit apartment development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
 - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD81 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-113-258
Lot A, Section 3, Township 8, New Westminster District,
Plan 15675
- (b) PID: 010-113-282
Lot B, Section 3, Township 8, New Westminster District,
Plan 15675
- (c) PID: 001-696-432
Lot C, Section 3, Township 8, New Westminster District,
Plan 15675
- (d) PID: 007-475-705
Lot 4, Section 3, Township 8, New Westminster District,
Plan 9982

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Inc. (dated November 29, 2021) and PMG Landscape Architecture (dated December 2, 2021), one copy of which is attached to Development Permit No. 13-21.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

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

- (a) PID: 010-113-258
Lot A, Section 3, Township 8, New Westminster District, Plan 15675
- (b) PID: 010-113-282
Lot B, Section 3, Township 8, New Westminster District, Plan 15675
- (c) PID: 001-696-432
Lot C, Section 3, Township 8, New Westminster District, Plan 15675

from the RS1 Single Family Residential Zone; and:

- (d) PID: 007-475-705
Lot 4, Section 3, Township 8, New Westminster District, Plan 9982

from the RM1 Multiple Residential Low Density Zone to the CD81 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this thirteenth day of December, 2021.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this twenty-fourth day of January, 2022.

READ A THIRD TIME this seventh day of February, 2022.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

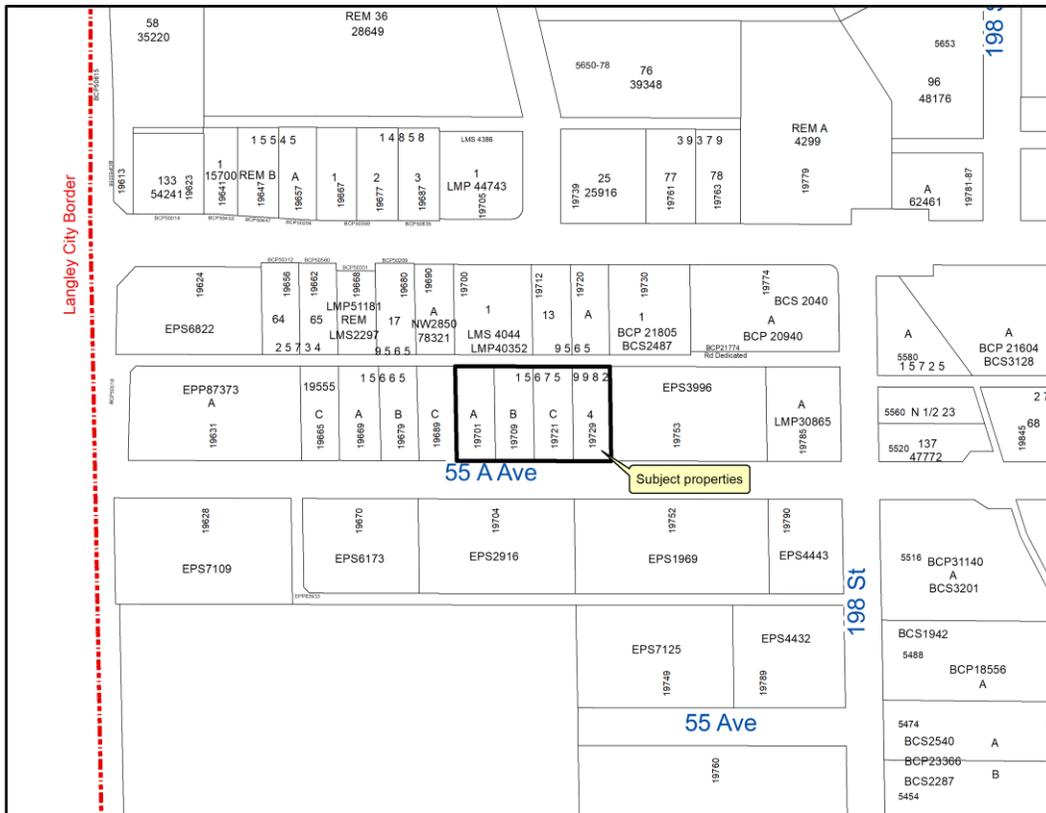
CITY OF
LANGLEY



REZONING APPLICATION RZ 10-21 DEVELOPMENT PERMIT APPLICATION DP 13-21

Civic Addresses: 19701-19729 55A Avenue
Legal Description: Lot A, B, & "C", Section 3, Township 8, New Westminster District, Plan 15675;
 Lot 4, Section 3, Township 8, New Westminster District, Plan 9982

Applicant: Vikas Sharma
Owners: Michael Mark Fitz-Patrick, Vishal Sharma, & Ray Family Ventures (Langley City) Inc.





EXPLANATORY MEMO

November 10, 2021 Advisory Design Panel Recommendations and Applicant Response DP 13-21 19701-19729 55A Avenue

Advisory Design Panel Recommendations and Applicant Response

On November 10, 2021 the Advisory Design Panel (ADP) reviewed the DP 13-21 application, and provided the following recommendations (see attached minutes for further details):

1. Review maintenance access to outdoor patios;
2. Review need/design of pergola in amenity area (shaded area);
3. Improve access between north parking space/aisle area and elevators in parkade;
4. Review access to bike storage area to improve access between bike storage and elevators in parkade; and
5. Consider increased e-bike use and bike maintenance in the design of the bike storage area.

On November 16, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on December 6, 2021 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review maintenance access to outdoor patios

The Advisory Design Panel sought clarification that all outdoor patios and podium-level landscaping was accessible for maintenance. In response, the applicant revised their landscape plans to provide clear access paths through the landscaped areas along the building's perimeter.

2. Review need/design of pergola in amenity area (shaded area)

The ADP recommended that the design of the outdoor amenity area pergola be reviewed to ensure it does not unnecessarily shade the dining area it covers, which is already offered shade through its position on the north side of the building. In response, the applicant has changed the pergola's roof material from metal to plexiglass to allow natural light to come through.

3. Improve access between north parking space/aisle area and elevators in parkade

The applicant adjusted the parking space layout to add a pathway between the north drive aisle and the elevator lobby, which is located in the south drive aisle.

4. Review access to bike storage area to improve access between bike storage and elevators in parkade

The applicant has adjusted the parking space layout to add a second entrance to the bike storage room to provide direct access between it and the elevator lobby.

5. Consider increased e-bike use and bike maintenance in the design of the bike storage area

The applicant has shown roughed in provisions for future electric bike charging infrastructure installation in the bike storage room. They have also added a bike maintenance room directly across from the bike storage room.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.



**MINUTES OF THE
ADVISORY DESIGN PANEL**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, NOVEMBER 10, 2021
AT 7:00 PM**

- Present:** Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Rob Chorney
Wendy Crowe
Mark Lesack
Chad Neufeld
Scott Thompson
Ella van Enter
School Trustee Shelley Coburn
Cst. Peter Mann
Cst. Daniel Leung
- Absent:** Clark Kavolinas
Garth White
- Staff:** Carl Johannsen, Director of Development Services
Roy Beddow, Deputy Director of Development Services
Anton Metalnikov, Planning Assistant II
Kelly Kenney, Corporate Officer

Councillor Storteboom called the meeting to order and began by acknowledging that the land on which we gather is the traditional unceded territory of the Coast Salish people, including the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the November 10, 2021 agenda.

It was MOVED and SECONDED

THAT the agenda for the November 10, 2021 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the October 20, 2021 meeting.

It was MOVED and SECONDED

THAT the minutes of the October 20, 2021 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION 13-21**
ZONING BYLAW AMENDMENT APPLICATION RZ 10-21
OCP AMENDMENT APPLICATION OCP 09-21

19701-19729 55A Avenue.

Mr. Anton Metalnikov, Planning Assistant II, provided a brief overview of the Development Permit application.

Mr. Johannsen advised that the new OCP will be considered for adoption at the next Regular Council meeting. Should Council adopt the new OCP, the OCP amendment for this application will no longer be necessary.

The following individuals entered the meeting:

Vikas Sharma, Managing Director, Saiya Developments
Bronwen Jones, Senior Landscape Architect, PMG Landscape Architects
Eric Poxleitner, Sr. Principal, Keystone Architecture & Planning
Kyle Nagtegaal, Project Manager, Keystone Architecture & Planning

Mr. Nagtegaal presented the application, providing an overview of the development with details on the following:

- Project data
- Context
- Aerial view
- Transit 10-minute radius map
- Site plan

Ms. Jones provided details on the landscape and outdoor amenity plan.

Mr. Nagtegaal provided information on the following:

- Shadow study
- Parkade plan
- Floor plans
- Streetscapes

- Site sections
- Exterior elevations
- Material board
- South elevation rendering
- North elevation rendering
- Main building entrance
- Amenity entrance

Panel members provided feedback on the form and character of the development.

In response to questions from Panel members, Mr. Nagtegaal provided the following information:

- the existing townhouses are ground entry; future townhouses wouldn't have underground parking as they would be on a raised podium;
- the applicant will look at how residents can access the lawn areas to the south and east from the outside;
- the applicant will look into whether some of the underground parking stalls can be reconfigured in order to create a more direct walkway to the elevator ;
- can reconfigure a parking space to allow the bike storage to be closer to the elevator;
- there are rough-ins for EV chargers in all the parking stalls and adding rough-ins for EV chargers in the bike storage room to accommodate e-bikes would be doable;
- the applicant won't be considering having a work station in the bike storage room;
- the visitor parking will not have an enclosure around it so will be unsecured parking;
- security cameras will be placed on-site;
- mail boxes will be located in the lobby.

Staff advised that:

- it was feasible to build a townhouse development or apartment building on the two properties to the west;
- another proposed development in the city which has a slightly smaller footprint than this development is able to accommodate up to a six storey apartment;
- the majority of the townhouses surrounding this development have been developed in the last 5 to 10 years and are three-storey ground-oriented entries;
- many of the existing townhouses have been developed with less density than the current zoning allows;

- the entire block is either under construction or in the development application stage; there are only two properties to the west that are undeveloped.
- this development has the required 6m setback and there will be a 4.5m separation for the backyard areas of the townhouse development;
- the minimum setback distance between multi-family buildings is 10 to 12m;
- the new 80m frontage for this development will double the amount of on-street parking available with the current frontage.

Mr. Sharma, Ms. Jones, Mr. Poxleitner, and Mr. Nagtegaal left the meeting.

Panel members provided further feedback on the proposed development including a concern that the height of the development was out of context in relation to the surrounding developments.

Staff advised that:

- they had requested the applicant sink the parkade further down which the applicant is currently investigating with their geotechnical engineer;
- they can work with the applicant to make sure there are plantings along the concrete walls to provide a visual screening there; and
- the OCP land use for this area permits townhouses and apartment buildings up to 6 storeys, and the area includes an existing mix of townhouses and apartment buildings. The 56 Avenue frontage to the north may also accommodate future apartment buildings up to 6 storeys, as this corridor redevelops over time.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated November 1, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review maintenance access to outdoor patios;
 - b. Review need/design of pergola in amenity area (shaded area);
 - c. Improve access between north parking space/aisle area and elevators in parkade;
 - d. Review access to bike storage area to improve access between bike storage and elevators in parkade;

- e. Consider increased e-bike use and bike maintenance in the design of the bike storage area.
- f. In response to questions from Panel members, Mr. Veenhoven provided the following information:

Opposed: Mark Lesack

4) **DEVELOPMENT PERMIT APPLICATION DP 12-21**
LAND USE CONTRACT DISCHARGE APPLICATION LUC 01-21
OCP AMENDMENT APPLICATION OCP 08-21

20785 Fraser Highway.

Mr. Anton Metalnikov, Planning Assistant II, provided a brief overview of the Development Permit application.

Mr. Johannsen advised that the new OCP will be considered for adoption at the next Regular Council meeting. Should Council adopt the new OCP, the OCP amendment for this application will no longer be necessary.

In response to a question from a Panel member, Mr. Metalnikov advised that, although the City doesn't currently have any formal permeability requirements in the Zoning Bylaw, the Engineering Department does have storm drainage requirements, in particular, any new development is required to maintain on-site filtration at the existing level i.e. no additional drainage into the existing system.

The following individuals entered the meeting:

Luc Gosselin, CEO, Whitetail Homes
Gerald Minchuk, Development Manager, Whitetail Homes
Martin Veenhoven, Senior Project Manager, Keystone Architecture and Planning Inc.
Tyler Tsang, Project Coordinator, Keystone Architecture & Planning

Mr. Veenhoven presented the application, providing an overview of the building design with details on the following:

- Project data
- Context
- Aerial view
- Transit 10-minute radius map
- Site plan
- Landscape Plan
- Shadow Study
- Parkade plan
- Floor Plans
- Roof Plan

- Site sections
- Exterior elevations
- Material board
- Renderings

Panel members provided feedback on the form and character of the development.

In response to questions from Panel members, Mr. Veenhoven provided the following information:

- no thought was given to creating a two-story amenity room as there would be no real benefit to the use of that as there would have to be an internal stair connecting the two spaces; however, the top floor indoor and outdoor amenity spaces are connected;
- the signage for the commercial tenants is on the face of the arcade;
- the narrow walkway to the open plaza could be widened and some windows incorporated into the walls in order to address security concerns;
- the sharpness of one of the corners of the building was required to facilitate larger residential units given the site constraints;
- with respect to storm water management on the site, underneath the ramps at the back of the building there will be a detention tank for 150 cubic m of water storage which will be discharged at a controllable rate into the system;
- acknowledged that there is little green space in the development as this wasn't a City requirement;

Mr. Johannsen noted that in response to the City's request, the applicant had added potted trees and planters on the 2nd floor amenity deck as well as the roof and suggested that perhaps raised planters could be placed in parking areas and the plaza to incorporate more greenery.

- they will have to wait to see what kind of retail tenants will be leasing the space in order to determine where ramps to the elevated walkway should be placed;
- because the Fraser Hwy. side of the building has a wider walkway, the applicant didn't think it was necessary to do a façade there like the one on 208 St., but can consider doing that;
- the applicant can look at opportunity to accommodate wider stairs on 208 St. or Fraser Hwy. to address security concerns;
- the applicant can look at working with the City to extend the plaza out farther to improve the quality of the plaza space;
- primary access to the commercial retail units will be from the street;
- can discuss with the applicant the possibility of having a signage program for retail tenants;

- there are two elevators;
- can identify storage spaces in the units on the plans;
- the space identified at the northwest corner of the plan has no specific purpose at the moment, but could be used for offloading for commercial; and
- bike parking inside would be just for residents; outside are publicly accessible bike racks; the applicant can look at possibility of having some control device for certain hours to access public bike rack storage.

Staff advised that:

- in accordance with the new Subdivision and Servicing Bylaw, a wider street tree strip will be added in front of the building on both Fraser Highway and 208 Street;
- on street parking has been maintained on 208 St. and Fraser Hwy. so the commercial retail units will be accessible directly from the street.

In response to a request from the Chair, Mr. Minchuk outlined the tenant relocation process and communication strategy.

Mr. Gosselin, Mr. Minchuk, Mr. Veenhoven, and Mr. Tsang left the meeting. Discussion ensued regarding the look of the building, the fact that some of the drawing perspectives require updating, and the fact that given that this will be one of the first redevelopments in this area in 30 to 40 years, and the OCP calls for buildings up to 12 stories, the character of this area is going to change substantially as the City densifies and grows over time, and consistent with the new OCP density and design policies and guidelines.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

3. The ADP receive the staff report dated November 3, 2021 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Modify the east breezeway to improve sightlines, safety (close or widen breezeway, adding windows, no hiding spots);
 - b. Add tree strip and frontage details on 208 Street;
 - c. Update perspective rendering on Fraser Highway (show true width);
 - d. Consider updating columns on balconies above brick façade;

- e. Consider updating the corner façade design (geometry/angles);
- f. Use green roof / reflective roof components;
- g. Add additional landscaping areas in parking area and amenity areas, where possible;
- h. Consider more ramps to get to CRU/FCL level (in lieu of stairs);
- i. Consider articulating CRU façade along Fraser Highway (i.e. insets);
- j. Consider updating the stair access to the breezeway (widen stairs, potentially adjust lobby area to bring entrance to be more visible from one of the streets/create a grander residential entry);
- k. Consider adjusting ramp design to better integrate plaza and CRU;
- l. Carry the brick treatment across the Fraser Highway façade at a more consistent level, utilize a richer brick texture;
- m. Ensure CRUs are primarily accessible from street-side;
- n. Consider the use of hanging CRU signs in arcade;
- o. Show storage details in drawings.

5) **NEXT MEETING**

December 8, 2021.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:46 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 13-21
Rezoning Application RZ 10-21
OCP Amendment Application OCP 09-21**

From: Anton Metalnikov,
Planning Assistant II

File #: 6620.00
Bylaw #: 3194,3195
Doc #:

Date: November 1, 2021

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit, Zoning Bylaw amendment, and Official Community Plan amendment applications by Vikas Sharma for a 6-storey, 96-unit apartment development at 19701-19729 55A Avenue.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential (19701-19721 55A Avenue) and RM1 Multiple Residential Low Density (19729 55A Avenue) in Zoning Bylaw No. 2100 and designated "Medium-Density Residential" in the Official Community Plan (OCP) Land Use Designation map. In the proposed new OCP, which received 3rd Reading by Council on July 26, 2021, these properties are proposed to be designated as "Low Rise Residential." The applicant is applying to amend the land use designations of the subject properties to this designation ahead of the adoption of the new OCP. All lands designated for multi-family residential uses are subject to a Development Permit (DP) to address building form and character.

The proposed development exceeds the density permitted in the current OCP and Zoning Bylaw and requires an OCP amendment and Comprehensive Development (CD) Zone to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Vikas Sharma
Owners:	Michael Mark Fitz-Patrick, Vishal Sharma, & Ray Family Ventures (Langley City) Inc.
Civic Addresses:	19701-19729 55A Avenue
Legal Description:	Lot A, B, & "C", Section 3, Township 8, New Westminster District, Plan 15675; Lot 4, Section 3, Township 8, New Westminster District, Plan 9982
Site Area:	4,068.81 m ² (1.01 acres)
Number of Units:	96 apartments
Residential Density:	236 units/ha (95 units/acre)
Gross Floor Area:	8,550 m ² (92,031 ft ²)
Floor Area Ratio:	2.10
Lot Coverage:	40%
Total Parking Required:	140 spaces (including 7 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	115 spaces
Visitor	<u>20 spaces</u>
Total	137 spaces (including 7 h/c spaces)
Existing OCP Designation:	Medium-Density Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	RS1 Single Family Residential & RM1 Multiple Residential Low Density
Proposed Zoning:	CD81 Comprehensive Development
Variances Requested:	2.4 m wide small car spaces (min. 2.5 m) 46% small car spaces (max. 40%) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale.</i>
Development Cost Charges:	\$1,341,403.75 (City - \$846,974.00, GVS&DD - \$317,901.00, SD35 - \$39,603.75, TransLink - \$136,925.00)
Community Amenity Contributions (CACs):	\$192,000.00

Discussion:

1. Context

The applicant is proposing to develop a 6-storey, 96-unit apartment building on the site of four properties, composed of three single-detached houses and one duplex, at 19701-19729 55A Avenue. The site is designated as Medium-Density Residential in the City's current Official Community Plan (OCP). This designation generally aligns with the RM2 Multiple Residential Medium Density Zone, which allows for medium-density residential development of up to four storeys in height and a density of up to 173 units/hectare.

Council gave 3rd Reading to a proposed new OCP on July 26, 2021. The land use plan proposed for the new OCP identifies the site as Low Rise Residential, which would allow for higher density development of up to six storeys and a Floor Area Ratio (FAR) of up to 2.1, with no unit density maximums. To enable a higher density development (236 units/hectare) than what is permitted in the current OCP (max. 173 units/hectare), the applicant has applied to amend their site's designation from the current Medium-Density Residential designation to the Low Rise Residential designation proposed in the new OCP. The applicant held a virtual Public Information Meeting on October 7, 2021 with area residents to receive public input on the application, which is considered "early and ongoing" consultation, as typically required for OCP amendment applications.

The site is located in a residential area in transition composed of recently developed and under construction townhouse complexes, apartment buildings, an active townhouse development application site, and several older single-detached houses and small multi-unit buildings. Its lone street frontage is provided to the south by 55A Avenue, across from which lie two recently-developed townhouse complexes: Ascent (28 units, completed 2019) and Marquee (33 units, completed 2014). To the north, the site is flanked by a lane, which separates it from Willowgate (16-unit townhouse complex completed in 1999), Madison Place (4-storey, 49-unit apartment building completed in 2007), and two fourplexes both completed in 1986. The site is bordered to the east by City Park, a 27-unit townhouse complex completed in 2021, and to the west by four single-detached houses, two of which are currently the subject of an active development application for a 15-unit townhouse complex.

The site is located in a distinctly residential area but enjoys convenient walking connections to recreational, educational, transportation, and retail and service amenities including:

- Brydon Park (5-minute walk);
- Nicomekl Elementary School (15-minute walk);

- 56 Avenue transit service (5-minute walk);
- 200 Street transit service (10-minute walk);
- Downtown (15-minute walk); and
- The planned 196 Street and 203 Street SkyTrain stations and their associated bus exchanges (15 to 20 minute walk).



Site Context

2. Proposed Rezoning and the Official Community Plan (OCP)

The proposed development site is currently zoned RS1 Single Family Residential and RM1 Multiple Residential Low Density and designated as Medium-Density Residential in the OCP. As noted above, a new OCP received 3rd Reading by Council on July 26, 2021 and is proposing to designate the subject properties, along with the remainder of the block, as Low Rise Residential. If the proposed Low Rise Residential land use is adopted by Council it will allow the development of apartment buildings of up to six storeys, a FAR of up to 2.1, and no unit density maximum. The applicant has tailored

their development to this proposed designation and has applied for an OCP amendment in order to allow their proposal to proceed through the application process ahead of the expected adoption of the new OCP later in 2021.

The applicant is proposing to rezone the properties to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the proposed Low Rise Residential OCP designation. The project was designed to conform to the preliminary regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that following the adoption of the new OCP, and as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD zone to the new zone crafted to implement the Low Rise Residential designation.

3. Design

The applicant is proposing an L-shaped building that makes efficient use of this deep rectangular site, accommodates a large outdoor courtyard, and enables lower 4-storey sides that step down in massing from its central 6-storey portion to the neighbouring properties. This creates a more sensitive 1-storey height transition to the townhouses to the east and any future development to the west (which may involve townhouses, which is a permitted use in the new OCP's Low Rise Residential land use designation).

The proposed building also meets/exceeds all setbacks proposed in the new zone being developed to implement the Low Rise Residential designation in the new OCP. Due to the site configuration and dimensions, the building is able to be set back 7 metres from the southern 55A Avenue property line, which exceeds the standard 6 metre front yard setback for apartment buildings. The deep site also allows the northern building setback to also be 7 metres (noting that the majority of the northern building face is set back over 20 metres from the north property line as a result of the building's L-shape), which exceeds the standard 6 metre rear yard setback for apartment buildings. The proposed building also includes standard 6 metre side yard setbacks on the east and west sides of the site.

These setbacks ensure that adequate separation, and the light and air access it provides, is maintained between this development and those that surround it now or will in the future, with the site further benefiting from the additional separation provided by the public street and lane flanking it to the south and north respectively. The extruded parkade, which rises approximately a half-storey above grade, is also set back slightly from the property lines and interfaces with the side of the townhouse block to its east, which has relatively minimal fenestration and itself meets this property line with visitor parking spaces and an electrical closet. The L-shaped design also reduces shadowing

impacts on the properties to its north, west, and east, with no shadows created on any properties to its south.

The building further relates to its surroundings by setting an attractive frontage along 55A Avenue with a prominent building entrance accessed by wide entrance stairs and an accessible ramp over the partially extruded parkade, private ground-floor unit patios, and a diverse set of landscaping. This landscaping continues around the corner to screen the building from adjacent properties on its sides. Vehicle access into the property is provided through the back lane, which accommodates the underground parkade ramp as well as surface visitor parking stalls and a loading space.

The flat-roofed building sits upon a single level of underground parking, which projects above the grade of the site due to geotechnical conditions and has been designed to provide an attractive landscaped interface with the public realm along 55A Avenue. The extruded parkade is tiered with a step between the main wall and ground level to reduce its height and massing, with the bottom step clad with brick veneer to add texture and character, and the top step painted grey and screened with landscaping to further soften its appearance. On the building's street frontage, the brick treatment rises from the parkade into a first-floor base and continues up along the building's centre in columns to the fourth storey while, on its other three elevations, the base is set through grey cementitious siding. Cementitious paneling of the same tone climbs up the building's middle on all sides, progressively lightening before finishing in a cream colour top capped off by strong cornices. These upper two storeys are set back from the slightly extruded paneling below which, combined with their lighter colours, serve to reduce the visual massing and height of the building. On its longer north and south elevations, prominent central off-white frames provide a break in the horizontal massing and are complemented by warm wood-tone accents which continue on the side elevations. All four elevations are animated by extruded balconies, a diversity of materials and textures, and façades articulation of various depths.

The site landscaping surrounds the building on its street frontage to the south and on its sides to the east and west with a grass lawn lined with various shrub species, which also provide separation between private unit patios, and punctuated by a diverse collection of trees along the perimeter. On the north, the building wraps an expansive treed outdoor amenity courtyard featuring dining and lounge areas, a grass lawn, and a children's play area.

Accessibility is incorporated into the project by providing ramps from both the main building entrance to the south and the visitor parking spaces along the lane to the north, with the accessible visitor parking space located immediately

adjacent. Resident accessible parking spaces are provided near the elevator lobby in the underground parkade.

Sustainability has been incorporated into the proposal through actions including low-disturbance and air quality-protecting construction methods, employing a construction recycling plan, using drought tolerant and non-water dependent landscaping maintained by a centrally controlled irrigation system with rain sensors, and providing twelve parking spaces with Level II electric vehicle (EV) chargers, with the remaining stalls pre-ducted for future EV charger installation.

Within the building, unit sizes range from 47 m² to 100 m² (510 ft² to 1,076 ft²). The unit type distribution provides 5 junior bedrooms, 44 one-bedroom unit types (1-bedroom or 1-bedroom + flex room), and 47 two-bedroom unit types (2-bedroom or 2-bedroom + flex room). Five of the units are adaptable. Tenant storage facilities are provided in storage rooms located in the parkade and upper floors, as well as through in-unit storage rooms. A 279 m² (3,001 ft²) indoor amenity room is provided on the ground floor with direct access to the adjacent outdoor amenity area. All units have balconies or private ground-level patios. A two-elevator core services 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

As noted above, the applicant's proposed development, in terms of height, lot coverage, density, and setbacks, is consistent with the proposed 4-6 storey apartment building zone being considered for the new Zoning Bylaw to implement the proposed new OCP's Low Rise Residential designation. However, given that the applicant is seeking an OCP amendment to develop the site prior to the adoption of the new OCP and Zoning Bylaw, a CD zone will be created to accommodate the proposal.

Despite the use of a site-specific CD zone, the proposal requires a variance from general Zoning Bylaw provisions on the width of small car spaces, which are proposed to be reduced to 2.4 metres from the 2.5 metres required in the current Zoning Bylaw. This was done to ensure this application meets the 135-space target that aligns with the residential rates being considered for the new Zoning Bylaw. Reducing the width of small car spaces to 2.4 metres is under consideration for the new Zoning Bylaw, to accommodate additional parking spaces in all development projects. This width is also similar to other

municipalities in the region, such as Burnaby, which has a minimum small car width of 2.4 metres, and Richmond, which has a small car space width of 2.3 metres. Staff are not considering changes to the required drive aisle widths in the Zoning Bylaw, to ensure that safe and easy vehicle movements in parkades and parking lots are maintained.

Proposed Parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) is applied to this application, the applicant's proposed overall parking amount is 2.2% less than what would be required. Given that a CD zone is being proposed to accommodate this redevelopment, technically a variance is required only for the small car stall dimensions. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 3 spaces or 2.2%) exceeds the standard rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland and British Columbia.

If these preliminary rates being considered were applied to this application, 135 parking spaces would be required, based on rates of 1.1 spaces per 1-bedroom unit, 1.3 spaces per 2-bedroom unit (=115 resident spaces), and 0.2 visitor spaces per unit (=20 spaces). This total is 1.5% less than the applicant's proposed parking amount of 137 spaces and is 3.6% less than the current RM3 Zone requirement of 140 spaces, which is based on rates of 1.2 spaces per 1-bedroom unit, 1.3 spaces per 2-bedroom unit (=120 spaces), and 0.2 visitor spaces per unit (=20 spaces). In other words, the proposed parking reduction results from reducing the minimum rate for one-bedroom units from 1.2 spaces per unit to 1.1 spaces per unit; the rates used for two-bedroom units and visitor spaces remain unchanged from the RM3 Zone, with parking provided in this development proposal accordingly. Greater variances have recently been approved by Council at 20695 Eastleigh Crescent (4.7%), 20230 56 Avenue (14.7% reduction), and 20360 Logan Avenue (10% reduction). Council has also recently given Third Reading ("approval-in-principle") to nearby applications with greater residential parking variances at 20040-20070 53A Avenue & 20041-20071 53 Avenue (3.1%) and 20191 53A Avenue (13.4%).

Based on the above commentary and analysis, staff support these variances.

6. Summary

The proposed development is consistent with the City's proposed new OCP policies and Development Permit Area guidelines for this area, and presents a high-quality design providing housing in close proximity to a variety of amenities.

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 development for a proposed **96-Unit Apartment Development located at 19701-19729 55A Avenue.**

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 zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

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

1. A Qualified Environmental Professional (QEP) shall be engaged to assess the Class "C" watercourse (drainage ditch) on 55A Avenue and implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels 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 tabulated data to account for climate change. A safety factor of 10% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
3. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
4. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include 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.
5. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire

- hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) 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." Any upgrades required to service the site shall be designed by the Developer's consultant and installed at the Developer's expense.
6. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
 7. A property dedication of *approximately* 1m will be required along the lane frontage north of the proposed development, complete with reverse roll-over curb on the south side along the project frontage, to provide 7m of paved lane. Exact dedications to be determined by a legal survey.
 8. New sidewalk, barrier curb, gutter will be required along the 55A Ave. project frontage to the City of Langley's SS-R07 road cross section standard (available through the City's Engineering Services Dept.), complete with boulevard trees and a planting strip (the Developer's consultant shall contact Engineering Services to obtain the City's Landscaping standards prior to hiring a professional to prepare boulevard trees and a planting strip plan).
 9. If the proposed development will generate more than 30 additional peak direction trips (inbound and outbound) to or from the site during the peak hour, then a basic traffic impact assessment (TIA) will be required; between 30 and 40 trips – reduced scope TIA; 50 and greater trips – TIA. Prior to hiring a traffic engineering consultant, the Developer shall contact Engineering Services Division for the required scope of work.
 10. The condition of the existing pavement along the proposed project's 55A Ave. and lane frontages 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 existing bottom lift pavement is inadequate, it shall be remediated at the Developer's expense. Top lift paving shall be satisfied by a C-I-L contribution.
 11. 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.
 12. A dedicated on-site loading zone shall be provided by the Developer.
 13. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and

lighting levels meet current City of Langley standards. Any required upgrades will be at the Developer's expense.

14. Eliminate the existing overhead BC Hydro and/or telecommunication wiring and poles along the development's entire frontage by replacing with underground infrastructure.

B) The developer is required to deposit the following bonding and 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 by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$40,000 bond for the installation of a water meter to current standards.
5. Permanent pavement restoration of all pavement cuts, all associated deposits and fees, shall be as per the City of Langley's pavement cut policy by the Developer's contractor at the Developer's expense.
6. The Developer will be required to make a cash contribution for a future pedestrian access at the west end of 55A Ave. and future sidewalk between the access and 56 Ave (amount to be determined).

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 on private property, preferably in the mechanical room, in accordance to the City's current 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 record drawings, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in *.pdf* and *.dwg* formats shall also be submitted. All the drawing submissions shall:
 - a. Use the City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's "Drawing Specifications" that will be provided to the Developer's Consulting Engineer.
7. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall accommodate 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"

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place to accommodate fire apparatus and personnel including the dedication to expand laneway on northside of building. A construction fire safety plan shall be completed, and the location of fire hydrants, the fire department connection, standpipes and annunciator panel shall be confirmed between the applicant and the Fire Department. A Fire Safety Plan will be required before occupancy as well as an FD lock box. Location to be finalized at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject OCP amendment, Zoning Bylaw amendment, and Development Permit applications will be reviewed by the Advisory Design Panel (ADP) at the November 10, 2021 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP advice and recommendations will be presented to Council through the ADP meeting minutes and an additional staff report prior to Council consideration of the proposed applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$846,974.00 to City Development Cost Charge accounts and \$192,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov
Planning Assistant II

Concurrence:



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



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

Concurrence:



Scott Kennedy, Deputy Fire Chief



DEVELOPMENT PERMIT APPLICATION DP 13-21 REZONING APPLICATION RZ 10-21 OCP AMENDMENT APPLICATION OCP 09-21

Civic Addresses: 19701-19729 55A Avenue
Legal Description: Lot A, B, & "C", Section 3, Township 8, New Westminster District, Plan 15675;
 Lot 4, Section 3, Township 8, New Westminster District, Plan 9982

Applicant: Vikas Sharma
Owners: Michael Mark Fitz-Patrick, Vishal Sharma, & Ray Family Ventures (Langley City) Inc.





sheet schedule

SD0.01 COVER PAGE	SD2.02 UNIT PLANS
SD1.01 PROJECT DATA	SD2.03 UNIT PLANS
SD1.02 PROJECT DATA	SD2.04 UNIT PLANS
SD1.03 PROJECT DATA	SD2.05 UNIT PLANS
SD1.04 CONTEXT - NBHD 10 MIN RADIUS	SD3.01 P1 LEVEL PLAN
SD1.05 CONTEXT PLANS	SD3.02 1st LEVEL PLAN
SD1.06 DESIGN RATIONALE	SD3.03 2nd LEVEL PLAN
SD1.07 STREETSCAPES	SD3.04 3rd LEVEL PLAN
SD1.20 SITE PLAN	SD3.05 4TH LEVEL PLAN
SD1.21 SITE PLAN-LAYOUT	SD3.06 5TH LEVEL PLAN
SD1.22 FIRE DEPT. SITE PLAN	SD3.07 6TH LEVEL PLAN
SD1.23 SITE SECTIONS	SD3.08 ROOF LEVEL PLAN
SD1.24 SITE SECTIONS	SD4.01 BUILDING ELEVATIONS
SD1.31 SHADOW STUDY	SD4.02 BUILDING ELEVATIONS
SD1.32 3D MASSING PERSPECTIVES	SD4.03 RENDERED ELEVATIONS
SD1.33 MATERIAL BOARD	SD4.04 RENDERED ELEVATIONS
SD2.01 UNIT PLANS	SD4.05 RENDERED ELEVATIONS
	SD5.01 RENDERINGS

saiya developments ltd.
 T 604.729.1264 | 12686 54 avenue
 surrey, bc v3x 3c2



keystone architecture & planning ltd.
 T 604.850.0577 | 300 - 33131 south fraser way
 F 1.855.398.4578 | abbotsford, bc v2x 2b1
 T 587.391.4768 | 210 - 2120 4th street sw
 calgary, ab t2s 1w7
 e-mail: mail@keystonearch.ca
 website: keystonearch.ca



SAIYA APARTMENTS
 19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

COVER PAGE
 SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
 23-02-28 REVISION #: 4
 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
 PROJECT NUMBER: 20143.1



SD0.01

0.1.0 project data

PROJECT:	SAIYA APARTMENTS
PROPOSED ZONING:	CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE (EXISTING ZONE: CD COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	19701, 19709, 19721, 19729 55A AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	PLAN NWP15675 LOT A PLAN NWP15675 LOT B PLAN NWP15675 LOT C PLAN NWP99R2 LOT 4
VARIANCES APPLIED FOR:	BUILDING HEIGHT VARIANCE (BASED ON RM3 ZONE: 4 STOREYS ALLOWED) - PROPOSED 6 STOREYS LOT LINE SETBACKS FOR PRINCIPAL BUILDING (BASED ON RM3 ZONE: MIN. 7.5m ON ALL SIDES) - PROPOSED 6m ON EAST/ WEST AND 7m ON NORTH/SOUTH LOT LINE SETBACKS FOR ACCESSORIES BUILDING (BASED ON RM3 ZONE: MIN. 3m ON REAR SIDE) - PROPOSED 1.52m ON REAR SIDE (GARBAGE ROOM)
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING RM3) (4.5m ACCESSORIES BUILDINGS AND STRUCTURES)/ 6 STOREYS HEIGHT (BCBC 3.2.2.50)
MINIMUM BUILDING ELEVATION:	PROPOSED - 5.79m
PROPOSED BUILDING HEIGHT (BCBC 2018 & ZONING):	6 STOREY - 21.72m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m (BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 15.59m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m (BCBC 2018, GROUP C 3.2.2.50 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m) PROPOSED - 20.22m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)) PROPOSED - 17.18m
SITE AREA:	43,780.44 S.F. (4,068.81 S.M.)
LOT COVERAGE:	17,390 S.F. / 43,780.44 = 39.72% (RM3 ZONING = MAX. 40%)
BUILDING AREA (BCBG):	WEST BUILDING - 4,161 S.F., EAST BUILDING - 13,220 S.F. FOR A TOTAL - 17,380 S.F. (1,618 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	75,558 S.F. (RESIDENTIAL) + 12,064 S.F. (CIRCULATION) + 3,001 S.F. (AMENITY SPACE) + 1001 S.F. (STORAGE) + 388 S.F. (SERVICES) = 92,011 S.F. (8,548 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	34,752 S.F. (3,228 S.M.)
FSR:	91,955 S.F. / 43,780.44 = 2.10
RESIDENTIAL DENSITY PER HECTARE:	96 UNITS / 0.406 HECTARES = 236 UNITS / HECTARE
SETBACKS:	LOT LINE SETBACKS FOR PRINCIPAL BUILDING (BASED ON RM3 ZONE: MIN. 7.5m ON ALL SIDES) - PROPOSED 6m ON EAST/ WEST AND 7m ON NORTH/SOUTH LOT LINE SETBACKS FOR ACCESSORIES BUILDING (BASED ON RM3 ZONE: MIN. 3m ON REAR SIDE) - PROPOSED 1.52m ON REAR SIDE (GARBAGE ROOM)
INDOOR AMENITY:	REQUIRED 2.3 S.M. (24.76 S.F.) PER DWELLING UNIT (BASED ON RM3 ZONING) - PROPOSED: 3,026 S.F. / 96 UNITS = 31.52 S.F. (2.9 S.M.) PER DWELLING UNIT

0.9.0 code data

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:		
TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE:	F-3	
2.2. RESIDENTIAL:	C	
3. BUILDING CLASSIFICATION (S):		3.2.2.19-3.2.2.90
3.1. STORAGE GARAGE (BELOW GRADE):		3.2.2.80
<ul style="list-style-type: none"> GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 3,228 sqm) NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS MEZZANINES: N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING 		3.2.2.80(2)(A) 3.2.2.80(2) 3.2.2.80(2)(B)
3.2. RESIDENTIAL:		3.2.2.50
<ul style="list-style-type: none"> GROUP C, LP TO 6 STOREYS, SPRINKLERED < 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL ALLOWABLE BUILDING AREA- <1500 sqm COMBUSTIBLE AND/ OR NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING ROOF ASSEMBLIES: < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY MEZZANINES: N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY 		3.2.2.50(1), 3.2.2.50(1)(B) 3.2.2.50(1)(C) 3.2.2.50(1)(D)(EAST = 388 S.M. (WEST = 1228 S.M.) 3.2.2.50(2) 3.2.2.50(2)(A) 3.2.2.50(2)(B) 3.2.2.50(2)(C) 3.2.2.50(2)(D) 3.2.2.50(2)(E)
3.3 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
<ul style="list-style-type: none"> FULLY SPRINKLERED NON-COMBUSTIBLE CONSTRUCTION 2 HOUR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT 2 HOUR FIRE RESISTANCE RATING F.T. RATED FIRE TOP 3.1.9.1(2) 		3.2.1.2(2)(A) 3.2.1.2(1) 3.2.1.2(1), 3.2.1.2(2)(B)(2)(A) 3.2.1.2(1) 3.1.9.1(2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4., 3.2.3.8., 3.2.2.50(5)
5. NON-COMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.1(1)
6. HIGH BUILDING:	NA	3.2.6., 3.1.11.7., 3.5.1.1., 3.2.2.50(1)(C)
7. FIREWALL:	YES	3.1.10.
8. MEZZANINES:	NA	3.2.1.1.(1) - (8)
9. MEZZANINE EXITING:	NA	3.4.2.2
10. INTERCONNECTED FLOOR SPACE:	NA	3.2.2.1(8), 3.2.8., 3.1.3.1.(1), 3.2.8.1(2)
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.1.
12. SPRINKLER SYSTEM:		3.2.2.18., 3.2.5.13.
<ul style="list-style-type: none"> 12.1. STORAGE GARAGE: YES - NFPA 13 - 2013 12.2. RESIDENTIAL: YES - NFPA 13 - 2013 12.3. FIRE EXTINGUISHERS: YES - NFPA 10 - 2013 		3.2.5.12(1) BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 14-2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5534-14	3.2.4.1.(2)(a)
15. SMOKE CONTROL MEASURES:	YES	3.1.6.1.2
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
18. STREETS:	1 STREET /10% OF PERIMETER	3.2.2.10.(3)
NOTES:		
* UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018		



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

PROJECT DATA
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD1.01

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	2967 SF	275.66 m ²	3.2%	
INDOOR AMENITY	3026 SF	281.14 m ²	3.3%	
RESIDENTIAL	10830 SF	1006.10 m ²	11.8%	
SERVICE ROOMS/SHAFTS	78 SF	7.25 m ²	0.1%	
STORAGE	411 SF	38.14 m ²	0.4%	
1ST LEVEL	17312 SF	1608.29 m²	18.8%	
2ND LEVEL				
CIRCULATION	1933 SF	179.61 m ²	2.1%	
RESIDENTIAL	15216 SF	1413.65 m ²	16.5%	
SERVICE ROOMS/SHAFTS	77 SF	7.20 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
2ND LEVEL	17345 SF	1611.36 m²	18.9%	
3RD LEVEL				
CIRCULATION	1746 SF	162.23 m ²	1.9%	
RESIDENTIAL	15326 SF	1423.83 m ²	16.7%	
SERVICE ROOMS/SHAFTS	78 SF	7.23 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
3RD LEVEL	17267 SF	1604.19 m²	18.8%	
4TH LEVEL				
CIRCULATION	1746 SF	162.18 m ²	1.9%	
RESIDENTIAL	15327 SF	1423.90 m ²	16.7%	
SERVICE ROOMS/SHAFTS	77 SF	7.20 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
4TH LEVEL	17267 SF	1604.19 m²	18.8%	
5TH LEVEL				
CIRCULATION	1746 SF	162.22 m ²	1.9%	
RESIDENTIAL	9439 SF	876.95 m ²	10.3%	
SERVICE ROOMS/SHAFTS	79 SF	7.34 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
5TH LEVEL	11382 SF	1057.42 m²	12.4%	
6TH LEVEL				
CIRCULATION	1745 SF	162.15 m ²	1.9%	
RESIDENTIAL	9441 SF	877.06 m ²	10.3%	
SERVICE ROOMS/SHAFTS	79 SF	7.31 m ²	0.1%	
STORAGE	117 SF	10.91 m ²	0.1%	
6TH LEVEL	11382 SF	1057.42 m²	12.4%	
AREA GRAND TOTAL	91955 SF	8542.87 m²	100.0%	

0.2.1 gross floor area summary (area type)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	2967 SF	275.66 m ²	3.2%	
2ND LEVEL	1933 SF	179.61 m ²	2.1%	
3RD LEVEL	1746 SF	162.23 m ²	1.9%	
4TH LEVEL	1746 SF	162.18 m ²	1.9%	
5TH LEVEL	1746 SF	162.22 m ²	1.9%	
6TH LEVEL	1745 SF	162.15 m ²	1.9%	
	11884 SF	1104.04 m²	12.9%	
INDOOR AMENITY				
1ST LEVEL	3026 SF	281.14 m ²	3.3%	
	3026 SF	281.14 m²	3.3%	
RESIDENTIAL				
1ST LEVEL	10830 SF	1006.10 m ²	11.8%	
2ND LEVEL	15216 SF	1413.65 m ²	16.5%	
3RD LEVEL	15326 SF	1423.83 m ²	16.7%	
4TH LEVEL	15327 SF	1423.90 m ²	16.7%	
5TH LEVEL	9439 SF	876.95 m ²	10.3%	
6TH LEVEL	9441 SF	877.06 m ²	10.3%	
	75579 SF	7021.49 m²	82.2%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	78 SF	7.25 m ²	0.1%	
2ND LEVEL	77 SF	7.20 m ²	0.1%	
3RD LEVEL	78 SF	7.23 m ²	0.1%	
4TH LEVEL	77 SF	7.20 m ²	0.1%	
5TH LEVEL	79 SF	7.34 m ²	0.1%	
6TH LEVEL	79 SF	7.31 m ²	0.1%	
	469 SF	43.53 m²	0.5%	
STORAGE				
1ST LEVEL	411 SF	38.14 m ²	0.4%	
2ND LEVEL	117 SF	10.91 m ²	0.1%	
3RD LEVEL	117 SF	10.91 m ²	0.1%	
4TH LEVEL	117 SF	10.91 m ²	0.1%	
5TH LEVEL	117 SF	10.91 m ²	0.1%	
6TH LEVEL	117 SF	10.91 m ²	0.1%	
	998 SF	92.67 m²	1.1%	
AREA GRAND TOTAL	91955 SF	8542.87 m²	100.0%	



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

PROJECT DATA
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD1.02

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	29	30.2%	
1 BED + FLEX	11	11.5%	
1 BED + FLEX (ADAPTABLE)	5	5.2%	
2 BED	21	21.9%	
2 BED + FLEX	25	26.0%	
JR. 1 BED + FLEX	5	5.2%	
TOTAL UNITS: 96		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	JR. 1 BED + FLEX	5	511 SF	47 m ²	2554 SF	237.32 m ²
UNIT B1	1 BED	4	667 SF	62 m ²	2669 SF	247.92 m ²
UNIT B1.1	1 BED	2	675 SF	63 m ²	1350 SF	125.38 m ²
UNIT B2	1 BED	9	654 SF	61 m ²	5883 SF	546.52 m ²
UNIT B2.1	1 BED	1	641 SF	60 m ²	641 SF	59.59 m ²
UNIT B2.2	1 BED	2	588 SF	55 m ²	1176 SF	109.26 m ²
UNIT B2.3	1 BED	5	650 SF	60 m ²	3252 SF	302.12 m ²
UNIT B2.3	1 BED	1	660 SF	61 m ²	660 SF	61.33 m ²
UNIT B3	1 BED	1	674 SF	63 m ²	674 SF	62.66 m ²
UNIT B3	1 BED	1	675 SF	63 m ²	675 SF	62.76 m ²
UNIT B3	1 BED	3	676 SF	63 m ²	2027 SF	188.28 m ²
UNIT C1	1 BED + FLEX	3	593 SF	55 m ²	1780 SF	165.40 m ²
UNIT C1	1 BED + FLEX	4	595 SF	55 m ²	2381 SF	221.23 m ²
UNIT C1.1	1 BED + FLEX	2	594 SF	55 m ²	1188 SF	110.39 m ²
UNIT C2	1 BED + FLEX	1	613 SF	57 m ²	613 SF	56.91 m ²
UNIT C3	1 BED + FLEX (ADAPTABLE)	5	829 SF	77 m ²	4146 SF	385.14 m ²
UNIT C4	1 BED + FLEX	1	702 SF	65 m ²	702 SF	65.17 m ²
UNIT D1	2 BED	2	753 SF	70 m ²	1507 SF	140.00 m ²
UNIT D1.1	2 BED	2	757 SF	70 m ²	1514 SF	140.65 m ²
UNIT D2	2 BED	5	887 SF	82 m ²	4434 SF	411.96 m ²
UNIT D3	2 BED	2	987 SF	92 m ²	1974 SF	183.38 m ²
UNIT D3.1	2 BED	2	985 SF	92 m ²	1970 SF	183.02 m ²
UNIT D4	2 BED	4	991 SF	92 m ²	3965 SF	368.37 m ²
UNIT D5	2 BED	3	993 SF	92 m ²	2980 SF	276.84 m ²
UNIT D5	2 BED	1	994 SF	92 m ²	994 SF	92.30 m ²
UNIT E1	2 BED + FLEX	4	935 SF	87 m ²	3742 SF	347.60 m ²
UNIT E1.1	2 BED + FLEX	2	870 SF	81 m ²	1740 SF	161.63 m ²
UNIT E2	2 BED + FLEX	4	975 SF	91 m ²	3901 SF	362.42 m ²
UNIT E2.1	2 BED + FLEX	3	968 SF	90 m ²	2904 SF	269.77 m ²
UNIT E2.2	2 BED + FLEX	3	929 SF	86 m ²	2787 SF	258.94 m ²
UNIT E2.3	2 BED + FLEX	1	977 SF	91 m ²	977 SF	90.77 m ²
UNIT E2.4	2 BED + FLEX	1	867 SF	81 m ²	867 SF	80.56 m ²
UNIT E2.4	2 BED + FLEX	1	868 SF	81 m ²	868 SF	80.62 m ²
UNIT E2.5	2 BED + FLEX	2	882 SF	82 m ²	1765 SF	163.95 m ²
UNIT E3	2 BED + FLEX	4	1080 SF	100 m ²	4320 SF	401.34 m ²
UNIT TOTALS: 96					75579 SF	7021.48 m²

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS / S.F.	FACTOR	SUBTOTAL	TOTAL
TENANT (2 BED, 2 BED + FLEX)	46	*1.3	59.8 = 60	
TENANT (JR. BED, 1 BED, 1 BED + FLEX)	50	*1.1	55	
TENANT TOTAL			19.2 = 20	115
VISITOR	96	*0.2	19.2 = 20	
ACCESSIBLE TENANT	116	5%	5.8 = 6	
ACCESSIBLE VISITOR	20	5%	1	
LOADING			1	1
SMALL CAR ALLOWED TENANT	116	50%	58	
SMALL CAR ALLOWED VISITOR	20	50%	10	
TOTAL STALLS				137
LEVEL II EV CHARGED STALLS (INCLUDED ON THE TOTALS ABOVE)				
TENANT	116	10%	11.6 = 12	
VISITOR	20	10%	2	
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLOG/S.F.	FACTOR		
TENANT (UNIT)	96	*0.5	48 (52 STALLS PROVIDED IN BIKE ROOM IN PARKADE)	
VISITOR (BLDG)	6	-	6 (SURFACE PARKING BY MAIN DOOR)	
TOTAL STALLS				54

NOTE:

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	% BY USER	LEVEL	COMMENTS
LOADING					
LOADING	1	0.7%	100%	1ST LEVEL	
LOADING: 1		0.7%	100%		
TENANT					
ACCESSIBLE	6	4.4%	5%	P1 LEVEL	
ELECT (EV)	12	8.8%	10%	P1 LEVEL	12 STALLS ARE LEVEL II EV CHARGED STALLS
SMALL CAR	53	38.7%	46%	P1 LEVEL	
STANDARD	45	32.8%	39%	P1 LEVEL	
TENANT: 116		84.7%	100%		1 EXTRA STALL THAN REQUIRED
VISITOR					
ACCESSIBLE	1	0.7%	5%	1ST LEVEL	
ELECT (EV)	2	1.5%	10%	1ST LEVEL	
SMALL CAR	4	2.9%	20%	1ST LEVEL	
STANDARD	13	9.5%	65%	1ST LEVEL	
VISITOR: 20		14.6%	100%		
TOTAL PARKING STALLS: 137		100.0%			

0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
HORIZONTAL MOUNT BIKE STALL	45	70.3%	P1 LEVEL	2'-0" X 6'-0" STALL DIMENSIONS
VERTICAL MOUNT BIKE STALL	13	20.3%	P1 LEVEL	2'-0" X 4'-0" STALL DIMENSIONS
TENANT: 58		90.6%		
VISITOR				
SURFACE MOUNT BIKE STALL	6	9.4%	1ST LEVEL	SURFACE STALL AT MAIN ENTRY
VISITOR: 6		9.4%		
TOTAL PARKING STALLS: 64		100.0%		

NOTE: PROVISION SPACE FOR ELECTRICAL PLUGS PENDING FUTURE EV CHARGING INFRASTRUCTURE

0.6.0 storage stall summary

STORAGE STALL USER/TYPE	STORAGE STALL COUNT	STORAGE STALL %	LEVEL
TENANT (IN-UNIT STORAGE)	74	67.9%	VARIES
TENANT	16	14.7%	LEVEL P1
TENANT	09	8.3%	LEVEL 1
TENANT	10	9.1%	2 TO 6 -> 2 PER LEVEL X 5 LEVELS
TOTAL STORAGE UNITS: 109		100.0%	



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

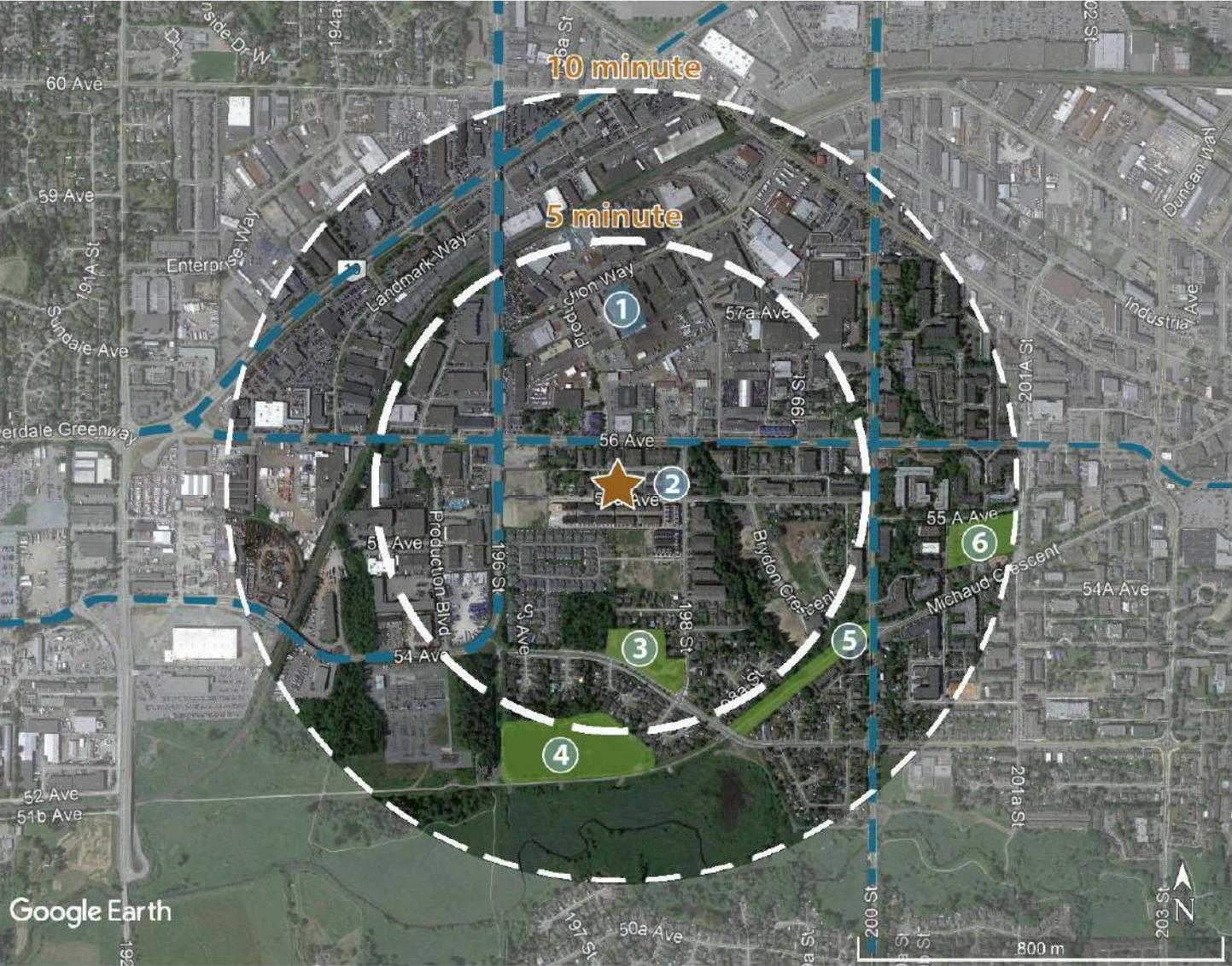
PROJECT DATA
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD1.03



- ★ SITE - 19701 - 19729 55A AVENUE
- ① FAST TRACK INDOOR KARTING
- ② MONTESSORI SCHOOL
- ③ BRYDON PARK
- ④ BRYDON LAGOON
- ⑤ BALDI CREEK TRAIL
- ⑥ LINWOOD PARK
- — — — — ARTERIAL THROUGHFARE



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

CONTEXT - NBHD 10 MIN RADIUS
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION # 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD1.04



brydon park



global montessori school



brydon lagoon



fast track indoor karting



linwood park



baldi creek trail



198 street looking south



55 a ave looking west



55 a ave looking east

location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 55A AVENUE. THE SITE'S ADJACENCIES INCLUDE A MIXTURE OF SINGLE FAMILY HOMES AND MULTI STORY APARTMENTS. TO THE EAST OF THE SITE LIES AN ELEMENTARY SCHOOL.

saiya apartments development location



location map/north langley

saiya apartments development location



aerial view looking n/w



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

CONTEXT PLANS
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD1.05

design rationale

project description

THE SITING AND MASSING OF THE BUILDING IS POSITIONED ALONG THE STREET FITTING IN WITHIN THE CURRENT NEIGHBOURHOOD IN CONTEXT BY MEANS OF A DISTINCTIVE AND PROMINENT ENTRY, STEPPED FAÇADE, FLAT RAISED PROJECTIONS AND STEPPED DOWN MASSING AT THE CORNERS IN ORDER TO REDUCE SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP WITH VARIED SIZED AND PATTERNED OPENINGS ALONG A 3-STORY VOLUME AND MASSED VERTICALLY AND HORIZONTALLY THROUGHOUT THE BALANCE OF FLOOR LEVELS IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ALONG THE STREET ARE SURFACE TREATED WITH SMOOTH CONCRETE FINISH AND PATTERNED REVEALS AND IN A STEPPED FASHION AND LINED WITH A VEGETATIVE BUFFER THAT CREATE A PERMEABILITY FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS.

THE EXTERIOR MATERIAL TREATMENT'S USE OF RED-ISH ACCENTS, BLACK, TAUPE AND GREY TONES WITH THE USE OF WOOD FEATURE INSERTS AND CERAMIC VENEER MATERIAL ALL BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

massing, form, & character

THE EXTERIOR MASSING AND MATERIALITY IS ARTICULATED TO REFERENCE A MODERN CONTEMPORARY TYPOLOGY AND STYLE CONSISTING OF A BLEND OF CERAMIC COATED PANELS, CEMENTITIOUS PANEL CLADDING AND GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

environment sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, OPEN AND GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS. ALSO INCLUDED ARE NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLES-BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING SURFACE PARKING AND MAXIMIZING DENSITY.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS AND PARKADE LEVEL BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

DESIGN RATIONALE
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION # 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD1.06



55 a avenue streetscape

1" = 20'-0"



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

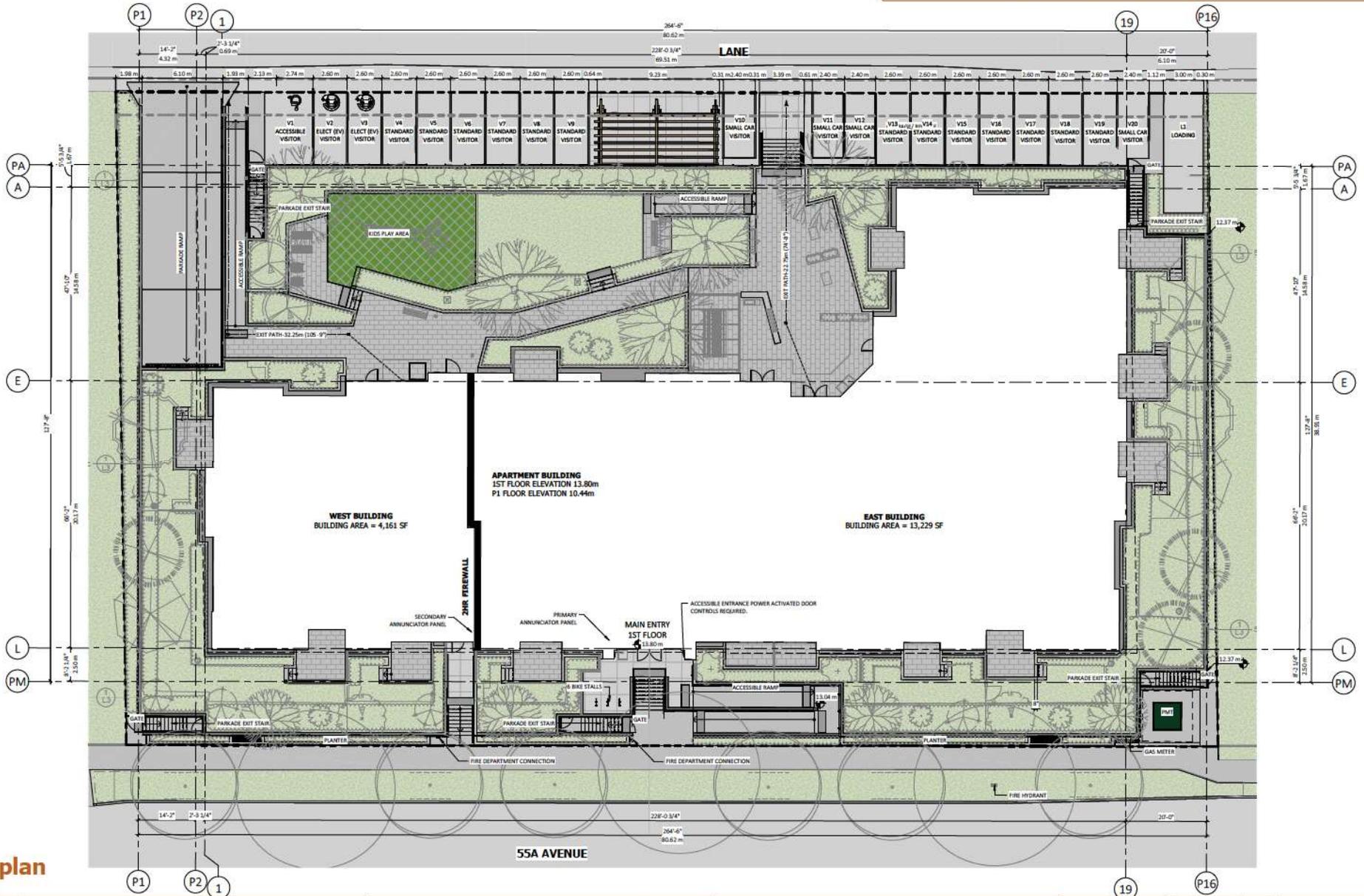
STREETSCAPES
SCALE: 1" = 20'-0"

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1

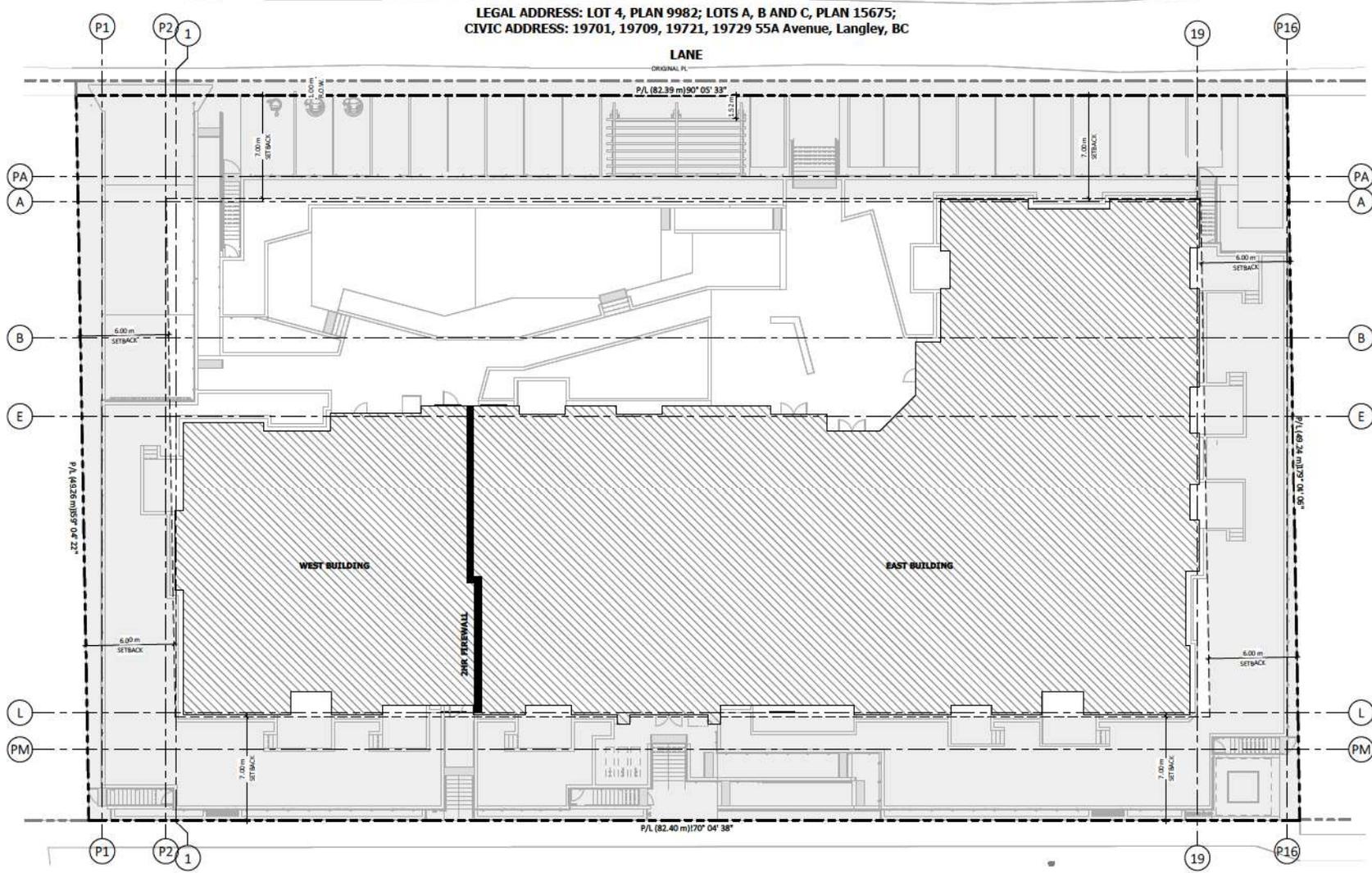


SD1.07



site plan
3/32" = 1'-0"

	<p>SAIYA APARTMENTS 19701 - 19709 - 19721 - 19729 S5A AVENUE, LANGLEY, B.C.</p>	<p>SITE PLAN SCALE: 3/32" = 1'-0"</p>	<p>REISSUED FOR DEVELOPMENT PERMIT 23-02-28 REVISION #: 4 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21 PROJECT NUMBER: 20143.1</p>			<p>SD1.20</p>
--	--	--	---	--	--	---------------



site plan - layout
 3/32" = 1'-0"

55A AVENUE



SAIYA APARTMENTS
 19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

SITE PLAN-LAYOUT
 SCALE: 3/32" = 1'-0"



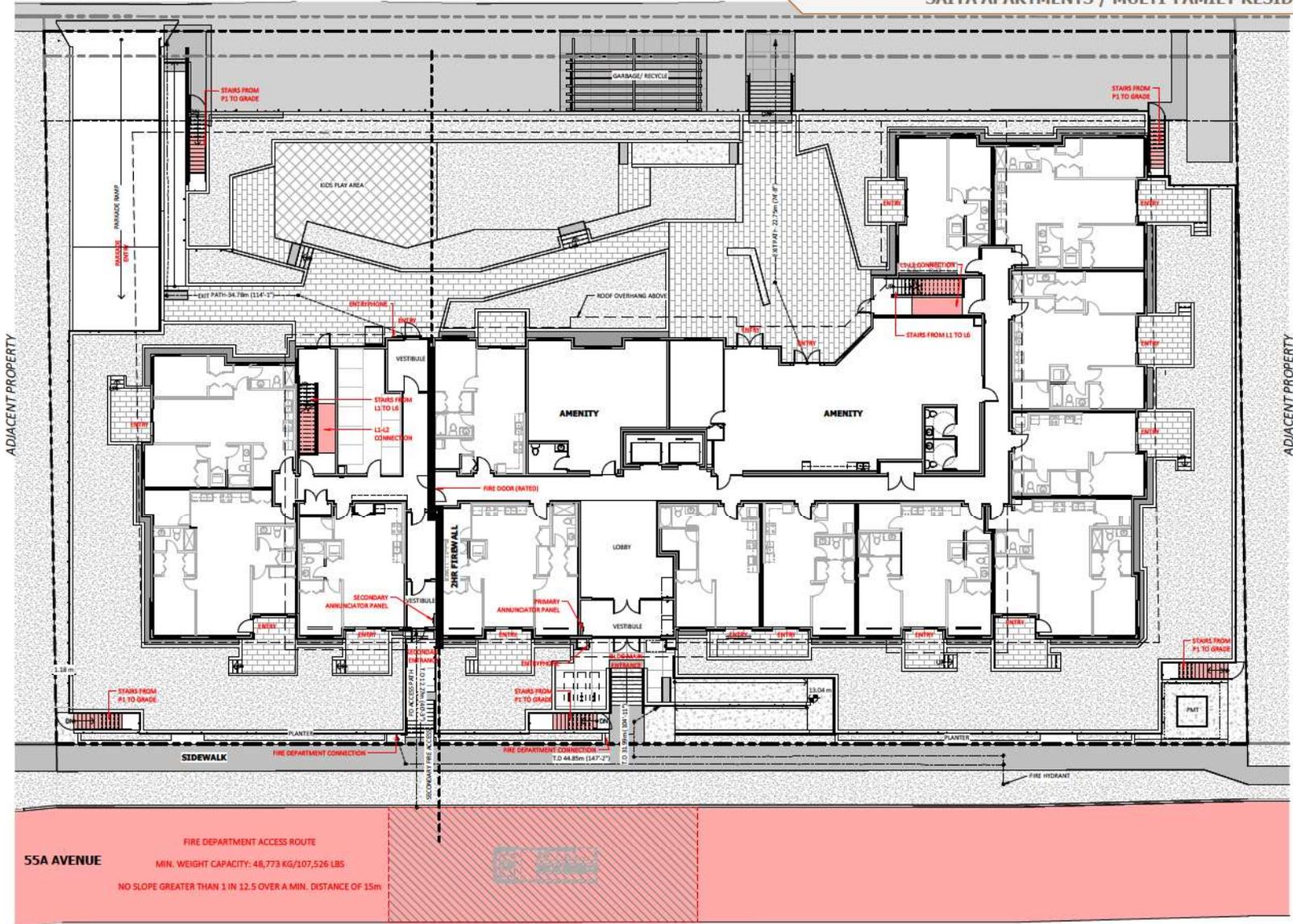
REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION # 4
 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
 PROJECT NUMBER: 20143.1



SD1.21

SYMBOL LEGEND	
	SPRINKLER & WINDOW ALTERNATE SOLUTIONS FOR PROTECTION OF EXIT ROUTE (LEVEL 1 & 2)



site plan - fire dept
3/32" = 1'-0"

 <p>keystonearch.ca</p>	<p>SAIYA APARTMENTS 19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.</p>	<p>FIRE DEPT. SITE PLAN SCALE: As indicated</p>	<p></p> <p>REISSUED FOR DEVELOPMENT PERMIT 23-02-28 REVISION #: 4 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21 PROJECT NUMBER: 20143.1</p>			<p>SD1.22</p>
---	--	--	--	---	---	---------------

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



section a
3/32" = 1'-0"



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 S5A AVENUE, LANGLEY, B.C.

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

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



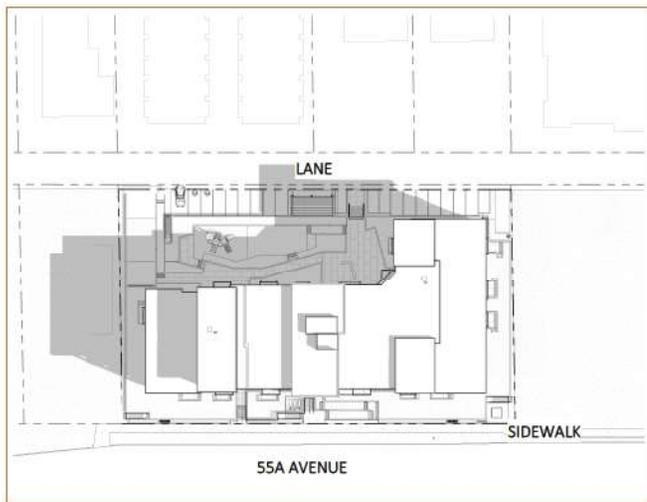
SD1.23

OCCUPANCY USE

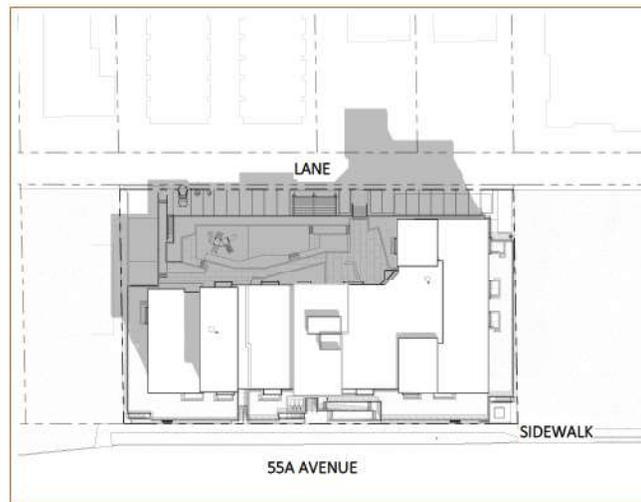
- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



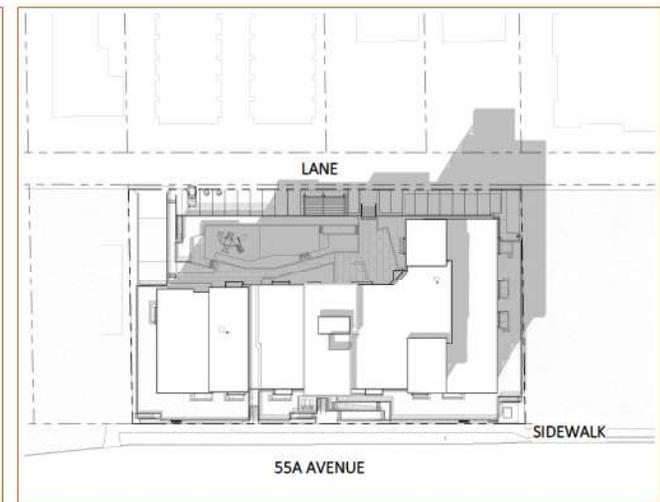
section b
1/8" = 1'-0"



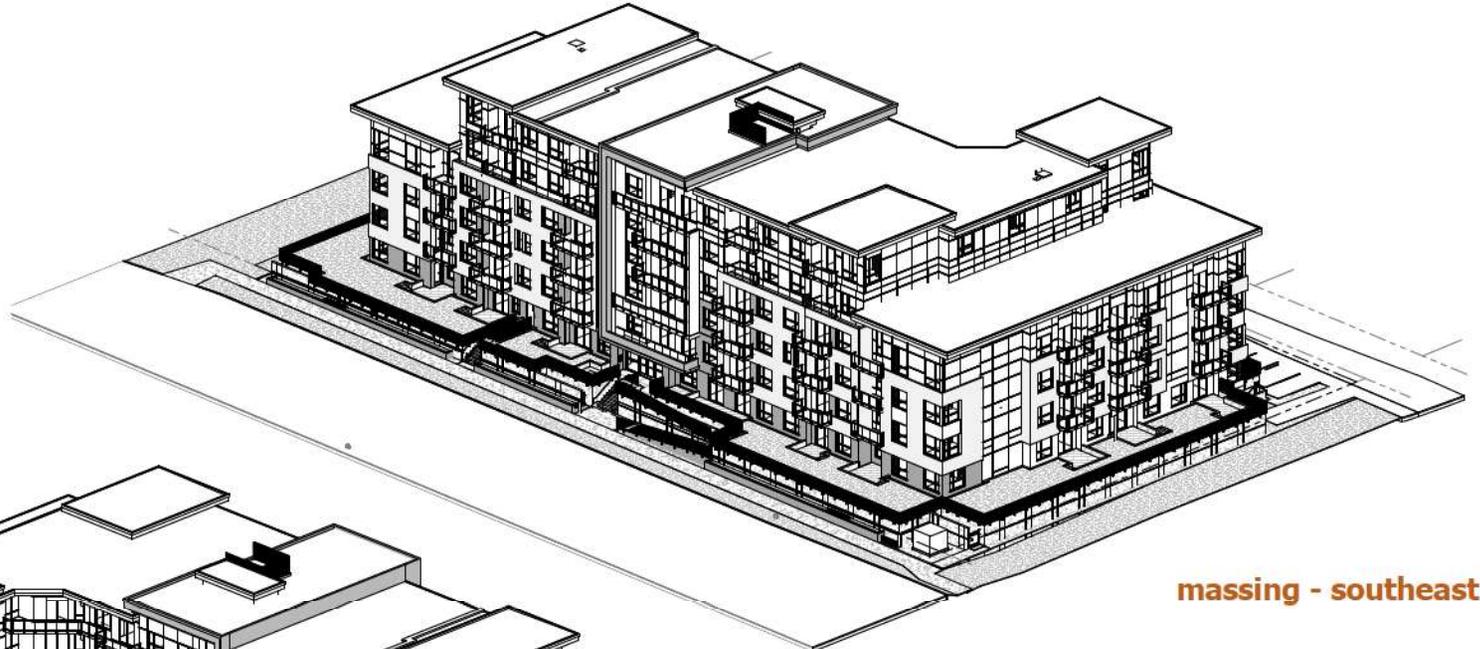
shadow study - 9am - march 21



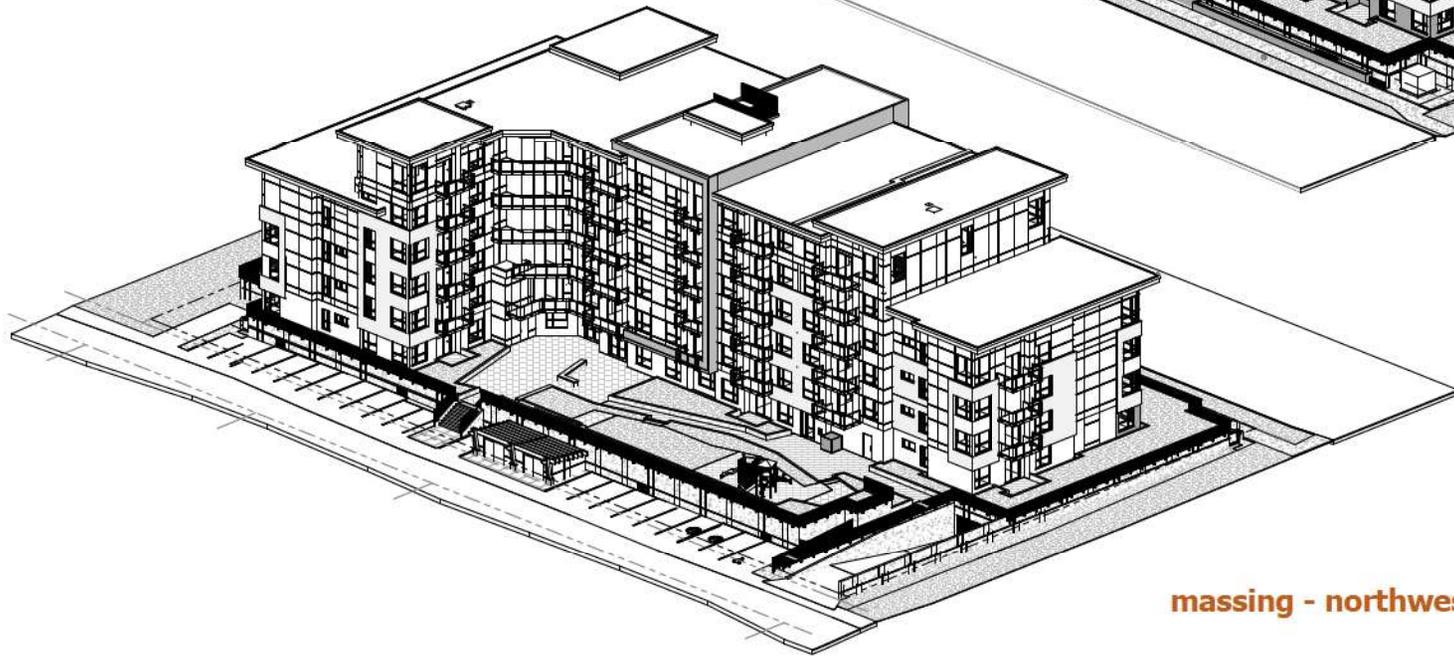
shadow study - 12pm - march 21



shadow study - 3pm - march 21



massing - southeast



massing - northwest



keystonearch.ca

SAIYA APARTMENTS

19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

3D MASSING PERSPECTIVES

SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION # 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1

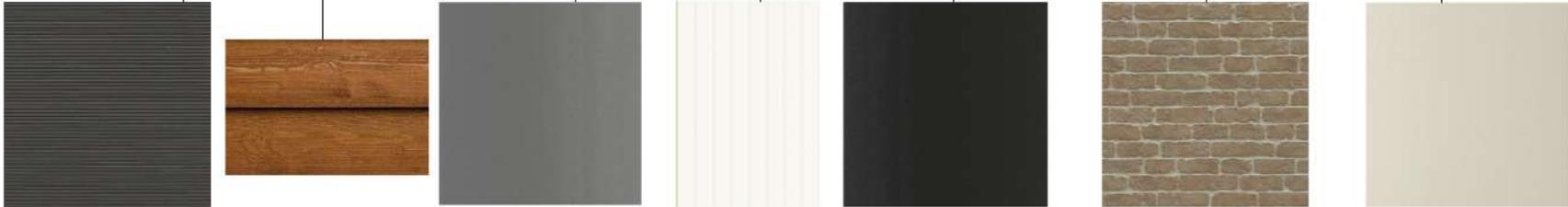


SD1.32



south elevation

3/32" = 1'-0"



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

MATERIAL BOARD
SCALE: 3/32" = 1'-0"

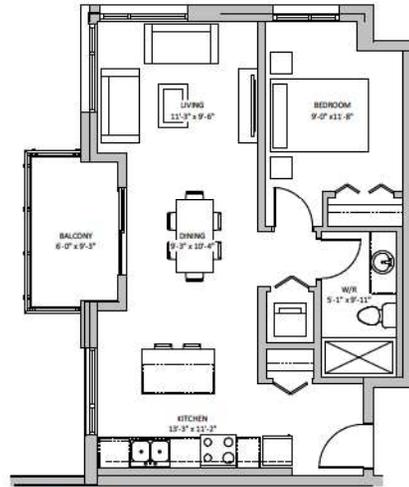
REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION # 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



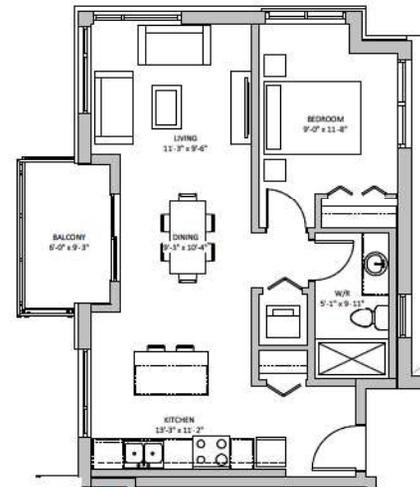
SD1.33



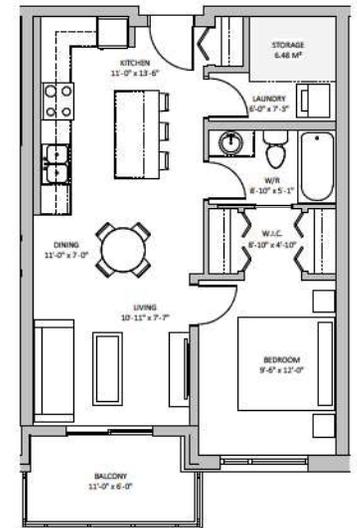
unit A1 511 SF JR. 1 BED + FLEX
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



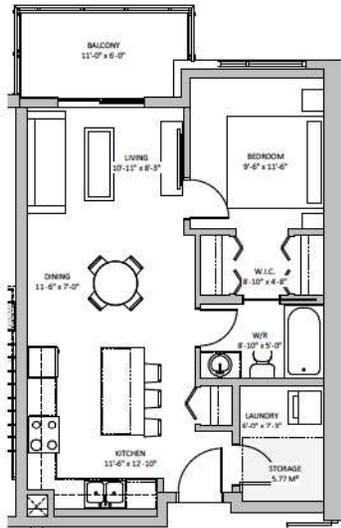
unit B1 667 SF 1 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



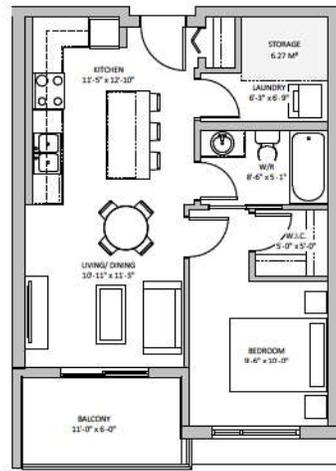
unit B1.1 675 SF 1 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



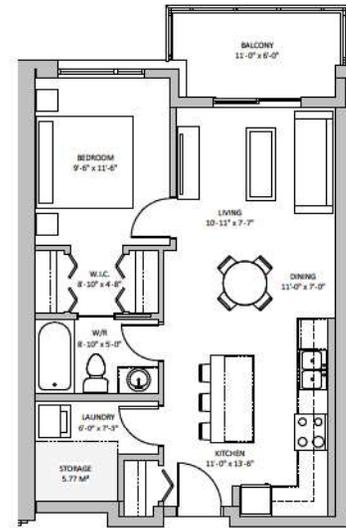
unit B2 654 SF 1 BED
UNIT COUNT: 9
LEVEL: 1 TO 6
1/4" = 1'-0"



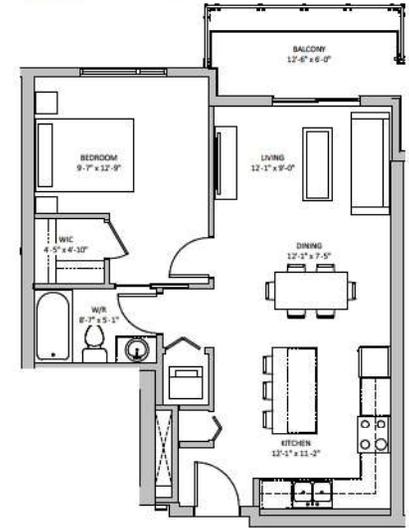
unit B2.1 641 SF 1 RFD
UNIT COUNT: 1
LEVEL: 2
1/4" = 1'-0"



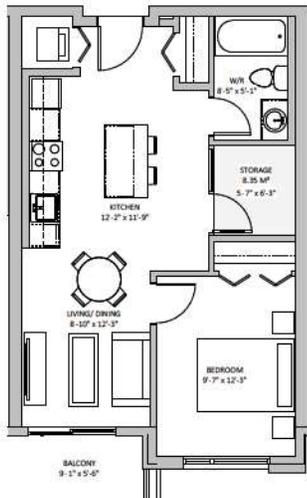
unit B2.2 588 SF 1 BED
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



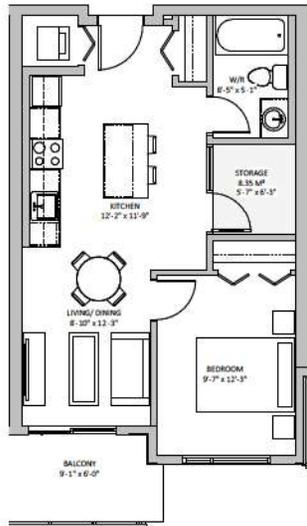
unit B2.3 650 SF 1 RFD
UNIT COUNT: 6
LEVEL: 1 TO 6
1/4" = 1'-0"



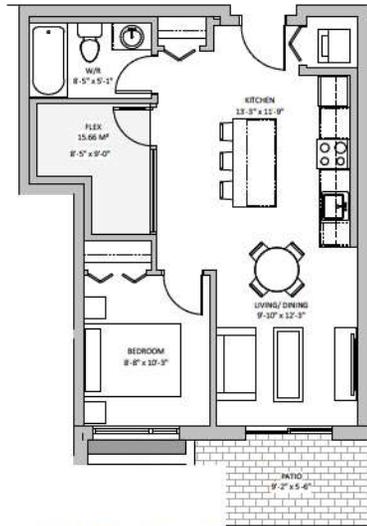
unit B3 676 SF 1 BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



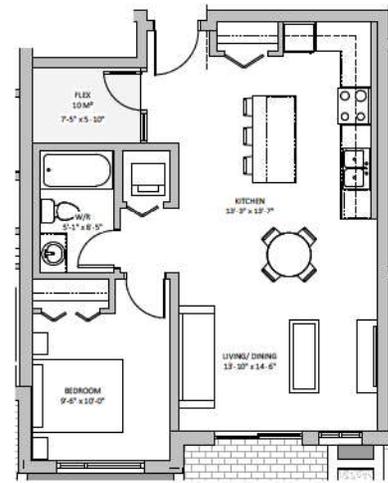
unit C1 593 SF 1 BED + FLEX
UNIT COUNT: 7
LEVEL: 1 1U 4
1/4" = 1'-0"



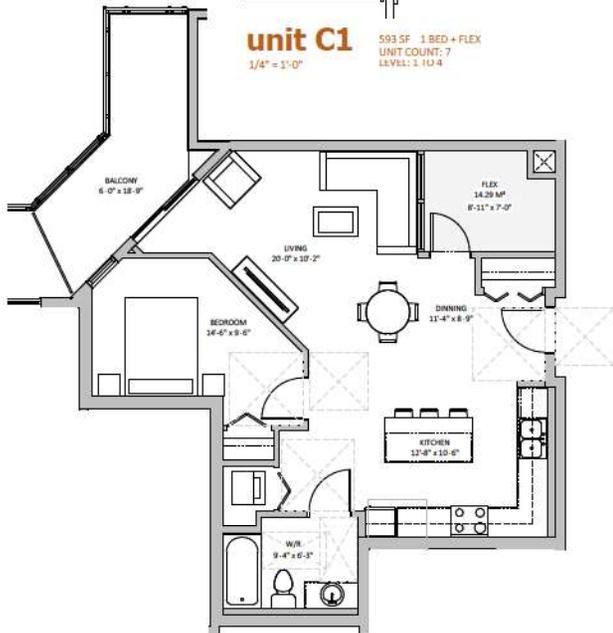
unit C1.1 594 SF 1 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



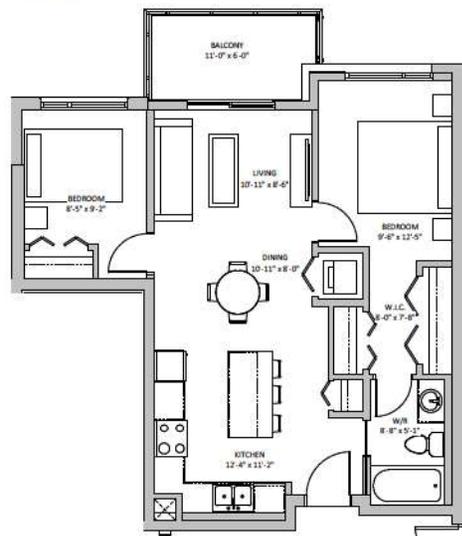
unit C2 613 SF 1 BED + FLEX
UNIT COUNT: 1
LEVEL: 1
1/4" = 1'-0"



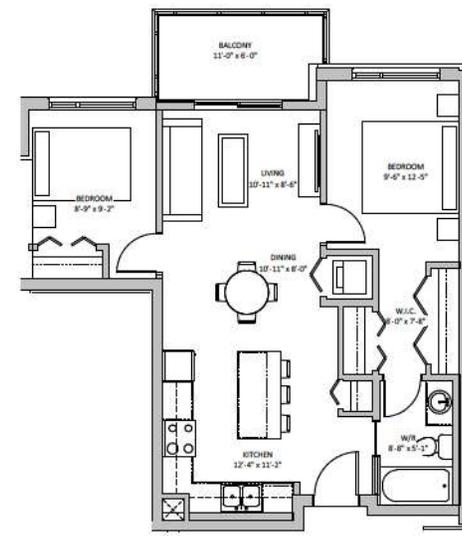
unit C4 707 SF 1 RFT + FLEX
UNIT COUNT: 1
LEVEL: 1
1/4" = 1'-0"



unit C3 (adaptable) 829 SF 1 BED + FLEX (ADAPTABLE)
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



unit D1 753 SF 2 BED
UNIT COUNT: 2
LEVEL: 3 & 4
1/4" = 1'-0"



unit D1.1 767 SF 2 RFT
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



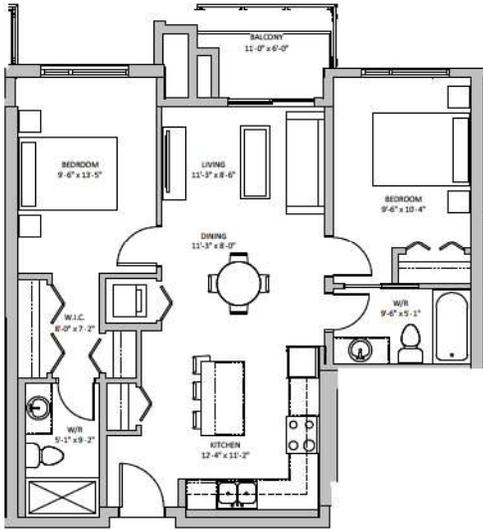
SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

UNIT PLANS
SCALE: 1/4" = 1'-0"

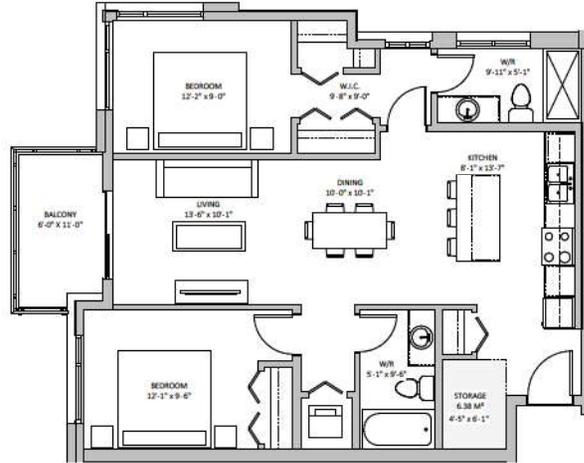
REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



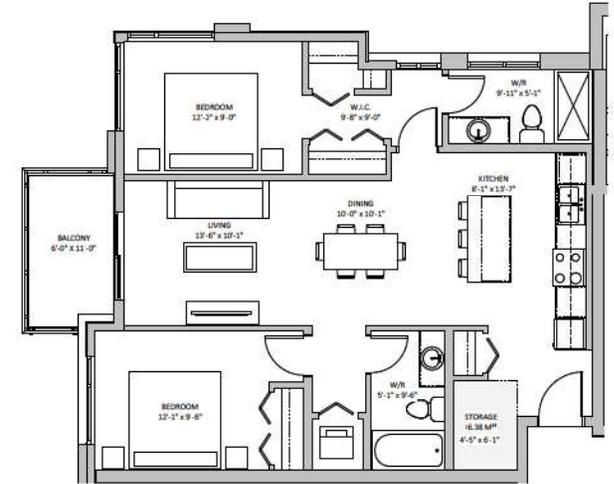
SD2.02



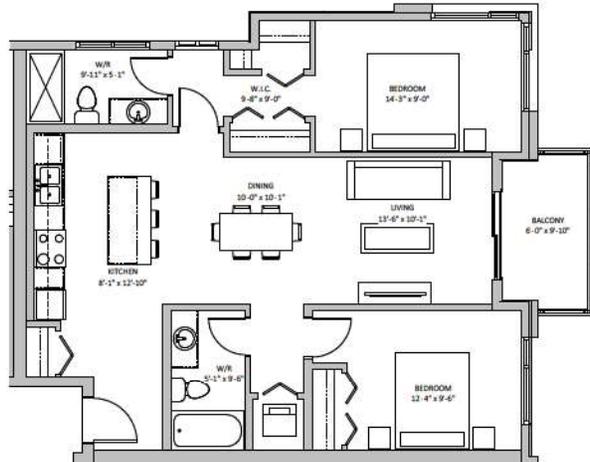
unit D2 887 SF 2 BED
UNIT COUNT: 5
LEVEL: 2 TO 6
1/4" = 1'-0"



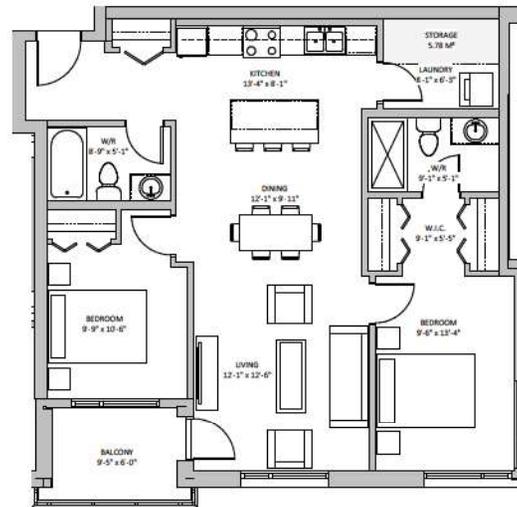
unit D3 987 SF 2 BED
UNIT COUNT: 2
LEVEL: 1 TO 2
1/4" = 1'-0"



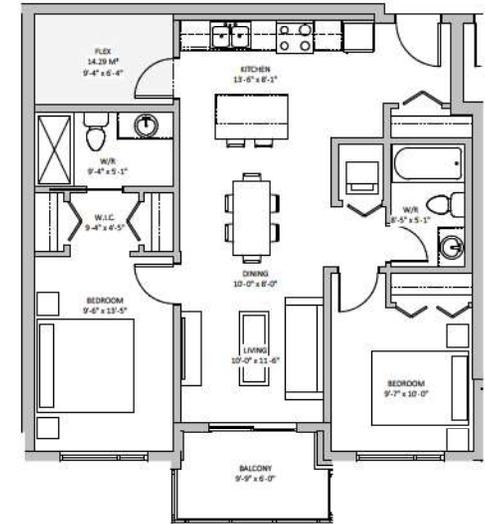
unit D3.1 987 SF 2 BED
UNIT COUNT: 2
LEVEL: 3-4
1/4" = 1'-0"



unit D4 991 SF 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



unit D5 993 SF 2 BED
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



unit E1 935 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

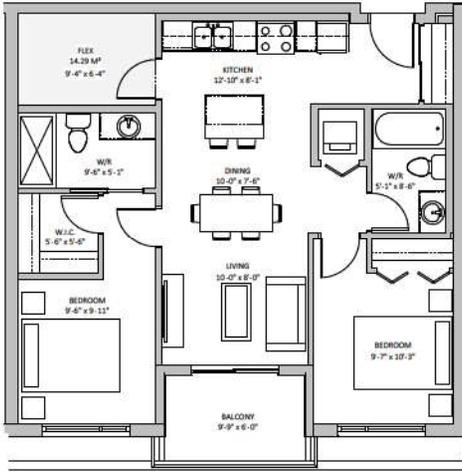
UNIT PLANS
SCALE: 1/4" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT

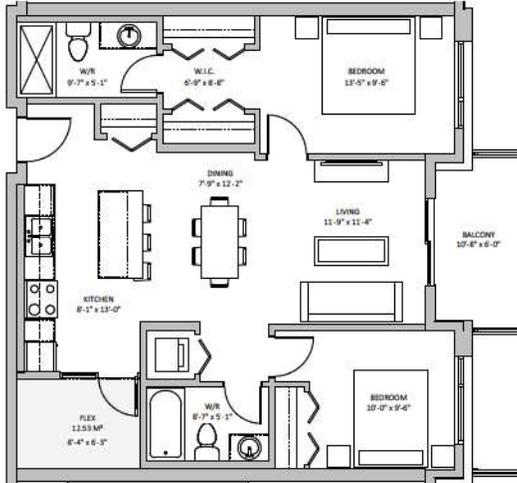
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



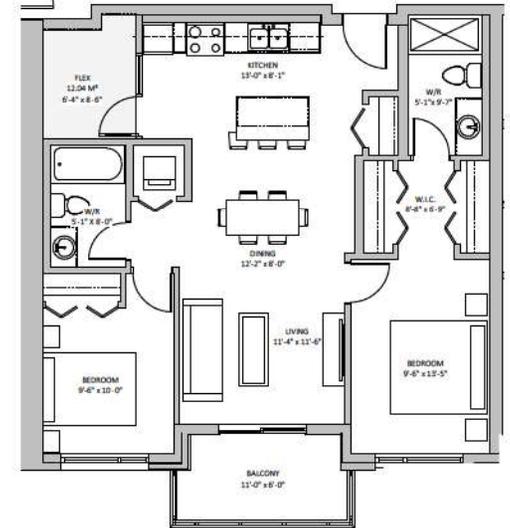
SD2.03



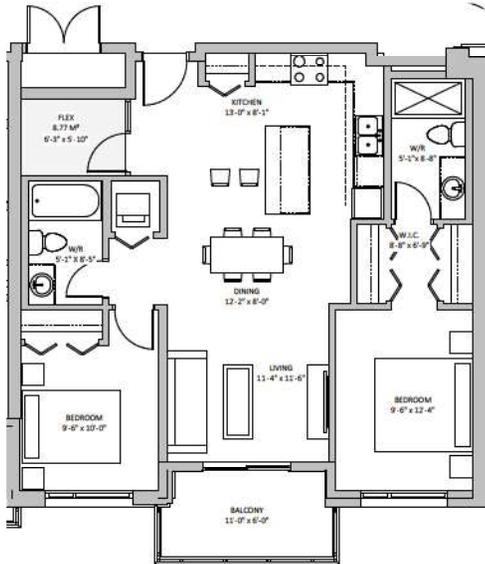
unit E1.1 870 SF 2 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



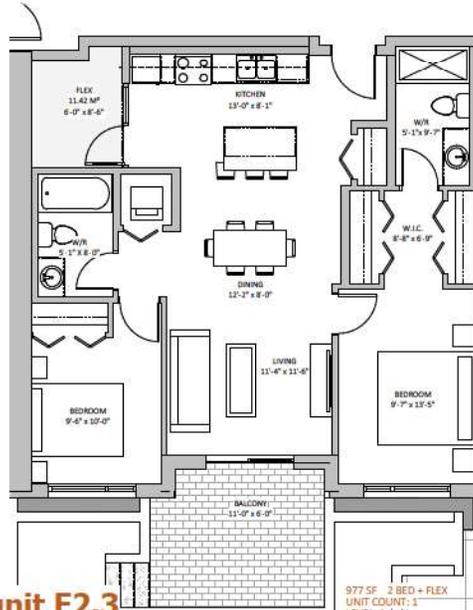
unit E2 975 SF 2 BED + FLEX
UNIT COUNT: 4
LEVEL: 1 TO 4
1/4" = 1'-0"



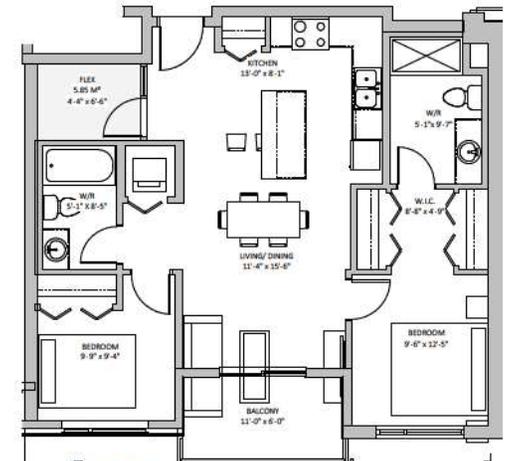
unit E2.1 958 SF 2 BED + FLEX
UNIT COUNT: 3
LEVEL: 2 TO 4
1/4" = 1'-0"



unit E2.2 929 SF 2 BED + FLEX
UNIT COUNT: 3
LEVEL: 2 TO 4
1/4" = 1'-0"



unit E2.3 977 SF 2 BED + FLEX
UNIT COUNT: 1
LEVEL: 1 ||
1/4" = 1'-0"



unit E2.4 867 SF 2 BED + FLEX
UNIT COUNT: 2
LEVEL: 5 & 6
1/4" = 1'-0"



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

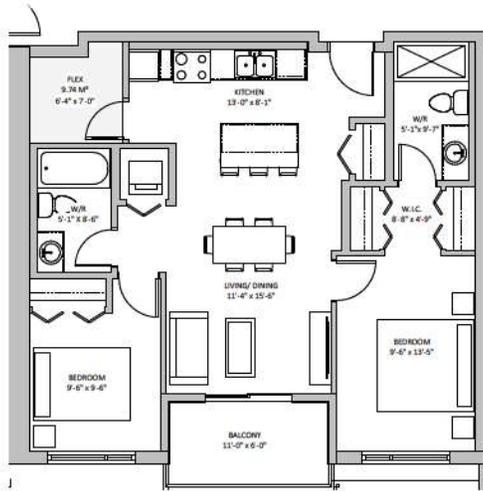
UNIT PLANS
SCALE: 1/4" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD2.04



unit E2.5
1/4" = 1'-0"

880 SF 3 BED + FLEX
UNIT COUNT: 2
LEVELS: 5 & 6



unit E3
1/4" = 1'-0"

1080 SF 3 BED + FLEX
UNIT COUNT: 4
LEVEL 1 TO 4



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

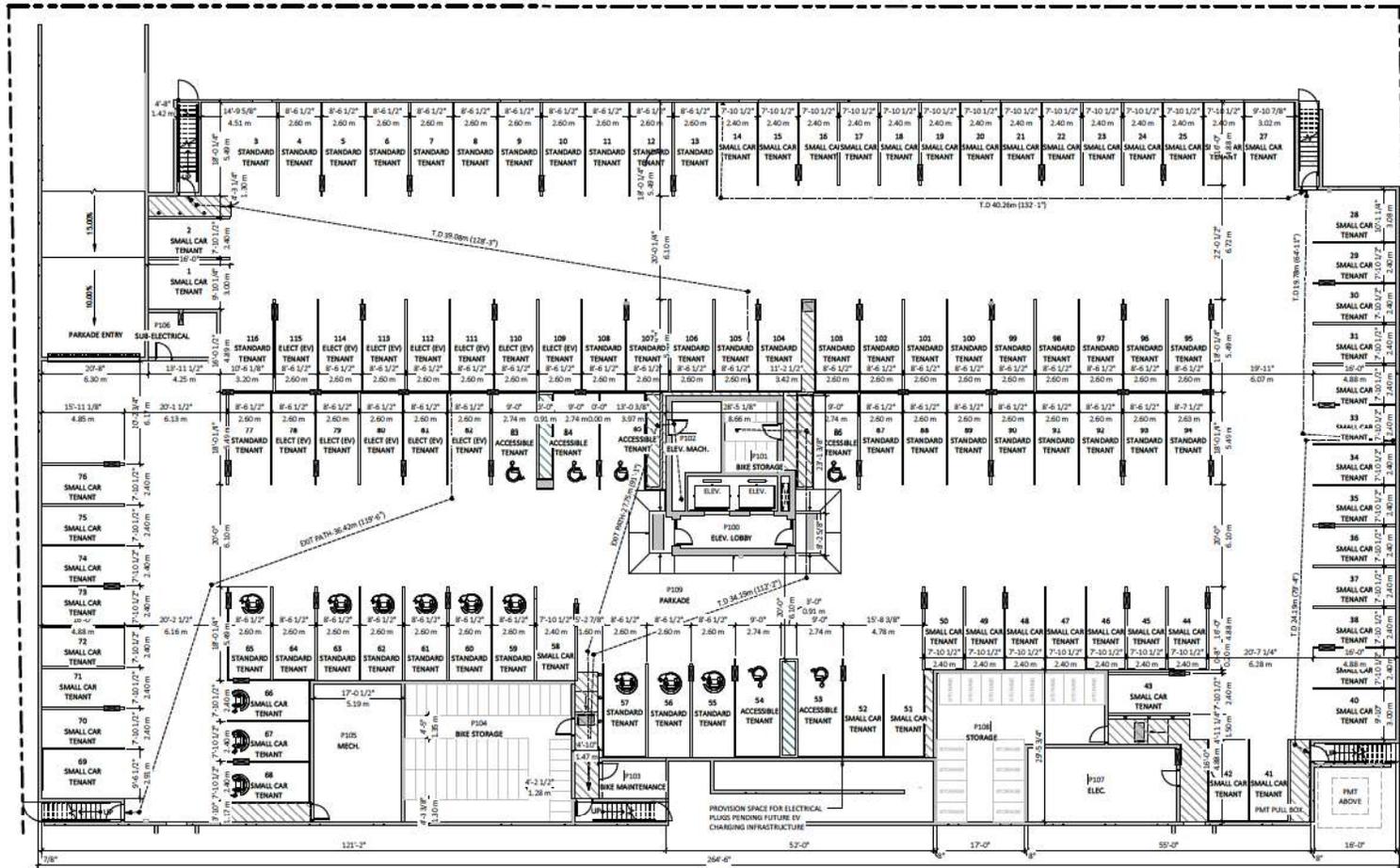
UNIT PLANS
SCALE: 1/4" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD2.05



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

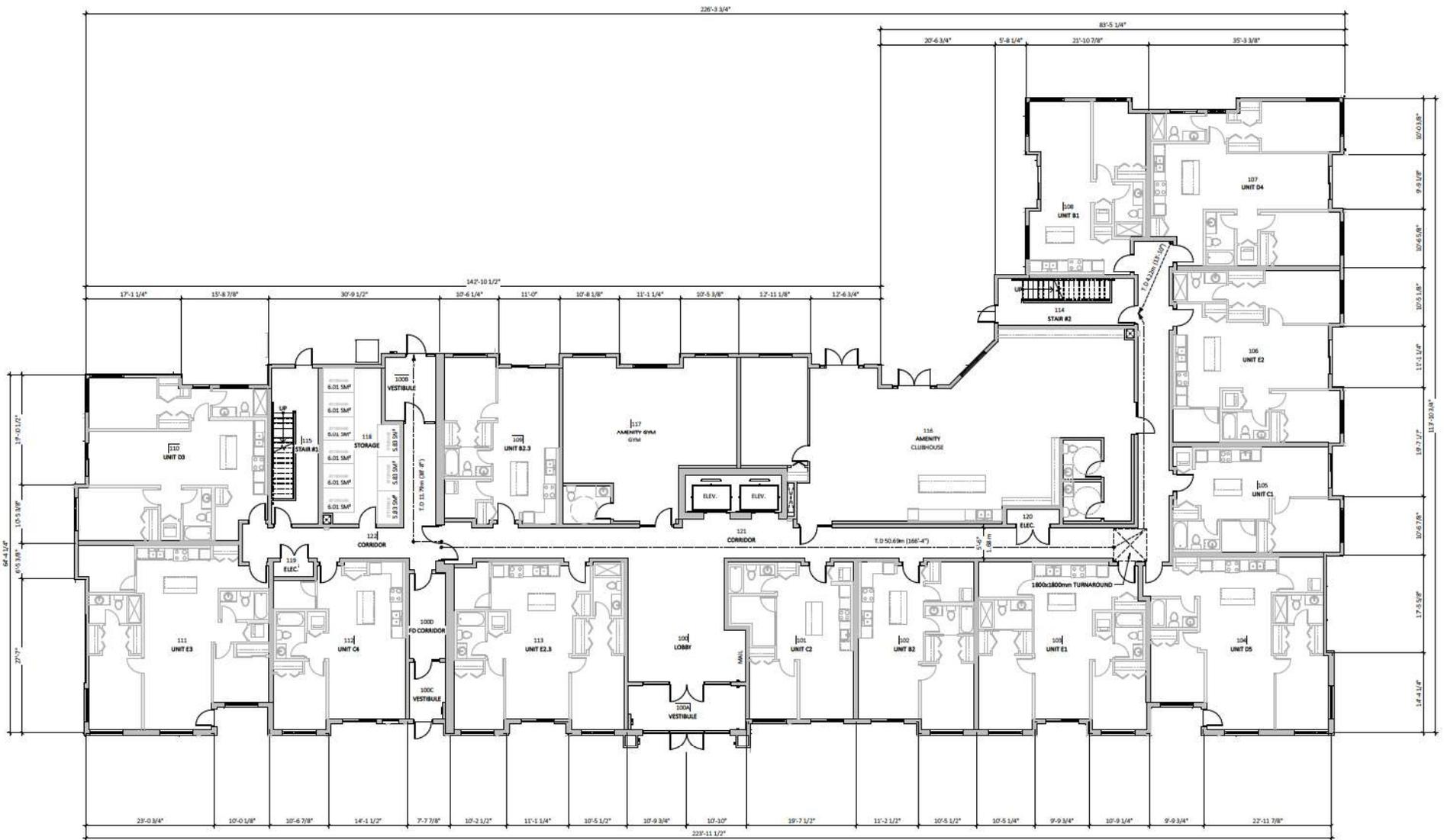
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"



REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION # 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD3.01



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

1st LEVEL PLAN
SCALE: 1/8" = 1'-0"

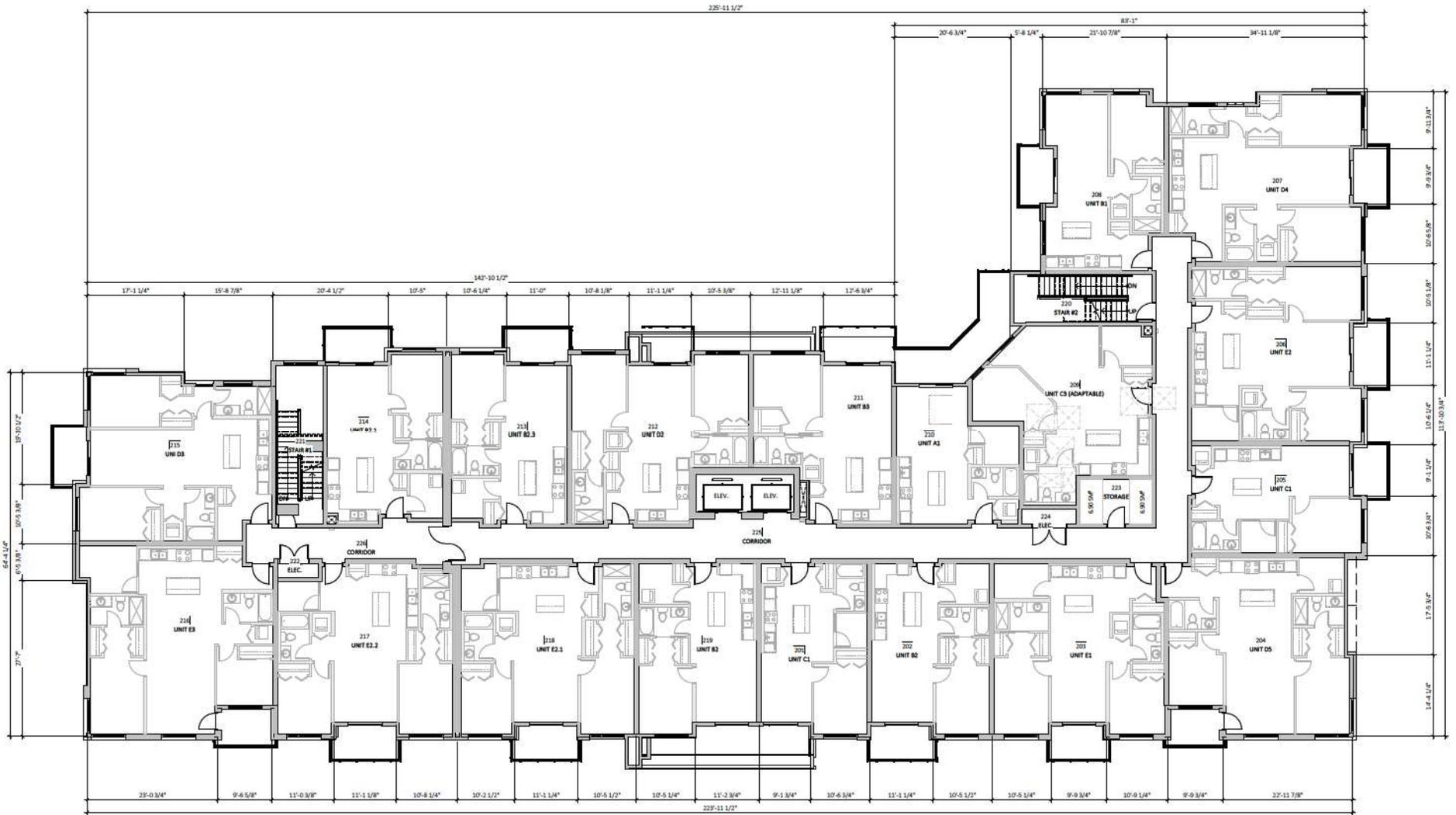


REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD3.02



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

2nd LEVEL PLAN
SCALE: 1/8" = 1'-0"

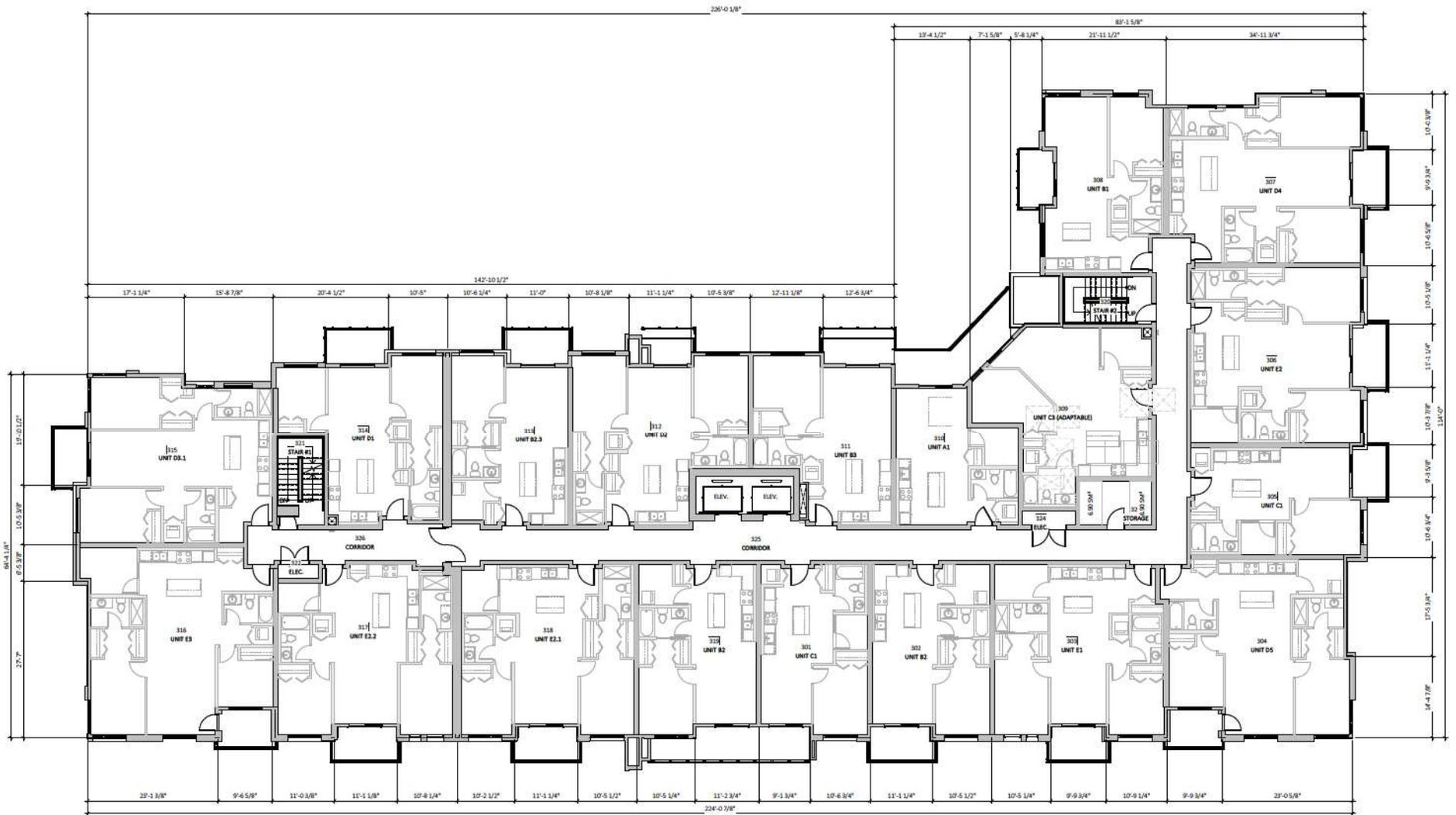


REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD3.03



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

3rd LEVEL PLAN
SCALE: 1/8" = 1'-0"

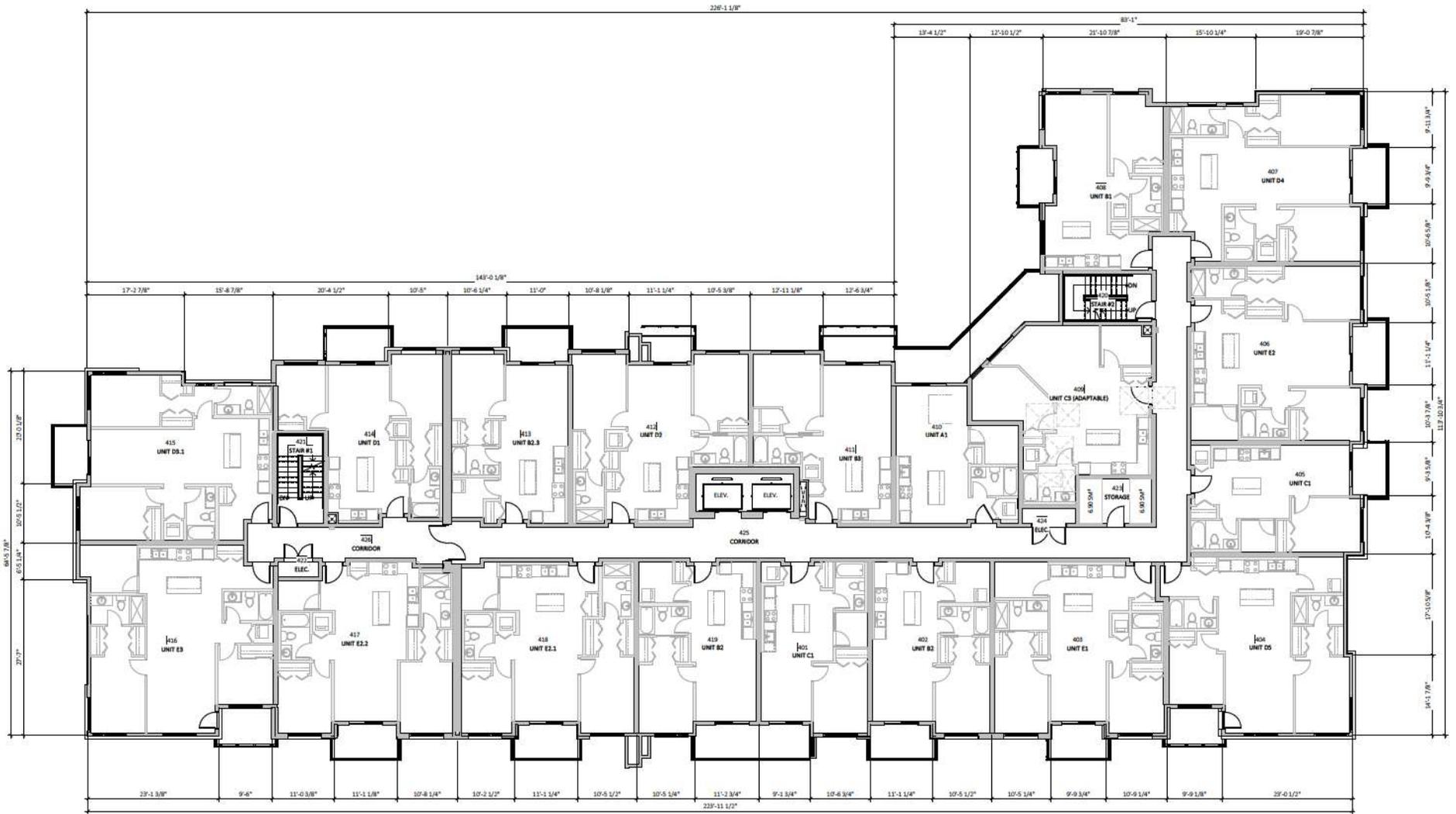


REISSUED FOR DEVELOPMENT PERMIT

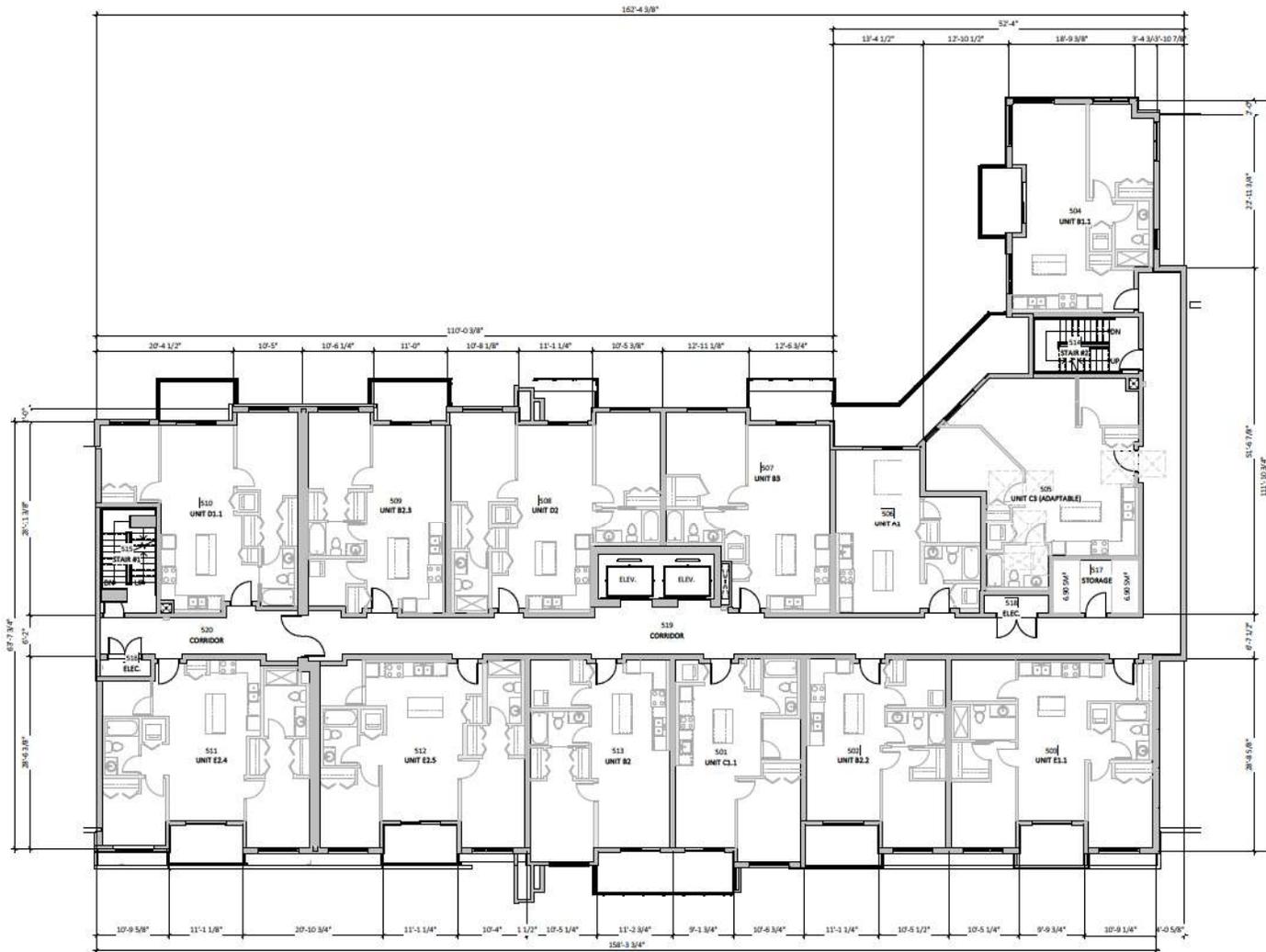
23-02-28 REVISION # 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD3.04



 <p>keystonearch.ca</p>	<p>SAIYA APARTMENTS 19701 - 19709 - 19721 - 19729 S5A AVENUE, LANGLEY, B.C.</p>	<p>4TH LEVEL PLAN SCALE: 1/8" = 1'-0"</p>	<p style="text-align: center;"></p> <p>REISSUED FOR DEVELOPMENT PERMIT 23-02-28 REVISION #: 4 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21 PROJECT NUMBER: 20143.1</p>			<p>SD3.05</p>
---	--	--	--	---	--	---------------



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 S5A AVENUE, LANGLEY, B.C.

5TH LEVEL PLAN
SCALE: 1/8" = 1'-0"

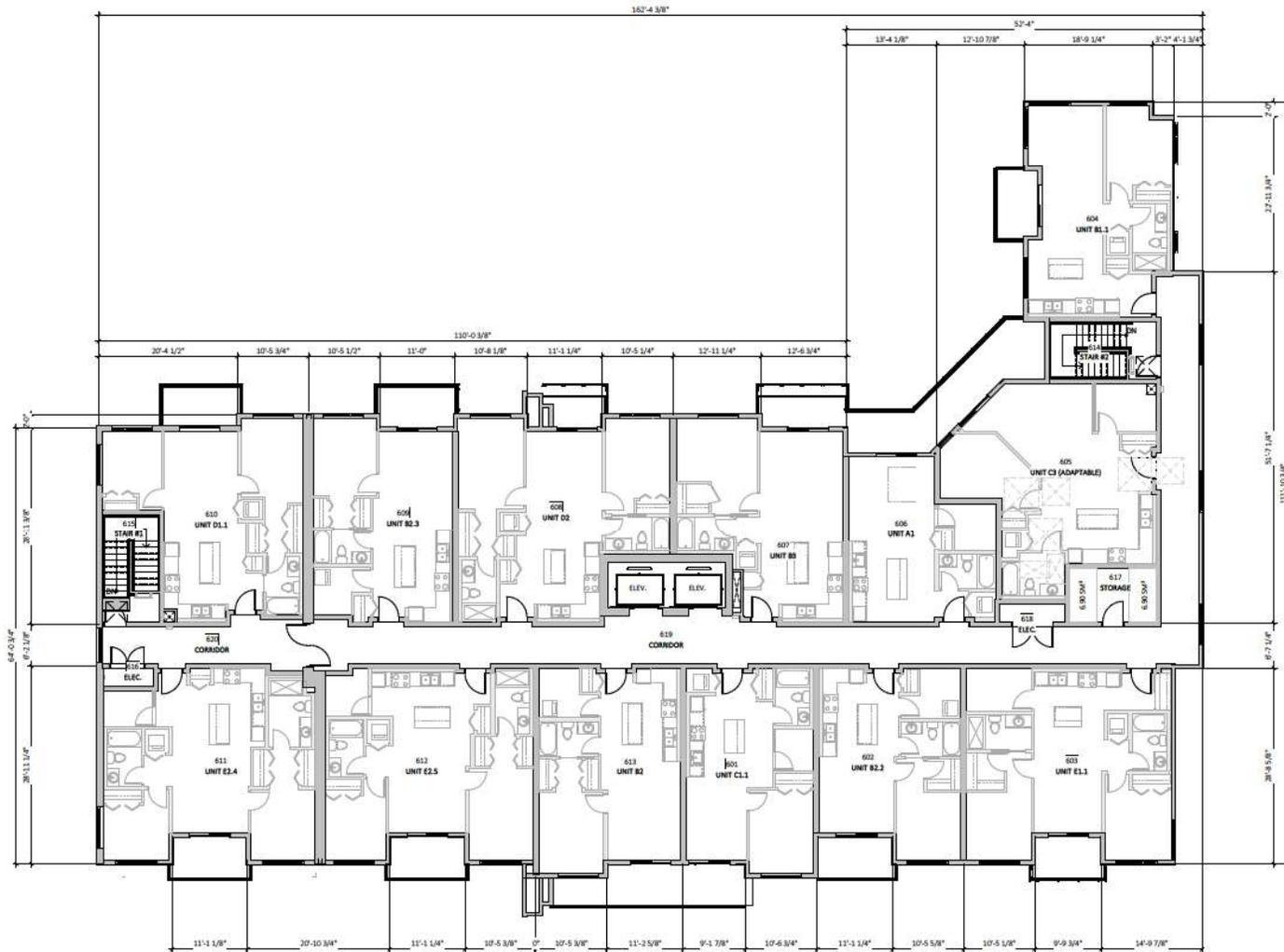


REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD3.06



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

6TH LEVEL PLAN
SCALE: 1/8" = 1'-0"

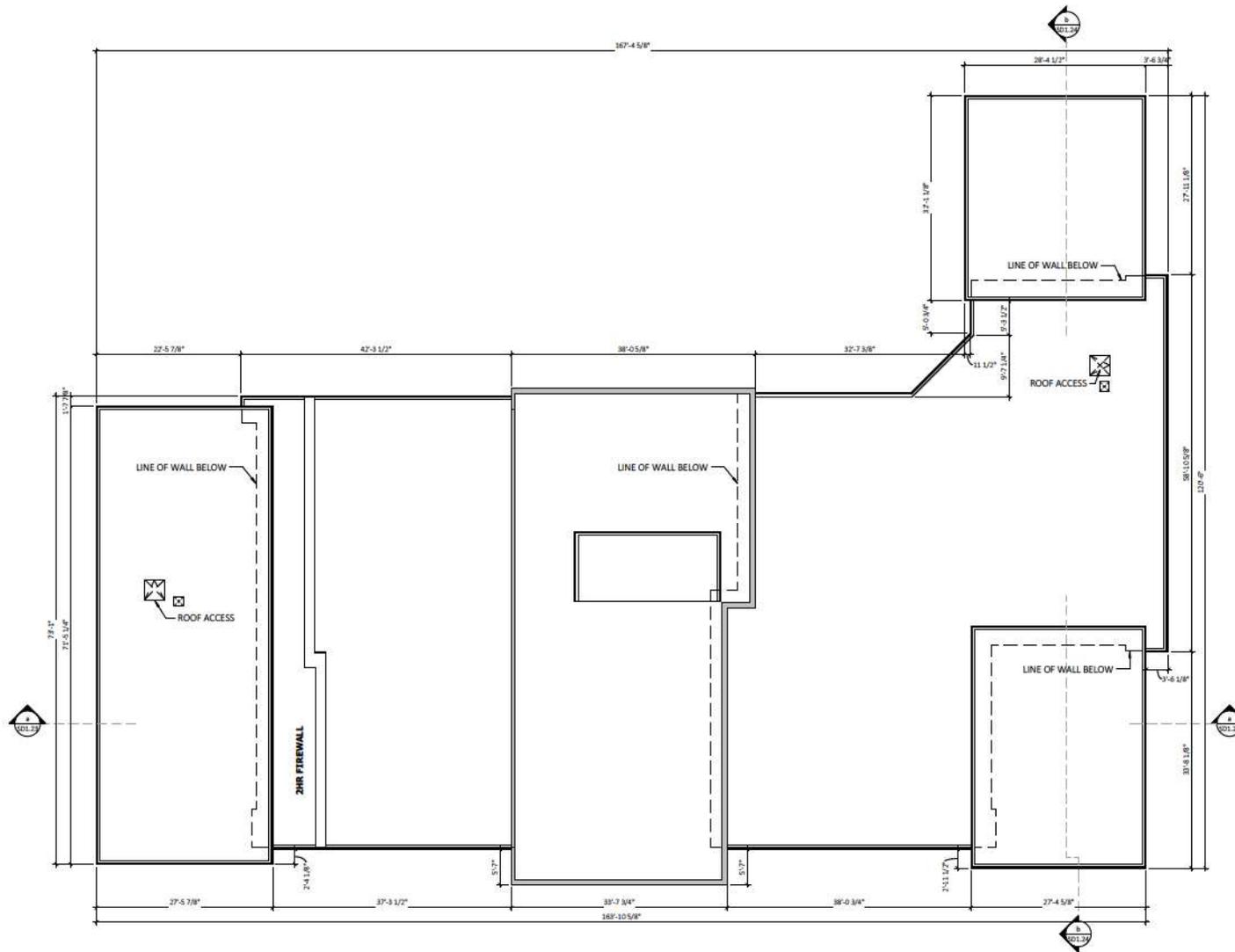


REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD3.07



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 S5A AVENUE, LANGLEY, B.C.

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



REISSUED FOR DEVELOPMENT PERMIT

23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD3.08



north elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDEE', COLOUR: COBBLESTONE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDEE', COLOUR: GRAY SLATE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDEE', COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDEE', COLOUR: BLACK ASH - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 5 CERAMIC COATED PANELS:
- 'CERAGLAD', COLOUR: PEARL - 'B-REVEAL' TEXTURE
- 6 CERAMIC COATED PANELS:
- 'CERAGLAD', COLOUR: ANTIQUE RED - 'ANTIQUE BRICK' TEXTURE
- 7 CERAMIC COATED PANELS:
- 'CERAGLAD', COLOUR: CHARCOAL - 'MODERN STRIP' TEXTURE
- 8 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDEE', COLOUR: 'IRON GRAY'
- 9 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE):
- 'JAMES HARDEE', COLOUR: 'IRON GRAY'
- 10 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE):
- 'JAMES HARDEE', COLOUR: 'WATFER BROWN'
- 11 VINYL BALCONY DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 12 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD 'MIGHT GRAY'
- 13 CURTAIN WALL (1600 LT SYSTEM 1):
- 'YANNEER', COLOUR: 'BLACK ANODIZED', C/W GRAY SPANDREL PANEL
- 14 VINYL WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 15 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'BLACK ANODIZED'
- 16 ALUMINUM GUARDRAILING:
- COLOUR: 'BLACK'
- 17 METAL FLASHING:
- 'SENTRY', COLOUR: 'CLEAR ANODIZED'
- 18 CONCRETE WALL, PAINTED:
- COLOUR: 'MEDIUM GRAY'
- 19 ALUMINUM/GLASS RATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- 20 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'CLEAR ANODIZED'
- 22 ALUMINUM GUTTER:
- COLOUR: 'CLEAR ANODIZED'

NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

	<p>SAIYA APARTMENTS 19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.</p>	<p>BUILDING ELEVATIONS SCALE: 3/32" = 1'-0"</p>	<p>REISSUED FOR DEVELOPMENT PERMIT 23-02-28 REVISION #: 4 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21 PROJECT NUMBER: 20143.1</p>			<p>SD4.01</p>
--	--	--	---	---	---	---------------



east elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: COBBLESTONE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: GRAY SLATE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: BLACK ASH - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 5 CERAMIC COATED PANELS:
- 'CERAGLAD' COLOUR: PEARL - 'B-REVEAL' TEXTURE
- 6 CERAMIC COATED PANELS:
- 'CERAGLAD' COLOUR: ANTIQUE RED - 'ANTIQUE BRICK' TEXTURE
- 7 CERAMIC COATED PANELS:
- 'CERAGLAD' COLOUR: CHARCOAL - 'MODERN STRIP' TEXTURE
- 8 CEMENT BOARD FASCI BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE' COLOUR: 'IRON GRAY'
- 9 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE):
- 'JAMES HARDIE' COLOUR: 'IRON GRAY'
- 10 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE):
- 'JAMES HARDIE' COLOUR: 'WATFER BROWN'
- 11 VINYL BALCONY DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 12 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD 'MIGHT GRAY'
- 13 CURTAIN WALL (1600 LIT SYSTEM 1):
- 'YAWNEER' COLOUR: 'BLACK ANODIZED', C/W GRAY SPANDREL PANEL
- 14 VINYL WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 15 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'BLACK ANODIZED'
- 16 ALUMINUM GUARDRAILING:
- COLOUR: 'BLACK'
- 17 METAL FLASHING:
- 'SENTEC', COLOUR: 'CLEAR ANODIZED'
- 18 CONCRETE WALL, PAINTED:
- COLOUR: 'MEDIUM GRAY'
- 19 ALUMINUM/GLASS RATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- 20 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'CLEAR ANODIZED'
- 22 ALUMINUM SLUITER:
- COLOUR: 'CLEAR ANODIZED'

NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD4.02



south elevation



SAIYA APARTMENTS
 19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

RENDERED ELEVATIONS
 SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
 23-02-28 REVISION #: 4
 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
 PROJECT NUMBER: 20143.1



SD4.03



north elevation



SAIYA APARTMENTS
 19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

RENDERED ELEVATIONS
 SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
 23-02-28 REVISION #: 4
 CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
 PROJECT NUMBER: 20143.1



SD4.04



main building entrance



amenity entrance



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 SSA AVENUE, LANGLEY, B.C.

RENDERED ELEVATIONS
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP-09-21
PROJECT NUMBER: 20143.1



SD4.05



55A AVENUE - WEST



55A AVENUE - EAST



LANE - EAST



LANE - WEST



SAIYA APARTMENTS
19701 - 19709 - 19721 - 19729 55A AVENUE, LANGLEY, B.C.

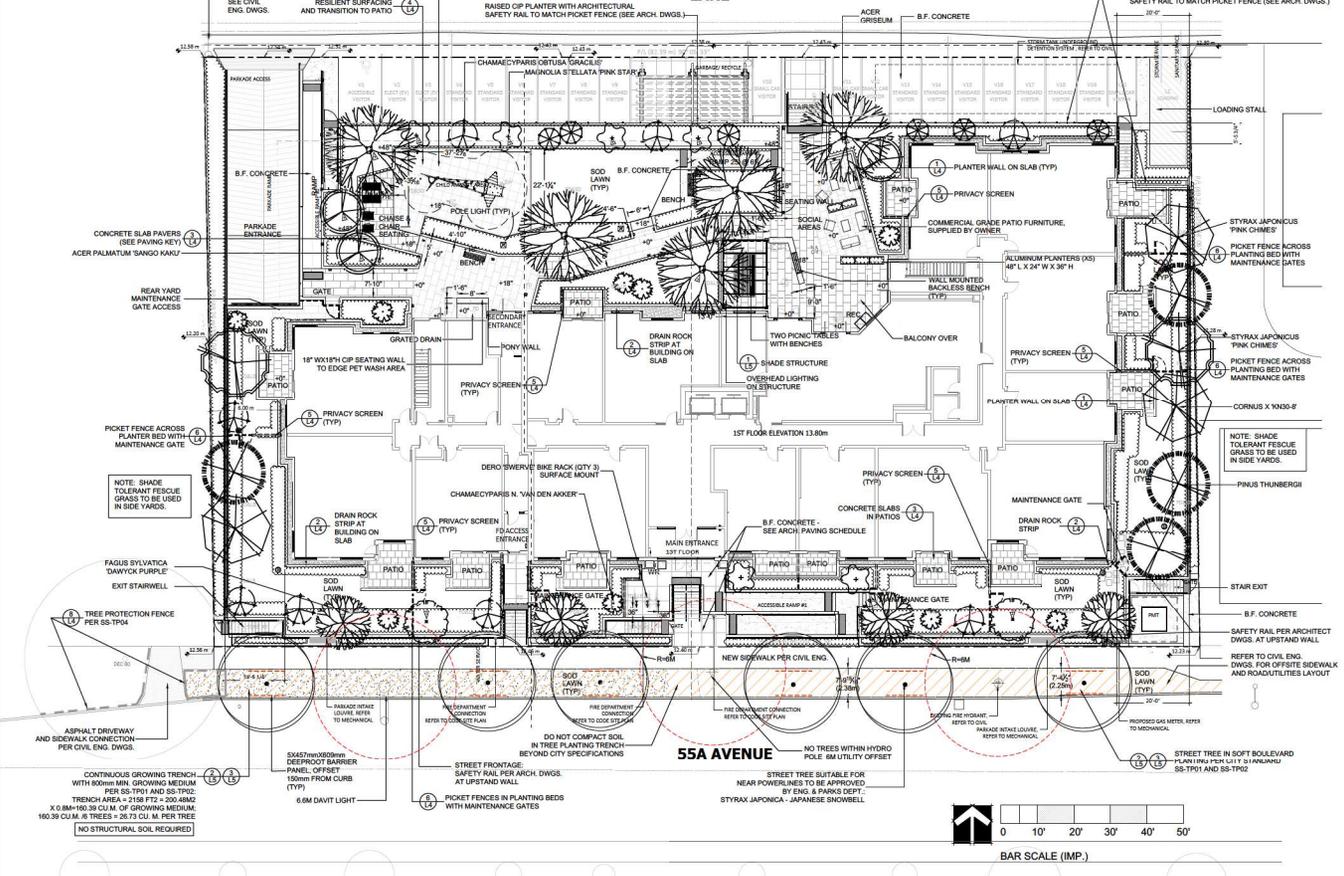
RENDERINGS
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
23-02-28 REVISION #: 4
CITY OF LANGLEY FILE # DP 13-21/RZ 10-21/OCP 09-21
PROJECT NUMBER: 20143.1



SD5.01

SITE PLAN
SCALE 1/16"=1'-0"



PLANT SCHEDULE PMG PROJECT NUMBER: 21-056

TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL: 1.8M STD, B&B
3	3	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2.0M HT, B&B
2	2	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEEAM	5CM CAL: 1.5M MIN STD, B&B
9	9	CHAMAECYPARIS N. 'VAN DEN AKKER'	VAN DEN AKKER FALSESPYRESS	2.8M HT, B&B
6	6	CHAMAECYPARIS OBTUSA 'GRACILIS'	HINKO FALSE CYPRESS	#15 POT, UPRIGHT FORM
3	3	CORNUS X 'VENUS'	FRANK'S OBERING DOGWOOD	6CM CAL: 1.5M MIN STD, B&B
4	4	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	6CM CAL: 1.8M STD, B&B
6	6	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA	#15 POT, TREE FORM
8	8	PICEA GLAUCA 'BRUNTS'	BRUNTS WHITE SPRUCE	2.8M HT, B&B
4	4	PINUS THUNBERGII	JAPANESE BLACK PINE	2.8M HT, B&B
2	2	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL: 1.8M STD, B&B
30	30	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	#3 POT, 50CM
23	23	ABELIA X 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#3 POT, 50CM
42	42	AUCUBA JAPONICA 'ROZANNE'	ROZANNE JAPANESE AUCUBA	#3 POT, 40CM
197	197	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT
COM 10	10	CAMELLIA SASANQUA 'GREEN B&B 03F'	OCTOBER MAGIC CAMELLIA	#3 POT, 60CM
6	6	CAMELLIA SASANQUA 'SHI SHI GASHIRU'	SHI SHI GASHIRU CAMELLIA	#3 POT, 60CM
5	5	CORNUS 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	#3 POT, 80CM
E	5	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 40CM
HM 16	16	HYDRANGEA MACROPHYLLA 'NOTSCHWANZ'	ROTSCHWANZ HYDRANGEA	#3 POT
9	9	KALMIA LATIFOLIA 'OSTEO RED'	OSTRO RED MOUNTAIN LAUREL	#3 POT, 50CM
MA 58	58	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT, 40CM
ND 3	3	MICROBIOTA DECUSSATA	RUSSIAN CYPRESS	#3 POT, 50CM
3	3	NANDINA DOMESTICA 'MOON BAY'	MOON BAY MANDINA	#3 POT
PR 48	48	PRUNUS LAUROCERASUS 'REINVAANI'	RUSSIAN LAUREL	#5 POT, FULL
Z	1	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABELS LAUREL	#3 POT, 30CM
R 11	11	RHOODODENDRON 'ELIZABETH HORNBEE'	ELIZABETH HORNBEE RHOODODENDRON	#3 POT, 50CM
14	14	ROSA 'SCARLET MIDLAND ROSE'	SCARLET MIDLAND ROSE	#3 POT, 60CM
SP 8	8	SPIRAEA X 'BIRMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	#2 POT, 45CM
SDP 32	32	SPIRAEA X 'NICKSY'	DOUBLE PLAT DOODLE SPIRAEA	#2 POT
Y 85	85	TAXUS X MEDIA 'HICKSIF'	HICKS VIEW	1.0M HT, B&B
SHY 69	69	TAXUS X MEDIA 'STONEHENGE SKINNY'	STONEHENGE SKINNY YEW	#3 POT
TH 64	64	THALIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.75M HT, B&B
D 30	30	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM
GRASS	12	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, FULL
KF	16	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	#2 POT
PERENNIAL	AS	ASTILE 'MONTGOMERY'	MONTGOMERY ASTILE	#1 POT, 30CM
HE	43	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 POT, 1-2 FAN
LI	129	LIRIOPE MUSCARI	BLUE LILY-TURTLE	#1 POT
GC	CA	CAREX X 'ICE DANCE'	ICE DANCE SEDGE	#1 POT
ZK	32	DRYOPTERIS AFFINIS 'THE KING'	THE KING MALE FERN	#2 POT
DAB	44	DRYOPTERIS ER' THIOSOSA 'BRILLIANCE'	AUTUMN BRILLIANCE FERN	#2 POT
EG	118	EUONYMUS FORTUNEI 'EMERALD AND GOLD'	EMERALD AND GOLD WINTERCREEPER	#1 POT
sw	43	POLYSTICHUM MUNITUM	SWORD FERN	#2 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE: OFF-SITE STREET TREE PMG PROJECT NUMBER: 21-056S

TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
6	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL: 1.8M STD, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PROPOSED TREES



pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604-294-0011 | F: 604-294-0022

CLIENT: **KEYSTONE ARCHITECTURE**

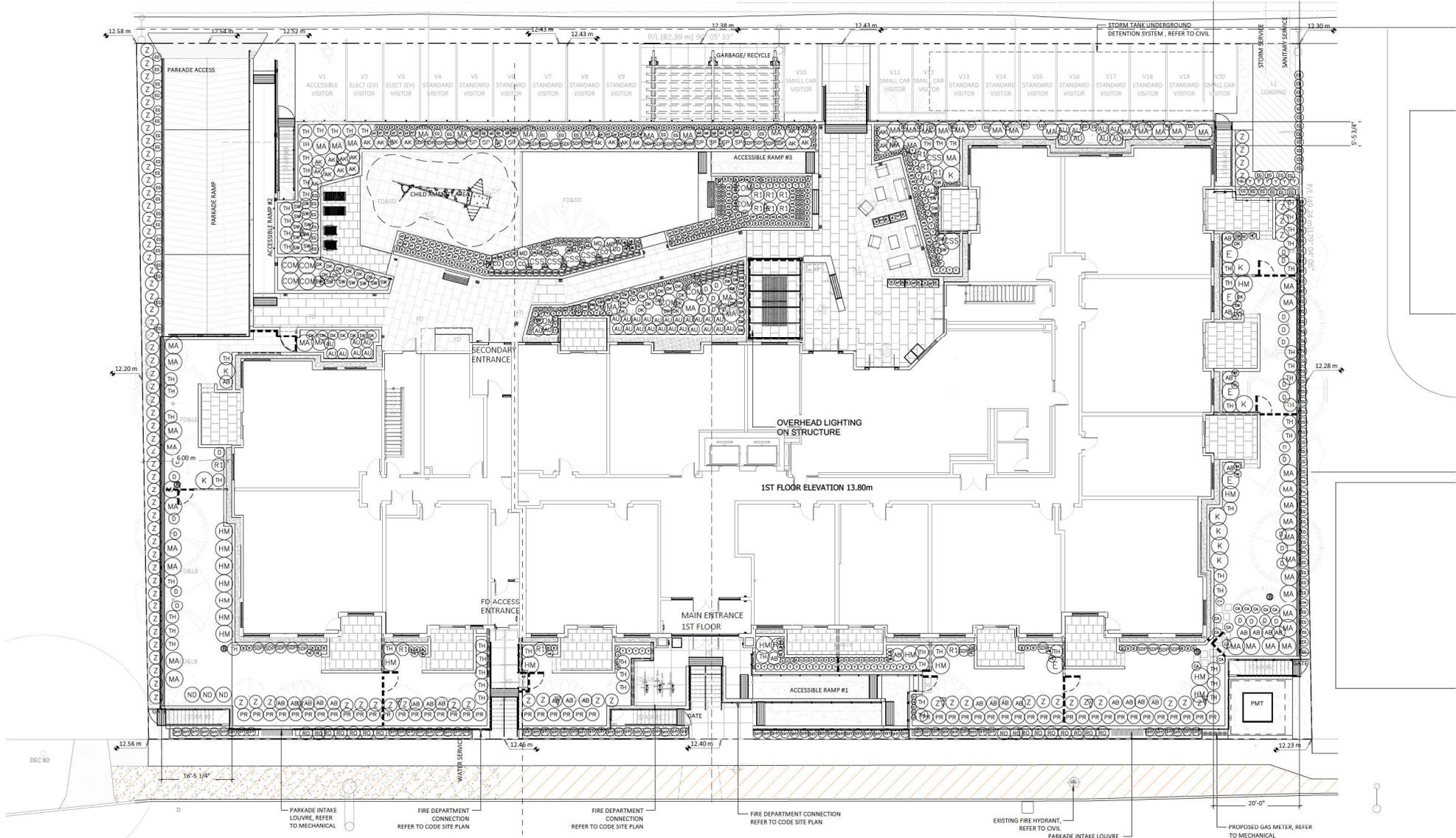
8	25.02.13	95% COORDINATION FOR SP	SI
7	22.09.20	90% COORDINATION	SI
4	22.09.20	90% COORDINATION	SI
5	22.06.20	WALKWAY ADDED, ARCH COORD.	SI
2	21.02.20	REV. PER ARCH COMMENTS	SI
3	21.02.20	BENCH REMOVED	SI
2	21.AUG.11	REV. SITE PLAN	SI
1	21.APR.20	REV. TO AMENITY AREA	SI
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: **SAIYA APARTMENTS**
19701 19709 19721 19729 55A AVENUE
LANGLEY, BC



DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 23 MAR 25
SCALE: VARIOUS
DRAWN: BJ
DESIGN: BJ
CHKD: PCM
DRAWING NUMBER: **L1**



CLIENT: **KEYSTONE ARCHITECTURE**

NO.	DATE	REVISION DESCRIPTION	DR.
8	25.02.23	95% COORDINATION FOR SP	BJ
7	22.09.20	90% COORDINATION	BJ
6	22.09.20	80% COORDINATION	BJ
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.12.02	REV. FOR ARCH COMMENTS	BJ
3	21.02.20	BENCH REMOVED	BJ
2	21.AUG.14	REV. SITE PLAN	BJ
1	21.APR.20	REV. TO AMENITY AREA	BJ

PROJECT: **SAIYA APARTMENTS**
 19701 19709 19721 19729 55A AVENUE
 LANGLEY, BC



SEAL: [Professional Seal]

DRAWING TITLE: **SHRUB PLANTING PLAN**

DATE: 23.MAR.25
 SCALE: 1"=10'-0"
 DRAWN: BJ
 DESIGN: PCM
 CHK'D: PCM

DRAWING NUMBER: **L2**

PMG PROJECT NUMBER: 21-056

PROPOSED FURNITURE AND SITE AMENITIES



KOMPAN GALAXY 902 'ENIP' ON RESILIENT SAFETY TILES



MAGLIN BENCH 870 SERIES, CHARCOAL HDPE



MAGLIN WALL MOUNTED BENCH 870 SERIES, CHARCOAL HDPE



MAGLIN PICNIC TABLE AND BENCHES 1050 SERIES, CHARCOAL HDPE



MAGLIN LOUNGE CHAIRS AND CHAISE 7200 SERIES, COLOURED METAL, COLOUR TBD



DERO 'SWERVE' BIKE RACK RACK POWDER COAT, SURFACE MOUNT



MAGLIN WASTE RECEPTACLE 1050 SERIES, CHARCOAL HDPE



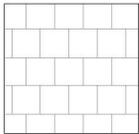
MAGLIN RECYCLING UNIT 1500 SERIES, MFTAI



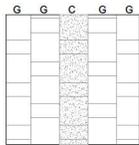
GREEN THEORY PLANTER POWDERCOAT ALUMINIUM 48" L X 24" W X 36" H. POWDERCOAT COLOUR TBD SURFACE MOUNTED, WITH OLLY WATERING INSERT COORDINATE WITH ARCHITECT, STRUCTURAL ENG.

NOTE: ALL FURNISHINGS TO BE SURFACE MOUNTED TO CONCRETE HOUSEKEEPING SLAB, LOCATION AND SIZE TO BE COORDINATED WITH ARCHITECT, STRUCTURAL ENG.

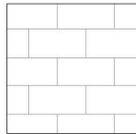
PROPOSED PAVING



PATIOS: MUTUAL MATERIALS VANCOUVER BAY CONCRETE SLAB RUNNING BOND 24X24, CHARCOAL COLOUR ALIGN AS SHOWN



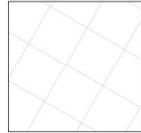
SOCIAL SPACES: MUTUAL MATERIALS VANCOUVER BAY CONCRETE SLAB MODIFIED RUNNING BOND 24X24, 12X24 ALTERNATING, PATTERN OF COLOUR BANDS: 3 GRAY, 1 CHARCOAL ALIGN AS SHOWN



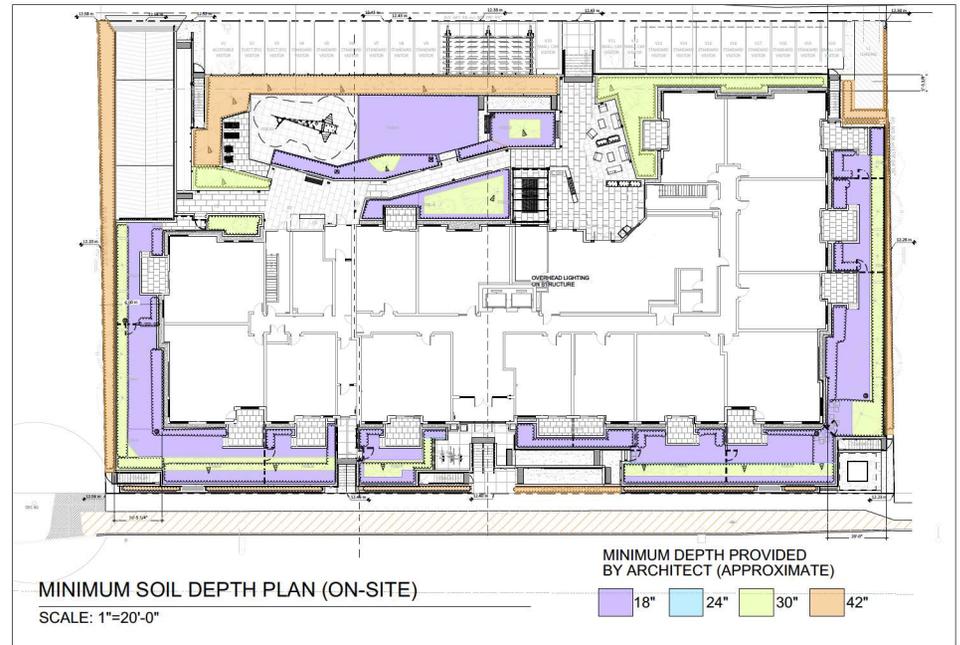
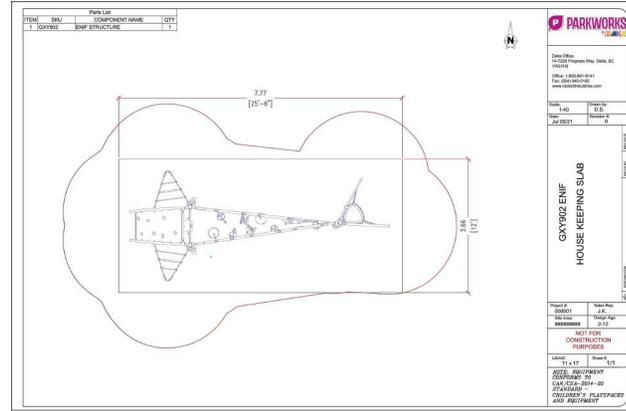
WALKWAYS: MUTUAL MATERIALS VANCOUVER BAY CONCRETE SLAB RUNNING BOND 12X24, GREY COLOUR ALIGN AS SHOWN

NOTE: PAVERS TO BE INSTALLED ON PEDESTALS, OVER WATERPROOFED, PREPARED SLAB. (TO BE CONFIRMED BY ARCHITECT.)

RESILIENT SURFACING PLAY TILES



RESILIENT SURFACING PLAY TILES PLAYFALL PLAY TILES 24X24X1.75" THICKNESS FOR 10' FALL HEIGHT TWO PLAY PADS: 1' x 2' COLOURS: 50% LEMON YELLOW 07 50% BLUE 04 ALTERNATING CHECKERBOARD PATTERN ALIGN AS SHOWN



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

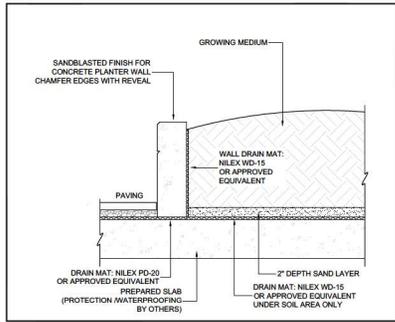
NO.	DATE	REVISION DESCRIPTION	DR.
8	25.02.13	95% COORDINATION FOR SP	BJ
7	22.09.20	90% COORDINATION	BJ
6	22.09.20	80% COORDINATION	BJ
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.02.20	REV: PRELIM COMMENTS	BJ
3	21.02.20	DESIGN REMOVED	BJ
2	21.AUG.19	REV: SITE PLAN	BJ
1	21.APR.19	REV: TO AMENITY AREA	BJ

CLIENT: KEYSTONE ARCHITECTURE

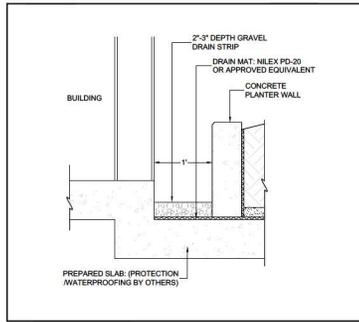
PROJECT: SAIYA APARTMENTS
19701 19709 19721 19729 55A AVENUE
LANGLEY, BC



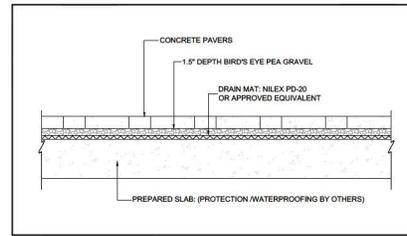
DATE: 21 APR 01
SCALE: VARIES
DRAWN: BJ
DESIGN: CHKD:
CHKD: PCM/BA
DRAWING NUMBER: L3
PMG PROJECT NUMBER: 21-056



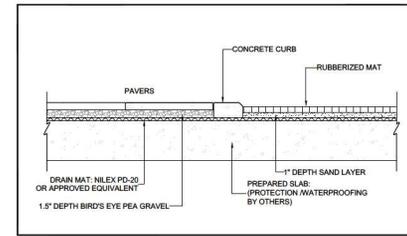
1
L4
PLANTER WALL ON SLAB
1"=1'-0"



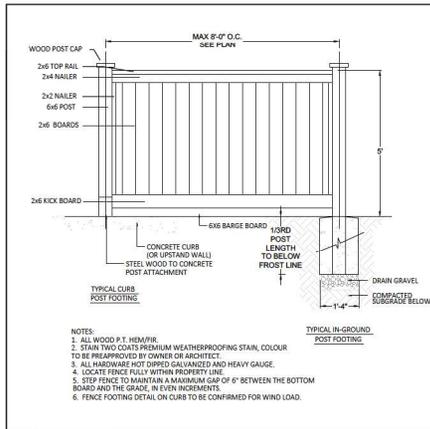
2
L4
DRAIN ROCK STRIP AT BUILDING ON SLAB
1"=1'-0"



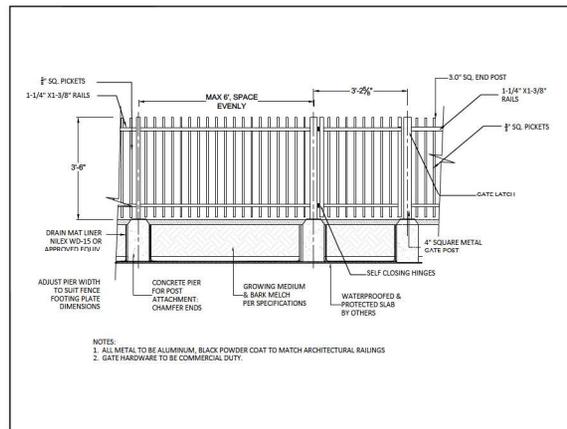
3
L4
PAVERS ON SLAB
1"=1'-0"



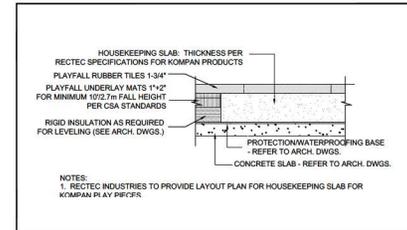
4
L4
PLAY SURFACE AND TRANSITION ON SLAB
1"=1'-0"



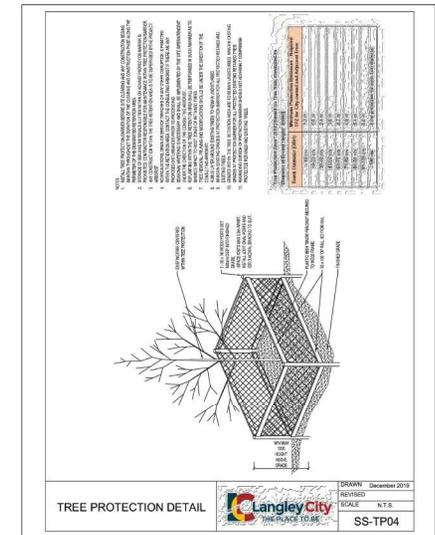
5
L4
PERIMETER FENCE & PRIVACY SCREEN
1/2"=1'-0"



6
L4
42" ALUMINUM PICKET FENCE
1/2"=1'-0"



7
L4
HOUSEKEEPING SLAB AT PLAY STRUCTURE
1"=1'-0"



8
L4
LANGLEY CITY DETAIL SS-TP04
NTS

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604-294-0011 | F: 604-294-0022

CLIENT: _____
KEYSTONE ARCHITECTURE

PROJECT: _____
SAIYA APARTMENTS
19701 19709 19721 19729 55A AVENUE
LANGLEY, BC

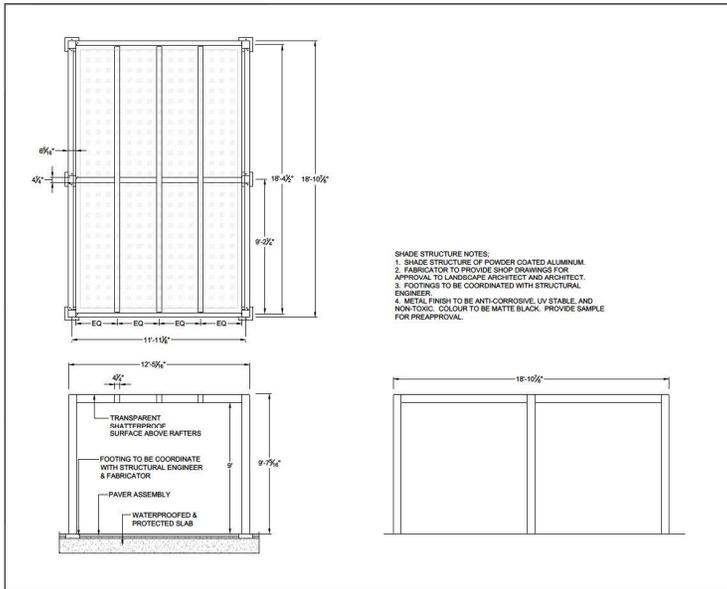
SCALE: _____
DRAWING TITLE: _____
LANGLEY CITY
THE PLACE TO BE.

DATE: 22 APR 01
SCALE: VARIES
DRAWN: BJ
DESIGN: CHKD
CHKD: PCM
DRAWING NUMBER: _____

NO.	DATE	REVISION DESCRIPTION	DR.
8	23.02.13	95% COORDINATION FOR SP	BJ
7	22.09.24	90% COORDINATION	BJ
4	22.09.24	90% COORDINATION	BJ
5	22.04.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.12.01	REV. PER ARCH COMMENTS	BJ
3	21.02.15	BENCH REMOVED	BJ
2	21.AUG.11	REV. SITE PLAN	BJ
1	21.APR.20	REV. TO AMENITY AREA	BJ

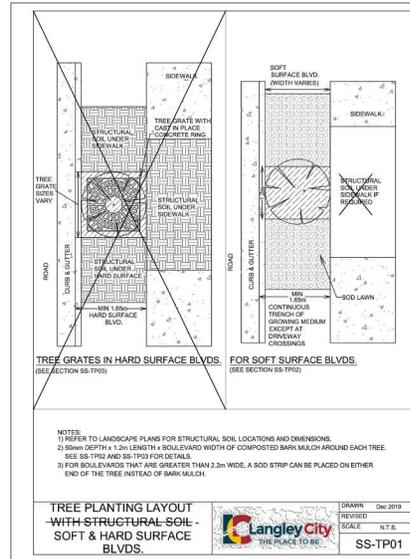
© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

L4 OF 7
PMG PROJECT NUMBER: _____ 21-056



SHADE STRUCTURE NOTES:
 1. SHADE STRUCTURE OF POWDER COATED ALUMINUM.
 2. FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO LANDSCAPE ARCHITECT AND ARCHITECT.
 3. FOOTINGS TO BE COORDINATED WITH STRUCTURAL ENGINEER.
 4. METAL FINISH TO BE ANTI-CORROSIIVE, UV STABLE, AND NON-TOXIC. COLOUR TO BE MATTE BLACK. PROVIDE SAMPLE FOR PRE-APPROVAL.

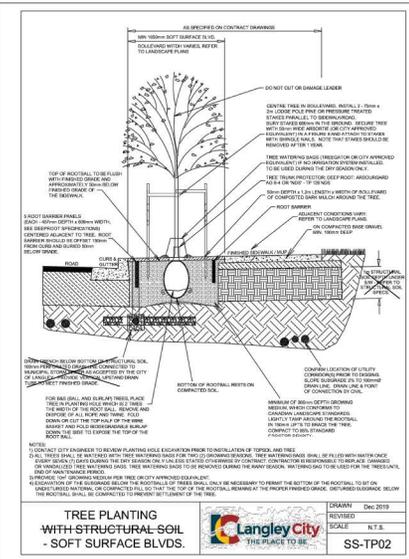
1 SHADE SHELTER: CONCEPT
 L5 1/4"=1'-0"



NOTES:
 1) REFER TO LANDSCAPE PLANS FOR STRUCTURAL SOIL LOCATIONS AND DIMENSIONS. SEE SS-TP02 AND SS-TP03 FOR DETAILS.
 2) 50mm DEPTH x 1.2m LENGTH x BOULEVARD WIDTH OF COMPOSTED BARK MULCH AROUND EACH TREE.
 3) FOR BOULEVARDS THAT ARE GREATER THAN 2.3m WIDE, A SOIL STRIP CAN BE PLACED ON EITHER END OF THE TREE INSTEAD OF BARK MULCH.

TREE PLANTING LAYOUT - WITH STRUCTURAL SOIL - SOFT & HARD SURFACE BLVDs.

Langley City THE PLACE TO BE. DRAWN: DML 2019. REVISION: N.T.S. SCALE: SS-TP01



NOTES:
 1) CONSULT CITY ENGINEER TO REVIEW PLANTING HOLE EDUCATION PRIOR TO INSTALLATION OF TOPSOIL AND TREE.
 2) THE TREE SHALL BE INSTALLED WITH THE MAIN TRUNK ON THE 12 O'CLOCK POSITION. THE TREE PENETRATING SOIL, OR IT'S ROOTS PENETRATING EQUIPMENT SHALL BE EXAMINED BY THE LANDSCAPE ARCHITECT OR CITY ENGINEER PRIOR TO INSTALLATION OF TOPSOIL AND TREE.
 3) PROVIDE TOP SOIL OR COMPOSTED BARK MULCH TO THE ROOTBALL OF THE TREE. THE SOIL SHALL BE PLACED TO THE BOTTOM OF THE ROOTBALL TO THE UNDISTURBED MATERIAL OR CONTACTED TO FALL SO THAT THE TOP OF THE ROOTBALL REMAINS AT THE PROPER FINISHED GRADE. DISTURBED SOILS BELOW THE ROOTBALL SHALL BE COMPACTED TO PREVENT SETTLEMENT OF THE TREE.

TREE PLANTING WITH STRUCTURAL SOIL - SOFT SURFACE BLVDs.

Langley City THE PLACE TO BE. DRAWN: DML 2019. REVISION: N.T.S. SCALE: SS-TP02

2 LANGLEY CITY DETAIL SS-TP01
 L5 NTS

3 LANGLEY CITY DETAIL SS-TP02
 L5 NTS



CLIENT: _____

KEYSTONE ARCHITECTURE

NO.	DATE	REVISION DESCRIPTION	DR.
8	23.02.13	95% COORDINATION FOR SP	BJ
7	22.09.14	90% COORDINATION	BJ
6	22.09.14	90% COORDINATION	BJ
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.12.01	REV. PER ARCH COMMENTS	BJ
3	21.06.15	BENCH REMOVED	BJ
2	21.AUG.11	REV. SITE PLAN	BJ
1	21.APR.08	REV. TO AMENITY AREA	BJ

PROJECT: _____

SAIYA APARTMENTS

19701 19709 19721 19729 55A AVENUE
 LANGLEY, BC



SEAL: _____

DRAWING TITLE: _____

DETAILS

DATE: 22.APR.01

SCALE: VARIOUS

DRAWN: BJ

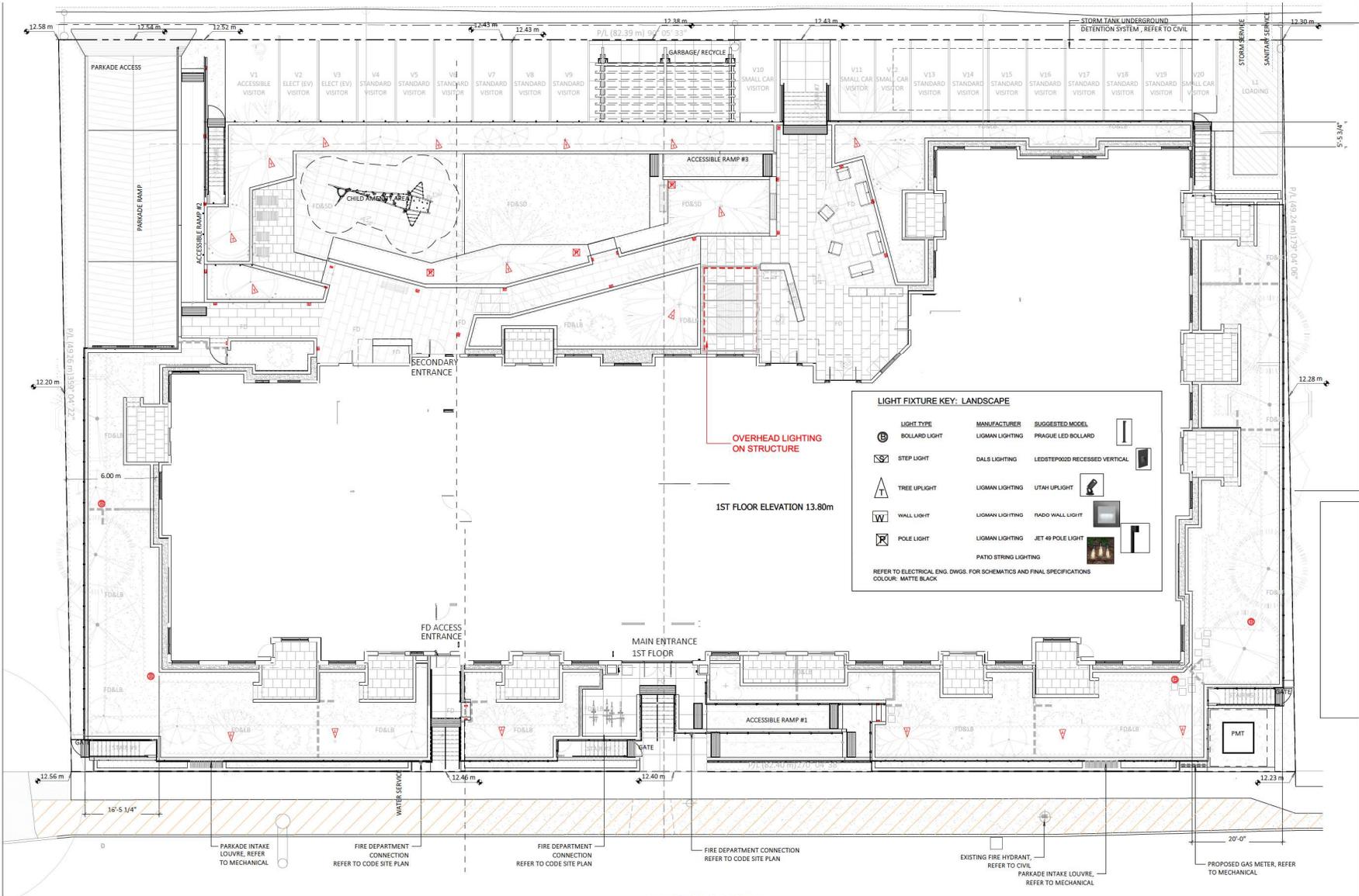
DESIGN: _____

CHK'D: PCM

DRAWING NUMBER: _____

L5 OF 7

PMG PROJECT NUMBER: _____ 21-056



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT:

KEYSTONE ARCHITECTURE

NO.	DATE	REVISION DESCRIPTION	DR.
8	25.02.23	95% COORDINATION FOR RP	BJ
7	22.09.23	90% COORDINATION	BJ
6	22.09.23	80% COORDINATION	BJ
5	22.06.20	WALKWAY ADDED, ARCH COORD.	BJ
4	21.12.02	REV. FOR ARCH COMMENTS	BJ
3	21.06.20	BENCH REMOVED	BJ
2	21.AUG.14	REV. SITE PLAN	BJ
1	21.APR.20	REV. TO AMENITY AREA	BJ

PROJECT:

SAIYA APARTMENTS

19701 19709 19721 19729 55A AVENUE
LANGLEY, BC

SEAL:



DRAWING TITLE:

LIGHTING PLAN

DATE: 23.MAR.25

SCALE: 1"=10'-0"

DRAWN: BJ

DESIGN: BJ

CHKD: PCM/BJ

DRAWING NUMBER:

L6

OF 7

PMG PROJECT NUMBER:

21-056

CITY OF
LANGLEY



CITY OF LANGLEY

MOTION

Development Permit Application No. 13-21

THAT Development Permit No. 13-21 to accommodate a 6-storey, 96-unit apartment development located at 19701-19729 55A Avenue be approved.



HOUSING AGREEMENT BYLAW, 2024, NO. 3279

The purpose of Housing Agreement Bylaw No. 3279 is to secure eight replacement rental apartment units required under Policy 1.16.1 of the Official Community Plan in connection with a proposed 75-unit apartment development at 20200 – 54A Avenue (David Eaton Architect Inc.). The housing agreement and integral restrictive covenant (attached as Schedule “A”) will ensure that the rental tenure of the affected units is secured for the life of the building. The agreement was reviewed by the City’s solicitors and its format and basic wording can be used as a template for future rental tenure protection housing agreements. Under Section 483 of the *Local Government Act*, housing agreements must be entered into by bylaw.



HOUSING AGREEMENT BYLAW, 2024

BYLAW No. 3279

A Bylaw to enter into a housing agreement under Section 483 of the *Local Government Act*.

WHEREAS Council may, by bylaw, authorize the City to enter into a housing agreement under Section 483 of the *Local Government Act*,

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

1. This Bylaw may be cited for all purposes as "Housing Agreement Bylaw, 2024, No. 3279".
2. Council hereby authorizes the City of Langley to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, substantially in the form attached as Schedule "A" to this Bylaw (the "Housing Agreement"), in respect of the lands legally described as follows:

PID: 032-186-703
Lot A, District Lot 305, Group 2, New Westminster District,
Plan EPP133022

3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and the Corporate Officer is authorized to sign and file in the Land Title Office a notice of the signed Housing Agreement.

READ A FIRST, SECOND AND THIRD TIME this twenty-ninth day of April, 2024.

FINALLY ADOPTED this ----- day of -----, 2024.

MAYOR

CORPORATE OFFICER

SCHEDULE "A"

**HOUSING AGREEMENT AND SECTION 219 COVENANT
SP (LINWOOD) HOLDINGS INC. (20200 – 54A AVENUE)**



1. Application

**FASKEN MARTINEAU DUMOULIN LLP
BARRISTERS AND SOLICITORS
#1800 - 13401 108 AVENUE
SURREY BC V3T 5T3
604.631.6473**

File No.: 329974.00033
City of Langley File Number: RZ 01-23

2. Description of Land

PID/Plan Number	Legal Description
032-186-703	LOT A DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP133022

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Section 219
PRIORITY AGREEMENT		Granting covenant filed herein priority over Mortgage CB580411 and Assignment of Rents CB580412

4. Terms

Part 2 of this instrument consists of:
(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

SP (LINWOOD) HOLDINGS INC., NO.BC1364980
CANADIAN WESTERN BANK

6. Transferee(s)

**CITY OF LANGLEY
20399 DOUGLASCRESCENT
LANGLEY BC V3A 4B3**

7. Additional or Modified Terms



8. Execution(s)

This instrument creates, assigns, modifies, enlarges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
 SIPEI (REBECCA) LIANG A Commissioner for Taking Affidavits for British Columbia Suite 1800, 13401 108 Avenue Surrey, BC V3T 5T3 Expiry Date: December 31, 20 <u>26</u>	YYYY-MM-DD <div style="border: 1px solid black; padding: 5px; display: inline-block;">2024-04-10</div>	SP (LINWOOD) HOLDINGS INC. By their Authorized Signatory  Print name: Kareem Jatha

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
Harvir Grewal Manager, Real Estate Lending 	YYYY-MM-DD <div style="border: 1px solid black; padding: 5px; display: inline-block;">2024-04-11</div>	CANADIAN WESTERN BANK By their Authorized Signatory  Print name: Amrit Sekhon Senior Manager, Real Estate Lending  Print name: Kunal Sharma AVP, Real Estate Lending

Harvir Grewal
 A Commissioner for taking Affidavits for British Columbia
 Unit 100 - 5455 152 Street
 Surrey, BC V3S 5A5
 Expiry: December 31, 2025

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



Land Title Act
Charge
General Instrument – Part 1

Witnessing Officer Signature

Execution Date

YYY-MM-DD

Transferor / Transferee / Party Signature(s)

CITY OF LANGLEY
By their Authorized Signatory

Print name:

Print name:

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, R.S.B.C. 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

TERMS OF INSTRUMENT – PART 2
HOUSING AGREEMENT & 219 COVENANT

THIS AGREEMENT made the 22nd day of March 2024 is

BETWEEN:

CITY OF LANGLEY
20399 Douglas Crescent,
Langley, BC V3A 4B3

(the "City")

AND:

SP (LINWOOD) HOLDINGS INC., INC.NO. BC1364980.
3432 199 STREET
LANGLEY, BC V3A 1H6

(the "Owner")

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Langley, in the Province of British Columbia, legally described as:
- Parcel Identifier: 032-186-703
LOT A DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN
EPP133022
- (the "Lands");
- B. The Owner proposes to use the Lands for constructing a single 6-storey building with 75 Dwelling Units (the "Development");
- C. Section 483 of the *Local Government Act* permits the City to enter into and note on title to lands housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent that may be charged for housing units;
- D. Section 219 of the *Land Title Act* permits the registration of a covenant of a positive or a negative nature in favour of a municipality in respect of the use of, construction on, and subdivision of land;
- E. The Owner has voluntarily agreed to enter into this Agreement pursuant to Section 483 of the *Local Government Act* and Section 219 of the *Land Title Act*, to ensure that the Rental Units (as defined herein) are constructed and used in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree, pursuant to section 219 of the *Land Title Act* and section 483 of the *Local Government Act*, as follows:

DEFINED TERMS

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
- (a) **"Agreement"** means this Agreement and any amendments to or modifications of the same;
 - (b) **"City"** means the City of Langley and any person authorized by the City of Langley, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Langley by this Agreement;
 - (c) **"City Personnel"** means all of the City's elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, and invitees;
 - (d) **"Claims and Expenses"** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity;
 - (e) **"Close Relation"** means a spouse, parent, child, or sibling, whether related by blood, marriage, or adoption, of the Owner;
 - (f) **"Dwelling Unit"** means a residential dwelling unit located or to be located on the Lands;
 - (g) **"Owner"** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then "Owner" means the legal and beneficial owner of a Rental Unit; and
 - (h) **"Rental Unit"** means a Dwelling Unit in the Development designated pursuant to this Agreement for residential rental purposes only.

2. RESTRICTIONS ON THE LANDS

- 2.1 The Lands must not be used except in accordance with this Agreement.
- 2.2 The Lands must not be built upon or developed in any way unless such building or development includes and substantially conforms with the design plans, dated July 19th,

2023 prepared by David Eaton Architect Inc., pages A-15 to A-20, attached as Schedule B (the "Design Plans").

- 2.3 Subsequent to any subdivision of the Lands creating separate legal parcels from any portion of the Lands which includes a Rental Unit, the owner in fee simple of such separate legal parcels will provide to the City a discharge of this Agreement, and the City will execute that discharge and return it to that owner for registration with the relevant land title office, such that those portions of the Lands which do not contain Rental Units will no longer be subject to this Agreement.

3. RESTRICTION ON OCCUPANCY OF RENTAL UNITS

- 3.1 The Dwelling Units identified in Schedule A are Rental Units.
- 3.2 A Rental Unit must only be used as a residence occupied pursuant to a tenancy agreement validly entered into under the *Residential Tenancy Act*, and in accordance with this Agreement;
- 3.3 The Rental Units must not be occupied as a residence by the Owner, or a Close Relation.
- 3.4 The Rental Units must not be rented or used at any time for the purpose of short-term vacation rental, or for a term less than 30-days.
- 3.5 The City may, from time to time request the Owner to provide written proof of compliance with this Agreement, and such Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City, including as declaration made under oath.
- 3.6 The management and operation of the Rental Unit must comply with all applicable laws, including the *Residential Tenancy Act*, City bylaws, and any health and safety standards applicable to the Lands.

4. LIABILITY

- 4.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 4.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

5. **NOTICE**

- 5.1 **Notice.** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the Land Title Office, and in the case of the City addressed to:

City of Langley
20399 Douglas Crescent
Langley, BC
V3A 4B3

Attention: Development Services Department

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

- 5.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

6. **GENERAL**

- 6.1 **Housing Agreement.** The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act* and a covenant under section 219 of the *Land Title Act*;
- (b) the City may file notice of, and register, this Agreement in the Land Title Office pursuant to section 483(5) of the *Local Government Act* against the title to the Lands.

- 6.2 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

- 6.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

- 6.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 6.5 **Municipal Permits** – the Owner agrees that the City may withhold building permits and occupancy permits with respect to any building or other structure from time to time constructed or proposed to be constructed on the Lands, as the City may, in its sole discretion, consider necessary to ensure compliance with this Agreement.
- 6.6 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 6.7 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 6.8 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 6.9 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 6.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 6.11 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 6.12 **Covenant Runs with the Lands.** This Agreement burdens and runs with the Lands and every parcel into which it is subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators,

successors and assigns, and all persons who after the date of this Agreement acquire an interest in the Lands.

- 6.13 **Limitation on Owner's Obligations.** Notwithstanding anything in this Agreement, the Owner shall not be liable under any of the covenants and obligations contained herein where such liability arises after the Owner ceases to have any further interest in such Rental Unit.
- 6.14 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 6.15 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 6.16 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 6.17 **Interpretation.** In this Agreement:
- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
 - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
 - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
 - (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
 - (g) time is of the essence;
 - (h) all provisions are to be interpreted as always speaking;
 - (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes a Tenant, agent, officer and invitee of the party;

- (j) reference to a "day", "month", or "year" is a reference to a calendar day, calendar month, or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

6.18 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

6.19 **Schedules.** The following schedules are attached and form an integral part of this Agreement:

- (a) Schedule A – Rental Units;
- (b) Schedule B – Design Plans.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the *Land Title Act* Form C which is attached to and forms part of this Agreement.

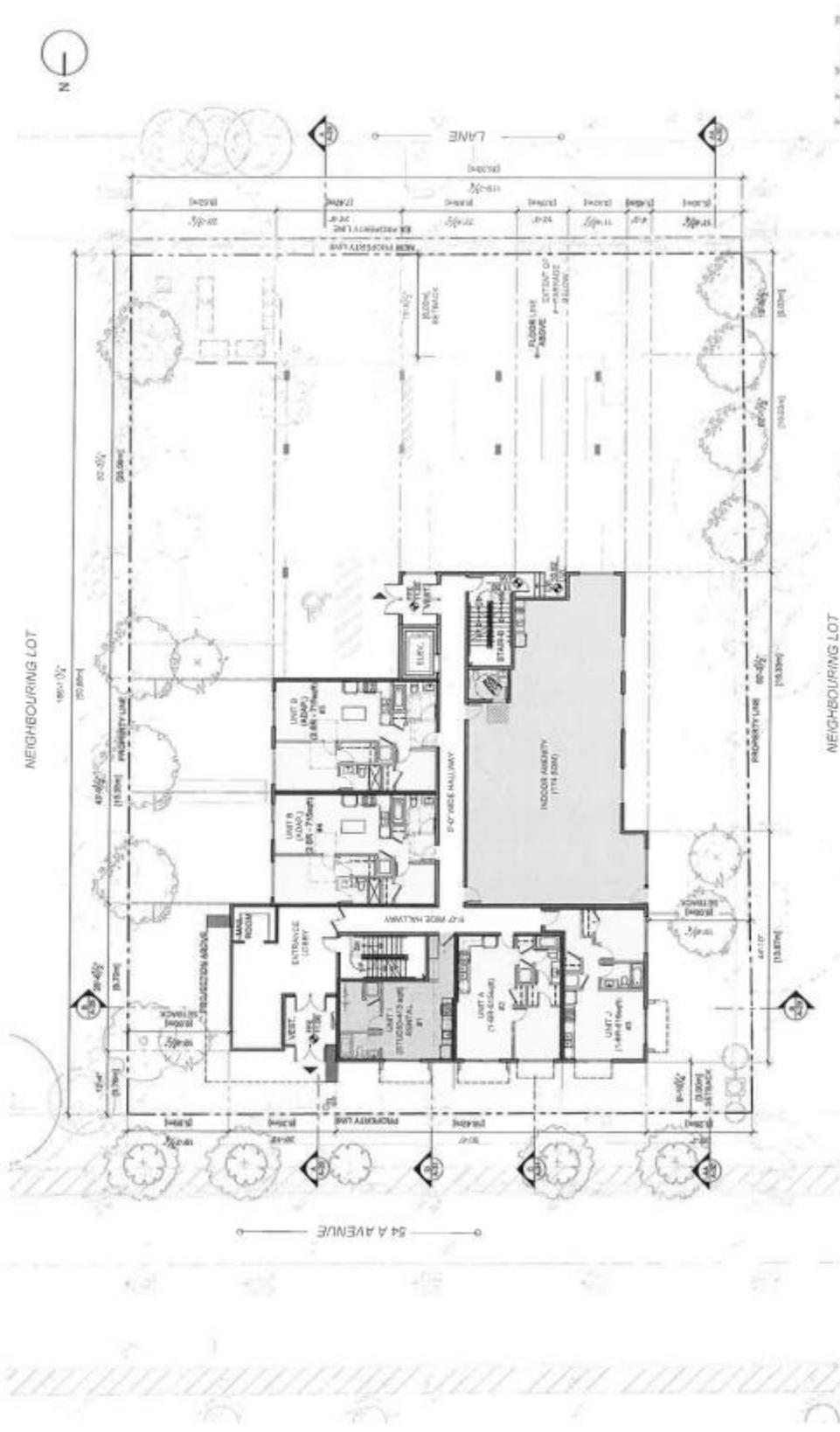
SCHEDULE A RENTAL UNITS

The following Dwelling Units, as identified in the Design Plans, are designated Rental Units:

- Main Floor Plan:
 - UNIT I (STUDIO-413 sqft) RENTAL #1
- Second Floor Plan:
 - UNIT H1 (JR-2 BR-594 sqft) RENTAL #12
 - UNIT I (STUDIO-413 sqft) RENTAL #11
 - UNIT C (JR 1 BR-489 sqft) RENTAL #8
 - UNIT C (JR 1 BR-489 sqft) RENTAL #7
- Third Floor Plan:
 - UNIT I (STUDIO-413 sqft) RENTAL #25
- Fourth Floor Plan:
 - UNIT I (STUDIO-413 sqft) RENTAL #39
- Sixth Floor Plan:
 - UNIT F (JR 2 BR-727 sqft) RENTAL #73

SCHEDULE B
DESIGN PLANS

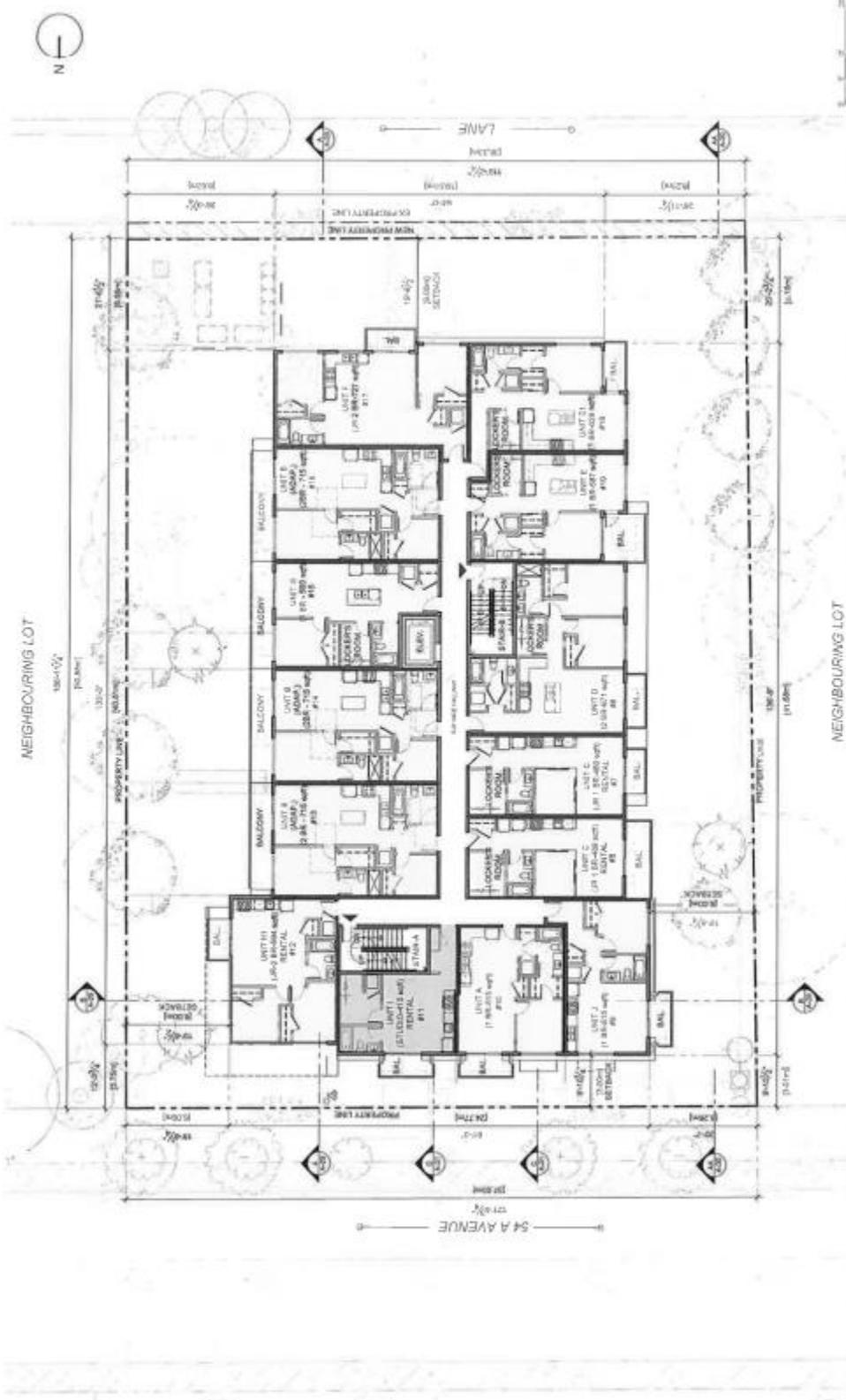
329974.00031/304185437.3



DAVID EATON ARCHITECTURE INC.
 RESPONSE TO AIP COMMENTS
 2024.4.2022 S/A V.1.1.1.1.1.1.1.
 LANDLIFT, BRITISH COLUMBIA

MAIN FLOOR PLAN

A-15



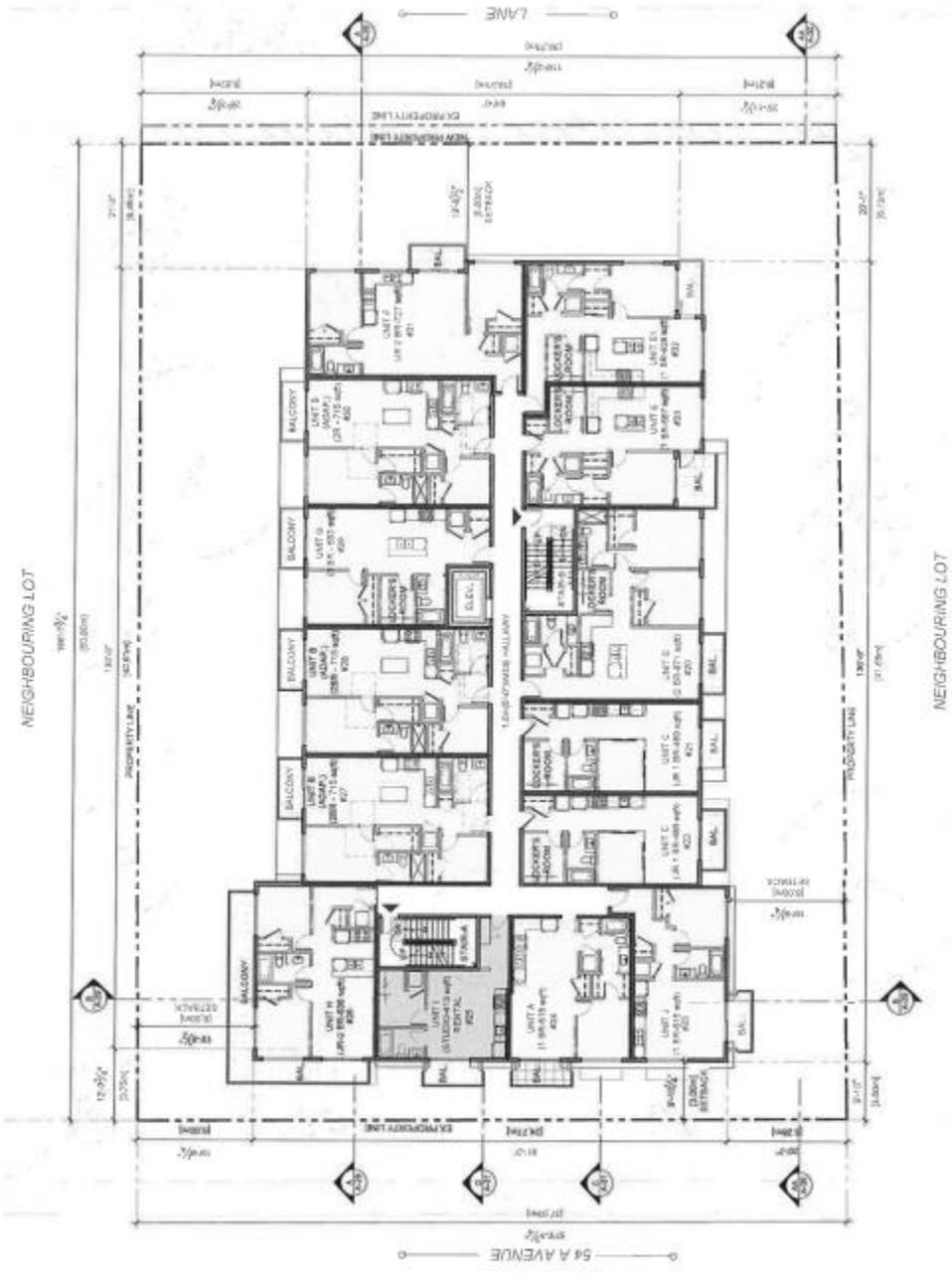
DAVID EATON
 ARCHITECTS INC.
 1000-1000-1000-1000

RESPONSE TO ADP COMMENTS
 18-07-2023
 400-1000-1000-1000

SECOND FLOOR PLAN

MULTI-FAMILY DEVELOPMENT
 1000-1000-1000-1000

A-15



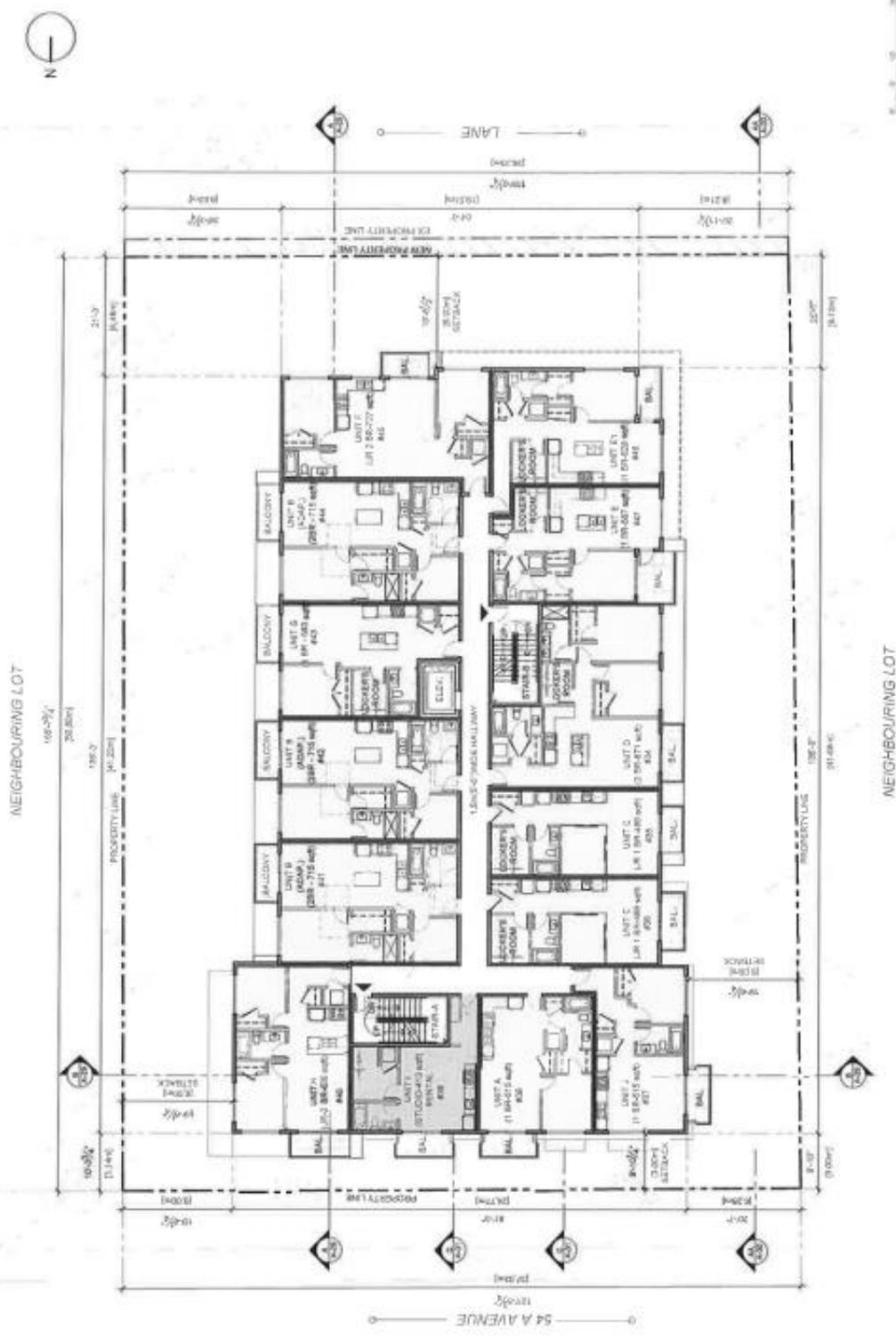
DAVID EATON
ARCHITECT P.L.C.

RESPONSE TO ADP COMMENTS
NOV 19, 2023
ADP Reference: 17-000

THIRD FLOOR PLAN

MULTI-FAMILY DEVELOPMENT
2571-1500 AVE. S.W.
VANCOUVER, BC V6Z 2M4

A-17



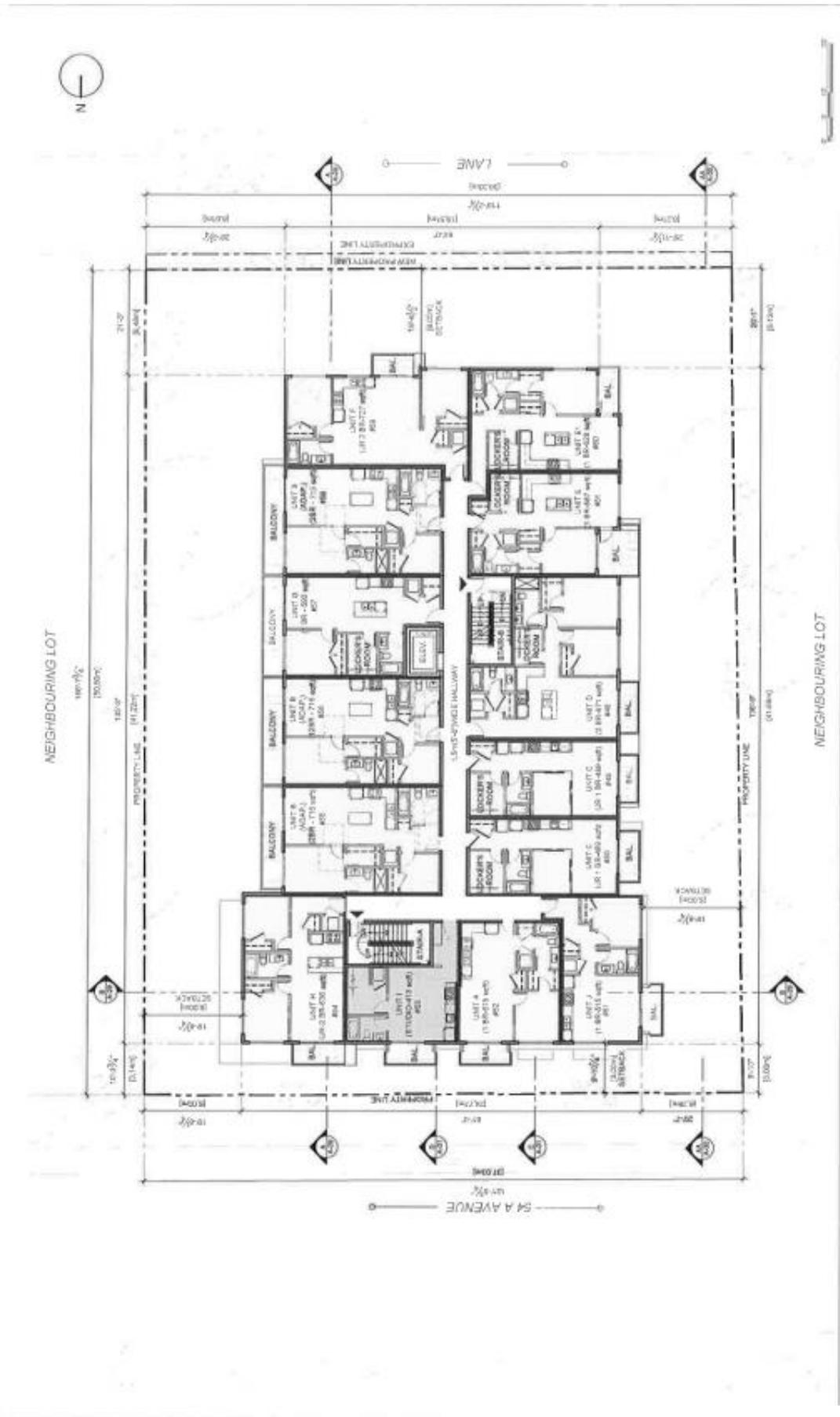
DAVID EATON
ARCHITECTURE INC.

RESPONSE TO ADP COMMENTS
DATE: 10/20/20
ADP: 10/20/20 - P. 108

FOURTH FLOOR PLAN

MULTI-FAMILY DEVELOPMENT
3201 & 3205 SAUVAGE ST.
VANCOUVER, BRITISH COLUMBIA

A-18



DAVID EATON
ARCHITECTURE INC.

FIFTH FLOOR PLAN

MULTIFAMILY DEVELOPMENT
2021 S. 2022 S.W. 83rd AVE
LANGFORD, BRITISH COLUMBIA

A-19



DAVID EATON
 ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1T2
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.DAVIDEATONARCHITECTS.COM

RESPONSE TO ADP COMMENTS
 JOB #17-303
 ADP PERMITS - 17-001

SIXTH FLOOR PLAN

MULTI-FAMILY DEVELOPMENT
 1000 WEST 10TH AVENUE

A-20

CONSENT AND PRIORITY AGREEMENT

PRIORITY AGREEMENT

WHEREAS:

- A. **CANADIAN WESTERN BANK** (the "**Chargeholder**") is the holder of a mortgage and assignment of rents (the "**Financial Charges**") encumbering the lands described in Item 2 of Part 1 of the Form C General Instrument to which this Priority Agreement is attached and which are registered in the New Westminster Land Title Office as Mortgage CB580411 and Assignment of Rents CB580412; and
- B. A covenant is being granted pursuant to Part 2 of the Form C General Instrument to which this Priority Agreement is attached (the "**City's Charge**") which is or will be registered against title to the lands.

NOW THEREFORE for one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder, the Chargeholder hereby grants to the City priority for the City's Charges over all the Chargeholder's right, title and interest in and to the lands as if the City's Charges had been executed, delivered and registered prior to the execution and registration of the Financial Charges and prior to the advance of any monies pursuant to the Financial Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

IN WITNESS WHEREOF, the Chargeholder has executed and delivered this Consent and Priority Agreement by executing the *Land Title Act* Form C above which is attached hereto and forms part of this Agreement.



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 194, 2023, BYLAW NO. 3250
DEVELOPMENT PERMIT APPLICATION DP 01-23

To consider Zoning Bylaw amendment and Development Permit applications from David Eaton Architect Inc. to accommodate a 6-storey, 75-unit apartment development.

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Mid Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Mid Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	David Eaton Architect Inc.
Owner:	SP (Linwood) Holdings Inc.
Civic Addresses:	20214 & 20224 54A Avenue
Legal Description:	Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109
Site Area:	1,900 m ² (0.47 acres)
Number of Units:	75 apartments
Gross Floor Area:	5,062 m ² (54,482 ft ²)
Floor Area Ratio:	2.66
Lot Coverage:	48.08%
Building Height:	6 Storeys
Total Parking Required:	109 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	84 spaces
<u>Visitor</u>	<u>11 spaces</u>
Total	95 spaces (including 5 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD89 Comprehensive Development
Variances Requested:	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 11 visitor parking spaces (15 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>

Development Cost Charges:	\$1,285,683.00 (City - \$600,151.00, GVS&DD - \$277,055.00, GVWD - \$274,007.00, SD35 - \$37,800.00, TransLink - \$96,670.00)
Community Amenity Contributions (CACs):	\$304,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 194**

BYLAW No. 3250

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20214 & 20224 54A Avenue to the CD89 Comprehensive Development 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. 194, 2023, No. 3250”.

2. Amendment

(1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 89 (CD89) Zone immediately after Comprehensive Development – 88 (CD88) Zone:

“HHHH. CD89 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 75-unit apartment development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD89 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-233-742
Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560
- (b) PID: 005-858-801
Lot 20, District Lo 305, Group 2, New Westminster District, Plan 8109

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by David Eaton Architect Inc. (dated June 26, 2023) and David Stoyko Landscape Architect (dated June 29, 2023), one copy each of which is attached to Development Permit No. 01-23.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

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

- (a) PID: 001-233-742
Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560

- (b) PID: 005-858-801
Lot 20, District Lo 305, Group 2, New Westminster District,
Plan 8109

from the RM1 Multiple Residential Low Density Zone to the CD89
Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this tenth day of July, 2023.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act"
was held this twenty-fourth day of July, 2023.

READ A THIRD TIME this eleventh day of September, 2023.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 01-23 DEVELOPMENT PERMIT APPLICATION DP 01-23

Civic Addresses: 20214 & 20224 54A Avenue
Legal Description: Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109
Applicant: David Eaton Architect Inc.
Owner: SP (Linwood) Holdings Inc.





EXPLANATORY MEMO

June 7, 2023 Advisory Design Panel Recommendations and Applicant Response DP 01-23 20214 & 20224 54A Avenue

Advisory Design Panel Recommendations and Applicant Response

On June 7, 2023 the Advisory Design Panel (ADP) reviewed the DP 01-23 application, and provided the following recommendations (see attached minutes for further details):

1. Review the rooftop amenity area to:
 - a. Update roof paver colour to support solar reflectivity
 - b. Consider adding more communal garden plots to rooftop patio, including roll-up, accessible plots
 - c. Show shade structures adjacent to stairwells on rooftop, and consider adding more shade structures and greenery, while acknowledging sun access need of communal garden plots (i.e. creating shade over barbecue and seating areas)
 - d. Consider strengthening the separation between the various activity areas on the rooftop patio through the use of planters and other features
 - e. Consider using an alternate plant species for the demising planters on the rooftop patio
2. Review on and off-site landscaping to:
 - a. Review opportunities to plant additional trees, including street trees, and update renders to show intended trees
 - b. Review alternatives to grass cover for street boulevard
 - c. Make outdoor space beside the indoor amenity space accessible to users
3. Review the building design to:
 - a. Consider moving balcony of unit H1 to be accessed from living room, with consideration given to how it affects the corner entrance feature
 - b. Consider adding windows to indoor amenity room
 - c. Add more design interest to the garbage room, including considering incorporating a green roof
 - d. Show dividers between individual units' balconies on the fifth and sixth floors
 - e. Review design of the narrowest northwest balcony walls and black window railings for harmony with the overall building architecture
 - f. Consider opportunity for extruded box features to provide solar shading to units, especially on south side
 - g. Consider mitigation measures to avoid growth of vines and moss on north elevation

4. Review storage lockers and bicycle parking to:
 - a. Consider opaque material for storage locker walls to prevent visibility into them (not form and character)
 - b. Re-illustrate bicycle storage in storage rooms to demonstrate usability (not form and character)
 - c. Incorporate bicycle maintenance area (not form and character)
5. Review building and site circulation to:
 - a. Review opportunities to improve access to garbage room, including shortening the distance, and providing roof cover
 - b. Provide automatic door buttons as appropriate throughout building (not form and character)
 - c. Review sightlines for rear lane parking spaces
6. Consider additional sound attenuation measures for units with living room-to-bedroom interfaces (not form and character)
7. Review Canada Post mail room standards and look to incorporate
8. Paint interior walls and columns of parkade white

On June 13, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on July 4, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review the rooftop amenity area to:

- a. Update roof paver colour to support solar reflectivity

The primary colour of the roof-top amenity area pavers has been selected as light grey to support higher solar reflectivity, with two small areas of darker grey pavers used to demarcate specific activity areas.

- b. Consider adding more communal garden plots to rooftop patio, including roll-up, accessible plots

The number of communal garden plots has been doubled from nine to eighteen, and three plots with greater maneuvering space around them have been identified as accessible.

- c. Show shade structures adjacent to stairwells on rooftop, and consider adding more shade structures and greenery, while acknowledging sun access need of communal garden plots (i.e. creating shade over barbecue and seating areas)

Canopies have been provided connected to both stair accesses to the rooftop, with a smaller structure beside the northeast stairs protecting a tool

storage bench and green waste bins and a larger structure beside the southern stair and elevator providing shade over a seating and dining area. The communal garden plots have been repositioned to the northwest corner of the amenity area to maximize solar access.

- d. Consider strengthening the separation between the various activity areas on the rooftop patio through the use of planters and other features

The overall layout of the rooftop patio has been reconfigured, with shade structures, additional planters, and the addition of a secondary paver colour incorporated to more clearly differentiate between the various activity areas.

- e. Consider using an alternate plant species for the demising planters on the rooftop patio

The ADP noted that the plant species identified for the demising planters on the rooftop patio, Creeping Yew, may be overly sensitive and that a hardier shrub should be considered. In response, the applicant has replaced this plant species with Japanese Holly.

2. Review on and off-site landscaping to:

- a. Review opportunities to plant additional trees, including street trees, and update renders to show intended trees

Two Japanese Stewartia trees have been added to the landscaping plan, along the west edge of the parkade ramp between it and the neighbouring apartment building, for a total of thirteen trees on site. The street tree planting plan will be coordinated with the City's Engineering Department as part of the civil review stage of the application, to maximize the number of street trees while providing the necessary space for utilities and complying with the tree spacing requirements in the City's Design Criteria Manual.

- b. Review alternatives to grass cover for street boulevard

The ADP recommended that a ground cover other than grass be considered for the public boulevard along the site's frontage to enhance local biodiversity. The applicant has tentatively proposed Emerald Carpet, a low-lying small-leaf planting, as the ground cover, and Salal shrubs encircling the street tree bases. These alternatives will be considered by the Engineering Department as part of the civil review stage of the application to maintain compliance with the intent of the City's Design Criteria Manual.

- c. Make outdoor space beside the indoor amenity space accessible to users

A door has been provided on the northwest corner of the indoor amenity room to allow access to a treed patio area outside.

3. Review the building design to:

- a. Consider moving balcony of unit H1 to be accessed from living room, with consideration given to how it affects the corner entrance feature

To maintain the double-height appearance of the corner entrance feature, the balcony of the subject unit has been kept in place, with the interior floorplan reconfigured to locate the living room adjacent to the balcony.

- b. Consider adding windows to indoor amenity room

Three windows have been added to the indoor amenity room.

- c. Add more design interest to the garbage room, including considering incorporating a green roof

The garbage room has been designed with the same colour and reveal line pattern of the apartment building to improve its appearance. The applicant has decided to forego a green roof on the garbage room due to the maintenance requirements that would come with it.

- d. Show dividers between individual units' balconies on the fifth and sixth floors

Dividers have been shown between the subject balconies in all renders.

- e. Review design of the narrowest northwest balcony walls and black window railings for harmony with the overall building architecture

The applicant has adjusted the colour of the northwest balcony walls, along with the other balcony walls, from sage green to cream to create a clearer contrast between these two primary colours in the project's material palette. The black window railings have been maintained, with the applicant determining that they best fit their desired design vision.

- f. Consider opportunity for extruded box features to provide solar shading to units, especially on south side

The applicant has decided to maintain the extruded box features as they are to maintain proportionality with the overall elevations.

- g. Consider mitigation measures to avoid growth of vines and moss on north elevation

The primary materials in use on the north elevation are cementitious panel and brick, both of which are sturdy and commonly used in apartment buildings elsewhere in the City. Under a typical maintenance regime, the growth of any vegetation on these walls will be prevented.

4. Review storage lockers and bicycle parking to:

- a. Consider opaque material for storage locker walls to prevent visibility into them (not form and character)

At the ADP meeting, the applicant noted that the storage lockers would be walled with a dense wire fencing, which the Panel recommended be reviewed for potential replacement by a fully solid material that prevents others from seeing the contents of a locker. The applicant has responded noting that, from a CPTED perspective, visibility into lockers may be preferred as it allows others to see if any suspicious activity is occurring within a locker. As such, storage locker walls have been maintained as originally proposed. Staff note that, with wire fencing, locker owners are able to hang tarps on the walls to prevent visibility inside if desired.

- b. Re-illustrate bicycle storage in storage rooms to demonstrate usability (not form and character)

The bicycle storage diagrams have been reviewed for accuracy and usability, and the unit C storage room has been updated to more clearly illustrate the usable storage area outside the necessary access to the washer and dryer machines.

- c. Incorporate bicycle maintenance area (not form and character)

A bicycle maintenance room has been added in the parkade, and a bicycle washing area has been added in the surface visitor parking area.

5. Review building and site circulation to:

- a. Review opportunities to improve access to garbage room, including shortening the distance, and providing roof cover

The garbage room location and access has been maintained as originally proposed, as other configurations do not allow the efficient accommodation of the PMT, visitor parking spaces, loading zone, and access ramp along the rear lane. Staff note that the upper floors of the building cover most of the access path to the rear garbage room, with approximately twelve metres of the route to the garbage room entrance left uncovered.

- b. Provide automatic door buttons as appropriate throughout building (not form and character)

Automatic door buttons will be provided as necessary, with detailed design to be provided at the Building Permit application stage should the subject rezoning and Development Permit applications be approved by Council. The Building Permit drawings will be reviewed by the City's Building Division staff for compliance with the BC Building Code.

- c. Review sightlines for rear lane parking spaces

The sightlines of the rear lane parking spaces have been reviewed by the applicant's civil engineering consultant and determined to be adequate.

6. Consider additional sound attenuation measures for units with living room-to-bedroom interfaces (not form and character)

The applicant has responded by noting the inter-unit walls will be designed and constructed in accordance with the BC Building Code.

7. Review Canada Post mail room standards and look to incorporate

In response to this ADP recommendation, staff provided the applicant with a mail room security bulletin produced by Canada Post. The applicant has reviewed the bulletin and will be incorporating its recommendations into their mail room design.

8. Paint interior walls and columns of parkade white

The applicant has confirmed they will paint the interior walls and columns of the parkade white.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Review acceptability of rooftop fire pit with Fire Rescue Department

Staff connected with the Fire Rescue Department on this matter, who noted that fire pits were permissible subject to conditions, one of which is that a fire pit must be located on a hard surface. Given that the applicant is proposing a rubber paver surface for the rooftop amenity area where the fire pit was proposed, the fire pit would not comply. Accordingly, the fire pit has been replaced with a coffee table.



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, JUNE 7, 2023
AT 7:01 PM**

In Attendance: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Blair Arbuthnot
Matt Hassett
Leslie Koole
Johnnie Kuo
Cst. Peter Mann
Chad Neufeld
Tony Osborn
Scott Thompson

Absent: Ella van Enter

Guest: Mayor Nathan Pachal

Staff: C. Johannsen, Director of Development Services
R. Beddow, Deputy Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the June 7, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the June 7, 2023 Advisory Design Panel be approved.

CARRIED

2) MINUTES

Adoption of minutes from the May 10, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the May 10, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) DEVELOPMENT PERMIT APPLICATION DP 01-23 ZONING BYLAW AMENDMENT APPLICATION RZ 01-23

Proposed 6-storey, 75-unit apartment development at 20214 & 20224 54A Avenue.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated May 30, 2023 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

David Eaton, Architect, David Eaton Architect

Harp Saran, President, Development, Scale Projects

Manpreet Singh, Architect, David Eaton Architect

David Stoyko, Landscape Architect, David Stoyko Landscape Architect

Mr. Eaton presented the application, providing an overview of the development with details on the following:

- Site location
- Site context
- Project description
- Property dimensions
- Shadow studies
- Design principles
 - Siting and building design
 - Massing
 - Entrances
 - Vehicle access,
 - Two levels of underground parking
 - Garbage area
 - Individual floor plans
 - Renderings from different views
 - Colour palette and building materials
 - Elevation views.

Mr. Stoyko provided information on the landscape plan.

Panel members provided feedback on the form and character of the development and discussion took place in regard to the following:

- One room has bedroom that appears to have slider doors (unit C) two doors open in 45 degree angle;
- use of lighter colour for less solar absorption;
- potential to get more trees;
- potential for more garden boxes;
- unit C has bedroom with no window; potential to reconfigure to have window;
- balcony is coming off bedroom in H1 unit, potential to reconfigure to have it come off living room;
- potential to incorporate maintenance area for bikes in storage locker;
- the design of the roof edge, specifically with regard to its materials, height, and use of a parapet wall;
- Incorporate shaded areas on rooftop amenity space with structures, potted trees;
- suggest incorporating a green roof on garbage enclosure as people will have sightlines to top of that roof;
- Yew trees may not be most appropriate species for rooftop due to heat;
- have access to the garbage structure closer to the building;
- exterior edge treatment colours are competing against each other;
- should have outside area for people to step outside of indoor amenity area;
- potential to utilize the decorative element wraps around the building to provide solar shading, especially on the south side;
- green space for amenity space is desirable;
- Overall colour palette, black treatment takes away from cleanness of the light colour;
- balcony above the entrance is competing with the overall design;
- consider alternatives (not synthetic turf) to grass boulevards which will be difficult to maintain due to use by pets;
- doors to garbage enclosure, amenity space, storage lockers should have auto open feature;
- consider design to make sure bike storage in unit is actually usable for that purpose;
- cover or shorten the walk to the garbage room:
- rain /solar coverage on the roof, may need more significant shade coverage;
- need roll up community garden plots for people in wheelchairs;

- consider noise mitigation strategies for units with bedroom-to-living room inter-unit walls;
- if the neighbouring property trees are to be removed, the renderings aren't accurate as they show these trees;
- recommend putting in Canada Post equipment which is more secure;
- concern with soil stability for the two level parking;
- as north facing exterior will not receive sun, need to consider mitigation measures to reduce algae and other vegetation growth on that side of the building;
- consider sightlines in rear lane for parking when backing out into traffic;
- any type of covering on roof top amenity should be over BBQ or seating areas, not over garden areas.

In response to questions from Panel members, the applicant team members advised that:

- the current two fourplexes on the site will be demolished with materials transferred to different sites depending on whether they can be re-used or recycled;
- the storage space in each unit meets the minimum required size, with some exceeding the minimum required size; the unit square footage does not include the storage space;
- there are outlets in the storage rooms to charge ebikes;
- with respect to fire safety, the whole building is sprinklered;
- the storage lockers are made of crosshatched metal with a powder coated finish, the contents of the storage lockers may be seen through the crosshatching which the developer believes is a better theft deterrent than making them opaque, but will seek the advice of their crime prevention consultant as to which type of enclosure is recommended from a theft deterrent perspective;
- other security features for the storage areas in the parkade include security cameras and fob access which records who used their fob to access the storage units;
- The detention pond is for overflow of storm water due to heavy rain; its sizing will be finalized with the City's Engineering Department as part of the civil design and review process;
- seating area to left of mail room is kept open to allow landscaping to be seen; is part of social space in lobby, can view outdoor areas from the interior, that corner gives good observance of street;
- projects that are less than 100 units do not require rear loading of mailboxes for Canada post;
- the mail room size is adequate for this size of building;
- could add in delivery boxes as part of indoor amenity area for delivery of parcels;

- roof decking material is a rubber paver composed of recycled tires, is one tenth the weight of concrete pavers, is easy to install and repair, is durable, and slip proof;
- garden boxes dimensions are 3' x 6' ft. and 2 ½ ft. high;
- the community garden area will have hose bib;
- there will be a bench with built in storage for storage of garden tools;
- although more planter boxes could be placed in the area, the area was deliberately left open for creative play for children or an exercise area;
- the BBQ will be natural gas fed;
- The design of the fire pit meets multi-family guidelines, is push start, gas fed; but could be replaced with a coffee table if deemed dangerous;
- both areas of underground parking are gated; residential parking outside is gated as well;
- can look at incorporating high level windows in the indoor amenity space to get more natural light;
- cannot put trees in planters on roof because the size of planters that would be required to ensure the trees could be successful would be too heavy for wood frame building;
- the garbage area could potentially be greened up with some plantings;
- the missing dividers between units' balconies on the fifth and sixth floors on the plans was an oversight;
- there is no water retention system, as summers are so dry, a tank large enough to capture enough water for that duration of time wouldn't be feasible to build;
- the reason the elevator is not located closer to lobby is to accommodate residents coming and going from the building in the back; as there will be numerous deliveries to the backside of the building, the number of people going to the back of the building will be about the same number as those coming to the front; there will be a call button into the building from the back of the building;
- the applicant has been engaging with neighbouring owners to remove some trees from their properties, and will be compensating the owners; given the small site, its full width is needed to accommodate the underground parkade and the trees can't be retained; however, if other trees can be saved during construction, they will do that; they might be able to add more street trees;
- there is no car sharing program but will be providing 8 resident stalls with Level II EV chargers, and pre-wiring the remaining resident stalls to be EV charger-ready and pre-ducting the visitor stalls to facilitate future installation;
- high rises require two elevators;
- translucent glass doors will provide natural light into bedroom without direct external window access;

- the garbage enclosure can't be relocated, as it has to have access from the lane, there was a lot of thought put into determining where the best location would be;
- air conditioning is included in the units.

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

- while a minimum lane width of 8m is required for fire vehicle access, as development occurs, the City tries to expand current lanes to meet the new wider standard;
- the detention pond is a requirement for multi-family sites and the rate of flow out of them is reviewed by the Engineering Department;
- staff do not recall why the garbage building was designed with a concrete roof, but will discuss adding more architectural interest to the building;
- right now there are no street trees; staff will try to find more space for street trees; staff are also open to suggestions from the developer for other treatments that will reduce heat loading;
- staff will confirm with the Fire Department that the fire pit is permitted.

The applicant team left the meeting.

In response to a question from a panel member, staff advised that staff will request that the applicant paint the inside of the parkade white.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated May 30, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review the rooftop amenity area to:
 - i. Update roof paver colour to support solar reflectivity
 - ii. Consider adding more communal garden plots to rooftop patio, including roll-up, accessible plots
 - iii. Show shade structures adjacent to stairwells on rooftop, and consider adding more shade structures and greenery, while acknowledging sun access need of communal garden plots (i.se. creating shade over barbecue and seating areas)

- iv. Consider strengthening the separation between the various activity areas on the rooftop patio through the use of planters and other features
- v. Consider using an alternate plant species for the demising planters on the rooftop patio
- b. Review on and off-site landscaping to:
 - i. Review opportunities to plant additional trees, including street trees, and update renders to show intended trees
 - ii. Review alternatives to grass cover for street boulevard
 - iii. Make outdoor space beside the indoor amenity space accessible to users
- c. Review the building design to:
 - i. Consider moving balcony of unit H1 to be accessed from living room, with consideration given to how it affects the corner entrance feature
 - ii. Consider adding windows to indoor amenity room
 - iii. Add more design interest to the garbage room, including considering incorporating a green roof
 - iv. Show dividers between individual units' balconies on the fifth and sixth floors
 - v. Review design of the narrow northwest balcony walls and black window railings for harmony with the overall building architecture
 - vi. Consider opportunity for extruded box features to provide solar shading to units, especially on south side
 - vii. Consider mitigation measures to avoid growth of vines and moss on north elevation
- d. Review storage lockers and bicycle parking to:
 - i. Consider opaque material for storage locker walls to prevent visibility into them (not form and character)
 - ii. Re-illustrate bicycle storage in storage rooms to demonstrate usability (not form and character)
 - iii. Incorporate bicycle maintenance area (not form and character)
- e. Review building and site circulation to:
 - i. Review opportunities to improve access to garbage room, including shortening the distance, and providing roof cover
 - ii. Provide automatic door buttons as appropriate throughout building (not form and character)
 - iii. Review sightlines for rear lane parking spaces
- f. Consider additional sound attenuation measures for units with living room-to-bedroom interfaces (not form and character)
- g. Review Canada Post mail room standards and look to incorporate

h. Paint interior walls and columns of parkade white

CARRIED

4) NEXT MEETING

June 28 or July 5, 2023 (tentative).

Staff will poll the panel to see what date works best for most panel members.

Chair Albrecht requested staff provide an update on the new Zoning Bylaw at the next meeting.

5) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:58 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 01-23
Rezoning Application RZ 01-23
(20214 & 20224 54A Avenue)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00
Bylaw #: 3250

Doc #:

Date: **May 30, 2023**

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by David Eaton Architect Inc. for a 6-storey, 75-unit apartment development at 20214 & 20224 54A Avenue.

***This report has been updated to reflect revised plans submitted July 4, 2023 following the project's consideration at the June 7, 2023 Advisory Design Panel Meeting. Changes to the original report are identified with asterisks.**

POLICY:

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Mid Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	David Eaton Architect Inc.
Owner:	SP (Linwood) Holdings Inc.
Civic Addresses:	20214 & 20224 54A Avenue
Legal Description:	Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109
Site Area:	1,900 m ² (0.47 acres)
Number of Units:	75 apartments
Gross Floor Area:	5,062 m ² (54,482 ft ²)
Floor Area Ratio:	2.66
Lot Coverage:	48.08%
Building Height:	6 Storeys
Total Parking Required:	109 spaces (including 6 h/c spaces) *RM3 requirement
Parking Provided:	
Resident	*83 spaces
<u>Visitor</u>	<u>11 spaces</u>
Total	*94 spaces (including 5 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD89 Comprehensive Development
Variances Requested:	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 11 visitor parking spaces (15 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$1,285,683.00 (City - \$600,151.00, GVS&DD - \$277,055.00, GVWD - \$274,007.00, SD35 - \$37,800.00, TransLink - \$96,670.00)
Community Amenity Contributions (CACs):	\$304,000.00

Discussion:

1. Context

The applicant is proposing to develop a 6-storey, 75-unit apartment building on a site consisting of two fourplex properties. The site is located in an established higher-density residential area hosting townhomes and apartment buildings of various sizes and ages, and has also seen continuous development activity, with several sites under construction and application among older single-detached homes which have also been the subject of development interest.

The site's primary frontage is formed on the north by 54A Avenue, a short local road across from which stands the Suede, a 4-storey apartment building completed in 2011. A rear lane provides secondary access to the south and separates the site from a few single-family homes and Catalina Gardens, a 4-storey apartment building built in 1995. The site is flanked to the west by the 4-storey Monterey Grande apartment building (completed in 1995) and to the east by the 3-storey Arbutus Court apartment building (completed in 1994).



Site context

The site is well positioned with connections to retail and service areas, with Downtown located within a few minutes' walk. It also benefits from proximity to key neighbourhood amenities, including:

- Linwood Park (few minutes' walk);
- Timms Community Centre (5-to-10-minute walk); and
- Nicomekl Elementary School (10-minute walk).

The site is also located near several transportation services, including:

- Six local and regional bus lines within a 5-minute walk;
- The frequent 503 Fraser Highway Express bus (10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (10-minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Mid Rise Residential in the City's OCP, which allows for apartment development of up to 12 storeys in height and a Floor Area Ratio (FAR) of up to 3.5.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Mid Rise Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Mid Rise Residential designation.

The site consists of two fourplex properties for a total of 8 purpose-built rental units. Under Policy 1.16.1 of the City's OCP, the proposed new development must replace any existing rental units at a one-to-one ratio, with these replacement units secured by a Housing Agreement. The applicant has proposed to meet this requirement by including 8 rental units in the new development, with the Housing Agreement to secure the replacement units to be executed prior to the application proceeding to consideration of Final Reading by Council. The other 67 units will be sold as condominiums. This approach supports OCP Policy 1.16.2., which encourages mixed-tenure (rental and strata) developments.

3. Tenant Relocation Plan

As the current building on site contains purpose-built rental units, the applicant is undertaking a Tenant Relocation Plan, as required by Policy 1.18 (*Tenant Relocation Plans*) of the City's OCP and Council Policy CO-81 (*Tenant Relocation Plans*). A separate explanatory memo detailing the applicant's efforts

and communications with existing tenants to date will be provided when the application is considered by Council. The Provincial *Residential Tenancy Act* legislation also applies.

4. Design

The applicant is proposing a flat-roofed, wood-frame, 6-storey bar building oriented north-south in a T-shape to maximize its street frontage. From this north end, the building narrows in behind to create more space between it and the apartment buildings neighbouring it on each side, with increased setbacks of 6.8 metres and 8.6 metres on the west and east sides respectively. The building sits atop an underground parkade raised slightly above ground, with this raised portion tiered with a step, painted, and screened by landscaping to soften its interface with the public realm. Just above ground level, the rear of the site is used as an additional parking area, with the building's ground floor screening it from the street and its floors above extending over this parking area to provide partial coverage over it and set the full footprint for the upper five floors.

The building's street-fronting base makes use of a double-height corner entrance feature and apartments with direct walkout connections to the sidewalk. Bands of green-grey cementitious panel and brick wrap around the building on the floors above and are outlined with extruded rectangular features, and a cream-coloured tower-like module extends upward from the corner entrance. All vehicle access is provided from the rear lane, including off-lane visitor parking (connected to the rear entrance with a step-free path) and a ramp which splits on-site to the raised open parking area and the two-level underground parkade. Bicycle racks are provided at both the front and rear entrances.

*The development's landscaping wraps the front of the building with various shrub species and trees placed on the building's sides, with some ground-floor apartments having access to hardscaped private patios with lawn extensions. A rock garden is provided at the corner entrance, and additional shrubs and trees are interspersed among the rear parking area. A total of 13 trees are provided on-site, with additional street trees to be provided as part of required frontage upgrades. A rooftop amenity area includes planters separating a dining area and lounge area, with 18 communal garden plots also provided. This rooftop area is set back from the roof edges for safety and privacy.

The unit type distribution of the building includes 6 studios, 37 one-bedroom units, and 32 two-bedroom units. 17 (23%) of the units are adaptable. 8 of the units will be secured with rental tenure and are located on all floors of the building, with full access to all entrances and common areas. Resident storage facilities are provided in storage rooms in both underground parkade levels as well as within in-unit storage rooms. 401 m² (4,316 ft²) of total amenity space is provided

in the building, including 174 m² (1,873 ft²) of indoor amenity space and 227 m² (2,443 ft²) of outdoor amenity space provided on the rooftop deck. A one-elevator core services the building.

5. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan;
- Achieving an energy performance over 25% above the current Model National Energy Code;
- Reducing the heat island effect by use of landscaping and a rooftop amenity area;
- Using non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Providing communal garden plots;
- Using water-conserving toilets;
- Providing all storage lockers with plug-in capability for e-bikes; and
- Providing eight resident parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.

6. 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.

7. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 6-12 storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Mid Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to provide bicycle parking within storage lockers,

reducing the width of some visitor parking spaces, and reducing the number of visitor parking spaces. Staff support these variances per the rationales below.

The accommodation of bicycle parking spaces within storage lockers, rather than in separate bicycle parking rooms, is supported as the applicant has enlarged their storage lockers beyond the Zoning Bylaw requirement (5.67 m³ or 200 ft³) to a minimum of 7.2 m³ (254 ft³), which is an increase of 27%. Staff note that shared bicycle parking and storage lockers are being considered in the new Zoning Bylaw to allow for more flexibility and efficiency in their configuration.

*The applicant is also requesting a variance to reduce the width of 18 of the 34 small car spaces to 2.4 metres from the 2.5 metres required in the Zoning Bylaw. The remaining 16 small car spaces were widened to 2.6 metres, which is the standard space width required in the Zoning Bylaw, but are still qualified as small car spaces due to their length. These adjustments were made to ensure this application meets the 94-space target that aligns with the residential rates being considered for the new Zoning Bylaw (additional discussion below). Reducing the width of small car spaces to 2.4 metres is under consideration for the new Zoning Bylaw to accommodate additional parking spaces in all development projects. This width is also similar to other municipalities in the region, such as Burnaby, which has a minimum small car space width of 2.4 metres, and Richmond, which has a minimum small car space width of 2.3 metres. Staff are not considering changes to the required drive aisle widths in the Zoning Bylaw to ensure safe and easy vehicle movements in parking areas are maintained.

Proposed Parking

*If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 13.8% less than what would be required. Given that a CD zone is being proposed to accommodate this development, technically a variance is only required for visitor parking. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 15 spaces or 13.8%) meets the standard rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

*The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of the future SkyTrain station. If the preliminary "Shoulder" area rates being considered for the new Zoning Bylaw were applied to this application, 94 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit, and 1.45 spaces per 3-bedroom unit (=83 resident spaces), and 0.15 visitor

spaces per unit (=11 visitor spaces). This total is equal to the applicant's proposed parking amount of 94 spaces, and is 13.8% less than the current RM3 Zone requirement of 109 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=94 resident spaces), and 0.2 visitor spaces per unit (=15 visitor spaces). Similar or greater variances have recently been approved by Council in the nearby area at 20191 53A Avenue (13% reduction), 20142 53A Avenue (14.5% reduction), and 20230 56 Avenue (15% reduction).

Based on the above commentary and analysis, staff support these variances.

8. Summary

The proposed development is consistent with the City's OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

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's Design Criteria Manual (DCM).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **75 Unit Multi-Family Development located at 20214-24 54A Ave.**

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, No. 2100 has requirements concerning landscaping for buffer zones, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

- A) The Developer is responsible for the following work which shall be designed by a Professional Engineer:
- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
 - II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. 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. A safety factor of 10% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
 - III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
 - IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include 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.
 - V. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) 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."
 - VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
 - VII. A property dedication of 1m (+/-) will be required along the Lane frontage of the proposed development to provide a new ROW width of 7m - to be determined by a land surveyor. There will be no dedication requirement for 54a Ave.
 - VIII. New sidewalk, barrier curb, and gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip based

- on the City's DCM Cross-Section SS-R07, using the existing centreline. As a result, the existing curb alignment will be widened by 0.7m (+/-) along the project frontage. The Developer shall contact Engineering Services to obtain City's Landscaping standards prior to hiring a professional to prepare boulevard trees and a planting strip plan.
- IX. A traffic impact assessment will be required as per the City's DCM.
 - X. The condition of the existing pavement along the proposed project's frontages 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 the Developer's cost.
 - XI. 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.
 - XII. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
 - XIII. A dedicated on-site loading zone shall be provided by the developer.

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

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will 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).
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current standards.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

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:

- I. Unless otherwise specified, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126.
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer.
- III. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- VIII. A complete set of record drawings (as-constructed), service record cards, a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. Garbage and recycling enclosures shall accommodate 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." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place including the laneway to the south of the property. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. All garbage/recycling rooms to be of adequate size to prevent spillover into parkade area. Stairwells must be constructed to accommodate shelter in place applications. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box will be required before occupancy. The 4” FDC will be located on a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the June 7, 2023, meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council’s consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$600,151.00 to City Development Cost Charge accounts and \$304,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Hirod Gill, Ph.D., P.Eng.
Manager of Engineering Services

Concurrence:



Scott Kennedy, Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 01-23 REZONING APPLICATION RZ 01-23

Civic Addresses: 20214 & 20224 54A Avenue
Legal Description: Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109
Applicant: David Eaton Architect Inc.
Owner: SP (Linwood) Holdings Inc.





RESPONSE TO ADP COMMENTS

June 26th, 2023

MULTI-FAMILY DEVELOPMENT
20214 & 20224 54A AVE,
LANGLEY, BC

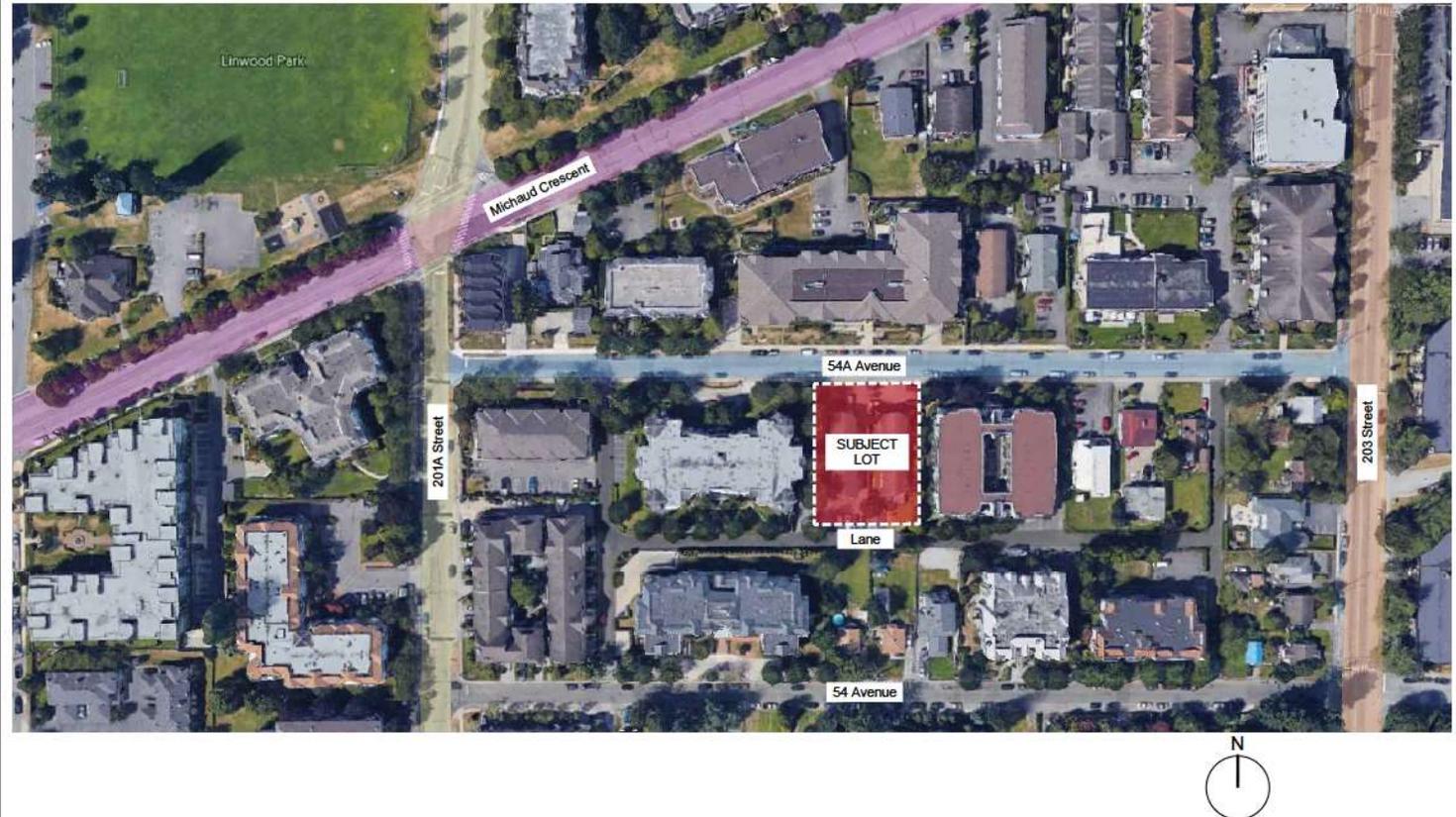


2023/06/26

DRAWING LIST

COVER PAGE	A-1
PROJECT SUMMARY	A-2
PROGRAM SUMMARY	A-3
DESIGN RATIONALE	A-4
TOPOGRAPHICAL SURVEY	A-5
CONTEXT PLAN	A-6
LAND USE AND CONCEPT PLAN	A-7
BASE PLAN	A-8
STREETSCAPE	A-9
SHADOW STUDY	A-10
DESIGN CONCEPT	A-11
SITE PLAN	A-12
FLOOR PLANS	A-13 TO A-21
PERSPECTIVES	A-22 TO A-24
ELEVATIONS	A-25 TO A-27
SECTIONS	A-28 TO A-30
UNIT PLANS	A-31 TO A-36
GARBAGE ENCLOSURE DETAIL	A-37

LOCATION



PROJECT TEAM

ARCHITECT - DAVID EATON ARCHITECT INC.
 1690 West 2nd Avenue
 Vancouver, BC V6J 1H4
 (604) 608-0161
 david@eatonarchitect.ca

CIVIL - CENTRAS ENGINEERING LTD.
 218 - 2630 Croydon Drive
 Surrey, BC V3S 6T3
 (778)879-7602
 aman@centras.ca

GEOTECH - GEOPACIFIC CONSULTANTS
 1779 West 75th Avenue
 Vancouver, BC V6P 6P2
 (604)439-0922

LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT
 2686 6th Avenue East
 Vancouver, BC V5M 1R3
 (604) 720-0048
 david@davidstoyko.com

SURVEYOR - TARGET LAND SURVEYING
 Surrey, BC
 (604) 583-6161

ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.
 7763 McGregor Avenue
 Burnaby, BC V5J 4H4
 (604)721-6002
 glenn@froggerscreek.ca

CODE CONSULTANT - RATIO CODE CONSULTANTS LTD
 2930 Argo Pl,
 Burnaby, BC V3J 7G3
 (604)314-5566

CPTED - LIAHONA SECURITY CONSORTIUM INC.
 (250)418-0770
 liahonasecurity@shaw.ca

Program Summary

LOT INFO	ADDRESS	20214,20224 54A Ave, Langley City			
	LEGAL DESCRIPTION	Plan NWP14560 Lot 1, Plan NWP8109 Lot 20			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	20,450	1,900	0.47	0.19
	DEDICATION	358	33	0.01	0.00
	NET AREA (AFTER DEDICATION)	20,092	1,867	0.46	0.19

ZONING	ZONING	CURRENT	PROPOSED
			CD
ZONING	FAR (NET)	PERMITTED	PROPOSED
	FAR		2.71
	TOTAL AREA		54,482 Sq.ft.
ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (Along 54 A Ave)		3.00m
	SOUTH(Along Lane)		6.00m
	EAST (Along Neighbouring Lot)		6.00m
	WEST (Along Neighbouring Lot)		6.00m
ZONING		PERMITTED	PROPOSED
	BLDG HEIGHT		6 STOREY
	NO. OF DWELLING UNITS		75
	NO. OF ADAPTABLE UNITS		17 (2.3% OF TOTAL UNITS)

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS	
	PROPOSED	9661	897	48.08%		
PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (NET)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	2,909.00	1,596.50	1,873	6,379	75%
	SECOND FLOOR LVL	8,578.00	1,010.00	0	9,588	89%
	THIRD FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	FOURTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	FIFTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	SIXTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	TOTAL FAR(SQFT)	54,487				
	PROPOSED FLOOR AREA SUMMARY	UNIT COUNT				
TYPE		NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
UNIT-A		1BR	515.00	6	3,090	
UNIT-B(ADAP.)		2BR	715.00	17	12,155	
UNIT-C		Jr 1BR	489.00	10	4,890	
UNIT-D		2BR	871.00	5	4,355	
UNIT-E		1BR	587.00	5	2,935	
UNIT-E1		1BR	628.50	5	3,143	
UNIT-F		Jr 2BR	727.50	5	3,638	
UNIT-G		1BR	593.50	5	2,968	
UNIT-H		Jr 2BR	636.50	4	2,546	
UNIT-H1		Jr 2BR	594.50	1	595	
UNIT-I		STUDIO	413.00	6	2,478	
UNIT-J	1 BR	515.00	6	3,090		
TOTAL			75	45,881		

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade Lvl- 1,2 &Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	43	1.0 / Unit	43	43(@Parkade Lvl-1,2 & Surface)
	2 bedroom	32	1.25 / Unit	40.0	40(@Parkade Lvl-1,2 & Surface)
	Visitor's	75	0.15	11.0	11(@Surface)
	TOTAL			94	94
	SMALL CARS	40% of Total Stalls		37.6	34(@ Parkade Lvl-1,2 & Surface)
	ACCESSIBLE	5% of Total Stalls		4.7	5(@ Parkade Lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	COMBINED BICYCLE PARKING & STORAGE LOCKER	75	1 / Unit & 4sqm/Unit	75	75
Provided @ Parkade Lvl-1 & 2				39	
Provided @ Unit-C, Unit-D, Unit-E, Unit-G, Unit-I				36	

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	173	1,857	2.3 Sq.m. or 24.75 Sq.ft./ UNIT
	PROPOSED(MAIN FLOOR)	174	1,873	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED				
PROPOSED(ROOF)	253	2,723		

May 17th, 2023

Proposed Multi-Unit Residential Development
20214, 20224, 54a Avenue
Langley, BC



Design Brief

The proposed development is a 6-storey residential building of 5,061 sqm (54,482 sq.ft) with 75 dwelling units, slated on a two-parcel land assembly, providing pedestrian accessible access fronting 54a Avenue and providing vehicular access to parking from rear lane. The proposal classifies the subject lot, we are proposing FAR of 2.71 on net lot area.

Increasing the supply of market multi-unit housing near City's center, this multi-family development provides mix of Studio, Jr 1BR, 2BR, Jr 2BR and 2 BR units with average unit size ranging from 413 sqft to 871 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 95 parking stalls including 5 accessible stalls (based on 1 per 1BR unit, 1.25/ 2BR unit+ 0.15 per unit for visitors), 100% parking stalls have electrical vehicles charging stations proposed. Also, in accordance with the bylaws, 75 bicycle parking & storage lockers are provided in the underground parkade as well as in the units and 8 visitor bicycle parking near entrances to encourage alternative transportation. All the street-facing ground level units are approachable from the street, and all public entrances are accessible.

We feel quite excited about what this design will do for the area, to hopefully set a precedent towards a modern design ethic, while still fitting in the neighborhood. This is a contemporary design that will provide a "fresh face" to the block radiating a soothing Sage and Beige approach. The proposed materials will be Hardie panels in colors- Sail cloth and Sage Greenlight and south yellow pine longboard cladding, along with brick in pewter, curtain glazing and perforated metal soffits.

Proposed Building is fronting 54a Ave with Outdoor amenity spilling on Northern side of building. We have also proposed an Outdoor amenity space on the terrace with open seating areas, BBQ, outdoor kitchen and Urban agricultural community garden. There are multiple opportunities for all ages to come together in the amenity space on the main floor.

Seeking to enhance the existing identity, the proposed landscape connects the building to 54a Ave, rear lane and the surroundings through a pedestrian friendly design.

The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light is an important security measurement, adequate lighting is provided in the parking lot to avoid criminal activity. We have also provided CPTED report for the Panel's review.

Regards,

David Eaton, Architect AIBC
Principal, David Eaton Architect Inc.



2023/06/01

DESIGN RATIONALE

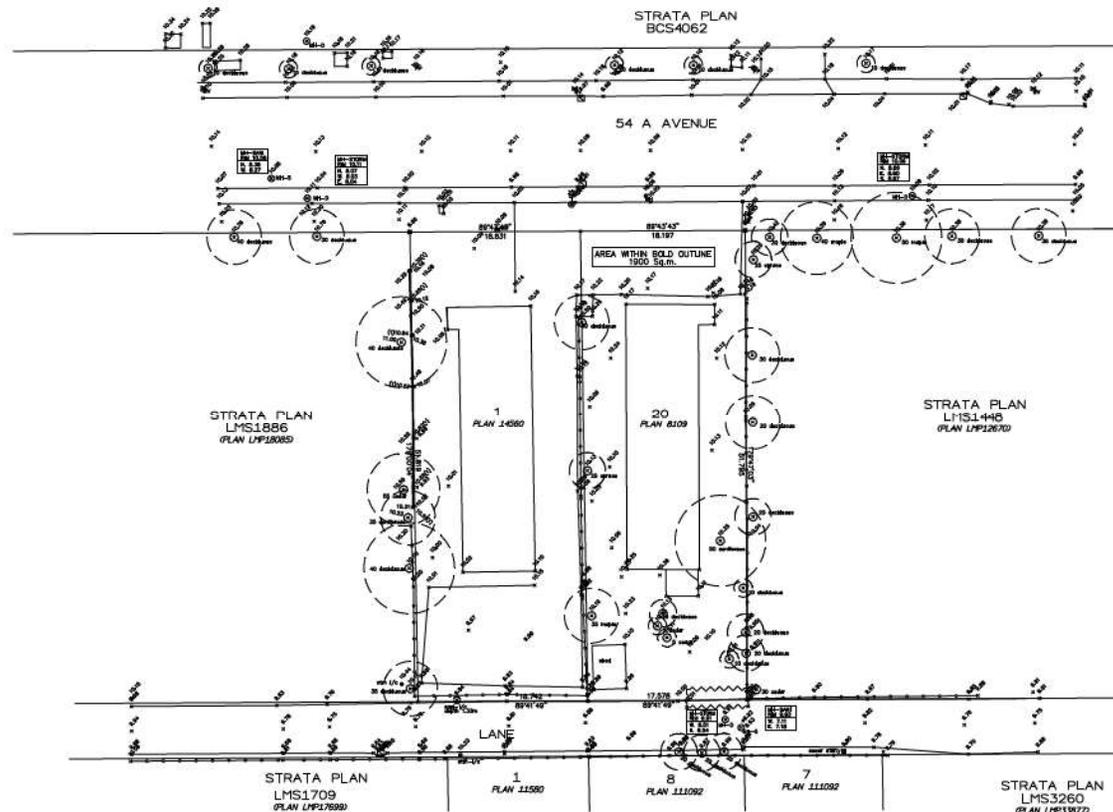
MULTI-FAMILY DEVELOPMENT
20214 & 20224 54A AVENUE,
LANGLEY, BRITISH COLUMBIA

A-4

TOPOGRAPHIC SITE SURVEY OF
 LOT 20 PLAN 8109 AND LOT 1 PLAN 14560
 ALL OF DISTRICT LOT 305 GP 2 NWD

DMC ADDRESS:
 2024 54 A AVE, Langley, BC
 F.U.D. 009-009-001 Lot 10
 2024 54 A AVE, Langley, BC
 F.U.D. 002-002-760 Lot 10

- LEGEND**
- ⊕ DENOTES FIRE HYDRANT
 - ⊠ DENOTES CATCH BASIN - TOP ENTRY
 - ⊡ DENOTES CATCH BASIN - SIDE ENTRY
 - ⊚ DENOTES CATCH BASIN - ROUND
 - ⊕ DENOTES UTILITY POLE
 - ⊕ DENOTES UTILITY POLE WITH LIGHT
 - ⊕ DENOTES STREET LIGHT - SWAY
 - ⊕ DENOTES STREET LIGHT - POST TOP
 - ⊕ DENOTES WATER VALVE
 - ⊕ DENOTES WATER METER
 - ⊕ DENOTES GAS VALVE
 - ⊕ DENOTES JUNCTION BOX
 - ⊕ DENOTES GUY WIRE
 - ⊕ DENOTES SANITARY MANHOLE
 - ⊕ DENOTES STORM MANHOLE
 - ⊕ DENOTES TREE AND CANOPY EXTENT
 - ⊕ DENOTES ROAD ELEVATION
 - ⊕ DENOTES TOP OF RETAINING WALL ELEVATION
 - ⊕ DENOTES TRAFFIC LIGHTS
 - ⊕ DENOTES SANITARY INSPECTION CHAMBER
 - ⊕ DENOTES STORM INSPECTION CHAMBER
 - ⊕ DENOTES INSPECTION CHAMBER



Lot dimensions are derived from FIELD SURVEY.

Elevations are Quasiref: BCNAD 2011 - NITRISO
 Derived from Control Point: 030303 located at the
 intersection of "Road One" and "2nd A St."
 Elevation = 22.0m

Invert elevations and offsets of services from property lines
 are derived from municipal records and field survey.
 Contractor to verify all service locations and levels prior to
 construction.

Spot elevations along curb are taken in gutter

Tree elevations are taken at 1.4m above grade and are
 shown in cm.

If this plan is used in digital form, Target Land Surveying
 will only assume responsibility for information contained
 shown on original (unmodified) drawing.

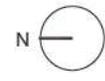
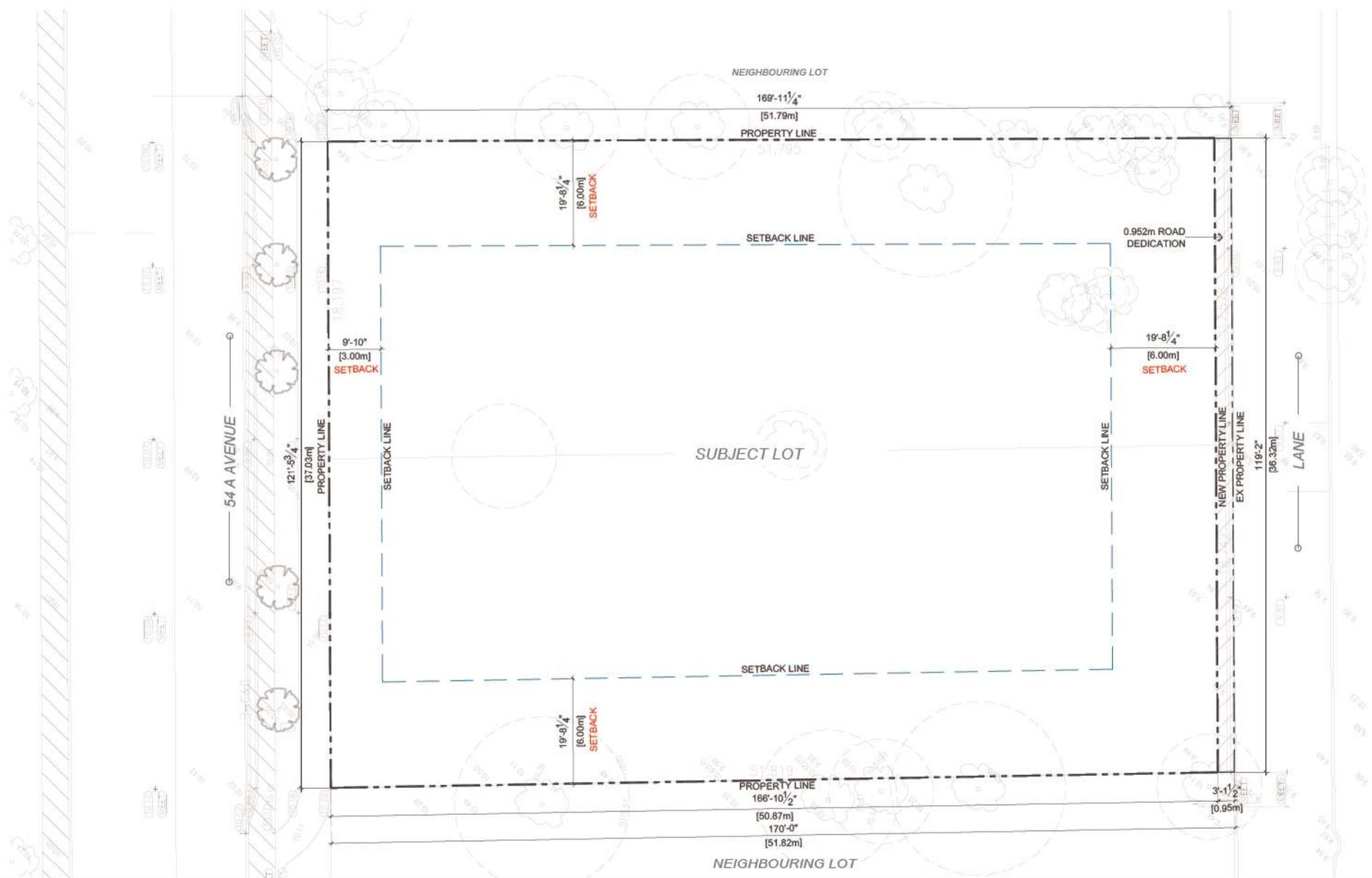
This plan was prepared for architectural design and permit
 purposes, and is for the exclusive use of our client. The
 Agency accepts no responsibility or liability for any
 damages that may be suffered by a third party as a
 result of reproduction, transmission or alteration to this
 document without consent of the Agency.

CERTIFIED CORRECT
 DATED THE 7th DAY OF December, 2020

R. Adam Fisher R.C.L.S.









1 STREETScape VIEW
ALONG LANE



2 STREETScape VIEW
ALONG 54A AVENUE



3 STREETScape VIEW
ALONG 54A AVENUE



3 STREETScape VIEW
ALONG 54A AVENUE TOWARDS SUBJECT LOT



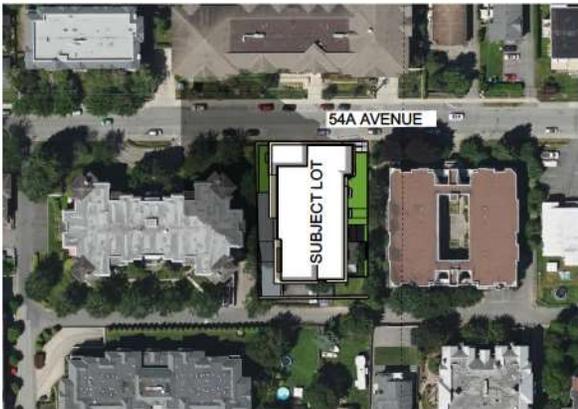
① SHADOW @ EQUINOX MARCH 20 9AM



② SHADOW @ EQUINOX MARCH 20 12PM



③ SHADOW @ EQUINOX MARCH 20 3PM



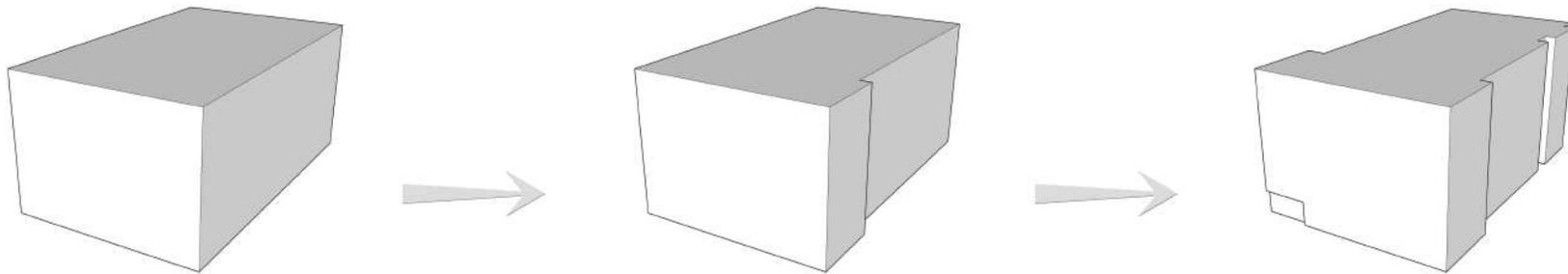
④ SHADOW @ EQUINOX SEP 20 9AM

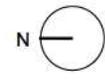
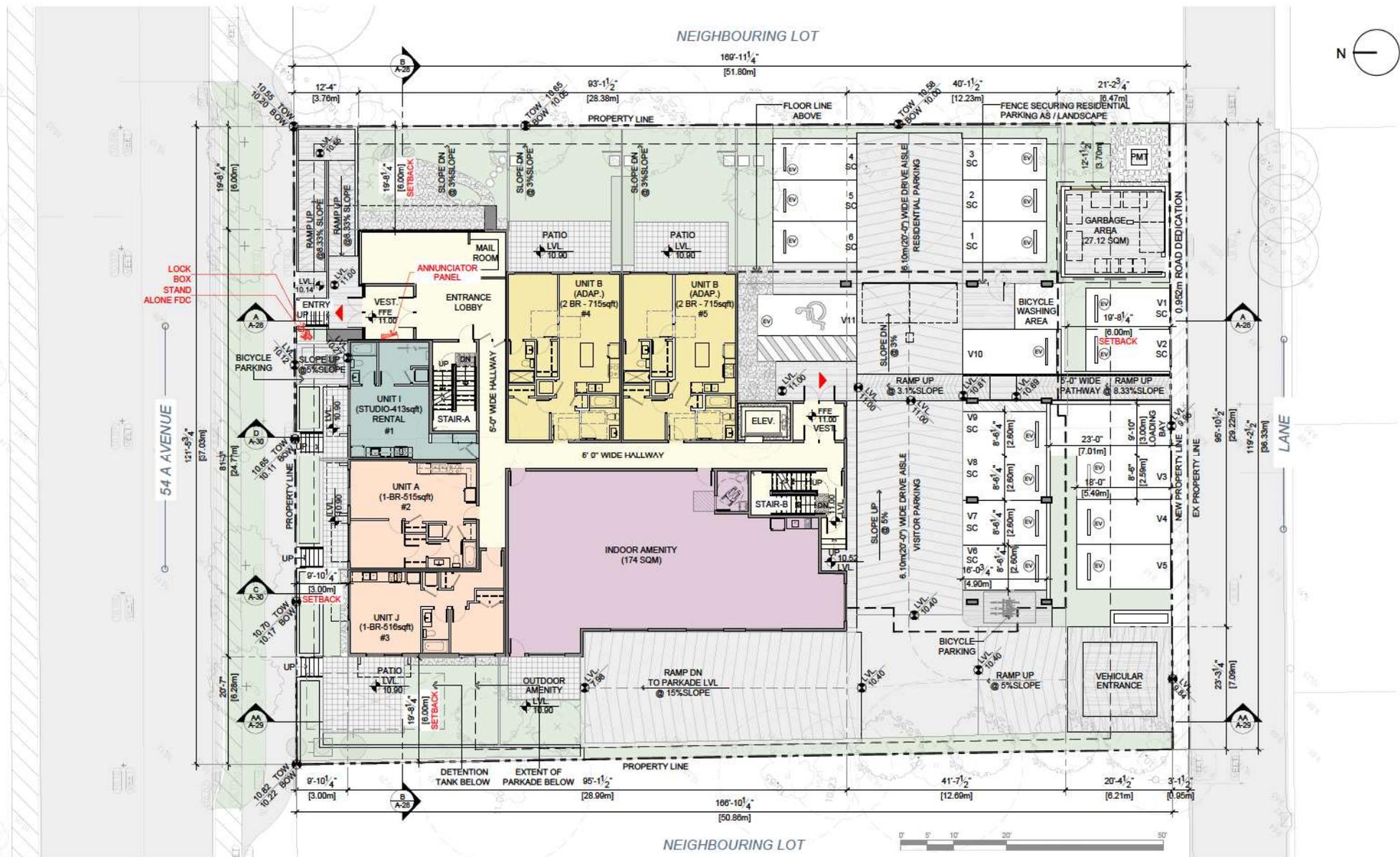


⑤ SHADOW @ EQUINOX SEP 20 12PM

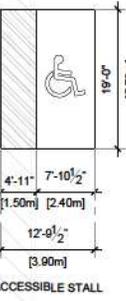
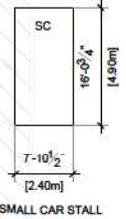
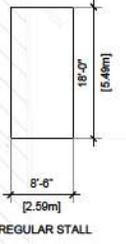
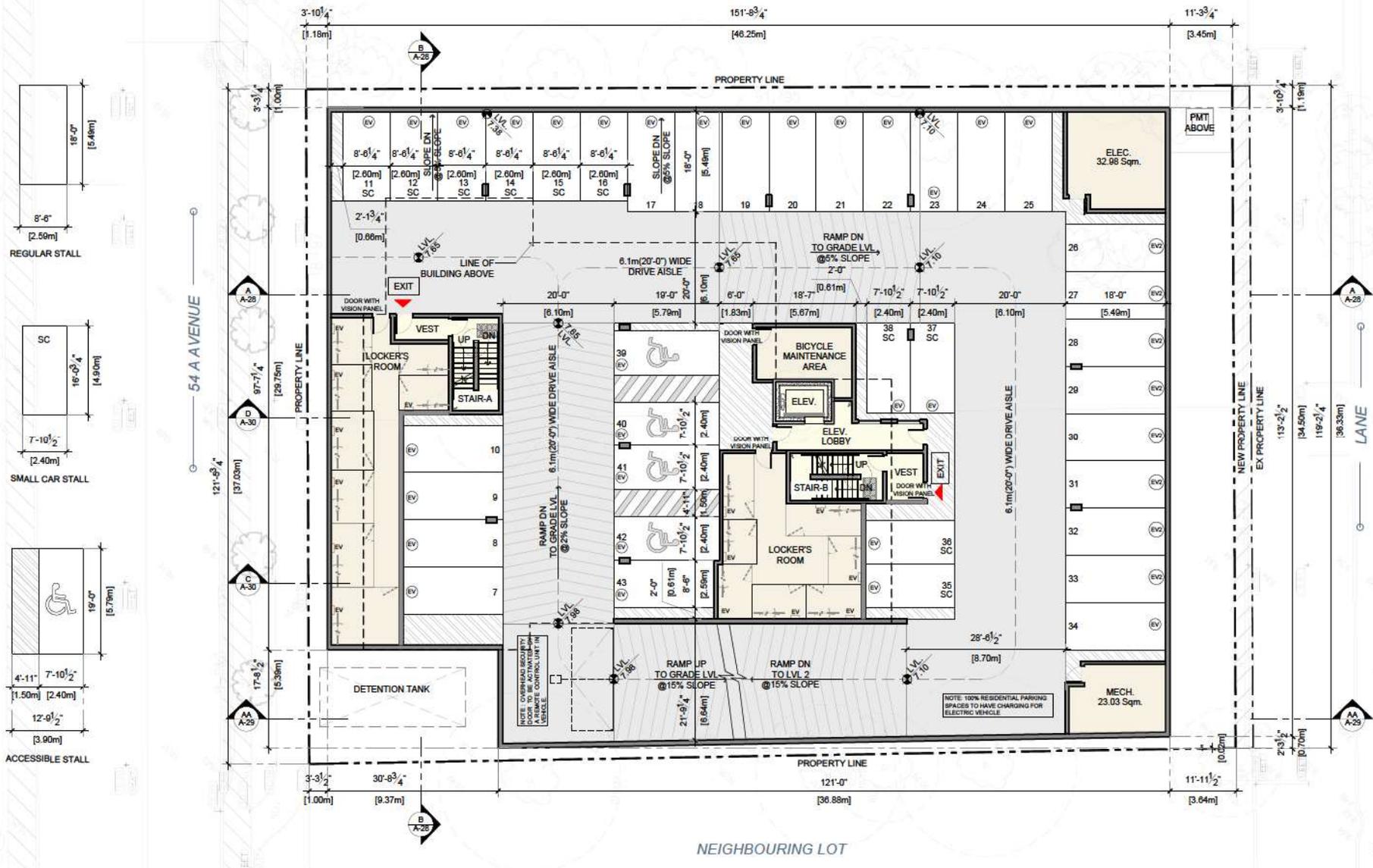
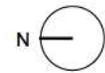


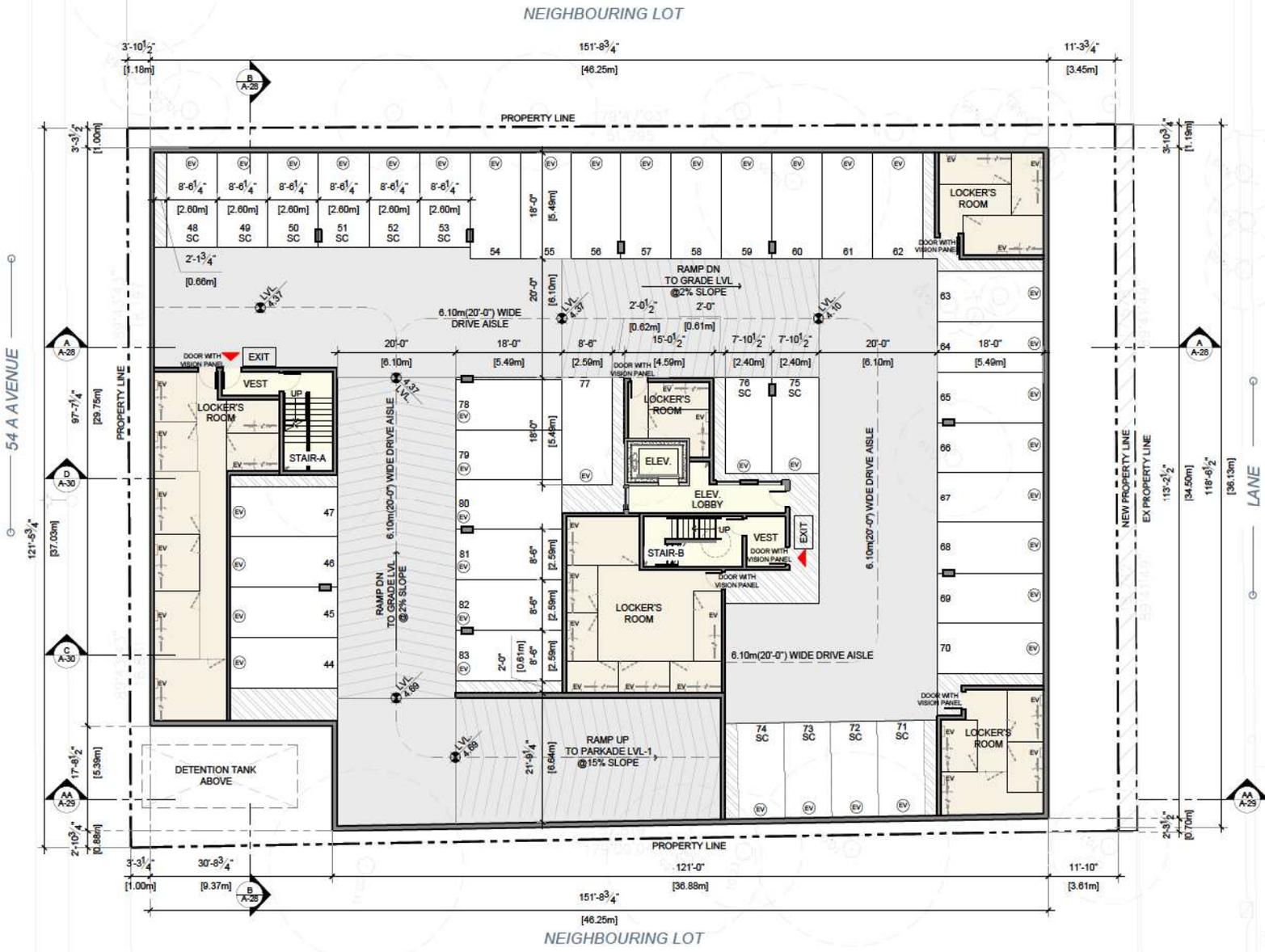
⑥ SHADOW @ EQUINOX SEP 20 3PM

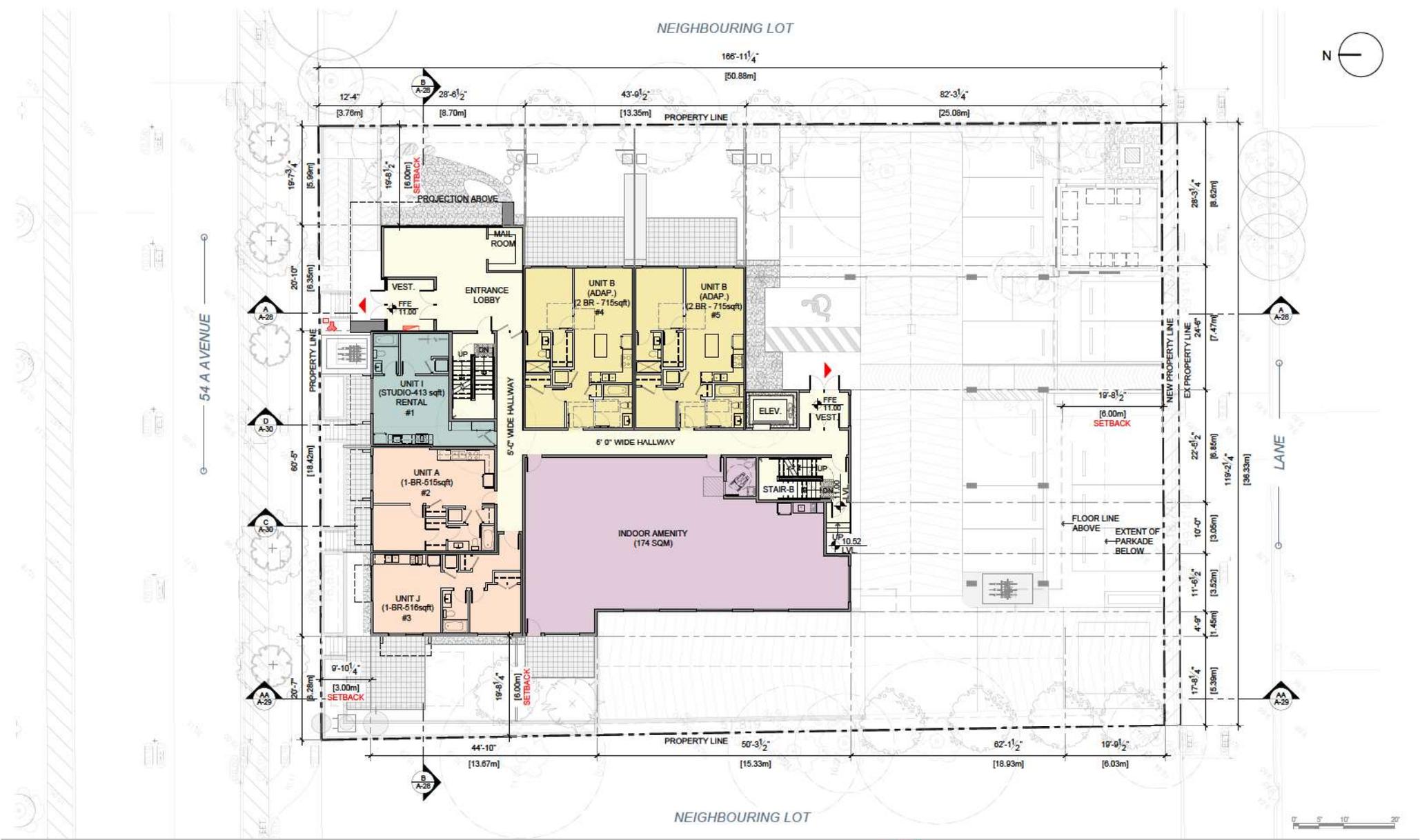


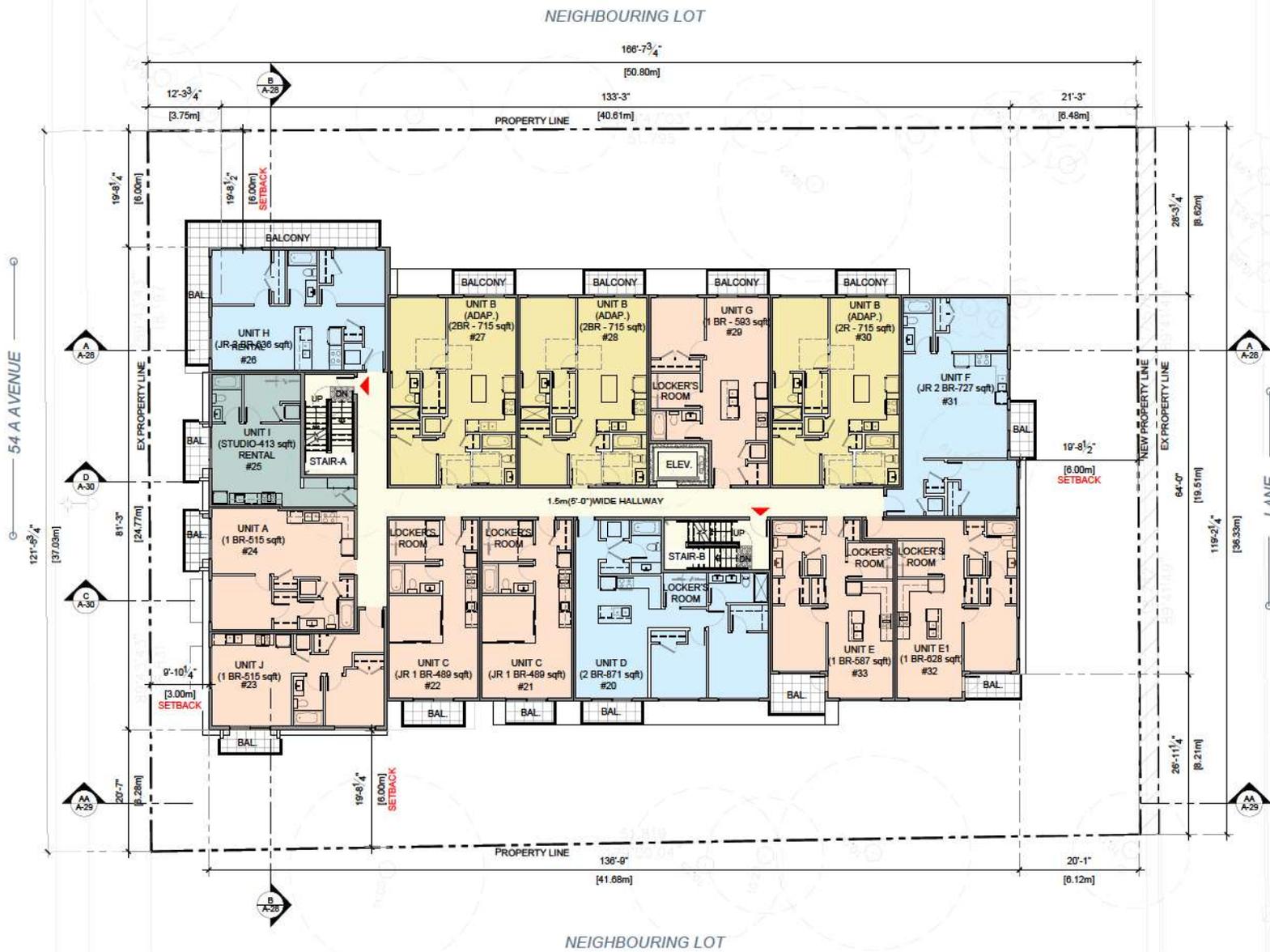


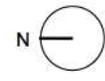
NEIGHBOURING LOT



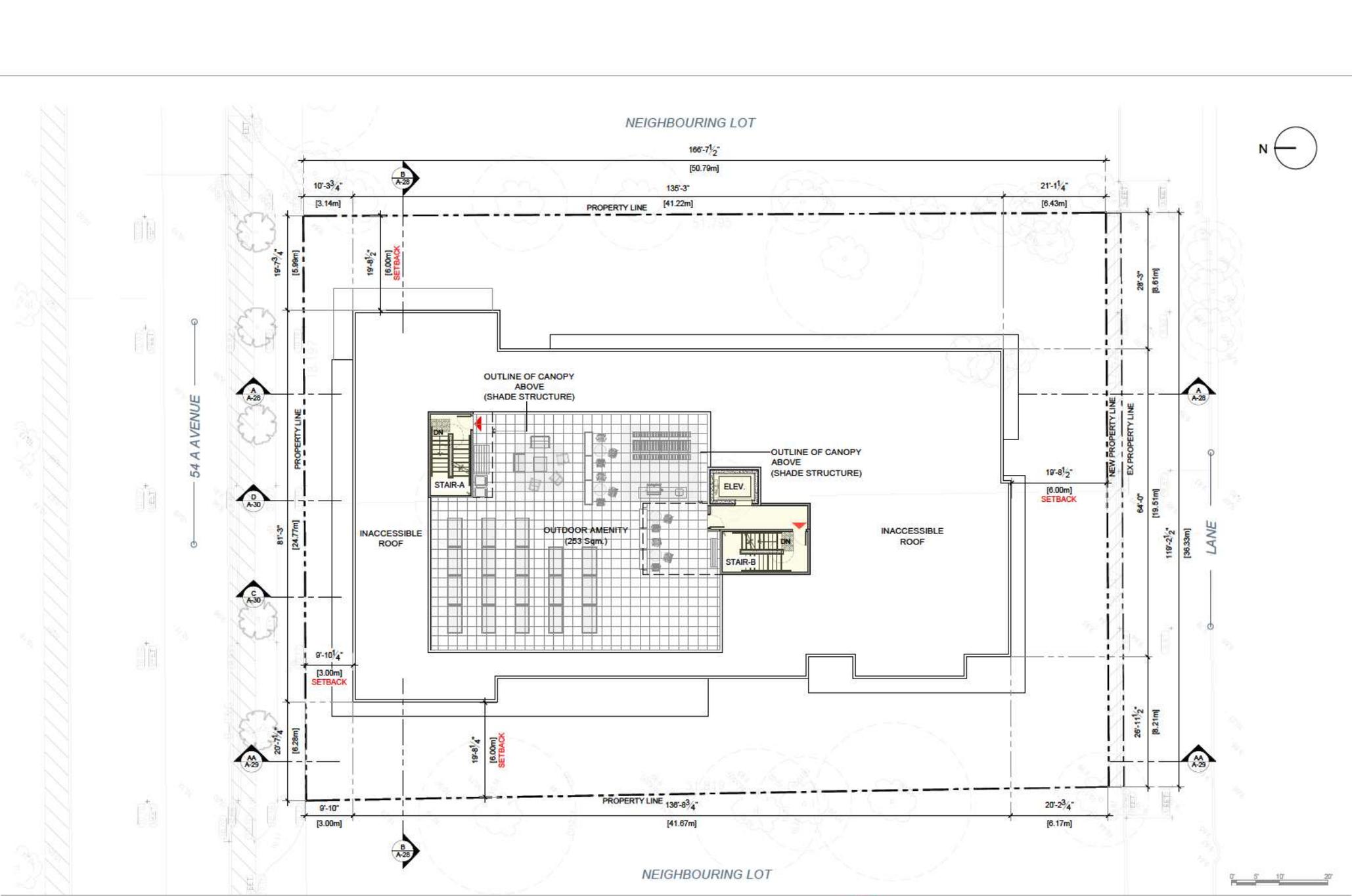






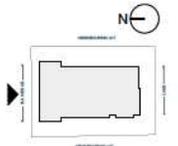






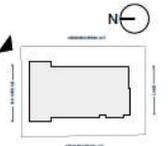


① PERSPECTIVE-1
ALONG 54A AVENUE



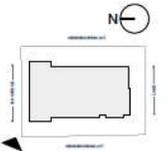


① PERSPECTIVE-2
ALONG 54A AVENUE





① PERSPECTIVE-3
ALONG 54A AVENUE





1- Longboard Wood
South Yellow Pine



2 - Hardiesoffit Panel
Color to Match: Benjamin Moore
OC-142 (Sail Cloth)



3 - Double Glazed Windows
Clear



4 - Aluminium Railing with Safety
Glass
Clear and Translucent
Color to Match: Benjamin Moore
Black Ink 2127-20



5 - Canopy: Metal and Glass
Color to Match: Benjamin Moore
Black Ink 2127-20



6 - Face Brick
Reference Name: Interstate Brick
Pewter.



7- Hardiesoffit Panel
Color to Match: Sherwin Williams
SW-2851(Sage Greenlight)



8 - Aluminium Door & Double
Glazed Glass
Color to Match: Benjamin Moore
Black Ink 2127-20



9 - Spandrel
Color to Match: Benjamin Moore
Sail Cloth OC-142



10 - Concrete
Color to Match: Benjamin Moore
Elephant gray 2109-50



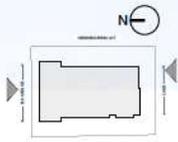
* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.



1 NORTH ELEVATION
Scale: N.T.S



2 SOUTH ELEVATION
Scale: N.T.S



TOP OF ROOF
29.30

SIXTH FLOOR LEVEL
26.25

FIFTH FLOOR LEVEL
23.20

FOURTH FLOOR LEVEL
20.15

THIRD FLOOR LEVEL
17.10

SECOND FLOOR LEVEL
14.05

MAIN FLOOR LEVEL
11.00



1 EAST ELEVATION
Scale: N.T.S

TOP OF ROOF
29.30

SIXTH FLOOR LEVEL
26.25

FIFTH FLOOR LEVEL
23.20

FOURTH FLOOR LEVEL
20.15

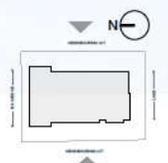
THIRD FLOOR LEVEL
17.10

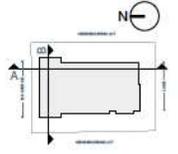
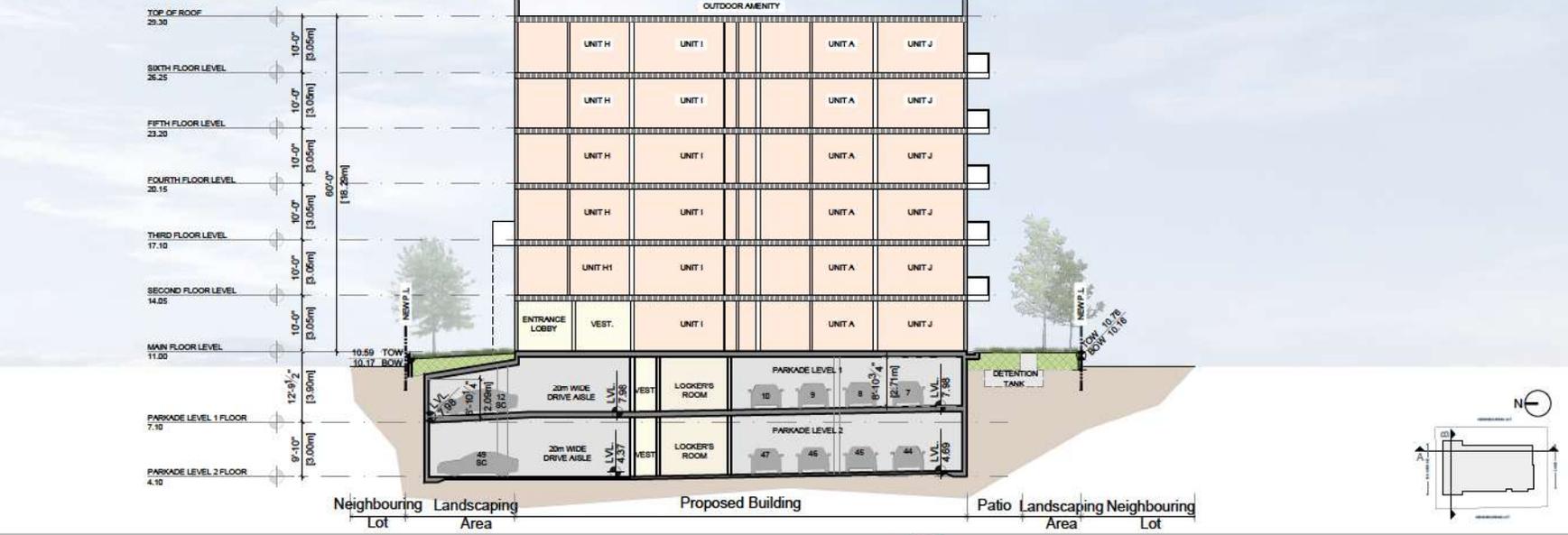
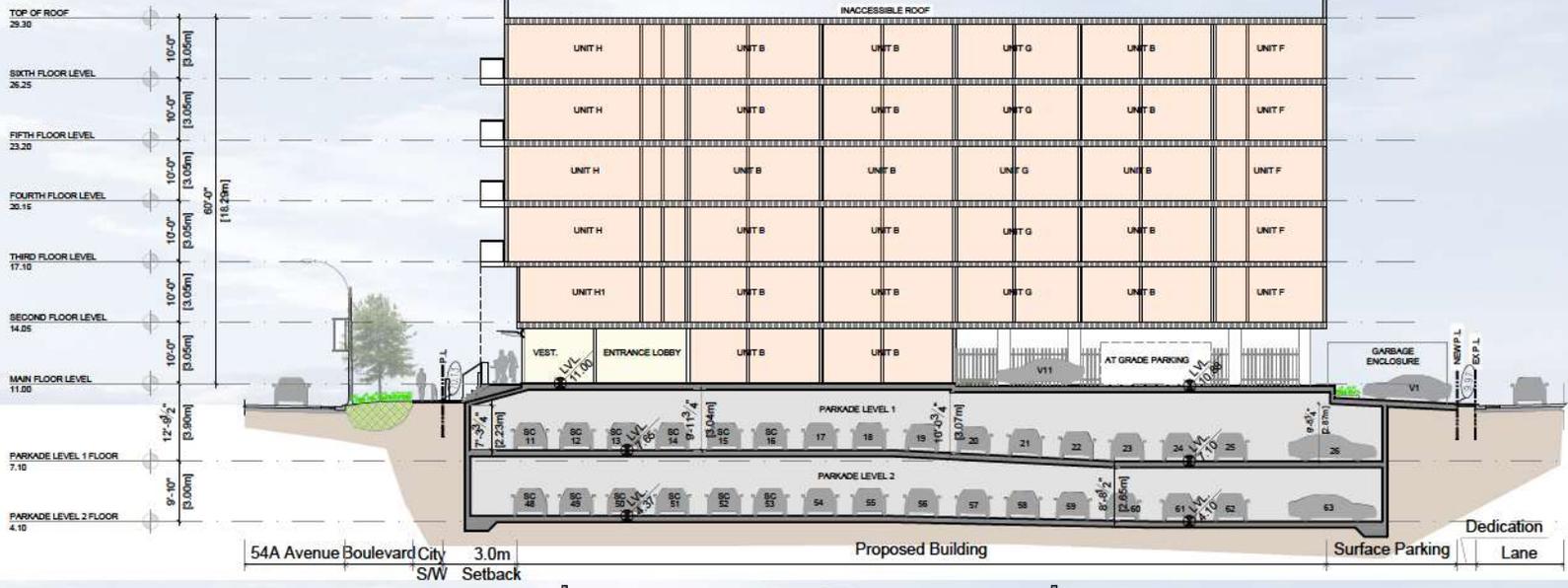
SECOND FLOOR LEVEL
14.05

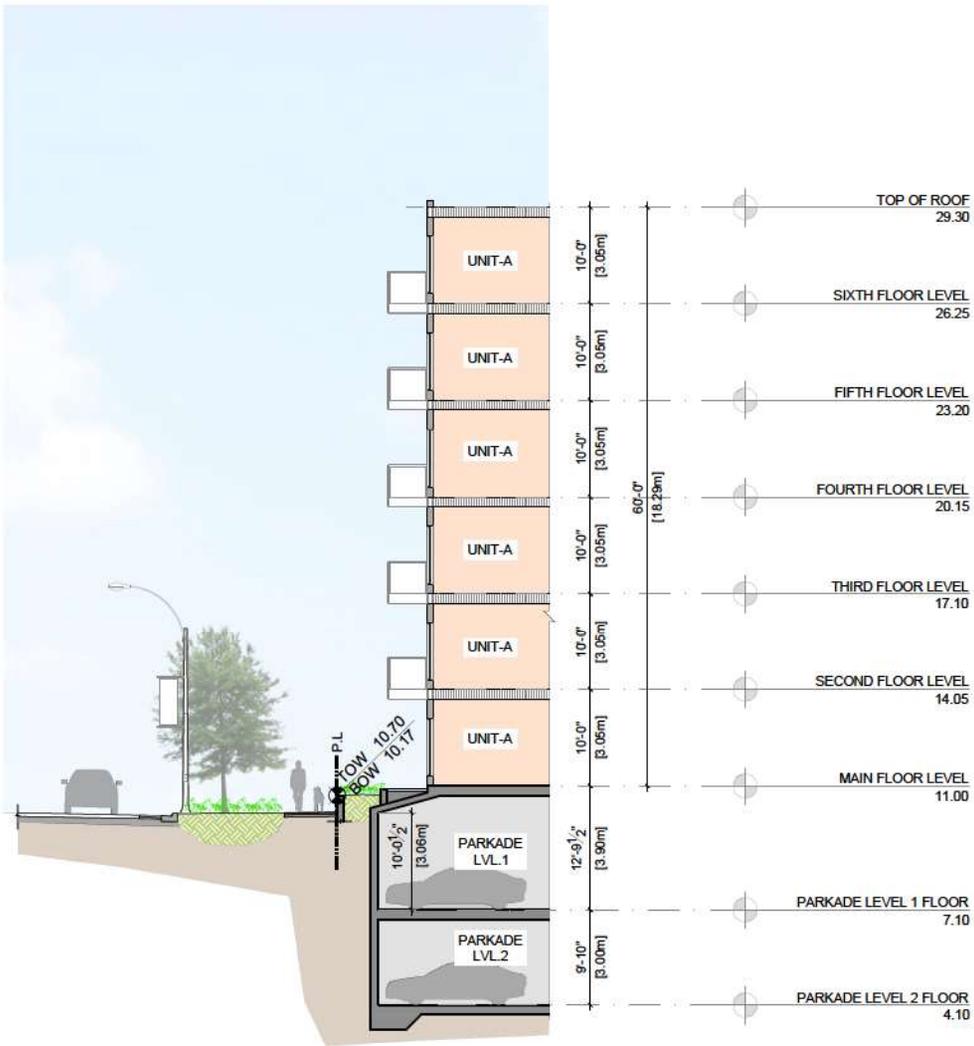
MAIN FLOOR LEVEL
11.00



2 WEST ELEVATION
Scale: N.T.S

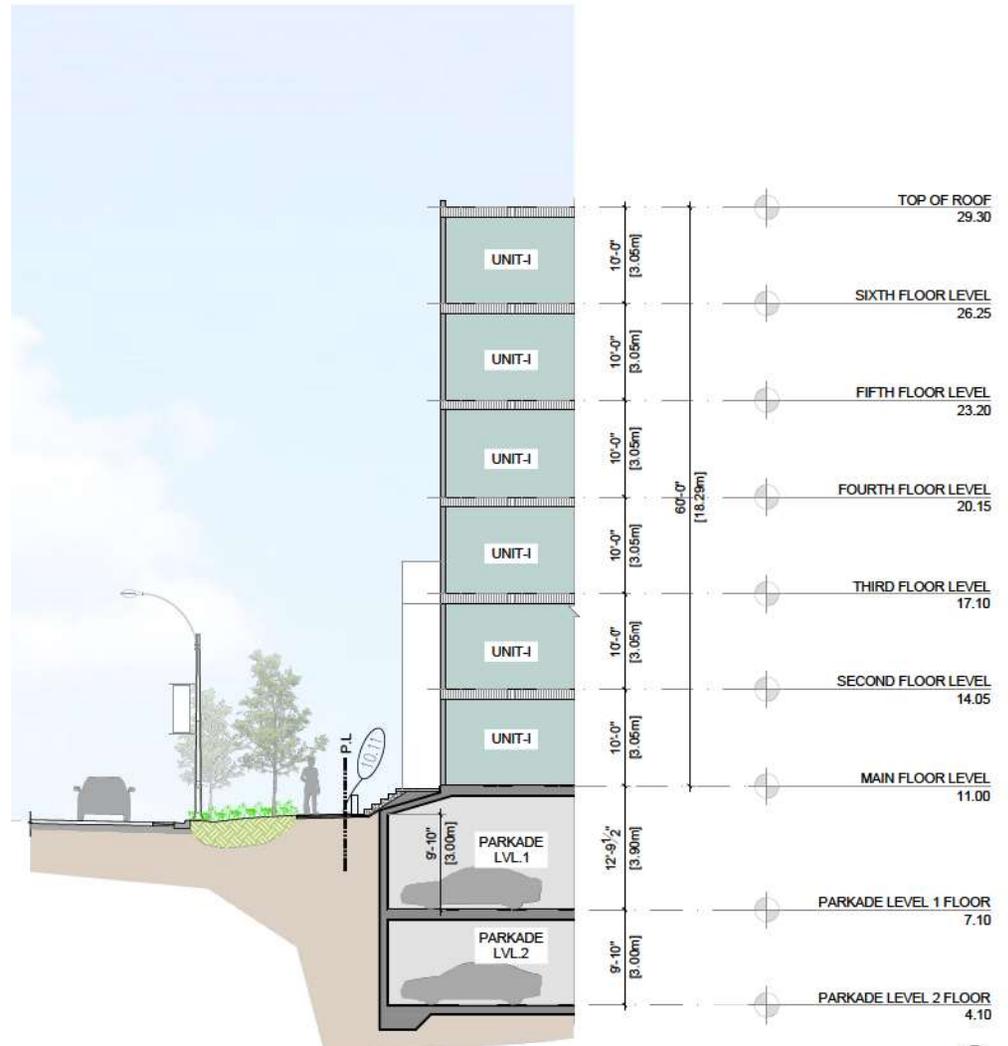






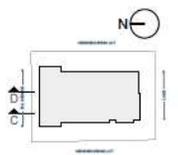
54A Avenue | Boulevard | City S/W | 3.0m Setback | Proposed Building

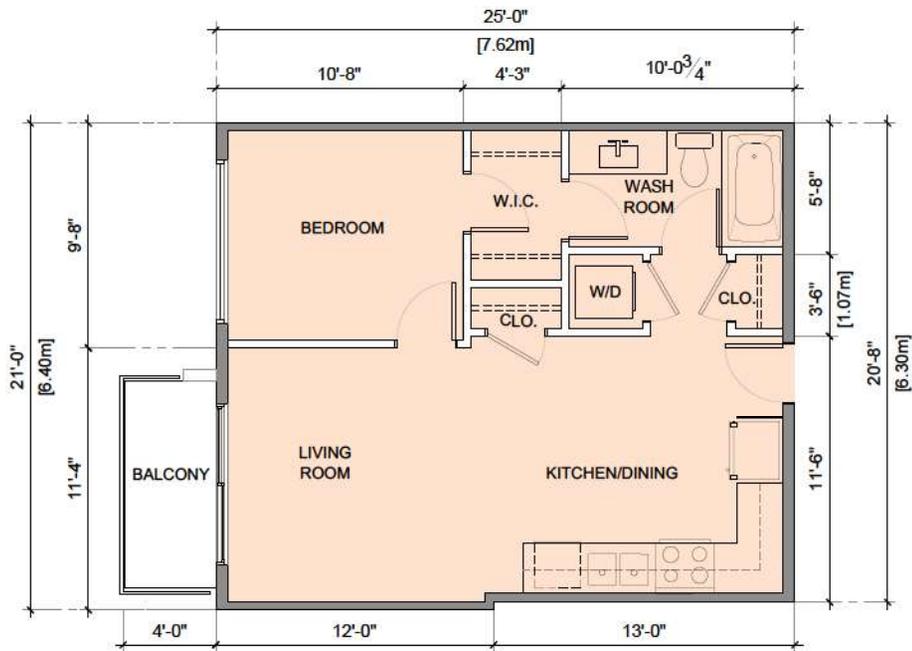
1 SECTION C
Scale: N.T.S



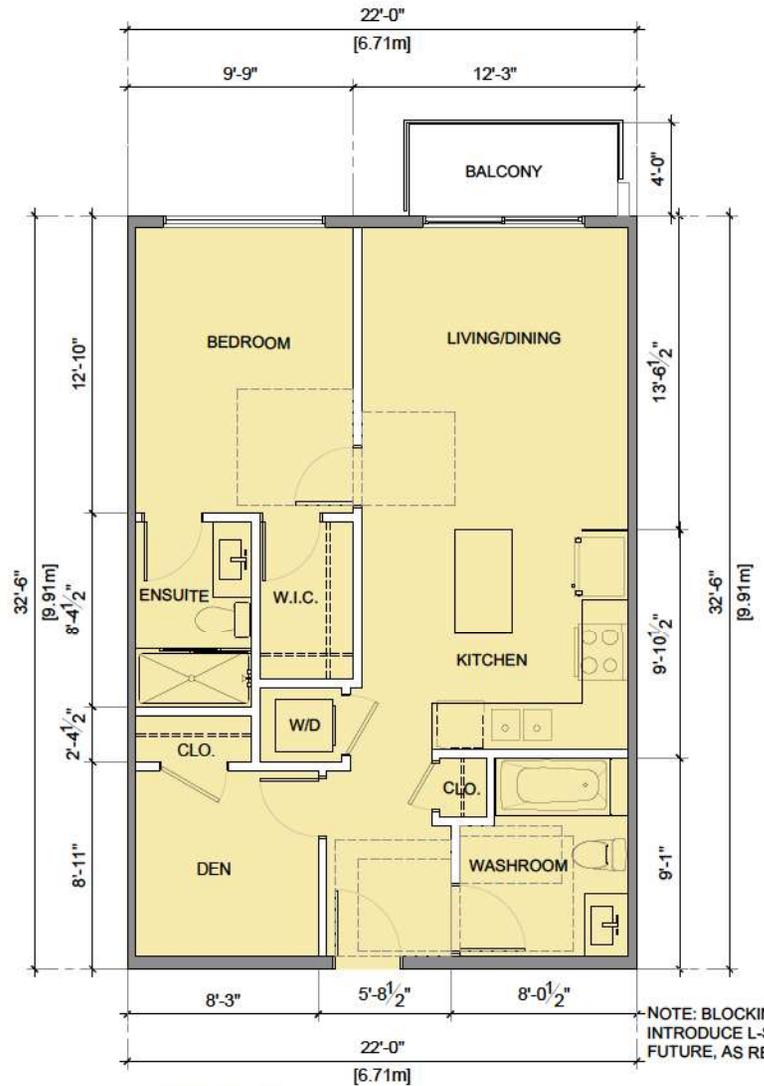
54A Avenue | Boulevard | City S/W | 3.0m Setback | Proposed Building

2 SECTION D
Scale: N.T.S





1 UNIT-A
3/16"=1'-0"

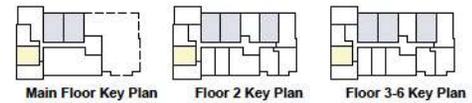


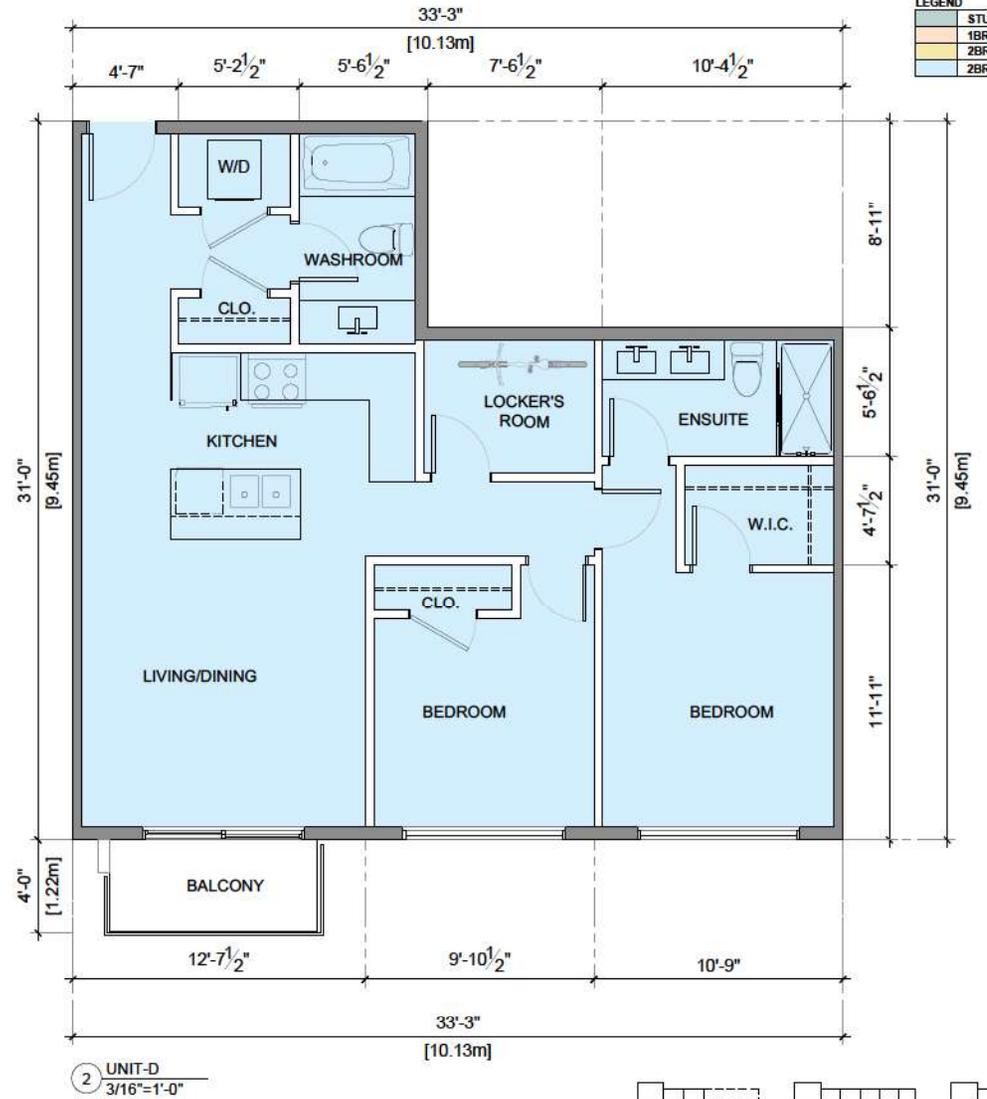
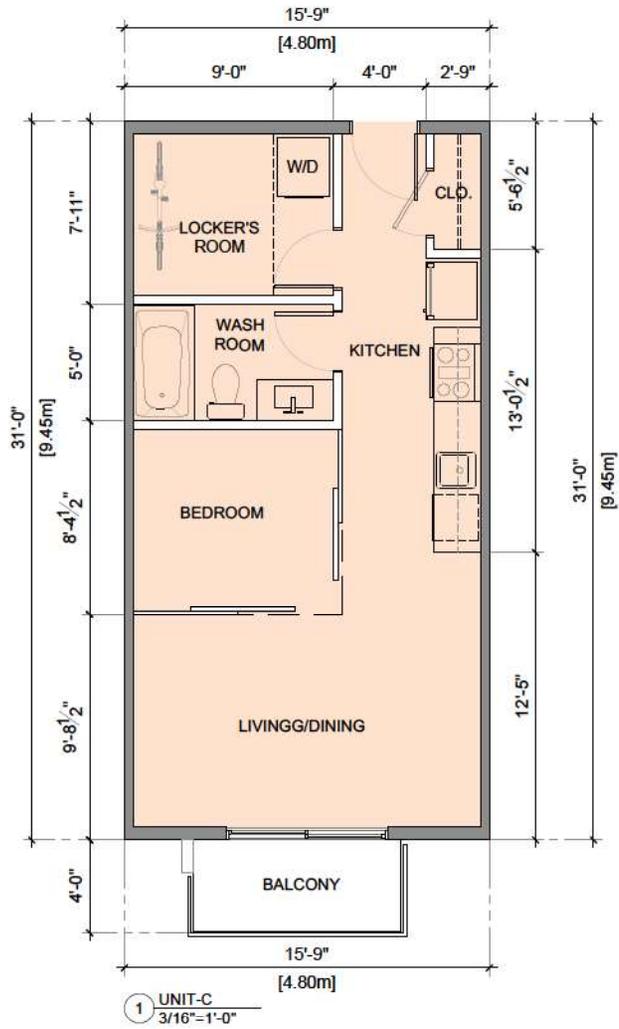
2 UNIT-B (ADAP.)
3/16"=1'-0"

LEGEND

STUDIO
1BR
2BR(ADAP.)
2BR

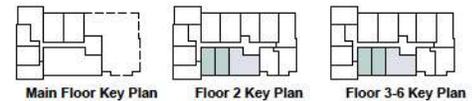
NOTE: BLOCKING PROVIDED IN WALL TO INTRODUCE L-SHAPED GRAB BARS IN FUTURE, AS REQUIRED.

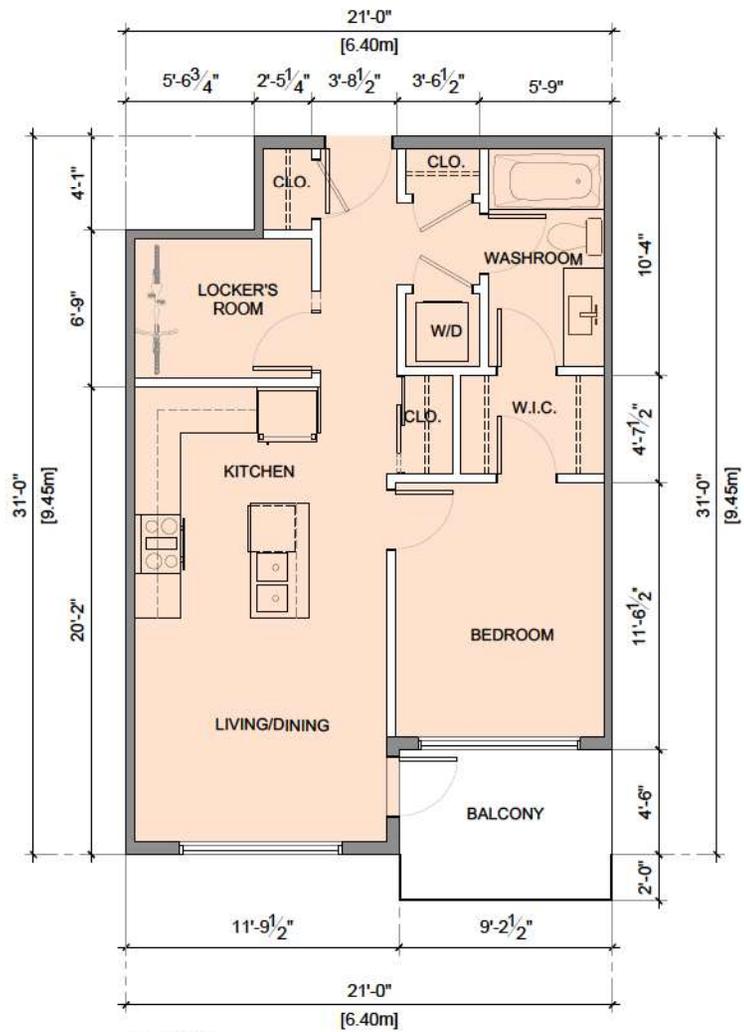




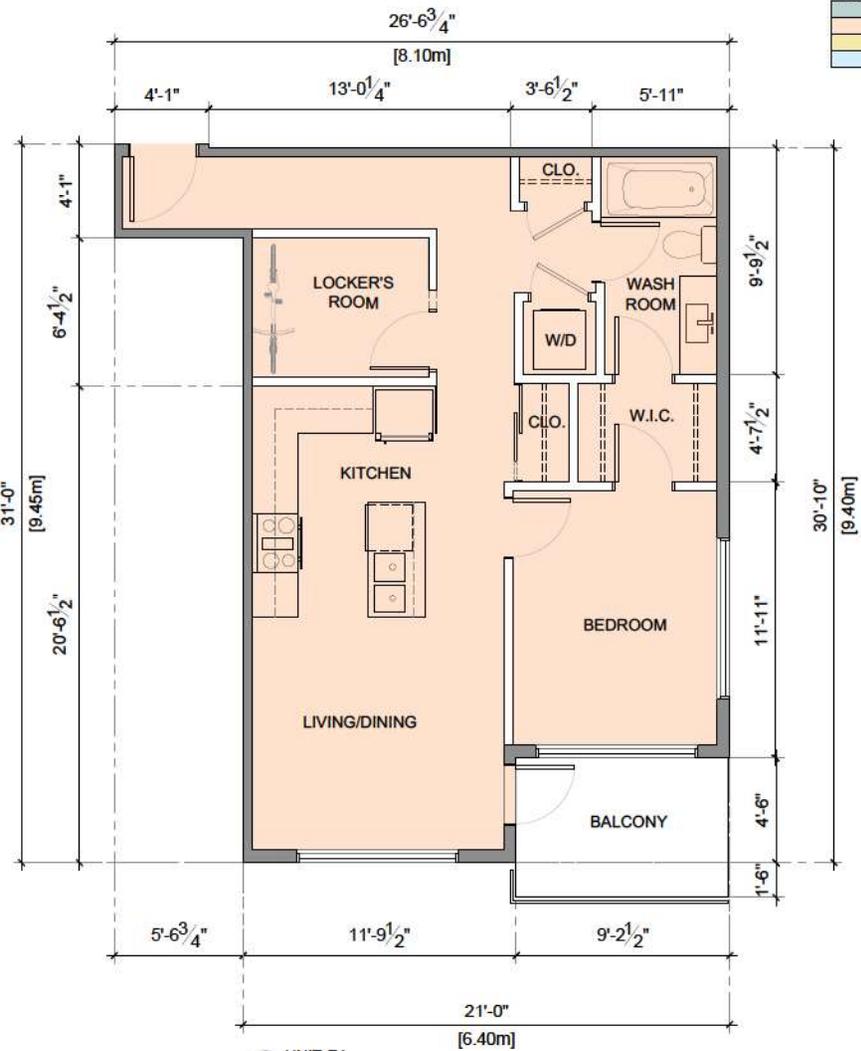
LEGEND

STUDIO
1BR
2BR(ADAP.)
2BR





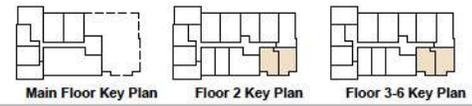
1 UNIT-E
 3/16"=1'-0"



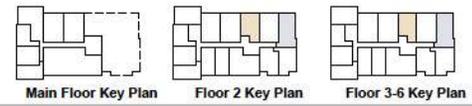
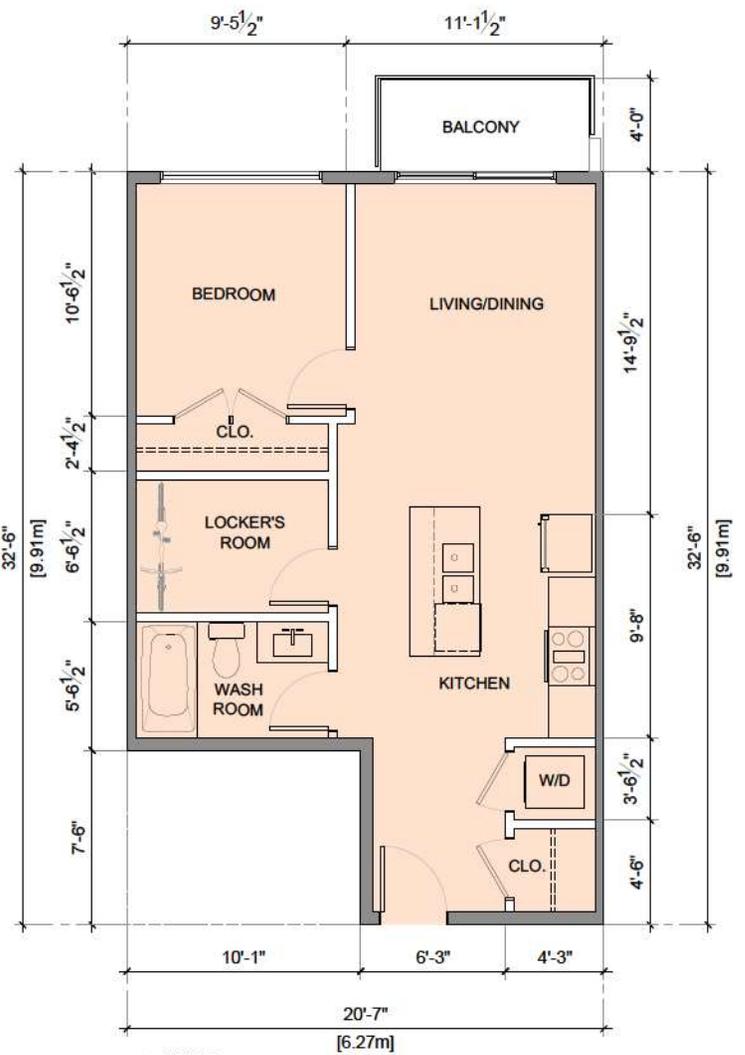
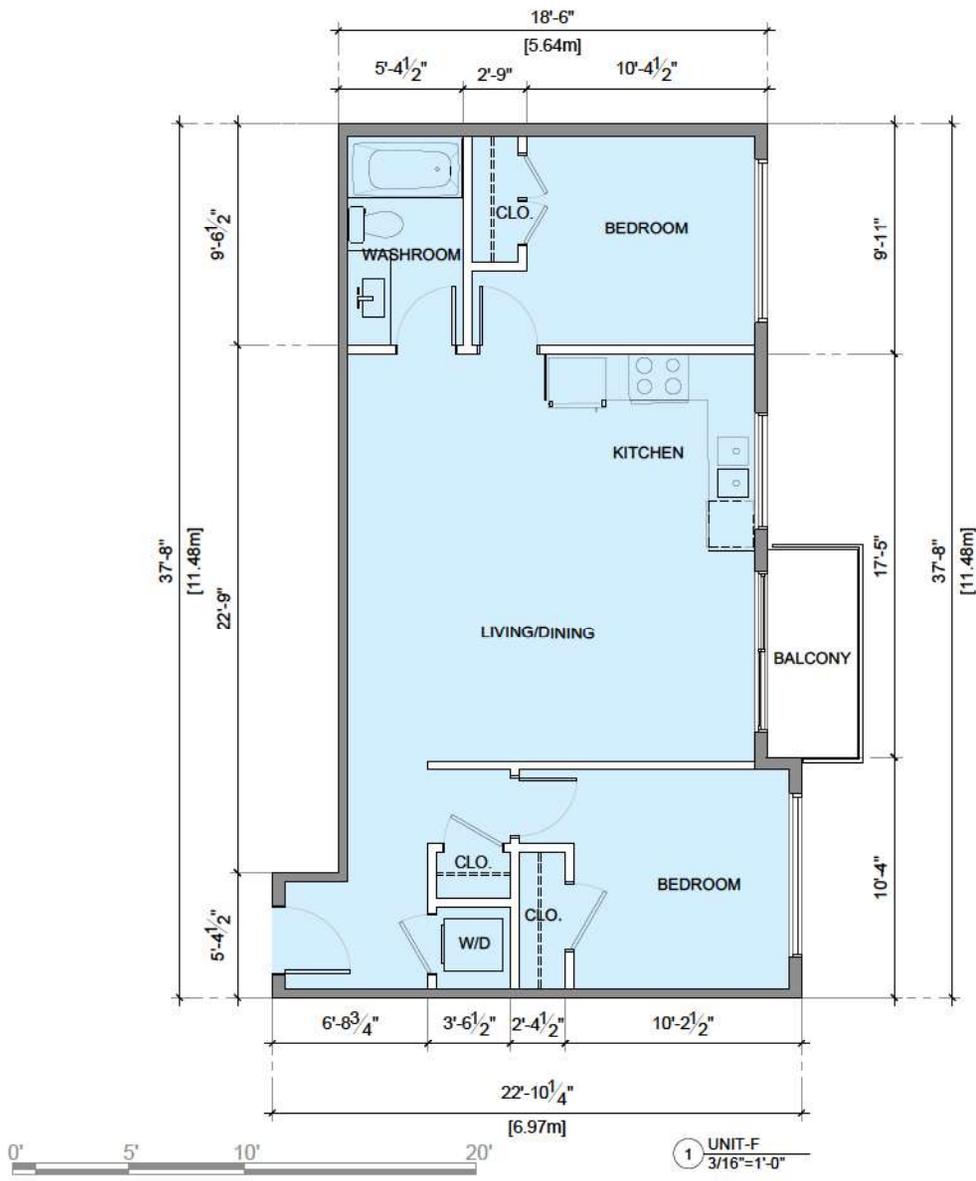
2 UNIT-E1
 3/16"=1'-0"

LEGEND

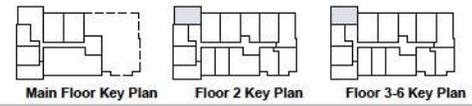
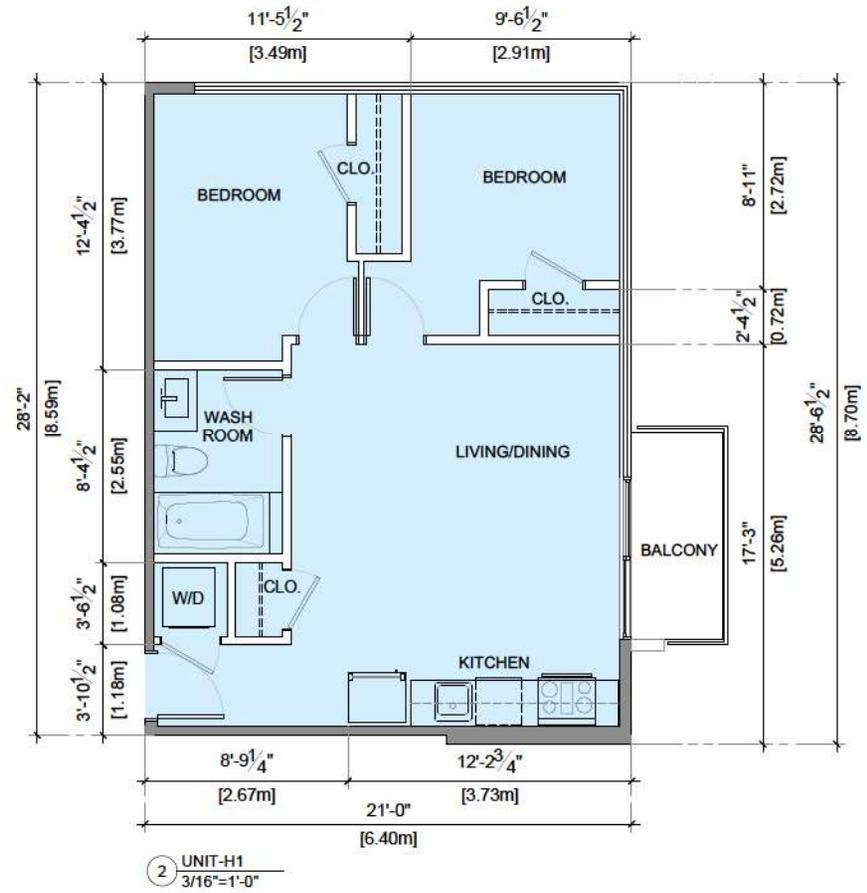
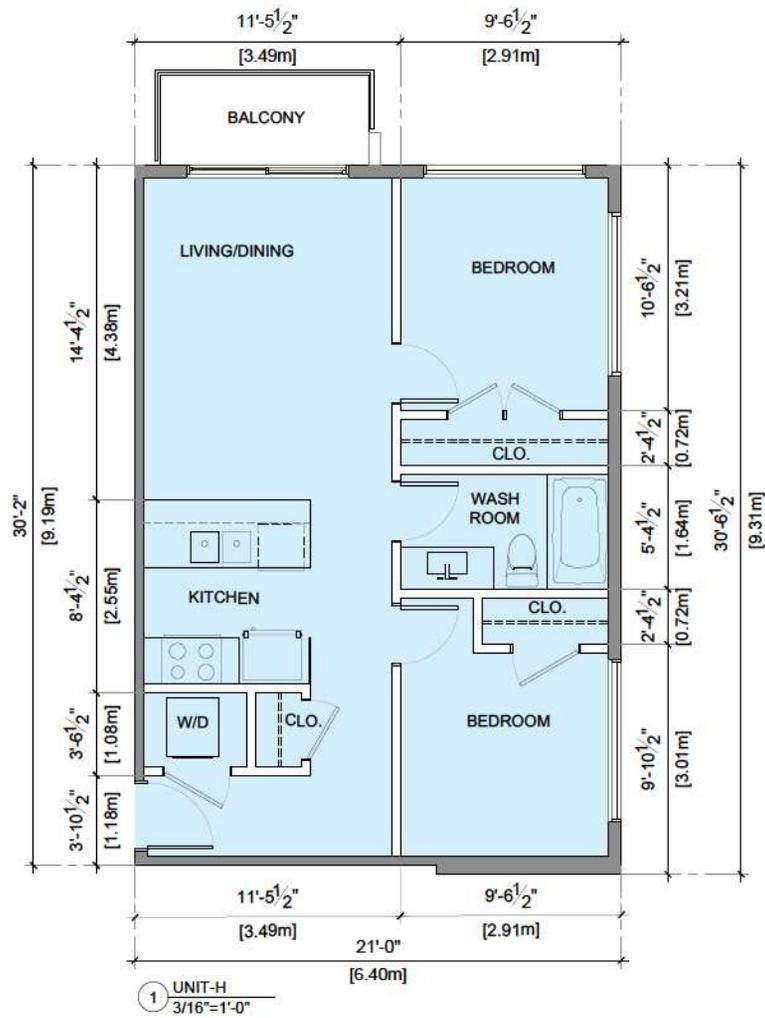
STUDIO
1BR
2BR(ADAP.)
2BR



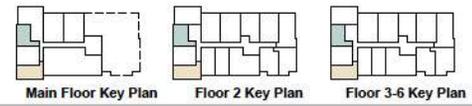
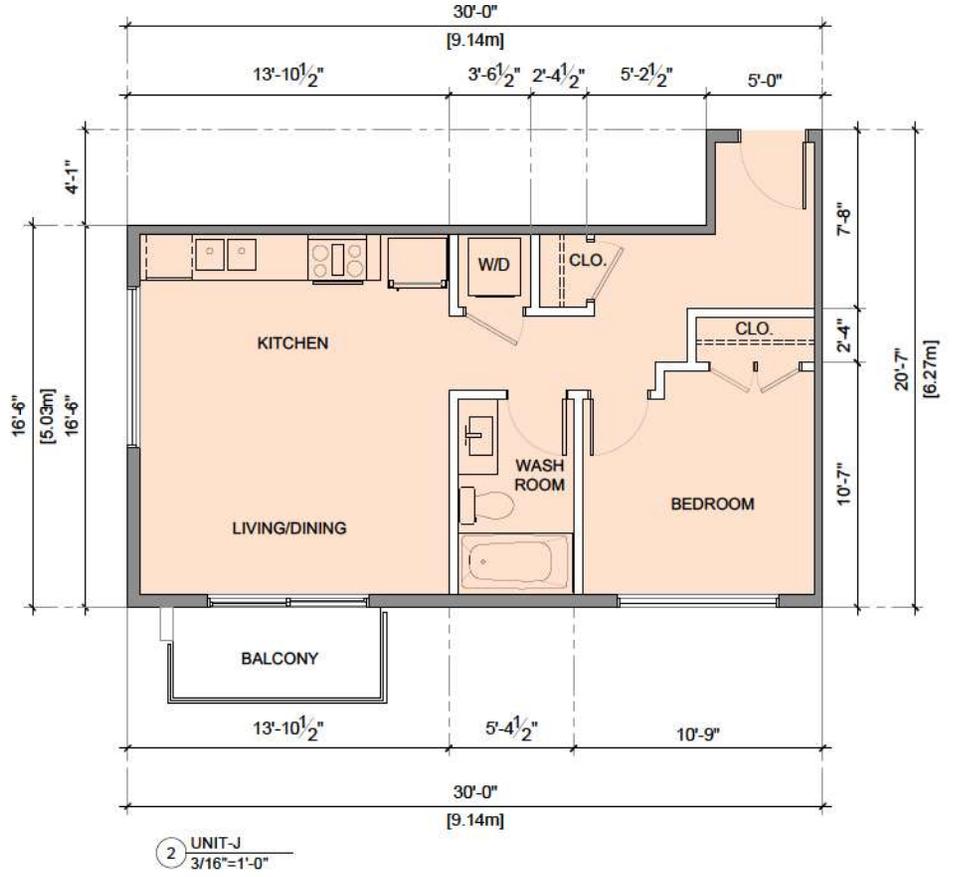
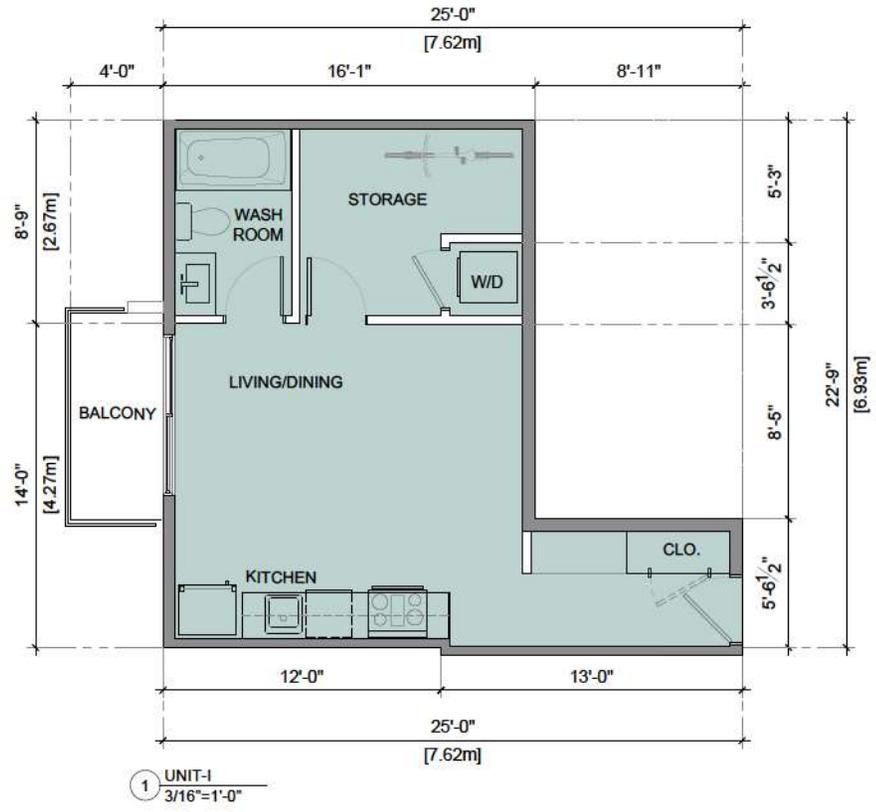
LEGEND	
	STUDIO
	1BR
	2BR(ADAP.)
	2BR

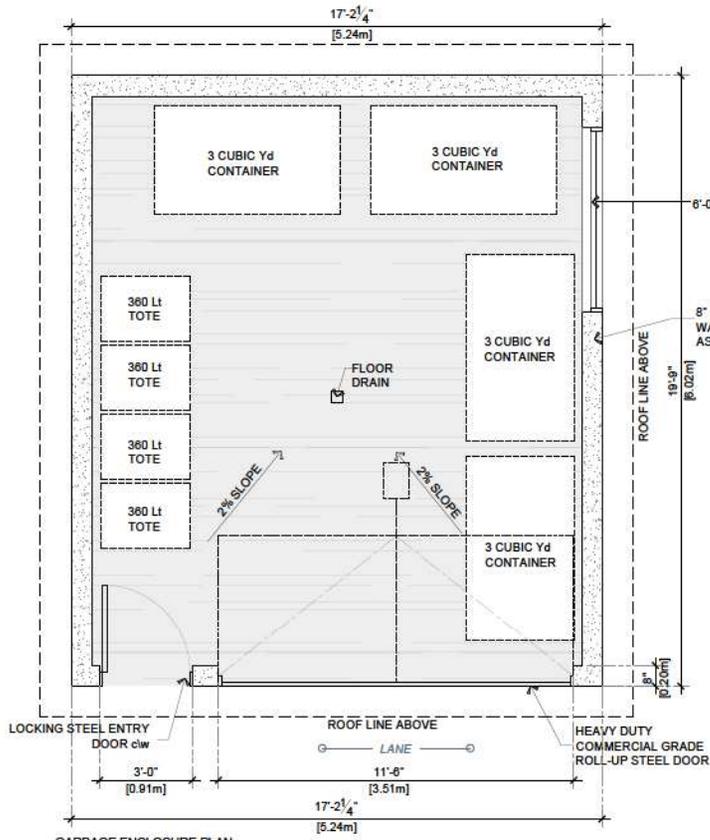


LEGEND	
[Light Blue Box]	STUDIO
[Light Orange Box]	1BR
[Light Yellow Box]	2BR(ADAP.)
[Light Blue Box]	2BR



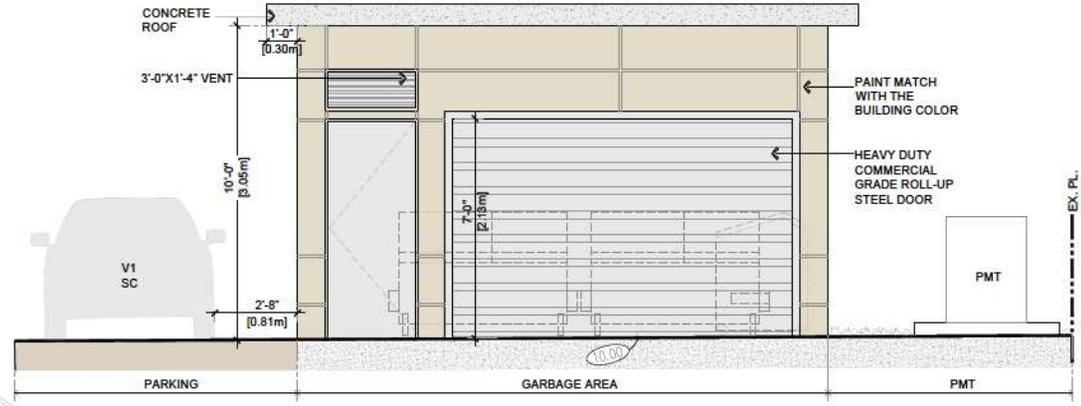
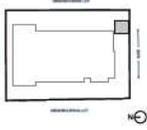
LEGEND	
[Light Blue Box]	STUDIO
[Light Orange Box]	1BR
[Light Yellow Box]	2BR(ADAP.)
[Light Green Box]	2BR



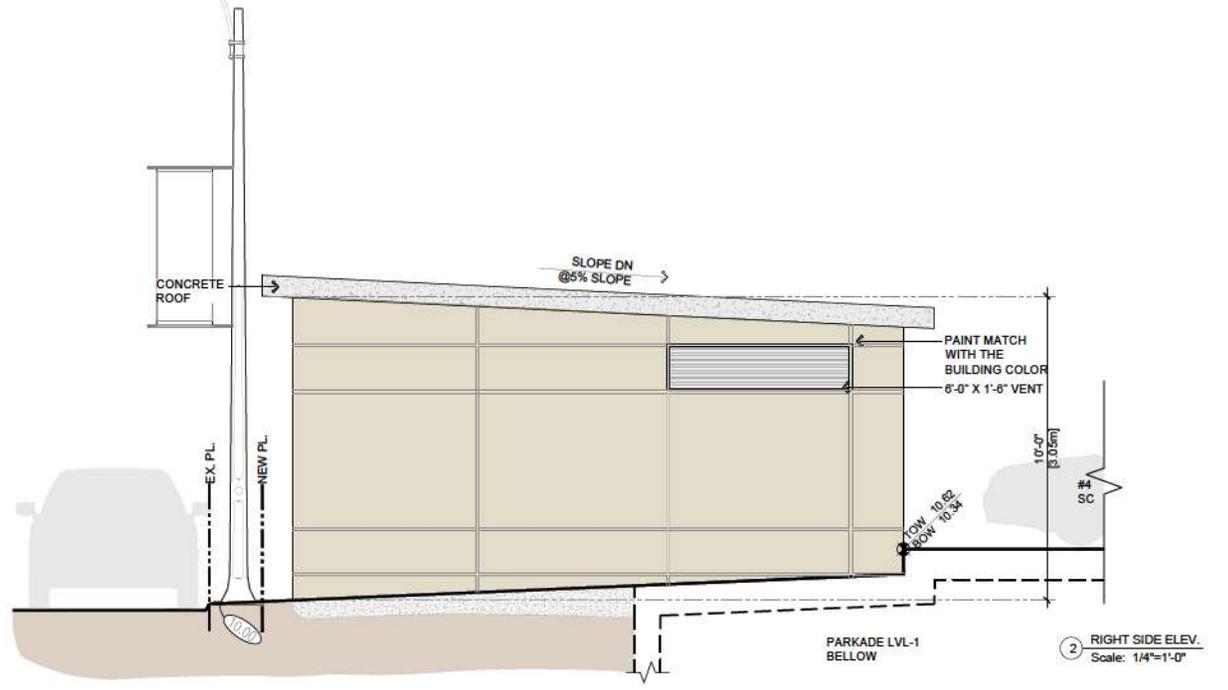


1 GARBAGE ENCLOSURE PLAN
Scale: 1/4"=1'-0"

- NOTES:
- ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
 - STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
 - ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.
 - STEEL ENTRY DOOR IS TO BE 36" WIDE (915MM) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYED KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
 - ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



2 FRONT ELEVATION
Scale: 1/4"=1'-0"



2 RIGHT SIDE ELEV.
Scale: 1/4"=1'-0"

20214, 20224 54A AVENUE

LANGLEY, BC

LANDSCAPE SET - REVISED PER ADVISORY DESIGN PANEL COMMENTS

JUNE 29, 2023

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE LAYOUT - GROUND LEVEL
L1.1	LANDSCAPE LAYOUT - ROOF LEVEL
L1.2	LANDSCAPE LIGHTING PLAN
L2.0	PLANTING PALETTE
L2.1	PLANTING PLAN - GROUND LEVEL
L2.2	PLANTING PLAN - ROOF LEVEL
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS
L3.3	DETAILS - RETAINING WALLS
L3.4	DETAILS - ROOF LEVEL

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLER ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.

ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.720.0948

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	
9	
8	
7	REVISED PER ADP COMMENTS 23-06-29
6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPTE COMMENTS 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06
REVISIONS	



MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	1:200
Drawn:	MGC/DS
Reviewed:	DS
Project No.	22-018

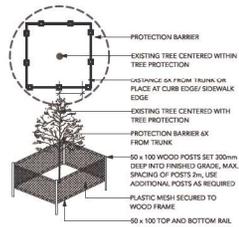
COVER PAGE

L0.0

TREE MANAGEMENT PLAN

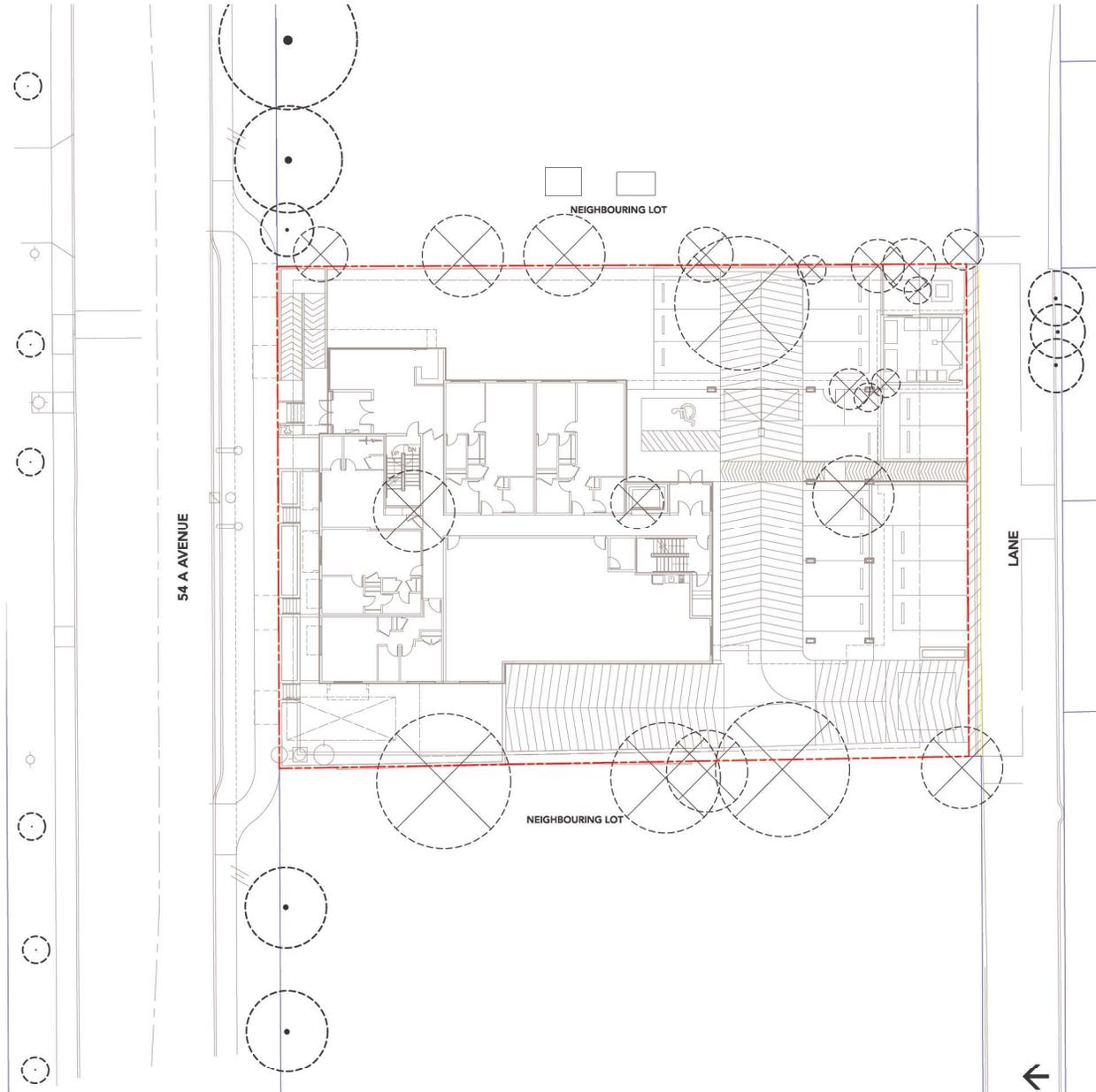
TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



TREE PROTECTION NOTES

- REFER TO CERTIFIED ARBORIST REPORT (DATED: SEPTEMBER 26, 2022 BY GLENN MURRAY, FROGGERS CREEK TREE CONSULTANTS LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY
- INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF LANGLEY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF LANGLEY TREE PROTECTION BY-LAWS.
- FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
- TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
- TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF LANGLEY.
- CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT. CALL THE CITY OF LANGLEY'S ARBORIST TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.
- ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



David Stoyko
Landscape Architect

2586 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P.604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	
9	
8	
7	REVISED PER ADP COMMENTS 23-06-29
6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPTED COMMENTS 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06
REVISIONS	



**MULTI FAMILY
DEVELOPMENT**

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	1:150
Drawn:	DS
Reviewed:	DS
Project No.	22-018

TREE MANAGEMENT
PLAN

L0.1



David Stoyko
 Landscape Architect
 2586 6TH AVENUE EAST
 VANCOUVER BC V6M 1R3
 P.604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
 PROJECTS

12		
11		
10		
9		
8		
7	REVISED PER ADP COMMENTS	23-06-29
6	ISSUED FOR DESIGN PANEL	23-05-16
5	REVISED PER CITY COMMENTS	23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT	23-02-08
3	RESPONSE TO CPTED COMMENTS	23-01-26
2	ISSUED FOR REVIEW	22-12-20
1	ISSUED FOR CONCEPT REVIEW	22-12-06

REVISIONS



DSK
MULTI FAMILY
DEVELOPMENT

20214, 20224 54A Avenue
 City of Langley, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	22-018

LANDSCAPE
 CONCEPT -
 GROUND LEVEL

L1.0

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12		
11		
10		
9		
8		
7	REVISED PER ADP COMMENTS	23-06-29
6	ISSUED FOR DESIGN PANEL	23-05-16
5	REVISED PER CITY COMMENTS	23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT	23-02-08
3	RESPONSE TO CPTED COMMENTS	23-01-26
2	ISSUED FOR REVIEW	22-12-20
1	ISSUED FOR CONCEPT REVIEW	22-12-06

REVISIONS



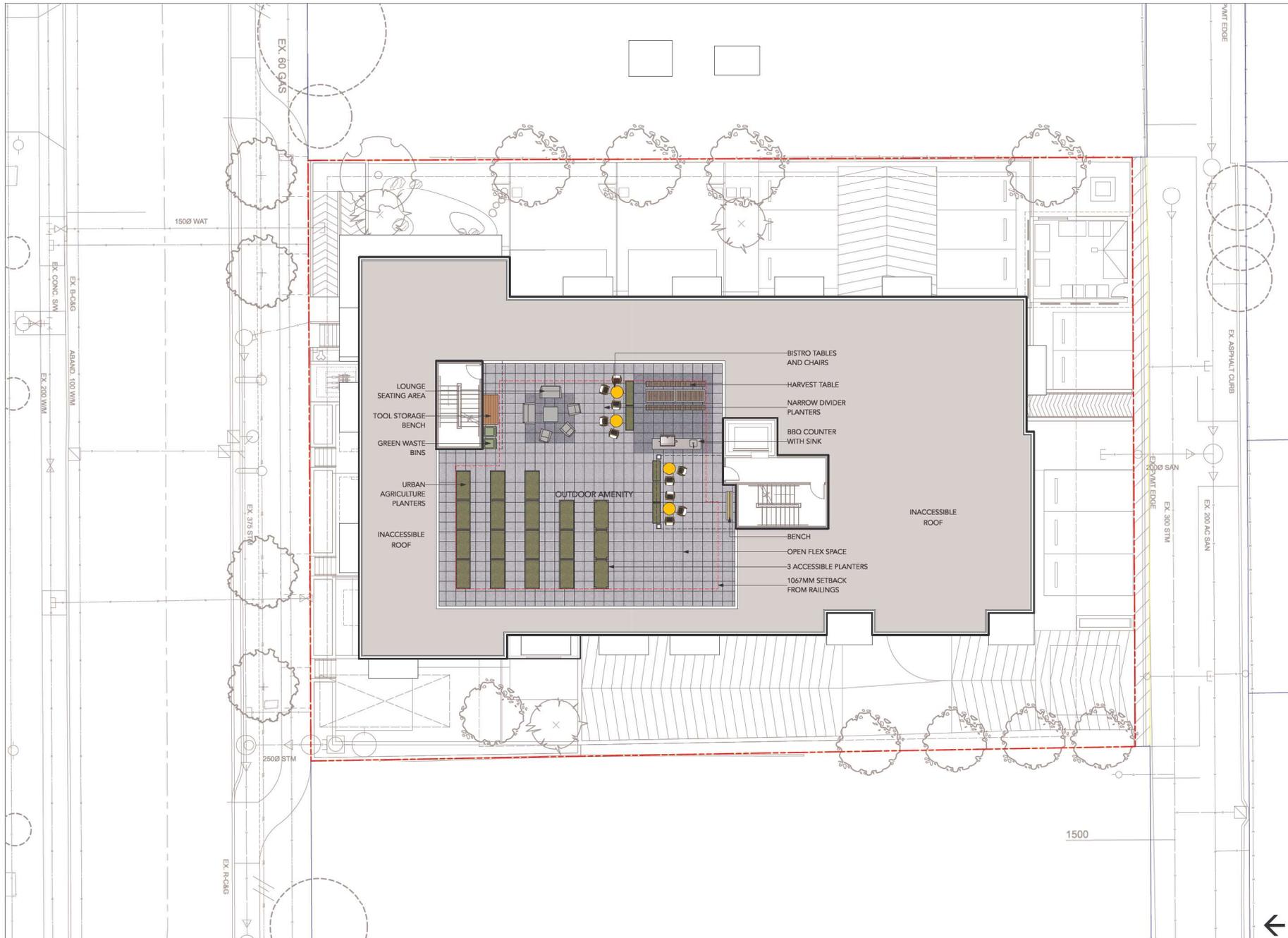
MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale: 1:100
Drawn: DS
Reviewed: DS
Project No. 22-018

LANDSCAPE
CONCEPT - ROOF LEVEL

L1.1



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12		
11		
10		
9		
8		
7	REVISED PER ADP COMMENTS	23-06-29
6	ISSUED FOR DESIGN PANEL	23-05-16
5	REVISED PER CITY COMMENTS	23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT	23-02-08
3	RESPONSE TO OPTED COMMENTS	23-01-26
2	ISSUED FOR REVIEW	22-12-20
1	ISSUED FOR CONCEPT REVIEW	22-12-20

REVISIONS



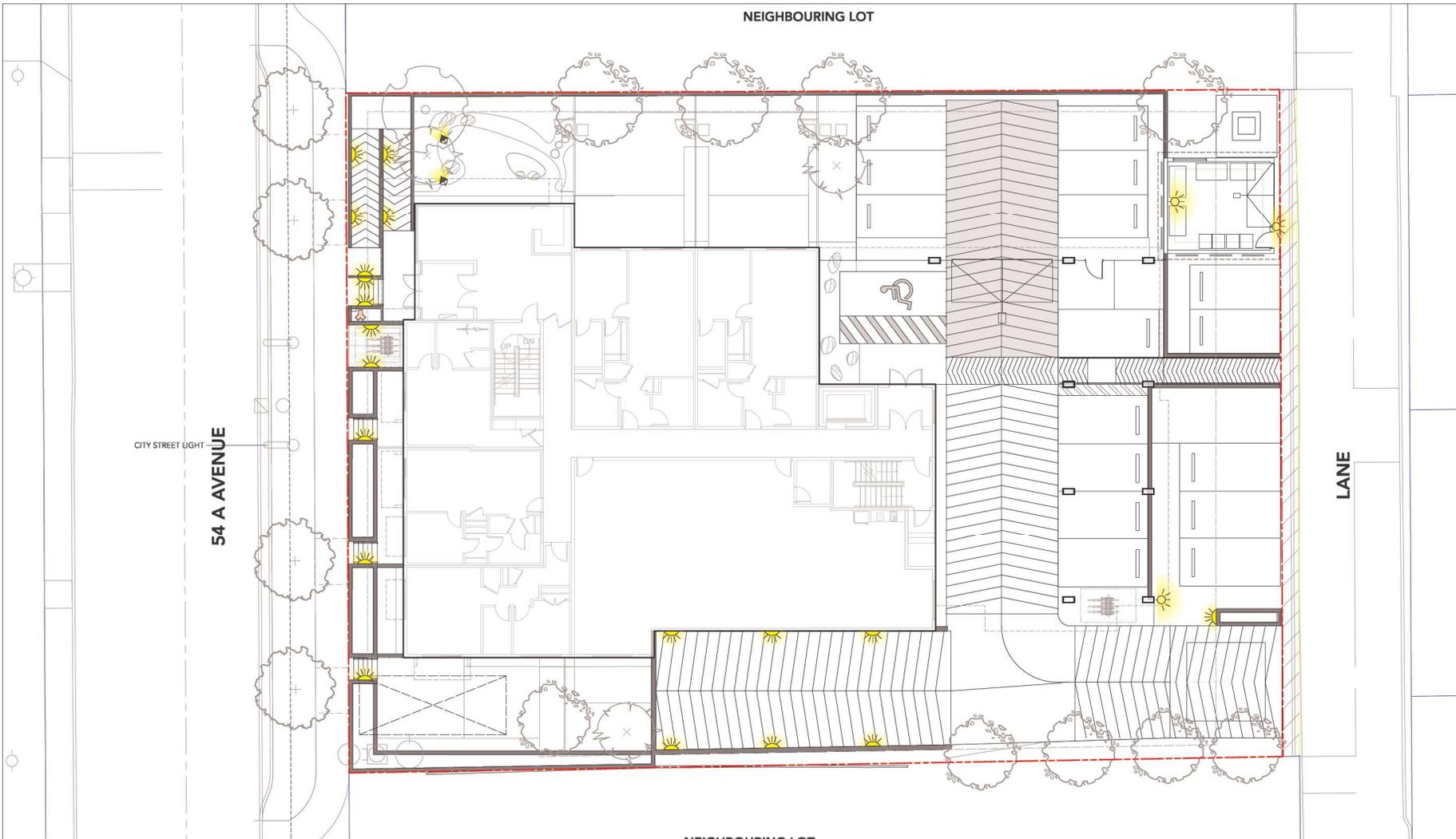
MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	22-018

← **LANDSCAPE LIGHTING - GROUND LEVEL**

L1.2



LIGHTING LEGEND

SYMBOL DESCRIPTION

-  UPLIGHT
-  WALL/STEP
-  WALL MOUNTED LIGHT



WALL DOWN LIGHT
MP LIGHTING MODEL L721
4" DIAMETER, 8W LED
MATTE ANODIZED ALUMINUM



UPLIGHT
MP LIGHTING MODEL L930
COLOUR: MATTE ANODIZED



WALL LIGHT
MP LIGHTING MODEL L49 MA
9-3/4" X 4-7/8", 6W LED
MATTE ANODIZED ALUMINUM



THEME PLANTS

EVERGREEN AND ALL-SEASON INTEREST



COLOUR HIGHLIGHTS



TEXTURES AND FORMS

INTERESTING FOLIAGE



NATIVE & EVERGREEN PLANTS



GROUND COVER VARIETY AND TEXTURE

Plant List and Materials

	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
	4	Acer rubrum 'Bowhall' Street tree species, form, and quality to be to City of Langley standards	Bowhall Red Maple	7cm cal.	As shown	
	1	Betula nigra	River Birch	6cm cal.	As shown	
	3	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	
	9	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	
SHRUBS						
	47	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	
	187	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	
	17	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	
	22	Polystichum munitum	Western Sword Fern	No. 1 Pot	24" o.c.	
	7	Rhododendron 'Ken Janeck'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	
	4	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	
	14	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	
	22	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	
	30	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	
	60	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	
PERENNIALS AND VINES						
	38	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	
	94	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	
	9	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	
	14	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	
	12	Parthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	
GROUND COVERS						
	142	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	
	42	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	
	42	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	
	586	Rubus calycinoides	Emerald Carpet	4" (10cm) Pot	15" o.c.	
	73	Sq.Ft. Sodded Lawn				

- DROUGHT TOLERANT PLANTS
- POLLINATOR FRIENDLY PLANTS
- SEASONAL INTEREST PLANTS
- EVERGREEN PLANTS
- FOOD RESOURCE PLANTS
- NATIVE PLANTS
- HABITAT VALUE PLANTS

David Stoyko Landscape Architect

2586 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P:604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12		
11		
10		
9		
8		
7	REVISED PER ADP COMMENTS	23-06-29
6	ISSUED FOR DESIGN PANEL	23-05-16
5	REVISED PER CITY COMMENTS	23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT	23-02-08
3	RESPONSE TO CPTED COMMENTS	23-01-26
2	ISSUED FOR REVIEW	22-12-20
1	ISSUED FOR CONCEPT REVIEW	22-12-06

REVISIONS



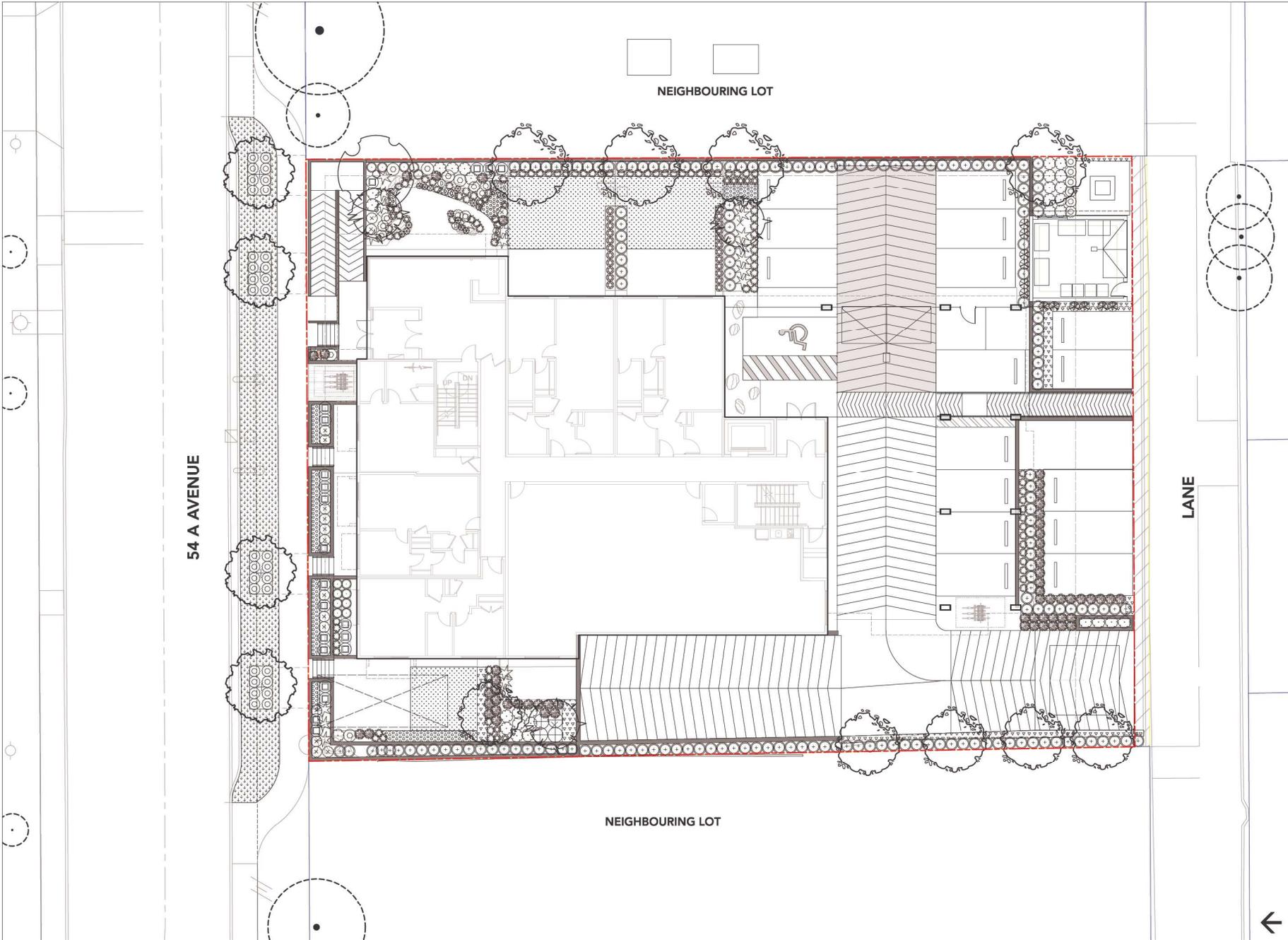
MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	N/A
Drawn:	MGC
Reviewed:	DS
Project No.	22-018

LANDSCAPE MATERIALS

L2.0



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P.604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	
9	
8	
7	REVISED PER ADP COMMENTS 23-06-29
6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPTED COMMENTS 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06

REVISIONS



MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	MGC/DS
Reviewed:	DS
Project No.	22-018

PLANTING PLAN -
GROUND LEVEL



L2.1

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12		
11		
10		
9		
8		
7	REVISED PER ADP COMMENTS	23-06-29
6	ISSUED FOR DESIGN PANEL	23-05-16
5	REVISED PER CITY COMMENTS	23-04-27
3	RESPONSE TO CPTED COMMENTS	23-01-26
2	ISSUED FOR REVIEW	22-12-20
1	ISSUED FOR CONCEPT REVIEW	22-12-06

REVISIONS



MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

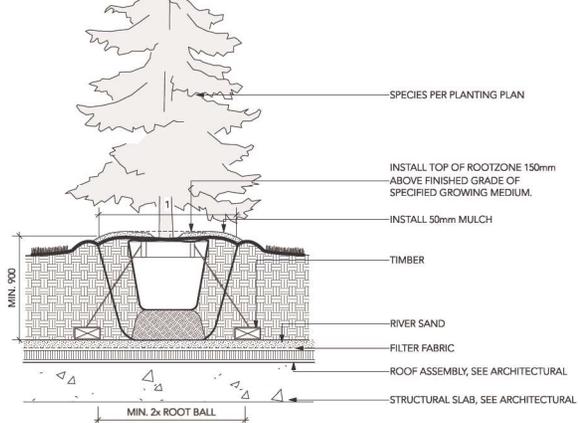
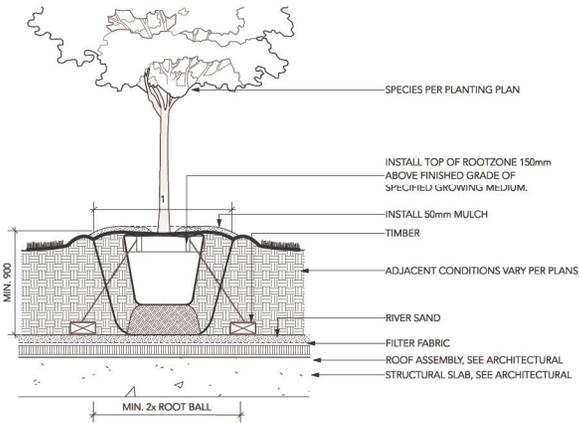
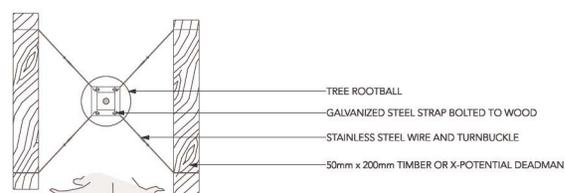
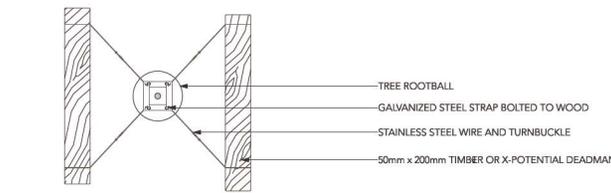
Scale: AS SHOWN

Drawn: DS/MGC

Reviewed: DS

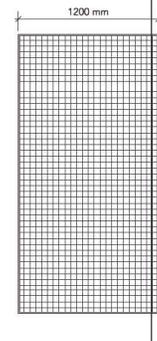
Project No. 22-018

DETAILS - SOFTSCAPE



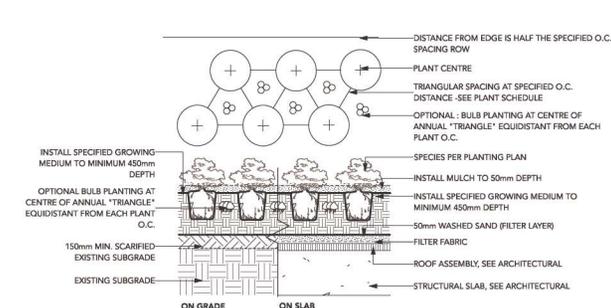
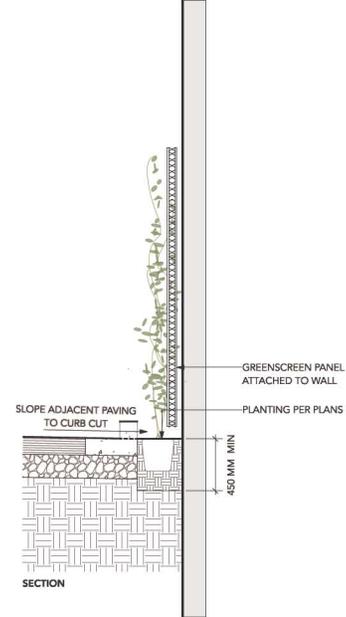
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20

3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20

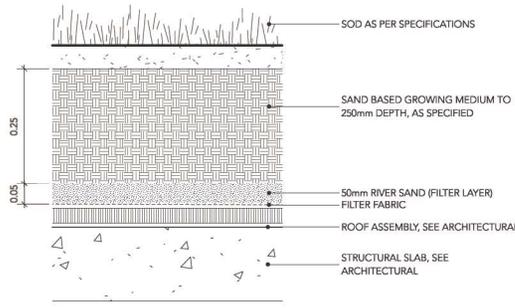


GREEN SCREEN WALL-MOUNT
4'0 X 8'0 PANELS WITH FRAME
BY: GREENSCREEN
(1.800.450.3494)

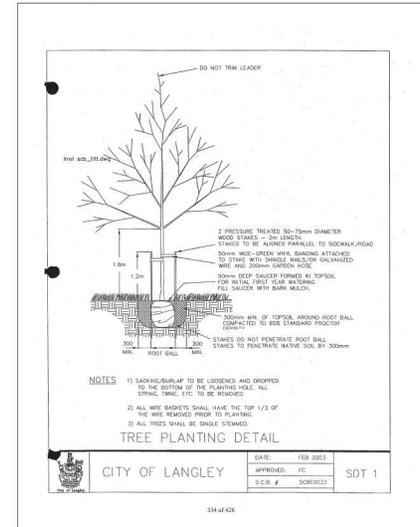
4 GREEN SCREEN
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



4 SOD LAWN ON SLAB
Scale: 1:5

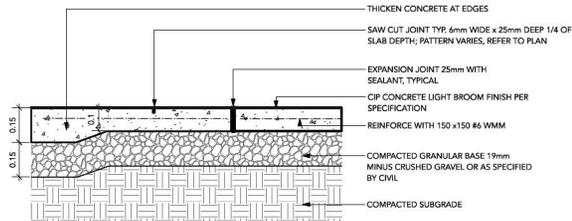


NOTES
1) SACKING/BURLAP TO BE LOOSEND AND GROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STAKES, TWINE, ETC. TO BE REMOVED.
2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
3) ALL TREES SHALL BE SINGLE STEMMED.

CITY OF LANGLEY
DATE: FEB 2023
APPROVED: [Signature]
SCALE: 1:50
SDT 1

COLOURED CONCRETE (AT CORNER NODE)

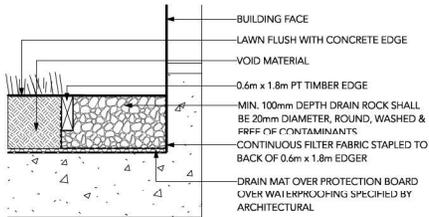
COLOUR: LITE GRAY
 SUPPLIED BY DAVIS COLORS
 323-265-8323



NOTES:
 1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE PAVING

Scale: 1:10

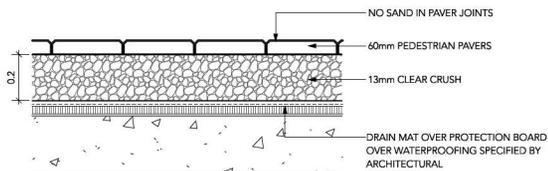


2 GRAVEL DRAIN STRIP - ON SLAB

Scale: 1:10

MANHATTAN VIBROPRESSED SLABS BY NEWSTONE GROUP

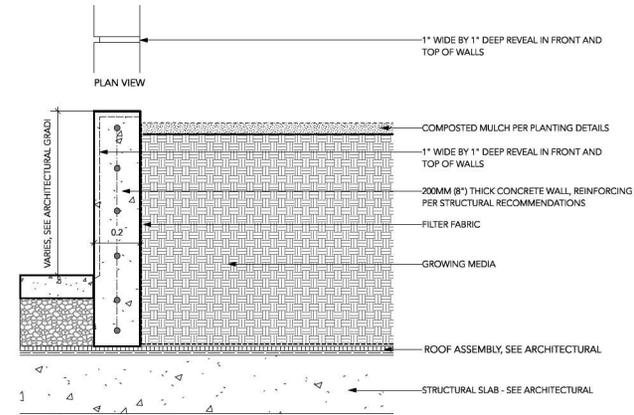
DIMENSIONS: 454 mm x 454 mm x 50.8 mm
 COLOUR: NATURAL
 PATTERN: GRID



NOTE:
 USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

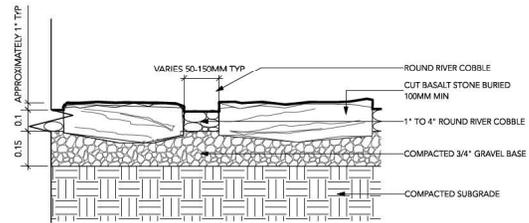
3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

Scale: 1:10



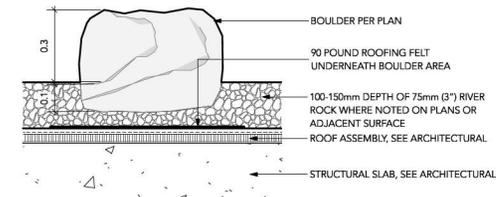
4 TYPICAL CIP CONCRETE WALL ON SLAB

Scale: 1:10



5 STEP STONES IN RIVER COBBLE

Scale: 1:10



6 LANDSCAPE BOULDER ON SLAB

Scale: 1:10

**David Stoyko
 Landscape Architect**

2686 6TH AVENUE EAST
 VANCOUVER BC V6M 1R3
 P.604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE
 PROJECTS**

12		
11		
10		
9		
8		
7		
6	REVISED PER ADP COMMENTS	23-06-29
5	ISSUED FOR DESIGN PANEL	23-05-16
4	REVISED PER CITY COMMENTS	23-04-27
3	ISSUED FOR DEVELOPMENT PERMIT	23-02-08
2	RESPONSE TO CPTED COMMENTS	23-01-26
1	ISSUED FOR REVIEW	22-12-20
	ISSUED FOR CONCEPT REVIEW	22-12-06

REVISIONS



**MULTI FAMILY
 DEVELOPMENT**

20214, 20224 54A Avenue
 City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS
Reviewed:	DS
Project No.	22-018

**DETAILS -
 HARDSCAPE**

L3.1

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	
9	
8	
7	REVISED PER ADP COMMENTS 23-06-29
6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPTED COMMENTS 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06

REVISIONS



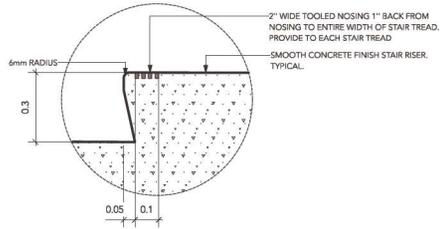
MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS
Reviewed:	DS
Project No.	22-018

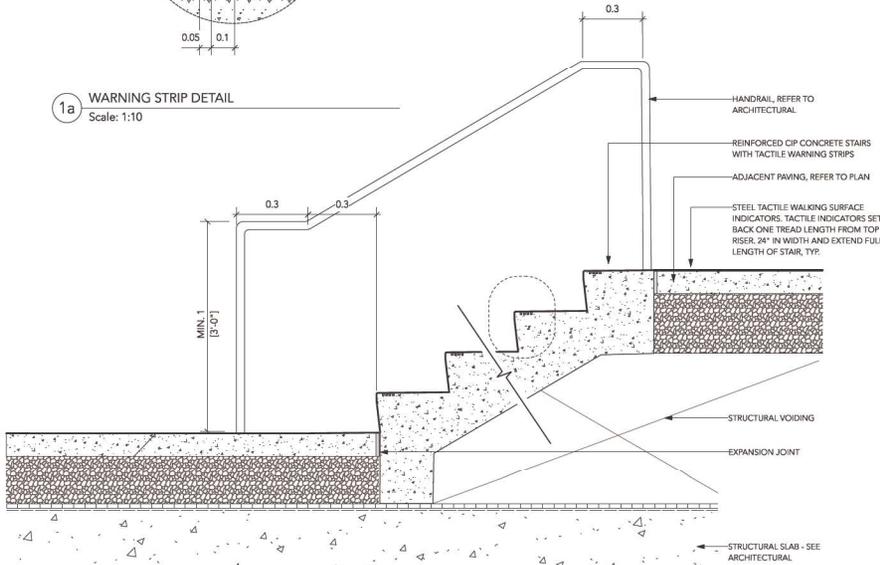
DETAILS

L3.2

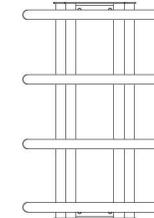


1a WARNING STRIP DETAIL
Scale: 1:10

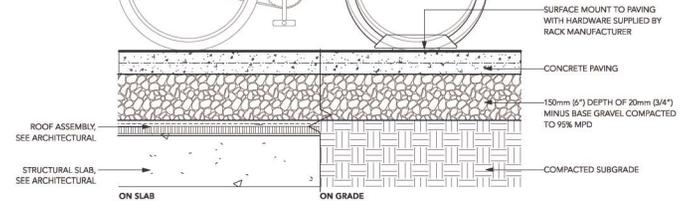
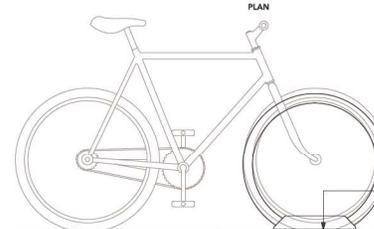
NOTE:
1. ALLOWABLE RISE: 125mm MIN., 180mm MAX.
2. ALLOWABLE RUN: 280mm MIN.



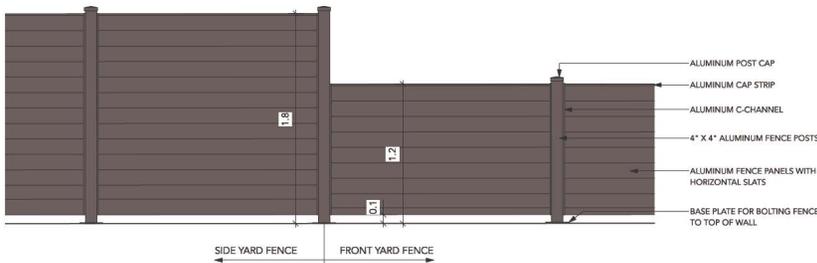
1 CIP STAIR ON SLAB
Scale: 1:10



MODEL: MBR350-4
FINISH: SILVER
BY: MAGLIN (1.800.716.5506)



3 BIKE RACK
Scale: 1:10



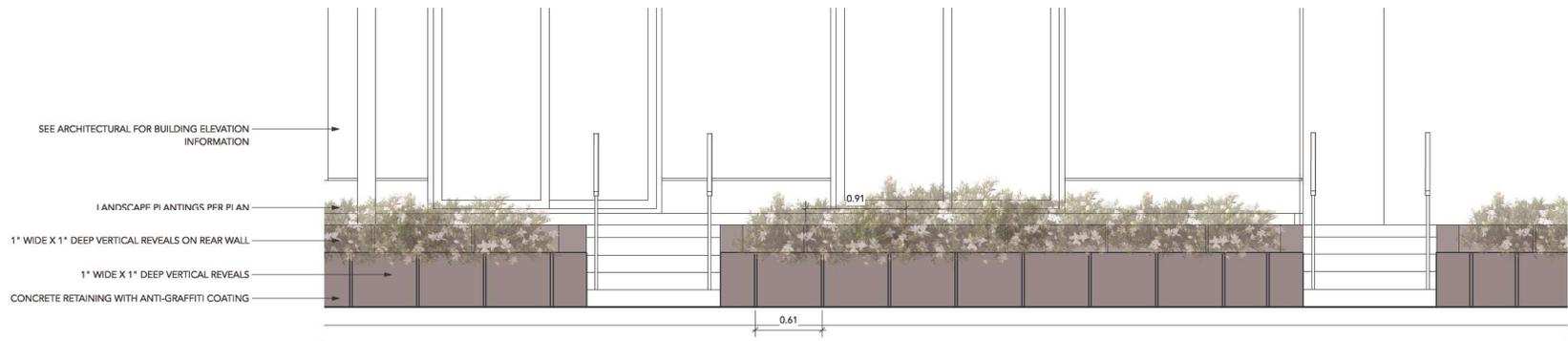
2 SIDE YARD / FRONT YARD FENCE
Scale: 1:20

TIMBER NOTES:
1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED.
2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.
3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.
5. FINAL COLOUR TO BE DETERMINED.





1 CONCRETE WALLS ELEVATION
Scale: 1:50

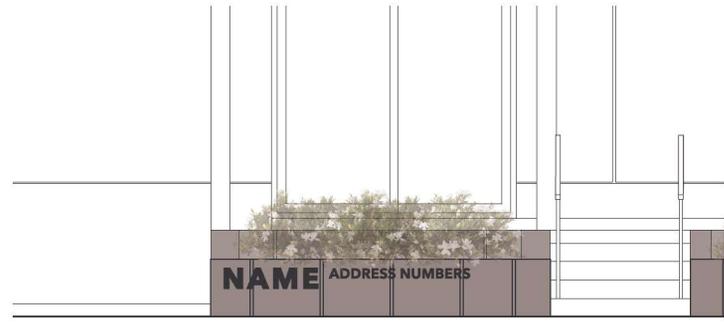


2 CONCRETE WALLS ELEVATION DETAIL
Scale: 1:20



NOTES:
1- PAINTED STEEL LETTERS PINNED TO CONCRETE
2- ADDRESS SIZE AND INFORMATION TO CONFORM TO BYLAWS
3- LETTERS FLAT AGAINST CONCRETE WALL

4 ADDRESS SIGN DETAIL
Scale: 1:10



3 ADDRESS SIGN ELEVATION
Scale: 1:20

David Stoyko
Landscape Architect
2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P.604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12	
11	
10	
9	
8	
7	REVISED PER ADP COMMENTS 23-06-29
6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPTED COMMENTS 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06

REVISIONS



MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia
Scale: AS SHOWN
Drawn: MGC/DS
Reviewed: DS
Project No. 22-018

DETAILS - RETAINING WALLS

L3.3

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	
9	
8	
7	REVISED PER ADP COMMENTS 23-06-29
6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPD COMMENT 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06

REVISIONS



MULTI FAMILY
DEVELOPMENT

20214, 20224 54A Avenue
City of Langley, British Columbia

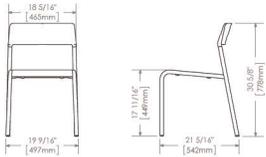
Scale: AS SHOWN

Drawn: MGC/DS

Reviewed: DS

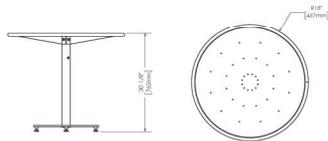
Project No. 22-018

DETAILS - ROOF
LEVEL



FORO SERIES MCH-1700-00001 CHAIRS
COLOUR: STANDARD SILVER
SUPPLIER: MAGLIN SITE FURNISHINGS

1 ROOF TOP BISTRO CHAIRS
Scale: NTS



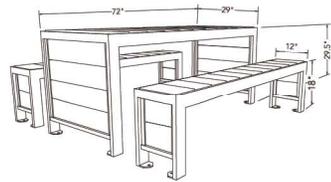
FORO SERIES MTB-1700-00746 36\"/>

2 ROOF TOP BISTRO TABLES
Scale: NTS



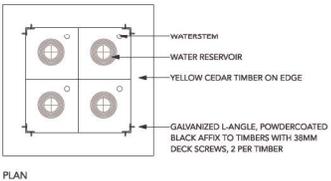
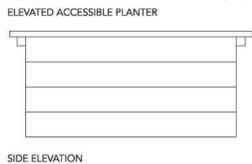
LOLLYGAGGER COCKTAIL TABLE
INDIE TABLE
COLOUR: DRIFTWOOD
SUPPLIER: LOLL DESIGNS

5 COFFEE TABLE
Scale: NTS

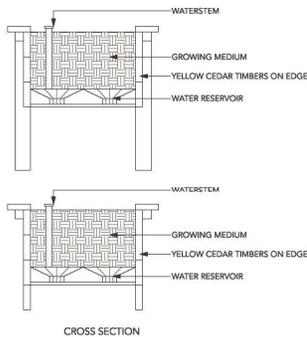


URBAN FARM HARVEST PICNIC TABLE
COLOUR: SILVER / GREY
SUPPLIER: WISHBONE (604-626-0476)

3 ROOF TOP HARVEST TABLE
Scale: NTS

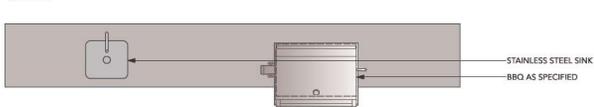
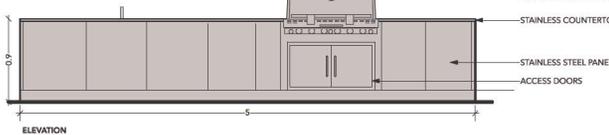


4 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER BY LIFESPACE
Scale: 1:20



6 BBQ AND COUNTER
Scale: 1:25

CUSTOM BBQ ISLAND PROVIDED AND INSTALLED BY SHERWOOD OUTDOOR
KITCHENS CONTACT: 778-855-4372
OR APPROVED ALTERNATE

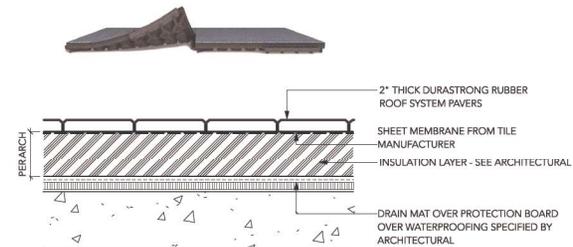


NOTE:
1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.
2. BARBEQUE GRILL TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTION.
3. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS.
4. CONTRACTOR AND STRUCTURAL TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBEQUE ELEMENTS.

BUILT-IN BBQ GRILL: NAPOLEON LEX 605 BUILT-IN NATURAL GAS GRILL WITH SEARING BURNER & INFRARED REAR BURNER, WITH NAPOLEON STAINLESS STEEL DOUBLE DOOR LARGE (W999MM X H514MM) PART #N370-0503
CABINET BELOW GRILL SURFACE - GAS CONNECTION;
OR APPROVED ALTERNATE;
DIMENSIONS AS SPECIFIED BY MANUFACTURER



PRECEDENT IMAGE



DURASTRONG RUBBER PAVERS BY SOFSURFACES
DIMENSIONS: 24\"/>

7 RUBBER ROOF PAVERS
Scale: 1:10





EXPLANATORY MEMO

20214 & 20224 54A Avenue Tenant Relocation Plan and Assistance Information

Development Permit 01-23 Zoning Bylaw Amendment Bylaw No. 3250

*****This memo contains updated information as of May 7, 2024; see next page for this updated information, under the heading “Update for May 13, 2024 Council Meeting”:**

Policy: Official Community Plan (OCP) Bylaw & Tenant Relocation Plans Policy

Official Community Plan Bylaw No. 3200 includes a “Tenant Relocation Plans” Policy (1.18) which requires development applications involving the redevelopment of existing purpose-built rental housing buildings and the relocation of the tenants in these existing rental buildings to provide a Tenant Relocation Plan.

Council Policy CO-81 (Tenant Relocation Plans) builds on this OCP policy to provide further detail to the required Tenant Relocation Plan as well as the broader procedural obligations the applicant has to the tenants. These requirements include the following:

- Early and ongoing information being provided to tenants regarding the application process and their rights under the Tenant Relocation Plan and the Provincial *Residential Tenancy Act*;
- The designation of an independent third-party Tenant Relocation Coordinator to liaise with tenants;
- Specific financial compensation amounts based on length of tenancy, including additional compensation for moving expenses;
- Assistance with finding new accommodations;
- The offering of first right of refusal to return to the new building once complete; and
- Additional supports for vulnerable tenants.

An application (Development Permit 01-23 and Zoning Bylaw Amendment No. 3250) has been submitted to redevelop two existing rental buildings at 20214 & 20224 54A Avenue. The applicant has developed a Tenant Relocation Plan, according to OCP Policy 1.18 and Council Policy CO-81, for the existing rental unit tenants on this property.

Staff also note that, in addition to City policies, the applicant is required by Provincial law, through the *Residential Tenancy Act (RTA)*, to provide affected tenants a minimum of 4 months advance notice of end of tenancy, along with compensation, when a Demolition

Permit is obtained by the applicant, which occurs following the approval of a Development Permit application by Council.

20214 & 20224 54A Avenue Development Application

The applicant has been implementing their Tenant Relocation Plan, including by providing early notice of the development application to affected tenants, designating a Tenant Relocation Coordinator, maintaining ongoing communication through tenant meetings and availability of the Tenant Relocation Coordinator, and developing a Tenant Assistance Package (see attachments). The applicant will provide additional information regarding their Tenant Relocation Plan, its status, and its components at the Public Hearing for Zoning Bylaw Amendment Bylaw No. 3250.

The applicant intends to provide end of tenancy notices to tenants, as required by the *RTA*, following receipt of a conditional Demolition Permit, which in turn requires Council adoption of Development Permit 01-23 and Zoning Bylaw Amendment Bylaw No. 3250. Once the tenancies have expired, relocation of tenants has been finalized, the existing building is vacant, and a Final Tenant Relocation Report has been submitted to City staff, the applicant can proceed with the required service disconnections and demolition of the building. Actual construction on the property could then begin after a Building Permit is issued to the applicant.

The Final Tenant Relocation Report to staff is required to provide details for each displaced tenant on the following:

- Relocation outcome, including where the tenant has been housed and evidence that they have been satisfactorily assisted in locating new accommodations; and
- The amount of compensation given to each tenant including monetary compensation, free rent, moving expenses, and any other additional assistance and services that may have been provided.

The applicant's Tenant Relocation Plan, Tenant Assistance Package, Notice of Application letter, and other correspondence between the applicant and tenants of 20214 & 20224 54A Avenue are attached for Council's information. The applicant has also set up an information website at <https://www.scalegroup.ca/rentals.html>.

As part of their tenant relocation strategy, the applicant has extended an offer to all tenants to relocate early, through a Mutual Agreement to End Tenancy, and receive an extra month's equivalent of compensation at the end of tenancy, rather than at the time that 4-month notices to vacate are issued which, as noted above, requires approval of the application. At the time of the writing of this memo, in advance of Council's consideration of 1st & 2nd Readings of the applicable bylaws, two tenancies have agreed to this early relocation offer. Six assistance-eligible tenancies remain within the buildings. It is important to note that, as permitted by Council Policy CO-81 (Tenant Relocation Plans), the applicant may re-rent units that have been vacated by the original tenants residing at

the time the development application was made. These new tenants are not eligible for supports under Council Policy CO-81, as they will have been made aware of the redevelopment application status by the applicant before signing a lease in the building, as required by the Policy.

The applicant has held two Tenant Information Meetings on the project so far. Tenants were advised of the Advisory Design Panel Meeting and of the Regular Council Meeting to consider 1st & 2nd Readings for the subject bylaw.

Prior to the Public Hearing for this application, tenants will be notified of the Public Hearing, with specific information on the date, time, and place of the Public Hearing and the options available to tenants to provide input directly to Council regarding the application. The applicant will be presenting their tenant relocation plan at the Public Hearing, including progress to date, any updates regarding early relocation and communication with tenants, and next steps should Council give further readings to the relevant Bylaw, as well as responding to questions from Council.

Update for May 13, 2024 Council Meeting:

The subject application Bylaw No. 3250 was given Third Reading by Council on September 11, 2023. Since that time, the applicant has registered their required subdivision plan (including combining the two lots into a single lot now addressed 20220 54A Avenue) and reached a Servicing Agreement with the City in order for the application to return to Council for consideration of Final Reading. The applicant has also continued to implement their Tenant Relocation Plan. Of the eight tenancies that were active at the time the application was made, seven have relocated and the one final tenancy remaining will be relocating on May 15, 2024.

Attachments:

1. Application Notice to Tenants
2. Tenant Relocation Plan
3. Tenant Assistance Package
4. Tenant Assistance Package – Early Relocation Addendum
5. Tenant Information Meeting Notices
6. Notice of ADP and Council Meetings



March 14, 2023

To: All Residential Tenants of 20214 & 20224 54A Avenue, Langley

Re: 20214 & 20224 54A Avenue – Redevelopment Application & Tenant Relocation Plan / Assistance Package

Hello,

As you are already aware, Scale Projects purchased the properties at 20214 & 20224 54A Avenue in July 2022 with the intent to redevelop the property. On February 9, 2023 a Rezoning & Development Permit Application was submitted to the City of Langley Development Services Department, for the purpose of demolishing the two existing buildings and redeveloping the property.

Pending approval from the City of Langley Council, the new development will consist of one 6 storey condominium building with approximately 75 apartment units, of which 67 units will be strata title condominiums suites for sale and 8 market rental units. Based on the current timeline, we anticipate the demolition of the existing buildings in late 2023 and the start of construction in early 2024.

We are committed to keeping you informed of the status and progress of our development application, as well as critical milestones along the way that may impact your tenancy.

According to the City of Langley Official Community Plan (OCP) Bylaw 2021, No. 3200, the City of Langley requires developers to undertake the following requirements when proposing to redevelop an existing purpose-built rental building (which in this case applies to both 20214 & 20214 54A Avenue):

1.18 Tenant Relocation Plans

Require development permits for redevelopment or major renovations resulting in permanent relocation of tenants in existing residential rental units to provide a Tenant Relocation Plan. At a minimum, and along with Council Policy regarding tenant relocation, the Tenant Relocation Plan must include the following components:

1.18.1 Early communication with tenants;

1.18.2 Designating a relocation coordinator;

1.18.3 Financial compensation provided based on the length of tenancy and Residential Tenancy Act;

1.18.4 Arrangement, at the choice of the applicant, for an insured moving company or a flat rate payout for moving expenses;

1.18.5 Assistance finding new accommodations and relocation; and,

1.18.6 Existing tenants shall be provided Right of First Refusal to move back into the new building or at the new non-market rents in circumstances where replacement unit is social housing.

Scale Projects will be providing relocation assistance based on Council Policy C0-81, and is committed to providing clear and consistent communication with you regarding the development proposal. We have designated Zaklina Vracar, Z Agency as the Designated Relocation Coordinator. Zaklina can be contacted by telephone 236-600-5131 ext 100 or by email at zaklina@zagencymanagement.com during regular business hours (Mon – Fri 9am to 5pm) should you have any questions or require assistance.

Additional information can also be found on our website at: www.scalegroup.ca/rentals.

Sincerely,

Scale Projects Ltd
(on behalf of SP (Linwood) Holdings Ltd.)

Harp Saran
President, Development
Scale Projects Ltd.



Tenant Relocation Plan 20214 & 20224 54A Avenue, Langley

The following Tenant Relocation Plan is part of the SP (Linwood) Holdings Inc. development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act*.

Introduction

Scale Projects, on behalf of SP (Linwood) Holdings Inc. is managing the proposed redevelopment of 20214 & 20224 54A Avenue that would require the relocation of the remaining 7 tenants/suites of the existing 2 rental buildings. Scale Projects is aware that this application, if approved, would cause inconvenience and subsequently a financial burden on the existing tenants to relocate. Our goal is to provide a fulsome support package to all our current tenants to provide assistance with relocation and ease the transition to their new homes.

The Rezoning / Development application includes 100% replacement of the 8 rental units currently on the site. All tenants residing at 20214-20224 54A Avenue, at the time that the rezoning application was submitted will be eligible for relocation assistance under the Tenant Assistance Package and will be offered first right of refusal to either return to the building as a renter (with a rent set a 10% below market rental rate) or as a purchaser (with 5% discount offered on strata unit purchase prices).

Occupancy Report

Documentation on the existing rental building is provided to the City that includes the following information:

- Number of units (occupied/not occupied);
- Unit types and sizes;
- Rental rates for each unit;
- Vacancy rate for the past year;
- Type of tenancy (lease, month to month);
- Length of tenancy for each unit; and
- Demographic profiles (mobility/accessibility issues, seniors, ect.)

A blank Occupancy Report will be provided to the Tenant as part of the Tenant Assistance Package.

The documentation of existing tenancies in the Occupancy Report is meant to inform tenant eligibility for assistance. Tenancies active when the redevelopment application is submitted are eligible for assistance, and all new tenancies beginning after the development application submission will be made aware of the development application and the Tenant Relocation Plan and Tenant Assistance Package. Tenants that move in after notice of development application, do not qualify for assistance beyond the Residential Tenancy Act.

Vulnerable Tenants:

Scale Projects is committed to providing additional support for vulnerable tenants. Vulnerable tenants will be identified through an assessment of the Occupancy Report and reviewed by the Tenant Relocation Coordinator (TRC).

Vulnerable tenants are defined as those:

- With disabilities that have a recognized pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- Who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria; and
- Who are currently paying monthly rent that is equivalent to or less than average month rents for RGI units in the City
- Additional Relocation assistance requires the TRC to:
 - o Identify non-market, subsidized units as options for vulnerable tenants;
 - o Identify accessible unit options, including those that are also non-market, subsidized options, as required;
 - o Work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;
 - o Assist vulnerable tenants in making arrangements to apply for, visit/view (including transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
 - o Assist with packing (manual assistance at no charge by movers working on behalf of the developer, or additional funding for movers); and
 - o Assist vulnerable tenants in applying for rent supplements, as required;

The following financial compensation shall be provided to vulnerable tenants (this supersedes financial compensation identified later in this report):

- If a vulnerable tenant is relocated to a non-market, subsidized unit:
 - o 4 months rent for tenants with tenancies up to 15 years
 - o 5 months rent for tenants with tenancies from 16-20 years
 - o 6 months rent for tenants with tenancies over 20 years
- If a vulnerable tenant is relocated to a market rental unit:
 - o 6 months rent, regardless of the length of tenancy

If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements as required and upon request.

Tenant Communication Strategy

The following Tenant Communication Strategy outlines how Scale Projects will be proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquiries, and any applicable tenant related resources.

Scale Projects had previously informed the tenants of their intent to redevelop the property upon the purchase in July 2022, and have subsequently notified the tenants of the development application submitted to the City of Langley on February 9, 2023 to rezone the property and apply for a Development Permit. The estimated timeline to process this application is 6-12 months.

Formal notices will be provided to the tenants as follows:

- **Notice of Application**
 - Notice of a development application submission will be given to existing tenants within 31 days of the application receipt by the City of Langley. The Notice shall include:
 - A date of the first Tenant Information meeting
 - Tenant Relocation Plan
 - Tenant Assistance Package
 - Applicable Sections of the Residential Tenancy Act
 - All new applications beginning after the application submission will also be provided with:
 - A copy of the Tenant Relocation Plan
 - A copy of the Tenant Assistance Package
 - Information related to the Development Application
 - Additional process updates will be provided to the tenants at the time of:
 - Tenant Information Meetings
 - Advisory Design Panel
 - Public Hearing
 - City Council meetings
- **Formal Notice**
 - Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to the tenants.
- **Scale Projects Contact Information & Website**
 - Mailing Address: P.O BOX 61689 BROOKSWOOD, Langley, BC V3A 8C8
 - Telephone: 604-765-9557
 - Website: www.scalegroup.ca/rentals

The weblink noted above will be dedicated to the redevelopment of 20214 & 20224 54A Avenue, and will also contain copies of the Tenant Relocation Plan, Tenant Assistance Package, Upcoming Information Meeting Dates, City Council dates. This information will also be emailed to Tenants that have provided email as their preferred contact method, as well as hard copies in the mail to those without email.

Tenant Relocation Coordinator

Scale Projects has designated Zaklina Vracar, Z Agency as the Designated Relocation Coordinator. Zaklina can be contacted by telephone 236-600-5131 ext 100 or by email at zaklina@zagencymanagement.com during regular business hours (Mon – Fri 9am to 5pm) should you have any questions or require assistance.

Name: Zaklina Vracar
Company: Z Agency
Office: 236.600.5131 ext.100
Regular Hours: Mon – Fri 9am to 5pm.
Email: zaklina@zagencymanagement.com

Compensation

Financial compensation shall be provided based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than termination of tenancy:

Not Vulnerable Tenants

Length of Tenancy	Compensation Provided
Up to 5 years tenancy:	2 months rent
6 to 10 years tenancy:	3 months rent
11 to 15 years tenancy:	4 months rent
16 to 20 years tenancy:	5 months rent
Over 20 years tenancy:	6 months rent

Vulnerable Tenants rehoused to non-market/subsidized

Length of Tenancy	Compensation Provided
Up to 15 years tenancy:	4 months rent
16 to 20 years tenancy:	5 months rent
Over 2 years tenancy:	6 months rent

Vulnerable Tenants rehoused to market housing

Length of Tenancy	Compensation Provided
n/a	6 months rent

Moving Expenses

Scale Projects shall pay the following to cover Moving Expenses for an insured moving company to relocate existing tenants into alternative accommodation, or provide an equivalent flat rate payment:

Unit Type	Moving Expenses Provided
1 Bedroom Units	\$750.00
2 Bedroom Units	\$1,000.00
3 Bedroom Units	\$1,250.00

Relocation Assistance

Scale Projects through the Tenant Relocation Coordinator, shall provide assistance in finding alternative accommodations for displaced tenants as follows:

- Assistance in identifying a minimum of three comparable alternate accommodations which must be located in the City of Langley and/or Township of Langley, and/or City of Surrey, and one of which must be a purpose-built rental unit
- Upon tenant request, identifying suitable accommodations in municipalities other than those identified above.
- Upon Tenant request, assisting tenants to secure a new unit through contacting property managers on behalf of tenants, arranging viewing opportunities and providing references, and assist tenants with application for rent supplements;
- Maximum rents for alternate accommodations must be within 10% of CMHC rent average for the area; and
- Alternate accommodation options must meet the needs of the tenant (e.g. accessible units, family friendly and/or pet friendly ect.)

First Right of Refusal

Scale Projects are proposing a condominium building with strata titled ownership tenure and market rentals within the development.

For all displaced tenants returning as potential buyers within the new development:

- o A special 5% discount off the strata unit purchase price will be offered to returning tenants who are established as qualified buyers purchasing a new unit in this development.

For all displaced tenants returning as renters:

- o Tenants returning as rental tenants in the new development will be offered equivalent units (if available) with a rent set at 10% below market rental rates.

Tenant Assistance Package

Scale Projects shall provide the Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package will include the following:

- Timeline and overview of the development application process
- Development application was submitted to Langley City Staff on February 9, 2023 and reviewed by staff;
- A commitment from Scale Projects to provide advanced notifications and updates to tenants on Tenant Information Meetings, Council Meetings, Public Hearing related to the application;
- Contact information of the dedicated Tenant Relocation Coordinator;
- Methods for advising City staff and City Council of concerns;
- Financial compensation provided by SP (Linwood) Holdings Inc. including First Right of Refusal;
- Method of requesting additional support by vulnerable tenants;
- Current copy of the BC Residential Tenancy Act;
- Copy of the City of Langley's Tenant Relocation Policy in the Official Community Plan
- A copy of the City of Langley Policy C0-81;

- Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre- TRAC, ect).

Scale Projects shall provide copies of all written correspondence and confirmation that the Tenant Assistant Package has been provided to tenants, and City staff, prior to staff bringing forward a report to Council for consideration of the development application.

Final Tenant Relocation Report

The Final Tenant Relocation Report shall be submitted to City staff prior to disconnection of services for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

- An update to the outcome of the relocation of displaced tenants, including evidence that tenants have been satisfactorily assisted by Scale Projects in locating alternate accommodations;
- The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.



**Tenant Assistance Package
20214 & 20224 54A Avenue, Langley**

**City of Langley Development Application Process
Anticipated Timeline (subject to change)**

Scale Projects is committed to providing advance notifications and updates to tenants on upcoming Tenant Information Meetings with at least two week notice, City Council Meetings, Public Hearing date, and other milestones relating to the application as follows:

February 2023	- Development Application Submitted to Langley City Staff
March 2023	- Initial Development Application comments received
March 2023	- Tenant Relocation Plan / Tenant Assistance Package provided
April 2023	- <u>First Tenant Information Meeting</u>
April 2023	- Advisory Design Panel Meeting
May 2023	- <u>Second Tenant Information Meeting</u>
May 2023	- Council 1 st & 2 nd Reading
May 2023	- Public Hearing
June 2023	- <u>Third Tenant Information Meeting</u>
June 2023	- Council 3 rd Reading
Late 2023	- Council Final Reading / Adoption
Late 2023	- <u>Fourth Tenant Information Meeting</u>
Late 2023	- Demo Permit Issuance
Late 2023	- <u>Fifth Tenant Information Meeting</u>
Late 2023	- Eviction Notices
Early 2024	- Demolition proceeds

All materials provided to tenants will also be made available at www.scalegroup.ca/rentals. The website will include copies of the Tenant Relocation Plan, Tenant Assistance Package, methods of contacting staff and City Council and the dedicated Tenant Relocation Coordinator, as well as Tenancy and City Policy related resources. As new information is provided directly to tenants, the information on the website will be updated accordingly.

Scale Projects has designated Zaklina Vracar, Z Agency as the Designated Relocation Coordinator. Zaklina can be contacted by telephone 236-600-5131 ext 100 or by email at zaklina@zagencymanagement.com during regular business hours (Mon – Fri 9am to 5pm) should you have any questions or require assistance.

Relocation Assistance

Scale Projects through the Tenant Relocation Coordinator, shall provide assistance in finding alternative accommodations for displaced tenants as follows:

- Assistance in identifying a minimum of three comparable alternate accommodations which must be located in the City of Langley and/or Township of Langley, and/or City of Surrey, and one of which must be a purpose-built rental unit
- Upon tenant request, identifying suitable accommodations in municipalities other than those identified above.
- Upon Tenant request, assisting tenants to secure a new unit through contacting property managers on behalf of tenants, arranging viewing opportunities and providing references, and assist tenants with application for rent supplements;
- Maximum rents for alternate accommodations must be within 10% of CMHC rent average for the area;
- Alternate accommodation options must meet the needs of the tenant (e.g. accessible units, family friendly and/or pet friendly ect.)

Compensation & Notice

Financial compensation shall be provided based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. All tenants are eligible for compensation, and compensation is to be paid out no later than when notices to vacate are served. Notice to evict the property will be provided as per the Residential Tenancy Act (RTA) minimum of 4 months notice:

Not Vulnerable Tenants

Length of Tenancy	Compensation Provided	Notice (as per RTA)
Up to 5 years tenancy:	2 months rent	4 months
6 to 10 years tenancy:	3 months rent	4 months
11 to 15 years tenancy:	4 months rent	4 months
16 to 20 years tenancy:	5 months rent	4 months
Over 20 years tenancy:	6 months rent	4 months

Moving Expenses

Scale Projects shall pay the following to cover Moving Expenses for an insured moving company to relocate existing tenants into alternative accommodation, or provide an equivalent flat rate payment:

Unit Type	Moving Expenses Provided
1 Bedroom Units	\$750.00
2 Bedroom Units	\$1,000.00
3 Bedroom Units	\$1,250.00

Right of First Refusal

Scale Projects are proposing a condominium building with strata titled ownership tenure and market rentals within the development.

For all displaced tenants returning as potential buyers within the new development:

- A special 5% discount off the strata unit purchase price will be offered to returning tenants who are established as qualified buyers purchasing a new unit in this development.

For all displaced tenants returning as renters:

- Tenants returning as rental tenants in the new development will be offered equivalent units (if available) with a rent set at 10% below market rental rates.

Vulnerable Tenants

Scale Projects is committed to providing additional support for vulnerable tenants. Vulnerable tenants will be identified through an assessment of the Occupancy Report and reviewed by the Tenant Relocation Coordinator (TRC).

Vulnerable tenants are defined as those:

- With disabilities that have a recognized pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- Who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria; and
- Who are currently paying monthly rent that is equivalent to or less than average month rents for RGI units in the City
- Additional Relocation assistance requires the TRC to:
 - Identify non-market, subsidized units as options for vulnerable tenants;
 - Identify accessible unit options, including those that are also non-market, subsidized options, as required;
 - Work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;
 - Assist vulnerable tenants in making arrangements to apply for, visit/view (including transportation costs) and acquire these units, including communicating with property managers on tenants’ behalf to find units;
 - Assist with packing (manual assistance at no charge by movers working on behalf of the developer, or additional funding for movers); and
 - Assist vulnerable tenants in applying for rent supplements, as required;

Vulnerable Tenants rehoused to non-market/subsidized

Length of Tenancy	Compensation Provided	Notice (As per RTA)
Up to 15 years tenancy:	4 months rent	4 months
16 to 20 years tenancy:	5 months rent	4 months
Over 2 years tenancy:	6 months rent	4 months

Vulnerable Tenants rehoused to market housing

Length of Tenancy	Compensation Provided	Notice (As per RTA)
n/a	6 months rent	4 months

City of Langley's Tenant Relocation Policy in the Official Community Plan

1.18 Tenant Relocation Plans

Require development permits for redevelopment or major renovations resulting in permanent relocation of tenants in existing residential rental units to provide a Tenant Relocation Plan. At a minimum, and along with Council Policy regarding tenant relocation, the Tenant Relocation Plan must include the following components:

1.18.1 Early communication with tenants;

1.18.2 Designating a relocation coordinator;

1.18.3 Financial compensation provided based on the length of tenancy and Residential Tenancy Act;

1.18.4 Arrangement, at the choice of the applicant, for an insured moving company or a flat rate payout for moving expenses;

1.18.5 Assistance finding new accommodations and relocation; and,

1.18.6 Existing tenants shall be provided Right of First Refusal to move back into the new building or at the new non-market rents in circumstances where replacement unit is social housing.

Links to Tenant Resources

Langley City Council Policy CO-81 – Tenant Relocation Plans

https://langleycity.ca/sites/default/files/uploads/Policies/POLICY - CO-81_TENANT_RELOCATION_PLANS.pdf

Residential Tenancy Act

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02078_01

Landlord Notice to End Tenancy

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/landlord-notice/four-month-notice>

Tenant Resource & Advisory Centre (TRAC)

<https://tenants.bc.ca/>

Developer Contact

SCALE PROJECTS

Harp Saran

President, Development

harp@scalegroup.ca

Call or Text: 604-765-9557

Municipal Contacts

Planning Staff
planning@langleycity.ca
604-514-2830

Langley City Council

Write to Langley City Council:
Mayor and Council
City of Langley
20399 Douglas Crescent
Langley BC V3A 4B3

Contact all members of City Council by phone at 604-514-2800 or by email at
mayorcouncil@langleycity.ca

City Mayor

Mayor Nathan Pachal
Phone: (604) 514-2801
Email: npachal@langleycity.ca

City Council

Councillor Paul Albrecht
palbrecht@langleycity.ca

Councillor Teri James
tjames@langleycity.ca

Councillor Delaney Mack
dmack@langleycity.ca

Councillor Mike Solyom
msolyom@langleycity.ca

Councillor Rosemary Wallace
rwallace@langleycity.ca

Councillor Leith White
lwhite@langleycity.ca

May 25, 2023

To: All Residential Tenants of 20214 & 20224 54A Avenue, Langley

Re: 20214 & 20224 54A Avenue – Tenant Relocation Plan / Assistance Package Addendum

Hello,

Thank you for taking the time last week to meet with Zaklina and I virtually (via Zoom Chat) to participate in our 1st Tenant Information Meeting. As part of the group discussion that occurred, we felt the Tenants could benefit from receiving clarity on a couple items that were discussed:

1) Additional 1 Month Compensation Eligibility

- Scale Projects is offering an additional 1 x month worth of compensation, over and above of the standard 2-6 months being offered (based on the length of tenancy) as listed in the Tenant Assistance Package, if the Tenant agrees to enter into a “mutual agreement to end tenancy” with us to vacate the property by November 1, 2023. Please consider this an addendum to the previous documentation provided, and feel free to reach out to Zaklina or Harp to discuss this further.

2) Next Milestone: Advisory Design Panel (ADP) – June 7, 2023 @ 7:00PM – Langley City Hall

- ADP meetings are open to the public and Tenants are free to attend if they wish (please contact adp@langleycity.ca for more information on how to attend). The ADP meetings are focused exclusively on design/architecture (“form and character”) and Tenant Relocation / Tenant Assistance and other non-design related items will not be discussed at this meeting. Opportunities for discussion of non-design related items will be at Council Meetings and the Public Hearing which are to be held later in the process, and which are open to the public. We will notify you of the upcoming Council and Public Hearing dates as they are scheduled.

If you have any questions, please to reach out to our Designated Relocation Coordinator: Zaklina Vracar, Z Agency by telephone 236-600-5131 ext 100 or by email at zaklina@zagencymanagement.com during regular business hours (Mon – Fri 9am to 5pm).

Additional information can also be found on our website at: www.scalegroup.ca/rentals.

Sincerely,

Scale Projects Ltd
(on behalf of SP (Linwood) Holdings Ltd.)



Harp Saran
President, Development
Scale Projects Ltd.

Anton Metalnikov

From: harp@scalegroup.ca
Sent: May 8, 2023 1:53 PM
To: harp@scalegroup.ca
Subject: RE: 20214 & 20224 54A - Tenant Relocation Plan

Importance: High

Good Afternoon,

We are looking to host our first virtual **Tenant Information Meeting** regarding the proposed development at 20214 & 20224 54A Avenue, Langley.

Please see the proposed time below and **REPLY YES to this email confirming if you are able to attend:**

What: Tenant Information Meeting
When: Monday May 15th @ 7:00PM PST
Where: Virtual Meeting – Zoom Chat (Click link below to join the meeting)
Meeting Link: <https://us06web.zoom.us/j/85734134027>

If you are using an iPhone or Android and do not have Zoom Meetings installed, please go to either the App Store or Play Store and download the app prior to the meeting.

If you're unable to access this meeting virtually – kindly reply back to this email and we can help find an alternate way to attend this meeting.

Kind Regards,

SCALE
PROJECTS

Harp Saran
President, Development
604 765 9557

Anton Metalnikov

From: harp@scalegroup.ca
Sent: June 19, 2023 3:51 PM
To: harp@scalegroup.ca
Cc:

Subject: zaklina@zagencymanagement.com
RE: 20214 & 20224 54A - Tenant Relocation Plan

Apologies, the meeting is to be scheduled for June 22nd @ 6:30PM, not July. Please kindly confirm your attendance.

Thank you and apologies for any confusion.

Kind Regards,

SCALE
PROJECTS

Harp Saran
President, Development
604 765 9557

From: harp@scalegroup.ca <harp@scalegroup.ca>
Sent: Monday, June 19, 2023 3:43 PM
To: harp@scalegroup.ca
Cc:

zaklina@zagencymanagement.com
Subject: RE: 20214 & 20224 54A - Tenant Relocation Plan

Good Afternoon All,

We would like to schedule our Second Tenant Information Meeting on Thursday July 22nd @ 6:30PM. This meeting is to be held virtually again through Zoom Meetings which can be connected through a Computer, Laptop, or Cell Phone. Please reply to this email at your earliest convenience to confirm your attendance.

At this upcoming meeting we will discuss the tentative upcoming Council Dates, please see the updated timeline below:

Anticipated Timeline (Updated):

February 2023	- Development Application Submitted to Langley City Staff
March 2023	- Initial Development Application comments received
March 2023	- Tenant Relocation Plan / Tenant Assistance Package provided
April 2023	- <u>First Tenant Information Meeting</u>
May 2023	- Advisory Design Panel Meeting
June 2023	- <u>Second Tenant Information Meeting <-- WE ARE HERE</u>
July 10 th , 2023	- Council 1 st & 2 nd Reading
July 24 th , 2023	- Public Hearing
August 2023	- <u>Third Tenant Information Meeting</u>
August 2023	- Council 3 rd Reading

- Late 2023 - Council Final Reading / Adoption
- Late 2023 - Fourth Tenant Information Meeting
- Late 2023 - Demo Permit Issuance
- Late 2023 - Fifth Tenant Information Meeting
- Late 2023 - Eviction Notices
- Early 2024 - Demolition proceeds

The tentative dates have also been updated on the website which can be accessed here:

<https://www.scalegroup.ca/rentals>

Feel free to reach out if you have any questions.

Kind Regards,

SCALE
PROJECTS

Harp Saran
President, Development
604 765 9557

May 25, 2023

To: All Residential Tenants of 20214 & 20224 54A Avenue, Langley

Re: 20214 & 20224 54A Avenue – Tenant Relocation Plan / Assistance Package Addendum

Hello,

Thank you for taking the time last week to meet with Zaklina and I virtually (via Zoom Chat) to participate in our 1st Tenant Information Meeting. As part of the group discussion that occurred, we felt the Tenants could benefit from receiving clarity on a couple items that were discussed:

1) Additional 1 Month Compensation Eligibility

- Scale Projects is offering an additional 1 x month worth of compensation, over and above of the standard 2-6 months being offered (based on the length of tenancy) as listed in the Tenant Assistance Package, if the Tenant agrees to enter into a “mutual agreement to end tenancy” with us to vacate the property by November 1, 2023. Please consider this an addendum to the previous documentation provided, and feel free to reach out to Zaklina or Harp to discuss this further.

2) Next Milestone: Advisory Design Panel (ADP) – June 7, 2023 @ 7:00PM – Langley City Hall

- ADP meetings are open to the public and Tenants are free to attend if they wish (please contact adp@langleycity.ca for more information on how to attend). The ADP meetings are focused exclusively on design/architecture (“form and character”) and Tenant Relocation / Tenant Assistance and other non-design related items will not be discussed at this meeting. Opportunities for discussion of non-design related items will be at Council Meetings and the Public Hearing which are to be held later in the process, and which are open to the public. We will notify you of the upcoming Council and Public Hearing dates as they are scheduled.

If you have any questions, please to reach out to our Designated Relocation Coordinator: Zaklina Vracar, Z Agency by telephone 236-600-5131 ext 100 or by email at zaklina@zagencymanagement.com during regular business hours (Mon – Fri 9am to 5pm).

Additional information can also be found on our website at: www.scalegroup.ca/rentals.

Sincerely,

Scale Projects Ltd
(on behalf of SP (Linwood) Holdings Ltd.)



Harp Saran
President, Development
Scale Projects Ltd.

SCALE PROJECTS

July 3, 2023

To: All Residential Tenants of 20214 & 20224 54A Avenue, Langley

Re: 20214 & 20224 54A Avenue – Notice of Upcoming Council Dates

Hello,

Please be advised that the City of Langley has confirmed the First Council Meeting date for the Development Application at 20214 & 20224 54A Avenue, Langley. The Public Hearing date remains tentative pending the outcome of the First Council Meeting – another update will be provided after July 10, 2023 accordingly.

The dates are now as follow:

1st & 2nd Reading – Monday, July 10, 2023 @ 7:00 PM – This date and time has been confirmed.
Council Chambers, Langley City Hall

Public Hearing – July 24, 2023 – This date remains tentative, pending the outcome at 1st & 2nd Reading.

Since you are all residents of Langley City, we strongly encourage you to get involved in the Municipal Process wherever you feel necessary. If you have any questions with respect to the upcoming Development Process, please contact Harp Saran by telephone 604-765-9557 or by email at harp@scalegroup.ca during regular business hours (Mon – Fri 9am to 5pm), or feel free to contact Langley City Planning Staff directly by telephone at 604-514-2830 or by email at planning@langleycity.ca.

If you have any questions related to the Tenant Relocation Plan or the Tenant Assistance Package, please to reach out to our Designated Relocation Coordinator: Zaklina Vracar, Z Agency by telephone 236-600-5131 ext 100 or by email at zaklina@zagencymanagement.com during regular business hours (Mon – Fri 9am to 5pm).

This information can also be found on our website at: www.scalegroup.ca/rentals.

Sincerely,

Scale Projects Ltd
(on behalf of SP (Linwood) Holdings Ltd.)



Harp Saran
President, Development
Scale Projects Ltd.



EXPLANATORY MEMO PUBLIC HEARING FOLLOW-UP

20214 & 20224 54A Avenue Development Permit 01-23 Zoning Bylaw Amendment Bylaw No. 3250

Information Requested at Public Hearing

The purpose of this memo is to provide clarification on points and questions raised at the Public Hearing held on July 24, 2023 regarding the proposed redevelopment of 20214 & 20224 54A Avenue, and does not constitute new information after the Public Hearing.

1. Removal of trees on neighbouring properties

Questions were raised at the public hearing on the removal of trees located on the development site's neighbouring properties to the east and west, which conflict with the proposed building due to their root systems crossing property lines into the development site, regarding the consent of the relevant property owners and the applicant's plans for replacing the trees proposed for removal.

The applicant is continuing to engage with the strata councils of both neighbouring properties and will be required to come to a resolution with them before the subject application will be permitted to return to Council for consideration of approval.

The applicant is also currently working with a landscape architect on a tree replacement plan for the neighbouring properties. While further study is required, a preliminary assessment predicts that up to 17 trees could potentially be planted on the neighbouring properties to replace the 9 trees proposed for removal.

2. Traffic generation

A Transportation Impact Assessment (TIA) is in the process of being prepared by the applicant in compliance with the City's Design Criteria Manual. The finalized TIA will provide information on the expected new vehicle trips made by future residents of the new building, which will inform the need for any upgrades to road infrastructure in the area. A completed TIA will be a condition of the application returning to Council for consideration of approval.

At this time, preliminary analysis from the applicant's transportation consultant has found that, with the development, an additional 30 trips would be expected during the afternoon peak. The transportation consultant has also recommended that detailed

traffic observations should not be held until the second week of September, in order to be able to collect the most accurate and relevant data with children back in school.

3. Rear lane safety

The rear lane along the subject development's boundary will be widened by 0.952 metres and upgraded to meet the City's modern requirements, which will support traffic safety and flow. The TIA may inform additional upgrades needed to support the safety of the rear lane.

4. Rental tenant relocation

The applicant is continuing to communicate with the existing tenants and providing assistance in finding new homes for them to relocate to. Further updates on the progress of tenant relocation will be provided when the application returns to Council for consideration of final approval. The existing buildings cannot be demolished until the applicant provides evidence to staff showing that all tenants have been satisfactorily rehoused in compliance with the Tenant Relocation Plans Policy.

5. Replacement rental units

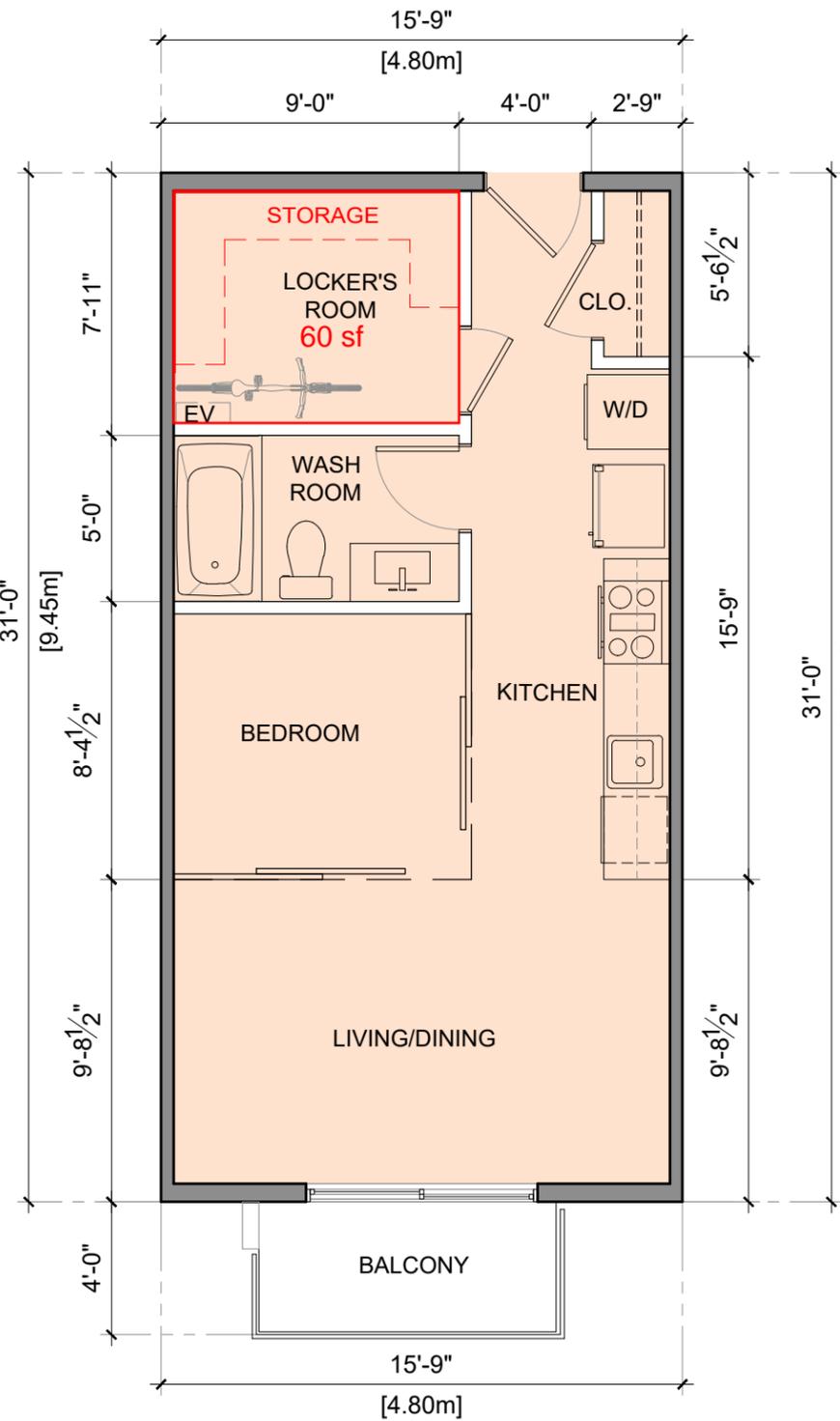
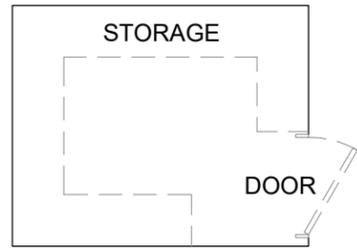
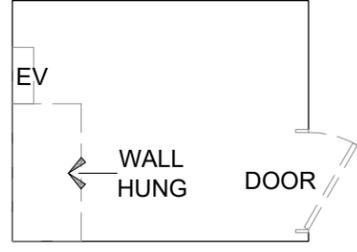
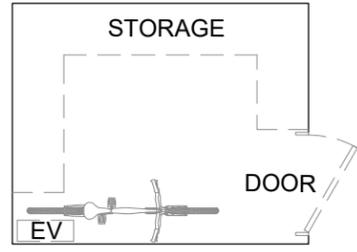
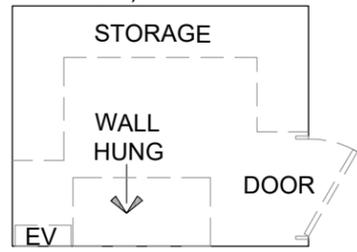
The applicant has updated the eight units identified for rental tenure to replace the existing rental units on-site to provide more diversity in rental unit stock. Specifically, where previously six studio units and two 1-bedroom units were proposed as rental, the applicant is now proposing four studio units, two 1-bedroom units, and two 2-bedroom units as rental. Updated floor plans identifying these eight units are attached.

6. Usability of combined bicycle and storage rooms

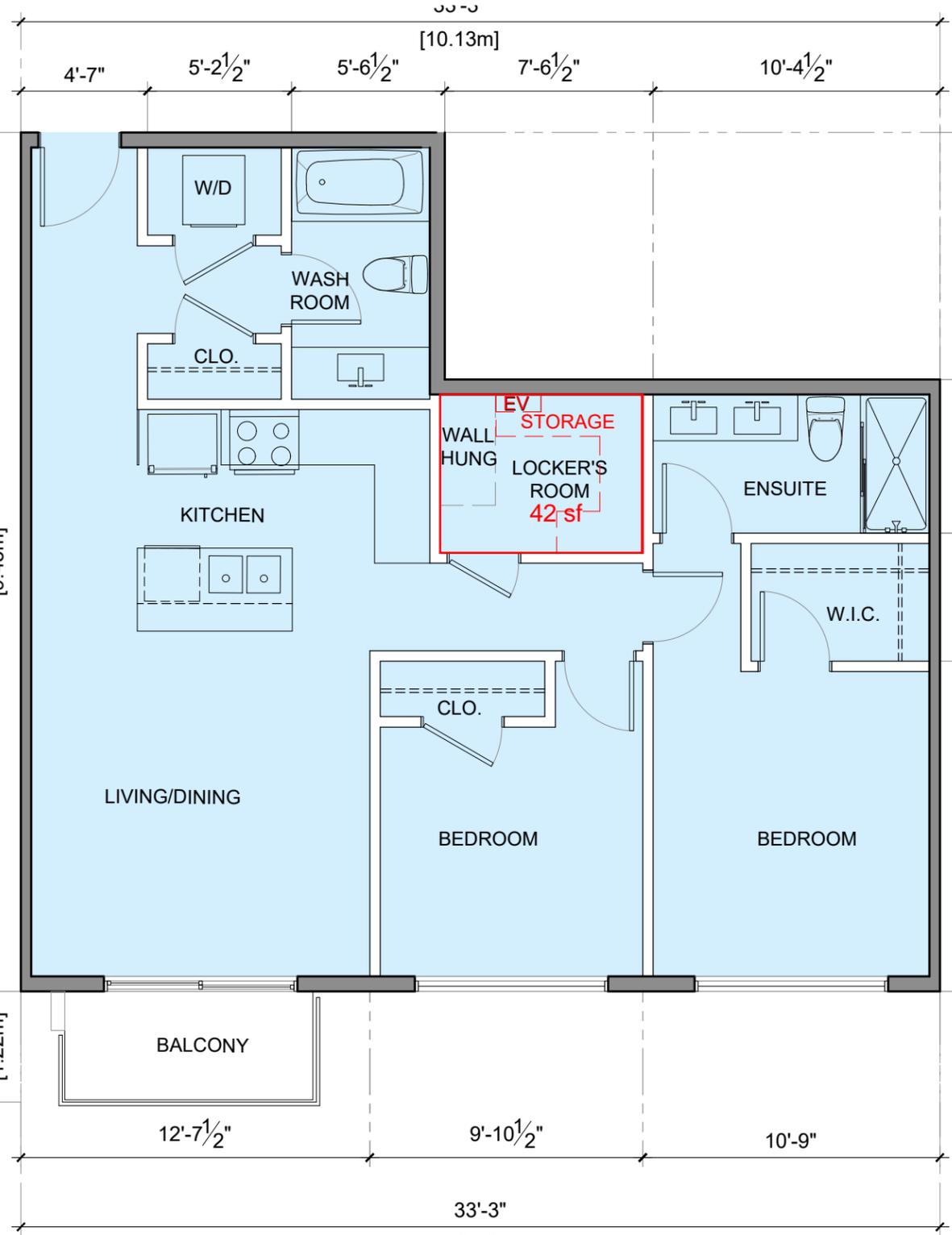
The applicant has provided a set of drawings illustrating potential layouts of how combined bicycle and storage rooms can accommodate both functions. These drawings are included as an attachment.

LEGEND	
[Light Blue Box]	STUDIO
[Light Orange Box]	1BR
[Light Yellow Box]	2BR(ADAP.)
[Light Blue Box]	2BR

STORAGE ROOM(43 - 65 SQFT) PER UNIT

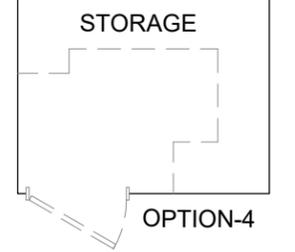
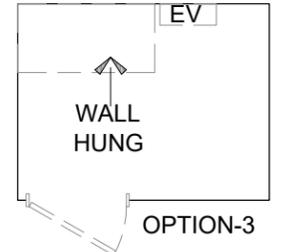
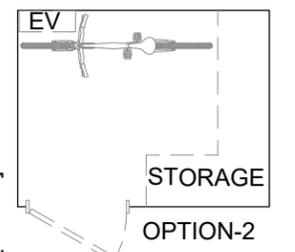
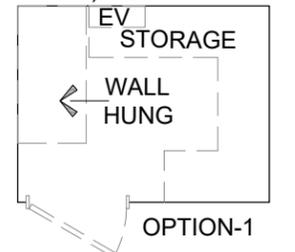


1 UNIT-C
3/16"=1'-0"

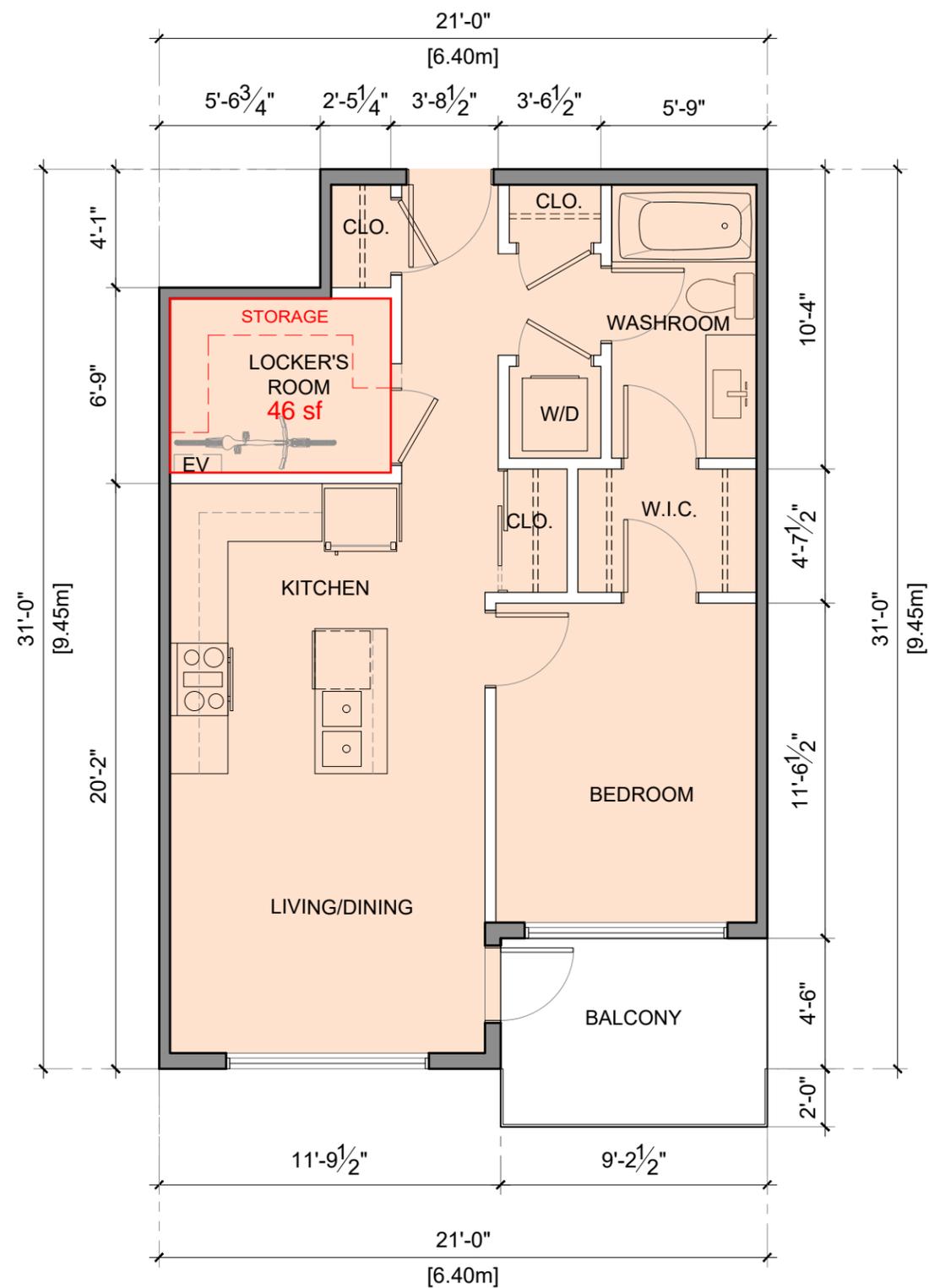


2 UNIT-D
3/16"=1'-0"

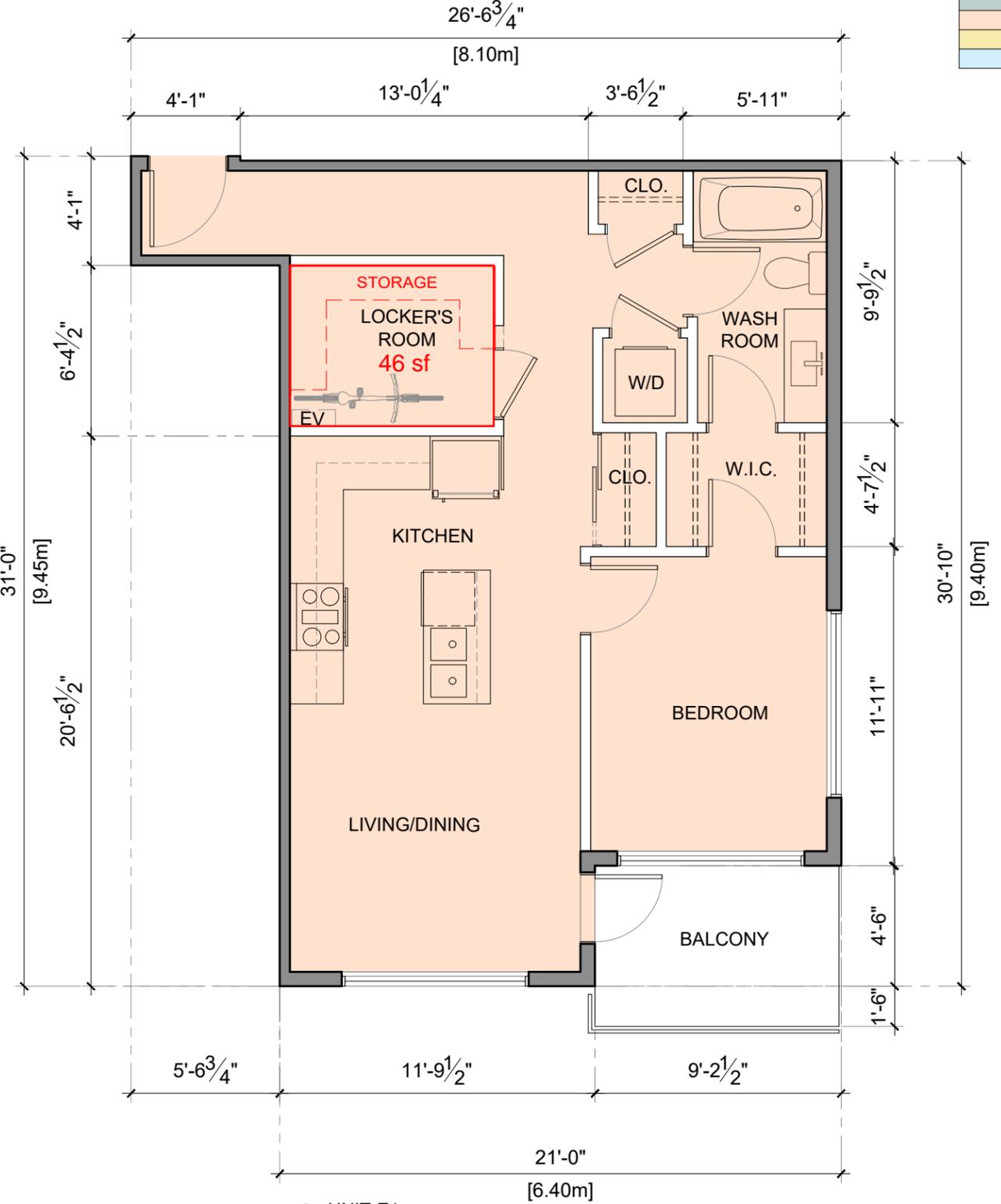
STORAGE ROOM(43 - 65 SQFT) PER UNIT



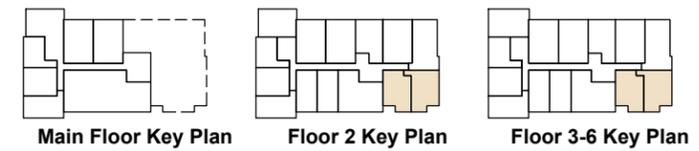
LEGEND	
	STUDIO
	1BR
	2BR(ADAP.)
	2BR



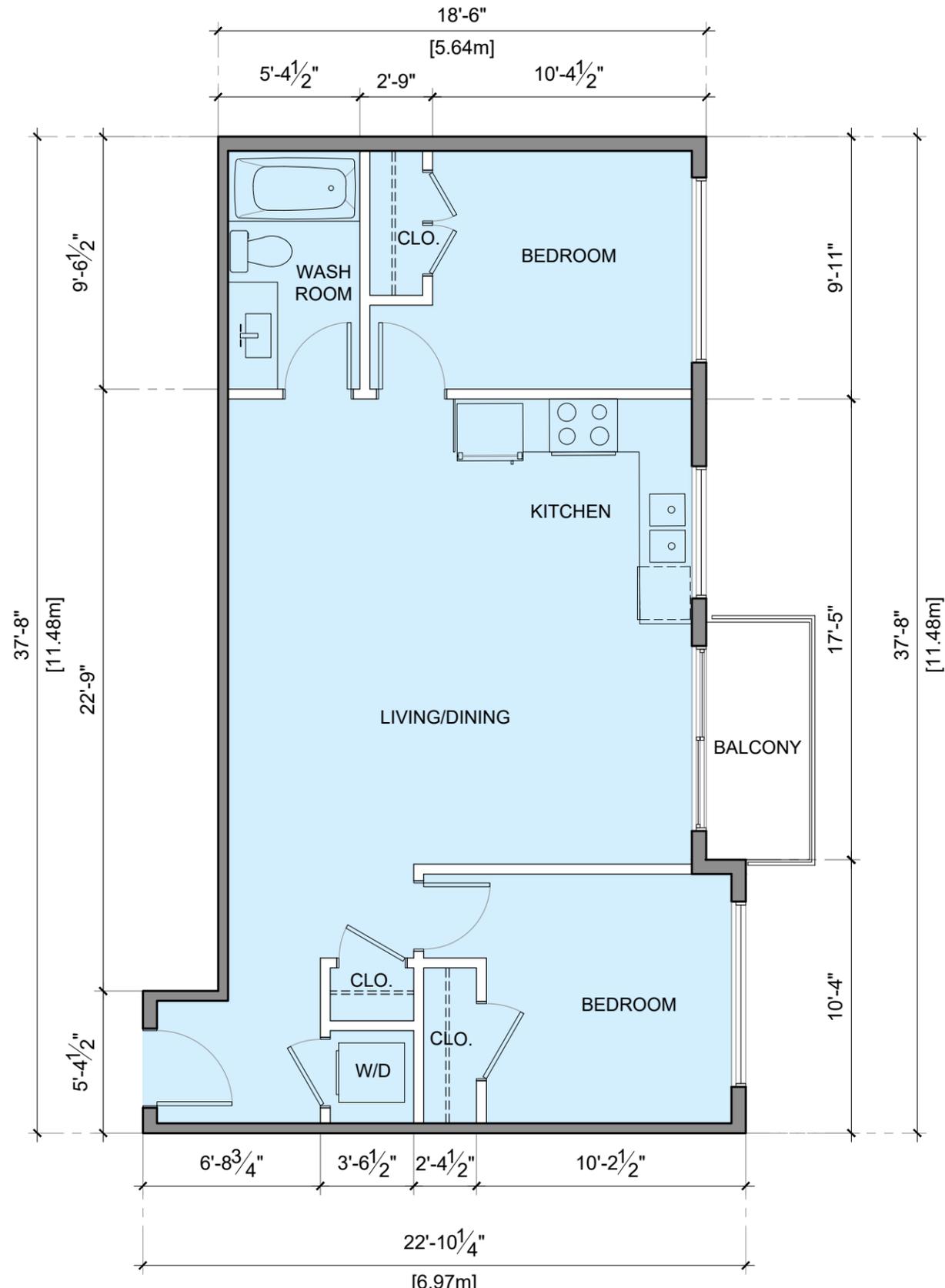
1 UNIT-E
3/16"=1'-0"



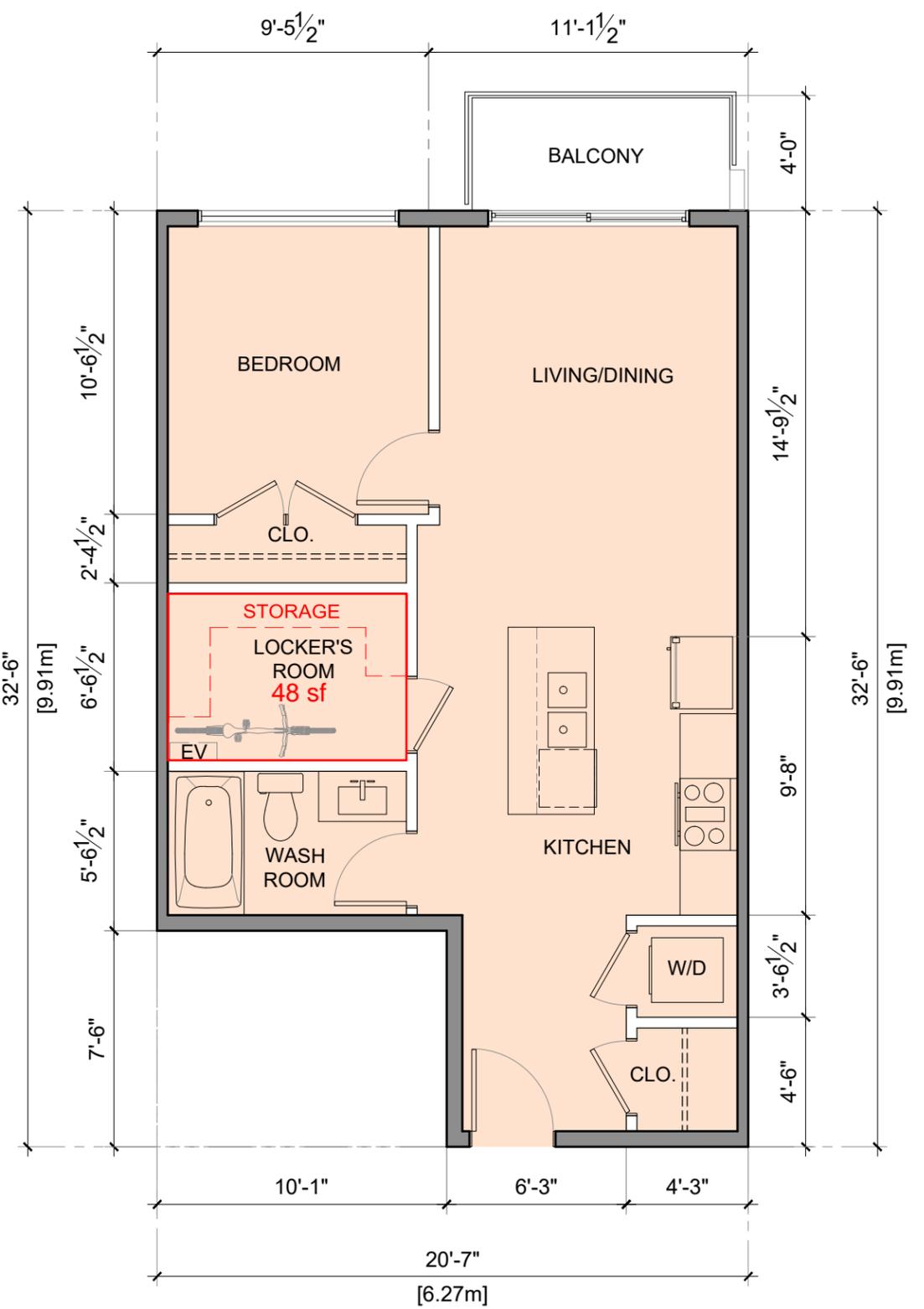
2 UNIT-E1
3/16"=1'-0"



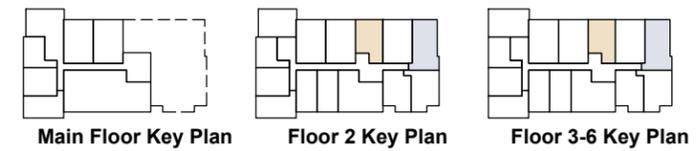
LEGEND	
	STUDIO
	1BR
	2BR(ADAP.)
	2BR



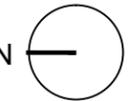
1 UNIT-F
 3/16"=1'-0"



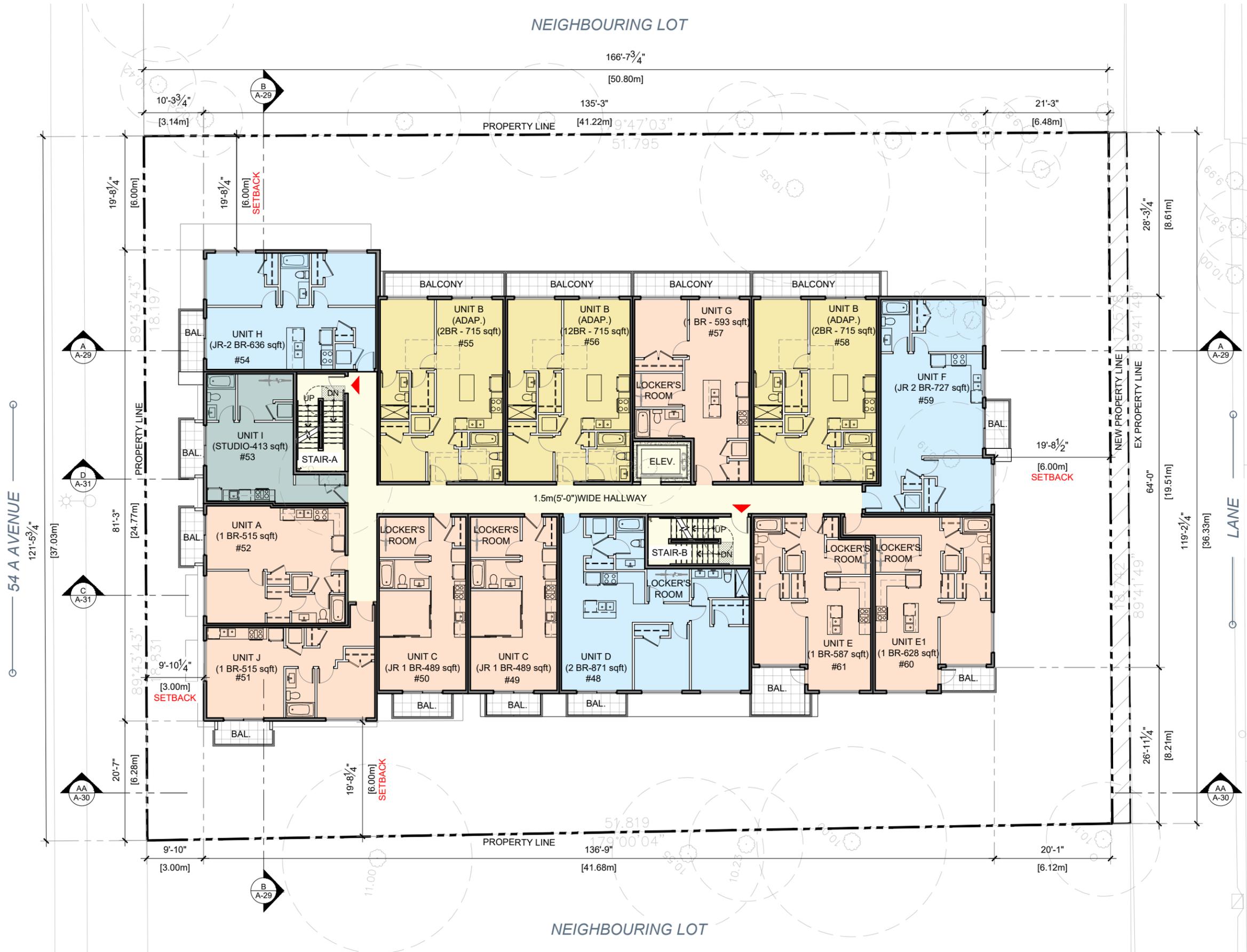
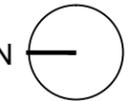
2 UNIT-G
 3/16"=1'-0"



NEIGHBOURING LOT



NEIGHBOURING LOT



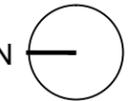
54 A AVENUE
121'-5 3/4"
[37.03m]

LANE

NEIGHBOURING LOT



NEIGHBOURING LOT



54 A AVENUE
121'-5 3/4"
[37.03m]

LANE

NEIGHBOURING LOT



CITY OF
LANGLEY



CITY OF LANGLEY

MOTION

Development Permit Application No. 01-23

THAT Development Permit No. 01-23 to accommodate a 6-storey, 75-unit apartment development. located at 20214 & 20224 54A Avenue be approved.



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2023 Consolidated Financial Statements

File #: 1880.00

Doc #:

From: Graham Flack, CPA, CMA
Deputy Director of Corporate Services

Date: May 7, 2024

RECOMMENDATION:

THAT City Council approve the 2023 Consolidated Financial Statements.

PURPOSE:

As required by Section 167 of the Community Charter the audited financial statements have to be presented to Council. The purpose of this report is to provide Council with information about the financial results of 2023 and of the results of the audit of the City of Langley's 2023 financial statements.

POLICY:

Not applicable

COMMENTS/ANALYSIS:

Section 167 of the Community Charter requires that the City produce annual audited financial statements. The annual financial statements and the auditor's report for the year ended December 31, 2023 are attached to this report.

The statements that are attached have been prepared in accordance with the Canadian Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. The goal of these standards are to provide better financial and performance information for government decision-making, accountability and comparability between government organizations.

The accounting firm of BDO Canada LLP was retained to conduct the 2023 audit and to express an opinion as to whether the consolidated financial statements fairly present the financial position of the City of Langley as at December 31, 2023 and the results of its operations for the year. In addition to an external audit, the City maintains and regularly reviews a comprehensive system of internal controls to help safeguard City assets and to provide reliable financial information.

The consolidated financial statements present financial information that is useful in evaluating the local government's financial condition at the end of the accounting period and its financial performance during the accounting period. They report a local government's actual financial activities in comparison to planned activities and the resulting financial condition of the local government. They are not intended to replace a variety of other financial reports used in planning, analysis and decision-making, nor are they intended to be the sole measure of government performance in the period.

Statement of Financial Position

At December 31, 2023 the City had financial assets of \$144M and financial liabilities of \$91M resulting in a positive outcome of \$53M in net financial assets. While this is a decrease of \$2M from 2022, it still provides a positive indicator of the City's financial flexibility, its ability to finance operating activities and meet current financial obligations.

Non-financial assets have also increased in 2023, made up primarily of \$301M in tangible capital assets. Assets are a significant economic resource managed by the City and are a key component in the delivery of services to our citizens.

The accumulated surplus does not represent excess funds that can be allocated to fund a particular expenditure in the future but rather provide a picture of how the City is managing its economic resources. It could also be interpreted as the net worth of the organization. If we raise revenue to cover costs or acquire a new tangible capital asset a surplus will result. If the City does not invest in the maintenance and renewal of our assets over time, the accumulated surplus will decrease through the amortization charge. The annual surplus will gauge how we are maintaining our assets.

In 2023, the accumulated surplus increased \$21.5M represented as follows:

2023 operating deficit	\$(180,504)
Net increase in tangible capital assets	15,659,036
Net increase in reserves	<u>6,069,668</u>
Total increase	<u>\$21,548,200</u>

Investment in land and infrastructure renewal contributed to the increase in tangible capital assets. In addition to planned reserve contributions, \$7,186,000 from the Growing Communities Fund supplied by the Province of BC has been transferred to reserves for future eligible expenditures. Surplus funds from operations and higher interest earnings contributed to a larger than anticipated transfer to reserves. These larger reserve contributions helped offset the \$15.3M in reserves used to invest in capital infrastructure.

Statement of Operations

When comparing the 2023 actual expenditures to the financial plan, it is important to note the financial plan presented does not reflect any amendments adopted by City Council. In addition, expenditures that were originally budgeted in the Capital Improvement Plan but do not result in a tangible capital asset have been reallocated and expensed in the operating departments that they relate to. For example, traffic studies are not an asset that can be amortized over time so it is expensed in the period.

The annual operating deficit is compromised as follows:

Operating surplus - General	\$ 23,456
Operating surplus – Sewer & Drainage	8,412
Operating deficit - Water	<u>(212,372)</u>
Total 2023 Operating deficit	<u>(\$180,504)</u>

The general operating fund surplus resulted primarily from an increase in development related revenues and lower departmental expenditures. This surplus was reduced by allocating additional funds to the Capital Works Reserve (\$2.9M) to replenish the reserve and provide additional funds for future projects. As well, a transfer was made to the Tax Rate Stabilization Reserve (\$1M) to be applied against future debt servicing costs.

The sewer operating fund surplus resulted from an increase in revenue due to higher user fees based on consumption as well as underspent funds for maintenance, testing and inspection. This surplus was reduced by allocating additional funds to the Sewer Future Capital Reserve (\$350,000) to provide funding for future infrastructure projects.

The water operating fund deficit resulted from an increase in community water consumption charged by Metro Vancouver. This was partially offset by higher bi-monthly water fees and operational savings due to position vacancies and reduced maintenance costs. The revenue associated with annual billing customers that experienced increased water consumption will be billed as part of their 2024 property taxes.

Table 1 (below) lists the 2023 variance by functional area. A variance analysis on each area is provided below the table. The amounts quoted in the analysis are approximate and are intended to account for the major part of the variances being discussed.

Table 1 – Consolidated Statement of Operations

	2023 Financial Plan	2023	Variance
Revenues			
Property tax revenue	\$ 38,344,745	\$ 38,038,593	\$ (306,152)
User fees and other revenue	17,779,315	17,072,635	(706,680)
Gaming proceeds	7,500,000	7,990,632	490,632
Government transfers	5,149,665	10,155,913	5,006,248
Investment earnings	1,560,000	5,078,758	3,518,758
Use of development cost charges	2,108,025	1,161,456	(946,569)
Gain (loss) on disposal of tangible capital assets	-	13,247	13,247
Contributed tangible capital assets	-	1,439,277	1,439,277
	72,441,750	80,950,511	8,508,761
Expenses			
General government services	9,677,920	7,553,780	(2,124,140)
Police service	15,697,740	15,918,047	220,307
Fire service	6,938,040	6,286,793	(651,247)
Other protective services	934,945	807,467	(127,478)
Engineering operations	9,288,485	6,957,223	(2,331,262)
Water utility	6,826,420	5,197,381	(1,629,039)
Sewer and drainage utility	5,940,570	4,671,036	(1,269,534)
Development services	1,656,450	1,814,303	157,853
Solid waste	819,130	815,521	(3,609)
Recreation services	6,207,810	5,728,790	(479,020)
Parks	4,004,605	3,651,970	(352,635)
	67,992,115	59,402,311	(8,589,804)
Annual Surplus	\$ 4,449,635	\$ 21,548,200	\$ 17,098,565

Revenues:

Property tax revenue

Property tax revenue was \$306,152 lower than budget. Supplementary assessment reductions, due to successful appeals, reduced taxation revenue after the budget was adopted.

User fees and other revenue

User fees and other revenue was \$706,680 lower than budget. Engineering admin/inspection fees were \$165,740 more than budget due to sustained growth in development. Parking and space rentals from filming activity was \$43,838 more than anticipated. Tax penalties and interest were \$75,683 higher due to economic priorities of tax payers and leaving property taxes unpaid at the due date. Sewer & water operations combined for \$121,967 in fees more than anticipated due to an increase in community consumption. External reserve contributions for the special bonds reserve of \$193,940 are not budgeted, but are consistent with development activity. Capital funding varies due to project timing and fund availability and accounted for \$1,299,249 in reduced funding. Other miscellaneous income varies year to year and was \$8,599 more than budgeted for 2023.

Gaming proceeds

Gaming proceeds were \$490,632 higher than budget. Gaming proceeds are outside of the control of the City and are dictated by the operations of the gaming facility and gambling activity of the users.

Government transfers

Government transfers were \$5,006,248 higher than budget. The hotel tax was \$214,331 over budget due to the continued tourism sector recovery from the impacts of COVID-19. Operating transfers from other governments were higher than anticipated by \$71,077 due to agreements based on variable factors such as revenue and cost sharing agreements. Capital funding reduced revenue variance of \$2,465,160 is due timing of construction activity and grant payments. In 2023, the City received an unbudgeted transfer of \$7,186,000 from the Province of BC for the Growing Communities Fund, this was transferred to a reserve for future expenditures.

Investment earnings

Investment earnings were \$3,518,758 higher than budget. Rates of return increased dramatically in 2023 due to the Bank of Canada trying to adjust for aggressive inflation, in addition the balance in accounts and reserves were higher than anticipated due to capital project timing. An increase in damage deposits also improved interest earnings on funds held in trust. Statutory reserve interest income is not budgeted for and varies depending on reserve fund balance and the timing of expenditures.

DCC revenue recognized

Use of development cost charges (DCC's) was \$946,569 lower than budget. Use of DCC's varies against budget due to the capital budget carry forward amounts from prior years, but it is consistent with project timing.

Gain on disposal of tangible capital assets

Assets were sold and disposed of, including aging infrastructure and vehicles, which resulted in an unbudgeted gain of \$13,247.

Contributed tangible capital assets

The value of contributed tangible capital assets was \$1,439,277. Contributed tangible capital assets are infrastructure works funded by developers which are required during development. Amounts are not budgeted and can fluctuate depending on the scope and timing of construction within the community.

Expenses:

Overall, 2023 expenses were under budget; however, the results vary in each functional area as operating needs develop during the year and priorities are adjusted from the original financial plan. An amended financial plan bylaw is required to provide for these budget variances.

Amortization fluctuates annually based on the addition and disposal of tangible capital assets. Non-capitalized expenditures represent expenditures within our Capital Improvement Plan section of the Financial Plan, but do not create a tangible capital asset that can be amortized. These variances can be particularly large as unused budget from prior years is carried forward until the projects are complete. The financial plan amounts presented do not include these amounts from prior years.

The significant areas of variance from the budget estimates are as follows with a particular focus on the operating surplus/deficit in each functional area.

General Government Services

2023 variance	\$ (885,941)
Amortization	75,128
Accretion	4,349
Non-capitalized expenditure	<u>(1,317,676)</u>
Operating surplus	<u>\$ (2,124,140)</u>

Major variances:

Community grants	\$ (15,000)
Enterprise allocation	(140,000)
Wages & benefits	(299,000)
Software	82,000
Legal & professional fees	28,000
Postage, printing & supplies	33,000
Security	20,000
Tax & utilities on City acquired properties	163,000
Debt servicing costs	(762,000)
Training and travel	(20,000)
Internal vehicle adjustment	(10,000)

Community grants and council enterprise funds were not fully allocated by City Council. Wage & benefit costs were lower due to temporary vacancies and unused overtime allocations. Software purchases and subscriptions increased as we continue to expand staff and move to cloud based services. Legal & professional fees were over budget due to an increase in legal services and a actuarial evaluation report. Postage, printing & supply costs were over budget due to an increase in mailed marketing and communications. Security expenses were over budget due to increased need for enforcement. Tax and utility charges related to recently acquired properties were not included in the budget, in future years these properties will be exempt from charges. The debt servicing costs were less than expected authorized borrowing had not yet been issued. Training and travel costs were lower than budgeted as many conferences and training opportunities are now being provided virtually. Internal vehicle adjustments reverse vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Police Service

2023 variance	\$ 183,748
Amortization	19,333
Non-capitalized expenditure	17,226
Operating deficit	<u>\$ 220,307</u>
 <u>Major variances:</u>	
RCMP contract	\$ 752,000
RCMP detachment operations	(539,000)
CPO operations	(28,000)

The RCMP contract was higher than anticipated due to results of the cost sharing formula with the Township of Langley as the budget is based on contract strength and actual costs are based on a sharing formula. In addition, the contract wage rate for RCMP personnel increased 1% higher than budget. As well, the 2017 to 2021 retroactive payment on the equity adjustment was paid out in 2023. These increases were offset by lower than expected detachment operation costs and reduced costs at the community police office due to temporary vacancies of contract staff.

Fire Service

2023 variance	\$ (662,254)
Amortization	(14,451)
Non-capitalized expenditure	25,458
Operating surplus	<u>\$ (651,247)</u>
 <u>Major variances:</u>	
Wages & benefits	\$ (558,000)
Paid on Call	(81,000)
Training	(21,000)

Partial year staff vacancies were present in management and firefighter positions. The POC suppression and training costs were less due to vacancies and difficulty getting responders during the day. Training costs were reduced in conjunction with staff vacancies.

Other Protective Services

2023 variance	\$ (127,478)
Operating surplus	<u>\$ (127,478)</u>
 <u>Major variances:</u>	
LYFS	\$ (15,000)
Emergency planning	(82,000)
Dog control	(6,000)
Victim witness	(24,000)

LYFS had a savings as there were contractor vacancies during the year. Emergency Planning was underspent due to a staff vacancy. Dog control and the victim witness program were also underspent for the year.

Engineering Operations

2023 variance	\$ (334,580)
Amortization	222,662
Accretion	18,868
Non-capitalized expenditure	<u>(2,238,212)</u>
Operating surplus	<u>\$ (2,331,262)</u>
 <u>Major variances:</u>	
Wages & benefits	\$ (404,000)
Snow removal	(30,000)
MRN maintenance	(67,000)
Tools & supplies	17,000
Road maintenance	46,000
Street sweeping	36,000
Sidewalk maintenance	11,000
Signal maintenance	32,000

Annual operating costs vary year to year within areas of the budget based on required maintenance and community priorities. Wage & benefit costs were lower due to temporary vacancies, unused overtime allocations and reallocation of resources. Snow cleanup and removal was less than budget due to mild weather events. Maintenance on Major Road Network, funded by Translink, was lower than anticipated. Increased maintenance costs were directed to high priority areas including roads, street sweeping, sidewalks and signals.

Water Utility Expenses

2023 variance	\$ 257,085
Amortization	27,138
Non-capitalized expenditure	<u>(1,913,262)</u>
Operating surplus	<u>\$ (1,629,039)</u>

Major variances:

GVWD water purchases	\$ 340,000
System maintenance	(58,000)
Staffing vacancy	(44,000)
Internal vehicle adjustment	19,000

Water purchases from GVWD were over budget due to seasonal fluctuations and an associated increase in consumer usage during the summer months. Annual operating costs vary year to year within areas of the budget based on required maintenance and community priorities resulting in system maintenance being lower than budget. Administration labour costs were lower than budget due to temporary vacancies. Internal vehicle adjustments reverse vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Sewer and Drainage Utility Expenses

2023 variance	\$ (281,156)
Amortization	38,718
Non-capitalized expenditure	<u>(1,027,096)</u>
Operating surplus	<u>\$ (1,269,534)</u>

Major variances:

Sewer system maintenance	\$ (240,000)
Staffing vacancy	(38,000)
GVS&DD levies	(9,000)
Internal vehicle adjustment	7,000

Sewer system maintenance was under budget due to a reallocation of staff resources to other priorities including development related upgrades and capital projects. Administration labour costs were lower than budget due to temporary vacancies. GVS&DD levies for sewer treatment were underbudget. Internal vehicle adjustments reverse vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Development Services

2023 variance	\$ 141,878
Amortization	3,065
Non-capitalized expenditure	12,910
Operating deficit	<u>\$ 157,853</u>

Major variances:

Staffing vacancy	\$ (89,000)
Economic development	15,000
Tourism promotion	214,000

Temporary vacancies throughout the department resulted in budget savings. Training and travel costs were lower than expected due to utilization of temporary staff to fill vacancies. Investment in economic development has increased with the adoption of the new Official Community Plan. Tourism promotion was overspent due to an increase in hotel tax revenues which is transferred to Discover Langley City.

Solid Waste

2023 variance	\$ (3,609)
Operating surplus	<u>\$ (3,609)</u>

Major variances:

Advertising	\$ (5,000)
-------------	------------

Program on budget for year, underspent advertising funding as electronic media was used compared to print, and promotions were included with other publications.

Recreation Services

2023 variance	\$ (274,195)
Amortization	17,592
Accretion	12,620
Non-capitalized expenditure	(235,037)
Operating surplus	<u>\$ (479,020)</u>

Major variances:

Banking charges	\$ 15,000
Al Anderson Memorial Pool	(82,000)
Staffing vacancy	(178,000)
Advertising & printing	(30,000)
Weightroom, Gymnasium & Games room	90,000
Other recreation programming	(65,000)
Special events	(16,000)

Banking charges and fees have increased as more transactions are processed online and via credit card. Al Anderson Memorial Pool was under budget due to increased facility usage and the related entrance fees. Wage & benefit costs were lower due to temporary staffing vacancies. Advertising and communications funding was reduced as electronic media was used compared to print. Weightroom, gymnasium and the games room were over budget due to having dedicated staff in each individual area to monitor and support customer's activities. Other recreation programming generated additional revenue due to high participation rates. Special events were under expended in 2023 due to the cancellation of the Tri-It triathlon and Douglas Day.

Parks

2023 variance	\$ (82,988)
Amortization	126,915
Accretion	10,654
Non-capitalized expenditure	<u>(407,216)</u>
Operating surplus	<u>\$ (352,635)</u>
 <u>Major variances:</u>	
Park maintenance	\$ (78,000)
Boulevard maintenance	(103,000)
City image maintenance	33,000
Internal vehicle adjustment	75,000

Parks expenditures between different locations vary year to year based on required maintenance and community priorities. Park maintenance was under budget due to reduced expenditures in nature trails, small neighbourhood parks and Brydon park due to recent upgrades requiring less maintenance. Boulevard maintenance was under budget due to reduced expenditures in hanging baskets and tree maintenance. City image maintenance includes over expenditures relating to garbage removal, vandalism and homeless camp cleanup on City properties. Internal vehicle adjustments reverse vehicle charge out rates in excess of vehicle maintenance costs; the financial plan includes funding at the full rate.

Fund transfers:

Transfers from Reserves Accounts

Transfer from gaming proceeds	\$ (177,124)
Transfer from future police cost	<u>(6,422)</u>
Net transfer under budget	<u>\$ (183,546)</u>

As per policy, the City funded the community grants and enterprise fund by gaming proceeds, not all funds were expended in 2023. The entire budgeted transfer from the future police cost reserve was unnecessary for the year.

Transfers to Reserves Accounts

Interest on reserve accounts	\$ 1,088,957
Community works fund	11,495
Gaming proceeds	490,632
Tax rate stabilization	1,003,722
MRN rehabilitation	127,278
Sewer future capital	<u>350,000</u>
Net transfer over budget	<u>\$ 3,072,084</u>

Non-statutory reserve interest income was higher than budget as rates of return increased dramatically in 2023 due to the Bank of Canada trying to adjust for aggressive inflation. In addition, the balance in accounts and reserves were higher than anticipated due to capital project timing. The Federal Government transfer of gas tax in 2023 was slightly higher than anticipated. Gaming proceeds are outside of the control of the City and are dictated by the operations of the gaming facility and gambling activity of the users. Excess funds budgeted for debt servicing have been transferred to the tax rate stabilization reserve to be applied against future debt servicing costs. The transfer to the MRN reserve represents the surplus of fund received from TransLink for MRN maintenance and renewal. The transfers to the sewer future capital reserve was increased to allocate surplus from lower repair and maintenance expenditures to the reserve for future capital projects.

Transfers to Statutory Reserve Funds

Capital works	\$ 2,905,210
Growing communities fund	7,186,000
Machinery replacement	(25,978)
Off street parking	180
Transfer in excess of budget	<u>\$ 10,065,412</u>

The general fund operating surplus created by additional revenue and expenditure savings was transferred to the capital works reserve for future investment through our Capital Improvement Plan. In 2023, the City received an unbudgeted transfer of \$7,186,000 from the Province of BC for the Growing Communities Fund, this was transferred to a reserve for future expenditures. Due to excess vehicle maintenance and fuel costs the transfer to the machinery replacement reserve was reduced.

BUDGET IMPLICATIONS:

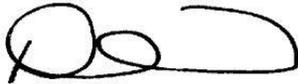
A financial plan amendment is required to fund any over expenditures and revised transfers to reserves.

Respectfully Submitted,



Graham Flack, CPA, CMA
Deputy Director of Corporate Services

Concurrence:



Darrin Leite, CPA, CA
Director of Corporate Services

Attachment:

1. 2023 Consolidated Financial Statements

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Mayor Nathan Pachal
Langley City Hall
20399 Douglas Crescent
Langley, BC, V3A 4B3

May 8, 2024

Dear Mayor Pachal and Councilors:

Emergency Response, Urban Wildfire Liability in the City of Langley

With the recent wildfire situation I notice that there is a potential major liability in the Nicomekl River floodplain area which is largely composed of grassland, scattered tress and invasive blackberry [photographs 1 & 2]. This grass and blackberry can grow to over a metre in height and when dry will rapidly combust and burn [photograph 3]. Cities such as Kelowna and Fort McMurray know all too well when a fire starts how easily it can spread to neighbourhood areas causing devastation. Such fires could be ignited by lightning or humans (cigarettes, campfire by homeless individuals, intentionally set).

I did bring this wildfire situation to council on September 30, 2019 via a presentation. No action has been provided since that time. With visual impacts of the wildfires in BC and NWT, there is a realism when a wildfire of similar magnitude could occur in the lower mainland. Damaging grassfires can strike anytime and anyplace [photograph 3].

There was a recent article (August 22, 2023) in the Globe and Mail on “how cities are protecting their parks from brush fires”. If there is a fire related casualty or accident, the city would be liable for a lawsuit.

I have identified some potential short term and long term problems, solutions and funding which can be improved upon with additional input from interested parties and residents.

PROBLEMS

A wildfire in the Nicomekl River floodplain area would lead to the following hazards:

SMOKE

Smoke and dust will comprise the air quality which will cause breathing problems, especially for those with breathing congestion and allergy problems.

RESIDENCES

This can lead to fire damage to the residences that border the floodplain. [photographs 1 & 2].

INSURANCE

This may impact fire related insurance to residences and health related claims.

HIKERS

This can lead to entrapment of people walking in the floodplain area, resulting in serious injury or death.

Similar hazards are also present on the various nature trails throughout the floodplain [photograph 2].

SOLUTIONS

Fire Suppression Plan

A Fire Suppression Plan should be implemented to address these concerns. This plan would require the input of the Langley Fire Department, Langley Parks and residents.

This implementation should include the following:

SAFETY ZONE

Create a buffer fire zone of 30 metres from buildings by keeping the grassland cut and maintained.

ESCAPE ROUTES

Review escapes routes throughout.

ACCESS ROUTES

There are no apparent rapid access routes for fire trucks or fire equipment vehicles.

SIGNAGE

Erect and maintain fire hazard signs as used by forestry. This will alert people as to the fire danger in the area.

REGISTERED PROFESSIONAL FORESTER

A Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in fire protection, should be commissioned to undertake an assessment and determine the fire hazard within the Nicomekl River System and adjoining nature trails.

Goat Grazing Project

Employ goats to control the invasive blackberry plant along the Nickomekl floodplain. Goats would be an environmental benefit for mitigating the grass and blackberry bush problems. There would be no need for herbicides and spraying to control the invasive plants which are not natural to this environment. I am sure it would be of great interest to the First Nations, residents and students of Langley City and

could be introduced as an educational scenario. I have contacted a person who resides in the Langley area and has conducted goat grazing landscaping. From a financial perspective, goat grazing would appear to be cheaper than engaging professional landscapers. I have attached some recent articles concerning the advantages of employing goats. I have actually seen where two goats cleaned up a small backyard farm of invasive bushes. It was amazing what they can do.

FUNDING

The City's 2024 budget indicates funding for emergency planning under "other protective services. Does the latest BC government infrastructure funding to the City improve the necessary disaster preparedness?

Some of the proposed Disaster Preparedness Fee (see letter May 6, 2024) could be used for the urban wildfire solutions.

Let us be innovative and show that Langley City is "The Place To Be".

It is time to be proactive on safety.

I look forward to your reply.

Yours truly,

"Bruce Downing"

Bruce Downing, MSc, PGeo, FGC, FEC(hon)

22 (1)

Langley, V3A 4J6

22 (1)

Cc David Pollock, Director of Engineering, Parks and Environment
Kyle Simpson, Manager, Engineering & Parks Operations
Scott Kennedy, Fire Chief, Langley City
Melanie LaPointe, Emergency Management Program Advisor



Photograph 1 Nicomekl River Floodplain, note townhouses adjoining the grassland and blackberry bushes.



Photograph 2 Grassland in floodplain, note residences in fire catchment area.



Photograph 3 A potential grassland fire.

Enbridge hires goats to control invasive plants along pipeline route

The goats were penned in an area north of McLeod Lake to eat up vegetation

By [Hanna Petersen, Prince George Citizen](#) | August 17, 2023, 12:30pm



An Enbridge goat named Tiny. | Enbridge

Enbridge is employing goats to control invasive plant species along its pipeline system in B.C.

The Goat Grazing Project saw about 30 goats penned in a parcel of land located in the Pine Pass, north of McLeod Lake, about 240 km north of Prince George.

The goats were given yellow bandanas and tasked with grazing the area for a week in early August.

The company says clearing invasive plants is a critical component of its commitment to integrated vegetation management along the pipeline right-of-way.

The right-of-way needs to have a herb-dominated ecosystem, meaning having only smaller plants like grasses and legumes grow in the area. Having shrubs and trees on the right-of-way reduces Enbridge's ability to access sites for maintenance on its pipeline infrastructure.

The goats were brought in as a biological method to control vegetation rather than chemical application of herbicides or mechanical cutting of shrubs and trees.

“When these goats are penned in an area, they will overgraze on shrubs. The best-case scenario is the goats eat everything. They eat the leaves, they eat the little branches, and they graze it right down to the ground,” said Dan Tisseur, senior environment advisor for operations and maintenance for Enbridge.

Goats or other grazers have already been used as an effective and sustainable way to control vegetation. But more research needs to be done to assess the efficacy of the approach.

Hence Enbridge’s Goat Grazing Project will run for years, with the goats being brought back to the study location every year to repeat the treatment and properly observe the effectiveness of the grazing method.

“This is going to be a multi-year project to assess the efficacy over time. So we’re actually going to bring these goats back to the same location to repeat these treatments to see if over time we’re witnessing a reduction in the shrub biomass and invasive plants on site,” added Tisseur.

Vermont city employs goats to get rid of poison ivy

Vermont's capital city is trying a natural way to get rid of poison ivy—grazing goats.

On Wednesday, three goats munched on the plants along the small city's bike path behind the high school.

Goat owner Mary Beth Herbert, of Moretown, says the goats graze on the poison ivy, causing stress to the plants so that they retreat. She says it will take years of cyclical grazing to eradicate the poison ivy.

On Wednesday, the goats named Ruth, Bader and Ginsburg, got a start. Herbert brought the 6-month-old Kiko goats in her Subaru, and enclosed them in fencing where they grazed away.

The city says it has tried to eradicate the poison ivy along the bike path but has been unable to do it using organic treatments.

Goats: unlikely allies in California's fight against wildfires

by Inès Bel Aiba

On a hot July morning, a herd of 80 goats were deployed to a hilly patch of land in Glendale, just outside Los Angeles.

Their mission, should they choose to accept it, is simple: graze.

Goats are an unlikely but increasingly popular weapon in California's fight against the wildfires that rage through the western US state every year.

On a recent hot July morning, a herd of 80 ungulates were deployed to a hilly patch of land in Glendale, just outside Los Angeles.

They had been chomping away for the past 10 days or so, helping to clear away bone-dry vegetation that could go up in flames and threaten the surrounding homes.

Their work comes up a vital time. Last year was the worst in California's modern history for wildfires, with more than four million acres (1.6 million hectares) scorched.

Due to climate change and a brutal drought, officials fear that months of massive infernos are now the norm.

So any help is welcome.

"We started hearing a lot about goats, both from community members, other fire departments, other cities," said Glendale fire marshal Jeffrey Ragusa.

"And the more we looked into it, the more we realized how effective they can be, how environmentally friendly they can be."

Corridor

The goats are just one small part of the strategy for coping with the threat of fires.

The goats' voracious appetite serves two purposes.

Eating easily flammable vegetation helps to restrict the spread of fire, and also creates a convenient corridor in which firefighters can operate to "protect the homes in a safer environment" should the need arise, said Ragusa.

Of course, the animals are just one small part of the strategy for coping with the threat of fires.

But their help can be valuable, lightening the workload for overstretched human contractors who create buffer zones by removing vegetation—often manually, in sweltering heat and difficult terrain—before and during ever-longer fire seasons.

"There's always a threat of injury to personnel," said Ragusa.

"I haven't seen a goat trip yet," he added with a smile.

The goats grazing in Glendale are brought in by Sage Environmental Group, a company that carries out habitat restoration and environmental planning.

Its founder, Alissa Cope, began incorporating goats into her work five years ago, and now owns around 400 of the animals.

Alissa Cope says the cost of employing the goats is comparable to what authorities would pay for human workers—at a lower environmental toll.

'Watch them closely'

The strategy carries an inherent risk—goats, if left to their own devices, will munch anything in their path.

"We watch them closely," she said. "If there's an area that we feel that they're overgrazing—which is essentially the downside of using goats—we will deliberately move them," using electric fences or luring them with hay.

Without revealing how much the goats earn for their labor, Cope says the cost of employing the animals is comparable to what authorities would pay for human workers—at a lower environmental toll.

The company runs similar projects elsewhere in California, including nearby Anaheim and South Pasadena.

The idea to bring in goats to Glendale originated with Rick Stern, a member of the neighborhood homeowners association.

Stern heard of the strategy when his wife found out goats had helped keep the Ronald Reagan Presidential Library—also in southern California—safe from fire in 2019.

Months before the devastating blaze, a trip of goats had been dispatched to create a fire break around the famous complex.

While the goats' presence in Glendale is just a pilot program for now, it will be evaluated with a view to broader use.

"So far, it's been a really good program," said Ragusa. "We've been really happy with the results."

Mayor Nathan Pachal
Langley City Hall
20399 Douglas Crescent
Langley, BC, V3A 4B3

May 6, 2024

Dear Mayor Pachal and Councilors:

Emergency Response, Disaster Liabilities in the City of Langley

The Township of Langley has apparently notified the City that it wants to stop its partnership with the City of Langley and the Joint Emergency Program. (Langley Advance Times, February 9, 2023).

The City's 2024 budget indicates funding for emergency planning under "other protective services". Does this include such items for urban wildfires and earthquakes ?

With visual impacts of the earthquake in Turkey – Syria, there is a realism when an earthquake of similar magnitude will occur in the lower mainland. Damaging earthquakes can strike anytime and anyplace.

Question: Is the City of Langley Prepared ??

Is the city's present and future infrastructure resilient to an earthquake disaster ? Building a resilient city is key to being proactive. Does the City have the capability to react quickly to an early warning ? Does the City have the capability to quickly re-build ? Empowering communities together with their residents to take ownership of their destinies is essential for building resilience against natural disasters. Avoid the BPS (bureaucratic paralysis syndrome).

I have identified some potential problems, solutions and funding which can be improved upon with additional input from interested parties and residents.

PROBLEMS

- The Langley City Emergency Plan website needs to be reviewed as it does not show any disaster routes, disaster staging areas, response centres.
- Areas of clay which would have a profound impact upon liquefaction.
- Does the City have the necessary funding, infrastructure and response centres for disaster resiliency ?
- Residents will be on their own for 72 hours. Apartment / condo residents will be the hardest impacted (no toilets, running water, power etc). Can the City accommodate them ?
- Langley City historical landfill site could rupture during an earthquake.

SOLUTIONS

- Grade Crescent is an essential east – west travel corridor. It could be designated as a city disaster critical response transportation corridor and be part of the lower mainland disaster response route network. This would be in conjunction with the City of Langley Emergency Program. At present, this program does not designate any disaster response routes or staging grounds. Note that 200 Street is a designated response street. This disaster route and the LEP are of the utmost importance for natural disasters such as the earthquake, which is due. Designate certain roads such as Grade Crescent with signage as a disaster route.
- Designate areas such as Timms and / or other such community places as a disaster staging area for the public for safety, accommodation and communications.
- Create and install signage at Timms with a QR code to inform the public about disaster and emergency situations. Integrate with school emergency plans.
- A geotechnical soil map of Langley City would be beneficial to determine areas of clay content in order to reduce the impact of liquefaction for new and existing structures, roads and power poles. Pipes in clay and sandy soils are more likely to break than pipes in damper environments. Clay soil breaks are usually related to bedding issues, while those in sandy soil are linked to the way the structures settle. When conducting the sewer and water upgrades and housing development(s) it would be prudent to note and map the soil overburden for the geotechnical map.
- Determine if any (hidden) fault lines occur under or near the city.
- Insure that the city has a budget for disaster relief (not indicated in the 2024 budget).
- Designate swimming pools (public and private) as potential water storage areas for fire suppression and potable water supply.
- Send out booklets / maps to each resident about staging areas, disaster routes, preparedness and put in library.

FUNDING

- Does the city have the necessary setup for funding and grants from the provincial and federal governments (construed as funding revenue). Disaster costs can be overwhelming
- Does the latest BC government infrastructure funding to the City improve the necessary disaster preparedness ?
- Can any Translink funding be used for infrastructure preparedness such as sidewalks and bicycle lanes ?
- Can the city address the necessary earthquake liability insurance on a city wide policy for business and residents ?
- Would the City consider implementing a \$5.00 Disaster Preparedness Fee on homeowners to be paid on taxation day ? This would be used for signage, pamphlets, emergency supplies and kits for city and residents, training of volunteers and residents for first aid and such other items that could be identified. Taking care of yourself makes you more available to be there for other people. Basic skills, having backup plans, and knowing how to get to safety is healthy for everyone. Investments in social capital (neighbors helping neighbors) is just as important as investments in the built environment. Building social capital is a resilience investment that can be fostered at the City level.

I would be willing (within my capabilities) to volunteer for the City of Langley emergency program committee. Time to be proactive.

I look forward to your reply.

Yours truly,

"Bruce Downing"

Bruce Downing, MSc, PGeo, FGC, FEC(hon)

22 (1)

Langley, V3A 4J6

22 (1)

Cc David Pollock, Director of Engineering, Parks and Environment
Kyle Simpson, Manager, Engineering & Parks Operations
Scott Kennedy, Fire Chief, Langley City
Melanie LaPointe, Emergency Management Program Advisor

**BYLAW 3282 FINANCIAL PLAN 2023 - 2027 BYLAW, 2023, No. 3233,
AMENDMENT #3, 2024, BYLAW 3282**

Prepared by:



Darrin Leite, CPA, CA
Director of Corporate Services

Reviewed by:



Francis Cheung, P.Eng.
Chief Administrative Officer



EXPLANATORY NOTE

BYLAW No. 3282

The purpose of Bylaw No. 3282 is to amend the 2023 – 2027 Financial Plan to authorize the expenditures reflected in the 2023 Consolidated Financial Statements.

The Capital Improvement Plan will be amended to reflect the following funding transfer between accounts:

1. Fraser Highway (204 St to 206 St) (#60062)

The funding for the project will change to lower the borrowing amount (#4260) by \$2,406,250 and increase the funding from the Capital Works Reserve (#4270) by the same amount.

2. Land, Infrastructure Upgrades & Improvements (#62022)

The funding for the project will change to lower the Capital Works Reserve (#4270) by \$2,406,250 and increase the funding from the borrowing amount (#4260) by the same amount.



**FINANCIAL PLAN 2023 – 2027 BYLAW, 2023, No. 3233,
AMENDMENT No. 3**

BYLAW No. 3282

A Bylaw to amend the Financial Plan for 2023 - 2027.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233, Amendment No. 3, Bylaw No. 3282”.

2. Amendment

- (1) Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233 is hereby amended by deleting Schedule “A” and substituting a new Schedule “A” attached to and forming part of this bylaw.
- (2) Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this day of

AN OPPORTUNITY FOR PUBLIC INPUT HELD this day of

FINALLY ADOPTED this day of

MAYOR

CORPORATE OFFICER



	2023 Amended Financial Plan Amendment #3	2023 Financial Plan Bylaw 3233	2023 Financial Plan Change Plus/(minus)	%
Revenues				
Property tax revenue	\$ 38,038,593	\$ 38,344,745	\$ (306,152)	-0.8%
User fees and other revenue	16,134,444	15,735,815	398,629	2.5%
Gaming proceeds	7,990,632	7,500,000	490,632	-
Government transfers	9,476,283	2,004,875	7,471,408	372.7%
Investment earnings	4,059,598	1,560,000	2,499,598	160.2%
	<u>75,699,550</u>	<u>65,145,435</u>	<u>10,554,115</u>	<u>16.2%</u>
Expenses				
General government services	6,626,224	7,512,165	(885,941)	-11.8%
Police service	15,748,488	15,564,740	183,748	1.2%
Fire service	5,915,786	6,578,040	(662,254)	-10.1%
Other protective services	807,467	934,945	(127,478)	-13.6%
Engineering operations	3,554,905	3,889,485	(334,580)	-8.6%
Water utility	4,485,505	4,228,420	257,085	6.1%
Sewer and drainage utility	3,296,414	3,577,570	(281,156)	-7.9%
Development services	1,745,328	1,603,450	141,878	8.9%
Solid waste	815,521	819,130	(3,609)	-0.4%
Recreation services	4,747,115	5,021,310	(274,195)	-5.5%
Parks	2,527,617	2,610,605	(82,988)	-3.2%
Amortization	6,916,100	6,400,000	516,100	8.1%
	<u>57,186,470</u>	<u>58,739,860</u>	<u>(1,553,390)</u>	<u>-2.6%</u>
Transfers				
Debt retirement	418,248	935,180	(516,932)	-55.3%
Transfer from Reserve Accounts	(744,019)	(927,565)	183,546	-19.8%
Transfer to Reserve Accounts	13,748,893	10,676,810	3,072,083	28.8%
Transfer to Reserve Funds	12,186,562	2,121,150	10,065,412	474.5%
	<u>25,609,684</u>	<u>12,805,575</u>	<u>12,804,109</u>	<u>100.0%</u>
Surplus reduction for amortization	(6,916,100)	(6,400,000)	(516,100)	8.1%
Operating deficit	<u>(180,504)</u>	<u>-</u>	<u>(180,504)</u>	

CAPITAL IMPROVEMENT PLAN - SUMMARY										Schedule B
<u>Capital Projects</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>
General Government	17,785,200	139,000	89,000	99,000	94,000	79,000	49,000	139,000	124,000	114,000
Protective Services	1,336,055	3,236,440	206,440	196,440	45,005	50,000	50,000	50,000	50,000	50,000
Engineering Operations	25,020,060	4,146,200	4,228,200	13,810,000	6,178,915	1,921,200	6,453,430	2,998,330	13,454,065	16,280,935
Parks	2,910,000	195,000	2,140,000	215,000	2,130,000	780,000	180,000	180,000	180,000	10,830,000
Recreation	3,169,120	100,000	50,000	50,000	70,000	30,000	30,000	30,000	30,000	30,000
Sewer & Drainage Utility	6,917,370	2,831,855	1,594,590	745,410	1,190,895	350,000	2,600,000	886,980	788,445	2,001,900
Water Utility	6,207,540	4,149,670	1,250,000	993,300	1,950,870	545,900	3,094,035	1,612,580	848,400	599,665
Total Projects	63,345,345	14,798,165	9,558,230	16,109,150	11,659,685	3,756,100	12,456,465	5,896,890	15,474,910	29,906,500
Available funding										
Capital Works Reserve	8,885,305	1,262,151	76,650	1,961,665	744,585	997,215	706,195	824,095	591,830	655,195
Casino Revenues	15,573,440	7,127,435	2,892,435	10,412,935	6,795,435	507,435	7,107,435	1,107,435	9,107,435	15,026,300
Community Amenity Funds	1,966,000	544,000	1,307,750	20,000	40,000	20,000	20,000	20,000	20,000	20,000
Community Works (Gas Tax)	152,375	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	2,306,025	2,647,656	1,807,745	113,850	1,413,025	881,100	1,237,350	1,356,548	3,782,480	11,181,585
Fire Department Equipment	90,000	205,000	-	-	-	-	-	-	-	-
Future Police Cost Reserve	215,690	181,440	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000
Grants	14,447,260	-	-	-	-	-	-	-	-	500,000
Machinery Replacement	950,000	155,000	155,000	190,000	190,000	180,000	180,000	180,000	180,000	180,000
Municipal Road Network Reserve	300,600	1,000,000	375,000	1,259,100	1,259,100	-	-	-	-	1,600,000
Office Equipment	47,000	41,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500
Parks & Recreation	230,900	135,400	244,450	125,400	273,025	133,400	70,400	70,400	70,400	176,700
Prosperity Fund	-	-	-	-	-	-	-	-	-	-
Sewer Future Capital	1,750,750	410,114	1,087,460	671,160	720,845	275,750	2,525,750	510,532	714,195	141,320
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	1,430,000	954,670	1,250,000	993,300	8,370	545,900	394,035	1,612,580	793,270	210,100
Total Funding	48,345,345	14,798,165	9,558,230	16,109,150	11,659,685	3,756,100	12,456,465	5,896,890	15,474,910	29,906,500
Project Specific Borrowing	15,000,000	-	-	-	-	-	-	-	-	-
Debt Require to Fund Projects	15,000,000	-	-	-	-	-	-	-	-	-

**BYLAW 3283 FINANCIAL PLAN 2024 - 2028 BYLAW, 2024, No. 3266,
AMENDMENT #1, 2024, BYLAW 3283**

Prepared by:



Darrin Leite, CPA, CA
Director of Corporate Services

Reviewed by:



Francis Cheung, Chief Administrative Officer



EXPLANATORY NOTE

BYLAW No. 3283

The purpose of Bylaw No. 3283 is to amend the 2024 – 2028 Capital Improvement Plan.

1. Langley Bypass Roadway and Cycling Improvements #70178

South Coast BC Transportation Authority has provided MRN (Municipal Road Network) funding of \$395,000 and BICCS (Bicycle Infrastructure Capital Cost Share) funding of \$735,000, and WITT (Walking Infrastructure to Transit) funding of \$52,000. This bicycle and pedestrian project will be carried out in 2026. The City's 25% share of the project costs is \$394,000 and will be funded by the DCC's. South Coast BC Transportation Authority has already provided \$1.12 million in 2023. This is a \$3.81 million project with funding accumulating over a number of years.

2. 200 St Culvert Upgrade at Brydon Crescent #68105

South Coast BC Transportation Authority has provided MRN (Municipal Road Network) funding of \$585,000. This is in addition to the \$764,420 awarded in 2023. The 2024 grant funding will replace the \$585,000 funding from the Capital Works Reserve. The total project is \$2.7 million funded 50% by South Coast BC Transportation Authority and 50% from City Reserves.

3. SkyTrain Multi-Use Path (MUP) Connector Project #70179

The Province has provided a grant for \$4 million to support the City MUP Connector project. This pathway will extend from Highway #10 & Fraser Highway to 200 St and Industrial Avenue.

4. Building a Safer Langley (BSCF) – Guns & gangs #75031

Year 3 funding of \$320,800 from a federal government program to support the prevention and intervention initiatives that address gun and gang violence in the community. The City has partnered with the School District to deliver the program (Project Blackfeather).

5. Local Government Climate Action Program #75032

In April, the Province provided additional grant funding of \$498,352 for the City to undertake climate action initiatives. This funding is for the three years 2024 to 2026 and will allow municipalities to take on larger projects with the advanced lump sum funding. The City has to contribute 20% or \$99,670 which will be funding from the Prosperity Reserve. Staff are reviewing projects that could be accomplished with this funding.

6. Road Rehabilitation #70127

The Federal Government provides gas tax funding through the Community Works Fund. There is an additional \$31,420 available in the reserve that is being allocated to increase the Road Rehabilitation account.

7. MRN Road Rehabilitation #70118

Additional work on the Municipal Road Network (MRN) primarily 200 St is proposed. The \$1 million in funding will come from the MRN reserve which is provided by Translink.

8. Demolition of buildings adjacent to City Hall / Timms Centre #62020

The demolition of the buildings located at 5581 204 St (Pharmacy), 20378 to 20388 Fraser Highway (Past Time Sports to Pipe & Pouch), 20318 to 20340 Fraser Highway (Langley Hotel) and 20369 56 Ave (Key Largo building) require additional funding to cover change orders for additional asbestos abatement, contaminated soil, and vermiculite removal. In addition, the demolition of the Pharmacy building exposed the northern cinder block exterior wall of City Hall. This wall will be cladded similar to the rest of the building and a perimeter drain will be installed. Some foundation repairs will be made at the same time. The total additional cost of the project is \$495,000 funded by Capital Works Reserve.

9. Fire Hall Exterior Building Envelope

The north wall of the Fire Hall is leaking when it is raining. To assess the scope of work to repair the building envelope, will require \$12,000 funded by Capital Works Reserve.

10. Fire Ladder Truck Replacement #65199

The replacement of the 1996 ladder truck tender came in at \$3.6 million. An additional \$600,000 is required to purchase the vehicle. \$100,000 from the FD Equipment Reserve will be moved from #65155 the Ladder Truck refurbishment and the remaining \$500,000 will be funded by Capital Works Reserve.

11. Thermal Image Camera

The Fire Department's thermal image camera technology is outdated and has been difficult to repair. New technology would cost \$35,000 funded from Casino Proceeds.

12. City Park baseball diamonds #73031

To complete the infield resurfacing \$25,000 funded by Casino Proceeds is required. When originally budgeted in 2021 it was anticipated that Langley Baseball would be contributing to the project but they subsequently spent their funds in other areas at the park so the City is covering the total cost of the project.

13. Miscellaneous Property Purchase #62020

This account provides funding for possible future land acquisitions as part of development applications where corner cut offs may be required for the road network. Property acquisition legal fees would be charged to this account. A budget allocation of \$50,000 funded by Casino Proceeds is required.

14. 208 Street water service #82216

The City will undertake the replacement of a water service of a property on 208 St to correct a problem with the sizing of the service. The cost of the project is \$30,000 funded from the Future Water Capital Reserve.

15. Sewer and Drainage Replacements #68028

The City is undertaking sewer and drainage replacements throughout the City. An additional \$400,000 is required to carry out this work, funded from the Sewer Future Capital Reserve.

16. Water and Sewer Hydraulic Modelling Software #68045

The City's hydraulic modelling software is being discontinued as the vendor has been sold to another company. The data migration to a new software vendor and software licensing costs will be \$48,110 funded from the Water Future Capital Reserve. Higher ongoing annual software license costs will be built into the 2025 operating budget.

17. RCMP De-integration Project #64035

The City is undertaking a study with the Township of Langley to determine the cost allocation of the de-integration of the RCMP detachment. The project will cost \$150,000 funded by Casino proceeds.

18. RCMP City Detachment

The funding for the project will change by moving \$1.2 million funding from the Capital Works Reserve to Casino Proceeds funding. The total project cost will remain the same at \$11,000,000.

19. Parking Study #70046

The project will require an additional \$75,000 to complete, based on the scope and GIS data available. The funding will come from the Casino Proceeds.

20. Douglas Crescent & 203 St Intersection #60073

This project requires an additional \$20,000 to complete the project and will be funded by Casino proceeds.

21. Fraser Highway, 201A St to 203 St #67061

The Fraser Highway, 201A St to 203 St water main project has been estimated to come in lower than originally budgeted due to a reduction in the scope of the project. Therefore, \$480,989 in Casino Proceeds funding will be removed from the project bring the project total to \$1,719,011. In addition, \$270,000 in Growing Community Funding will replace \$270,000 in Casino Proceeds funding and \$449,011 of Water Future Capital funding will replace the remaining \$449,011 in Casino Proceeds.

22. 46 Ave, 196 St to 200 St #60221

The \$47,300 project has been deferred to a future year when it will be re-budgeted to release \$10,395 in DCC Roads funding and \$36,905 in Capital Works Reserve funding for other priority projects.

23. Arterial Left Turn Lanes #60224

The \$48,000 project has been deferred to a future year when it will be re-budgeted to release \$35,640 in DCC Roads funding and \$12,360 in Capital Works Reserve funding for other priority projects.

24. LCFRS HVAC #61373

The \$49,392 project has been deferred to a future year when it will be re-budgeted to release \$49,392 Capital Works Reserve funding for other priority projects.

25. Park Equipment – Chipper & Trailer #65181

The \$80,000 project has been cancelled as it was included in the 2023 budget amendment and the 2024 request is not needed. The \$80,000 in Machinery Replacement Reserve funding will be available for other priority equipment.

26. Rail Notification System #75136

The \$25,000 project has been deferred to a future year when it will be re-budgeted to release \$25,000 in Capital Works funding for other priority projects.



**2024 – 2028 FINANCIAL PLAN, BYLAW 2024, No. 3266,
AMENDMENT No. 1**

BYLAW No. 3283

A Bylaw to amend the Financial Plan for 2024 - 2028.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266, Amendment No. 1, Bylaw No. 3283”.

2. Amendment

(1) Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST, SECOND, and THIRD TIME this day of .

AN OPPORTUNITY FOR PUBLIC COMMENT PROVIDED this of .

FINALLY ADOPTED this day of .

MAYOR

CORPORATE OFFICER

Schedule "B"

CAPITAL IMPROVEMENT PLAN - SUMMARY

<u>Capital Projects</u>	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
General Government	2,503,110	420,000	290,000	95,000	305,000	95,000	245,000	270,000	165,000	285,000
Protective Services	15,169,370	221,440	30,886,440	31,196,440	12,050,000	50,000	50,000	50,000	50,000	50,000
Engineering Operations	7,909,920	34,972,000	6,217,000	3,948,000	2,524,000	4,475,000	3,935,000	6,269,000	5,563,000	6,442,000
Parks	1,353,125	375,375	250,000	1,802,500	1,842,550	2,262,715	12,139,155	347,500	1,437,500	12,105,780
Recreation	661,750	50,000	50,000	50,000	50,000	30,000	50,000	30,000	50,000	30,000
Sewer & Drainage Utility	2,950,000	2,780,000	3,254,250	5,421,750	5,802,500	6,492,500	1,644,000	2,962,000	1,064,000	4,568,000
Water Utility	2,322,121	3,590,400	5,660,000	5,534,000	1,106,000	1,812,740	1,800,560	2,483,225	2,011,000	1,150,000
Total Projects	32,869,396	42,409,215	46,607,690	48,047,690	23,680,050	15,217,955	19,863,715	12,411,725	10,340,500	24,630,780
<u>Available funding</u>										
Capital Works Reserve	10,384,325	1,194,338	660,069	2,462,527	1,283,822	1,069,247	1,383,457	1,368,844	1,317,977	1,333,953
Casino Revenues	8,265,160	5,807,435	7,817,435	7,568,435	6,007,435	6,957,435	3,027,435	3,727,435	3,707,435	9,640,000
Community Amenity Funds	879,385	30,000	20,000	930,000	40,000	-	40,000	-	40,000	-
Community Works (Gas Tax)	171,420	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,371,505	2,677,167	3,114,800	4,386,901	3,878,333	4,315,514	12,553,115	4,638,694	2,716,484	10,796,029
Fire Department Equipment	300,000	-	-	-	-	-	-	-	-	-
Future Police Cost Reserve	181,440	181,440	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000
Grants	5,774,370	-	2,302,000	10,000,000	-	-	-	-	-	-
Growing Community Fund	270,000	-	-	-	-	-	-	-	-	-
Machinery Replacement	515,000	180,000	180,000	180,000	205,000	430,000	230,000	530,000	230,000	230,000
Municipal Road Network Reserve	1,300,000	-	-	-	-	-	-	-	-	-
Office Equipment	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Parks & Recreation	181,750	230,573	156,935	197,971	172,264	181,059	183,713	175,702	158,504	181,818
Prosperity Fund	99,670	-	-	-	-	-	-	-	-	-
Sewer Future Capital	1,400,000	980,000	998,481	977,616	1,020,896	993,275	1,026,190	742,420	956,090	1,332,680
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	1,730,371	949,462	997,730	984,000	858,500	1,057,625	1,206,005	1,014,830	1,000,210	902,500
Total Funding	32,869,396	12,409,215	16,607,690	28,047,690	13,680,050	15,217,955	19,863,715	12,411,725	10,340,500	24,630,780
Project Specific Borrowing	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-
Unfunded Projects	-	-	-	-	-	-	-	-	-	-
Debt Require to Fund Projects	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-

**ZONING BYLAW, 1996, NO. 2100, AMENDMENT No. 200, 2024, No.
3271**

Prepared by:



Anton Metalnikov, Planner

Reviewed by:



Francis Cheung, P.Eng.
Chief Administrative Officer



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 200, 2024, BYLAW No. 3271
DEVELOPMENT PERMIT APPLICATION DP 10-23

To consider rezoning and Development Permit applications from Rajinder Warraich to accommodate a 26-unit townhome development at 5030-5064 208 Street & 20845 50A Avenue.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan Land Use Map. All lands designated for multiple-unit residential are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Rajinder Warraich
Owners:	Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour
Civic Addresses:	5030-5064 208 Street & 20845 50A Avenue
Legal Description:	Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032
Site Area:	3,603 m ² (0.89 acres)
Number of Units:	26 townhomes
Gross Floor Area:	3,795 m ² (40,853 ft ²)
Floor Area Ratio:	1.053
Lot Coverage:	45%
Total Parking Required:	57 spaces (including 1 h/c space)
Parking Provided:	
Resident	52 spaces
Visitor	5 spaces
Total	57 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD93 Comprehensive Development Zone
Development Cost Charges:	\$579,921.00 (City - \$285,033.00, GVS&DD - \$108,870.00, GVWD - \$114,636.00, SD35 - \$18,400.00, TransLink - \$52,982.00)
Community Amenity Contributions (CACs):	\$104,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 200**

BYLAW No. 3271

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5030-5064 208 Street & 20845 50A Avenue to the CD93 Comprehensive Development 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. 200, 2024, No. 3271”.

2. Amendment

(1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 93 (CD93) Zone immediately after Comprehensive Development – 92 (CD92) Zone:

“LLLL. CD93 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 26-unit townhome development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD93 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-058-592
Lot 242, District Lot 312, Group 2, New Westminster District, Plan 57547
- (b) PID: 005-611-873
Lot 243, District Lot 312, Group 2, New Westminster District, Plan 57547
- (c) PID: 001-718-231
Lot 1 Except: Parcel L (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (d) PID: 000-712-132
Lot 2 Except: Parcel K (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (e) PID: 000-846-589
Lot 3 Except: Parcel J (Bylaw Plan 68226), District Lots 36 and 312, Group 2, New Westminster District, Plan 10032

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Flat Architecture Inc. (plans dated May 7, 2024) and PMG Landscape Architects (plans dated April 26, 2024), one copy each of which is attached to Development Permit No. 10-23.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

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

- (a) PID: 001-058-592
Lot 242, District Lot 312, Group 2, New Westminster District, Plan 57547
- (b) PID: 005-611-873
Lot 243, District Lot 312, Group 2, New Westminster District, Plan 57547
- (c) PID: 001-718-231
Lot 1 Except: Parcel L (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (d) PID: 000-712-132
Lot 2 Except: Parcel K (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 10032
- (e) PID: 000-846-589
Lot 3 Except: Parcel J (Bylaw Plan 68226), District Lots 36 and 312, Group 2, New Westminster District, Plan 10032

from the RS1 Single Family Residential Zone to the CD93 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 09-23 DEVELOPMENT PERMIT APPLICATION DP 10-23

Civic Address: 5030-5064 208 Street & 20845 50A Avenue
Legal Description: Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032

Applicant: Rajinder Warraich
Owners: Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour





EXPLANATORY MEMO

April 3, 2024 Advisory Design Panel Recommendations and Applicant Response DP 10-23 5030-5064 208 Street & 20845 50A Avenue

Advisory Design Panel Recommendations and Applicant Response

On April 3, 2024 the Advisory Design Panel (ADP) reviewed the DP 10-23 application, and provided the following recommendations (see attached minutes for further details):

1. Review opportunities for additional pedestrian access between internal lane and 208 Street.
2. Provide information on wayfinding, including unit addressing on the internal lane side.
3. Provide more detail on privacy fencing between unit patios and balconies.
4. Incorporate more design interest to side elevations, especially along 50A Avenue (e.g. windows, ornamentation, symmetry, landscaping, etc.).
5. Review opportunities to provide additional larger coniferous trees.
6. Review protection between the outdoor amenity area and visitor parking spaces.
7. Review security of the visitor bicycle rack.
8. Show mailbox pad on drawings.

The applicant submitted finalized revised architectural and landscape drawings on May 7, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review opportunities for additional pedestrian access between internal lane and 208 Street.

A pedestrian path connecting through the vehicle turnaround pad has been added in the northwest corner of the property to provide an additional access option between the internal lane and 208 Street. A similar mirrored design will be sought as part of the future development of the property to the north to widen the path and allow the turnaround pad to be converted to an additional visitor parking space while still accommodating pedestrian access.

2. Provide information on wayfinding, including unit addressing on the internal lane side.

A wayfinding sign will be located at the entrance to the complex. A sample sign design has been included. Unit numbers will be provided above garages.

3. Provide more detail on privacy fencing between unit patios and balconies.

Privacy fencing between unit patios and balconies has been clarified in the landscape plans through a refined fence legend and fence model illustrations. Patio privacy fencing has also been included in the architectural renderings.

4. Incorporate more design interest to side elevations, especially along 50A Avenue (e.g. windows, ornamentation, symmetry, landscaping, etc.).

Three windows have been added to the side elevation along 50A Avenue to enhance its appearance as a building face along this street.

5. Review opportunities to provide larger coniferous trees.

Five additional coniferous trees, for a new total of six, have been added to the landscaping, including two cypress trees and three pine trees.

6. Review protection between the outdoor amenity area and visitor parking spaces.

All visitor parking spots include wheel stops, and three boulders have been added between the subject spaces and outdoor amenity area to further separate them.

7. Review security of the visitor bicycle rack.

The visitor bicycle rack will use a model allowing for locking at two points to improve theft resistance.

8. Show mailbox pad on drawings.

A mailbox pad has been located along the internal lane beside unit 22.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, APRIL 3, 2024
AT 7:03 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Jaswinder Gabri
Matt Hassett
Dammy Ogunseitan
Tony Osborn
Ritti Suvilai

Absent: Blair Arbuthnot
Cst. Dennis Bell
Leslie Koole
Ella van Enter

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the April 3, 2024 agenda.

It was **MOVED** and **SECONDED**

THAT the agenda for the April 3, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the March 13, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the March 13, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 13-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 11-23**

5-storey, 132-unit apartment building at 20719-20731 Eastleigh Crescent.

Anton Metalnikov, Planner, spoke to the staff report dated March 22, 2024 and provided a brief overview of the Development Permit application.

In response to a question from a Panel member, staff advised that the lot adjacent to this property does meet the minimum lot width and area in the City's Zoning Bylaw (over 30 metres wide and over 1,850 m² in area). The site has previously had a conceptual design prepared for it by an architect which demonstrated its development potential as a single remaining parcel.

The Applicant team entered the meeting:

Andressa Linhares, Design Manager, Keystone Architecture & Planning
Noel Lim, Project Manager, Keystone Architecture & Planning
Jennifer Wall, Landscape Architect, Keystone Architecture & Planning

Mr. Lim presented the application, providing an overview of the development with details on the following:

- Project data;
- Site description;
- Site plan;
- Floor Plans;
 - Parkade level
 - 1 – 5 levels
 - Roof level
- Site sections; and
- Shadow Study.

Ms. Linhares provided information on the following:

- Context plans;
- Design rationale;
- Renderings:
 - South/West corner of development
 - North/West corner of development
 - North view of development
 - Main entrance
- Material palette.

Ms. Wall provided information on the Landscape design, providing information on the following:

- Landscape rendering;
- Patio pavers;
- Laser cut metal panel screening parkade entrance;
- Podium plan;
- Features/programming of amenity area;
- plant palette; and
- Podium rendering.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- A true terra cotta or true brown would be less jarring than the current accent colour which appears orange in the renderings;
- Amenity area lacks evergreen landscaping;
- Need higher privacy fence on private patios;
- Consider coloured rubber flooring for play area rather than black;
- Consider integrating recessed lighting for the main entrance;
- Consider using the same perforated metal used in the parking area for screening between units in order to give continuity, possibly in a light grey;
- use terra cotta square design on side of building facing Eastleigh Crescent to break up the green colour;
- put more greenery at north end of rooftop space;
- provide private patio, amenity space, or at least a window in the corridor on the roof, and pay attention to mechanical equipment up there;
- the roof on the entry area doesn't harmonize with rest of building, suggest using fewer elements;
- give more consideration to soffit material;
- reconfigure parkade exit stair to permit exit through lobby;
- review shadow studies with respect to location of vegetable planter boxes on northwest side to ensure there will be enough sun to grow things;
- transition grass boulevard at south facing side of building to a more active space such as a parkette;

- put some sort of treatment on roof of the indoor amenity space;
- put sunscreens on windows of south facing units;
- ensure plantings chosen will be sustainable in hotter conditions;
- ensure cars that drive into entrance have ability to turn around.

In response to questions from Panel members, the applicant team advised that:

- all the parking spots are wired to accommodate electric vehicles;
- the stairs from the parkade are within a secured area;
- the amenity room has full cooking facilities;
- the height of the privacy fencing on the private patios is 4ft. and is not a solid wood fence; like idea of lightening up programming below in amenity space;
- the private and community spaces will be delineated through the use of different coloured and textured pavers;
- coniferous trees could be used to add more evergreen trees to the podium; however, they are only 1m wide and would block sun to units, whereas deciduous trees are more open;
- the reason the rubber tiles for the play area are black is because they are the only ones that are a recycled product; the coloured ones aren't recycled; these tiles were also picked at they are complimentary to the other pavers in the area as they are the same size;
- access to the wheelchair ramp to the building is off 56th Ave.;
- it is a requirement that all entrances to the building be wheelchair accessible;
- the secondary entrance is intended to facilitate drop offs;
- the parking ramp is configured to rise half a level, where it splits into two accesses: one at the same level to the side to serve the surface parking area, and one that comes back down to the underground parking level;
- The loading zone was located at surface level to support compliance with Zoning Bylaw requirements on height clearance;
- although the applicant is open to other options for location of outdoor amenities, the location was chosen to ensure those areas would be shaded in summer when they would most often be used by residents;
- bike racks are located in the parkade; there are no bike racks above the first floor;
- there are perforated metal screen wraps all around the parkade; other than on the north or west side, it is possible for a light screen or more landscaping;
- no trees on-site are being retained;
- with respect to providing more accessibility to various amenities in the podium space, there is one open side on the picnic unit to accommodate a wheelchair, there is clearance around seating areas, they could remove one chair around the lounge table to accommodate a wheelchair; they could make some of the community garden boxes raised boxes;

- the building meets the City’s requirement for flood elevations;
- all appliances in the adaptable units are of wheelchair accessible height;
- the garbage room will have an automatic door opener;
- the stairway on the north elevation is gated;
- the applicant can look into the possibility of replacing the existing fencing on 208 Street with some recycled composite fencing that resembles wood;
- there will be non-intrusive downlighting in the amenity area;
- plantings will be chosen with consideration given to pollinators and those that are edible; given increasingly warmer seasonal temperatures, they may not be using native plants that require cooler temperatures.

The applicant team left the meeting.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Consider softer earth tone shade of terra cotta material (i.e. less bright/orange and more representative of true terra cotta);
 - b. Provide more information on the amenity pavilion roof treatment, including considering a green roof or amenity access;
 - c. Review height of private unit patio fences adjacent to the courtyard for the openness/privacy trade-off;
 - d. Replace private unit patio fences with a more durable material (e.g. parkade podium fence material, recycled composite, etc.);
 - e. Consider opportunities for trees with greater winter visual interest, including additional evergreen plantings;
 - f. Consider incorporating coloured tiles in the children’s play area;
 - g. Provide more information on the logistics of waste & recycling pickup;
 - h. Review opportunities to improve solar access to outdoor amenity; space, including considering rooftop amenity areas on the 4th or 5th floors;
 - i. Consider potential for greening the parking podium fencing;
 - j. Consider greater use of the terra cotta colour on the Eastleigh Crescent and 208 Street elevations;
 - k. Provide more design attention to the north-facing wall on the 5th floor;
 - l. Provide more detail and drawings of the soffit materials;
 - m. Review the roof line for design harmony and interest;
 - n. Consider updating the southeast corner parkade exit stair to allow for exiting through the lobby;
 - o. Enhance the appearance of the entrance (e.g. deemphasizing the height of the brick wall, relocating utilities from east of the stairs,

- additional/enhanced landscaping, incorporating lighting into the podium wall, etc.);
- p. Review the positioning of the amenity pavilion for courtyard usability and garden plot viability and accessibility, including seating;
 - q. Review the design of the fronting green at the corner of Eastleigh Crescent and 56 Avenue;
 - r. Review south-facing windows for shading;
 - s. Update parkade ramp configuration to allow for turnaround by visitors.

**4) DEVELOPMENT PERMIT APPLICATION DP 10-23
ZONING BYLAW AMENDMENT APPLICATION RZ 09-23**

26-unit townhome complex at 5030-5064 208 Street & 20845 50A Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated March 21, 2024 and provided a brief overview of the Development Permit application.

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

- there is a requirement to create a connection through the development from 50A Avenue to the park and it will be on the east edge of the property;
- as properties along 208 Street are developed, the goal is to transform the frontage and public realm by having a dedicated bike lane and tree strip added with private properties also being required to plant trees in order to create a double tree streetscape.
- The development will step down at the southeast end to be consistent with the height of a single family home;
- The City's Townhome and Plex-Home Best Practices Guide aims for an 8-metre setback between 3-storey townhomes and adjacent properties designated for single-detached homes in the OCP. While the southeast unit has its 3-storey portion set back 7 metres, it is sited beside the neighbouring property's front driveway and avoids backyard shadowing and privacy impacts. In addition, the 2-storey portion of this unit is set back 5.6 metres, compared to the standard 1.5 metre requirement. The unit adjacent to the neighbouring property's backyard is set back 8.6 metres;
- No balconies face the neighbouring single-detached property, and a new 6-foot fence will be installed for privacy;
- a statutory right-of-way in favour of the City and public access will be required over the park pathway to ensure the future strata cannot close it;
- fencing will be provided along the full length of the park pathway, with a gate from the path into the townhome complex itself. The path will feel like a separate public space;

- likely there will be different owners of the neighbouring properties to the north so there will be a requirement to provide cross access between the future developments.

The Applicant team entered the meeting:

Jaspreet Dayal, Owner
Caelan Griffiths, Principal, PMG Landscape Architects
Rajinder Warraich, Principal, Flat Architecture

Mr. Warraich presented the application, providing an overview of the development with details on the following:

- Site plan
- Material sheet;
- Buildings 1, 2, 3, 4, 5, 6, and 7
 - Main floor plan;
 - Top floor and roof plan;
 - Elevations;
- Renderings; and
- Shadow analysis.

Mr. Griffiths provided an overview of the landscape plan, with details on the following amenities:

- use of climate resilient trees;
- bike rack;
- park access;
- bike parking;
- community garden boxes;
- small outdoor dining area;
- pathways from back yards to front yards;
- blueberry bushes at end of pathways;
- colour and surfacing of concrete pavers to distinguish parking areas; and
- landscape lighting at outdoor amenity space.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- possibility of creating a pedestrian access through the middle of the development so residents don't have to walk so far to access units;
- site signage for way finding is important;
- possibility of having some architectural features, including windows, to break up massing on the end of the building facing 50th Ave.;
- privacy screening between decks is not shown on the renderings;
- landscaping is all one height, possibility of including some vertical features including taller coniferous trees;
- given the small size of the amenity space, garden boxes may not be the best amenity use for that area;

- recommend not putting shrubs between parking spots as it could be dangerous for children to play in that area where they are screened from approaching cars.

The applicant team responded to questions from Panel members, advising that:

- although they are currently meeting parking requirements, there is the potential for another parking spot;
- there will be metal privacy fencing between unit entries and balconies;
- more windows can be placed in some areas of the side of the buildings;
- the outdoor amenity space will be made secure with a four foot picket fence and lighting;
- the pathway orientation to the amenity space was necessary as space was needed for the last parking space adjacent to the amenity area;
- heat pumps are being used in the development;
- the applicant is waiting for an acoustics report to be conducted to determine whether extra sound attenuation features will be required for the buildings;
- metal fencing will be used on 208 Street and will be the same all the way around and will be 6 ft. high; the fencing against the park will be opaque;
- all yards will have gates.

Staff clarified that the fencing along the park is intended to be 4 ft. aluminum picket fencing, but alternative styles can be looked at.

The applicant team left the meeting.

Staff further clarified that no gates are allowed in the fencing along the park from units facing the park.

Panel members provided further feedback on the following:

- the area where the bike rack is located doesn't seem very secure;
- the location of the postal box for the development needs to be included on the rendering;
- would like architectural rendering showing true streetscape for Council.

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

- the bike rack area is intended for visitors;
- the pad for BC Hydro is located next to the bike rack as BC Hydro requires immediate drive up access;
- staff can report back on the potential for having addresses placed on the back of units to assist emergency services and delivery drivers in identifying units within the complex;
- the PMT, bike rack, and amenity space cannot swap spaces with the townhome blocks as this space is needed to provide the necessary setback with the neighbouring single-detached property;
- per new Provincial legislation, as of July 1 this neighbouring property will be able to build up to 4 units (e.g. fourplex);

- staff are continuing to work with the applicant and Engineering Department to be able to retain large trees on 208 Street where possible;
- Updated renderings with more accurate streetscape will be provided;
- noise attenuation is a requirement within the City's Development Permit Area Guidelines.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED
THAT:

3. The ADP receive the staff report for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review opportunities for additional pedestrian access between internal lane and 208 Street;
 - b. Provide information on wayfinding, including unit addressing on the internal lane side;
 - c. Provide more detail on privacy fencing between unit patios and balconies;
 - d. Incorporate more design interest to side elevations, especially along 50A Avenue (e.g. windows, ornamentation, symmetry, landscaping, etc.);
 - e. Review opportunities to provide additional larger coniferous trees
 - f. Review protection between the outdoor amenity area and visitor parking spaces;
 - g. Review security of the visitor bicycle rack;
 - h. Show mailbox pad on drawings.

CARRIED

5) NEXT MEETING

April 24, 2024

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:25 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 10-23
Rezoning Application RZ 09-23
(5030-5064 208 Street & 20845 50A Avenue)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Bylaw #: 3271

Date: March 21, 2024

Doc #:

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Rajinder Warraich for a 26-unit townhome development at 5030-5064 208 Street & 20845 50A Avenue.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Ground Oriented Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

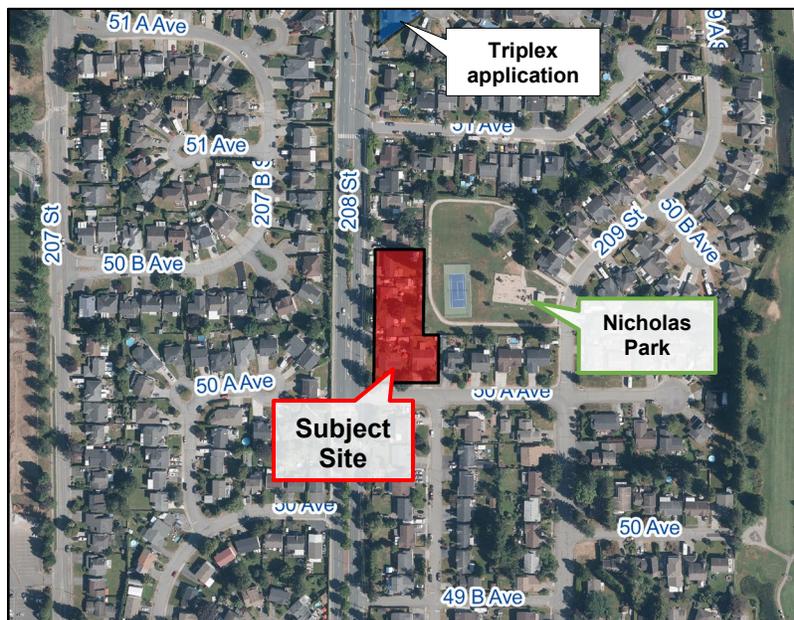
Applicant:	Rajinder Warraich
Owners:	Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour
Civic Addresses:	5030-5064 208 Street & 20845 50A Avenue
Legal Description:	Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032
Site Area:	3,603 m ² (0.89 acres)
Number of Units:	26 townhomes
Gross Floor Area:	3,795 m ² (40,853 ft ²)
Floor Area Ratio:	1.053
Lot Coverage:	45%
Total Parking Required:	57 spaces (including 1 h/c space)
Parking Provided:	
Resident	52 spaces
<u>Visitor</u>	<u>5 spaces</u>
Total	57 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD93 Comprehensive Development Zone
Development Cost Charges:	\$579,921.00 (City - \$285,033.00, GVS&DD - \$108,870.00, GVWD - \$114,636.00, SD35 - \$18,400.00, TransLink - \$52,982.00)
Community Amenity Contributions (CACs):	\$104,000.00

Discussion:

1. Context

The applicant is proposing to develop a 26-unit townhome complex on the site of 5-single-detached lots. This site is located in an area of single-detached homes where the properties generally along 208 Street, including the subject site, have been designated as Ground Oriented Residential in the City’s Official Community Plan (OCP). This designation allows for townhome and plex-home development of up to 3 storeys in height and a Floor Area Ratio (FAR) density of 1.2, and is further guided by the City’s Townhome & Plex-Home Best Practices Guide. The Ground Oriented Residential designation was introduced through the OCP to provide a broader range of family-oriented housing options in the neighbourhood and near Blacklock Elementary School, support future frequent transit service, provide an upgraded streetscape along 208 Street, and improve traffic safety by removing driveways from 208 Street.

The subject site is located on the northeast corner of 208 Street and 50A Avenue and extends approximately midway toward 51 Avenue to the north. 208 Street and 50A Avenue front the site on the west and south respectively. The properties across from these streets, along with those adjacent to the north, share the same Ground Oriented Residential OCP designation. To the east, the site is neighbored along 50A Avenue by a row of single-detached homes designated Suburban in the OCP, which maintains these properties’ existing single-detached home densities and lot patterns. However, most of the site’s rear property lines are shared with Nicholas Park.



Site context

The site is located in a distinctly residential area but has convenient walking connections to key amenities including:

- Nicholas Park (directly adjacent);
- 560 bus line (few-minutes' walk); and
- Blacklock Fine Arts Elementary School (10-minutes walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Ground Oriented Residential in the City's OCP, which allows for townhome and plex-home development of up to 3 storeys in height and a Floor Area Ratio (FAR) density of up to 1.2.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Ground Oriented Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Ground Oriented Residential designation.

The application is generally consistent with the City's Townhome & Plex-Home Best Practices Guide, including by incorporating the following guidelines:

- No balconies facing neighbouring Suburban properties;
- Using peaked roofs;
- Upgrading the street frontage;
- Incorporating a vehicle turnaround pad which can be converted to an extra visitor parking space in the future;
- Providing new, durable (non-wood) fencing for shared property lines;
- Including a new public walkway from 50A Avenue to Nicholas Park;
- Planting more than one new tree per unit;
- Setting 3-storey townhomes back over 8 metres from adjacent Suburban properties and stepping down to a 2-storey height where closer; and
- Providing an outdoor amenity area.

3. Design

The applicant is proposing a 7-block townhome complex primarily oriented around a central lane running parallel to 208 Street. A short lane stub comes off the primary lane to provide access to the southeast corner. This configuration maximizes the number of townhomes engaging with the fronting streets, as well as the park. The site's shallow dimensions result in shallower blocks and all units having side-by-side double garages. The central lane runs to the northern edge of the site to enable its extension as part of future development of the

neighbouring properties and provide a through-connection between 50A and 51 Avenues. In the interim, this dead-end will be managed through a turnaround pad, which will ultimately be replaced with an additional visitor parking space when the lane is extended northward into a future development. The site's east interface makes use of the separation requirements in the Townhome & Plex-Home Best Practices Guide to site the PMT, an outdoor amenity area, visitor parking, and a new walkway to the park. This walkway will be accessible to the public, and will improve walkability to Nicholas Park from 50A Avenue and homes to the south. The park currently has a single access on its east side (209 St.).

The proposed design emphasizes off-white tones, with visual interest provided primarily through texture. Darker doors and brick bases highlight the townhome entrances on the street frontages while horizontal cement fibre board plank siding serve as the primary façade treatment. On the upper floors, fibre cement board and batten highlights extruded masses. Window awnings, balcony posts, and picket railings decorate the façades. The townhome blocks are proposed at a three-storey height, with a varied peaked roof line. On the site's southeast corner, the end unit of Block 7 steps down to a 2-storey height to transition to the neighbouring single-detached home as required by the Best Practices Guide. Block 6, which is adjacent to the neighbouring Suburban property's backyard, is set back 8.6 metres (above the Best Practices Guide requirement) to emphasize privacy and shadow prevention at this interface.

The project's landscaping uses a variety of shrubs, grasses, and perennials to soften the site's corners and edges and separate the individual units' outdoor areas. Several different tree species are also provided in these landscaped areas to provide a total of 28 new trees on-site. Staff is also currently working with the applicant to determine if the off-site frontage design can accommodate the retention of four large City-owned trees along 208 Street. All proposed fencing is metal, including taller fencing on the boundaries shared with adjacent properties for privacy and shorter fencing along the 208 Street and park interfaces to better engage with these public spaces.

For the street-fronting units, pedestrian access is provided through walkout connections to the public sidewalk while, for the park-side units, pedestrian access is provided from within the internal lane. Vehicle parking meets Zoning Bylaw requirements, including 2.0 resident spaces per unit (total of 52 spaces) and 0.2 visitor spaces per unit (total of 5 spaces). Additionally, a vehicle turnaround pad has been provided on the northwest corner of the site, which will allow drivers to turn around at the dead end in the interim and can be converted to an additional visitor parking space once the lane is extended through future development. All garages are provided in a side-by-side configuration. The development consists of 1 two-bedroom unit, 23 three-bedroom units, and 2 five-bedroom units, and all units have ground-level patios and balconies.

4. Sustainability

The proposal incorporates the following sustainable development features:

- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating climate-resilient and drought-tolerant plantings served by a smart-controlled drip irrigation system; and
- Providing five garages with Level II electric vehicle (EV) chargers.

5. 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.

6. Summary

The proposed development is consistent with the City's OCP, Development Permit Area guidelines, and Townhome & Plex-Home Best Practices Guide and provides family-oriented homes near transit, parks, and an elementary school.

Engineering Requirements:

PRELIMINARY ONLY

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's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **26-Unit Townhome Development located at 5030-5064 208 St; 20845 50A.**

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 zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

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

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include 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.
- V. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's standing hydraulic modeling consultant per DCM 3.8 and 6.5.
 - I. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - II. At the Developer's expense, the City's standing hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) 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."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section

- 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
- VII. A 4m corner truncation will be required at the south-west property corner.
- VIII. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per the DCM Section 8.21. The proposed development plan and statistics, once ready, should be forwarded to the City Engineer to develop the scope of this traffic study. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:
- a. For OCP Amendment / Rezoning Applications: Prior to Council's first and second readings; and
 - b. For Development Permits (DP): Prior to Council consideration of the application.
- IX. The scope and extent of the off-site works be determined in part from the TIA. New sidewalk, barrier curb, gutter will be required along the entire 208 St. and 50A Ave. frontages, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-R01 and SS-R07 respectively, as well as Section 11.0 - Specifications and Standards for Landscaping. The new curb alignment fronting the proposed project on 208 St. shall be in the approximate existing FOG line location (1.5m +/-). Any sidewalk transitions to be made with back-to-back long radius curves.
- X. Vehicles egressing from 50A Ave. onto 208 St. shall be limited to right-out movement only by means of extending the existing median on 208 St.
- XI. The condition of the existing pavement along the proposed project's frontages 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 by the Developer, at the Developer's expense.
- XII. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8. The design shall be adequate for MSU trucks as the design vehicle.
- XIII. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense.

Any existing BC Hydro lease-lights to be removed and disposed of off-site.

- XIV. An analysis of the existing crosswalks on 208 St. both north and south of the project for upgrading requirements will be required. The developer will submit a portion of the upgrade cost based on the number of future development who will benefit from the upgrades; amount TBD.
- XV. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 208 St. project frontage by replacing with underground infrastructure. If third party utilities are unwilling to underground (in writing), then providing for future undergrounding is a minimum requirement with a C-I-L contribution for future undergrounding of cable & pole removal.

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

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

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:

- I. The Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review

- II. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- IV. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- V. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- VI. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VIII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- IX. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- X. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. Garbage and recycling enclosures shall accommodate 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." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place. An 8-metre laneway will need to be provided for access on

the west side of the property. A construction fire safety plan shall be completed. A lockbox will need to be provided, location to be determined at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the April 3, 2024 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$285,033.00 to City Development Cost Charge accounts and \$104,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



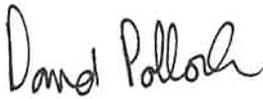
Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



Scott Kennedy
Fire Chief

Attachments



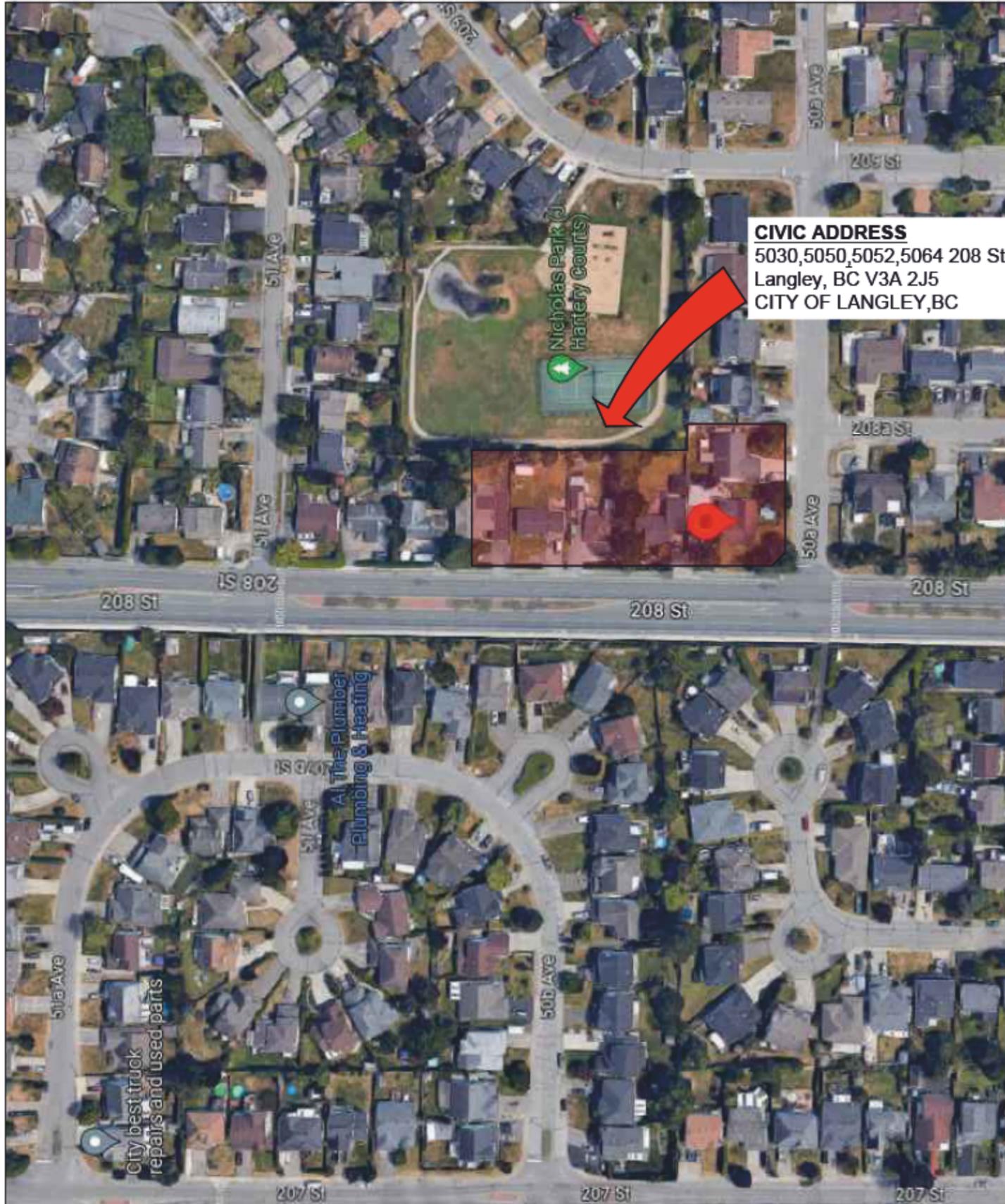
DEVELOPMENT PERMIT APPLICATION DP 10-23 REZONING APPLICATION RZ 09-23

Civic Addresses: 5030-5064 208 Street & 20845 50A Avenue
Legal Description: Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032

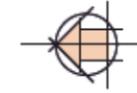
Applicant: Rajinder Warraich
Owner: Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour



26 UNITS TOWNHOUSE DEVELOPMENT



CIVIC ADDRESS
 5030, 5050, 5052, 5064 208 St,
 Langley, BC V3A 2J5
 CITY OF LANGLEY, BC



PROJECT INFO

CIVIC ADDRESS

5030, 5040, 5052, 5064 208 St, 20845 50A Ave
 City of Langley, BC V3A 2J5

APPLICANT:

FLAT ARCHITECTURE INC.
 6321 KING GEORGE BLVD.
 SURREY, BC. V3X 1G1
 CONTACT: RAJINDER WARRAICH
 T : 604 503 4484
 rajinder@flatarchitecture.ca

DRAWING LIST

A - 0.0	COVER PAGE
A - 0.1	SITE CONTEXT
A - 0.2	DATA SHEET
A - 1.1	SITE PLAN
A - 1.2	SITE SECTION
A - 1.4	MATERIAL SHEET
A - 1.5	FIRE SITE PLAN
A - 2.1A & 2.1B	FLOOR PLANS - BUILDING 1
A - 3.1	ELEVATIONS - BUILDING 1
A - 2.2A & 2.2B	FLOOR PLANS - BUILDING 2
A - 3.2	ELEVATIONS - BUILDING 2
A - 2.3A & 2.3B	FLOOR PLANS - BUILDING 3
A - 3.3	ELEVATIONS - BUILDING 3
A - 2.4A & 2.4B	FLOOR PLANS - BUILDING 4
A - 3.4	ELEVATIONS - BUILDING 4
A - 2.5A & 2.5B	FLOOR PLANS - BUILDING 5
A - 3.5	ELEVATIONS - BUILDING 5
A - 2.6A & 2.6B	FLOOR PLANS - BUILDING 6
A - 3.6	ELEVATIONS - BUILDING 6
A - 2.7A & 2.7B	FLOOR PLANS - BUILDING 7
A - 3.7	ELEVATIONS - BUILDING 7
A - 3.8 - 3.10	VIEWS
A-4.1	SECTIONS



Unit 209- 6321 King George Blvd
 Surrey BC, V3X 1G1
 www.flatarchitecture.ca
 contact@flatarchitecture.ca
 Ph: 604-503-4484



PROJECT INFO:
 5030, 5040, 5052 and 5064 208 St
 20845, 50A Ave
 City of Langley BC
 CLIENT: Jaspreet Dayal

DATE
 14-Feb-24
 PROJECT NO:
 23-210
 SCALE: NTS
 DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

COVER SHEET

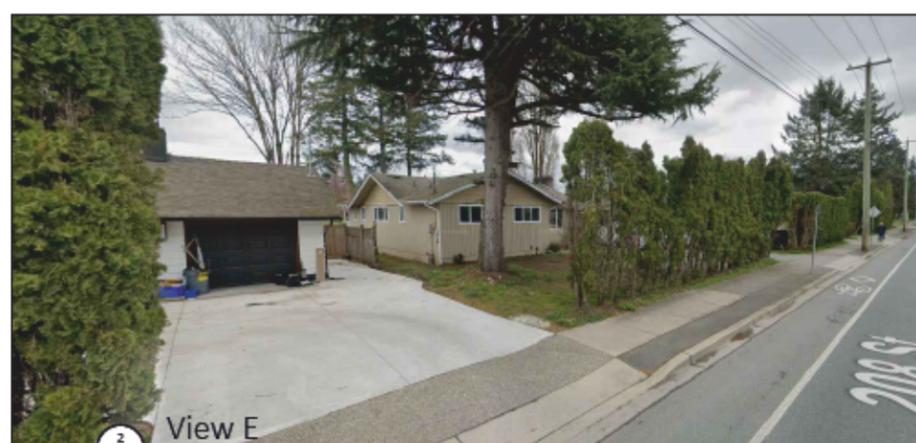
A 0.0



2 View A
NTS



2 View B
NTS



2 View E
NTS



2 View D
NTS



2 View C
NTS

REV	DESCRIPTION	BY	DATE



SITE CONTEXT:
The proposed development is on the intersection of 50Ave and 208St. The proposed development is consolidated with 4 existing lots. The overall site dimensions are approx. about 34.4m on 50Ave side and 89.9m on 208St. The topography is sloping to the north-west corner, highest point on site towards south-east corner.

THE PROJECT:
The proposed project consists of 3-storey 7 buildings (26 units in total). All the units have side by side garage.

SITE STATISTICS		
CIVIC ADDRESS:	5030,5040,5052,5064 208 St, 20845 50A AVE City of Langley, BC V3A 2J5	
LEGAL DISCRPTION		
ZONING	RH TO CD ZONE	
OCP	SUBURBAN TO MULTIPLE RESIDENTIAL	
GROSS / NET SITE AREA:		
	38784 ft2 = 3603 m2= .89 Ac	0.72 AC
DATA		
	BUILDING HEIGHT	11.0 m
	SETBACKS	PROVIDED
	NORTH	3.0 m
	SOUTH / 50 ave	4.0 m
	EAST	3.0 m
	WEST/ 208 st	1.5 m
LOT COVERAGE		
	PROPOSED	45%
DENISTY		
	FSR ALLOWED	1.2 FSR ON NET
	PROVIDED	1.10 ON NET
OFF STREET PARKING		
	REQUIRED	26 X 2= 52 SPACES
	PROVIDED	52 SPACES
VISITORS PARKING		
	REQUIRED	26 X .2 = 5.2 SPACES
	PROVIDED	5 SPACES
H/C PARKING		
	1 PARKING	

TYPE	AREA WITHOUT GARAGE (in sq.ft.)	NO OF UNITS	TOTAL AREA (in sq.ft.)
TYPE A	1493.42	7	10453.94
TYPE A1	1527.71	7	10693.97
TYPE A2	1527.68	3	4583.04
TYPE B	1719.68	4	6878.72
TYPE C	1898.01	2	3796.02
TYPE C1	1547.03	1	1547.03
TYPE C2	1354.17	1	1354.17
TYPE C3	1547.03	1	1547.03
	TOTAL	306	40853.92



FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT: Jaspreet Dayal

DATE
14-Feb-24

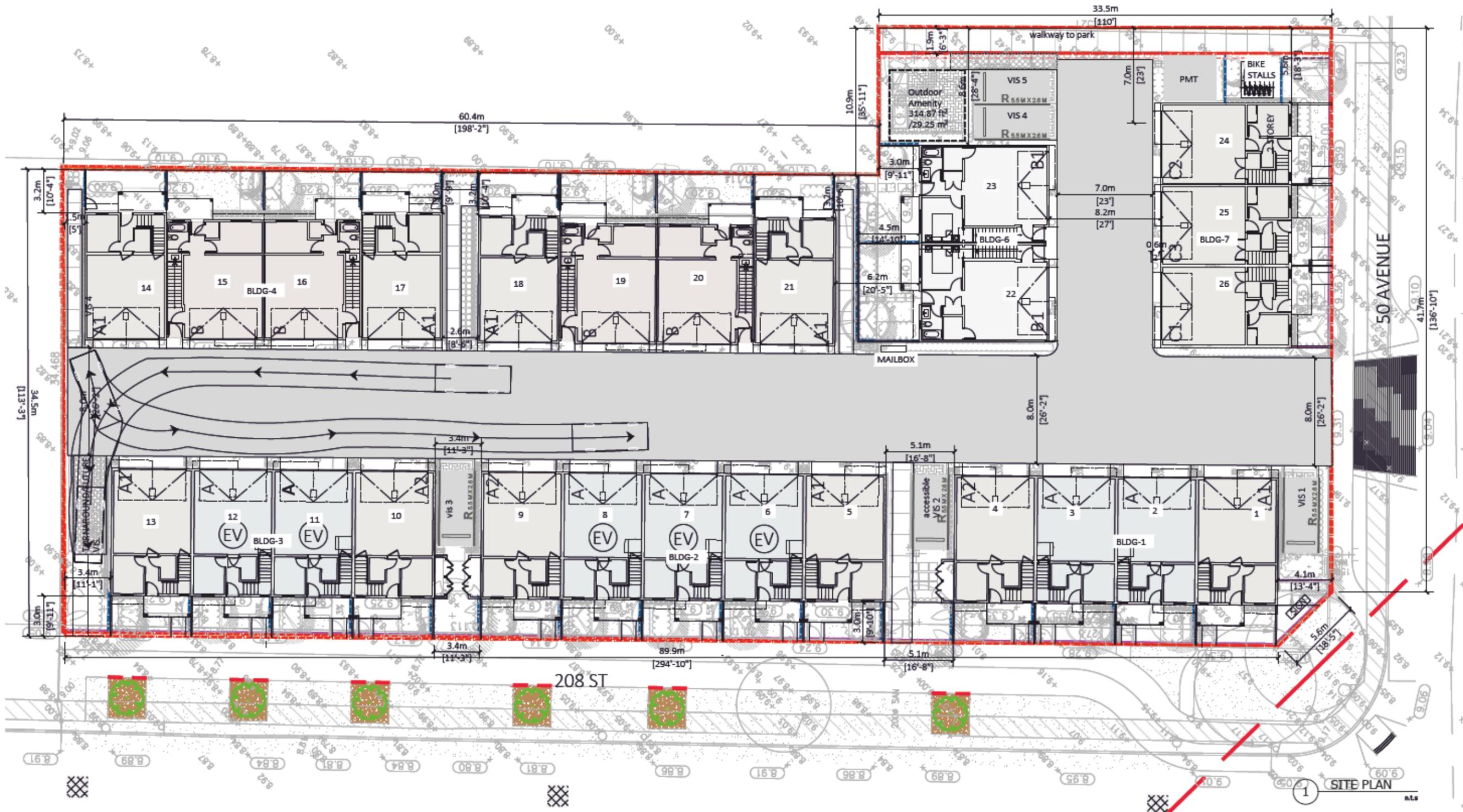
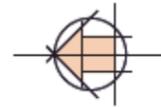
PROJECT NO:
23-210

SCALE: NTS
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

DATA SHEET

A 0.2



REV	DESCRIPTION	BY	DATE



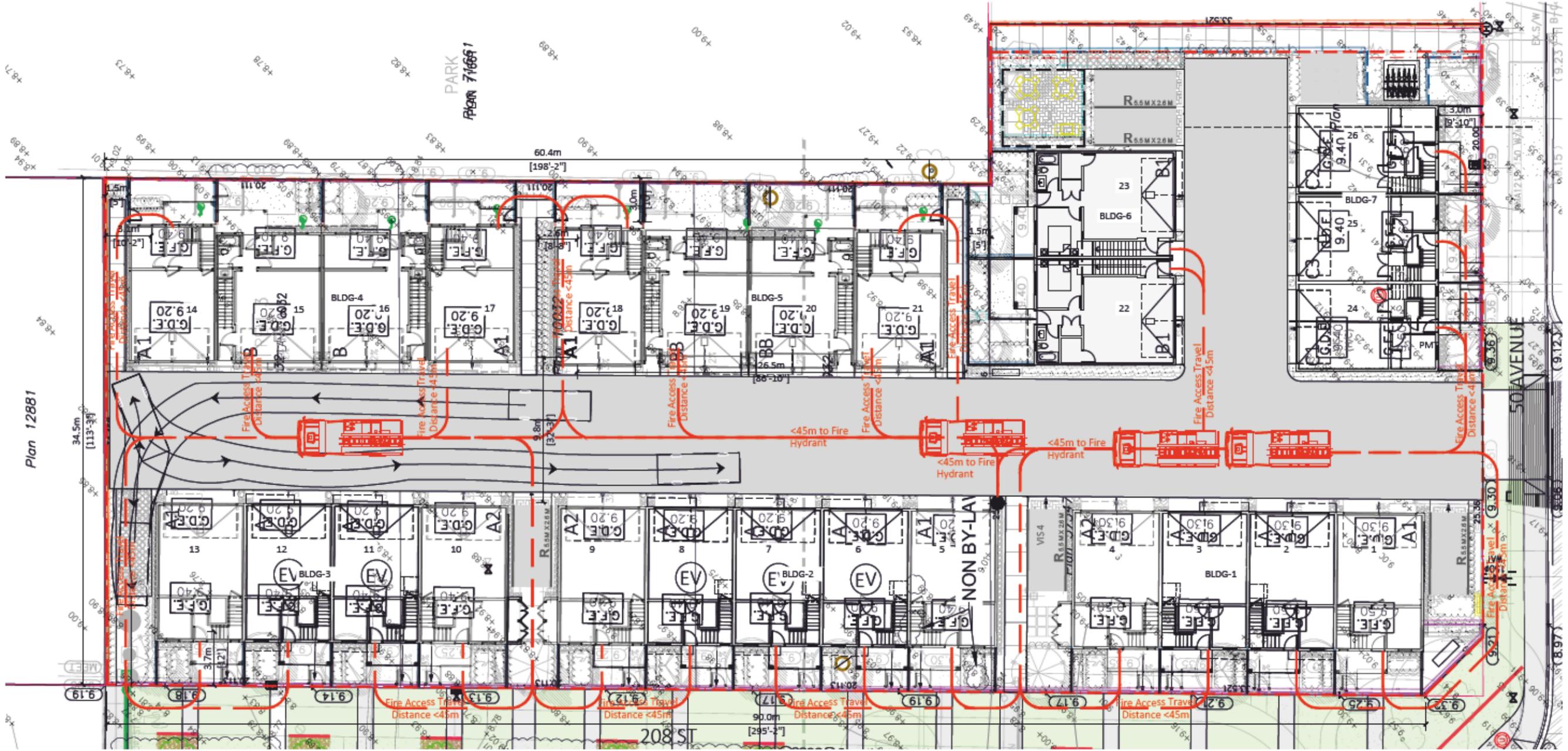
1 Section-A
1/16"=1'

REV	DESCRIPTION	BY	DATE

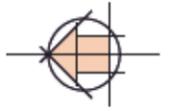
REV	DESCRIPTION	BY	DATE



309



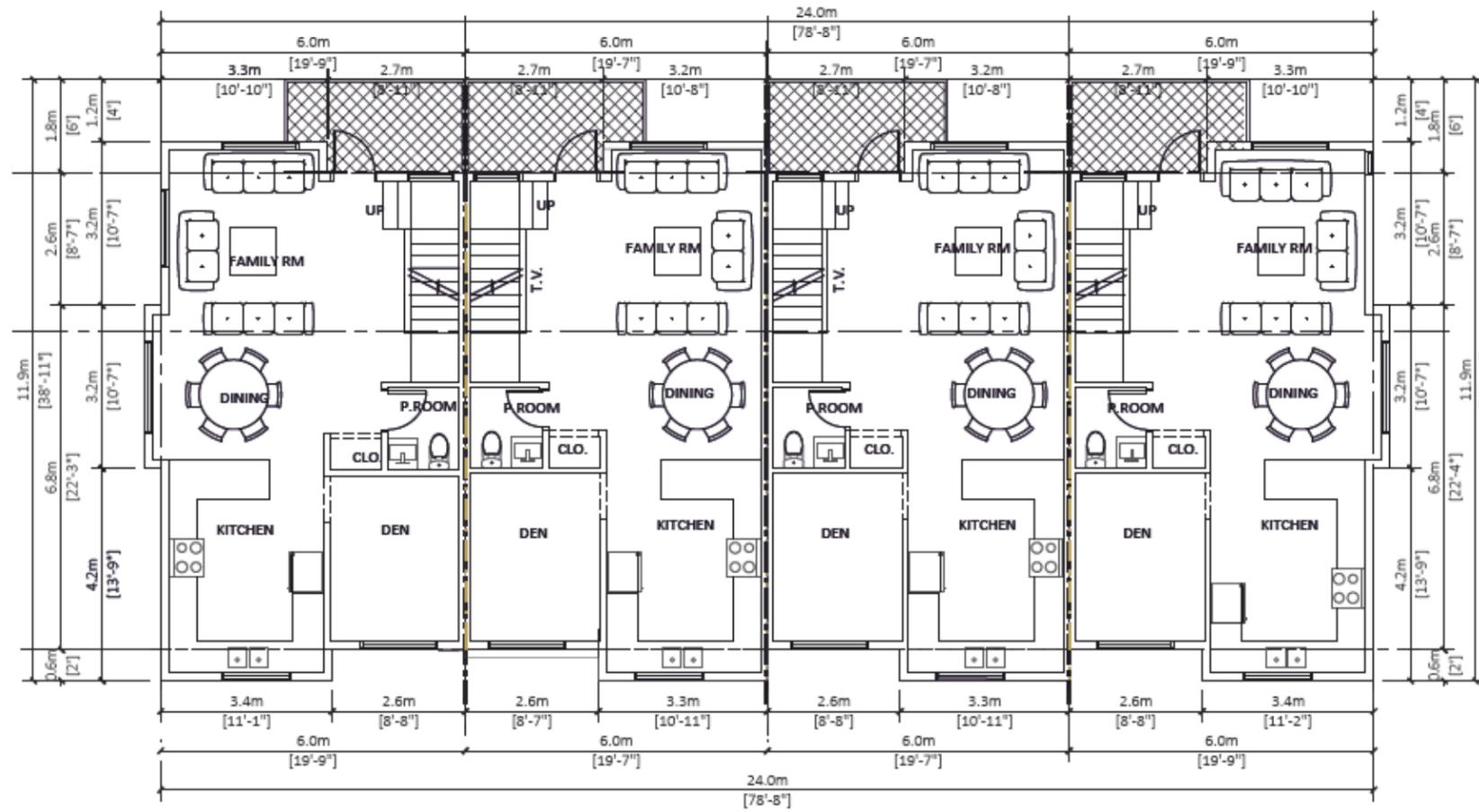
1 FIRE ACCESS PLAN
1/24"=1'



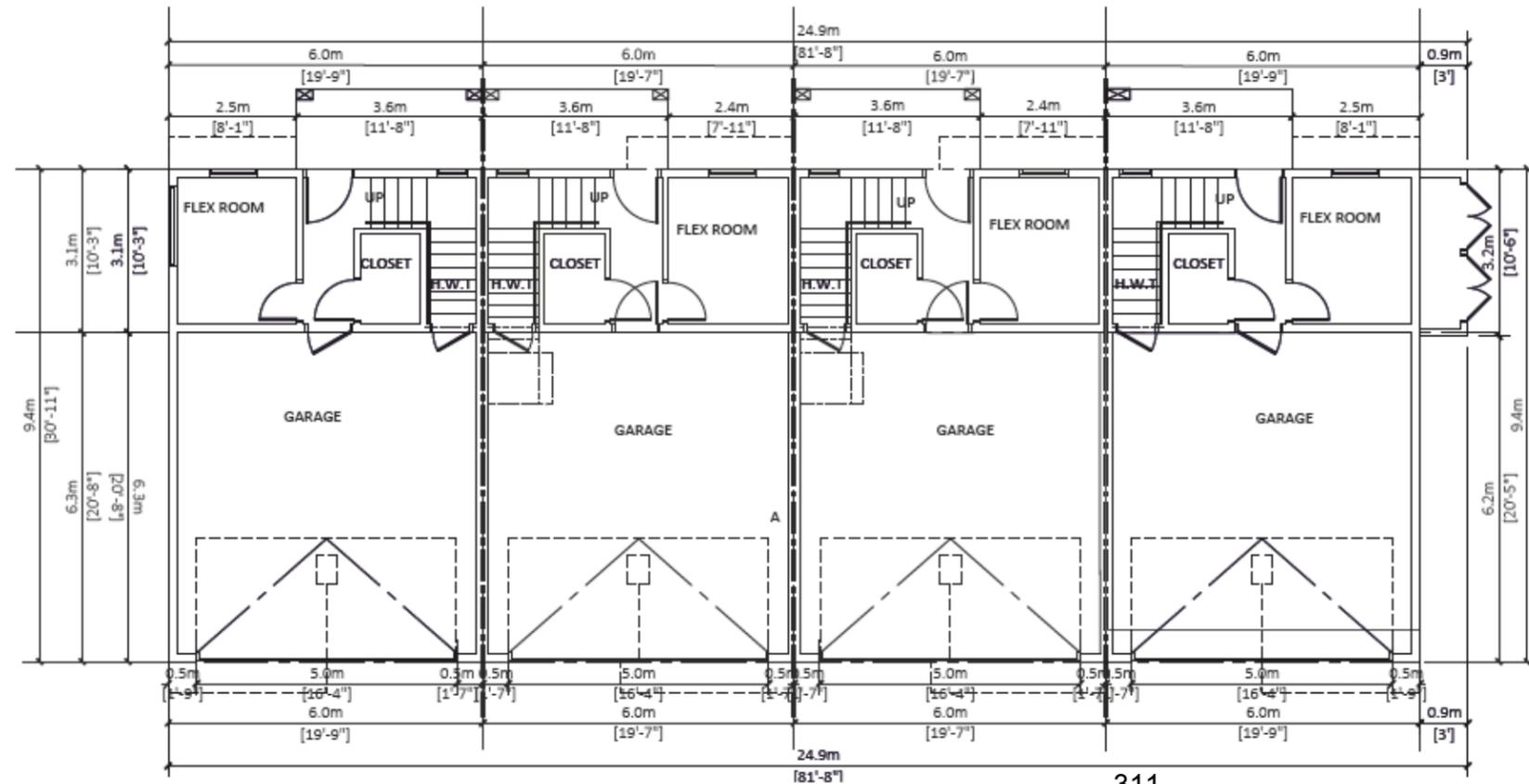
PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City of Langley BC
CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 1/24"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

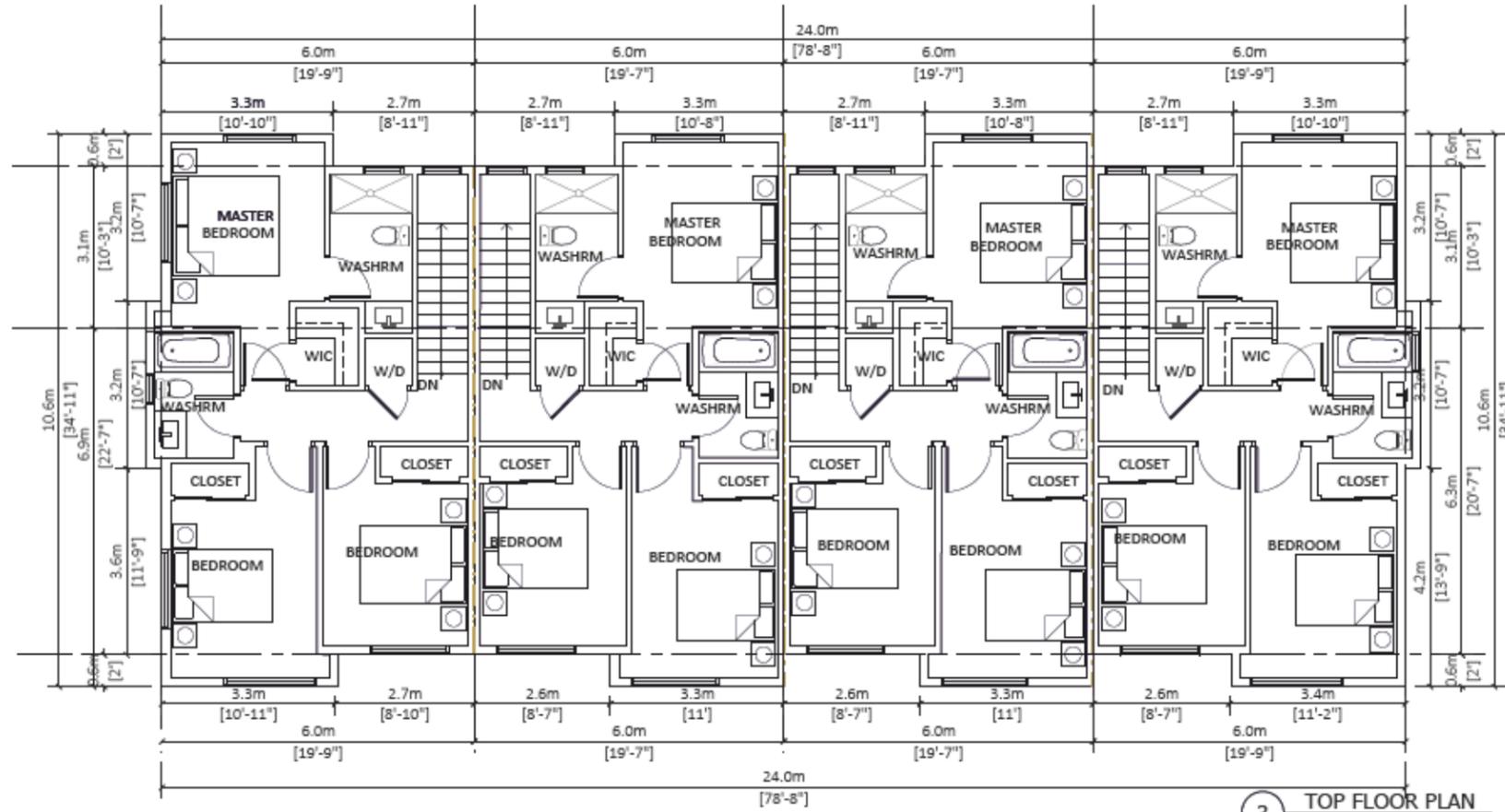


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

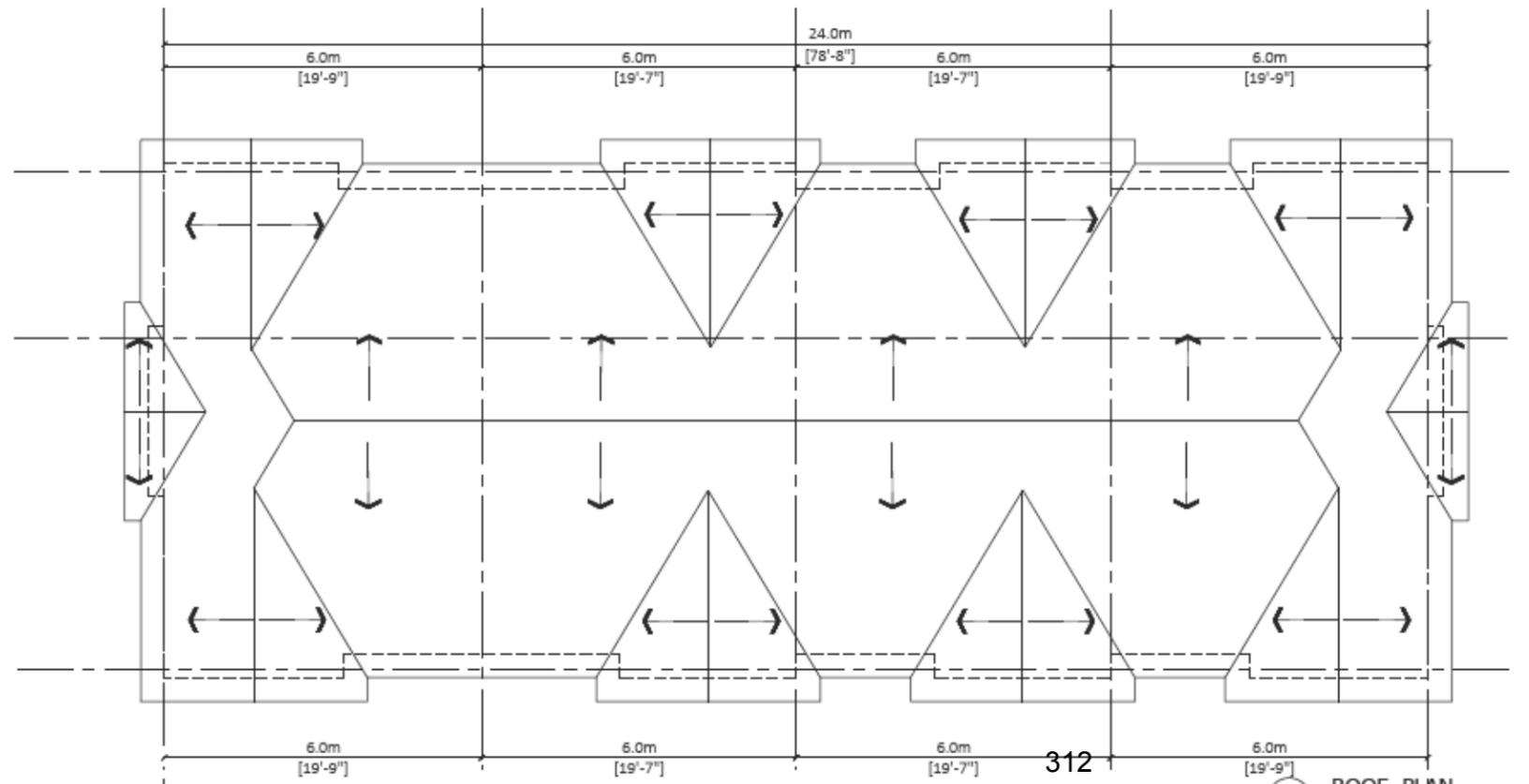


1 GARAGE
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



3 TOP FLOOR PLAN
Scale: 3/32"=1'-0"



4 ROOF PLAN
Scale: 3/32"=1'-0"



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

BUILDING 1

A.2.1 B



FLAT
ARCHITECTURE &
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City of Langley BC

CLIENT:
Jaspreet Dayal

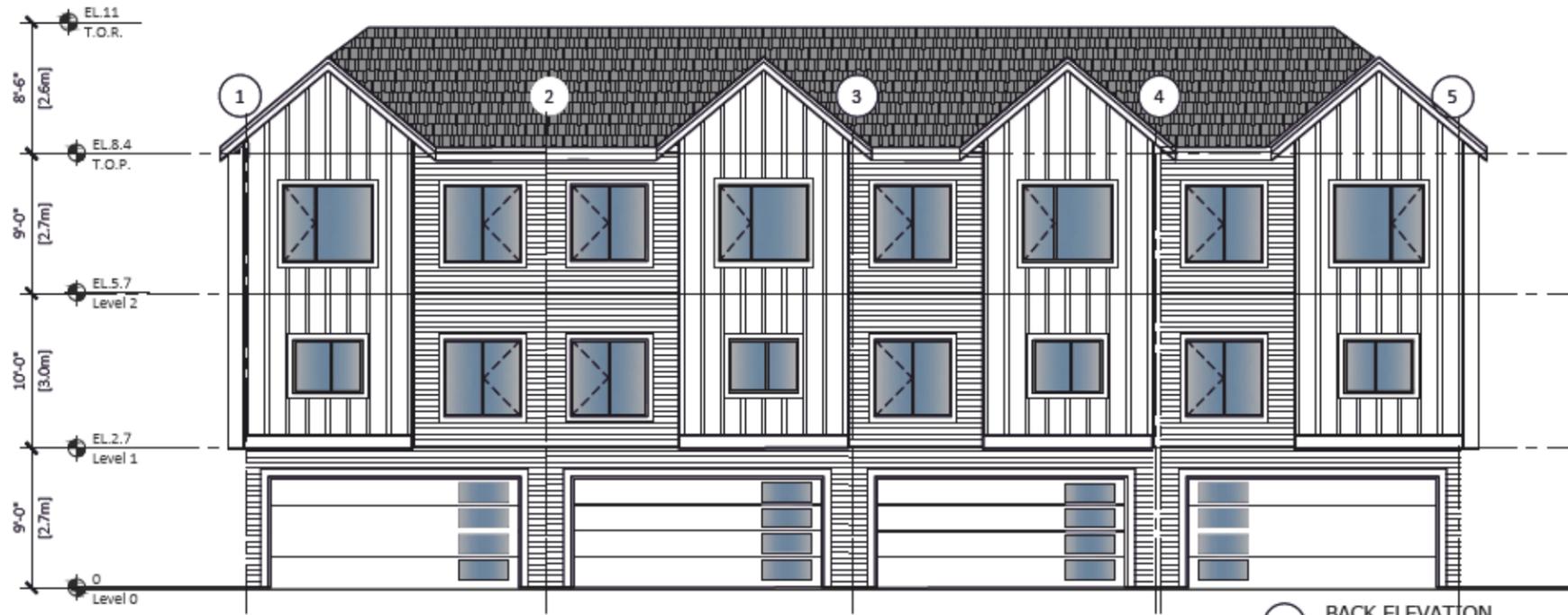
DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

BUILDING 1
ELEVATIONS

A.3.1



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

FINISH SCHEDULE

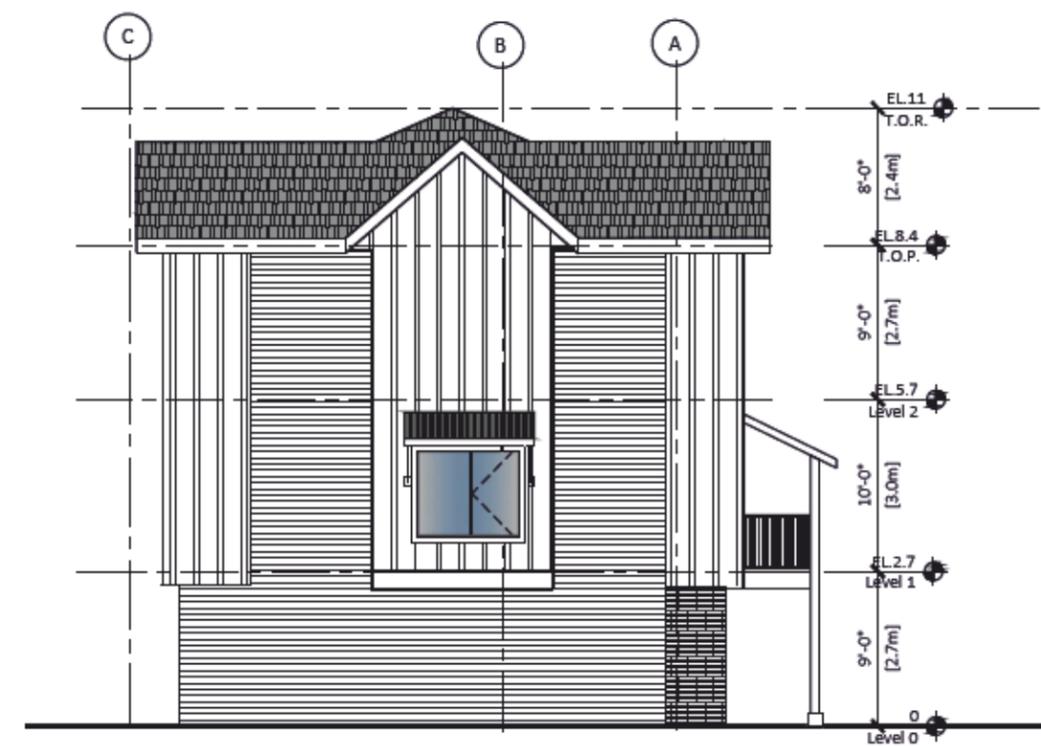
- | | | | |
|---|---|---|--|
|  | 1) Exterior BRICK WALL
Color : IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunde (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



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



2 313 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"



FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'-0"
DRAWN BY:
R.W.

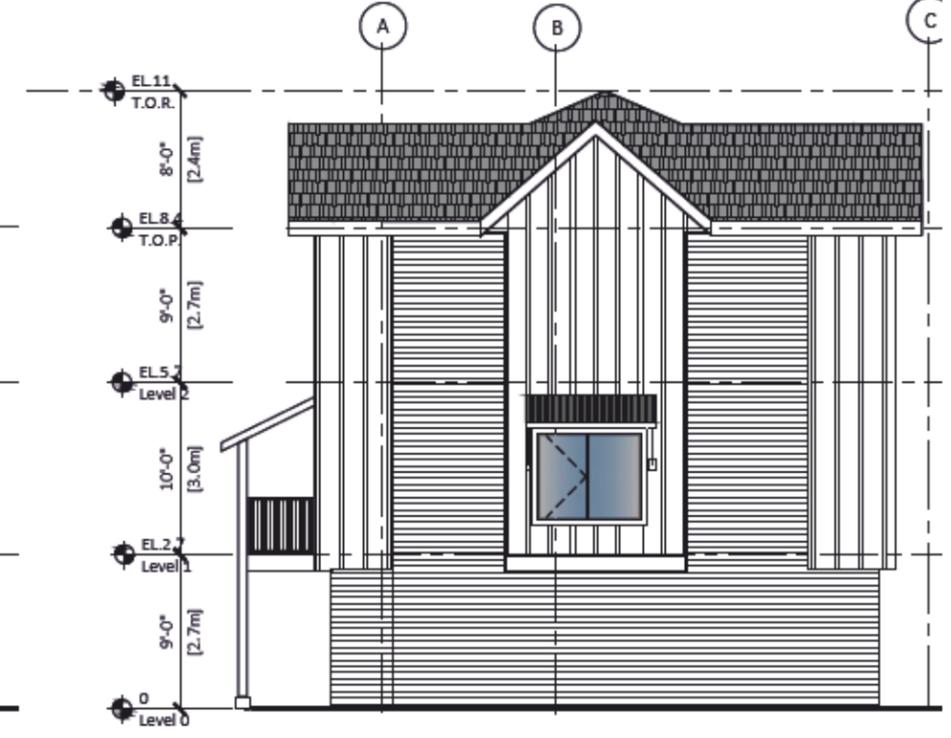
REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.2



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



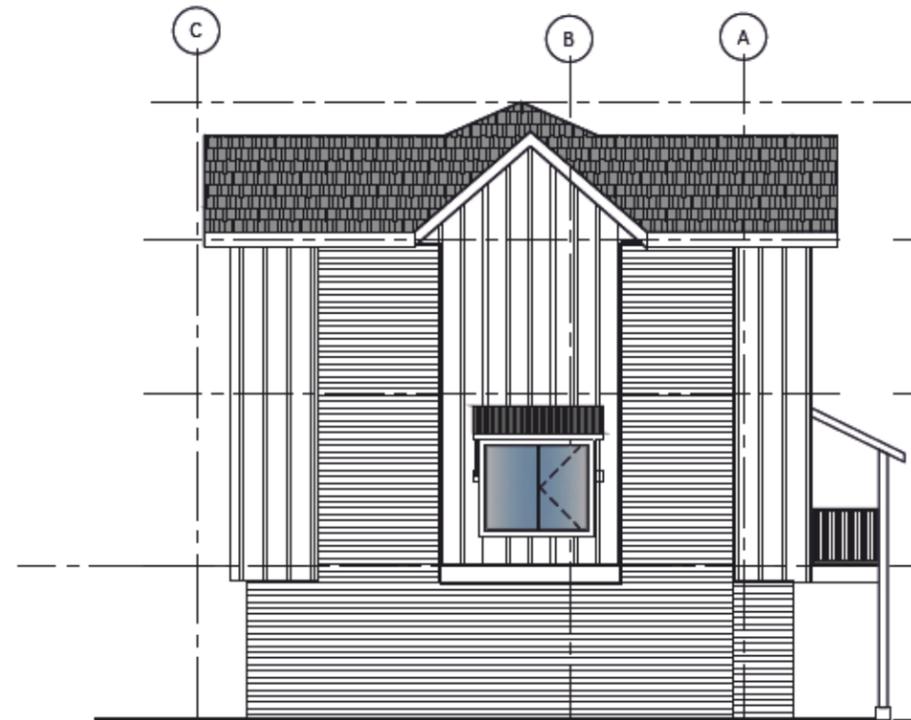
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

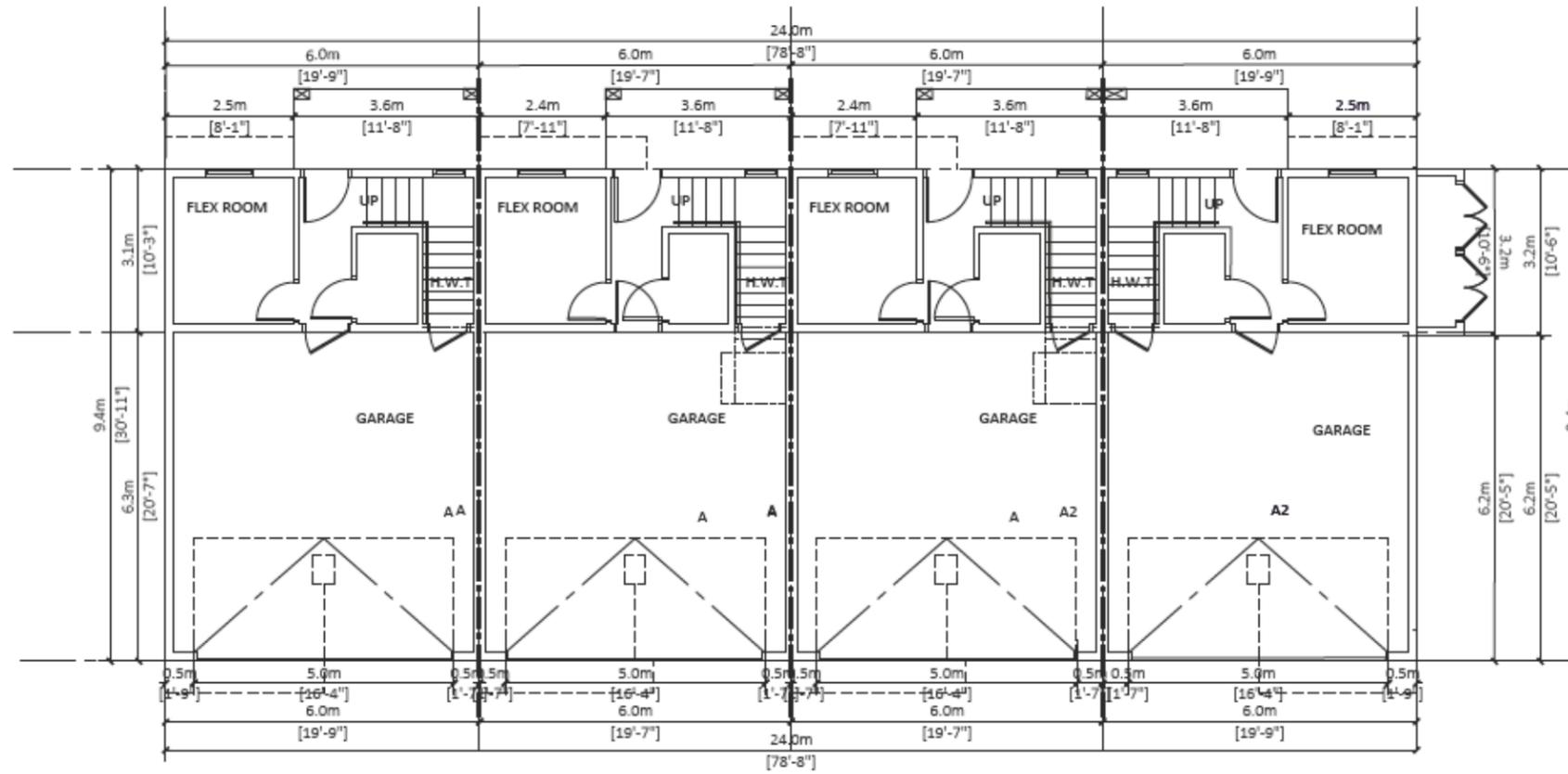
- | | | | |
|---|---|---|--|
|  | 1) Exterior BRICK WALL
Color : IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



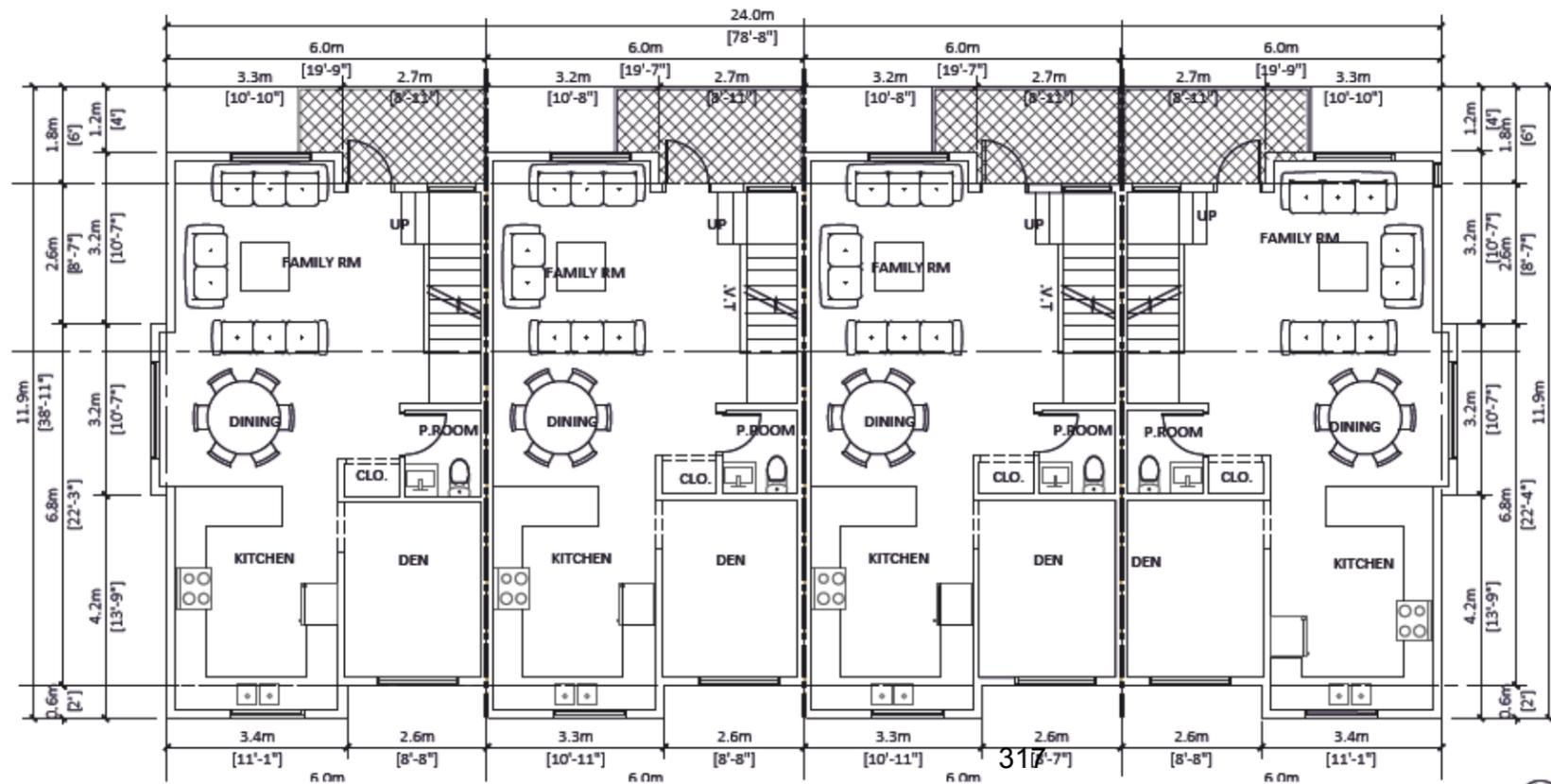
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"

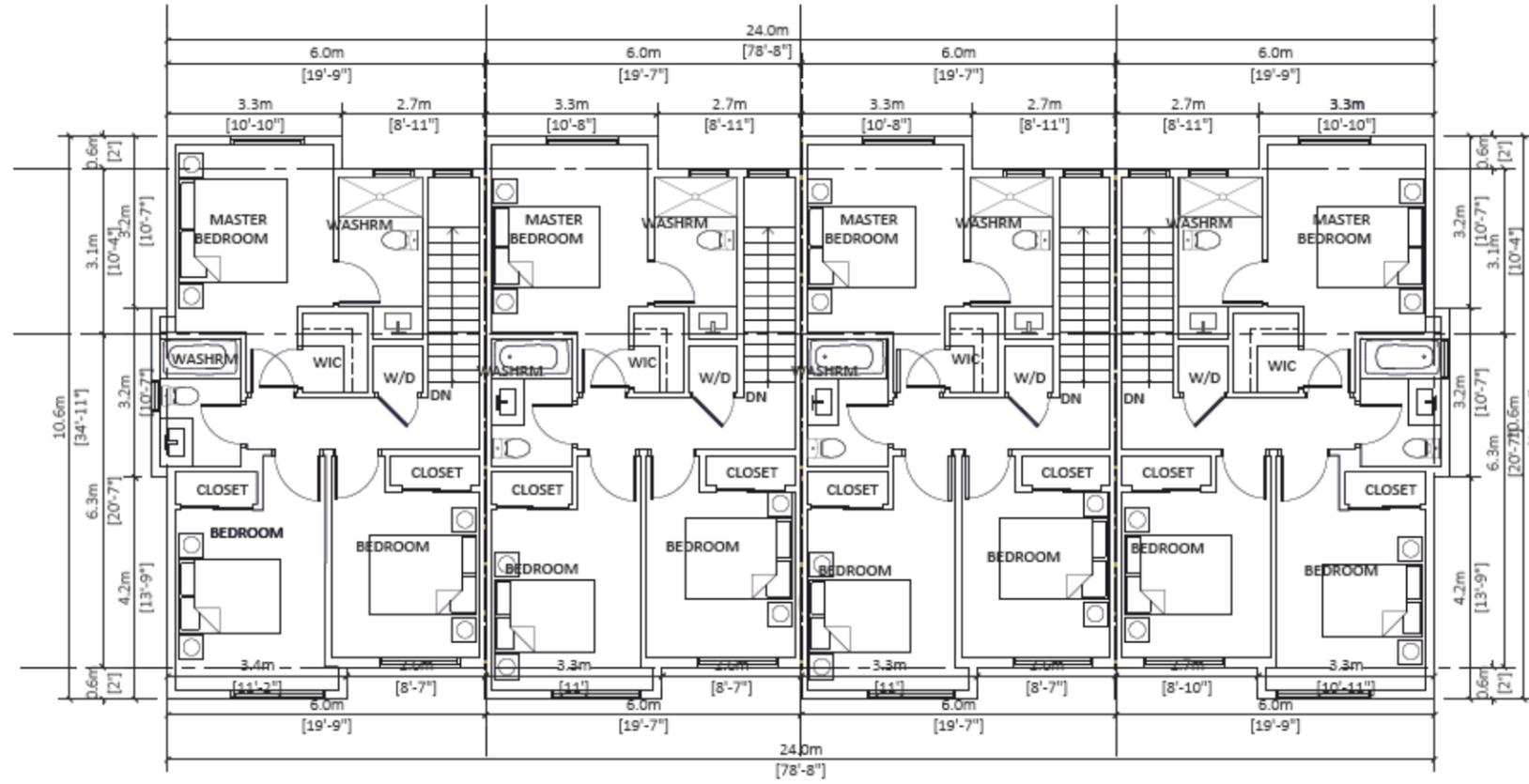


1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"

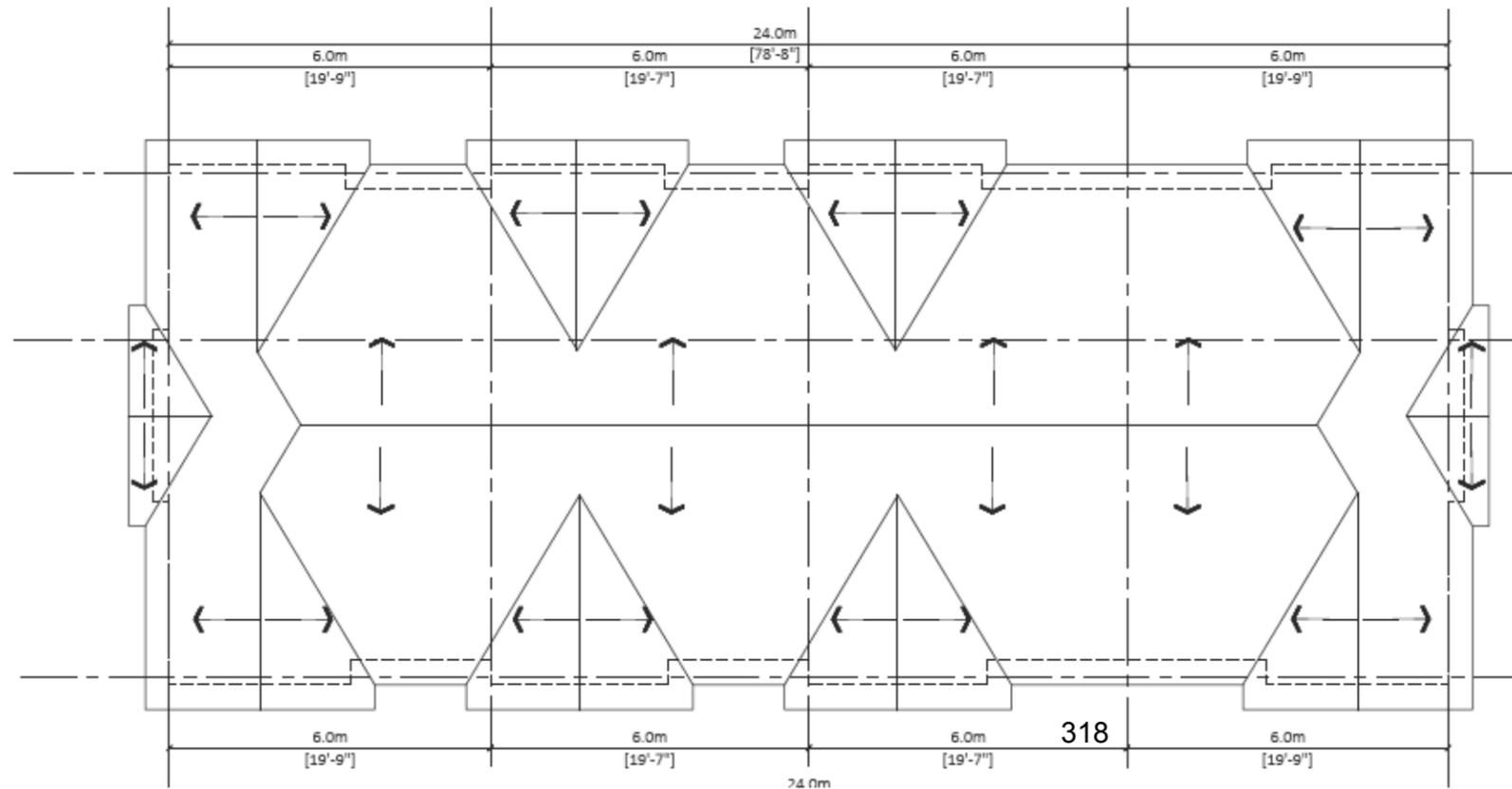


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



3 TOP FLOOR PLAN
Scale: 3/32"=1'-0"

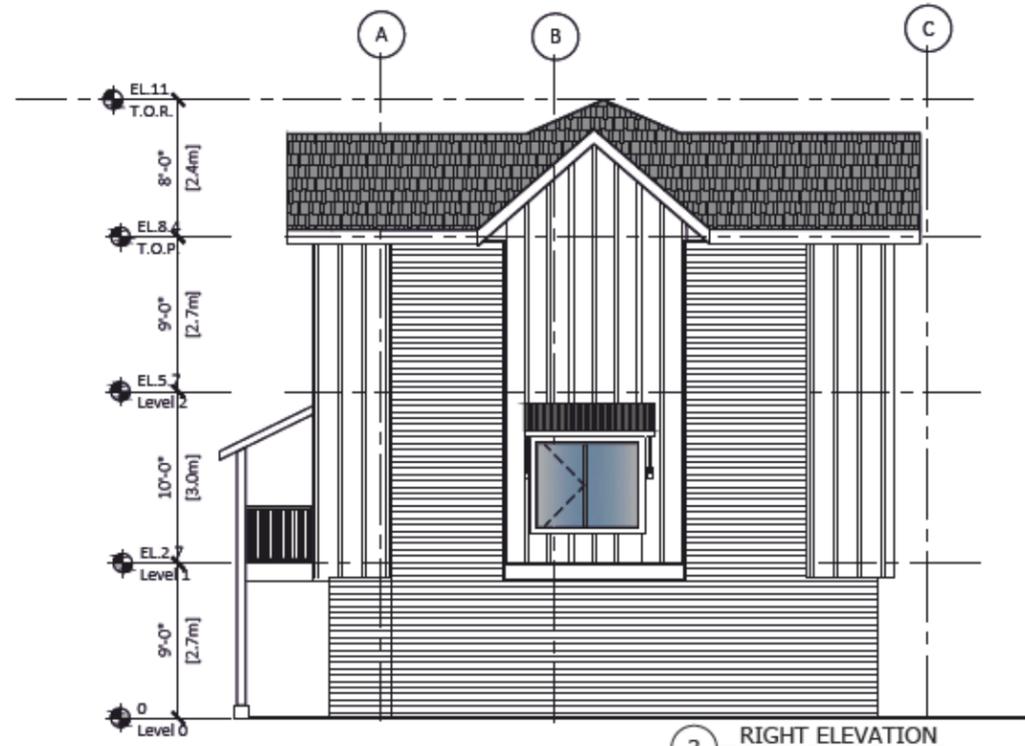


4 ROOF PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



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



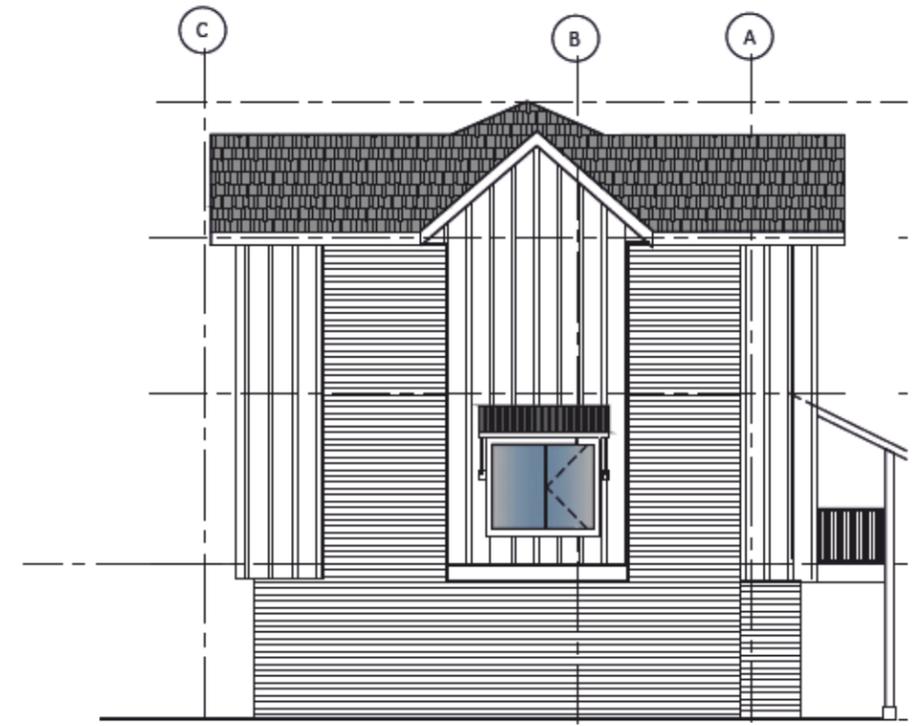
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

- | | | | |
|---|--|---|--|
|  | 1) Exterior BRICK WALL
Color : IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chentily Lace 00-65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunde (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"

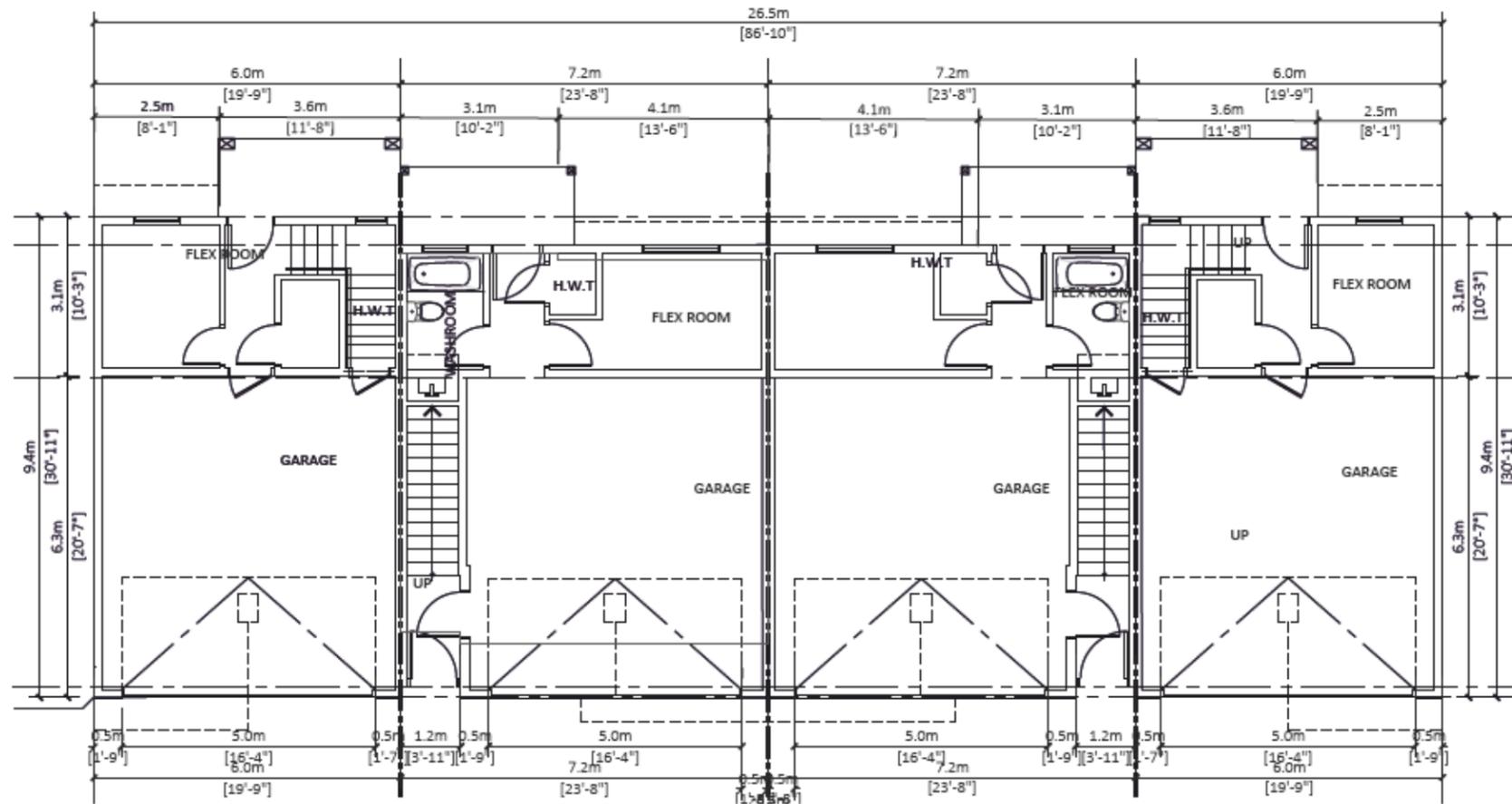


PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City of Langley BC
CLIENT: Jaspreet Dayal

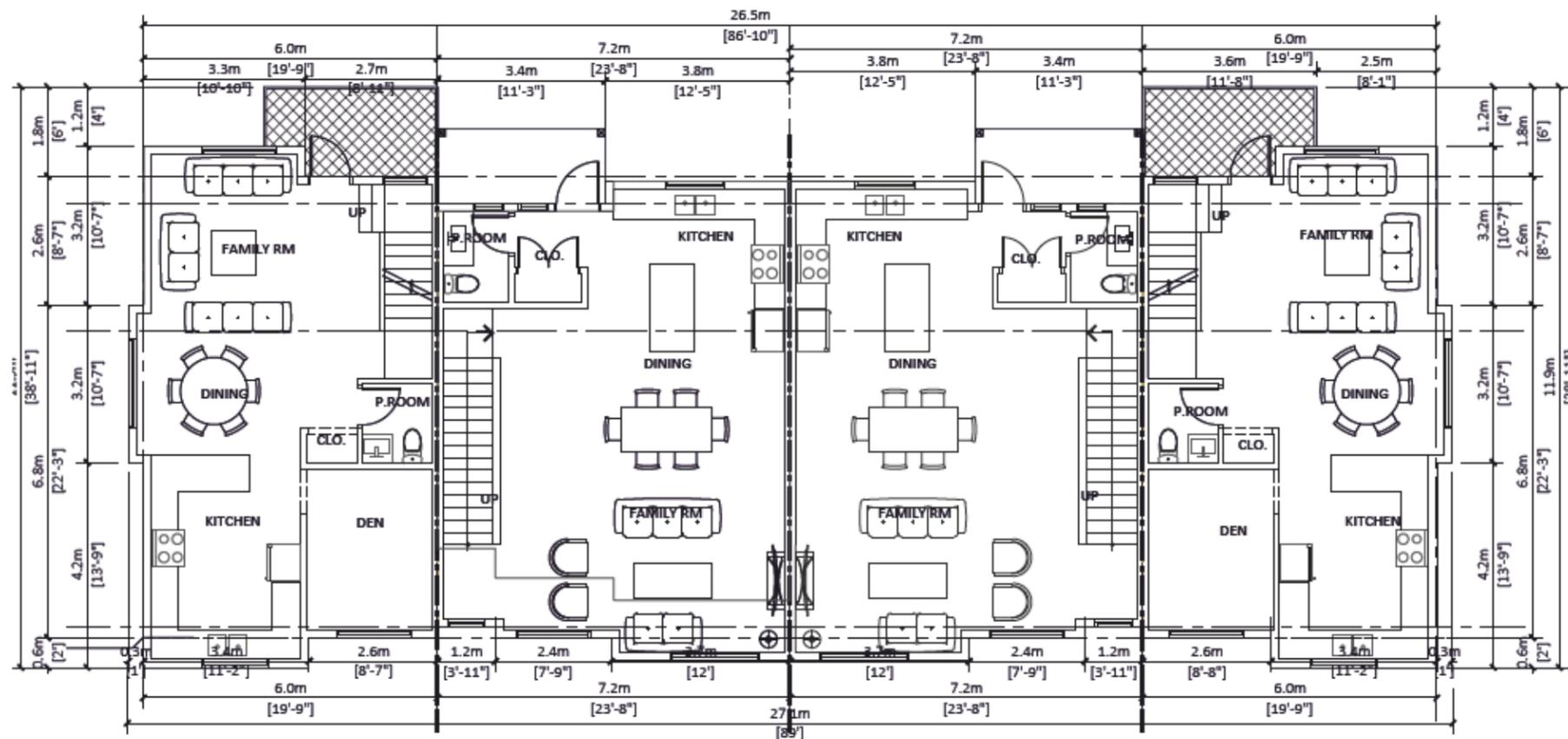
DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

ELEVATIONS



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



2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City of Langley BC
CLIENT:
Jaspreet Dayal

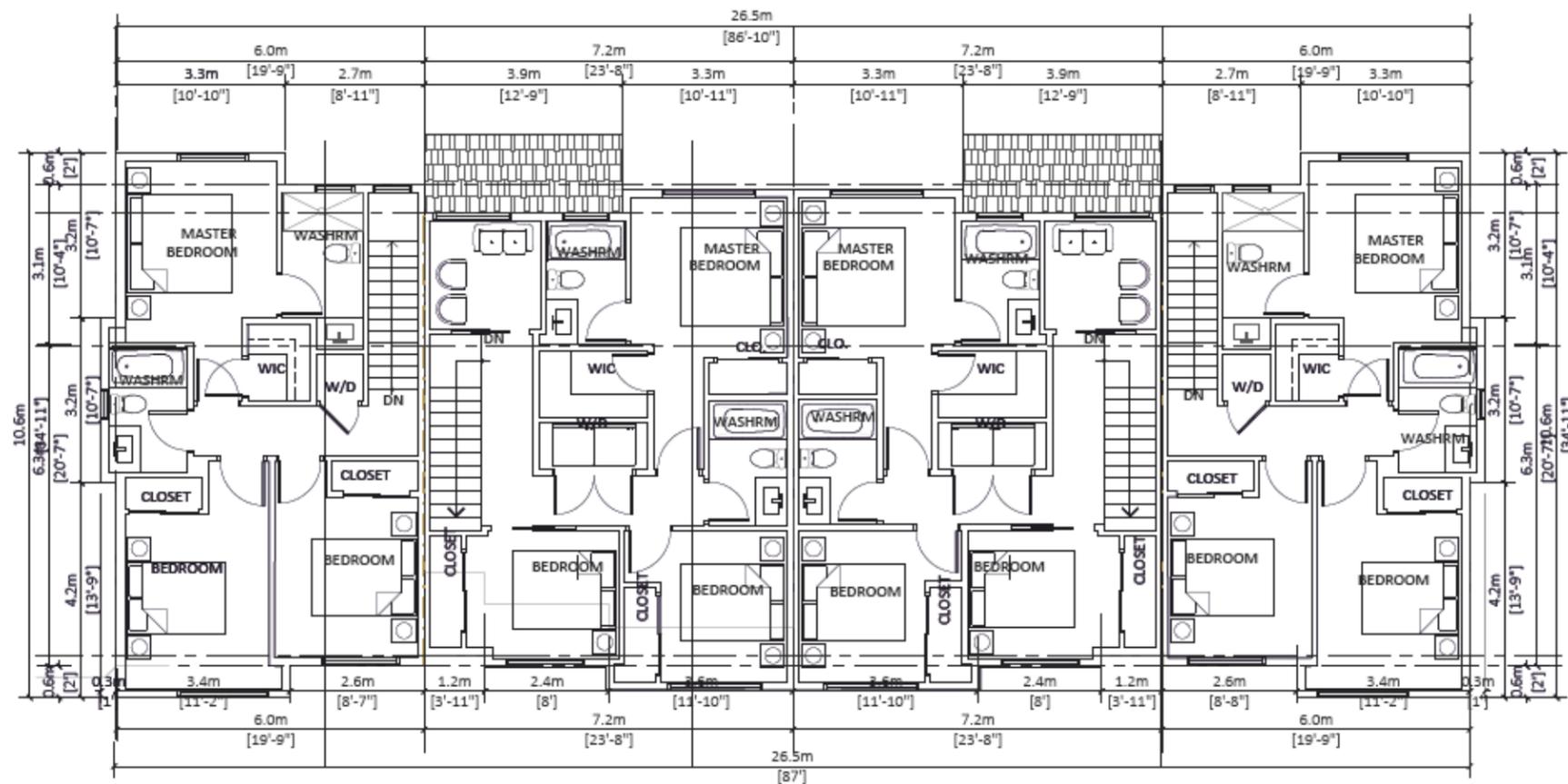
DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1' R.W.
DRAWN BY:

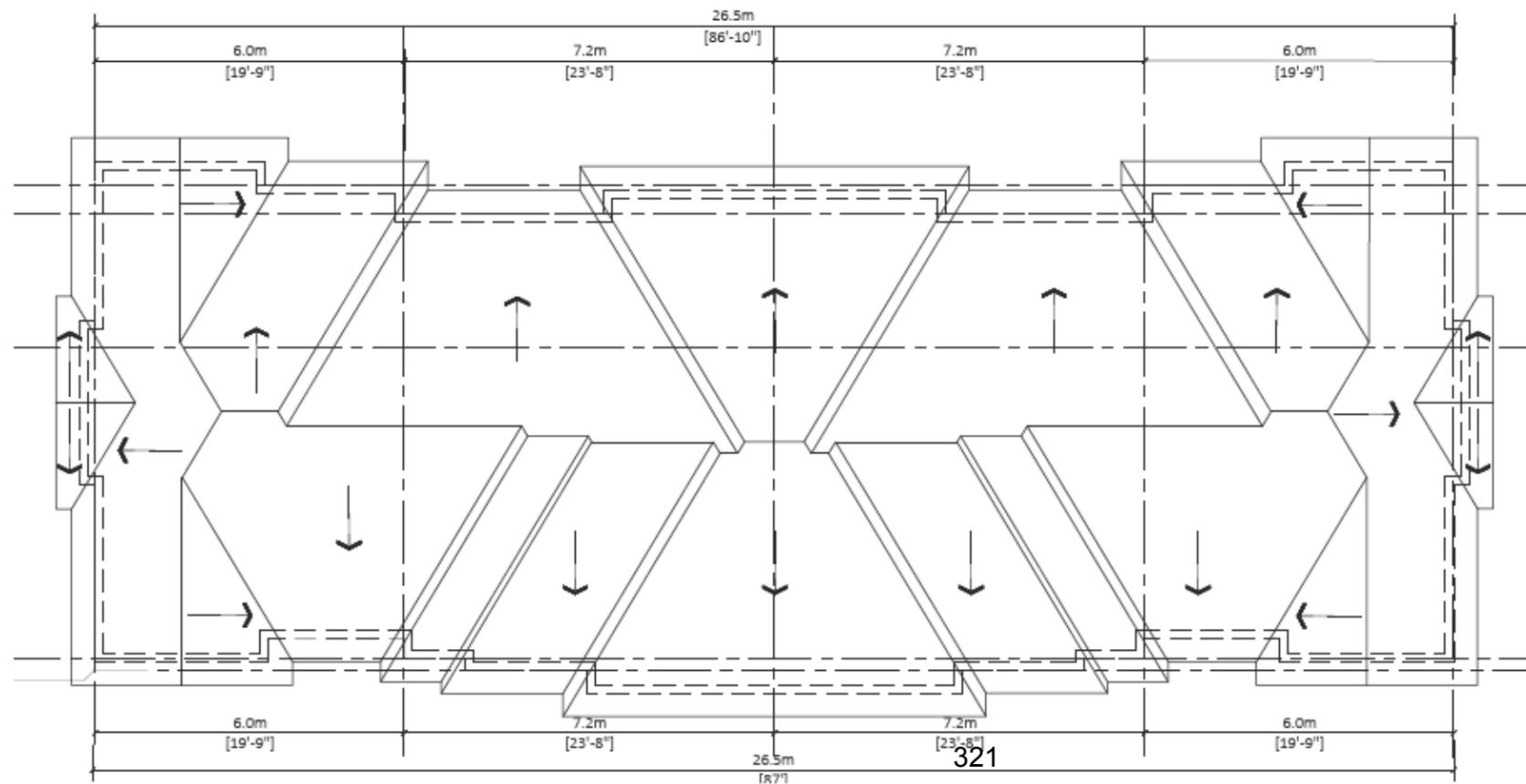
REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 A



3 TOP FLOOR PLAN
Scale: 3/32"=1'-0"



4 ROOF PLAN
Scale: 3/32"=1'-0"



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1'-0"
DRAWN BY: R.W.

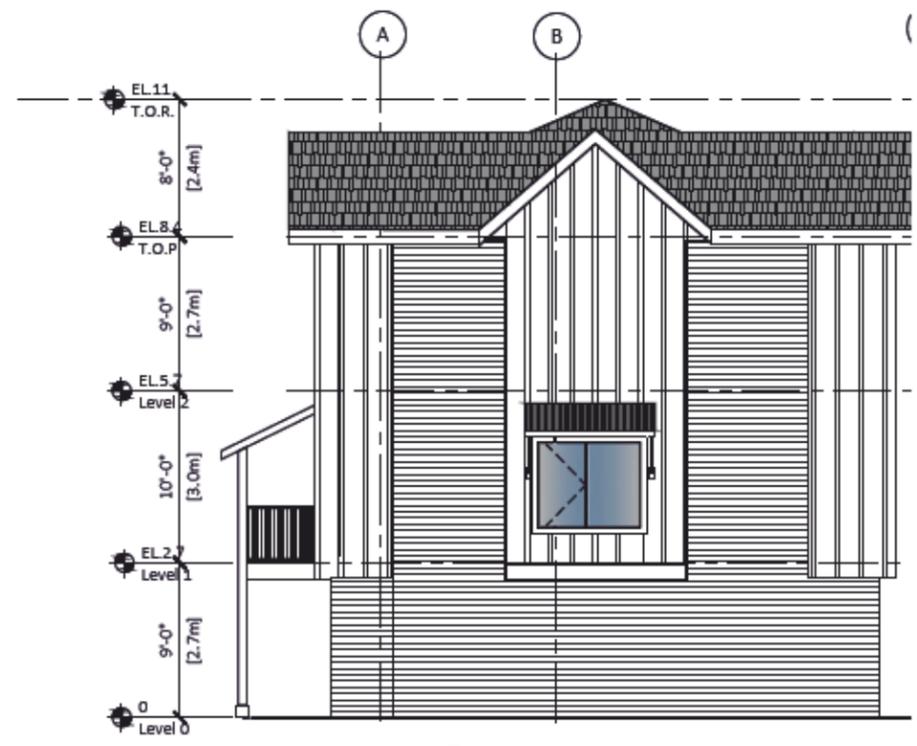
REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 B



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



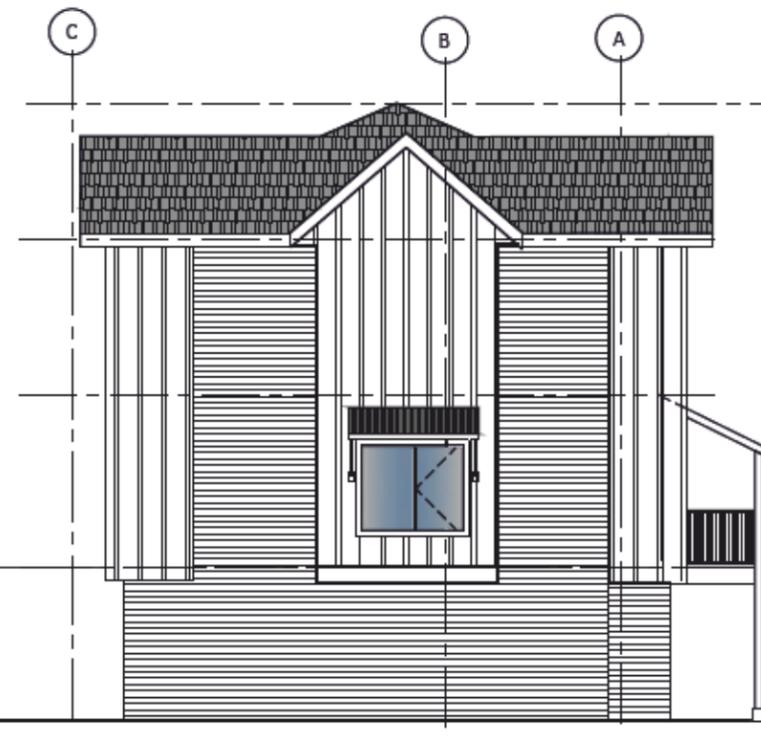
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

- | | |
|--|--|
| <ul style="list-style-type: none"> 1) Exterior BRICK WALL
Color : IXL white brick 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunde (Benjamin Moore 2133-70) 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) | <ul style="list-style-type: none"> 5) Metal Roof 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) 8) Shakes
Color: Gray |
|--|--|



2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"



FLAT
ARCHITECTURE &
INTERIORS

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484



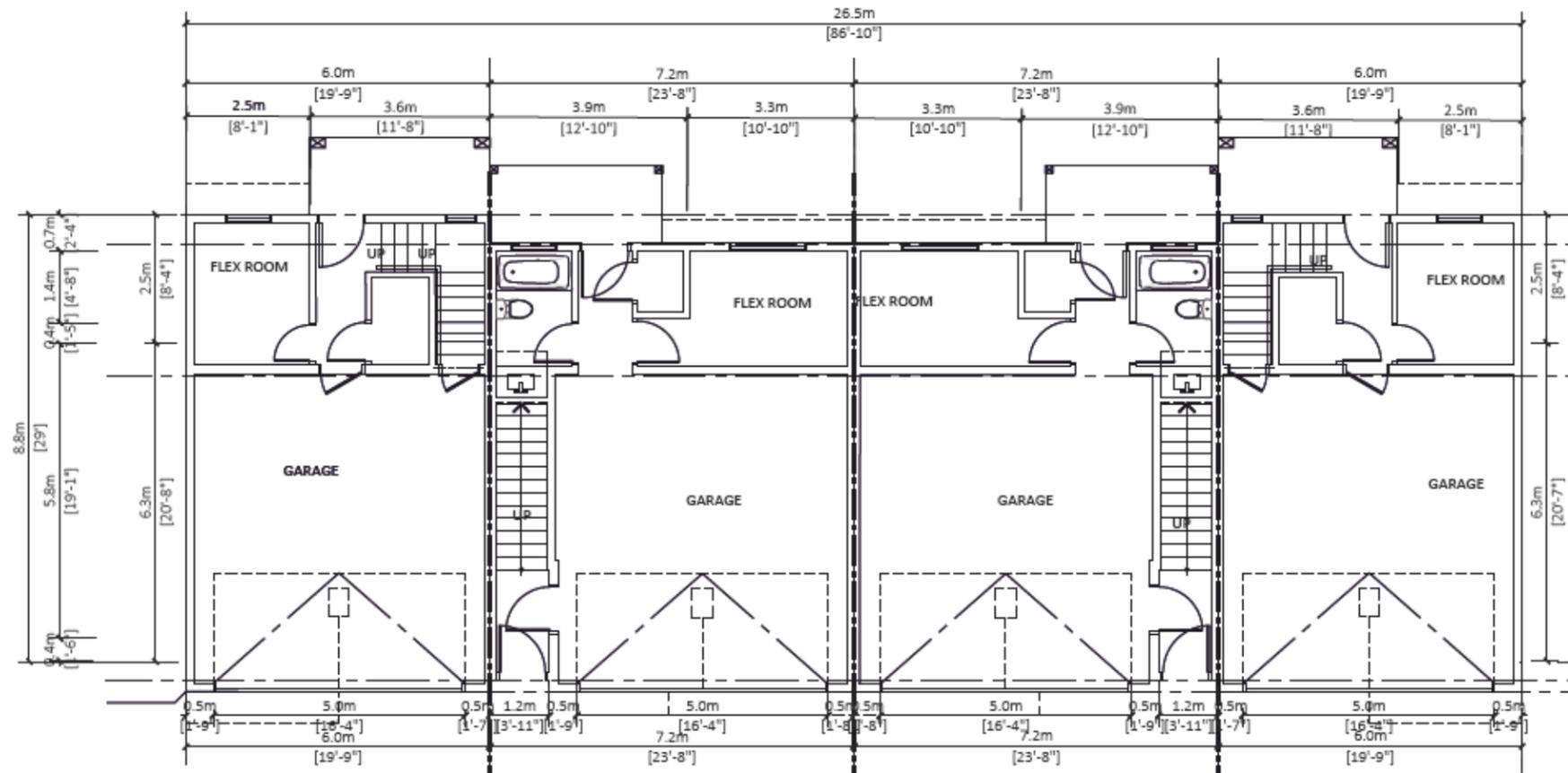
PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City of Langley BC
CLIENT: Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1' DRAWN BY:
R.W

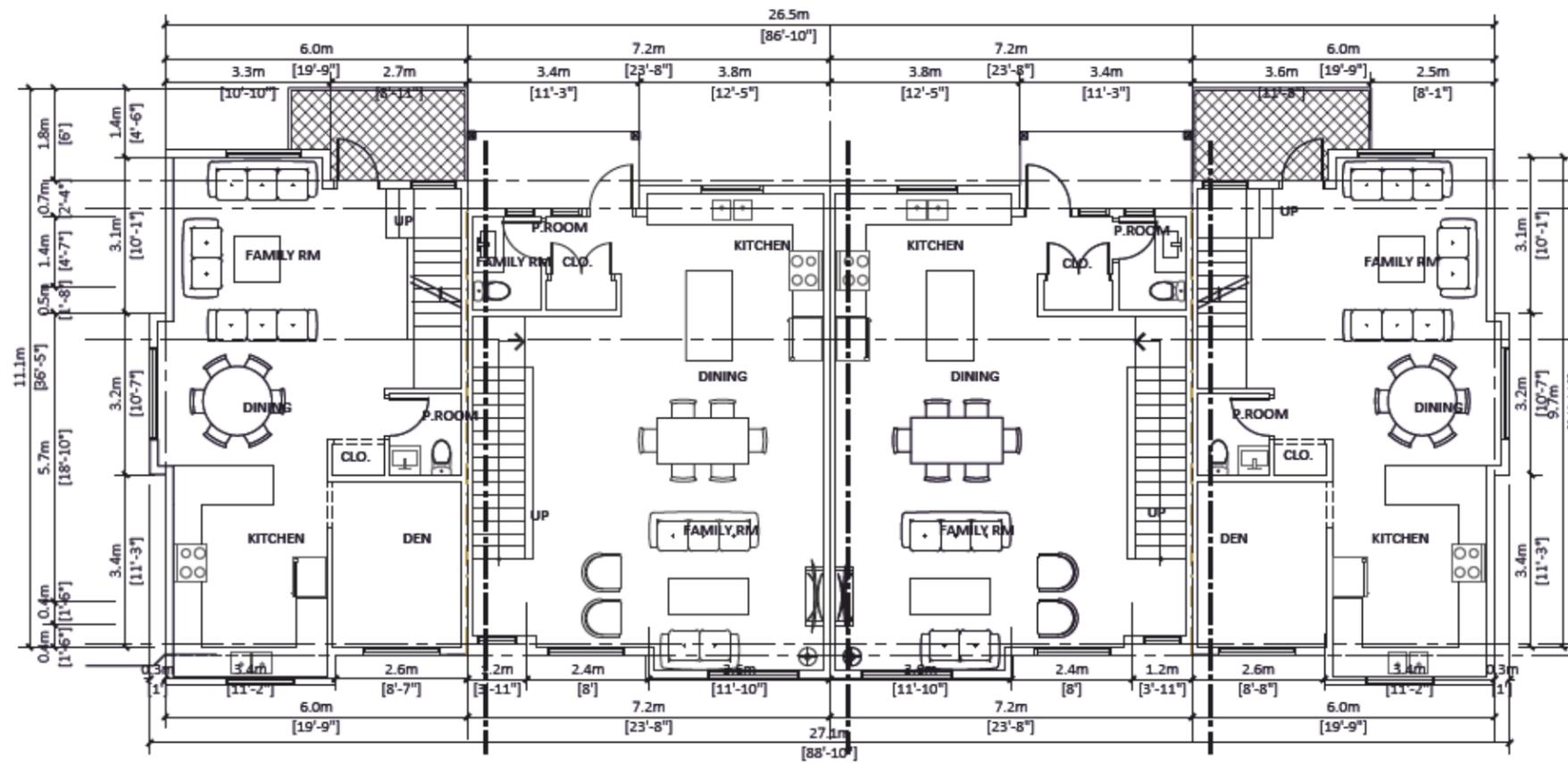
REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.4

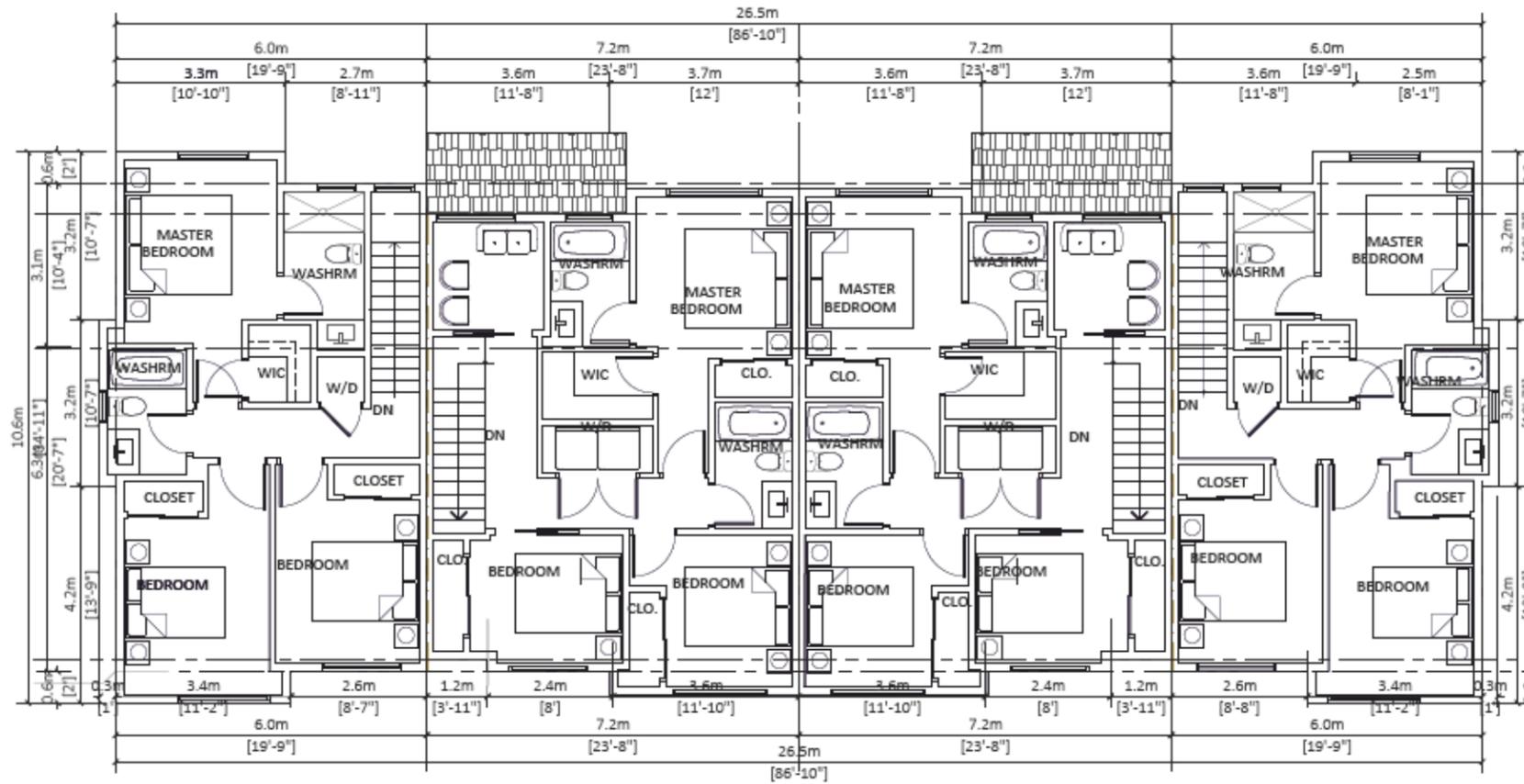


1 GARAGE PLAN
Scale: 3/32"=1'-0"

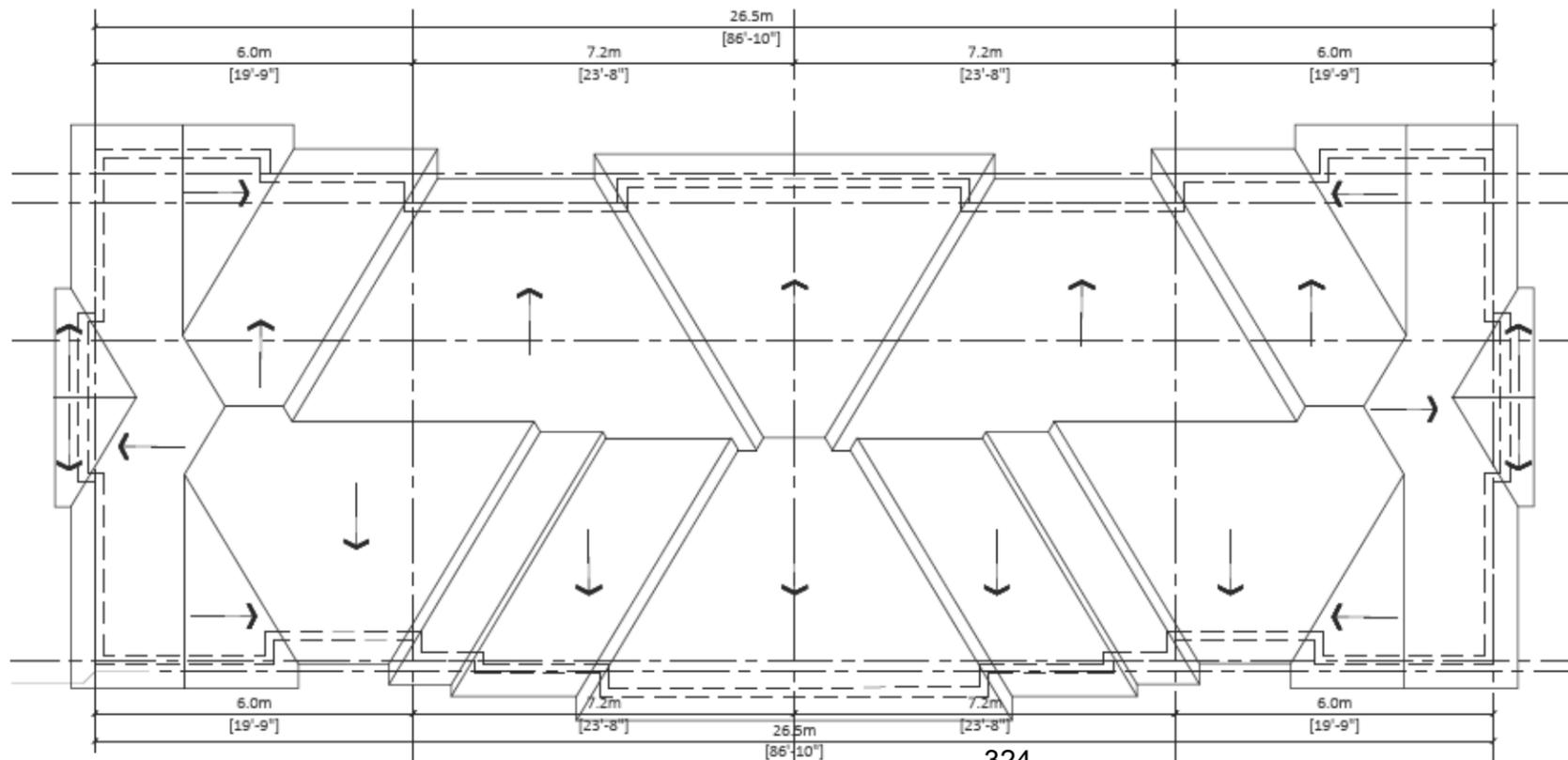


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



3 TOP FLOOR PLAN
Scale: 3/32"=1'-0"



4 ROOF PLAN
Scale: 3/32"=1'-0"



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St

20845, 50A Ave
City Of Langley BC

CLIENT:
Jaspreet Dayal

DATE
14-Feb-24

PROJECT NO:
23-210

SCALE: 3/32"=1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

BUILDING 5

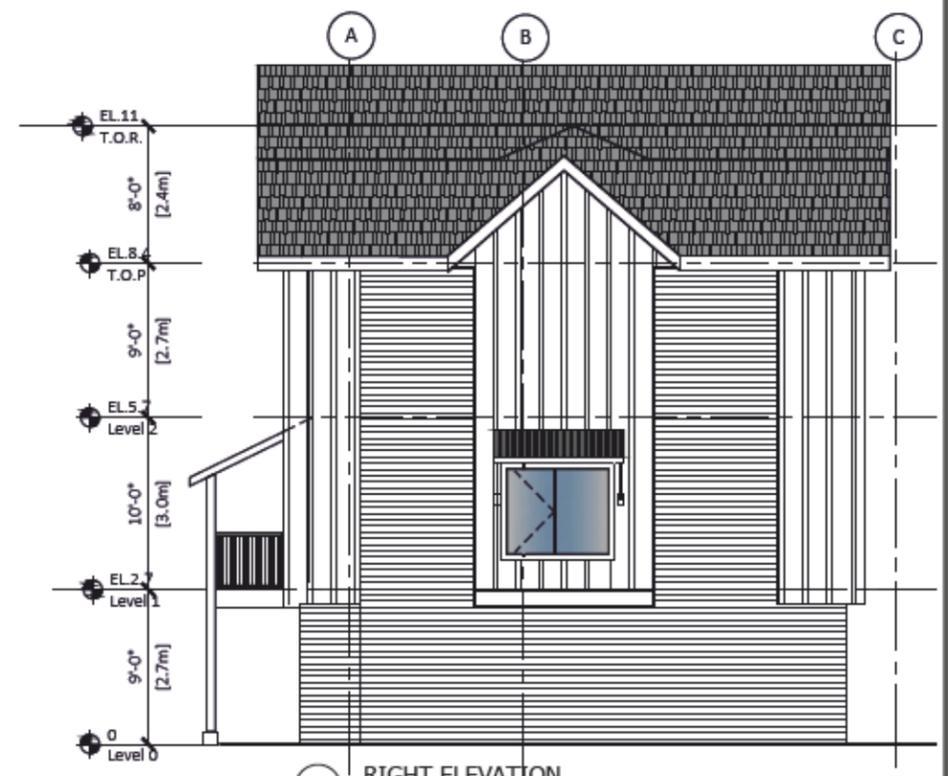
A.2.5 B



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

FINISH SCHEDULE

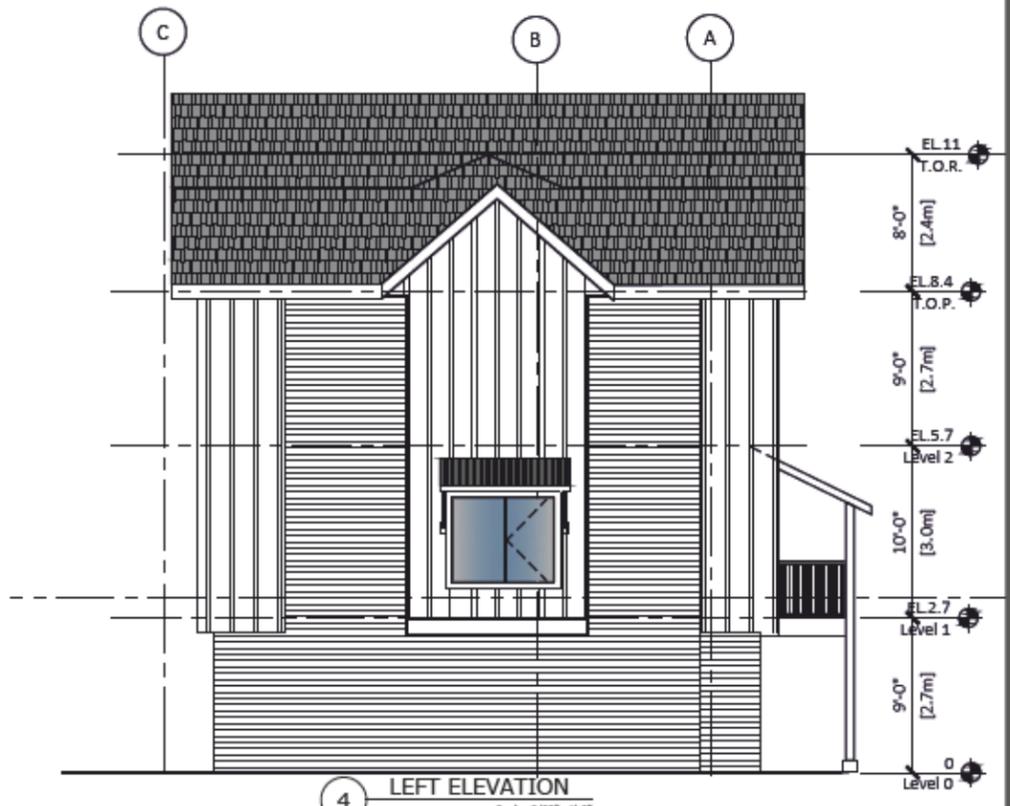
- | | | | |
|---|---|---|--|
|  | 1) Exterior BRICK WALL
Color : XL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70) |  | 7) Door
Color : Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color : Gray |



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



2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"



FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484



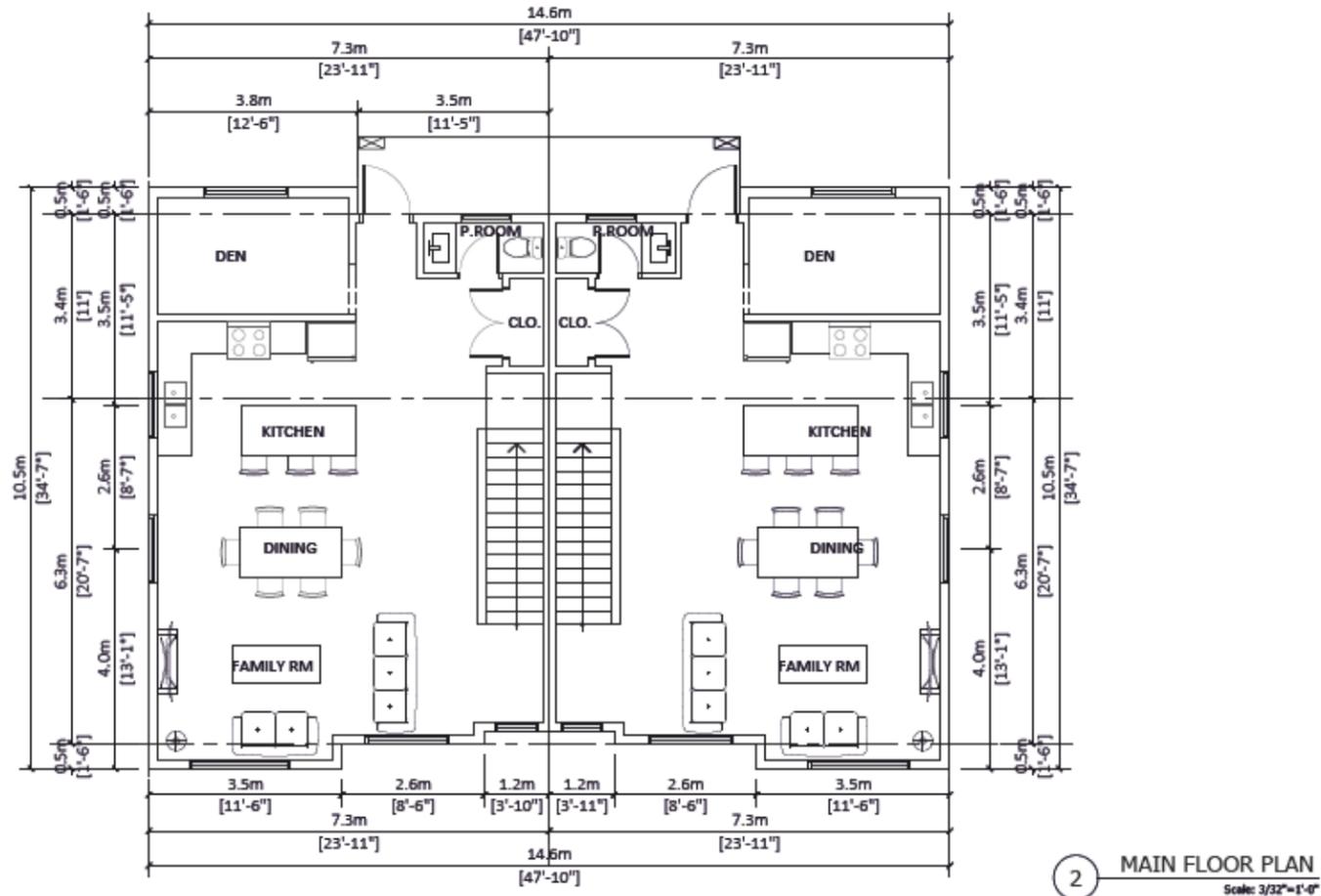
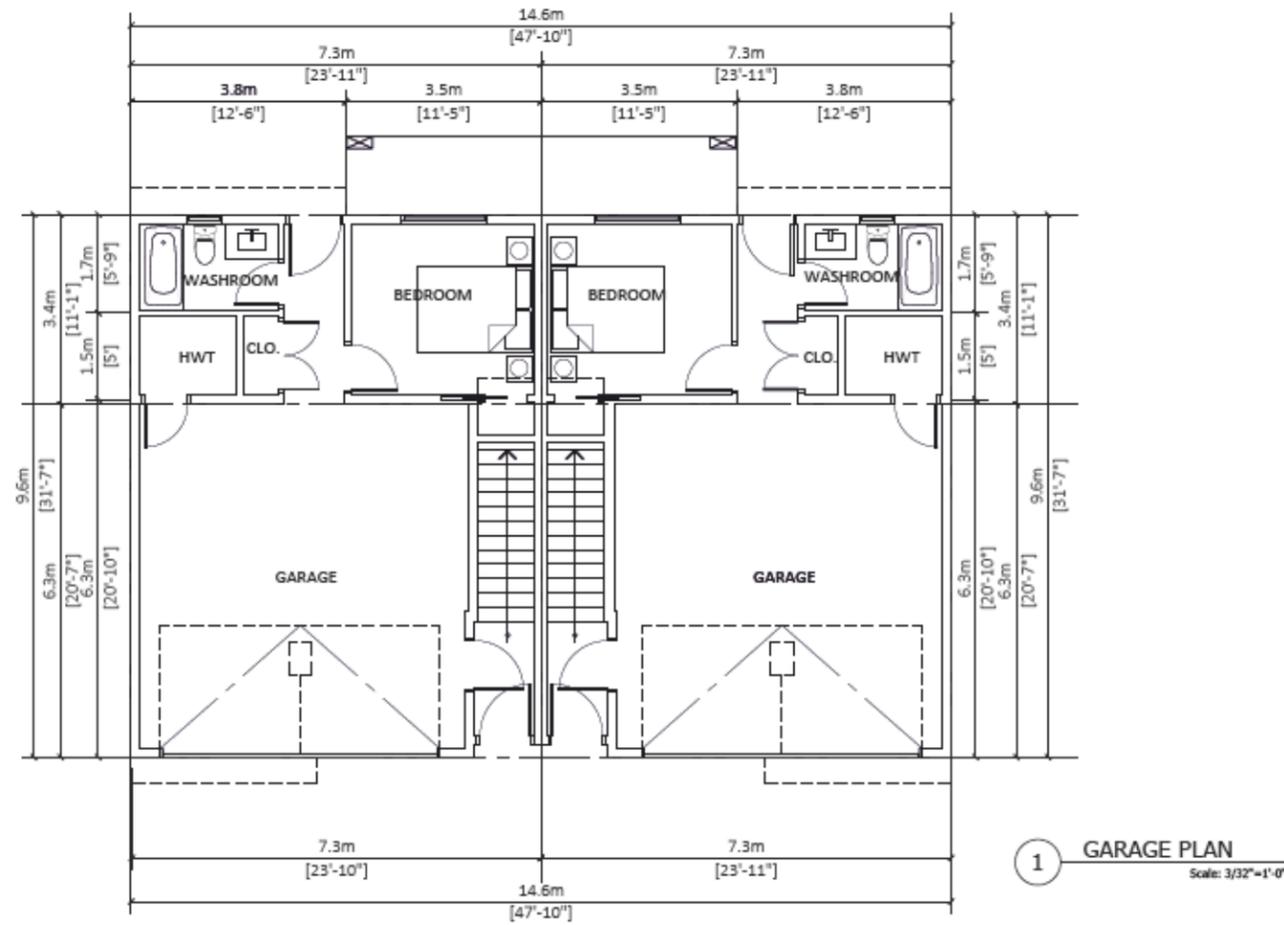
PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City of Langley BC
CLIENT: Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R.W.

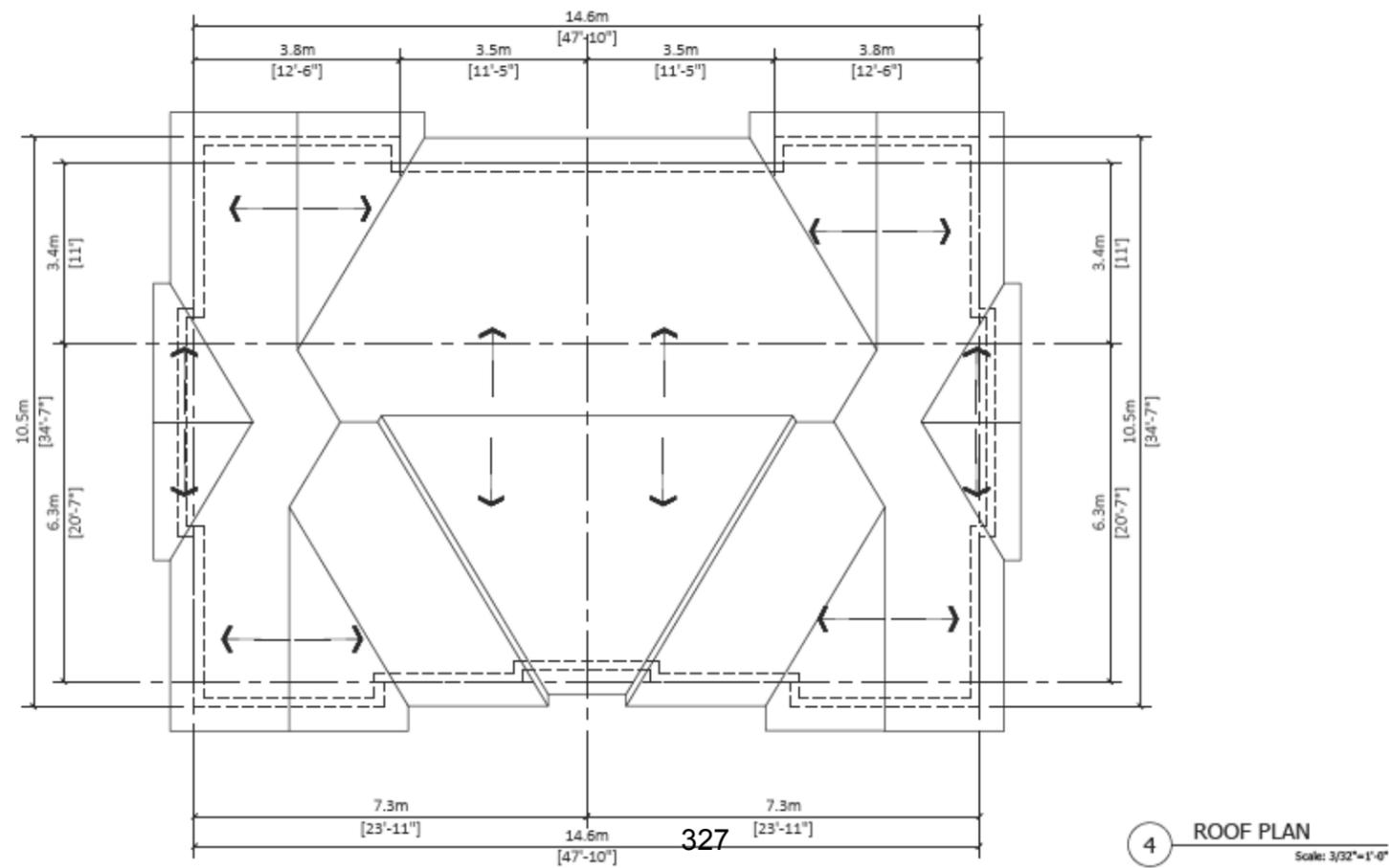
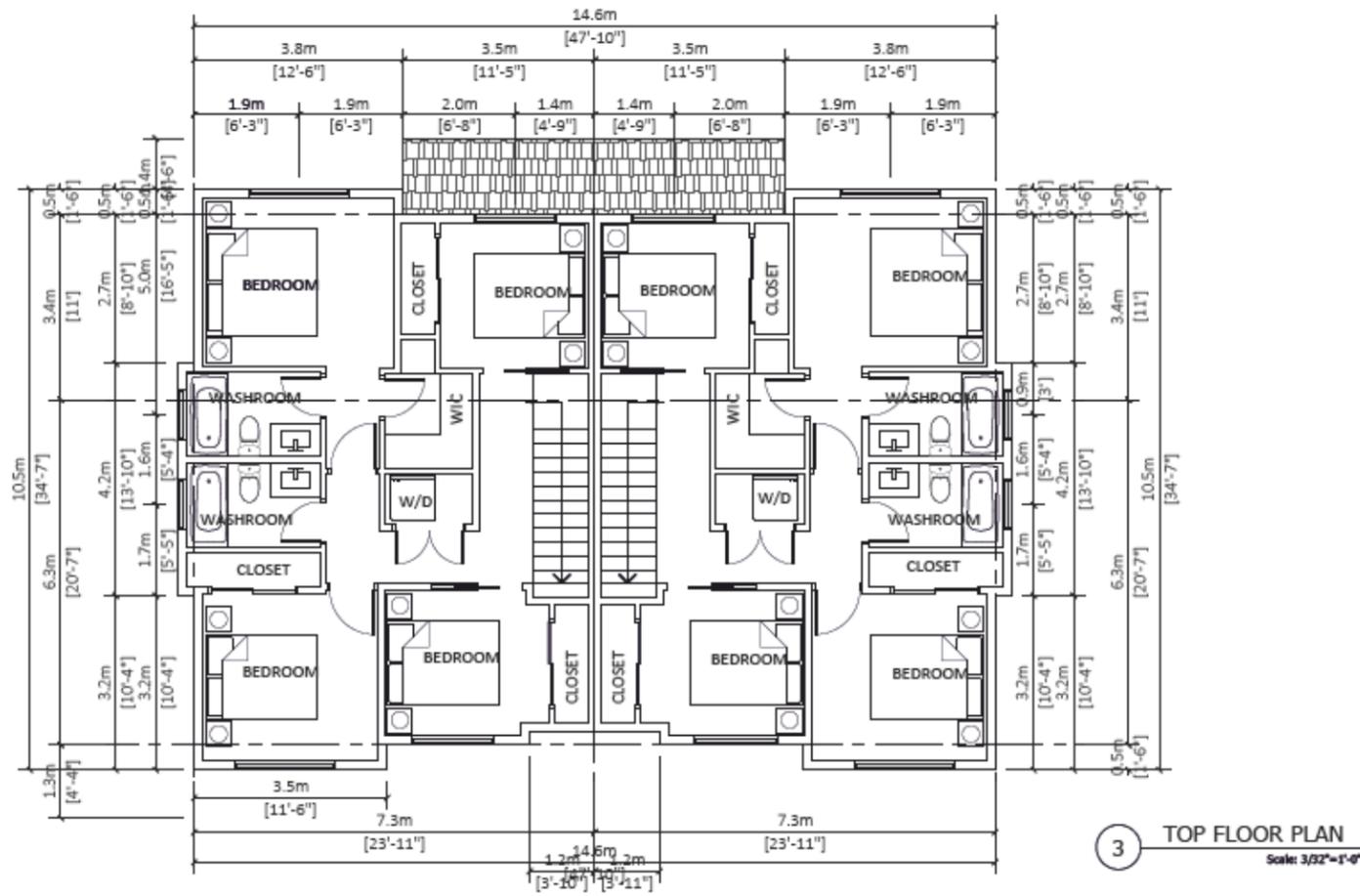
REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.5



REV	DESCRIPTION	BY	DATE



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St

20845, 50A Ave
City Of Langley BC

CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1' DRAWN BY:
R.W.

REV	DESCRIPTION	BY	DATE

BUILDING 6

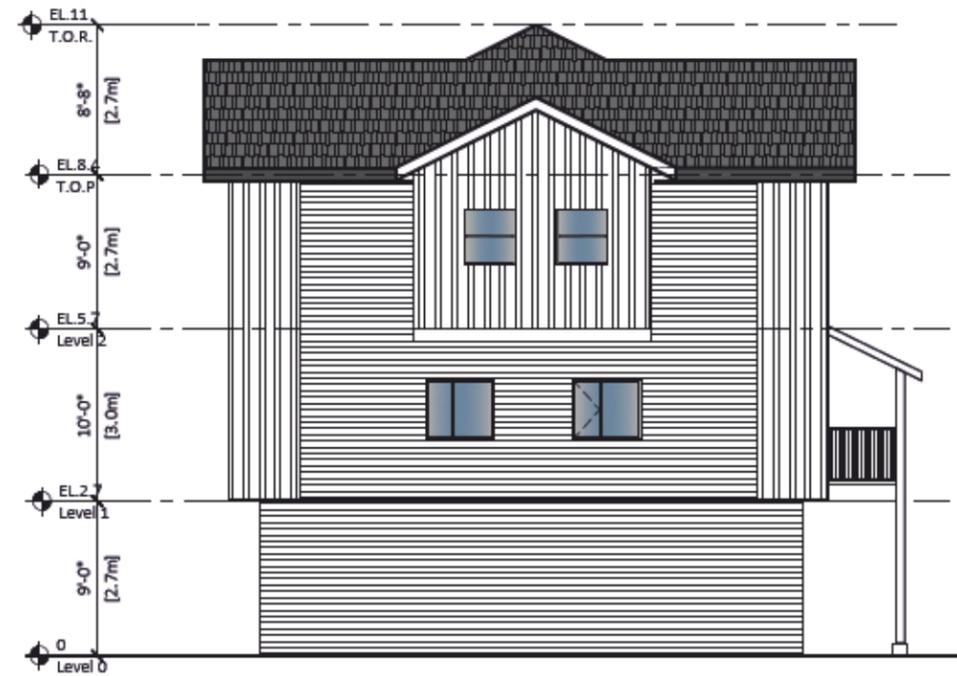
A.2.6 B



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

FINISH SCHEDULE

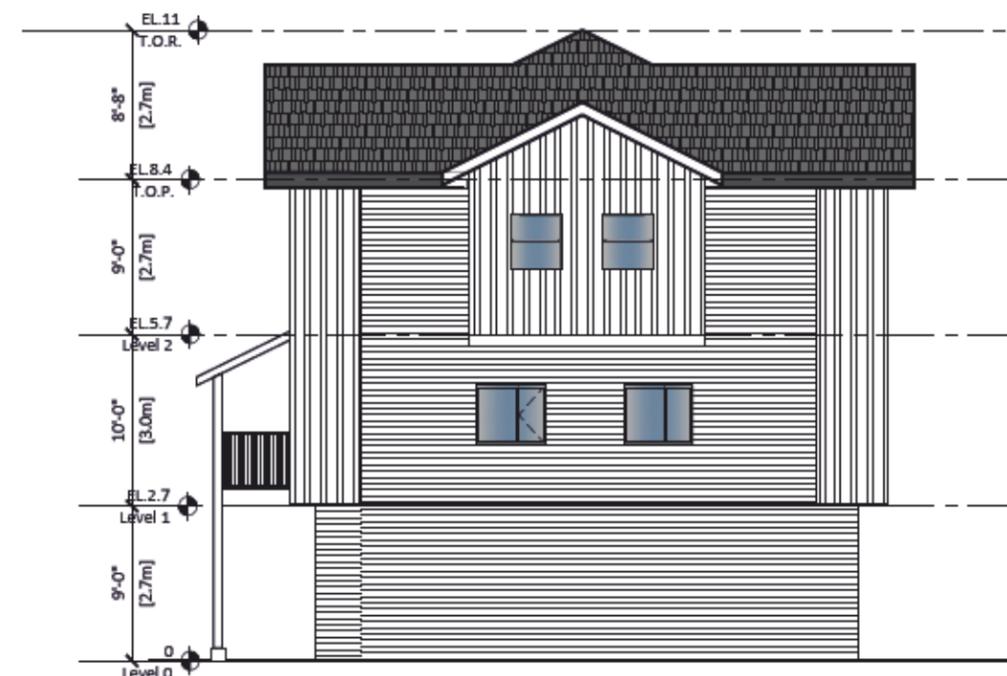
- 1) Exterior BRICK WALL
Color : DL white brick
- 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace OC-65
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50)
- 5) Metal Roof
- 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30)
- 7) Door
Color : Iron Mountain (Benjamin Moore 2134-30)
- 8) Shakes
Color : Gray



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



2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"



FLAT
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

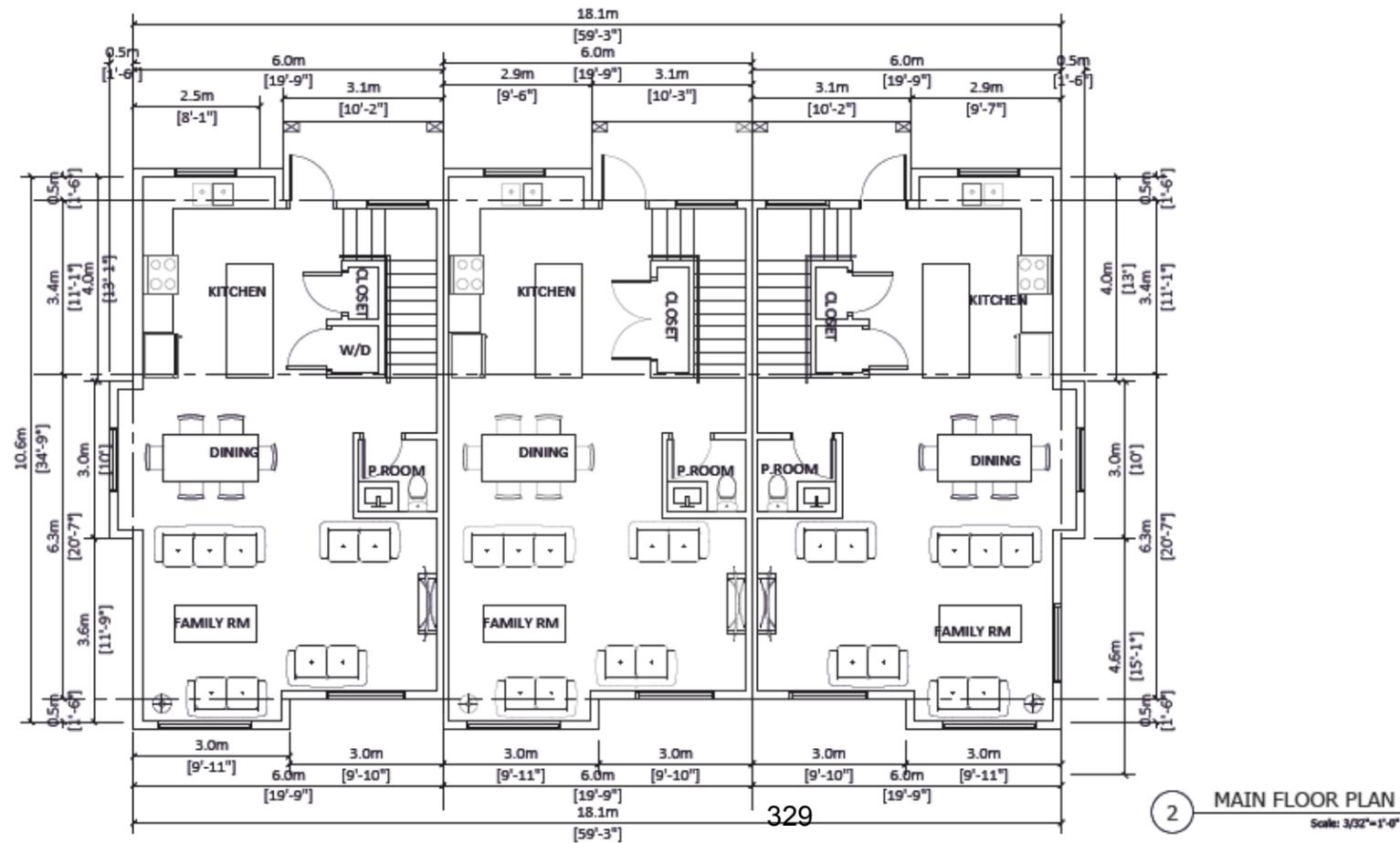
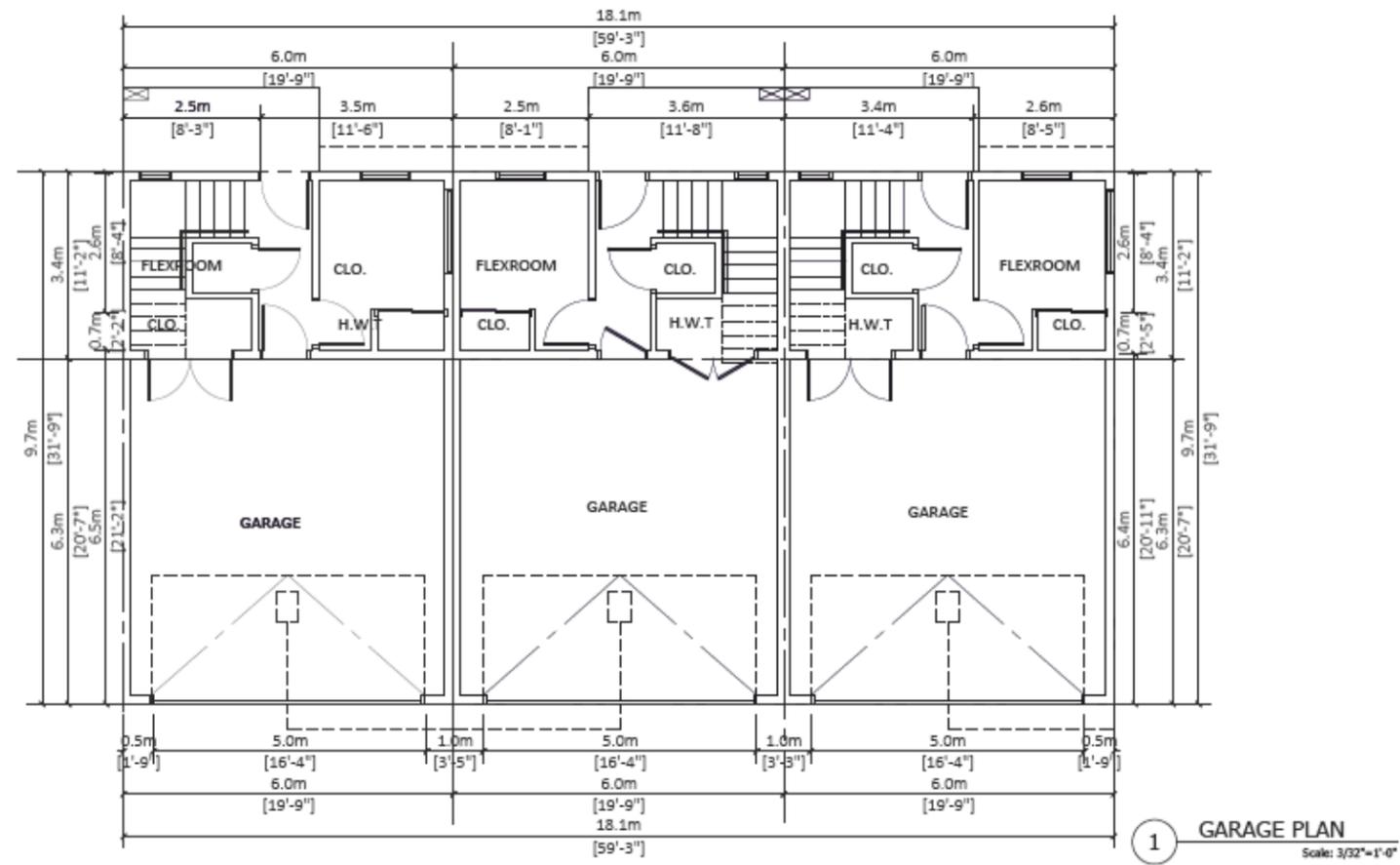


PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT: Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

ELEVATIONS



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

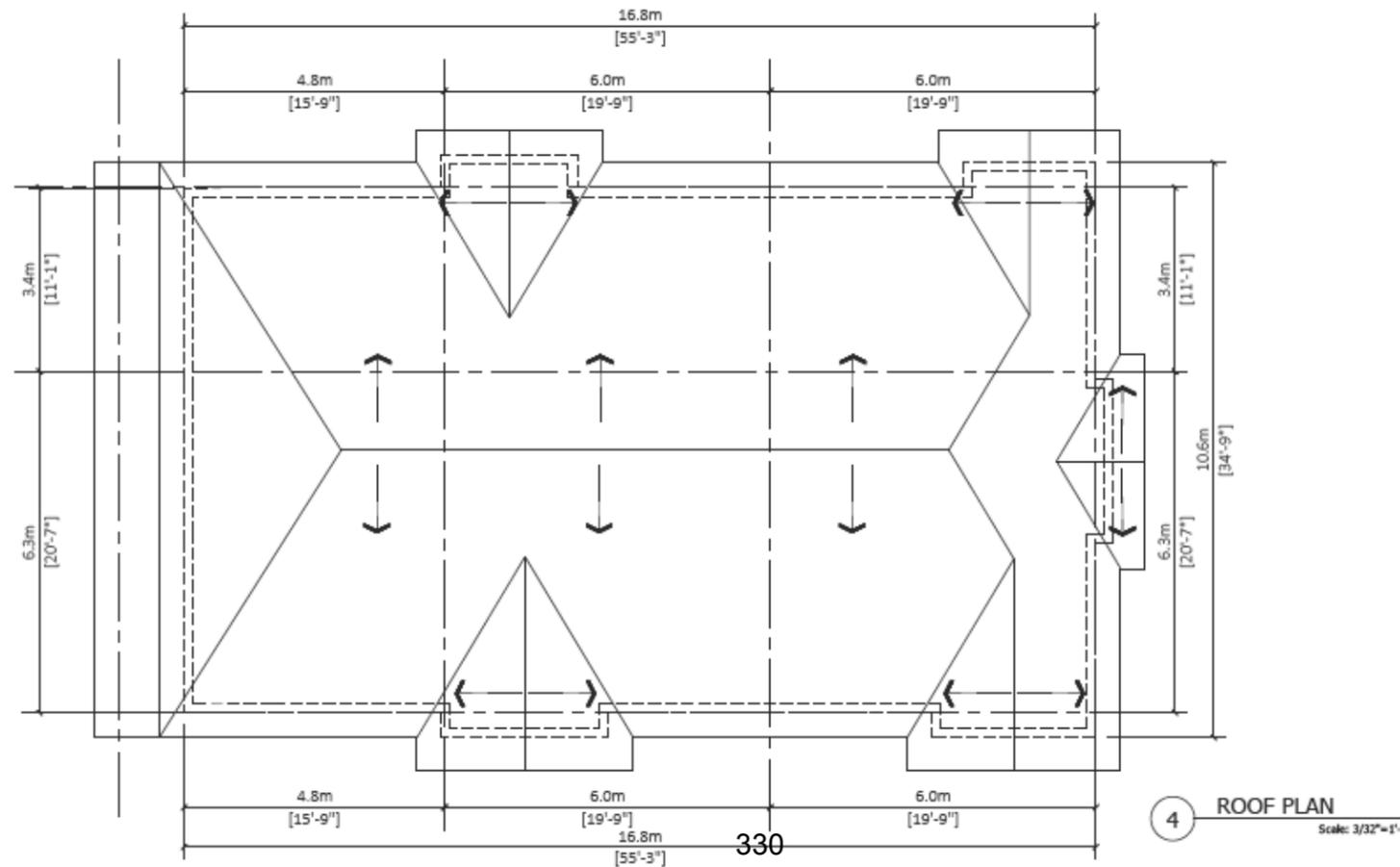
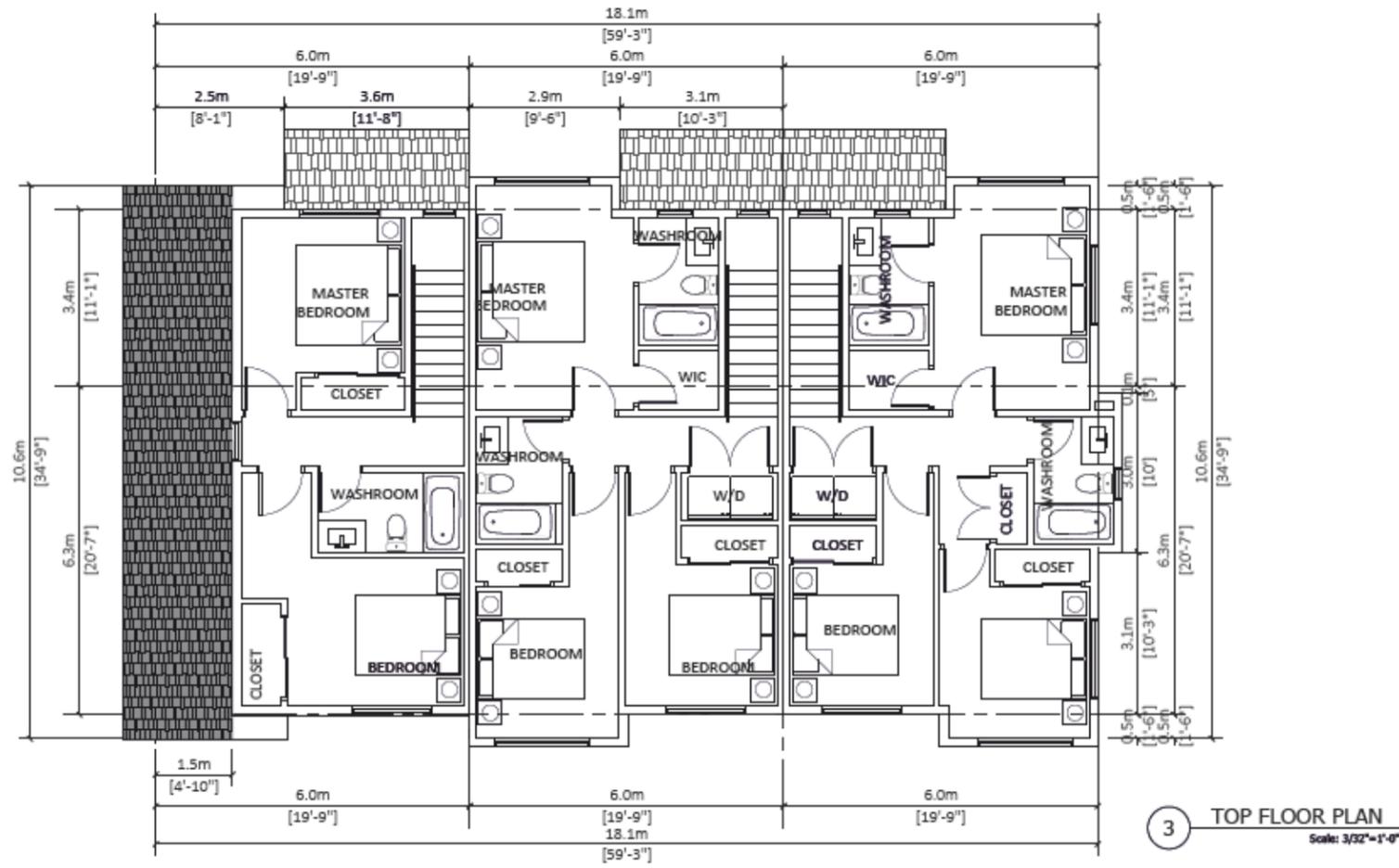
DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1' DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

BUILDING 7

A.2.7 A



FLAT1
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

BUILDING 7

A.2.7 B



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

FINISH SCHEDULE

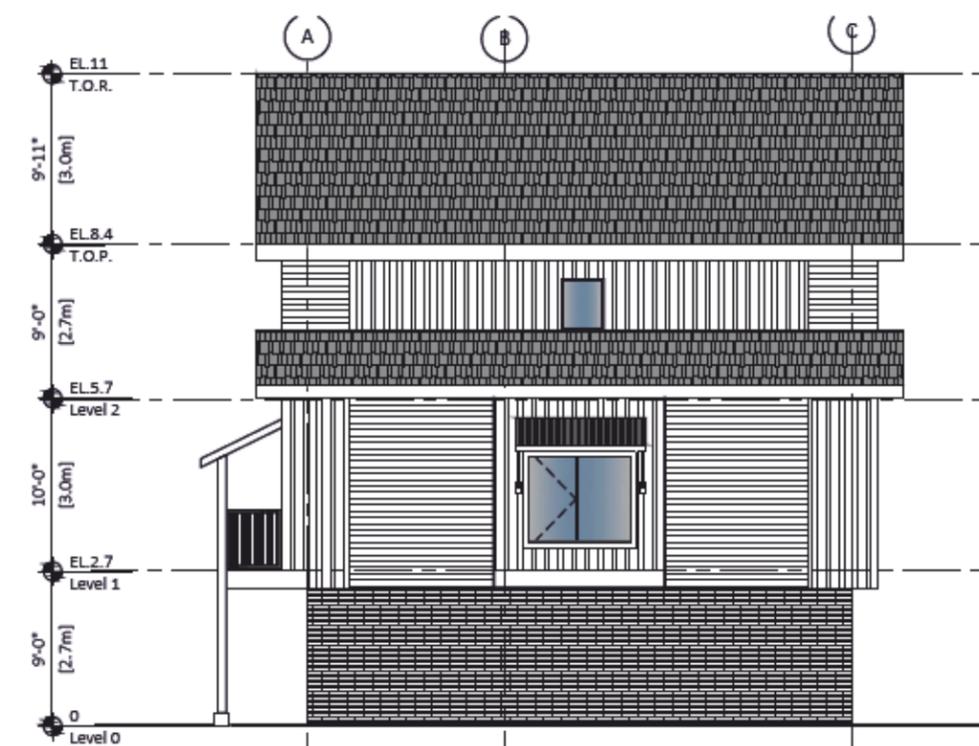
- 1) Exterior BRICK WALL
Color : IXL white brick
- 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantily Lace OC-65
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50)
- 5) Metal Roof
- 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30)
- 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
- 8) Shakes
Color: Gray



2 FRONT ELEVATION
Scale: 3/32"=1'-0"



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



4 LEFT ELEVATION
Scale: 3/32"=1'-0"



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1' DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

ELEVATIONS



FLATi
ARCHITECTURE

Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
www.flatiarchitecture.ca
contact@flatiarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT: Jaspreet Dayal

DATE

14-Feb-24

PROJECT NO:

23-210

SCALE:

NTS

DRAWN BY:

R.W

REV	DESCRIPTION	BY	DATE

VIEWS

A.3.8



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St

20845, 50A Ave

City Of Langley BC

CLIENT:
Jaspreet Dayal

DATE
14-Feb-24

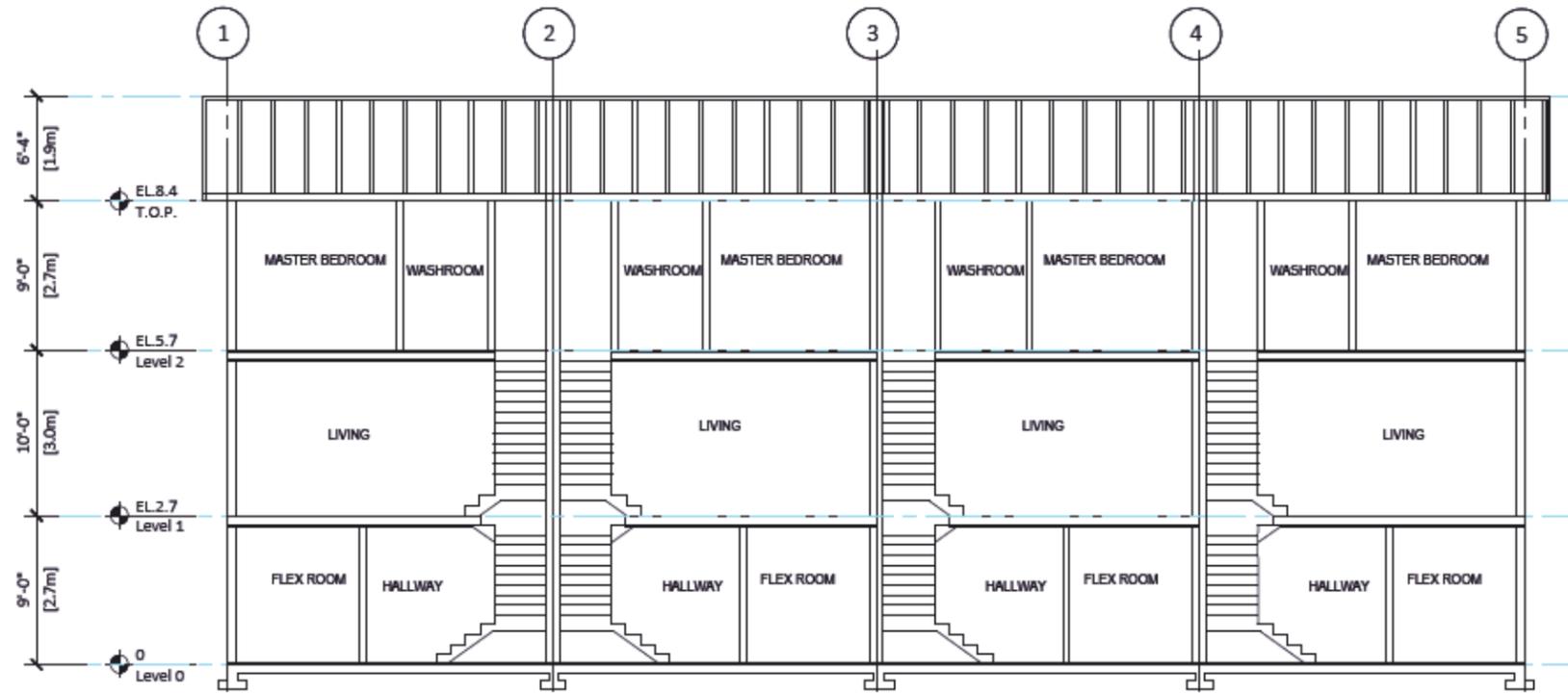
PROJECT NO:
23-210

SCALE:
3/32"=1'

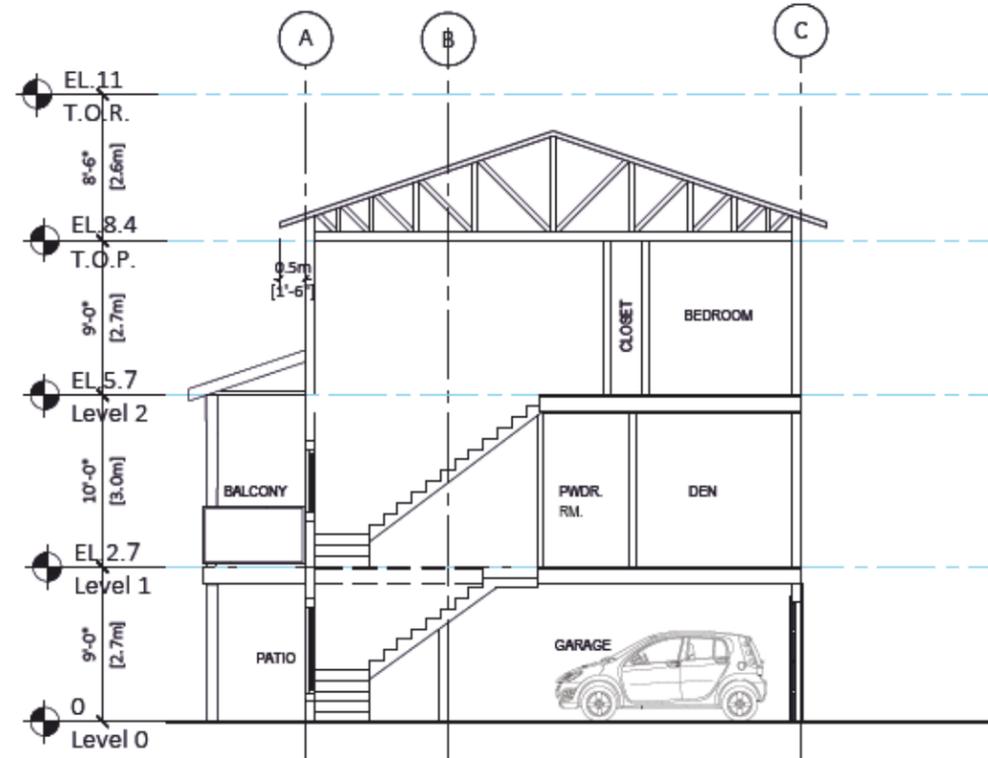
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

VIEWS



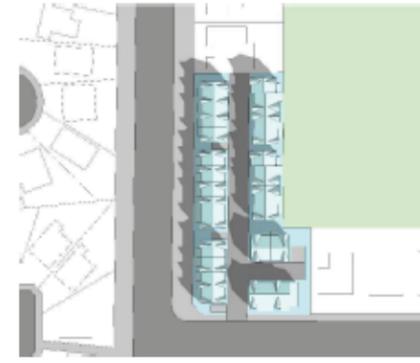
1 SECTION A
Scale: 3/32"=1'-0"



2 SECTION B
Scale: 3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



1 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS

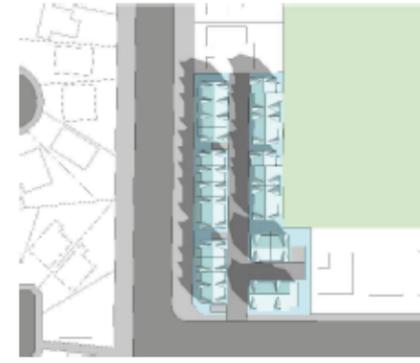


PROJECT INFO:
5030, 5040, 5052 & 5064 208 St.
Township of Langley, BC, Canada
CLIENT:
Jaspreet Dayal

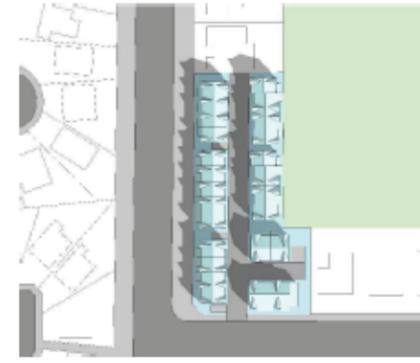
DATE
1-Sep-23
PROJECT NO:
23-210
SCALE: DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

IMAGES
SHADOW STUDY



REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	



PROJECT INFO:
5030, 5040, 5052 & 5064 208 St.
Township of Langley, BC, Canada

CLIENT:
Jaspreet Dayal

DATE
1-Sep-23

PROJECT NO:
23-210

SCALE: DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	



1 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS

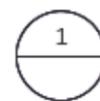


2 EQUINOX (MARCH/SEPTEMBER) 12PM
Scale: NTS



3 EQUINOX (MARCH/SEPTEMBER) 2PM
Scale: NTS

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	



VIEW

1/16"=1'



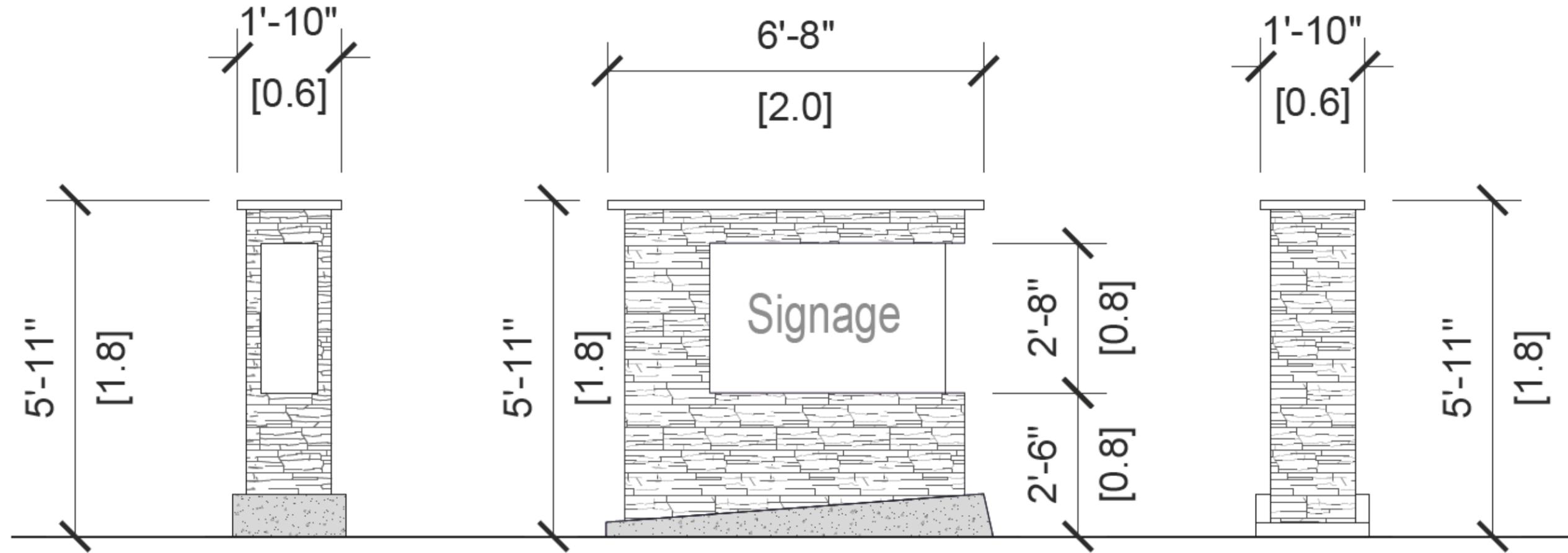
PROJECT INFO:
 5030, 5040, 5052 and 5064 208 St
 20845, 50A Ave
 City Of Langley BC
 CLIENT: Jaspreet Dayal

DATE: 14-Feb-24
 PROJECT NO: 23-210
 SCALE: N.T.S. DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

SITE SECTION

A.3.10



1 SITE SIGNAGE
1/2"=1'

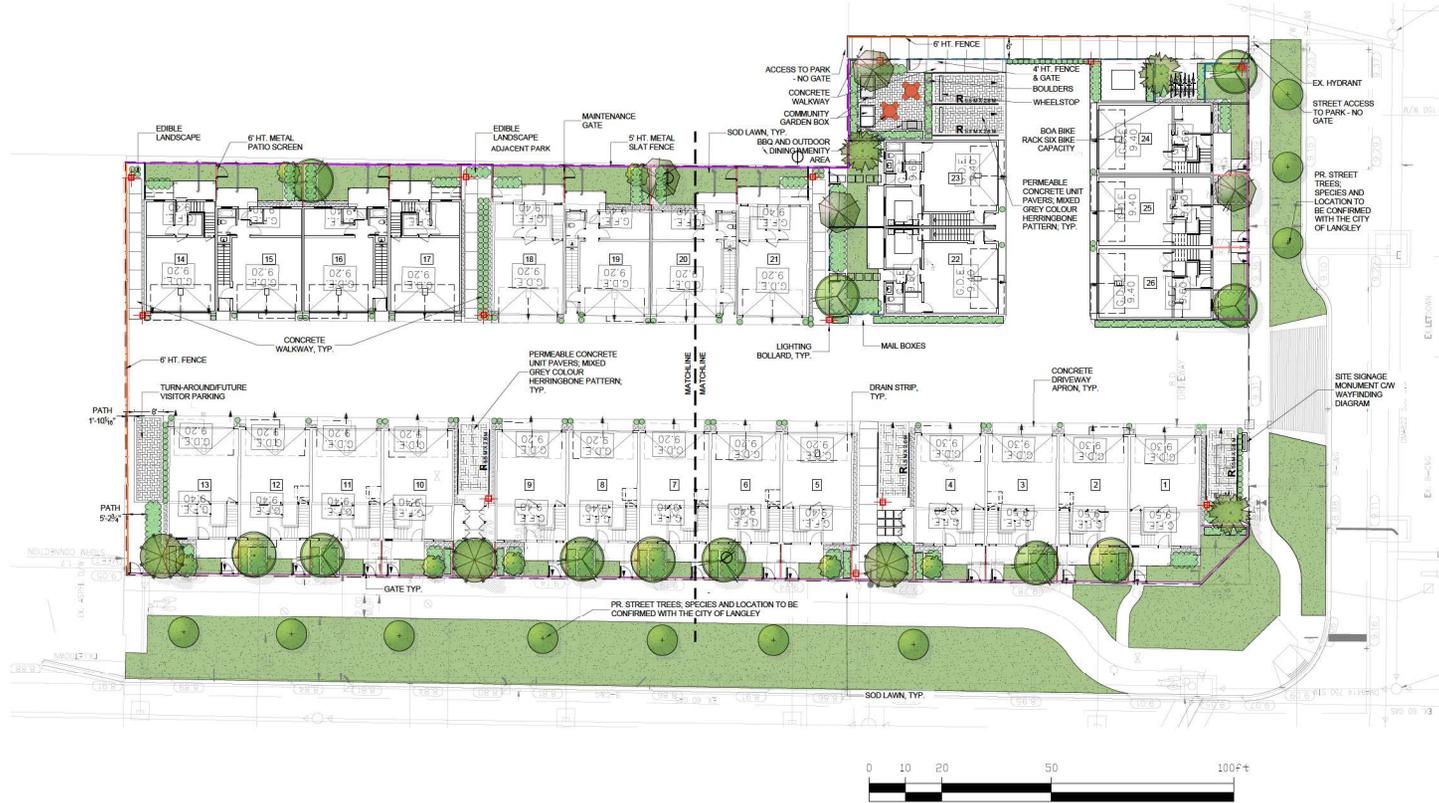
REV	DESCRIPTION	BY	DATE

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SCALE:



FENCE LEGEND

KEY	DESCRIPTION
	3-6" HEIGHT METAL FENCE & GATE
	4" HEIGHT METAL PICKET FENCE
	5" HEIGHT METAL SLAT FENCE
	6" HEIGHT METAL SLAT FENCE
	6" HT. METAL SLAT PATIO SCREEN

LIGHTING LEGEND

	BOLLARD LIGHT; FULL CUT-OFF TO REDUCE LIGHT POLLUTION
--	---



CONCRETE UNIT PAVERS: BELGARD CLASSIC STANDARD MIXED GREY COLOUR HERRINGBONE PATTERN. CONCRETE EDGE RESTRAINT, TYP.

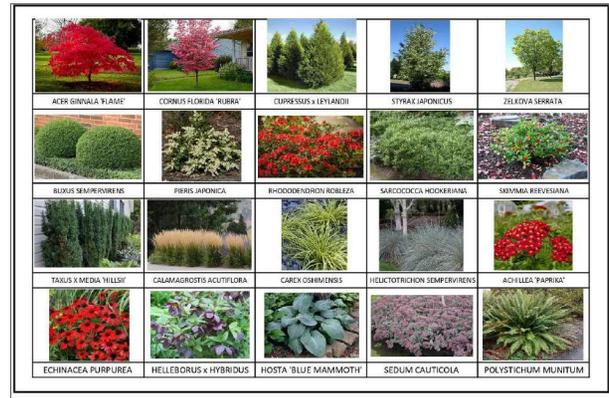
COBRA BOA BIKE RACK IN BLUE COLOUR BIKE IS SUPPORTED BY MINIMUM 2 POINTS DESIGNED FOR LALOCK THROUGH FRAME AND WHEEL TOGETHER.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 23-134	PLANTED SIZE / REMARKS
TREE	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD		50CM CAL, 1.5M STD, B&B, CLIMATE RESILIENT
	3	CUPRESSUS x LEYLANDII	LEYLANDII CYPRESS		2.5M HT, B&B, CLIMATE RESILIENT
	3	GINKGO BILOBA MENHIR	COLUMNAR MAIDENHAIR TREE		60CM CAL, B&B, CLIMATE RESILIENT
	3	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA		5 CM CAL, 1.5M STD, B&B, CLIMATE RESILIENT
	3	PNUS FLEXILIS 'VANDERWOLFS' PYRAMID'	VANDERWOLFS' PYRAMIDAL LAMBER PINE		2.5M HT, B&B, CLIMATE RESILIENT
	3	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL		5.0CM CAL, 1.5M STD, B&B, CLIMATE RESILIENT
SHRUB	33	BUXUS SEMPERVIRENS	COMMON BOXWOOD		#2 POT, 25CM, DROUGHT TOLERANT
	14	PIERIS JAPONICA 'CAVATINE'	PIERIS - DWARF		#2 POT, 30CM
	71	RHOODENDRON ROBLESIA PP4F	AUTUMN BONFIRE AZALEA, RED-EVERBLOOMING		#2 POT, 25CM
	40	SARCOCOCOA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX		#2 POT, 25CM
	45	SKIMMIA RIFEVESIANA	DWARF SKIMMIA		#2 POT, 25CM
	136	TAXUS X MEDIA 'YILLSIF'	HILL'S YEW		1.5M HT, B&B, NO BERRIES
	7	VACCINIUM CORYMBOSUM	BLUEBERRY		#2 POT, 40CM
GRASS	3	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS		#1 POT
	107	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE		#1 POT
	54	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS		#1 POT
PERENNIAL	13	ACHILLEA 'PARPINKA'	RED YARROW		15CM POT
	21	ECHINACIA PURPUREA 'SOMBRERO SALSA'	RED CONEFLOWER		15CM POT
	31	HELLEBORUS x HYBRIDUS	LENTEN ROSE		15CM POT
	2	HOSTA 'BLUE MAMMOTH'	HOSTA, LARGE, BLUE		#2 POT, 1-2 EYE
	39	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP		9CM POT
	4	POLYSTICHUM MUNITUM	WESTERN SWORD FERN		#1 POT, 20CM

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

NOTE: IRRIGATION SYSTEM TO BE DESIGN BUILD, HIGH EFFICIENCY, SMART-CONTROLLED DRIP IRRIGATION SYSTEM. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION. TO BE INSTALLED PER IMBC STANDARDS.



NO.	DATE	REVISION DESCRIPTION	DR.
10	24 APR 26	UPDATE PER CITY COMMENTS	CLG
9	24 APR 25	UPDATE FENCE	CLG
8	24 APR 23	UPDATE PER NEW SITE PLAN	CLG
7	24 MAR 25	UPDATE PER SUSTAINABILITY CHECKLIST	CLG
6	24 MAR 21	UPDATE PER CITY COMMENTS	CLG
5	24 MAR 19	ADD BIKE RACK	CLG
4	24 MAR 06	UPDATE WALKWAY TO PARK	CLG
3	24 FEB 27	NEW SITE PLAN	GRM
2	24 FEB 25	NEW SITE PLAN	CLG
1	03 MAY 24	UPDATE SITE PLAN	KMA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

5030, 5040, 5052 & 5064 208TH AVE
CITY OF LANGLEY

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23 OCT 19 DRAWING NUMBER:

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

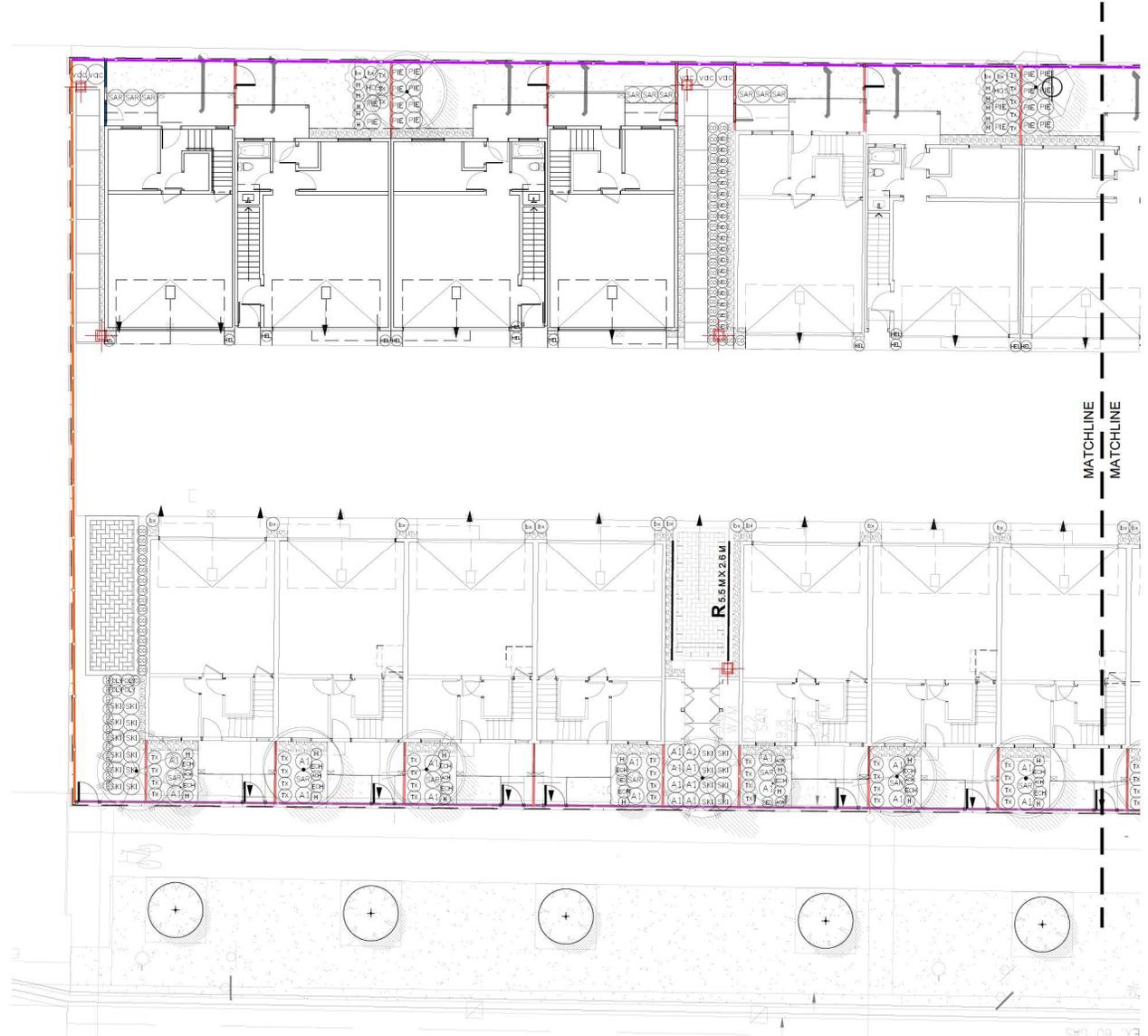
DRAWN: CLG

DESIGN: CLG

CHKD: CW

L1

OF 4



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
10	24.APR.26	UPDATE PER CITY COMMENTS	CLG
9	24.APR.25	UPDATE FENCE	CLG
8	24.APR.23	UPDATE PER NEW SITE PLAN	CLG
7	24.MAR.25	UPDATE PER SUSTAINABILITY CHECKLIST	CLG
6	24.MAR.21	UPDATE PER CITY COMMENTS	CLG
5	24.MAR.19	ADD BIVE BACK	CLG
4	24.MAR.06	UPDATE WALKWAY TO PARK	CLG
3	24.FEB.27	NEW SITE PLAN	GRM
2	24.FEB.25	NEW SITE PLAN	CLG
03	03.MAY.26	UPDATE SITE PLAN	KMA

NO. DATE REVISION DESCRIPTION DR.

PROJECT:
RESIDENTIAL PROJECT
5030, 5040, 5052 & 5064 208TH AVE
CITY OF LANGLEY

DRAWING TITLE:
SHRUB PLAN

DATE: 23.OCT.19 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW

L2
OF 4

23164-11.ZIP PMG PROJECT NUMBER: 23-164



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
 LANDSCAPE
 ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p. 604 294-0011 ; f. 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
10	24 APR 26	UPDATE PER CITY COMMENTS	CLG
9	24 APR 25	UPDATE FENCE	CLG
8	24 APR 23	UPDATE PER NEW SITE PLAN	CLG
7	24 MAR 25	UPDATE PER SUSTAINABILITY CHECKLIST	CLG
6	24 MAR 21	UPDATE PER CITY COMMENTS	CLG
5	24 MAR 19	ADD BIVE BACK	CLG
4	24 MAR 06	UPDATE WALKWAY TO PARK	CLG
3	24 FEB 27	NEW SITE PLAN	GRM
2	24 FEB 25	NEW SITE PLAN	CLG
1	03 MAY 20	UPDATE SITE PLAN	KMA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

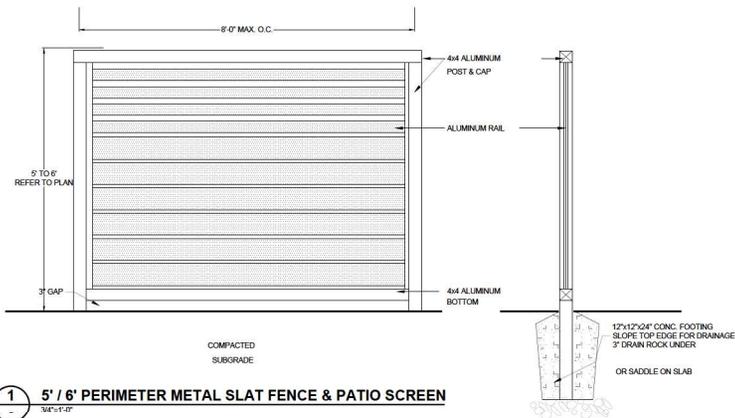
PROJECT:

RESIDENTIAL PROJECT
 5030, 5040, 5052 & 5064 208TH AVE
 CITY OF LANGLEY

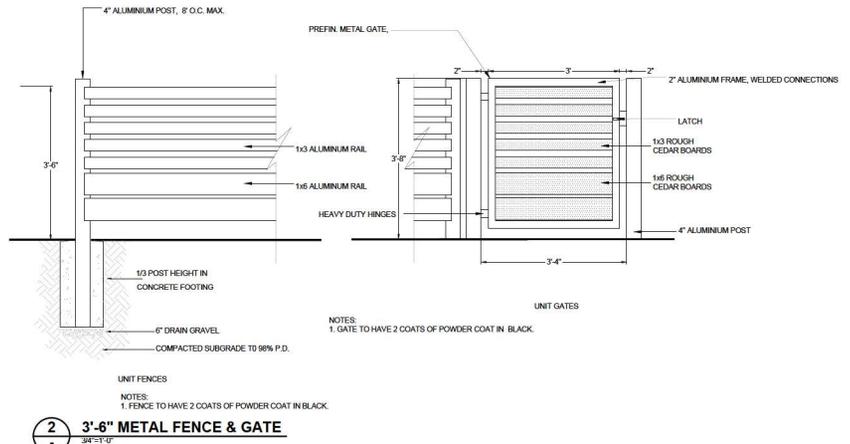
DRAWING TITLE:
**SHRUB
 PLAN**

DATE: 23.OCT.19 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0" **L3**
 DRAWN: CLG
 DESIGN: CLG
 CHKD: CW **OF 4**

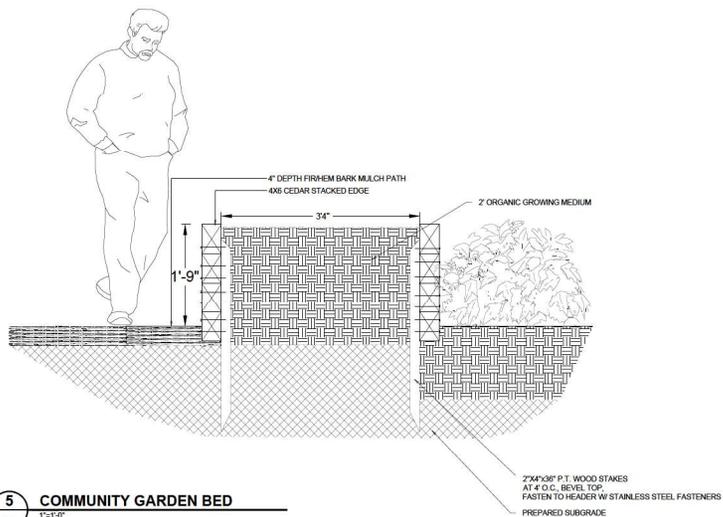
PMG PROJECT NUMBER: 23-164



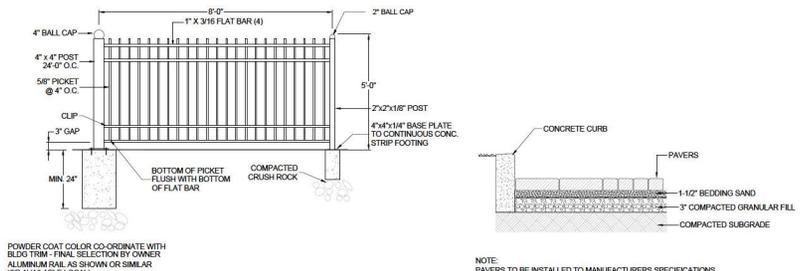
1 5' / 6' PERIMETER METAL SLAT FENCE & PATIO SCREEN
3/4"=1'-0"



2 3'-6\"/>

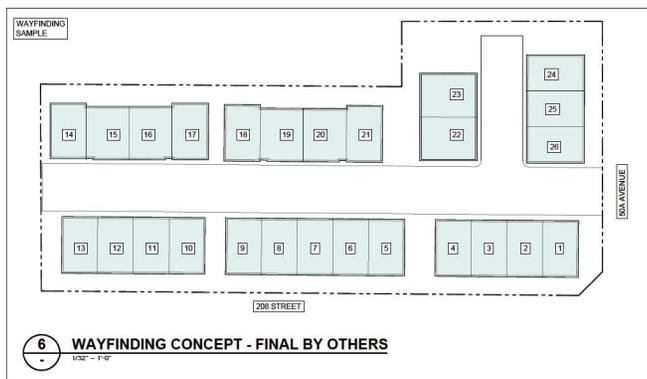


5 COMMUNITY GARDEN BED
1/2"=1'-0"



3 4' HT. PICKET FENCE
1/2"=1'-0"

4 PAVERS ON GRADE
1/2"=1'-0"



6 WAYFINDING CONCEPT - FINAL BY OTHERS
1/32"=1'-0"

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
10	24.APR.26	UPDATE PER CITY COMMENTS	CLG
9	24.APR.25	UPDATE FENCE	CLG
8	24.APR.23	UPDATE PER NEW SITE PLAN	CLG
7	24.MAR.25	UPDATE PER SUSTAINABILITY CHECKLIST	CLG
6	24.MAR.21	UPDATE PER CITY COMMENTS	CLG
5	24.MAR.19	ADD BIVE BACK	CLG
4	24.MAR.06	UPDATE WALKWAY TO PARK	CLG
3	24.FEB.27	NEW SITE PLAN	GRM
2	24.FEB.25	NEW SITE PLAN	CLG
03	04.FEB.25	UPDATE SITE PLAN	KMA

CLIENT:

PROJECT:
RESIDENTIAL PROJECT
5030, 5040, 5052 & 5064 208TH AVE
CITY OF LANGLEY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23.OCT.19 DRAWING NUMBER:
SCALE: AS NOTED **L4**
DRAWN: CLG
DESIGN: CLG
CHKD: CW **OF 4**

**ZONING BYLAW, 1996, No. 2100, AMENDMENT No. 202, 2024, No.
3277**

Prepared by:



Anton Metalnikov, Planner

Reviewed by:



Francis Cheung, Chief Administrative Officer



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 202, 2024, BYLAW No. 3277
DEVELOPMENT PERMIT APPLICATION DP 13-23

To consider rezoning and Development Permit applications from Whitetail Homes Ltd. to accommodate a 5-storey, 132-unit apartment development at 20719-20731 Eastleigh Crescent.

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Low Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Whitetail Homes Ltd.
Owners:	1098010 BC Ltd.; Aime Groleau & Claudette Clouatre
Civic Addresses:	20719-20731 Eastleigh Crescent
Legal Description:	Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601; Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602
Site Area:	3,806.6 m ² (0.94 acres)
Number of Units:	132 apartments
Gross Floor Area:	7,632.6 m ² (82,157 ft ²)
Floor Area Ratio:	2.005
Lot Coverage:	51.7%
Total Parking Required:	188 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	136 spaces
Visitor	<u>20 spaces</u>
Total	156 spaces (including 8 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD95 Comprehensive Development
Variances Requested:	5.5 m accessible stall length (5.8 m required) 20 visitor parking spaces (27 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$2,542,288.00 (City - \$1,186,832.00, GVS&DD - \$538,492.00, GVWD - \$535,684.00, SD35 - \$75,200.00, TransLink - \$206,080.00)

Zoning Bylaw Amendment No. 202
Bylaw No. 3277

**Community Amenity
Contributions (CACs):** \$528,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 202**

BYLAW No. 3277

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20719-20731 Eastleigh Crescent to the CD95 Comprehensive Development 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. 202, 2024, No. 3277”.

2. Amendment

(1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 95 (CD95) Zone immediately after Comprehensive Development – 94 (CD94) Zone:

“NNNN. CD95 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 5-storey, 132-unit apartment development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD95 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-080-925
Strata Lot 1, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (b) PID: 008-080-933
Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (c) PID: 008-081-735
Strata Lot 1, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (d) PID: 008-081-743
Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (architectural and landscape plans dated April 24, 2024), one copy each of which is attached to Development Permit No. 13-23.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

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

- (a) PID: 008-080-925
Strata Lot 1, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (b) PID: 008-080-933
Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (c) PID: 008-081-735
Strata Lot 1, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
- (d) PID: 008-081-743
Strata Lot 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

from the RM1 Multiple Residential Low Density Zone to the CD95 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 202
Bylaw No. 3277

READ A FIRST AND SECOND TIME this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER



EXPLANATORY MEMO

April 3, 2024 Advisory Design Panel Recommendations and Applicant Response DP 13-23 20719-20731 Eastleigh Crescent

Advisory Design Panel Recommendations and Applicant Response

On April 3, 2024 the Advisory Design Panel (ADP) reviewed the DP 13-23 application, and provided the following recommendations (see attached minutes for further details):

1. Consider softer earth tone shade of terra cotta material (i.e. less bright/orange and more representative of true terra cotta).
2. Provide more information on the amenity pavilion roof treatment, including considering a green roof or amenity access.
3. Review height of private unit patio fences adjacent to the courtyard for the openness/privacy trade-off.
4. Replace private unit patio fences with a more durable material (e.g. parkade podium fence material, recycled composite, etc.).
5. Consider opportunities for trees with greater winter visual interest, including additional evergreen plantings.
6. Consider incorporating coloured tiles in the children's play area.
7. Provide more information on the logistics of waste & recycling pickup.
8. Review opportunities to improve solar access to outdoor amenity space, including considering rooftop amenity areas on the 4th or 5th floors.
9. Consider potential for greening the parking podium fencing.
10. Consider greater use of terra cotta colour on the Eastleigh Crescent and 208 Street elevations.
11. Provide more design attention to the north-facing wall on the 5th floor.
12. Provide more detail and drawings of the soffit materials.
13. Review the roof line for design harmony and interest.
14. Consider updating the southeast corner parkade exit stair to allow for exiting through the lobby.
15. Enhance the appearance of the entrance (e.g. deemphasizing the height of the brick wall, relocating utilities from east of the stairs, additional/enhanced landscaping, incorporating lighting into the podium wall, etc.).
16. Review the positioning of the amenity pavilion for courtyard usability and garden plot viability and accessibility, including seating.
17. Review the design of the fronting green at the corner of Eastleigh Crescent and 56 Avenue.
18. Review south-facing windows for shading.
19. Update parkade ramp configuration to allow for turnaround by visitors.

The applicant submitted finalized revised architectural and landscape drawings on April 24, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider softer earth tone shade of terra cotta material (i.e. less bright/orange and more representative of true terra cotta).

The applicant has advised that the terra cotta coloured material was inaccurately shown in the previous drawings, and that the correct shade is closer to real terra cotta. The drawings have been updated to better illustrate the true colour.

2. Provide more information on the amenity pavilion roof treatment, including considering a green roof or amenity access.

The amenity pavilion's roof has been decorated with rocks of different shades laid out to form a geometric pattern.

3. Review height of private unit patio fences adjacent to the courtyard for the openness/privacy trade-off.

Private unit patio fences have been lowered from 1.5 metres (5 feet) to 1.2 metres (4 feet) with a solid fence design (i.e. not see-through) to provide privacy while avoiding creating a sense of confinement. Fences at a 1.2 metre height for private patios and balconies are typical in other developments in the City.

4. Replace private unit patio fences with a more durable material (e.g. parkade podium fence material, recycled composite, etc.).

Private unit patio fences have been updated to be the same model/material as the fences used on the parkade podium. This is an aluminum fence panel with thin, vertical, laser-cut slits as a decorative feature.

5. Consider opportunities for trees with greater winter visual interest, including additional evergreen plantings.

More evergreen trees, shrubs, and perennials have been incorporated into the project landscaping, including adding two Red Tipped Norway Spruce trees.

6. Consider incorporating coloured tiles in the children's play area.

The previous children's play area flooring design, which was composed entirely of black rubber tiles, has been updated to add green and beige tiles to match the building's colour palette.

7. Provide more information on the logistics of waste & recycling pickup.

The outdoor parkade gate has been moved back from the entrance ramp to create direct access to the garbage room. A smaller “jitney” truck will drive up the ramp to the garbage room to pick up bins and move them to the loading area where they will be picked up by the garbage truck. This two-vehicle and two-step process is a common practice for waste and recycling pickup in apartment buildings.

8. Review opportunities to improve solar access to outdoor amenity space, including considering rooftop amenity areas on the 4th or 5th floors.

The amenity pavilion in the courtyard has been reconfigured from an L-shape to a rectangle and moved northwest to open more of the courtyard to sunlight.

The exposed 4th floor roof at the north of the property has been converted into large private decks for the adjacent apartment units. The applicant had considered using this space for an additional outdoor amenity area, but determined it to be unfeasible as it would require additional insulation which would increase the deck elevation and need a ramp connecting to it, for which there is not enough room.

The main (5th floor) roof will be pre-wired to facilitate future solar panel installation.

9. Consider potential for greening the parking podium fencing.

Additional greenery and fence softening has been incorporated in the parking podium by adding planter boxes with Holly and Hydrangea plants on the north.

10. Consider greater use of the terra cotta colour on the Eastleigh Crescent and 208 Street elevations.

The Eastleigh Crescent and 208 Street elevations have both been updated to incorporate more of the terra cotta colour, primarily by converting some of the extruded rectangular frames from their previous corrugated metal cladding.

11. Provide more design attention to the north-facing wall on the 5th floor.

The north-facing wall on the 5th floor has been broken up through the integration of new windows and doors.

12. Provide more detail and drawings of the soffit materials.

Soffit details have been added to the architectural set’s material board page.

13. Review the roof line for design harmony and interest.

The roof line design has been updated above the building entrance to remove the grey roof overhang from above the green rectangular frame, while raising the height of this frame to maintain emphasis on the entrance and line up with the height of the extruded metal frames further down the building's elevations.

14. Consider updating the southeast corner parkade exit stair to allow for exiting through the lobby.

The applicant has responded noting this change is not possible due to insufficient space and because the Building Code only allows for one exit to be through a lobby, with the lobby already hosting an exit from the second floor.

15. Enhance the appearance of the entrance (e.g. deemphasizing the height of the brick wall, relocating utilities from east of the stairs, additional/enhanced landscaping, incorporating lighting into the podium well, etc.).

Numerous updates were made to the entrance in line with this recommendation: the brick wall along the accessible ramp was lowered and replaced with a glass guardrail to maintain safety, the gas meters were relocated to the building's far northeast corner, the exit stair from the underground parkade was moved around the corner away from the entrance, and a large planting bed was provided in the space created by these adjustments.

16. Review the positioning of the amenity pavilion for courtyard usability and garden plot viability and accessibility, including seating.

The amenity pavilion was reshaped and moved to expand the continuous courtyard area. Following review of sunlight access to the garden plots, they were found to be unviable and were removed as part of a broader rationalization of the outdoor amenity area to provide more open space and reduce crowdedness.

17. Review the design of the fronting green at the corner of Eastleigh Crescent and 56 Avenue.

While the design of this fronting green is subject to change following further review and input from City Engineering, Parks, and Planning staff, a draft design was added to the landscape set to provide an example of how this space could be used.

18. Review south-facing windows for shading.

Following review, the applicant has advised they are comfortable with the existing design which has its patios and balconies inset to provide shading to the adjacent

rooms and extruded frame features providing additional shading in select locations. Additionally, the cooling requirements in the new (2024) BC Building Code will result in air conditioning being provided in all units.

19. Update parkade ramp configuration to allow for turnaround by visitors.

The outdoor parkade gate has been moved back from the entrance ramp to create a hammerhead-style turnaround.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, APRIL 3, 2024
AT 7:03 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Jaswinder Gabri
Matt Hassett
Dammy Ogunseitan
Tony Osborn
Ritti Suvilai

Absent: Blair Arbuthnot
Cst. Dennis Bell
Leslie Koole
Ella van Enter

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the April 3, 2024 agenda.

It was **MOVED** and **SECONDED**

THAT the agenda for the April 3, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the March 13, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the March 13, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 13-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 11-23**

5-storey, 132-unit apartment building at 20719-20731 Eastleigh Crescent.

Anton Metalnikov, Planner, spoke to the staff report dated March 22, 2024 and provided a brief overview of the Development Permit application.

In response to a question from a Panel member, staff advised that the lot adjacent to this property does meet the minimum lot width and area in the City's Zoning Bylaw (over 30 metres wide and over 1,850 m² in area). The site has previously had a conceptual design prepared for it by an architect which demonstrated its development potential as a single remaining parcel.

The Applicant team entered the meeting:

Andressa Linhares, Design Manager, Keystone Architecture & Planning
Noel Lim, Project Manager, Keystone Architecture & Planning
Jennifer Wall, Landscape Architect, Keystone Architecture & Planning

Mr. Lim presented the application, providing an overview of the development with details on the following:

- Project data;
- Site description;
- Site plan;
- Floor Plans;
 - Parkade level
 - 1 – 5 levels
 - Roof level
- Site sections; and
- Shadow Study.

Ms. Linhares provided information on the following:

- Context plans;
- Design rationale;
- Renderings:
 - South/West corner of development
 - North/West corner of development
 - North view of development
 - Main entrance
- Material palette.

Ms. Wall provided information on the Landscape design, providing information on the following:

- Landscape rendering;
- Patio pavers;
- Laser cut metal panel screening parkade entrance;
- Podium plan;
- Features/programming of amenity area;
- plant palette; and
- Podium rendering.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- A true terra cotta or true brown would be less jarring than the current accent colour which appears orange in the renderings;
- Amenity area lacks evergreen landscaping;
- Need higher privacy fence on private patios;
- Consider coloured rubber flooring for play area rather than black;
- Consider integrating recessed lighting for the main entrance;
- Consider using the same perforated metal used in the parking area for screening between units in order to give continuity, possibly in a light grey;
- use terra cotta square design on side of building facing Eastleigh Crescent to break up the green colour;
- put more greenery at north end of rooftop space;
- provide private patio, amenity space, or at least a window in the corridor on the roof, and pay attention to mechanical equipment up there;
- the roof on the entry area doesn't harmonize with rest of building, suggest using fewer elements;
- give more consideration to soffit material;
- reconfigure parkade exit stair to permit exit through lobby;
- review shadow studies with respect to location of vegetable planter boxes on northwest side to ensure there will be enough sun to grow things;
- transition grass boulevard at south facing side of building to a more active space such as a parkette;

- put some sort of treatment on roof of the indoor amenity space;
- put sunscreens on windows of south facing units;
- ensure plantings chosen will be sustainable in hotter conditions;
- ensure cars that drive into entrance have ability to turn around.

In response to questions from Panel members, the applicant team advised that:

- all the parking spots are wired to accommodate electric vehicles;
- the stairs from the parkade are within a secured area;
- the amenity room has full cooking facilities;
- the height of the privacy fencing on the private patios is 4ft. and is not a solid wood fence; like idea of lightening up programming below in amenity space;
- the private and community spaces will be delineated through the use of different coloured and textured pavers;
- coniferous trees could be used to add more evergreen trees to the podium; however, they are only 1m wide and would block sun to units, whereas deciduous trees are more open;
- the reason the rubber tiles for the play area are black is because they are the only ones that are a recycled product; the coloured ones aren't recycled; these tiles were also picked at they are complimentary to the other pavers in the area as they are the same size;
- access to the wheelchair ramp to the building is off 56th Ave.;
- it is a requirement that all entrances to the building be wheelchair accessible;
- the secondary entrance is intended to facilitate drop offs;
- the parking ramp is configured to rise half a level, where it splits into two accesses: one at the same level to the side to serve the surface parking area, and one that comes back down to the underground parking level;
- The loading zone was located at surface level to support compliance with Zoning Bylaw requirements on height clearance;
- although the applicant is open to other options for location of outdoor amenities, the location was chosen to ensure those areas would be shaded in summer when they would most often be used by residents;
- bike racks are located in the parkade; there are no bike racks above the first floor;
- there are perforated metal screen wraps all around the parkade; other than on the north or west side, it is possible for a light screen or more landscaping;
- no trees on-site are being retained;
- with respect to providing more accessibility to various amenities in the podium space, there is one open side on the picnic unit to accommodate a wheelchair, there is clearance around seating areas, they could remove one chair around the lounge table to accommodate a wheelchair; they could make some of the community garden boxes raised boxes;

- the building meets the City’s requirement for flood elevations;
- all appliances in the adaptable units are of wheelchair accessible height;
- the garbage room will have an automatic door opener;
- the stairway on the north elevation is gated;
- the applicant can look into the possibility of replacing the existing fencing on 208 Street with some recycled composite fencing that resembles wood;
- there will be non-intrusive downlighting in the amenity area;
- plantings will be chosen with consideration given to pollinators and those that are edible; given increasingly warmer seasonal temperatures, they may not be using native plants that require cooler temperatures.

The applicant team left the meeting.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Consider softer earth tone shade of terra cotta material (i.e. less bright/orange and more representative of true terra cotta);
 - b. Provide more information on the amenity pavilion roof treatment, including considering a green roof or amenity access;
 - c. Review height of private unit patio fences adjacent to the courtyard for the openness/privacy trade-off;
 - d. Replace private unit patio fences with a more durable material (e.g. parkade podium fence material, recycled composite, etc.);
 - e. Consider opportunities for trees with greater winter visual interest, including additional evergreen plantings;
 - f. Consider incorporating coloured tiles in the children’s play area;
 - g. Provide more information on the logistics of waste & recycling pickup;
 - h. Review opportunities to improve solar access to outdoor amenity; space, including considering rooftop amenity areas on the 4th or 5th floors;
 - i. Consider potential for greening the parking podium fencing;
 - j. Consider greater use of the terra cotta colour on the Eastleigh Crescent and 208 Street elevations;
 - k. Provide more design attention to the north-facing wall on the 5th floor;
 - l. Provide more detail and drawings of the soffit materials;
 - m. Review the roof line for design harmony and interest;
 - n. Consider updating the southeast corner parkade exit stair to allow for exiting through the lobby;
 - o. Enhance the appearance of the entrance (e.g. deemphasizing the height of the brick wall, relocating utilities from east of the stairs,

- additional/enhanced landscaping, incorporating lighting into the podium wall, etc.);
- p. Review the positioning of the amenity pavilion for courtyard usability and garden plot viability and accessibility, including seating;
 - q. Review the design of the fronting green at the corner of Eastleigh Crescent and 56 Avenue;
 - r. Review south-facing windows for shading;
 - s. Update parkade ramp configuration to allow for turnaround by visitors.

**4) DEVELOPMENT PERMIT APPLICATION DP 10-23
ZONING BYLAW AMENDMENT APPLICATION RZ 09-23**

26-unit townhome complex at 5030-5064 208 Street & 20845 50A Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated March 21, 2024 and provided a brief overview of the Development Permit application.

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

- there is a requirement to create a connection through the development from 50A Avenue to the park and it will be on the east edge of the property;
- as properties along 208 Street are developed, the goal is to transform the frontage and public realm by having a dedicated bike lane and tree strip added with private properties also being required to plant trees in order to create a double tree streetscape.
- The development will step down at the southeast end to be consistent with the height of a single family home;
- The City's Townhome and Plex-Home Best Practices Guide aims for an 8-metre setback between 3-storey townhomes and adjacent properties designated for single-detached homes in the OCP. While the southeast unit has its 3-storey portion set back 7 metres, it is sited beside the neighbouring property's front driveway and avoids backyard shadowing and privacy impacts. In addition, the 2-storey portion of this unit is set back 5.6 metres, compared to the standard 1.5 metre requirement. The unit adjacent to the neighbouring property's backyard is set back 8.6 metres;
- No balconies face the neighbouring single-detached property, and a new 6-foot fence will be installed for privacy;
- a statutory right-of-way in favour of the City and public access will be required over the park pathway to ensure the future strata cannot close it;
- fencing will be provided along the full length of the park pathway, with a gate from the path into the townhome complex itself. The path will feel like a separate public space;

- likely there will be different owners of the neighbouring properties to the north so there will be a requirement to provide cross access between the future developments.

The Applicant team entered the meeting:

Jaspreet Dayal, Owner
Caelan Griffiths, Principal, PMG Landscape Architects
Rajinder Warraich, Principal, Flat Architecture

Mr. Warraich presented the application, providing an overview of the development with details on the following:

- Site plan
- Material sheet;
- Buildings 1, 2, 3, 4, 5, 6, and 7
 - Main floor plan;
 - Top floor and roof plan;
 - Elevations;
- Renderings; and
- Shadow analysis.

Mr. Griffiths provided an overview of the landscape plan, with details on the following amenities:

- use of climate resilient trees;
- bike rack;
- park access;
- bike parking;
- community garden boxes;
- small outdoor dining area;
- pathways from back yards to front yards;
- blueberry bushes at end of pathways;
- colour and surfacing of concrete pavers to distinguish parking areas; and
- landscape lighting at outdoor amenity space.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- possibility of creating a pedestrian access through the middle of the development so residents don't have to walk so far to access units;
- site signage for way finding is important;
- possibility of having some architectural features, including windows, to break up massing on the end of the building facing 50th Ave.;
- privacy screening between decks is not shown on the renderings;
- landscaping is all one height, possibility of including some vertical features including taller coniferous trees;
- given the small size of the amenity space, garden boxes may not be the best amenity use for that area;

- recommend not putting shrubs between parking spots as it could be dangerous for children to play in that area where they are screened from approaching cars.

The applicant team responded to questions from Panel members, advising that:

- although they are currently meeting parking requirements, there is the potential for another parking spot;
- there will be metal privacy fencing between unit entries and balconies;
- more windows can be placed in some areas of the side of the buildings;
- the outdoor amenity space will be made secure with a four foot picket fence and lighting;
- the pathway orientation to the amenity space was necessary as space was needed for the last parking space adjacent to the amenity area;
- heat pumps are being used in the development;
- the applicant is waiting for an acoustics report to be conducted to determine whether extra sound attenuation features will be required for the buildings;
- metal fencing will be used on 208 Street and will be the same all the way around and will be 6 ft. high; the fencing against the park will be opaque;
- all yards will have gates.

Staff clarified that the fencing along the park is intended to be 4 ft. aluminum picket fencing, but alternative styles can be looked at.

The applicant team left the meeting.

Staff further clarified that no gates are allowed in the fencing along the park from units facing the park.

Panel members provided further feedback on the following:

- the area where the bike rack is located doesn't seem very secure;
- the location of the postal box for the development needs to be included on the rendering;
- would like architectural rendering showing true streetscape for Council.

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

- the bike rack area is intended for visitors;
- the pad for BC Hydro is located next to the bike rack as BC Hydro requires immediate drive up access;
- staff can report back on the potential for having addresses placed on the back of units to assist emergency services and delivery drivers in identifying units within the complex;
- the PMT, bike rack, and amenity space cannot swap spaces with the townhome blocks as this space is needed to provide the necessary setback with the neighbouring single-detached property;
- per new Provincial legislation, as of July 1 this neighbouring property will be able to build up to 4 units (e.g. fourplex);

- staff are continuing to work with the applicant and Engineering Department to be able to retain large trees on 208 Street where possible;
- Updated renderings with more accurate streetscape will be provided;
- noise attenuation is a requirement within the City’s Development Permit Area Guidelines.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED
THAT:

3. The ADP receive the staff report for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review opportunities for additional pedestrian access between internal lane and 208 Street;
 - b. Provide information on wayfinding, including unit addressing on the internal lane side;
 - c. Provide more detail on privacy fencing between unit patios and balconies;
 - d. Incorporate more design interest to side elevations, especially along 50A Avenue (e.g. windows, ornamentation, symmetry, landscaping, etc.);
 - e. Review opportunities to provide additional larger coniferous trees
 - f. Review protection between the outdoor amenity area and visitor parking spaces;
 - g. Review security of the visitor bicycle rack;
 - h. Show mailbox pad on drawings.

CARRIED

5) NEXT MEETING

April 24, 2024

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:25 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 13-23
Rezoning Application RZ 11-23
(20719-20731 Eastleigh Crescent)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Bylaw #: 3277

Doc #:

Date: March 22, 2024

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Whitetail Homes Ltd. for a 5-storey, 132-unit apartment development at 20719-20731 Eastleigh Crescent.

POLICY:

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Low Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Whitetail Homes Ltd.
Owners:	1098010 BC Ltd.; Aime Groleau & Claudette Clouatre
Civic Addresses:	20719-20731 Eastleigh Crescent
Legal Description:	Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601; Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602
Site Area:	3,806.6 m ² (0.94 acres)
Number of Units:	132 apartments
Gross Floor Area:	7,632.6 m ² (82,157 ft ²)
Floor Area Ratio:	2.005
Lot Coverage:	51.7%
Total Parking Required:	188 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	136 spaces
<u>Visitor</u>	<u>20 spaces</u>
Total	156 spaces (including 8 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD95 Comprehensive Development
Variances Requested:	5.5 m accessible stall length (5.8 m required) 20 visitor parking spaces (27 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$2,542,288.00 (City - \$1,186,832.00, GVS&DD - \$538,492.00, GVWD - \$535,684.00, SD35 - \$75,200.00, TransLink - \$206,080.00)
Community Amenity Contributions (CACs):	\$528,000.00

Discussion:

1. Context

The applicant is proposing to develop a 5-storey, 132-unit apartment building on a site consisting of two duplexes. The site is located in an established higher-density residential area which has seen significant recent development interest resulting in an ongoing transition in line with the City's Official Community Plan (OCP), with several developments recently completed, under construction, or in the application stage nearby, among other townhomes and apartment buildings.

Located at the intersection of two separate grid patterns, the site has frontages on three streets, two of which are classified as local (Eastleigh Crescent and 208 Street) and one of which is an arterial (56 Avenue). These streets separate the site from two 5-storey apartment buildings to the west, a 3-storey apartment complex to the south, 3-storey townhomes kitty corner to the southeast, and a 2-storey apartment complex and a vacant convenience store to the east. The site is also directly abutted by the Ivy Lea apartment building to the north and an older townhome complex to the west, which has a recently completed apartment building (the Eastleigh) on its other side. This neighbouring townhome property meets both the minimum area (1,850 m² or 19,913 ft²) and width (30 m or 98 ft) requirements of the City's standard zone for the Low Rise Residential OCP designation, and would remain a viable redevelopment site on its own.



Site context

The site is well positioned with connections to retail and service areas given its Downtown location. It also benefits from proximity to key neighbourhood amenities, including:

- Dumais and Rotary Centennial Parks (few minutes' walk);
- Douglas Park Elementary School (10-minute walk); and
- Timms Community Centre (10-to-15-minute walk).

The site is also located near several transportation services, including:

- Two local and regional bus lines, including the frequent 503 Fraser Highway Express (immediately adjacent);
- The Langley Centre transit exchange and the fifteen bus routes it serves (5-to-10-minute walk); and
- The planned Langley City Centre SkyTrain station and its associated transit exchange (10-to-15-minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Low Rise Residential in the City's OCP, which allows for apartment development of up to 6 storeys in height and a Floor Area Ratio (FAR) of up to 2.1.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Low Rise Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Low Rise Residential designation.

3. Design

The applicant is proposing a wood-frame building which responds to its three-frontage site with a U-shape. This configuration allows the building to set an active face along each of its adjoining streets and wrap an internal surface-level parking area, which is screened from its neighbouring properties to the rear by a wood-tone metal fence. The underground parking level is raised slightly above ground and buffered with shrubs and trees, with these raised portions painted where lower and clad with brick where higher near the main entrance. This entrance is located along 56 Avenue, while vehicle access is provided off Eastleigh Crescent with a single ramp splitting on-site to the two levels. An outdoor amenity deck covers most of the surface parking level up to the minimum required setbacks and features an indoor amenity pavilion. The 5-storey building steps down to 4 storeys at its north interface with the adjacent apartment building

to meet City OCP policy on sensitive transitions in height between new development along Eastleigh Crescent and the existing buildings to their rear.

The building's exterior takes a "base-middle-top" design approach with a brick ground floor, grey cement board panelling on the next three storeys, and a white cement board panel top floor finished with a cornice. Additional design details including extruded metal fins and frames break up these base materials, add colour and texture to the façade, and highlight the building's entrances.

The development's landscaping wraps the outside edge of the site primarily with Hill's Yews, Trident Maples, and Chinese Dogwoods, with other varieties incorporated where planting areas are larger. The raised courtyard features additional species among several planter boxes, which also host Snowball trees. A total of 20 trees are proposed on-site, with additional street trees to be provided as part of required frontage upgrades. Eight resident garden plots provide further greenery to the courtyard, which provides outdoor amenity space to the building through cooking, dining, and lounge facilities, along with a children's play area floored with recycled rubber tiles.

The unit type distribution of the building includes 115 one-bedroom units, and 17 two-bedroom units. 28 (21%) of the units are adaptable. Resident storage facilities are provided in common storage rooms located on all residential floors. 796 m² (8,568 ft²) of total amenity space is provided in the building, including 137 m² (1,472 ft²) of indoor amenity space and 659 m² (7,096 ft²) of outdoor amenity space. A two-elevator core services the building.

4. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Reducing the heat island effect by use of a landscaped courtyard covering the surface parking area;
- Using drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Providing resident garden plots;
- Using water-conserving toilets; and
- Providing 14 resident parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.

5. 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.

6. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 6-storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Low Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to reduce the length of accessible parking spaces and reduce the number of visitor parking spaces. Staff support these variances per the rationales below.

The accessible parking space variance requested is to reduce their length from 5.8 metres to 5.5 metres. The 5.5 metre length is consistent with the City's standard parking stall dimension requirements and a review of nearby municipalities (Langley Township, Surrey, Maple Ridge, and Abbotsford) found that all used the same stall length for both standard and accessible parking spaces. Staff are also considering making standard and accessible parking stall lengths consistent in the City's upcoming new Zoning Bylaw.

Proposed Parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 17.0% less than what would be required. Given that a CD zone is being proposed for this development, technically a variance is only required for visitor parking, along with that previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 32 spaces or 17.0%) meets the rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of the future SkyTrain station. If the

preliminary “Shoulder” rates being considered for the new Zoning Bylaw were applied to this application, 156 parking spaces would be required, based on rates of 1.0 spaces per 1-bedroom unit, 1.25 spaces per 2-bedroom unit (=136 resident spaces), and 0.15 visitor spaces per unit (=20 visitor spaces). This total is equal to the applicant’s proposed parking amount of 156 spaces and is 17.0% less than the current RM3 Zone requirement of 188 spaces, which is based on rates of 1.2 spaces per 1-bedroom unit, 1.3 spaces per 2-bedroom unit (=161 resident spaces), and 0.2 visitor spaces per unit (=27 visitor spaces). Similar variances have recently been approved by Council at 20191 53A Avenue (13% reduction), 20142 53A Avenue (14.5% reduction), and 20230 56 Avenue (15% reduction).

Based on the above commentary and analysis, staff support these variances.

7. Summary

The proposed development is consistent with the City’s OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

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’s Design Criteria Manual (DCM), and the City’s Subdivision and Development Servicing Bylaw (SDSB).

Per the City’s DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City’s Watercourse Protection Bylaw No. 3152, the developer’s consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **136 Unit Apartment Development located at 20619-29 Eastleigh Cres.**

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 zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

- A) The developer is responsible for the following work which shall be designed by a Professional Engineer:
- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
 - II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
 - III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
 - IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include 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.
 - V. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's standing hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) 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."
 - VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
 - VII. A corner truncation of 4m will be required at the corner of Eastleigh Cres. and the lane n/w of the proposed project.
 - VIII. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per DCM Section 8.21. The proposed development plan and

- statistics, once ready, should be forwarded to the City Engineer to develop the scope of this traffic study. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:
- a. For OCP Amendment / Rezoning Applications: Prior to Council's first and second readings; and
 - b. For Development Permits (DP): Prior to Council consideration of the application.
- IX. The scope and extent of the off-site works shall be determined in part from the TIA. New sidewalk, barrier curb, gutter will be required along the entire Eastleigh Cres. frontage, complete with boulevard trees and a planting strip as per DCM cross-section SS-R07 and Section 11.0.
 - X. The condition of the existing pavement along all the proposed project's frontages 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 by the Developer, at the Developer's expense.
 - XI. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8.0. The design shall be adequate for MSU trucks as the design vehicle.
 - XII. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.
 - XIII. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's Eastleigh Cres. project frontage by replacing with underground infrastructure.
 - XIV. A dedicated on-site loading zone shall be provided by the developer. The design shall be adequate for MSU trucks as the design vehicle.
- B) The Developer is required to deposit the following bonding and fees:
- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.

- II. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

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:

- I. The Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review
- II. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer.
- IV. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- V. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- VI. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

- VIII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- IX. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- X. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. Garbage and recycling enclosures shall accommodate 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." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required on exterior of both rooftop stairways. Standpipes will be required at the parkade entrance, and in both elevator lobby refuge areas. All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Stairwells must be constructed to accommodate shelter in place applications. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (knox box) will be required before occupancy. The 4" FDC will be located on a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the April 3, 2024 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,186,832.00 to City Development Cost Charge accounts and \$528,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Attachments

Concurrence:



per Fire Chief Kennedy

Bob Perry
Captain of Fire Prevention

WHITETAIL 56TH EASTLEIGH APARTMENTS, 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



COVER PAGE

SCALE

SD0.01

SD0.01 COVER PAGE
SD1.01 CONTEXT PLANS
SD1.02 CONTEXT PLANS
SD1.10 PROJECT DATA
SD1.11 PROJECT DATA
SD1.12 PROJECT DATA
SD1.14 FSR PLANS
SD1.15 FSR PLANS
SD1.20 DESIGN RATIONALE
SD1.21 RENDERINGS
SD2.01 SITE PLAN
SD2.10 1st LEVEL PLAN
SD2.11 2nd LEVEL PLAN
SD2.12 3rd to 4th LEVEL PLAN
SD2.13 5th LEVEL PLAN
SD2.16 ROOF LEVEL PLAN
SD2.20 P1 LEVEL PLAN
SD3.01 BUILDING ELEVATIONS
SD3.02 BUILDING ELEVATIONS

SD3.03 BUILDING ELEVATIONS
SD3.04 BUILDING ELEVATIONS
SD4.01 MATERIAL BOARD
SD5.01 STREETSCAPES
SD5.10 SHADOW STUDY
SD6.01 SITE SECTIONS
SD6.02 SITE SECTIONS
SD7.01 SURVEY PLAN
SD7.02 SITE LAYOUT PLAN
SD7.03 SITE CODE PLAN



WHITETAIL HOMES LTD.

ABBOTSFORD, BC | 104 - 3550 MT. LEHMAN RD.
V4X 2M9 | 604.864.0714



KEYSTONE ARCHITECTURE & PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768

E-MAIL: MAIL@KEYSTONEARCH.CA
ONLINE: KEYSTONEARCH.CA

LANDSCAPE ARCHITECTURE DIVISION

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 EXT. 216

E-MAIL: JENNIFER@KEYSTONEARCH.CA



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



CONTEXT PLANS

SCALE 1 1/2" = 1'-0"



SD1.01

SITE DESCRIPTION

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON THE CORNER OF EASTLEIGH CRESCENT AND 208 ST AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. BOTH LOTS ARE CURRENTLY OCCUPIED BY MULTI-FAMILY HOUSING. THE SITE CONNECTS TO THE DOWNTOWN AREA WITH PROXIMITY TO THE LANGLEY CITY HALL TO THE SOUTH WEST, KWANTLEN POLYTECHNIC UNIVERSITY TO THE NORTH EAST. FITNESS UNLIMITED ATHLETIC CLUB AND DUMAIS PARK ARE WITHIN WALKING DISTANCE FROM THE SITE. THE SITE IS ALSO WITHIN WALKING DISTANCE TO THE FUTURE SKY TRAIN STATION AT 203 STREET.



1 KPU LANGLEY CAMPUS



2 DUMAÏS PARK



3 FITNESS UNLIMITED ATHLETIC CLUB



4 FRASER VALLEY CONTINUING EDUCATION



5 FRASER HEALTH LANGLEY HOME HEALTH



6 TIMMS COMMUNITY CENTRE



7 CITY OF LANGLEY LIBRARY



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



CONTEXT PLANS

SCALE 1 1/2" = 1'-0"

SD1.02



A 56th AVENUE LOOKING WEST



B 208th STREET LOOKING SOUTH



C 56th AVENUE LOOKING EAST



D EASTLEIGH CRESCENT LOOKING SOUTHEAST



E 208th STREET LOOKING NORTH

PROJECT DATA

1.0.0 ZONING DATA		
PROJECT:	WHITETAIL 56TH APARTMENTS	
CHWC ADDRESS:	20719, 20721, 20725, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.	
PID:	008-080-025, 008-080-033, 008-081-735, 008-081-743	
LEGAL DESCRIPTION:	SL 1 PLAN NW2601, SL 2 PLAN NW2601, SL 1 PLAN NW2602, & SL 2 PLAN NW2602	
NEIGHBOURHOOD:	DOUGLAS	
SITE AREA (GROSS):	3,806.6 m ² (40,974 SF)	
SITE AREA (NET):	3,637.5 m ² (39,154 SF)	
COORDINATING REGISTERED PROFESSIONAL CERTIFIED PROFESSIONAL:	ERIC POLLETTNER, ARCHITECT ABC, AAA (AOR) KEYSTONE ARCHITECTURE	
CURRENT/REQUIRED/PERMITTED:	PROPOSED:	
ZONE:	RM1 (MULTIPLE RESIDENTIAL LOW DENSITY ZONE)	CD (COMPREHENSIVE DEVELOPMENT ZONE)
OCF DESIGNATION:		
SETBACKS:	FRONT: 7.50m REAR: 7.50m SIDE (EAST): 7.50m SIDE (WEST): 7.50m	FRONT: 3.00m REAR: 6.00m SIDE: N/A SIDE: N/A
DENSITY/GROSS FLOOR AREA (FSR):		82,157 SF 30,154 SF 2.10
BUILDING HEIGHT:	2 STOREYS	5 STOREYS (19.13m, AVERAGE GRADE TO TYPICAL UPPERMOST ROOF DECK)
LOT COVERAGE:	MAX. 35%	L2 ENCLOSED BUILDING AREA = 1,883 m ² LOT COVERAGE (GROSS SITE) = 1,883 m ² / 3,806.6 m ² = 49.47% LOT COVERAGE (NET SITE) = 1,883 m ² / 3,637.5 m ² = 51.7%
COMMON INDOOR AMENITY AREA:	MIN. 1.0 m ² + 130 UNITS = 130 m ²	14,712 SF 136.75 m ²
COMMON OUTDOOR AMENITY AREA:	MIN. 2.0 m ² + 130 UNITS = 260 m ²	7,096 SF 659.23 m ²
PRIVATE OUTDOOR AMENITY AREA:	N/A	2,256 SF 209.63 m ²
ADAPTABLE UNITS:	MIN. 20% OF TOTAL UNITS = 130 x 20% = 26	26
ACCESSIBLE UNITS:	N/A	0
STORAGE LOCKERS:	1 STORAGE LOCKER PER UNIT = 132 LOCKERS	132
STEP CODE:	STEP CODE 2	STEP CODE 2
MINIMUM BUILDING ELEVATION:	MIN. FCL GED, PER FLOODPLAIN ELEVATION BYLAW: 9.00m	FCL GED: 9.10 TYPICAL FIRST FLOOR
WASTE & RECYCLING STORAGE:		
UNIT COUNT:	N/A	132
GROSS BUILDABLE AREA:	N/A	122,439 SF 11,374.95 m ²
NET BUILDABLE AREA:		67,079 SF
EFFICIENCY:		76.0%
ZONING AVERAGE GRADE:	8.29 m (26.86 + 303.00 + 67.14 + 281.00 + 438.20 + 648.04 / 236.09m)	
AVG EXISTING GRADE NORTHEAST ELEVATION:	(8.31 + 8.20) / 2 = 8.26 * 41.14 m = 339.16 m	
AVG EXISTING GRADE EAST ELEVATION:	(7.97 + 8.20) / 2 = 8.09 * 48.69 m = 393.90 m	
AVG EXISTING GRADE SOUTHEAST ELEVATION:	(8.14 + 7.97) / 2 = 8.06 * 7.09 m = 57.14 m	
AVG EXISTING GRADE SOUTH ELEVATION:	(8.28 + 8.14) / 2 = 8.21 * 25.81 m = 211.90 m	
AVG EXISTING GRADE SOUTHWEST ELEVATION:	(8.29 + 8.28) / 2 = 8.29 * 51.06 m = 423.29 m	
AVG EXISTING GRADE NORTHWEST ELEVATION:	(8.28 + 8.31) / 2 = 8.30 * 61.21 m = 508.04m	
TOTAL PERIMETER:	41.14 m + 48.69 m + 7.09 m + 25.81 m + 51.06 m + 61.21 m = 235.00m	
VARIANCES APPLIED FOR:	1. FRONT AND SIDE (WEST) SETBACK. 2. VISITOR PARKING STALL FACTOR. 3. 2'-0" SIDE (EAST) SETBACK ENCROACHMENT FOR ROOF OVERHANGS AND BALCONIES.	
NOTES:	1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS. 2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.	

1.2.0 CODE DATA		
APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: REQUIRED		
1. PART 3 BUILDING:		Div. A - PART 3 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCIES:		1.1.2, & APPENDIX A - 3.1.2.1.(1)
3.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
3.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS:		1.4.1.2. DEFINED TERMS - BUILDING AREA
L1	L1 - C-RESIDENTIAL	12,856 SF 1,184 m ²
L1	L1 - F3-BASEMENT STORAGE GARAGE	16,270 SF 1,522 m ² 2,706 m ²
L2	L2 - C-RESIDENTIAL	18,798 SF 1,746 m ²
L3	L2 - A2-BUILDING AREA - AMENITY	1,481 SF 138 m ² 1,883 m ²
L3	L3 - C-RESIDENTIAL	18,798 SF 1,746 m ²
L4	L4 - C-RESIDENTIAL	18,798 SF 1,746 m ²
L5	L5 - C-RESIDENTIAL	17,047 SF 1,584 m ²
P1	P1 - F3-BASEMENT STORAGE GARAGE	34,347 SF 3,191 m ²
4. BUILDING CLASSIFICATIONS:		3.2.2.19 - 3.2.2.20
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 5, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82.(2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2.(2)(A)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)(A)(i)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED/FIRESTOP		3.1.4.1(2)
4.3. RESIDENTIAL LEVEL 1		3.2.2.49
GROUP C, UP TO 5 STOREYS, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION		3.2.2.49.(1), 3.2.2.49.(1)(C)(iv)
MAX. ALLOWABLE BUILDING AREA < 7200m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.49.(1)(C)(iv)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.49.(2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.49.(2)(A)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.49.(2)(B)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.49.(2)(C)
4.4. ASSEMBLY LEVEL 1		3.2.2.27
GROUP A, DIVISION 2, UP TO 2 STOREYS SPRINKLERED		3.2.2.27
COMBUSTIBLE CONSTRUCTION		3.2.2.27.(1)
MAX. ALLOWABLE BUILDING AREA < 2400m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.27.(1)(C)(i)
4.5. RESIDENTIAL LEVEL 2 TO 5		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51.(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51.(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.51.(1)(D)
MAX. ALLOWABLE BUILDING AREA < 1800 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(V)
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(E)
4.6.1. BUILDING HEIGHT:	5 STOREYS	1.4.1.2. DEFINED TERMS - BUILDING HEIGHT
4.6.2. GRADE ELEVATION:	8.11m (LOWEST AVG GRADE NORTH EAST ELEVATION: 7.90m-8.31/2)	1.4.1.2. DEFINED TERMS - GRADE
4.6.3. FIRST STOREY ELEVATION:	9.10 m	1.4.1.2. DEFINED TERMS - FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.6.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	12.47 m (REFER TO ELEVATIONS)	3.2.2.51.(1)(i) (MAXIMUM 18 m)
4.6.5. 1ST STOREY TO UPPERMOST ROOF DECK:	17.71 m (REFER TO ELEVATIONS)	GROUP C, 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION P > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4 - 3.2.2.8, 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6, 3.1.13.7, 3.2.2.51.(1)(c), 3.2.4.21, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.1
9. MEZZANINES:	NA	3.2.1.1.(8) - (9)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.2.2.(8), 3.2.8, 3.1.3.1.(8), 3.2.8.2.(1)(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2. 1.5HR...	3.2.1.2, 3.3.5.6
13. SPRINKLER SYSTEM:	YES	3.2.2.18, 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2023	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14 - 2013	3.2.5.8, 3.2.5.9, 3.2.5.16
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5528	3.2.4.1.(2)(B)(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNIHILATOR AND ZONE INDICATION:	YES	3.2.4.9, 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	13.21 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 30 m)
19. NUMBER OF STREETS:	N/A	3.2.2.10.
NOTES:	1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.	



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23.142
CITY FILE #



PROJECT DATA

SCALE

SD1.10

PROJECT DATA

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED			
	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
VEHICLE PARKING STALL DATA			
RESIDENTS:			
1 BED (STANDARD)	83 UNITS	1.0	83 STALLS
1 BED (ADAPTABLE)	28 UNITS	1.0	28 STALLS
1 BED + DEN	4 UNITS	1.0	4 STALLS
2 BED	17 UNITS	1.25	21 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS (85 MAX)	MAX. 0.40(136) = 54.4 = 54 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	MIN. 0.05(136) = 6.8 = 7 STALLS
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN. 0.10(136) = 13.6 = 14 STALLS
TOTAL RESIDENT STALLS:			136
VISITORS:			
STANDARD	132 UNITS	0.15	0.15(132) = 19.8 = 20 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS (85 MAX)	MAX. 0.40(20) = 8.0 = 8 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	MIN. 0.05(20) = 1.0 = 1 STALL
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN. 0.10(20) = 2.0 = 2 STALLS
TOTAL VISITOR STALLS:			20
SPECIALTY PARKING STALLS:			
LOADING	N/A	1 (L x W x H : 9m x 3m x 3.6m)	1 STALL
TOTAL SPECIALTY PARKING STALLS:			1
TOTAL VEHICLE STALLS:			156
BICYCLE STALL DATA			
RESIDENT (UNIT) (CLASS 1)	132 UNITS	0.5	66
VISITOR (CLASS 2)	N/A	6 SPACES PER BUILDING	6
TOTAL BICYCLE STALLS:			72
STORAGE STALL DATA			
RESIDENT	132	1.0	132
TOTAL STORAGE STALLS:			132
NOTES:			

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED				
PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
TENANT				
ACCESSIBLE	7	5.3%	4%	
ELEC. EV	14	10.3%	9%	
SMALL CAR	50	36.8%	32%	
STANDARD	65	47.8%	42%	
TENANT: 136	100.0%	87%		
VISITOR				
ACCESSIBLE	1	5.0%	1%	
SMALL CAR	8	40.0%	5%	
STANDARD	11	55.0%	7%	
VISITOR: 20	100.0%	13%		
TOTAL PARKING STALLS: 156			100%	
NOTES: ALL OFF-STREET VEHICLE PARKING STALLS TO BE PRE-DUCTED FOR FUTURE EV CHARGING.				

1.5.3 BIKE PARKING STALL DATA-PROVIDED			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT			
STANDARD BIKE	38	52.1%	
VERTICAL BIKE	29	39.7%	
TENANT: 67		91.8%	
VISITOR			
VISITOR BIKE	6	8.3%	
VISITOR: 6		8.3%	
TOTAL BIKE PARKING STALLS: 73		100.0%	

1.5.4 STORAGE STALL DATA-PROVIDED			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT			
STORAGE COMPARTMENT STALL	132	100.0%	
TOTAL STORAGE STALLS: 132		100.0%	



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



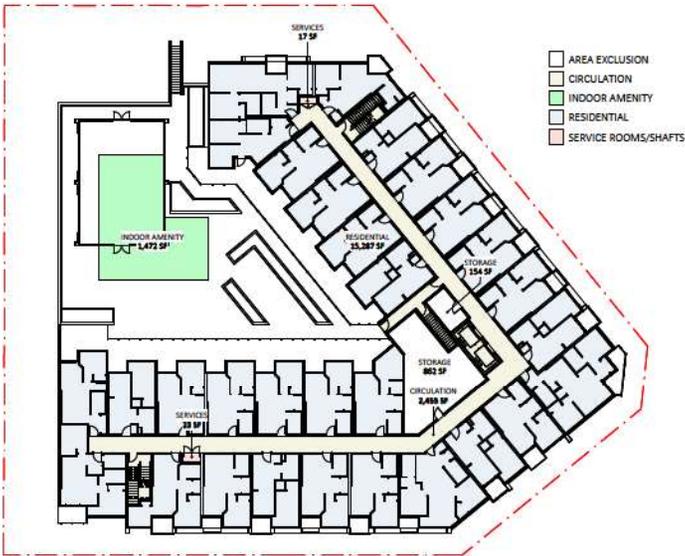
PROJECT DATA

SCALE

SD1.12



1ST LEVEL
3/64" = 1'-0"



2ND LEVEL
3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS, AND MECHANICAL ROOMS
- EXCLUSIONS: STORAGE ROOMS

1.6.2 FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
82,157 SF	39,154 SF	2.10

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	1,114 SF	103.46 m ²	1.3%	
2ND LEVEL	39 SF	3.66 m ²	0.0%	
3RD LEVEL	39 SF	3.66 m ²	0.0%	
4TH LEVEL	39 SF	3.66 m ²	0.0%	
5TH LEVEL	23 SF	2.09 m ²	0.0%	
RESIDENTIAL	1,254 SF	116.53 m²	1.4%	
1ST LEVEL	7,568 SF	703.09 m ²	8.9%	
2ND LEVEL	15,287 SF	1,400.23 m ²	17.4%	
3RD LEVEL	15,308 SF	1,421.72 m ²	17.4%	
4TH LEVEL	15,308 SF	1,421.72 m ²	17.4%	
5TH LEVEL	13,617 SF	1,265.02 m ²	15.7%	
	67,076 SF	6,231.77 m²	76.4%	
MAIL				
1ST LEVEL	109 SF	10.14 m ²	0.1%	
INDOOR AMENITY	1,472 SF	136.14 m²	0.1%	
2ND LEVEL	1,472 SF	136.74 m ²	1.7%	
CIRCULATION	1,472 SF	136.74 m²	1.7%	
1ST LEVEL	3,305 SF	288.43 m ²	3.5%	
2ND LEVEL	2,455 SF	228.06 m ²	2.8%	
3RD LEVEL	2,344 SF	208.45 m ²	2.6%	
4TH LEVEL	2,344 SF	208.45 m ²	2.6%	
5TH LEVEL	2,196 SF	204.03 m ²	2.5%	
	12,343 SF	1,137.41 m²	13.9%	
AREA EXCLUSION				
1ST LEVEL	961 SF	89.25 m ²	1.1%	
2ND LEVEL	1,037 SF	96.44 m ²	1.2%	
3RD LEVEL	1,212 SF	112.56 m ²	1.4%	
4TH LEVEL	1,212 SF	112.56 m ²	1.4%	
5TH LEVEL	1,212 SF	112.56 m ²	1.4%	
	5,633 SF	521.37 m²	6.8%	
AREA GRAND TOTAL	87,769 SF	8,153.87 m²	100.0%	



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #

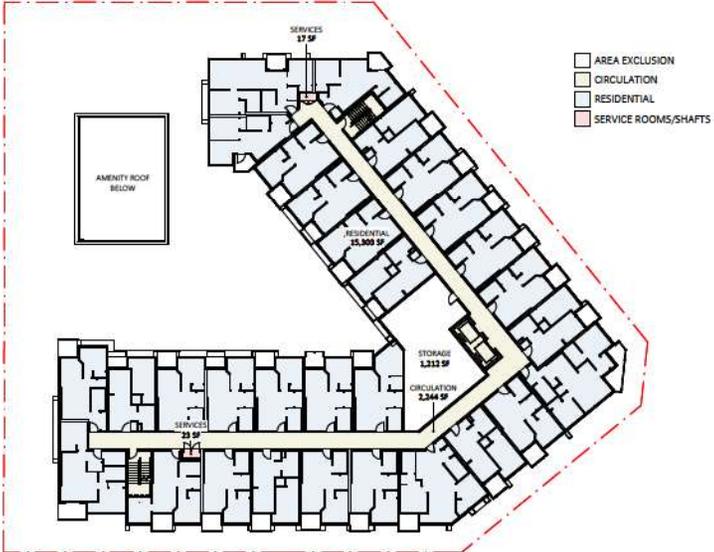


FSR PLANS

SCALE 3/64" = 1'-0"

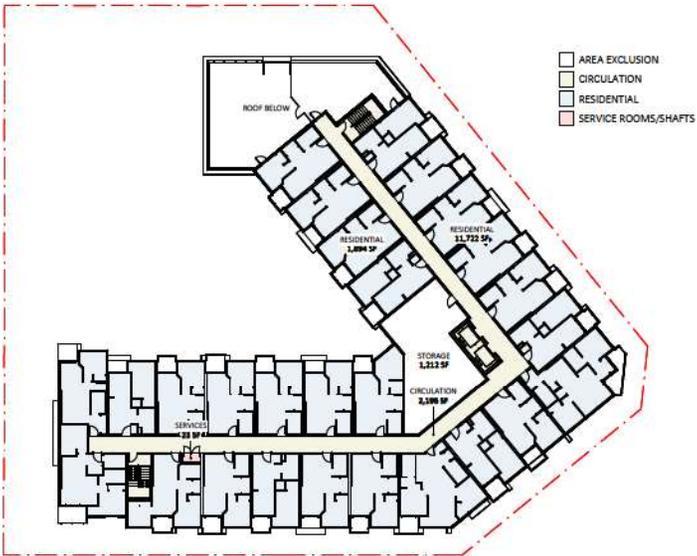


SD.1.14



3rd & 4th LEVELS

3/64" = 1'-0"



5TH LEVEL

3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS, AND MECHANICAL ROOMS
- EXCLUSIONS: STORAGE ROOMS

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	1,114 SF	103.46 m ²	1.3%	
2ND LEVEL	39 SF	3.66 m ²	0.0%	
3RD LEVEL	39 SF	3.66 m ²	0.0%	
4TH LEVEL	39 SF	3.66 m ²	0.0%	
5TH LEVEL	23 SF	2.09 m ²	0.0%	
TOTAL	1,254 SF	116.53 m²	1.4%	
RESIDENTIAL				
1ST LEVEL	7,568 SF	703.09 m ²	8.6%	
2ND LEVEL	15,287 SF	1420.23 m ²	17.4%	
3RD LEVEL	15,303 SF	1421.72 m ²	17.4%	
4TH LEVEL	15,309 SF	1421.72 m ²	17.4%	
5TH LEVEL	13,457 SF	1246.02 m ²	15.5%	
TOTAL	67,078 SF	6291.77 m²	76.4%	
MAIL				
1ST LEVEL	109 SF	10.14 m ²	0.1%	
TOTAL	109 SF	10.14 m²	0.1%	
INDOOR AMENITY				
2ND LEVEL	1,472 SF	136.74 m ²	1.7%	
TOTAL	1,472 SF	136.74 m²	1.7%	
CIRCULATION				
1ST LEVEL	3,305 SF	306.43 m ²	3.5%	
2ND LEVEL	2,455 SF	228.06 m ²	2.8%	
3RD LEVEL	2,344 SF	208.45 m ²	2.5%	
4TH LEVEL	2,344 SF	208.45 m ²	2.5%	
5TH LEVEL	2,196 SF	204.09 m ²	2.5%	
TOTAL	12,349 SF	1147.41 m²	13.8%	
AREA EXCLUSION				
1ST LEVEL	961 SF	89.25 m ²	1.1%	
2ND LEVEL	1,037 SF	96.44 m ²	1.2%	
3RD LEVEL	1,212 SF	112.56 m ²	1.4%	
4TH LEVEL	1,213 SF	112.56 m ²	1.4%	
5TH LEVEL	1,212 SF	112.56 m ²	1.4%	
TOTAL	5,633 SF	523.37 m²	6.4%	
AREA GRAND TOTAL	87,769 SF	8153.87 m²	100.0%	

1.6.2 FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
82,157 SF	39,154 SF	2.10



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23.142
 CITY FILE #



FSR PLANS

SCALE 3/64" = 1'-0"



SD1.15

DESIGN RATIONALE

SITE DESCRIPTION

THIS MULTI-FAMILY DEVELOPMENT ALIGNS WITH THE CITY OF LANGLEY VISION, PROVIDING HOUSING FOR A DIVERSE AND INCLUSIVE DEMOGRAPHIC, AND INCORPORATING ENVIRONMENTAL SOLUTIONS AND A SIGNIFICANT OUTDOOR AMENITY SPACE. THE PROJECT SITE IS LOCATED ON THE CORNER OF EASTLEIGH CRESCENT, AND 208TH STREET. CONSISTING OF 2 SITES, THE EXISTING BUILDINGS ARE MULTI-FAMILY RESIDENTIAL.

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS A FIVE-STOREY, 132-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING CONSISTING OF ONE-LEVEL OF BELOW GRADE CONCRETE PARKADE, ONE LEVEL OF ABOVE GRADE PARKING WITH GROUND LEVEL UNITS FACING EASTLEIGH CRESCENT AND 208TH STREET WITH 5 LEVELS OF WOOD FRAME RESIDENTIAL UNITS ABOVE. A MIX OF 1-BED TO 2-BED UNITS SUPPORTS A VARIETY OF INCOME LEVELS AND DEMOGRAPHICS.

ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

- A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS TRANSIT. DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
- THE USE OF WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE VENTILATION SUPPLIED THROUGH OPERABLE WINDOWS.
- PROVISION OF EV PARKING STALLS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXPOSED EXTERIOR PARKING.
- GENEROUS BIKE STORAGE SUPPORTS ACTIVE TRANSPORTATION FOR RESIDENTS AND VISITORS ALIKE.
- STORAGE AND COLLECTION OF RECYCLABLES.



SOUTH/WEST CORNER OF DEVELOPMENT

MASSING, FORM & CHARACTER

THE SITING AND MASSING OF THE BUILDING ALLOWS FOR A NATURAL BUFFER FROM THE INTERSECTION OF 56TH AVENUE AND 208TH STREET. THE BUILDING SITS FURTHER BACK AND GIVES A "STREET-FRIENDLY" FEEL WITH MORE WALKABILITY AROUND THE DEVELOPMENT.

THE BUILDING'S MAIN ENTRANCE FROM THE 56TH AVENUE LAY-BY SERVES AS THE MAIN FIRE-FIGHTING ACCESS TO THE DEVELOPMENT. SECURE VISITOR PARKING IS PROVIDED AT THE MAIN LEVEL PARTIALLY COVERED BY THE OUTDOOR AMENITY COURTYARD ABOVE.

THE INTENT OF THE EXTERIOR TREATMENT OF THE BUILDING IS TO CONVEY A SENSE OF STRENGTH AND SECURITY THROUGH THE USE OF GRAY, WHITE, CORRUGATED METAL, AND A SOLID BRICK BASE. MORE MUTED ACCENT COLORS OF GREEN AND TERRACOTTA LIGHTEN THE STREET FACING ELEVATIONS WHILE TIEING INTO THE CONTEXT OF THE SITE. THE HORIZONTAL ROOF LINES AND RHYTHMIC PATTERN OF THE BUILT-OUT CORRUGATED METAL PROJECTIONS AND GREEN CEMENTITIOUS PROJECTIONS BREAK UP THE LONG ANGULAR FAÇADE AND DEFINE THE LOWER SCALE AT THE UNIT ENTRIES CLAD IN BRICK.

OTHER FEATURES INCLUDE LANDSCAPED AND MULTI-USE EXTERIOR AMENITY SPACES, AND LANDSCAPED PRIVATE PATIOS.

CRIME PREVENTION

THE FOUR KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY AND MAINTENANCE & MANAGEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL-LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS ARE ACCESSED THROUGH INDIVIDUAL SIDEWALKS TO ESTABLISH A BUFFER. THE UNIT PATIOS EACH HAVE THEIR OWN GATE AND GLASS RAILING TO PROVIDE SEPARATION.

ISSUES SUCH AS GRAFFITI CAN GIVE THE IMPRESSION THAT OWNERS DO NOT CARE ABOUT THEIR PROPERTY. KEEPING THE BUILDING WELL MAINTAINED BRINGS A POSITIVE APPEARANCE TO THE NEIGHBOURHOOD.



MAIN ENTRANCE



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



DESIGN RATIONALE

SCALE

SD1.20



56TH AVENUE ELEVATION



AMENITY SPACE - LOOKING SOUTH



2ND FLOOR AMENITY



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



RENDERINGS

SCALE

SD1.21



SITE PLAN
1/16" = 1'-0"



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
4	ISSUED FOR COORDINATION	24-02-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #

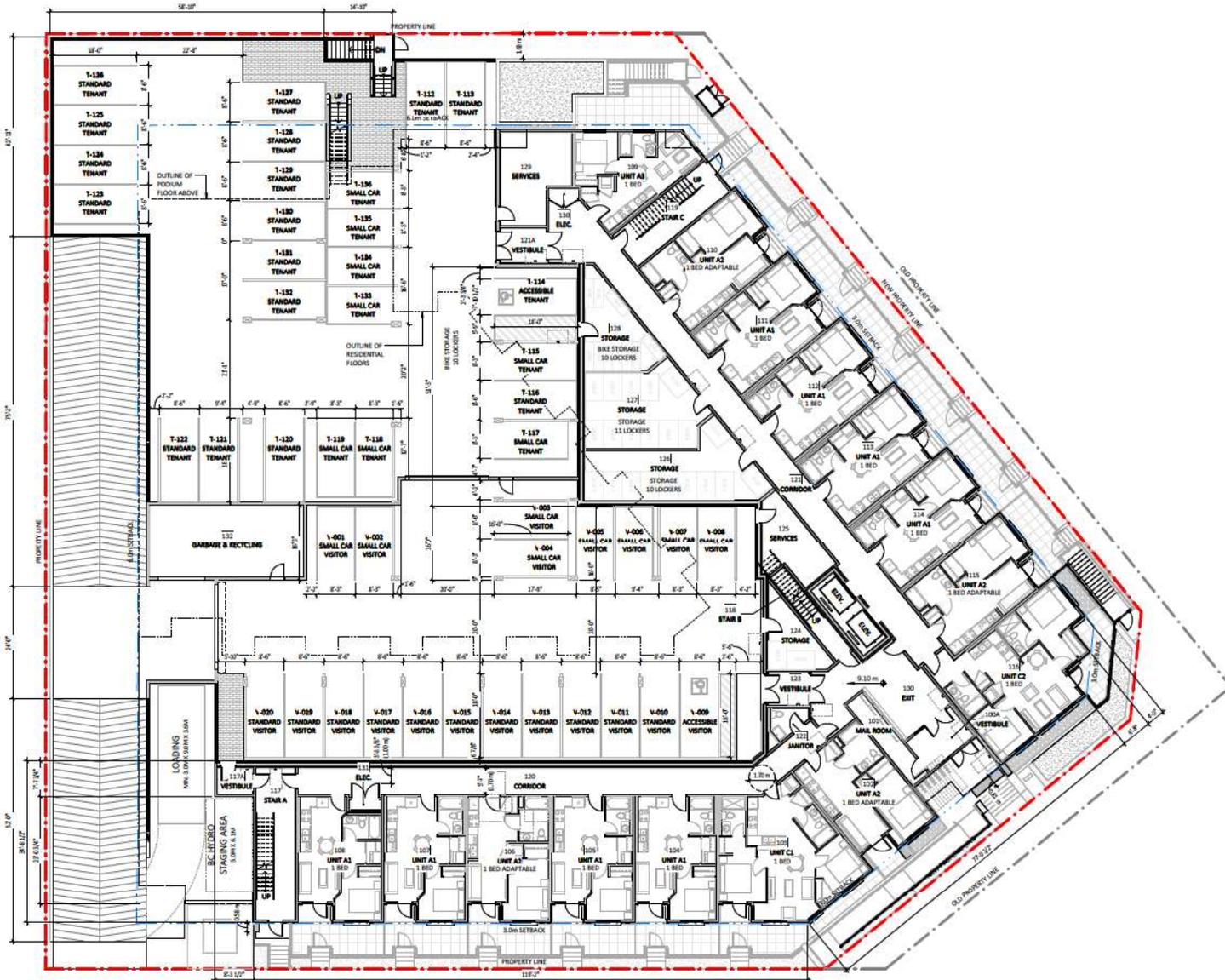


SITE PLAN

SCALE 1/16" = 1'-0"



SD.01



1ST LEVEL
3/32" = 1'-0"



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



1st LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.2.10



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

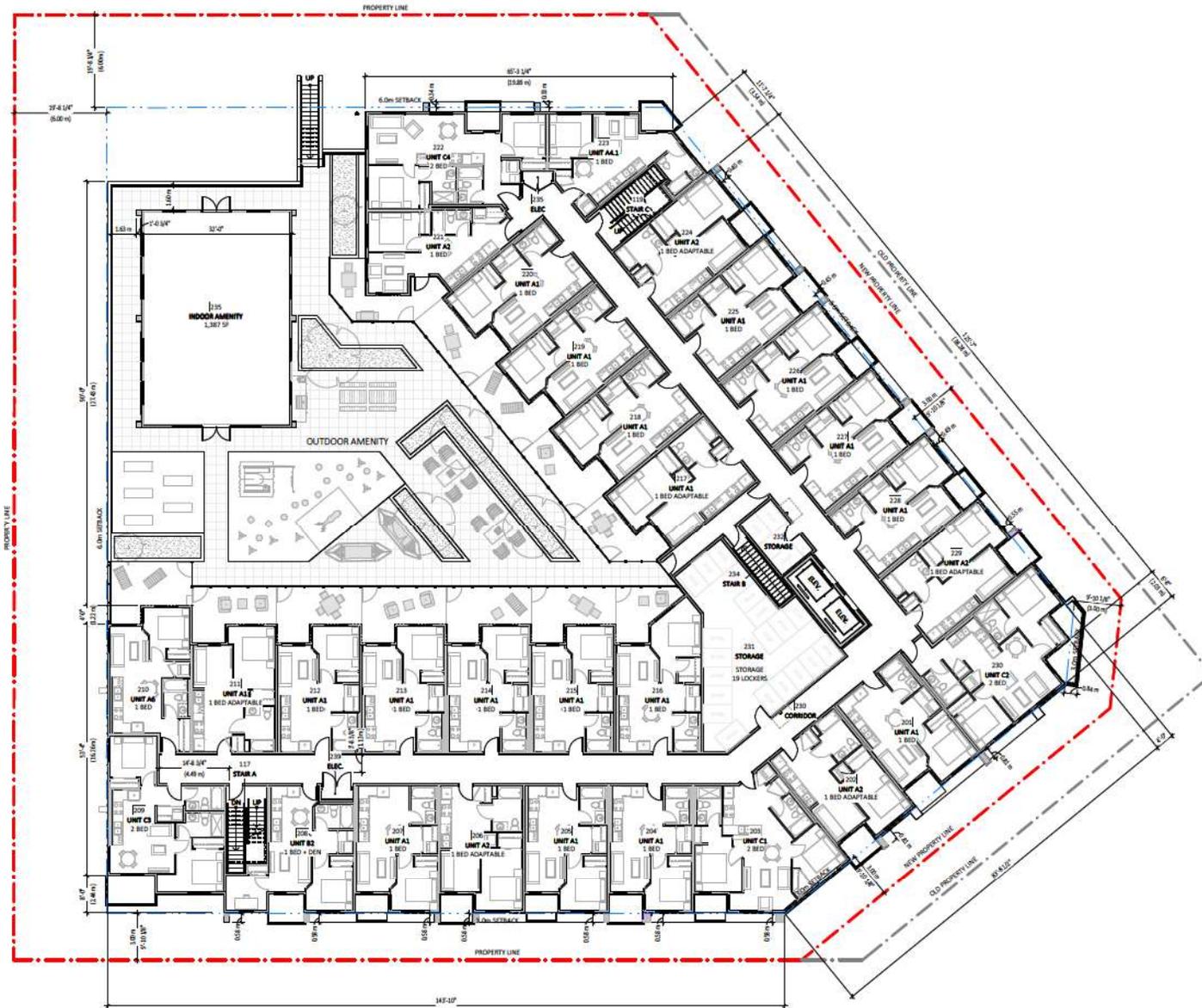
WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

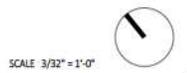
PROJECT # 23.142
CITY FILE #



2nd LEVEL PLAN



2ND LEVEL
3/32" = 1'-0"



SCALE 3/32" = 1'-0"

SD.2.11



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

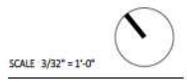
PROJECT # 23.142
CITY FILE #



3rd to 4th LEVEL
PLAN



3rd to 4th LEVELS
3/32" = 1'-0"



SCALE 3/32" = 1'-0"

SD.12



5TH LEVEL
3/32" = 1'-0"



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



5th LEVEL PLAN

SCALE 3/32" = 1'-0"

SD.13



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

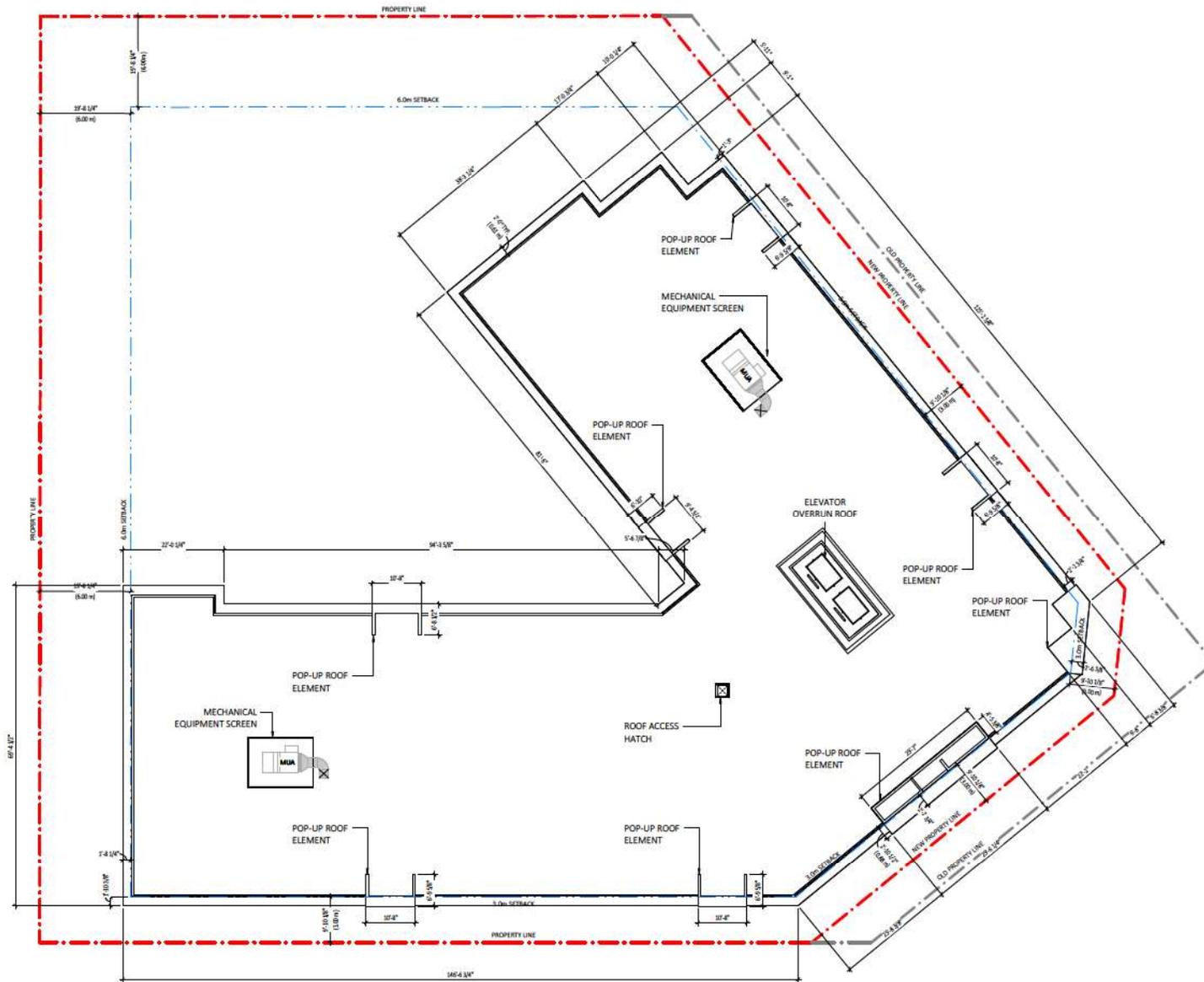
WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



ROOF LEVEL PLAN



ROOF LEVEL
3/32" = 1'-0"

SCALE 3/32" = 1'-0"



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

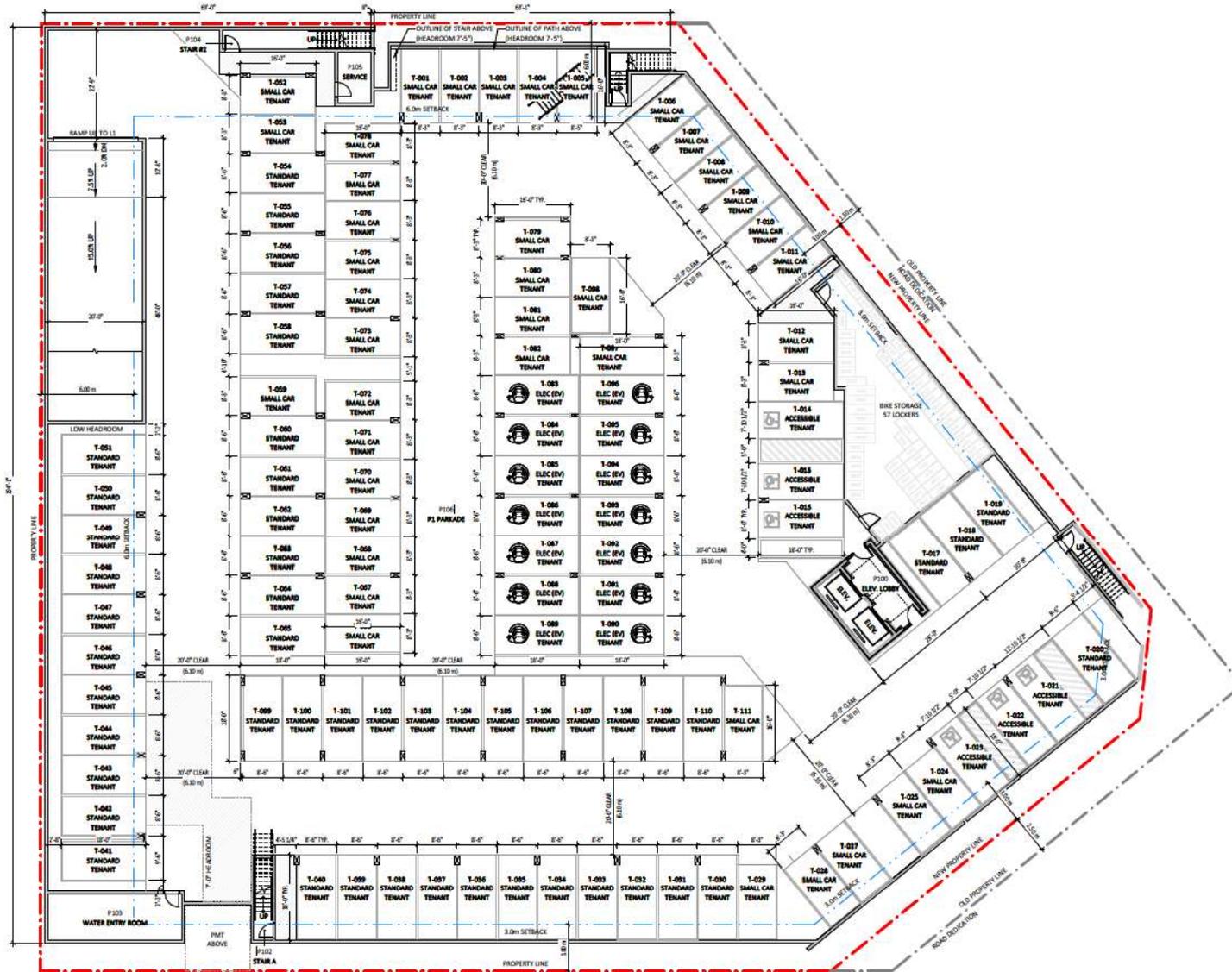
**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

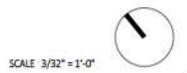
PROJECT # 23.142
CITY FILE #



P1 LEVEL PLAN



P1 LEVEL
3/32" = 1'-0"



SCALE 3/32" = 1'-0"

SD.2.0



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



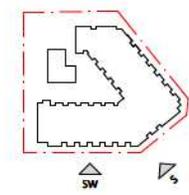
SOUTHWEST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"



WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



BUILDING
ELEVATIONS

SCALE 3/32" = 1'-0"

SD3.01



RE-ISSUED FOR
DEVELOPMENT
PERMIT

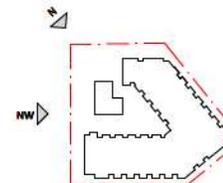
NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



NORTHWEST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"



WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE 3/32" = 1'-0"

SD3.02



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



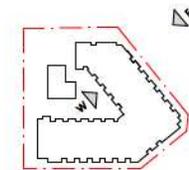
EAST ELEVATION

3/32" = 1'-0"



WEST COURTYARD ELEVATION

1/8" = 1'-0"



**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE As indicated

SD3.03



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



BUILDING
ELEVATIONS

SCALE 1/8" = 1'-0"

SD3.04



NORTHEAST COURTYARD ELEVATION

1/8" = 1'-0"



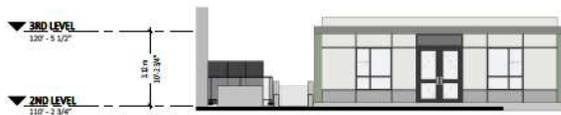
AMENITY - SOUTHEAST ELEVATION

1/8" = 1'-0"



AMENITY - SOUTHWEST ELEVATION

1/8" = 1'-0"



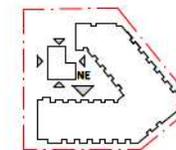
AMENITY - NORTHEAST ELEVATION

1/8" = 1'-0"



AMENITY - NORTHWEST ELEVATION

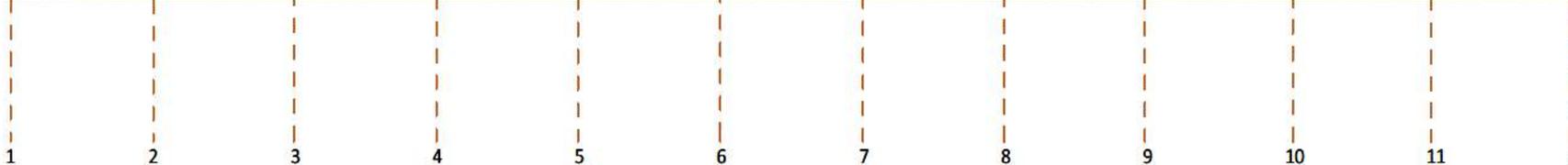
1/8" = 1'-0"





RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



ALUMINUM/GLASS
GUARD/RAILING
COLOUR: BLACK



WINDOW
COLOUR: 'BLACK EXT /
BLACK INT



CEMENT BOARD PANEL
SIDING
COLOUR: 'KHAKI BROWN'



BRICK, TEXTURE: 'VELOUR'
COLOUR: 'MOUNTAIN
BLEND'



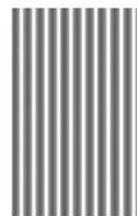
CEMENT BOARD PANEL
SIDING
COLOUR: 'AGED PEWTER'



CEMENT BOARD PANEL
SIDING
COLOUR: 'MOUNTAIN
SAGE'



CEMENT BOARD PANEL
SIDING
COLOUR: ARCTIC WHITE



CORRUGATED METAL
PANEL
COLOUR: 'LIGHT GREY'



PAINTED CONCRETE



METAL PANEL
COLOUR: 'TERRACOTTA'



CORRUGATED METAL PANEL
COLOUR: 'BLACK'



METAL SOFFIT
COLOUR: 'TERRACOTTA, GREY
, AND WHITE, VARIES TO
MATCH ADJACENT
CLADDING'



MATERIAL BOARD

SCALE 12" = 1'-0"



SD4.01



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



STREETSCAPES

SCALE 1/16" = 1'-0"



SD5.01



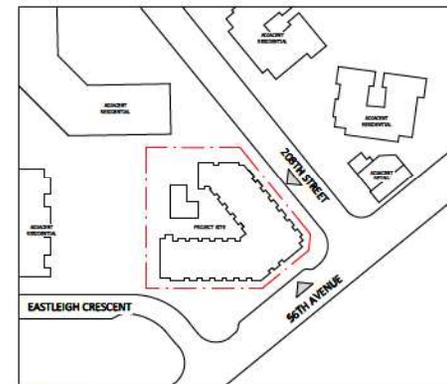
STREETSCAPE - 56th AVE

1/16" = 1'-0"

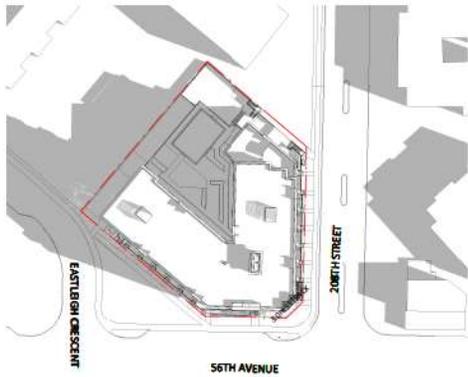


STREETSCAPE - 208th ST

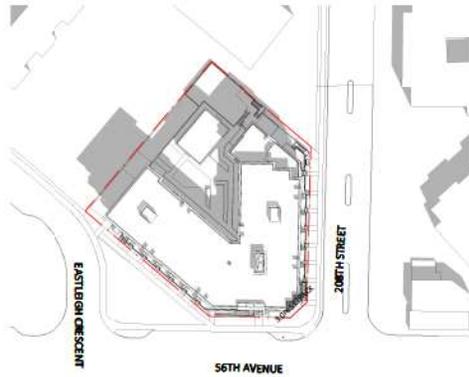
1/16" = 1'-0"



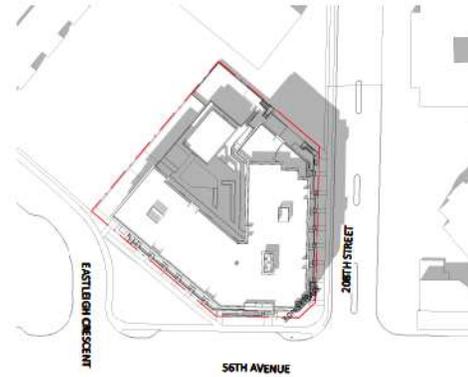
KEY PLAN
N.T.S.



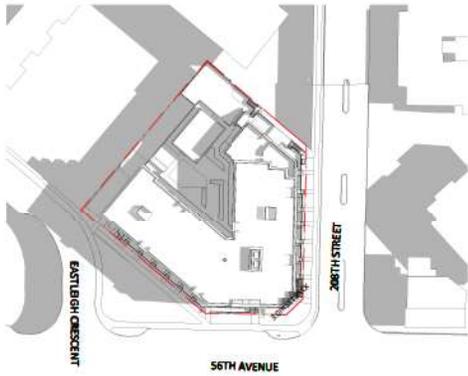
MARCH 21 - 9AM
1" = 60'-0"



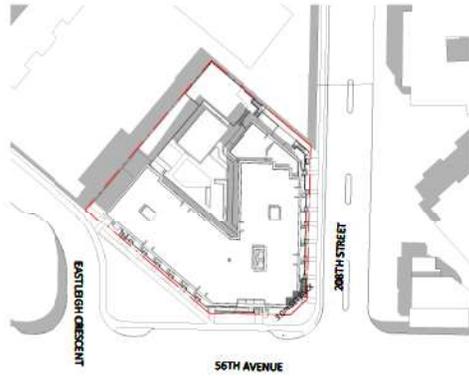
MARCH 21 - 12PM
1" = 60'-0"



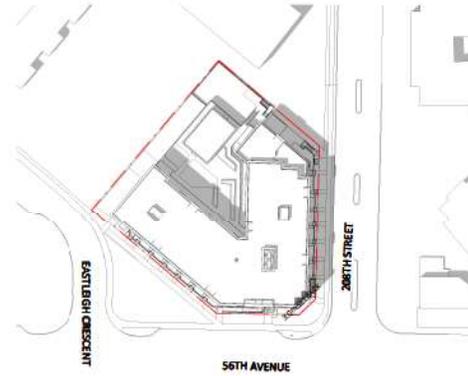
MARCH 21 - 3PM
1" = 60'-0"



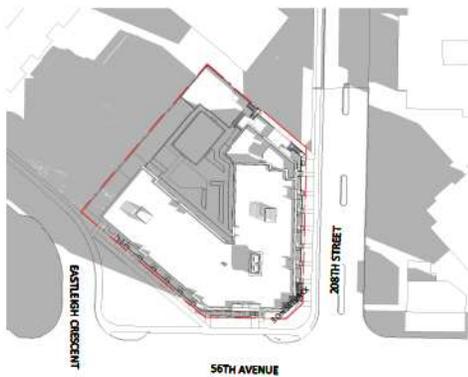
JUNE 21 - 9AM
1" = 60'-0"



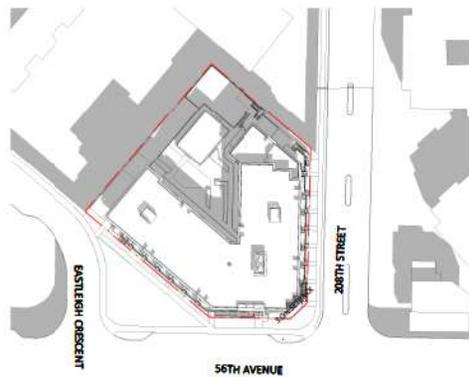
JUNE 21 - 12PM
1" = 60'-0"



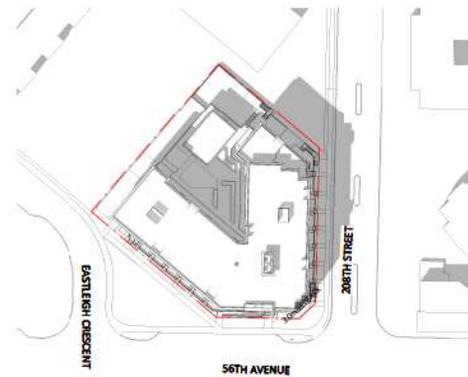
JUNE 21 - 3PM
1" = 60'-0"



SEPT 21 - 9AM
1" = 60'-0"



SEPT 21 - 12PM
1" = 60'-0"



SEPT 21 - 3PM
1" = 60'-0"



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SHADOW STUDY

SCALE 1" = 60'-0"



SD5.10



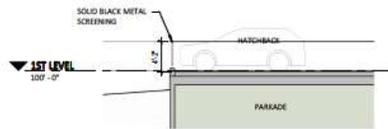
RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



N-S SITE SECTION

3/32" = 1'-0"

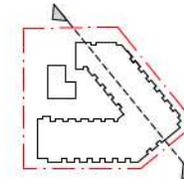


HEADLIGHT SCREENING

1/8" = 1'-0"

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SITE SECTIONS

SCALE As indicated

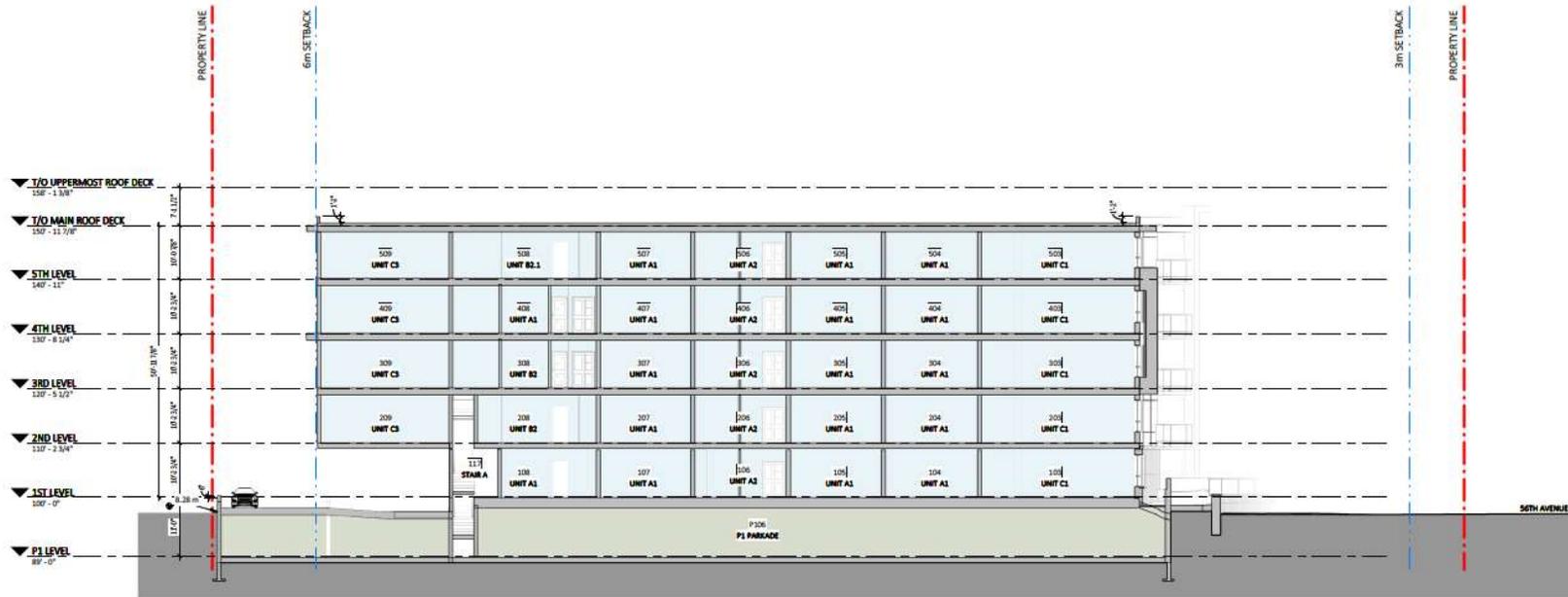


SD6.01



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



NW-SE SITE SECTION

3/32" = 1'-0"

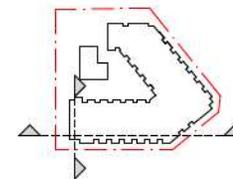


OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES

W-E SITE SECTION

3/32" = 1'-0"



WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SITE SECTIONS

SCALE 3/32" = 1'-0"

SD6.02

TOPOGRAPHIC SURVEY PLAN OF
STRATA PLANS NW2601 AND NW2602
DISTRICT LOT 37 GROUP 2 NWD

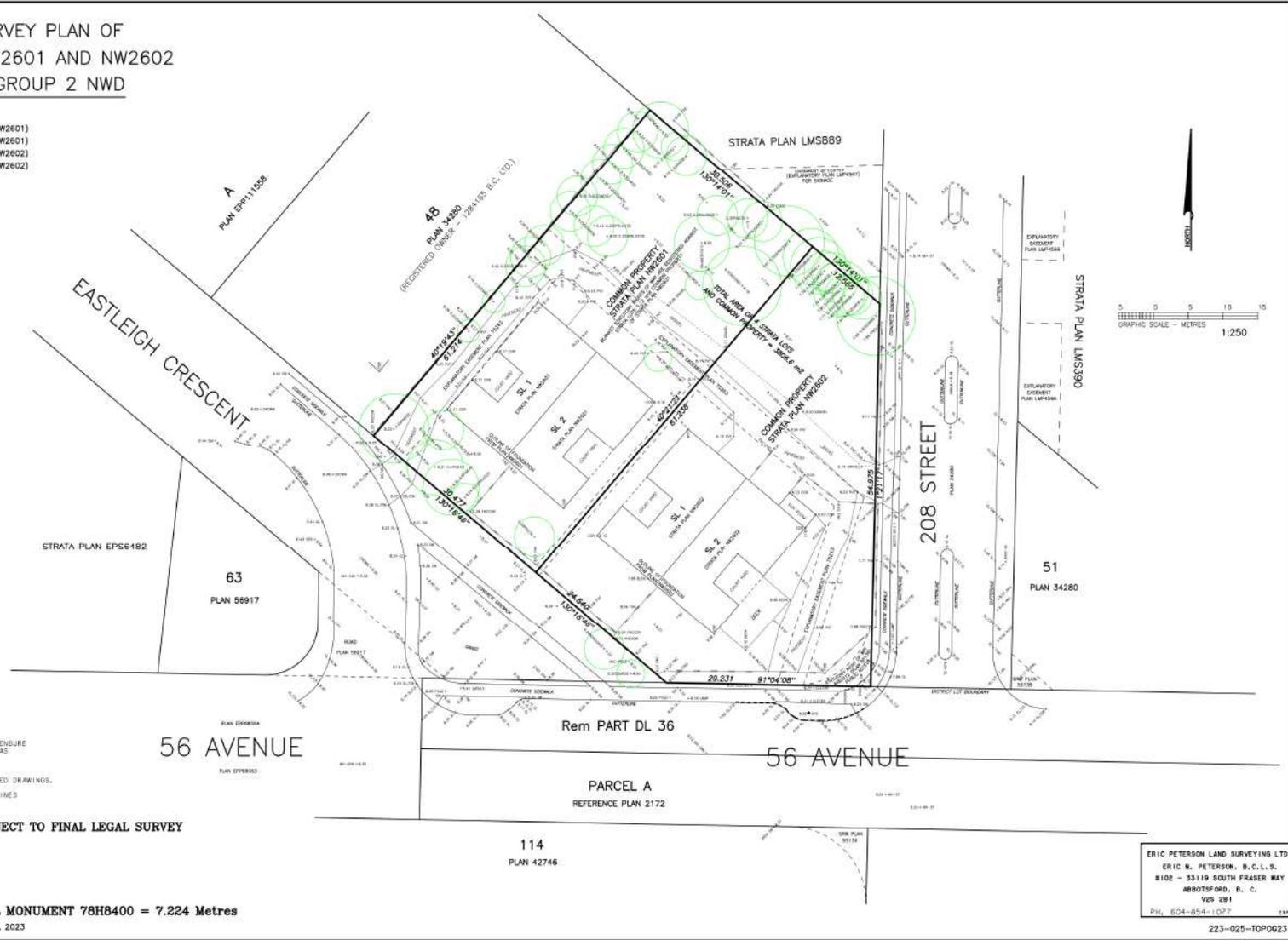
CIVIC ADDRESSES:

- 20719 EASTLEIGH CRES. (SL 1 PLAN NW2601)
- 20721 EASTLEIGH CRES. (SL 2 PLAN NW2601)
- 20729 EASTLEIGH CRES. (SL 1 PLAN NW2602)
- 20731 EASTLEIGH CRES. (SL 2 PLAN NW2602)

PRIOR TO FINAL DESIGN, CONSULTANTS SHOULD VIEW THE PROPERTY ON SITE TO ENSURE THAT SUFFICIENT TOPOGRAPHIC DETAIL HAS BEEN PROVIDED.
DATA SHOWN ON THE TOPOGRAPHIC PLAN SHOULD BE COMPARED WITH AS CONSTRUCTED DRAWINGS.
ALL EXISTING AND PROPOSED PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY.

PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY

SITE BENCHMARK: CONTROL MONUMENT 78H8400 = 7.224 Metres
DATES OF SURVEY: AUGUST 24th AND 25th, 2023



ERIC PETERSON LAND SURVEYING LTD.
ERIC N. PETERSON, B.C.L.S.
8102 - 33119 SOUTH FRASER WAY
ABBOTSFORD, B. C.
V2S 2B1
PH: 804-654-1077 FAX

223-025-TOPO623



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SURVEY PLAN

SCALE NTS

SD7.01

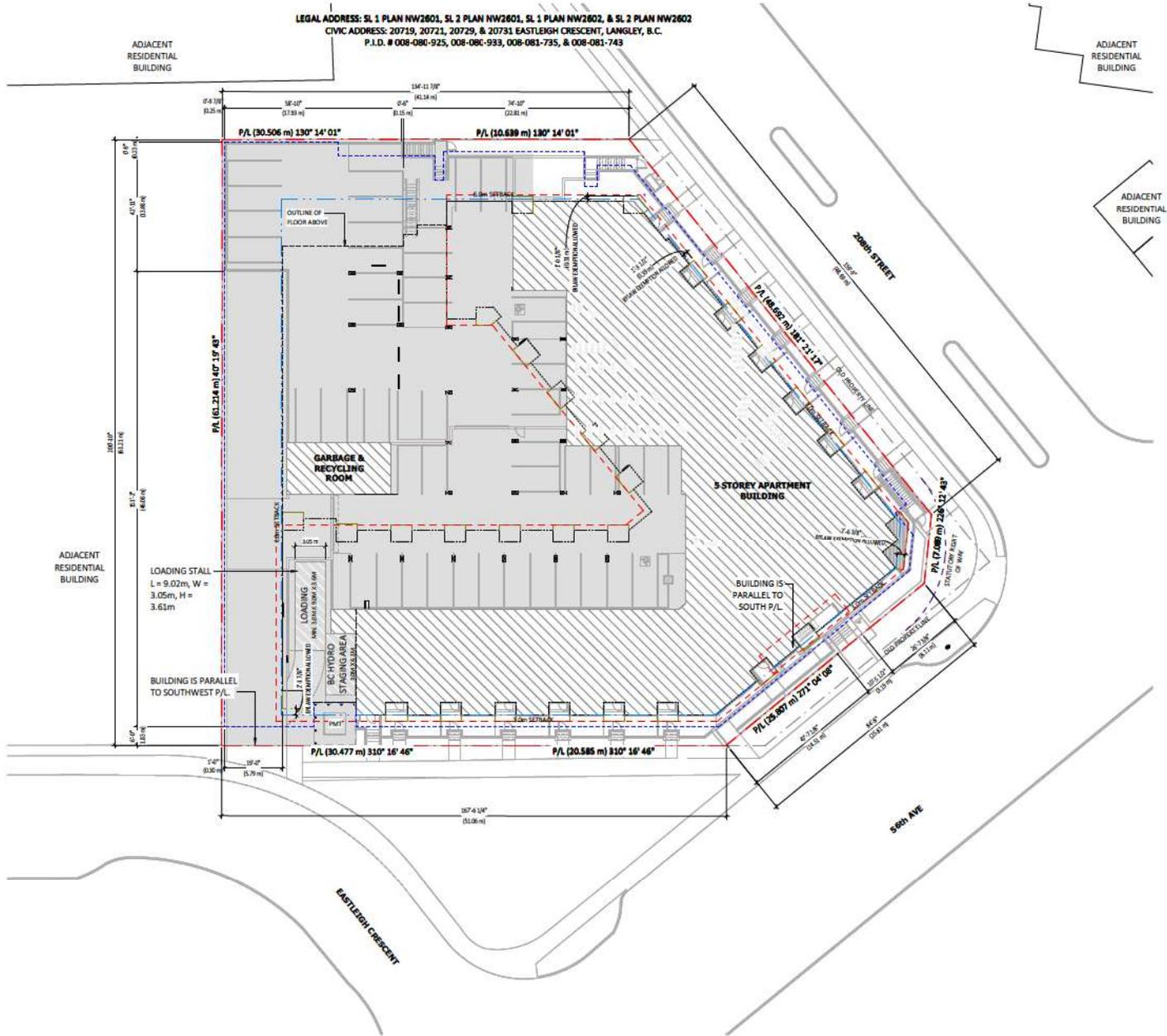
1.9.1 SITE LAYOUT PLAN

LEGEND

- PROPERTY LINE
- OUTLINE OF PARKADE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BALCONY ABOVE
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/EASEMENT

NOTES

- REFER TO LEGAL SURVEY PLAN, COMPLETED BY ERIC PETERSON LAND SURVEYING LTD. DATED AUGUST 26TH AND 25TH, 2023 TO VERIFY ALL SITE INFORMATION.



SITE LAYOUT PLAN
 1/16" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
 EASTLEIGH CRESCENT, LANGLEY,
 B.C.

PROJECT # 23.142
 CITY FILE #

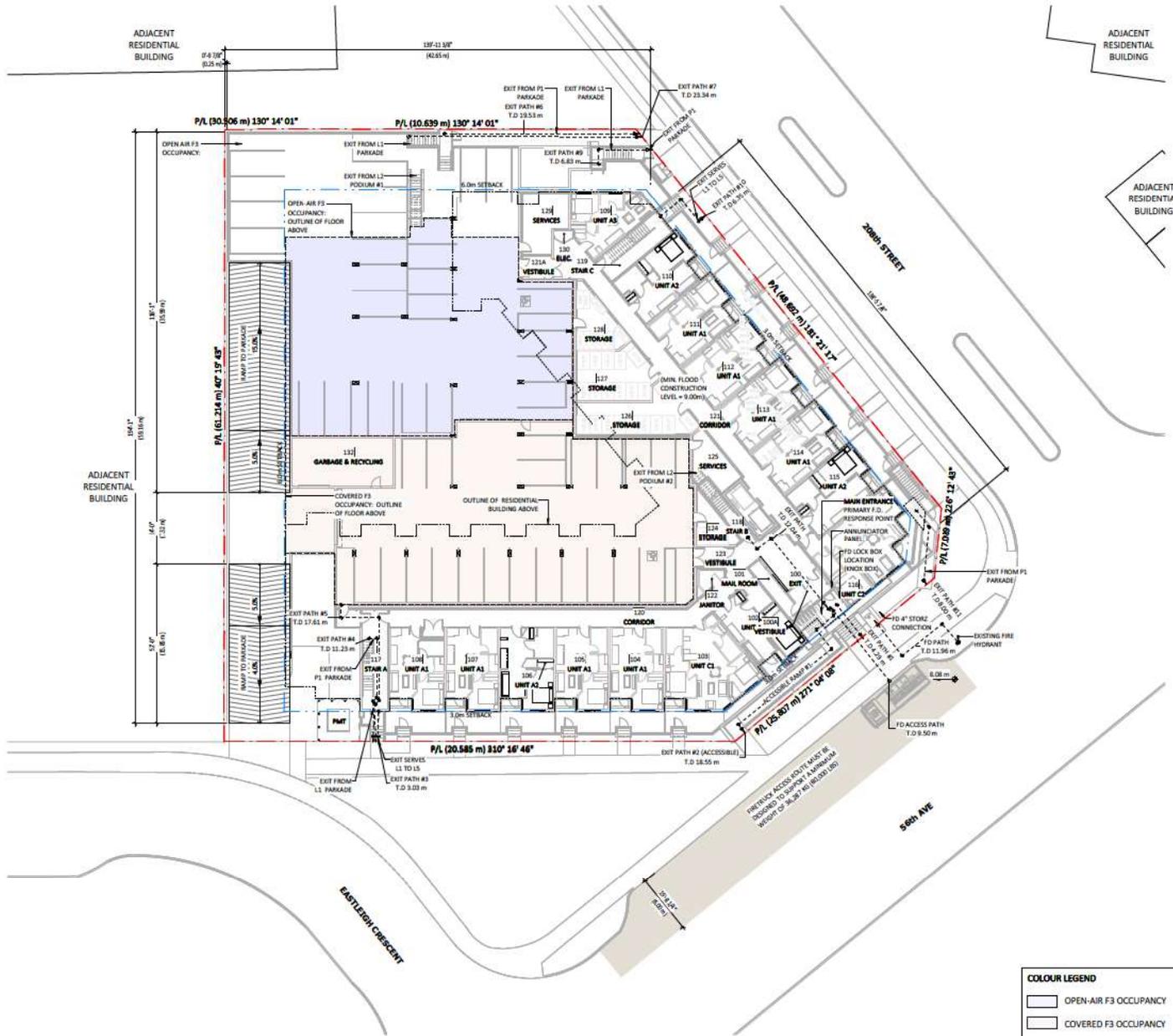


SITE LAYOUT PLAN

SCALE 1/16" = 1'-0"



SD7.02



SITE CODE PLAN
1/16" = 1'-0"

COLOUR LEGEND

	OPEN-AIR F3 OCCUPANCY
	COVERED F3 OCCUPANCY



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SITE CODE PLAN

SCALE As indicated



SD7.03

WHITETAIL 56TH APARTMENTS, 20719, 20721 & 20729, 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
 V2S 2B1 | 604.850.0577
 CALGARY AB | 410 - 333 11TH AVENUE SW
 T2R 1L9 | 587.391.4768
 MAIL@KEYSTONEARCH.CA
 LANDSCAPE ARCHITECTURE DIVISION



RE-ISSUED FOR
 DEVELOPMENT
 PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR LP	23-12-08
2	RE-ISSUED FOR DP	24-03-13
3	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721 & 20729, 20731
 EASTLEIGH CRESCENT,
 LANGLEY, B.C.

PROJECT # 23-142
 CITY FILE # 13-23



COVER SHEET

Sheet Number	Sheet Title
L-0.00	COVER SHEET
L-1.00	SITE PLAN
L-1.10	PODIUM PLAN
L-1.20	PLANTING PLANS
L-2.00	OFF-SITE LANDSCAPE PLAN

DESIGN RATIONALE

WHITETAIL APARTMENTS ON EASTLEIGH AND 56 AVENUE WILL PROVIDE A DELIGHTFUL PRESENCE TO THE CORNER WITH BOLD EARTH TONES LIGHTING UP THE BUILDING, WHICH IS SOFTENED WITH THE NATURAL GREEN TONED HEDGE THE CONSISTENTLY GRAZES THE FRONT PATIOS. THE PROPERTY LINE IS SET QUITE A WAYS BACK FROM THE ROAD INTERFACES ALLOWING FOR LARGE EXPANSES OF OPEN LAWN AND STRONG GROUND-FLOOR UNIT CONNECTIONS TO THE PUBLIC SIDEWALK. A STRONG DECIDUOUS TREE CANOPY HAS BEEN PROPOSED ON-SITE ALONG BOTH THE SOUTH AND EAST SIDES, WHICH WILL DECREASE THE AMBIENT TEMPERATURE IN THE SUMMER MONTHS ON THE PRIVATE PATIOS AND ALLOW LIGHT TO PENETRATE THROUGH IN THE WINTER MONTHS. SHORT-TERM BIKE RACKS HAVE BEEN ACCOMMODATED BY THE FRONT DOORS - A HIGHLY VISIBLE AREA. THE SURFACE PARKING LOT WILL BE EDGED WITH A WOOD COLOURED/TONED STEEL FENCE THAT HAS LASER CUT SLIVERS, WHICH WILL ADD INTEREST TO THE PARKADE AND PARKING FACADES WHILE BLOCKING THE GLARE OF HEADLIGHTS TO NEIGHBOURING PROPERTIES. A FEW PLANTERS HAVE ALSO BEEN ADDED IN THE SURFACE PARKING LOT TO SOFTEN THE HARD APPEARANCE OF FENCING AND CONCRETE.

THE PODIUM ENCOMPASSES AN AMENITY AREA THAT IS DOTTED WITH SEVERAL EXPERIENCES FROM A 'HUNTING' THEMED PLAY AREA, TO AN OUTDOOR DINING SPACE, A RELAXING HAMMOCK NODE, AND AN INTIMATE SEATING AREA UNDER A CANOPY OF TREES. THE HARDSCAPE MATERIALS, FROM THE RETAINING WALLS TO THE PAVERS, HAVE STAYED WITHIN NEUTRAL TONES, WITH COLOUR BROUGHT IN THROUGH THE PLANTING, SITE FURNISHING FINISHES, AND PLAYGROUND SURFACING. THE PLANTING ON PODIUM HAS EDIBLES THROUGHOUT WITH A STRONG EVERGREEN PRESENCE FOR WINTER INTEREST. FINALLY, UNIT SEPARATION IS ENHANCED WITH THE REPETITION OF THE LASER CUT WOOD-TONED FENCE PANELS THAT ARE FOUND ALONG THE SURFACE PARKING LOT. AT JUST 1.2m HIGH THE SEPARATION OF PUBLIC AND PRIVATE SPACES IS MAINTAINED WHILE ENSURING AS MUCH SOLAR GAIN IS AVAILABLE TO THESE PATIOS AND MAINTAINING 'EYES' ON THE PUBLIC SPACES FOR A SENSE OF COLLECTIVE SECURITY.

WHITETAIL HOMES

T 604.864.0714 | 104 - 3550 MT. LEHMAN RD
 ABBOTSFORD, BC V4X 2M9



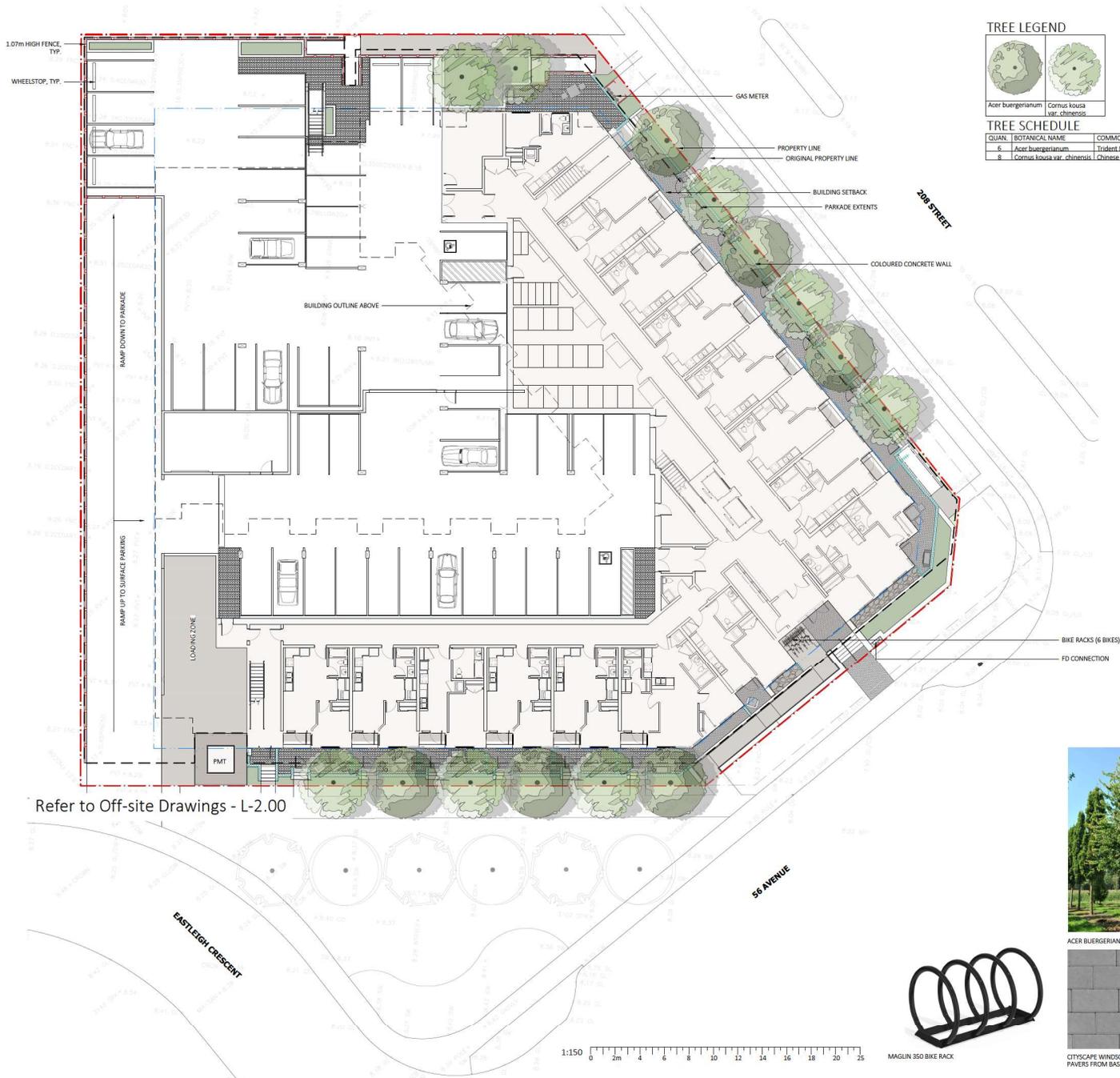
KEYSTONE ARCHITECTURE & PLANNING LTD.

T 604.850.0577 | 300 - 33131 SOUTH FRASER WAY
 F 1.855.398.4578 | ABBOTSFORD, BC V2S 2B1
 T 587.391.4768 | 410 - 333 11TH AVENUE SW,
 CALGARY, AB T2R 1L9
 E-MAIL: MAIL@KEYSTONEARCH.CA
 WEBSITE: KEYSTONEARCH.CA

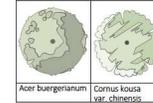


LANDSCAPE ARCHITECTURE DIVISION

T 604.850.0577 EXT. 216 | 300 - 33131 SOUTH FRASER WAY
 ABBOTSFORD, BC V2S 2B1
 E-MAIL: JENNIFER@KEYSTONEARCH.CA



TREE LEGEND



TREE SCHEDULE

QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
8	Acer buergerianum	Tribut Maple	4.5L - 6cm cal.
8	Cornus kousa var. chinensis	Chinese Dogwood	4.5L - 6cm cal.

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	CITYSCAPE WINDSOR CONCRETE UNIT PAVERS SIZE: 150mm x 90mm x 60mm COLOUR: NATURAL MANUFACTURER: BASULTE
	CAST-IN-PLACE CONCRETE 100mm THICK COLOUR: NATURAL FINISH: BROOK/C/W SAWCUTS
	GRP STRIP
	CAST-IN-PLACE CONCRETE RETAINING WALL TO BE ARCHITECTURALLY FINISHED AND PAINTED ARCTIC WHITE

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
	SHRUB PLANTING GROWING MEDIUM SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH
	SOIL

SITE FURNISHINGS

KEY	DESCRIPTION
	350 BIKE RACK Model # LBRP-1-SS Colour: TRD Supplier: MAGLIN SITE FURNISHINGS Mount: SURFACE

FENCING

KEY	DESCRIPTION
	1.07m HIGH SEMI-PRIVATE STEEL FENCE COLOUR: WOOD
	PRIVACY SCREEN / GLASS RAILING BY ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2R1 | (604) 850-0577
CALGARY AB | 410 - 333 11th AVENUE SW
T2R 1L9 | 587.391.4766
MAIL@KSTONERCHCA.COM
LANDSCAPE ARCHITECTURE DIVISION



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-12-08
2	RE-ISSUED FOR DP	24-03-13
3	RE-ISSUED FOR DP	24-04-24

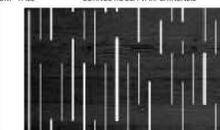
**WHITETAIL 56TH
APARTMENTS**

20710, 20721 & 20730, 20731
EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-142
CITY FILE # 13-23



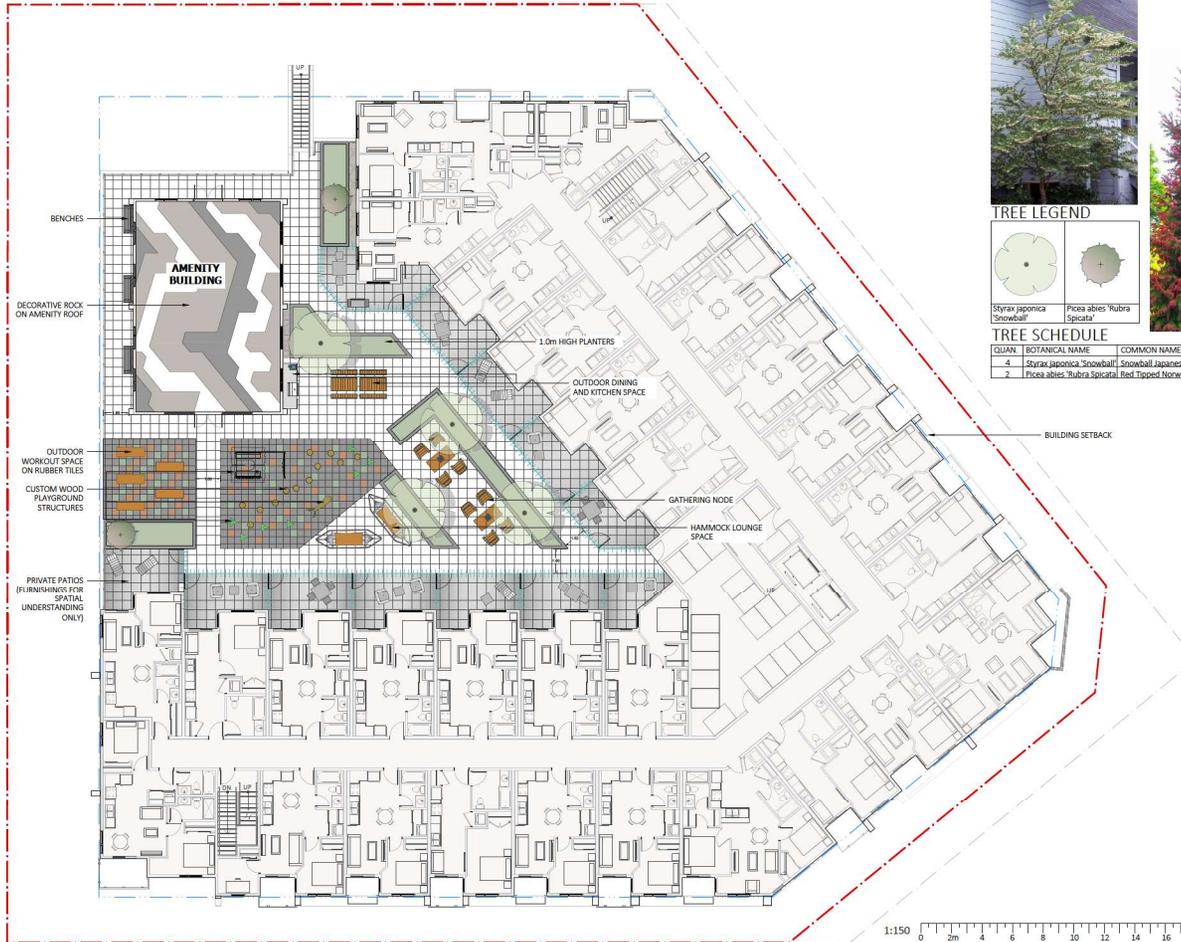
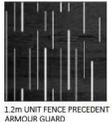
SITE PLAN



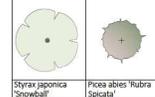
SCALE 1:150



L-1.00



TREE LEGEND



TREE SCHEDULE

QUAN	BOTANICAL NAME	COMMON NAME	SIZE
4	Syrax japonica 'Snowball'	Snowball Japanese Snowball	1.8m, 6cm caliper
2	Picea abies 'Rubra Spicata'	Red Tapped Norway Spruce	1.8m, 2.5m Height



HARDSCAPE MATERIALS

KEY	DESCRIPTION
[Pattern]	CONCRETE SLABS SIZE: 606 x 606 x 50.8mm COLOUR: WHITE MANUFACTURER: NEWSTONE GROUP
[Pattern]	CONCRETE SLABS SIZE: 606 x 606 x 50.8mm COLOUR: NORTHERN SHADOW MANUFACTURER: NEWSTONE GROUP
[Pattern]	RUBBER PLAYFILES COLOUR: BLACK WITH FOREST GREEN & STONE BEIGE BLACK BOMBER MANUFACTURER: DINOFLIX SUPPLIER: HABITAT SYSTEMS
[Pattern]	DORADO PLANTER WALL SIZE: 209 x 610 x 127mm COLOUR: CHARCOAL MANUFACTURER: NEWSTONE GROUP
[Pattern]	DECORATIVE ROCK SIZE: VARIABLE COLOUR: CHARCOAL, WHITE AND GREY WITH SECURED EDGES/DIVIDER

SOFTSCAPE MATERIALS

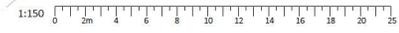
KEY	DESCRIPTION
[Pattern]	SHRUB PLANTING GROWING MEDIUM SPACING: 450mm MIN. DEPTH TREES: 900mm MIN. DEPTH

SITE FURNISHINGS

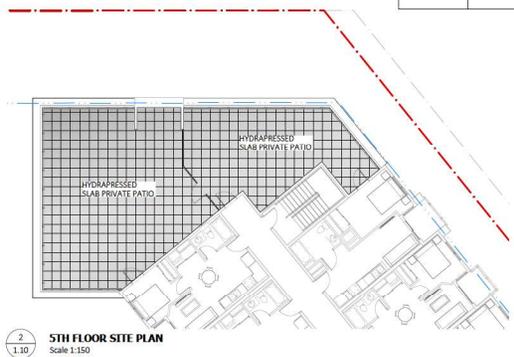
KEY	DESCRIPTION
[Image]	BAVVIEW COFFEE TABLE Model #: BVCT-68 w/ gameboard Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Image]	JEM LOUNGE CHAIR Model #: JLC-94 Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Image]	CLUSTER SEATING Model #: VINCENT PICNIC TABLE - 6' Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Image]	BENCH Model #: VINCENT BENCH - 6' Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface

FENCING

KEY	DESCRIPTION
[Image]	1.2m HIGH UNIT FENCE
[Image]	GUARDRAIL BY ARCHITECTURE



1 1:10 PODIUM SITE PLAN Scale 1:150



2 1:10 5TH FLOOR SITE PLAN Scale 1:150

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2Z 2R1 | (604) 850-0577
CALGARY AB | 410 - 333 11th AVENUE SW
T2R 1L9 | (587) 391-4766
MAIL@KOSTONENRCH.CA

LANDSCAPE ARCHITECTURE DIVISION



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-12-08
2	RE-ISSUED FOR DP	24-03-13
3	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721 & 20720, 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23-142
CITY FILE # 13-23

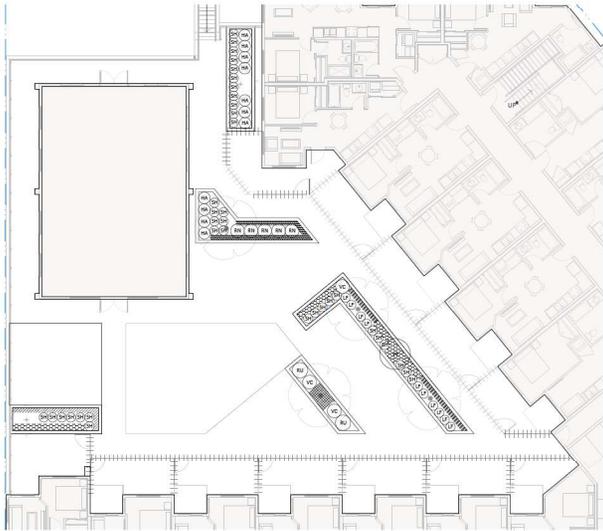


PODIUM PLAN

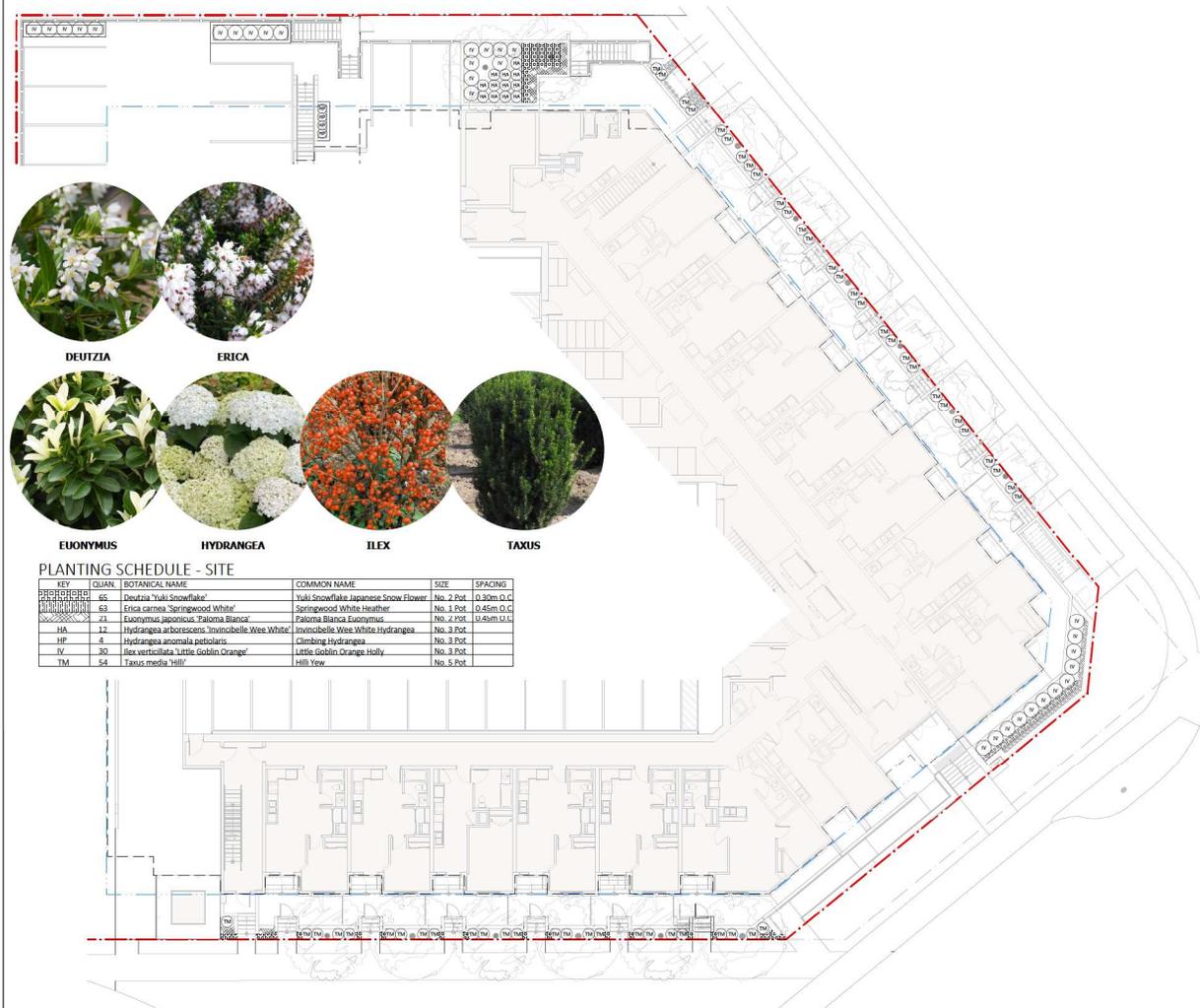
SCALE 1:150



L-1.10



1 PODIUM PLANTING PLAN
Scale 1:150



2 SITE PLANTING PLAN
Scale 1:150

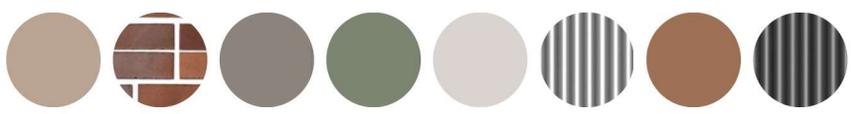


PLANTING SCHEDULE - SITE

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DS	65	Deutzia 'Yuki Snowflake'	Yuki Snowflake Japanese Snow Flower	No. 2 Pot	0.30m O.C.
EW	63	Erica carnea 'Springwood White'	Springwood White Heather	No. 1 Pot	0.45m O.C.
EB	21	Euonymus japonicus 'Paloma Blanca'	Paloma Blanca Euonymus	No. 2 Pot	0.45m O.C.
HA	12	Hydrangea arborescens 'Innocence White'	Innocence White Hydrangea	No. 3 Pot	
HP	4	Hydrangea anomala petiolaris	Climbing Hydrangea	No. 3 Pot	
IV	30	Ilex verticillata 'Little Goblin Orange'	Little Goblin Orange Holly	No. 3 Pot	
TM	54	Thymus media 'hilly'	Hilly Thyme	No. 5 Pot	

PLANTING SCHEDULE - PODIUM

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
AS	16	Asplenium scolopendrium	Hart's Tongue Fern	No. 1 Pot
BE	30	Bergenia 'Fire and Ice'	Fire and Ice Bergenia	No. 1 Pot
CA	24	Carex schismensis 'Evercolor 'Easlime''	Everlime Japanese Sedge	No. 1 Pot
FR	22	Fragaria chilensis	Beach Strawberry	No. 1 Pot
HA	11	Hydrangea arborescens 'Innocence White'	Innocence White Hydrangea	No. 3 Pot
LA	37	Lavandula angustifolia 'Arctic Snow'	Arctic Snow Lavender	No. 1 Pot
LE	10	Leucothoe fontanensis 'Rainbow Improved'	Rainbow Leucothoe	No. 1 Pot
RN	5	Ribes nigrum 'Ben Nevis'	Ben Nevis Black Currant	No. 3 Pot
RI	2	Ribes ssp. 'Little Bear'	Little Bear Gooseberry	No. 3 Pot
SH	36	Sarcococca hookeriana 'Sweet & Lo'	Sweet & Lo Sweetbox	No. 3 Pot
VC	3	Vaccinium corymbosum 'Sky Dew Gold'	Sky Dew Gold Blueberry	No. 3 Pot
VP	1	Vaccinium parvifolium	Red Huckleberry	No. 5 Pot



ARCHITECTURAL PALETTE



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2Z 2R1 | (604) 850-0577
CALGARY AB | 410 - 333 11th AVENUE SW
T2R 1L9 | (587) 391-4766
MAIL@KOSTONERARCH.CA
LANDSCAPE ARCHITECTURE DIVISION



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-12-08
2	RE-ISSUED FOR DP	24-03-13
3	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721 & 20720, 20731
EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-142
CITY FILE # 13-23



PLANTING PLANS

SCALE 1:150



L-1.20

OFFSITE LEGEND

KEY	DESCRIPTION
	CAST-IN-PLACE CONCRETE 100mm THICK COLOUR: NATURAL FINISH: BROOM C/W SAWCUTS
	CITYSCAPE WINSOR CONCRETE UNIT PAVERS SIZE: 150mm x 50mm x 50mm COLOUR: NATURAL MANUFACTURER: BASALITE
	SHRUB PLANTINGS GROWING MEDIUM: SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH
	SOIL

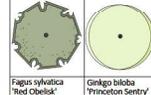


CITYSCAPE WINSOR CONCRETE UNIT PAVERS FROM BASALITE



FAGUS SYLVATICA 'RED OBELISK' GINKGO BILOBA 'PRINCETON SENTRY'

TREE LEGEND (OFFSITE)



QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
3	Fagus sylvatica 'Red Obelisk'	Red Obelisk Purple Beech	B18; 6m cal.
3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B18; 6m cal.

PLANTING SCHEDULE - OFFSITE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
IV	10	Ilex verticillata 'Little Ginklin Orange'	Little Ginklin Orange Holly	No. 3 Pot	
KL	13	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	No. 2 Pot	
96	96	Koehpflia 'Mango Popsicle'	Mango Popsicle Torchilly	No. 1 Pot - 0.30m O.C.	
207	207	Lotus corniculatus 'Plenus'	Golden Bird's-foot	No. 1 Pot - 0.45m O.C.	
IK	16	Hebe x 'Dorothy Wood Paprika'	Hebe Paprika Stone	No. 2 Pot	



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2R1 | (604) 500-0577
CALGARY AB | 410 - 333 11th AVENUE SW
T2K 1L9 | 587.391.4768
MAIL@KOSTONERARCH.CA
LANDSCAPE ARCHITECTURE DIVISION



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-12-08
2	RE-ISSUED FOR DP	24-03-13
3	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH APARTMENTS

20719, 20721 & 20720, 20731
EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-142
CITY FILE # 13-23



OFF-SITE LANDSCAPE PLAN

SCALE 1:150



L-2.00

**ZONING BYLAW, 1996, NO. 2100, AMENDMENT No. 203, 2024, No.
3280**

Prepared by:



Carl Johannsen, RPP MCIP
Director of Development Services

Reviewed by:



Francis Cheung, P.Eng.
Chief Administrative Officer



EXPLANATORY MEMO

COMMERCIAL USES ZONING BYLAW UPDATE

ZONING BYLAW AMENDMENT No. 203, BYLAW No. 3280

PURPOSE:

Bylaw No. 3280 proposes to amend the City's Zoning Bylaw to incorporate a 400 metre separation distance between specific commercial uses. This responds to a February 2024 letter (attached) from the Downtown Langley Business Association (DLBA).

The DLBA letter identifies a high concentration of 'day cares', specifically child care centres, in the Downtown core area, and requests that Council further regulate these uses to maintain a balanced business environment and variety of restaurants, retail shops, services and offices, which is consistent with Official Community Plan (OCP) land use policy for the Downtown. The Zoning Bylaw includes 400 metre separation distances between other specific commercial uses, to prevent over-concentration of these uses and maintain a variety of businesses as per the OCP, and this approach is now being proposed to apply to child care centres within a specific area of Downtown.

POLICY:

Commercial properties within Downtown Langley are designated as a 'Historic Downtown Core', 'Transit Oriented Core', 'Transit Oriented Residential' and 'Mixed Use' land uses in the OCP, enabling a variety of commercial and residential uses. The majority of these properties are zoned C1 'Downtown Commercial Zone', which permits retail store, office, restaurant, personal service, and other uses such as child care.

The OCP's land use and design policies aim to 'retain a lively shopping destination and fine grain retail ground floor', 'focus specialty retail, entertainment, pedestrian-oriented restaurants, and civic uses in the Historic Downtown Core area', and 'strongly encourage specialty and pedestrian-oriented retail, restaurants and café uses on the ground floor of buildings.' These policies are based upon the Downtown Master Plan.

These policies also encourage the ground floor of street-fronting buildings to be 'active' and designed to include clear 'see-through' windows, doors and openable storefronts. This approach is necessary for supporting pedestrian-oriented and high volume foot traffic streetscapes that include outdoor seating areas, patios, cafes and retail displays, window-shopping opportunities (i.e. people can see the products and activities inside the storefront, from the sidewalk and vice versa, which engages pedestrians and also provides for 'eyes on the street' from inside the storefront).

COMMENTS/ANALYSIS:

Context: Properties in the Historic Downtown Core and Child Care Centres

Most lots in the Historic Downtown Core OCP land use (along the Fraser Highway one-way) and south of Douglas Crescent between 204 St. and Park Avenue were created many decades ago, prior to wide-spread use of the automobile. These lots are typically small and narrow and covered by buildings, resulting in little or no space available for off-street parking or loading (drop-off/pick-up) spaces, and thus these lots rely on on-street parking located on the Fraser Highway one-way, 204 St. and Douglas Crescent.

In considering the prospect of more child care centres on lots within the Historic Downtown and south of Douglas Crescent, the general lack of adequate off-street parking and loading spaces on these small and narrow lots will likely create parking and drop-off/pick-up conflicts with other users as the number of child care centres increases over time. The lack of open space on these lots will also likely result in more child care centres relying on Douglas Park for their outdoor play space, which over time will result in increasing competition for park space by different user groups. Child care centres also have opaque storefront window glazing and/or opaque window coverings to maintain privacy. A high concentration of these opaque storefronts could reduce pedestrian interest and activity in the pedestrian oriented Historic Downtown.

Conversely the C1 zoned lots and areas in general surrounding the Historic Downtown Core/south of Douglas Crescent are better suited to accommodate child care centres, as they are larger and provide more space for 'on-site' parking, drop-off/pick-up areas and outdoor play areas. The opaque window coverings on child care centres in these locations also have a lower impact on pedestrian activity, as they primarily cater to automobile-based 'drive-up' traffic compared to 'walk-by and walk-up' foot traffic.

Proposed Bylaw No. 3280 and Rationale

Based on the DLBA request and above policy and context, Bylaw 3280 proposes to limit new child care centres from locating on lots within the Historic Downtown Core and south of Douglas Crescent (between 204 St. and Park Avenue), by requiring a 400 metre separation between child care centres within the area outlined on the map in the attached Bylaw. A 400-metre separation between child care centres will reduce parking and traffic conflicts and pressure on Douglas Park to host multiple child cares, and also limit the presence of opaque storefronts within the Historic Downtown.

Bylaw 3280 supports the land use intent of the OCP and Downtown Master Plan to focus specialty retail, restaurants and a variety of commercial uses in the Downtown core, and will help to maintain pedestrian-oriented streetscapes in the Downtown.

However, Bylaw 3280 will not prevent new child care centres from locating in the City, outside of the outlined area on the Bylaw map. There is significant demand for new child care spaces in the City, and the City's Child Care Action Plan and OCP policy supports the creation of more child care spaces. The Zoning Bylaw Update, currently underway, is also considering the expansion of child care centres to more land uses and areas within the City to respond to the need for more child care spaces. This

approach will provide more opportunities for child care space creation, and help to promote a more dispersed pattern of child care centres in the City over time.

Effect of Bylaw: Existing Businesses Remain as Legal Non-Conforming Uses

If this proposed Bylaw is adopted by Council, and similar to previous amendments (i.e. 400 metres between pharmacies, thrift stores, tattoo and body art establishments, vape stores), it will not impact existing child care centres within the outlined area on the map attached to the proposed Bylaw. Given that these businesses were in existence prior to Bylaw adoption, they can continue to operate as 'legal non-conforming uses'.

However, if a non-conforming use is discontinued for 6 months on a property any subsequent use will be subject to Zoning Bylaw regulations, including separation distances. Non-conforming uses also cannot expand beyond what is in place prior to the amendment, and cannot relocate to a new site without being subject to the new separation distances.

SUMMARY

Bylaw 3280 aims to support business variety and pedestrian-oriented streetscapes as set out in the OCP and Downtown Master Plan. It will also not impact existing businesses and may also provide additional stability for these businesses. This Bylaw will also not prevent new child care spaces in the City, outside of the Bylaw map area.

BUDGET IMPLICATIONS:

None.

Attachments



February 6, 2024

Mayor Pachal and Members of Langley City Council
Langley City Hall
20399 Douglas Crescent
Langley, BC
V3A 4B3

RE: Daycares in the Downtown Core

Dear Mayor Pachal and Members of Langley City Council:

We have been asked by our members and Board of Directors to write a letter regarding the number of daycares in the downtown core and throughout the BIA. Although we are all supportive of daycares, and recognize they are needed, we feel that five daycares in the downtown core and over ten in total throughout the BIA is enough.

The reason the downtown core is so attractive, is because if a daycare is located within a specific proximity to a community playground (such as Douglas Park), they are not required to provide their own outdoor play space.

In the last few months, two daycares (and another on the way) have opened up in what were previously valuable retail spaces. As always, our objective is to create a healthy balance of business types, and we feel strongly that if daycares continue to be allowed, then that may end up being a deterrent for other business types to want to open up down here.

We are writing to ask Mayor and Council if they would consider creating a proximity bylaw, similar to the one implemented for tattoo shops and spas.

Sincerely,

Bob Foster, Chair
Downtown Langley Business Association

Cc Mr. Francis Cheung, CAO
Mr. Carl Johannsen, Director of Development Services



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 203**

BYLAW No. 3280

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations.

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. 203, 2024, No. 3280”.

2. Amendment

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

2.1 Adding the following regulations to Part D “General Provisions”, Section 3 “Regulations Applicable to All Zones”:

(m) Child Care Centres

No *Child Care Centre* within the area outlined in the map below shall be located within 400 metres of any other *Child Care Centre* within the area outlined in the map below.



READ A FIRST AND SECOND TIME this day of , 2024.

The PUBLIC HEARING was held, pursuant to Section of the *Local Government Act* this day of , 2024.

READ A THIRD TIME this day of, 2024.

FINALLY ADOPTED this day of , 2024.

MAYOR

CORPORATE OFFICER



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 201, 2024, BYLAW No. 3272
DEVELOPMENT PERMIT APPLICATION DP 12-23

To consider rezoning and Development Permit applications from ParaMorph Architecture Inc. to accommodate a 6-storey, 114-unit apartment development.

The subject properties are currently zoned RS1 Single Family Residential Low Density Zone and RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Mid Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Mid Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Paramorph Architecture Inc.
Owner:	SP (Linwood 2) Holdings Inc.
Civic Addresses:	20256-20272 54A Avenue
Legal Description:	Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
Site Area:	2,756 m ² (0.68 acres)
Number of Units:	114 apartments
Gross Floor Area:	7,437 m ² (80,051 ft ²)
Floor Area Ratio:	2.698
Lot Coverage:	47%
Total Parking Required:	163 spaces (including 8 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	121 spaces
Visitor	<u>17 spaces</u>
Total	138 spaces (including 7 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RS1 Single Family Residential RM1 Multiple Residential Low Density
Proposed Zoning:	CD94 Comprehensive Development
Variances Requested:	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 17 visitor parking spaces (23 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>

Development Cost Charges: \$2,176,222.00 (City - \$1,014,950.00, GVS&DD - \$461,650.00, GVWD - \$458,986.00, SD35 - \$64,400.00, TransLink - \$176,236.00)

Community Amenity Contributions (CACs): \$464,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 201**

BYLAW No. 3272

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20256-20272 54A Avenue to the CD94 Comprehensive Development 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. 201, 2024, No. 3272”.

2. Amendment

(1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 94 (CD94) Zone immediately after Comprehensive Development – 93 (CD93) Zone:

“MMMM. CD94 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 114-unit apartment development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lots shall form the site and shall be zoned CD94 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-874-322
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (b) PID: 001-874-357
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (c) PID: 011-286-709
Lot 14, District Lot 305, Group 2, New Westminster District, Plan 8109
- (d) PID: 011-286-725
Lot 15, District Lot 305, Group 2, New Westminster District, Plan 8109

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by ParaMorph Architecture Inc. (dated April 22, 2024) and David Stoyko Landscape Architect (dated April 18, 2024), one copy each of which is attached to Development Permit No. 12-23.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

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

- (a) PID: 001-874-322
Strata Lot 1, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- (b) PID: 001-874-357
Strata Lot 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

from the RM1 Multiple Residential Low Density Zone; and:

- (c) PID: 011-286-709
Lot 14, District Lot 305, Group 2, New Westminster District, Plan 8109
- (d) PID: 011-286-725
Lot 15, District Lot 305, Group 2, New Westminster District, Plan 8109

from the RS1 Single Family Residential Zone to the CD94 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-ninth day of April, 2024.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

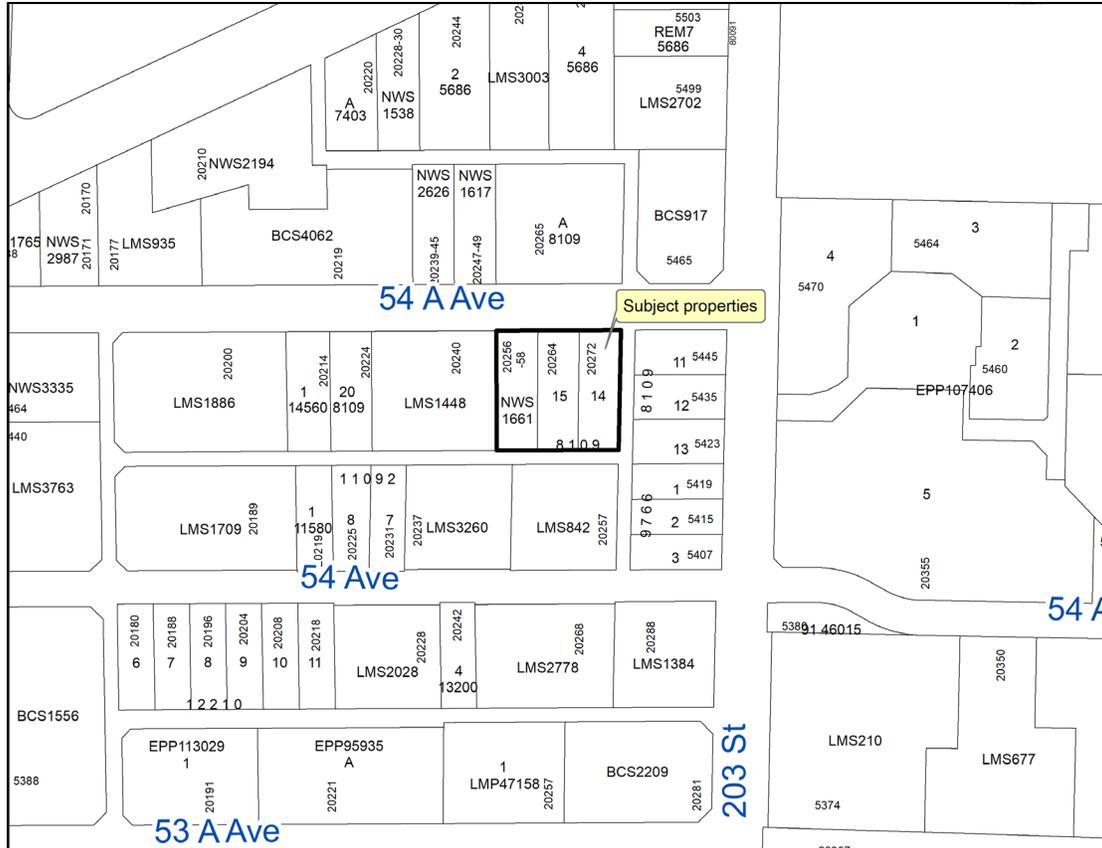
CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 10-23 DEVELOPMENT PERMIT APPLICATION DP 12-23

Civic Addresses: 20256-20272 54A Avenue
Legal Description: Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
Applicant: Paramorph Architecture Inc.
Owner: SP (Linwood 2) Holdings Inc.





EXPLANATORY MEMO COUNCIL MEETING FOLLOW-UP

**20256-20272 54A Avenue
Development Permit 12-23
Zoning Bylaw Amendment Bylaw No. 3272**

Information Requested at Council Meeting

The purpose of this memo is to provide clarification on points and questions raised at the Council meeting held on April 29, 2024 regarding the proposed redevelopment of 20256-20272 54A Avenue.

1. Rooftop patio noise mitigation.

The applicant noted that noise mitigation was incorporated into the design of the rooftop amenity area by setting the patio back from the building's edges to have it further away from neighbouring properties. The patio flooring will be made of recycled rubber pavers that dampen sound to both the units below and neighbouring buildings, and will discourage noise-producing activities such as ball games.

2. Neighbouring property engagement during construction.

The applicant is already in communication with the strata of the property directly abutting the subject site to the west (20240 54A Avenue), and has committed to sending letters to neighbouring properties on all sides prior to construction and installing a sign with key contact information.



EXPLANATORY MEMO

March 13, 2024 Advisory Design Panel Recommendations and Applicant Response DP 12-23 20256-20272 54A Avenue

Advisory Design Panel Recommendations and Applicant Response

On March 13, 2024 the Advisory Design Panel (ADP) reviewed the DP 12-23 application, and provided the following recommendations (see attached minutes for further details):

1. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces.
2. Consider widening 6th floor balcony covers to ensure they, at a minimum, match the width of balconies.
3. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.)
4. Review the height and design of the fence between the courtyard and the rear lane for security.
5. Review location of the intercom at the rear lane to ensure the courtyard is fully secure.
6. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes.
7. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow and ice build-up.
8. Review opportunities to bring more light into smaller, centrally-located units.
9. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts.
10. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. "pavilion in a park", trellised area, green roof, etc.).
11. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area.
12. Incorporate more detail on indoor amenity programming in drawings.
13. Add solar shading to south-side windows.
14. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines.
15. Consider interventions to discourage vehicle drop-off on the lane.
16. Consider a children's play area within the outdoor amenity space.
17. Provide information on the minimum bed size which would fit within unit dens.

18. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

The applicant submitted finalized revised architectural and landscape drawings on April 22, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces.

Accessibility hardware will be provided to all spaces as required by the Building Code, as well as to the garbage room.

2. Consider widening 6th floor balcony covers to ensure they, at a minimum, match the width of balconies.

The covers have been updated to have the full width of the balconies protected.

3. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.).

In addition to the increased size of the balcony covers, the wood-tone soffit pattern has been updated to a horizontal orientation to contribute to a more prominent edge along the building top.

4. Review the height and design of the fence between the courtyard and the rear lane for security.

The courtyard fencing has been raised from 1.2 metres to 1.8 metres to enhance security, while also updating the design to an aluminum picket fence to prevent a walled-off feeling within the outdoor amenity area due to the increased height.

5. Review location of the intercom at the rear lane to ensure the courtyard is fully secure.

The rear intercom has been moved from the building entrance to the gate into the courtyard, which will restrict unauthorized access.

6. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes.

Lighting has been maintained within the accessible ramp, integrated into bollards and building walls along the rear visitor parking spaces, and incorporated down

the parkade ramp wall. In accordance with the City's engineering standards, City lighting will not be provided along the rear lane. Pedestrian lane safety will be enhanced through the added visitor parking lighting and the upgrading and widening of the lane to be completed as part of this development.

7. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow and ice build-up.

The accessible ramp has been extended to reduce its slope from 8.33% to a grade of 7%. The turning radius and weather protection were reviewed and the existing landing area and roof overhangs were determined to be sufficient by the applicant.

8. Review opportunities to bring more light into smaller, centrally-located units.

The applicant reviewed opportunities to let in more light to the inside corner units, with the primary options being enlarging windows and extending the unit out in place of the balcony. Enlarging the window was determined to be unfeasible as the window is already provided at the maximum possible size to maintain structural integrity. Expanding the unit to replace the balcony was also determined by the applicant to be undesirable, as it would remove the unit's private outdoor space. It is also noted that these inside units are south-facing and will have their inside corner location mitigated through consistent solar exposure.

9. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts.

The applicant has clarified that the balcony guardrails are composed of black metal railings and fiber cement panels. The balcony dividers are frosted glass. Aluminum composite paneling, with a silver mirror finish, is proposed only on the entrance fascia board and is not expected to create glare given its northern exposure.

10. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. "pavilion in a park", trellised area, green roof, etc.).

Three renderings have been added to show the garbage enclosure, rear fencing, and dog run at the rear of the building, and the massing model has been updated to show these features as well. Renderings without these features have also been maintained to better show the appearance of the main building.

The garbage enclosure's design was updated to match the main building, with the cladding material changed to grey fibre cement panelling.

11. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area.

After review, the applicant has determined the southeast exit stair cannot be rotated or repositioned without significant impacts to parkade circulation or structural seismic design, and the stair has been kept as previously proposed.

12. Incorporate more detail on indoor amenity programming in drawings.

The indoor amenity areas have been delineated into distinct spaces and had descriptions of their use added to the floor plans.

13. Add solar shading to south-side windows.

The applicant felt that window canopies would clash with the design of the south side of the building. In place of this, south-side windows have been replaced with a solar-reflective glass to reduce the amount of glare entering units. In addition, the new BC Building Code (BCBC 2024 adopted in March 2024) includes new cooling requirements, which will result in this building providing air conditioning within all units.

14. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines.

An additional path between the west and east sides of the courtyard has been provided to improve circulation.

15. Consider interventions to discourage vehicle drop-off on the lane.

The lanes and street fronting the site would be upgraded to the City's modern engineering standards as part of the development, which are not intended to accommodate stopping on the lane. These upgrades include the widening of 54A Avenue along the site frontage to allow for two-way vehicle travel with a separate parking lane, which is expected to be the more convenient option for vehicle drop-off, compared to having to turn and maneuver through the back lanes.

16. Consider a children's play area within the outdoor amenity space.

A children's play area has been provided in the rooftop amenity area, which includes a play house, play mounds, and a bright blue rubberized surface.

17. Provide information on the minimum bed size which would fit within unit dens.

Unit dens would be able to fit a twin bed.

18. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

All noise mitigation measures will be provided in accordance with BC Building Code 2024 requirements.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Provide more information on adaptable unit requirements.

The British Columbia Building Code defines “adaptable dwelling unit” as “a dwelling unit designed and constructed with some accessible features and which accommodates the future modification to provide more accessible features”.

Adaptable units include special requirements including:

- Accessible paths of travel of 0.85-1.0 metres wide within the unit;
- Minimum door widths of 0.85 metres for entries to the units and adaptable rooms;
- A minimum of one adaptable bedroom, with minimum turning radii and clearances, including in relation to closets;
- A minimum of one adaptable bathroom, with minimum clearances, reinforced walls to allow the future installation of grab bars, and plumbing systems that accommodate the future installation of accessible sinks and showers/bathtubs; and
- Minimum clearances in the kitchen, with a continuous counter between the cooktop and sink, and a plumbing system that accommodates the future installation of an accessible kitchen sink.

Stacked appliances, such as washers and dryers, are permitted within adaptable units.

The City’s OCP currently requires 20% of single-level units within apartment buildings to be provided as adaptable. On March 10, 2025, the BC Building Code will be updated to require 100% of units to be adaptable in large apartment buildings and all ground-floor units to be adaptable in small apartment buildings. Definitions of “large” and “small” buildings have not yet been provided.



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, MARCH 13, 2024
AT 7:01 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Blair Arbuthnot
Matt Hassett
Leslie Koole
Dammy Ogunseitan
Tony Osborn
Ritti Suvilai
Ella van Enter

Absent: Jaswinder Gabri
Cst. Dennis Bell

Staff: R. Beddow, Deputy Director of Development Services
C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the March 13, 2024 agenda.

It was **MOVED** and **SECONDED**

THAT the agenda for the March 13, 2024 Advisory Design Panel be approved.

CARRIED

2) MINUTES

Adoption of minutes from the November 22, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 22, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION

Introductions of Panel members and staff were made. Carl Johannsen, Director of Development Services provided an overview of the meeting process for tonight's meeting for the benefit of new members.

Roy Beddow, Deputy Director of Development Services provided information to the Panel on the following:

- Official Community Plan (OCP):
 - Purpose
 - Five Key Themes
 - Land Use Map highlights
 - Land Use Designations
 - Urban Design Principles
 - Development Permit Area Guidelines
 - DP Guidelines – Form & Character
 - Appendices to Official Community Plan
- Zoning Bylaw; and
- Zoning Bylaw Update.

Anton Metalnikov, Planner, provided information to the Panel on the following:

- New Provincial legislation;
- Transit Oriented areas (TOAs);
- Small-Scale Multi-Unit Housing (SSMUH);
- Master-Planned Sites.

Mr. Metalnikov responded to questions from Panel members, advising that:

- the new provincial legislation allowing four building units per lot does not preempt the City's rezoning requirements; and
- as part of his presentation he will explain changes to the City's public hearing processes as a result of the new provincial legislation;

Mr. Metalnikov provided further information on the following:

- Typical Application Process (Rezoning and DP) and new public input process for residential rezonings, which replaces public hearings;
- Recent Projects; and
- 2023 ADP Results-Before and After designs.

Carl Johannsen, Director of Development Services provided information on the Terms of Reference of the Advisory Design Panel.

Kelly Kenney, Corporate Officer provided information on meeting procedures, referencing and providing examples from the following guidance documents:

- Community Charter;
- Council Procedure Bylaw; and
- ADP's Terms of Reference.

In response to a question from a Panel member, Mr. Johannsen advised that:

- staff will report back to the Panel with the results of two public surveys undertaken as part of the Zoning Bylaw update process;
- once the new Zoning Bylaw is drafted it will be made available to the public on the City's website and staff can provide an update to the Panel at that time and receive feedback from Panel members on the draft bylaw; and
- Staff can provide a link to the current Zoning Bylaw update webpage to Panel members.

The Chair and staff advised members on various meeting logistics including receipt of their agendas, review of staff reports and the availability of meeting microphones.

In response to questions from Panel members; staff advised that:

- the development process from submission of the application to breaking ground at the development site takes approximately a year to a year and a half.
- only 5 to 10 percent of the ADP's recommendations are not actioned by developers, and in doing so are required to explain why they are not actioning them.

**4) DEVELOPMENT PERMIT APPLICATION DP 12-23
ZONING BYLAW AMENDMENT APPLICATION RZ 10-23**

20256-20272 54A Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated February 29, 2024 and provided a brief overview of the Development Permit application.

In response to a question from a Panel member, Mr. Metalnikov advised that there are no plans to turn 54A Ave. into a one-way street, rather, staff are looking to have the roadway widened as part of the development applications' frontage upgrades on this block.

The Applicant team entered the meeting:

Harp Saran – President, Development – Scale Projects
David Eaton – Senior Architect – ParaMorph Architecture
David Stoyko – Landscape Architect – David Stoyko Landscape Architect
Manika Grover – Project Manager, Intern Architect – ParaMorph Architecture
Aman Jain – Architectural Technician – ParaMorph Architecture

Mr. Eaton presented the application, providing an overview of the development with details on the following:

- North elevation rendering;
- Site and building details (program summary);
- Aerial site plan;
- Location renderings;
- Building renderings;
- Detailed site plan showing amenity areas/garbage, and parking areas;
- Rooftop site plan; and
- Elevation renderings.

Mr. Stoyko provided an overview of the landscape plan, with details on the following:

- Street frontage;
- Courtyard amenities;
- Roof plan amenity spaces; and
- Types of plantings.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- ensure doors are auto closing throughout the development;
- Consider widening the canopies over sixth floor balconies to make them as wide as the balconies;
- the main façade in centre of the building lacks personality, consider stronger features, a colour other than grey for centre square on building, and extend features on the first floor exterior vertically;
- ensure there is adequate lighting in lane for intercom, accessible visitor parking area, and at entrance and exit to parkade ramp;
- make windows bigger in the centre units to bring in more light;
- determine whether there is a way to extend the accessible ramp and reduce its grade;
- update renderings to show mirrored panel that you intend on patio guardrails for accuracy to see the effect; they may possibly reflect light in the courtyard in a negative way;
- as every unit in the courtyard will be able to see the garbage enclosure in the rear courtyard, should make it a design feature;
- solar shading on south side is a missed opportunity;
- it is rather a circuitous route to get from the units to the amenities in the courtyard;
- the rooftop area seems rather plain;

- could see people parking in lane for pick-ups and drop offs as its easier to get to the door; will need to discourage this; and
- programming a children’s play area within the outdoor amenity space.

In response to questions from Panel members, the applicant team advised that:

- There will be air conditioning for every unit;
- There are two types of lock ups;
- The planters with trellis will have vines in planters that will grow up the trellis;
- There will be soft surfacing for the rooftop amenity areas;
- None of the outdoor amenity spaces were specifically programmed for a children’s play area as the amenity areas were intended to be flexible multi-use spaces;
- The firepit cannot be relocated from the courtyard to the rooftop given the roof’s soft surfacing; fencing around the courtyard will prevent access to the courtyard from the street;
- the large indoor amenity space will have a fitness room on one side and a lounge with full kitchen, tv, and couch on the other side; some outdoor amenities include an off leash dog area and pet wash area and a compartment for communal tools and appliances;
- the building design is considered precedent setting by the applicant because of the following elements:
 - its extensive use of simulated wood features;
 - its modern style;
 - its use of colours that are the current trend (white, grey, and black);
 - its L-shape;
 - its use of aluminum reflective element at the entry;
- all entrances are accessible, there is accessible parking in the parkade and in the lane, and wide passages in the building;
- they have tried to keep the accessible parking stalls as close as possible to building entrances;
- there is an 8 percent grade on the accessible ramp;
- the balcony covers are intended as sun shades not as rain protection;
- the gates between the courtyard and public property will be 6ft. high;
- the roof top amenity space on the roof is the size it is in order to set it back so it won’t be visible from the street; currently the development has more amenity space than what is required under City bylaws and policies;
- Evergreen Magnolia will be used in the landscaping;
- the main entrance will have smaller modules to differentiate it from the rest of the building patterns;
- it would not be practical to use a more decorative, textured surface on the accessible ramp as the surface needs to be smooth for wheelchair access;

- under the new Building Code, the developer is limited as to the amount of glazing that can be used, but they will look at it as part of their mandate;
- the centre units are south facing, which will bring light into these units;
- the current placement of the stairs was to accommodate a parking stall beneath; however, the design team can look at repositioning the stairs to allow for larger windows in the adjacent units;
- are amenable to improving the look of the garbage enclosure by surrounding it with trellised fencing;
- although the developer acknowledges the six units in the centre of the development won't get as much light as other units in the development, the rationale for having these six smaller units was to provide an additional level of affordability in the development;
- each of the six centre units have privacy screens to ensure privacy and the outside amenity is private to those units;
- the six smaller units will have a murphy bed or futon;
- in order to make a more direct route from units to amenities in the courtyard, they can explore taking the edge off the corner of the building;
- typically the accessible ramp does not have a heated surface;s
- mechanical doors will be put in wherever they are required;
- they will be making sure slope is stable; have completed review of the trees with arborist, some trees will be retained;
- in order to reduce the heat island effect, a heat resistant coating will be applied to the roof top surface; they have been advised by the vendor that this coating lasts between five to seven years before needing maintenance; and
- some features include e-bike charging stations and e-bike maintenance space; as well as a pet wash area and common tool storage area.

The applicant team left the meeting.

In response to questions from Panel members, Mr. Johannsen advised that:

- staff can report back with information on adaptable unit requirements;
- staff will review scalability of the gate enclosing the courtyard;

Panel members provided further feedback as follows:

- would like to know what size bed could fit into den space;
- ensure there is adequate sound-proofing between rooftop amenity area and units below, as well as between units with living room-to-bedroom interfaces;
- have lighting on recessed north east corner plaza;
- determine if there is enough room for scooters to navigate corner of accessible ramp;
- extend covering over more of the accessibility ramp on north side.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED
THAT:

1. The ADP receive the staff report for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces;
 - b. Consider widening 6th floor balcony covers to ensure they, at a minimum, match the width of balconies;
 - c. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.);
 - d. Review the height and design of the fence between the courtyard and the rear lane for security;
 - e. Review location of the intercom at the rear lane to ensure the courtyard is fully secure;
 - f. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes;
 - g. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow & ice build-up;
 - h. Review opportunities to bring more light into smaller, centrally-located units;
 - i. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts
 - j. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. “pavilion in a park”, trellised area, green roof, etc.);
 - k. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area;
 - l. Incorporate more detail on indoor amenity programming in drawings
 - m. Add solar shading to south-side windows;
 - n. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines;
 - o. Consider interventions to discourage vehicle drop-off on the lane;
 - p. Consider a children’s play area within the outdoor amenity space;
 - q. Provide information on the minimum bed size which would fit within unit dens; and
 - r. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

CARRIED

Staff note: Provide more information on adaptable unit requirements.

5) NEXT MEETING

April 3, 2024

April 24, 2024 (to be confirmed)

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:27 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 12-23
Rezoning Application RZ 10-23
(20256-20272 54A Avenue)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Bylaw #: 3272

Doc #:

Date: February 29, 2024

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Paramorph Architecture Inc. for a 6-storey, 114-unit apartment development at 20256-20272 54A Avenue.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential and RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Mid Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Paramorph Architecture Inc.
Owner:	SP (Linwood 2) Holdings Inc.
Civic Addresses:	20256-20272 54A Avenue
Legal Description:	Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
Site Area:	2,756 m ² (0.68 acres)
Number of Units:	114 apartments
Gross Floor Area:	7,437 m ² (80,051 ft ²)
Floor Area Ratio:	2.698
Lot Coverage:	47%
Total Parking Required:	163 spaces (including 8 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	121 spaces
<u>Visitor</u>	<u>17 spaces</u>
Total	138 spaces (including 7 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RS1 Single Family Residential RM1 Multiple Residential Low Density
Proposed Zoning:	CD94 Comprehensive Development
Variances Requested:	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 17 visitor parking spaces (23 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$2,176,222.00 (City - \$1,014,950.00, GVS&DD - \$461,650.00, GVWD - \$458,986.00, SD35 - \$64,400.00, TransLink - \$176,236.00)
Community Amenity Contributions (CACs):	\$464,000.00

Discussion:

1. Context

The applicant is proposing to develop a 6-storey, 114-unit apartment building on a site consisting of one duplex and two single-detached homes. The site is located in an established higher-density residential area hosting townhomes and apartment buildings of various sizes and ages, along with several new developments recently completed and other sites under active applications.

The site's primary frontage is formed on the north by 54A Avenue, a short local road across from which stands Manoah Manor, a 3-storey non-profit seniors apartment building completed in 1990. City lanes to the south and east provide additional access and separate the site from Oxford Court, a 4-storey apartment building completed in 1993, and a few single-family homes respectively. The site is flanked to the west by the 3-storey Arbutus Court apartment building (1994).



Site context

The site is well positioned with connections to retail and service areas, with Downtown located within a few minutes' walk. It also benefits from proximity to key neighbourhood amenities, including:

- Linwood Park (few minutes' walk);
- Timms Community Centre (5-to-10-minute walk); and
- Nicomekl Elementary School (10-minute walk).

The site is also located near several transportation services, including:

- Six local and regional bus lines within a 5-minute walk;
- The frequent 503 Fraser Highway Express bus (5 to 10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (5 to 10-minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Mid Rise Residential in the City's OCP, which allows for apartment development of up to 12 storeys in height and a Floor Area Ratio (FAR) of up to 3.5.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Mid Rise Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Mid Rise Residential designation.

3. Design

The applicant is proposing a wood-frame building with its frontage oriented to 54A Avenue to the north and the lane to the east in an L-shape, which wraps a ground-level courtyard to the southwest. The building sits atop an underground parkade raised slightly above ground, with this raised portion tiered with a step, painted, and topped with landscaping. The parkade is set back from the west property line to enable the retention of all the neighbouring property's trees, with the additional setback of the building itself allowing for additional trees and landscaping to be planted on the subject site's side of the boundary. A parkade ramp off the south lane provides access to the two-level underground parkade reserved for residents, while visitor parking is provided off the lanes at grade.

The building's base emphasizes the entrance on the corner and makes use of white fibre-cement panelling and wood-tone aluminum features rising from floor level to above the second storey along the rest of the street frontage to emulate

a townhome expression. These materials are complemented with grey fibre-cement panelling to ground the building “base” while making way for a lighter building “top” and wood-tone accents, particularly on the balcony insets and soffits. Extruded frame features serve to delineate the different façade sections and highlight elements like the building entrance and courtyard.

The development’s landscaping wraps the outside edge of the site with various shrub species and trees, with a larger planting area capitalizing on the building’s west setback. A ground-floor courtyard provides an additional large, landscaped area, with seating and dining areas included among plantings and trees. A total of 46 trees are proposed on-site, with additional street trees to be provided as part of required frontage upgrades. A second outdoor amenity area on the roof adds a cooking facility and 17 garden plots, along with additional planting beds. This rooftop area is set back from the roof edges for safety and privacy.

The unit type distribution of the building includes 18 studios, 69 one-bedroom units, and 27 two-bedroom units. 24 (21%) of the units are adaptable. Resident storage facilities are provided in storage rooms in both underground parkade levels as well as within in-unit storage rooms. 772 m² (8,304 ft²) of total amenity space is provided in the building, including 204 m² (2,192 ft²) of indoor amenity space and 568 m² (6,112 ft²) of outdoor amenity space split between the ground-level courtyard and the rooftop deck. A two-elevator core services the building.

4. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan;
- Achieving an energy performance over 25% above the current Model National Energy Code;
- Reducing the heat island effect by use of landscaping and a rooftop amenity area;
- Using non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Providing resident garden plots;
- Using water-conserving toilets;
- Providing outlets for e-bike charging in all bike/storage lockers; and
- Providing 12 resident parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.

5. 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.

6. VariANCES

As noted above, the applicant's proposed development is generally consistent with the draft 6-12 storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Mid Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to provide bicycle parking within storage lockers, reducing the width of small car parking spaces, and reducing the number of visitor parking spaces. Staff support these variances per the rationales below.

The accommodation of bicycle parking spaces within storage lockers, rather than in separate bicycle parking rooms, is supported as the applicant has enlarged their storage lockers beyond the Zoning Bylaw requirement (5.67 m³ or 200 ft³) to a minimum of 9 m³ (318 ft³), which is an increase of 59%. Staff note that shared bicycle parking and storage lockers are being considered in the new Zoning Bylaw to allow for more flexibility and efficiency in their configuration.

The applicant is also requesting a variance to reduce the width of the small car spaces to 2.4 metres from the 2.5 metres required in the Zoning Bylaw. This adjustment was made to ensure this application meets the 138-space target that aligns with the residential rates being considered for the new Zoning Bylaw (additional discussion below). Reducing the width of small car spaces to 2.4 metres is under consideration for the new Zoning Bylaw to accommodate additional parking spaces in all development projects. This width is also similar to other municipalities in the region, such as Burnaby, which has a minimum small car space width of 2.4 metres, and Richmond, which has a minimum small car space width of 2.3 metres. Staff are not considering changes to the required drive aisle widths in the Zoning Bylaw to ensure safe and easy vehicle movements in parking areas are maintained.

Proposed Parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking

amount is 15.4% less than what would be required. Given that a CD zone is being proposed for this development, technically a variance is only required for visitor parking, along with those previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 25 spaces or 15.4%) meets the rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of the future SkyTrain station. If the preliminary "Shoulder" area rates being considered for the new Zoning Bylaw were applied to this application, 138 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit (=121 resident spaces), and 0.15 visitor spaces per unit (=17 visitor spaces). This total is equal to the applicant's proposed parking amount of 138 spaces and is 15.4% less than the current RM3 Zone requirement of 163 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=140 resident spaces), and 0.2 visitor spaces per unit (=23 visitor spaces). Similar variances have recently been approved by Council in the nearby area at 20191 53A Avenue (13% reduction), 20142 53A Avenue (14.5% reduction), and 20230 56 Avenue (15% reduction).

Staff also note that this site is located within 800 metres of the future Langley City Centre SkyTrain station at 203 Street. Under Bill 47, adopted by the Province of British Columbia in November 2023 to amend the *Local Government Act*, this places the site within the future Langley City Centre Station "Transit-Oriented Area" (TOA) which the City of Langley is required to adopt by June 30, 2024. Under this new legislation, once the TOA is adopted, the City would not have the authority to set or enforce minimum residential parking requirements for this site.

Based on the above commentary and analysis, staff support these variances.

7. Summary

The proposed development is consistent with the City's OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

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's Design Criteria Manual (DCM).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **114 Unit Multi-Family Development located at 20256-20272 54A Ave.**

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 zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

- A) The developer is responsible for the following work which shall be designed by a Professional Engineer:
- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
 - II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. 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. A safety factor of 10% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
 - III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.

- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include 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.
- V. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) 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."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
- VII. A property dedication of 1m (+/-) will be required along the Lane frontages of the proposed development to provide a new ROW width of 7m - to be determined by a legal surveyor. 4m corner truncation dedications will also be required on the site's northeast and southeast corners. There will be no dedication requirement for 54A Ave.
- VIII. New sidewalk, barrier curb, and gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip based on the City's DCM Cross-Section SS-R07, using the existing centreline. As a result, the existing curb alignment will be widened by 0.7m (+/-) along the project frontage. The Developer shall contact Engineering Services to obtain City's Landscaping standards prior to hiring a professional to prepare boulevard trees and a planting strip plan.
- IX. A traffic impact assessment will be required as per the City's DCM.
- X. The condition of the existing pavement along the proposed project's frontages 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 the Developer's cost.

- XI. 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.
- XII. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
- XIII. A dedicated on-site loading zone shall be provided by the developer.

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

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will 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).
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current standards.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

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:

- I. Unless otherwise specified, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's

- Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
 - VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
 - VII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
 - VIII. A complete set of record drawings (as-constructed), service record cards, a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
 - IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
 - X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
 - XI. Garbage and recycling enclosures shall accommodate 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." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required on exterior of both rooftop stairways. Standpipes will be required at the parkade entrance, and in both elevator lobby refuge areas. All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Stairwells must be constructed to accommodate shelter in place applications. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (knox box) will be required before occupancy. The 4" FDC will be located on

a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the March 13, 2024 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,014,950.00 to City Development Cost Charge accounts and \$464,000.00 in Community Amenity Contributions.

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



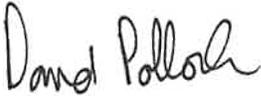
Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



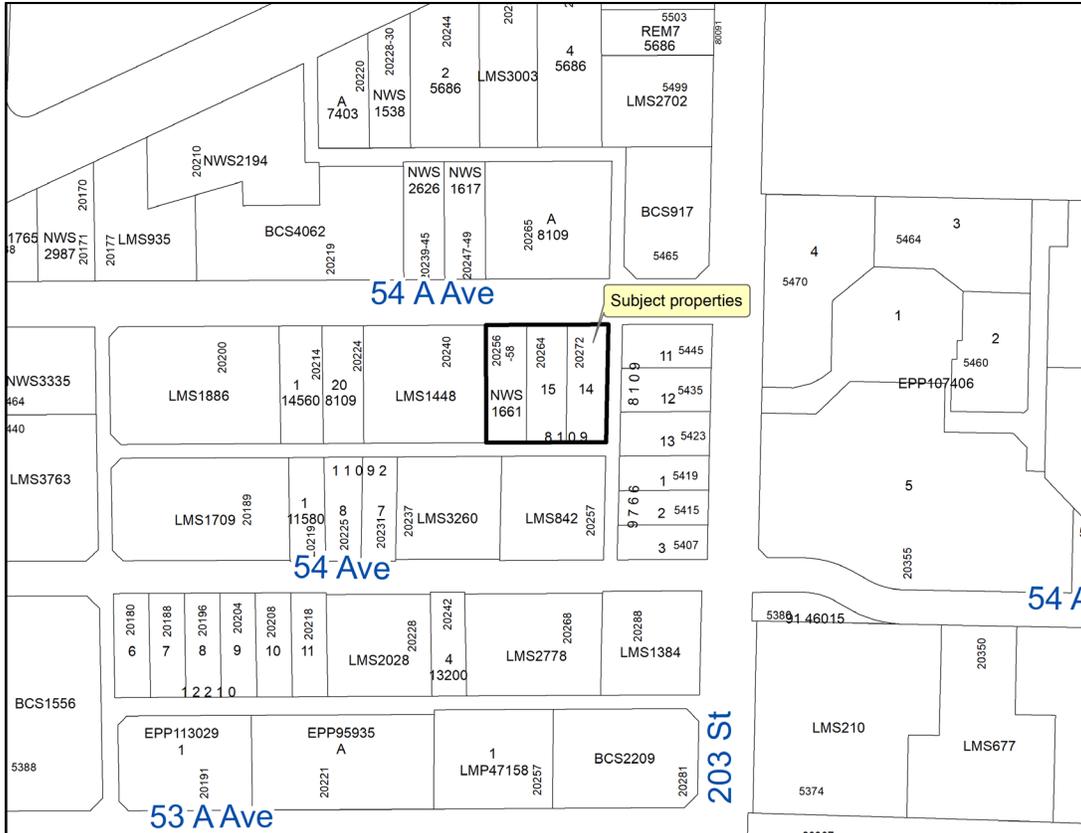
Scott Kennedy, Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 12-23 REZONING APPLICATION RZ 10-23

Civic Addresses: 20256-20272 54A Avenue
Legal Description: Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
Applicant: Paramorph Architecture Inc.
Owner: SP (Linwood 2) Holdings Inc.





RESPONSE TO ADP COMMENTS

April 8th, 2024



MUTI-FAMILY DEVELOPMENT

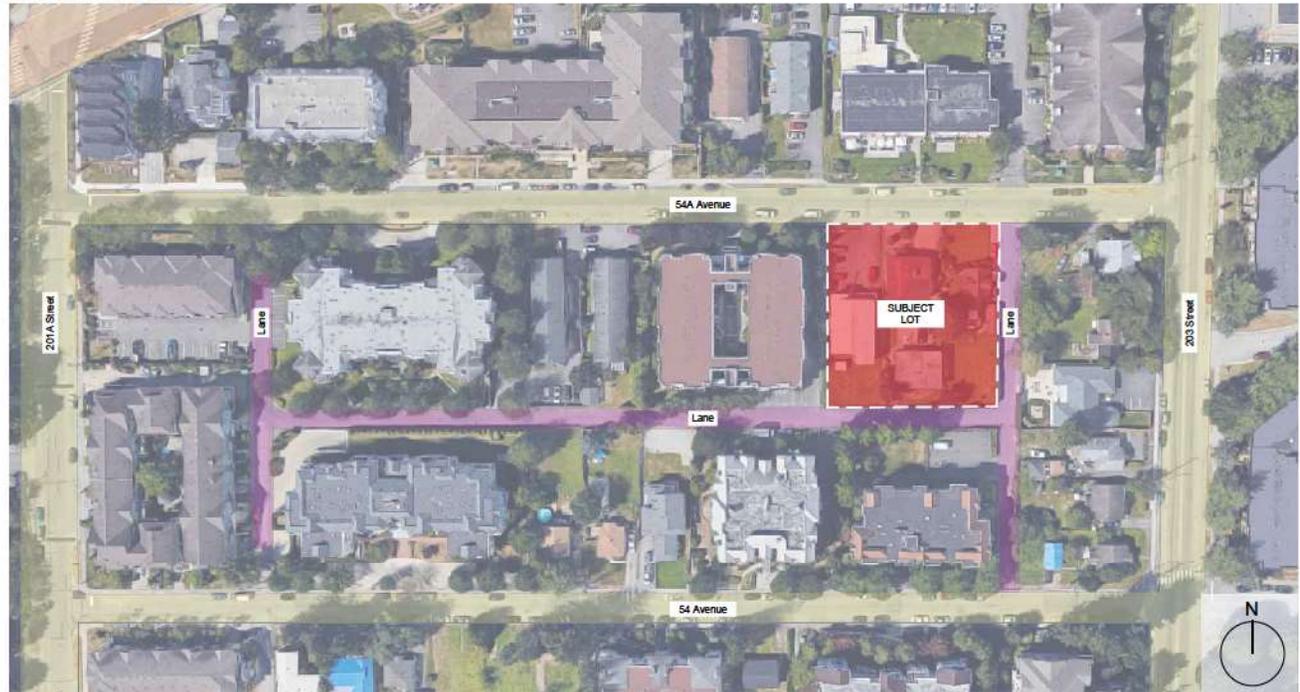
20256-58, 20264 & 20272 54A AVENUE,
LANGLEY, BRITISH COLUMBIA

PMA
ParaMorph
Architecture Inc

DRAWING LIST

COVER PAGE	A-0.1
LOCATION PLAN AND TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
DESIGN RATIONALE	A-0.4
CONTEXT PLAN	A-0.5
LAND USE & CONCEPT PLAN	A-0.6
BASE PLAN	A-0.7
STREETScape	A-0.8
SHADOW STUDY	A-0.9
DESIGN CONCEPT	A-0.10 TO A-0.11
SITE PLAN	A-1.0
SITE CIRCULATION	A-1.1
FLOOR PLANS	A-2.0 TO A-2.7
PERSPECTIVE	A-3.0-3.8 a
MATERIAL BOARD	A-3.9
ELEVATION	A-3.10-3.15
SECTIONS	A-4.0-4.2
UNIT PLAN	A-5.0-5.8
DETAILS	A-6.0-6.1

LOCATION



PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.

308-9639 137A Street
Surrey, BC V3T0M1
(604) 608-0161
info@paramorph.com

SURVEYOR - TARGET LAND SURVEYING

Surrey, BC
(604) 583-6161

LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT

2686 6th Avenue East
Vancouver, BC V5M 1R3
(604) 720-0048
david@davidstyko.com

CIVIL - CENTRAS ENGINEERING LTD.

218 - 2630 Croydon Drive
Surrey, BC V3S 6T3
(778)879-7602
aman@centras.ca

ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.

7763 McGregor Avenue
Burnaby, BC V5J 4H4
(604)721-6002
glenn@froggerscreek.ca

CPTED - LIAHONA SECURITY CONSORTIUM INC.

(250)418-0770
liahonasecurity@shaw.ca

GEOTECH

- GEOPACIFIC CONSULTANTS

1779 West 75th Avenue
Vancouver, BC V6P 6P2
(604)439-0922

PROGRAM SUMMARY

LOT INFO	ADDRESS	20256-58,20264 & 20272 54A Ave., Langley City				
	LEGAL DESCRIPTION	Plan NWS1661 Lot 1, Plan NWP8109 Lot 15, Plan NWP8109 Lot 14				
LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)	
	GROSS AREA	29,668	2,756	0.68	0.28	
	ROAD DEDICATION	1,232	114	0.03	0.01	
	NET AREA (AFTER DEDICATION)	28,436	2,642	0.65	0.26	
ZONING	ZONING	CURRENT	PROPOSED			
		RS1/RM1	CD Zone			
	FAR (ON GROSS AREA)	PERMITTED	PROPOSED			
	FAR		2.70			
	TOTAL AREA(SQFT.)		80051			
	SETBACKS	PERMITTED	PROPOSED			
	NORTH (Along 54 A Ave)		3.00m			
	SOUTH (Along Lane)		6.00m			
	EAST (Along Lane)		3.00m			
	WEST (Along Neighbouring Lot)		7.35m			
ZONING	BLDG HEIGHT	PERMITTED	PROPOSED			
	NO. OF DWELLING UNITS		114			
	NO. OF ADAPTABLE UNITS		24 (21% OF TOTAL UNITS)			
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS	
	PROPOSED	13402	1,245	47.00%		
	FAR CALCULATION (ON NET AREA)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	8,251.65	2,279.00	2,192	12,723	65%
	SECOND FLOOR LVL	11,765.50	1,601.50	0	13,365	88%
	THIRD FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FOURTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FIFTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	SIXTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	ROOF FLOOR LVL	0.00	503.59	0	504	0%
	TOTAL FAR(SQFT)	80,051				
	UNIT COUNT					
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
	UNIT-A(ADAP)	1BR+DEN	716.00	16	11,456	
UNIT-A1(ADAP)	1BR+DEN	716.00	8	5,728		
UNIT-B	1r 2BR	671.00	5	3,355		
UNIT-C	1BR	525.00	14	7,350		
UNIT-C1	1BR	525.00	4	2,100		
UNIT-C2	1BR	524.24	6	3,145		
UNIT-D	1r 2BR	682.73	1	683		
UNIT-D1	2BR	707.81	5	3,539		
UNIT-E	1BR	553.10	6	3,319		
UNIT-F	STUDIO	315.09	6	1,891		
UNIT-G	STUDIO	389.23	6	2,335		
UNIT-H	1BR	484.25	5	2,421		
UNIT-R	2BR	815.59	6	4,894		
UNIT-J	1BR	562.02	5	2,810		
UNIT-K	1 BR	577.32	5	2,887		
UNIT-L	2 BR	652.52	5	3,263		
UNIT-M	1r 2 BR	637.56	5	3,188		
UNIT-N	STUDIO	440.31	5	2,202		
UNIT-P	STUDIO	414.46	1	414		
TOTAL			114	66,979		

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl-1,2 &Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	87	1.0 / Unit	87	87(@Parkade lvl-1,2)
	2 bedroom	27	1.25/ Unit	34.0	34(@Parkade lvl-1,2)
	Visitor's	114	0.15	17.1 SAY 17	17(@Surface)
	TOTAL			138	138
	SMALL CARS		60% of Total Stalls	82.8 SAY 83	54(@ Parkade lvl-1,2 & Surface)
	ACCESSIBLE		5% of Total Stalls	6.9 SAY 7	7(@ Parkade lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	BICYCLE PARKING STALLS	114	0.5/UNIT	57	57
STORAGE LOCKER	114	1.0/UNIT	114	114	
VISITOR'S BICYCLE PARKING			6	6	
SHARED BICYCLE/STORAGE LOCKER (5s.qm)		57		(Provided @ parkade lvl-1 & 2)	
STORAGE LOCKER (5.67 Q.m)		57			
AMENITY CALCULATIONS	AMENITIES				
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
	PROPOSED(MAIN FLOOR)	204	2,192		
AMENITY CALCULATIONS	OUTDOOR AMENITY				
	PROPOSED(MAIN FLOOR & ROOF)	568	6,112	REMARKS	

April 8th, 2024

PROPOSED MULTI UNIT RESIDENTIAL DEVELOPMENT
20256-58, 20264 & 20272 54A AVE LANGLEY, BC



Design Brief

The proposed development is a 6-storey residential building of 7437 sqm (80,051 sq.ft) with 114 dwelling units, slated on a three-parcel land assembly, fronting 54A Avenue and providing access to parking from South Lane. The proposal classifies the subject lot as RS1/RM1, based on CD (Multiple Residential zone), which allows multiple unit residential buildings and related amenity spaces, we are proposing FAR of 2.70 on Gross lot area.

Increasing the supply of market multi-unit housing near City's center, this multi-family development provides mix of Studio, Jr 1BR, 2BR, Jr 2BR units with average unit size ranging from 315 sqft to 815 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 138 parking stalls (based on 1/1BR, Studio unit, 1.25/ 2BR unit+ 0.15/unit for visitors) including 7 accessible stalls & 100% pre wired out of which 10% will have electrical vehicles charging stations pre-installed. Also, 57 bike spots are provided in the underground parkade and 6 visitor bicycle parking near entrances to encourage alternative transportation. All the street-facing ground level units are approachable from the street, and all public entrances are accessible.

We feel quite excited about what this design will do for the area, to hopefully set a precedent towards a modern design ethic, while still fitting in the neighborhood. This is a contemporary design that will provide a "fresh face" to the block radiating a soothing White and Grey approach with accents of Pine wood tone. The proposed materials will be Hardie panels in colors- Chalk White and Englewood cliffs grey and yellow pine longboard cladding, along with White stone thin brick, and perforated metal soffits.

Proposed Building is fronting 54A Ave with Indoor amenity area & Outdoor amenity spilling on Southern side of building. We have also proposed an Outdoor amenity space on the terrace with open seating areas, BBQ, outdoor kitchen and Urban agricultural community garden. There are multiple opportunities for all ages to come together in the amenity space on the main floor.

Seeking to enhance the existing identity, the proposed landscape connects the building to 54A Ave, east and rear lane and the surroundings through a pedestrian friendly design.

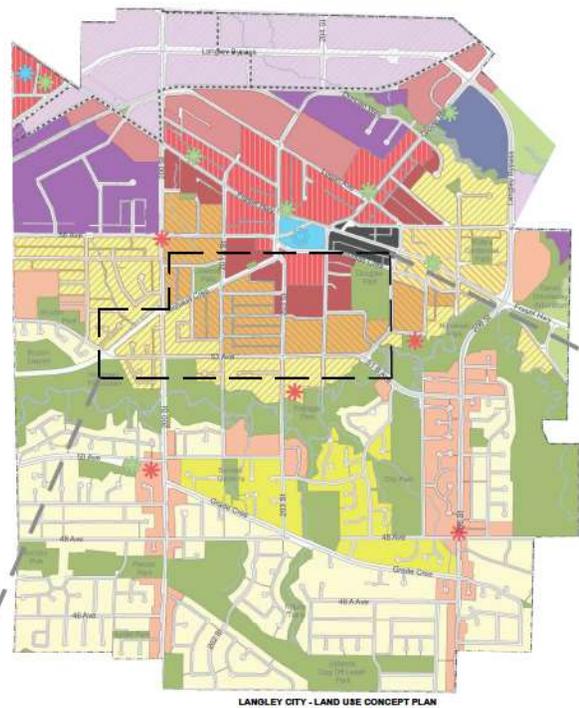
The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light is an important security measurement, adequate lighting is provided in the parking lot to avoid criminal activity.

Regards,

Manpreet Singh, Architect AIBC

Principal, ParaMorph Architecture Inc.





LANOLEY CITY - LAND USE CONCEPT PLAN



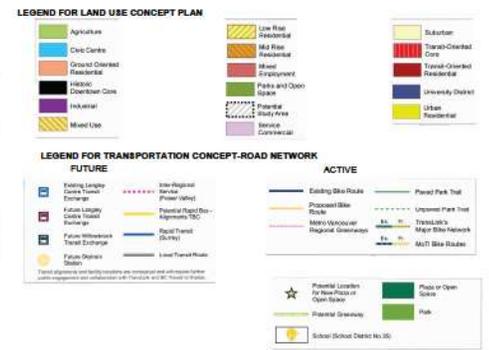
PARKS AND OPEN SPACE CONCEPT PLAN



FUTURE TRANSPORTATION CONCEPT - ROAD NETWORK



ACTIVE TRANSPORTATION CONCEPT - ROAD NETWORK





1 STREETScape VIEW ALONG EAST LANE



2 STREETScape VIEW ALONG 54A AVE



3 STREETScape VIEW ALONG 54A AVE



4 STREETScape VIEW ALONG 54A AVE



① SHADOW @ EQUINOX MARCH 20 9AM



② SHADOW @ EQUINOX MARCH 20 12PM



③ SHADOW @ EQUINOX MARCH 20 3PM



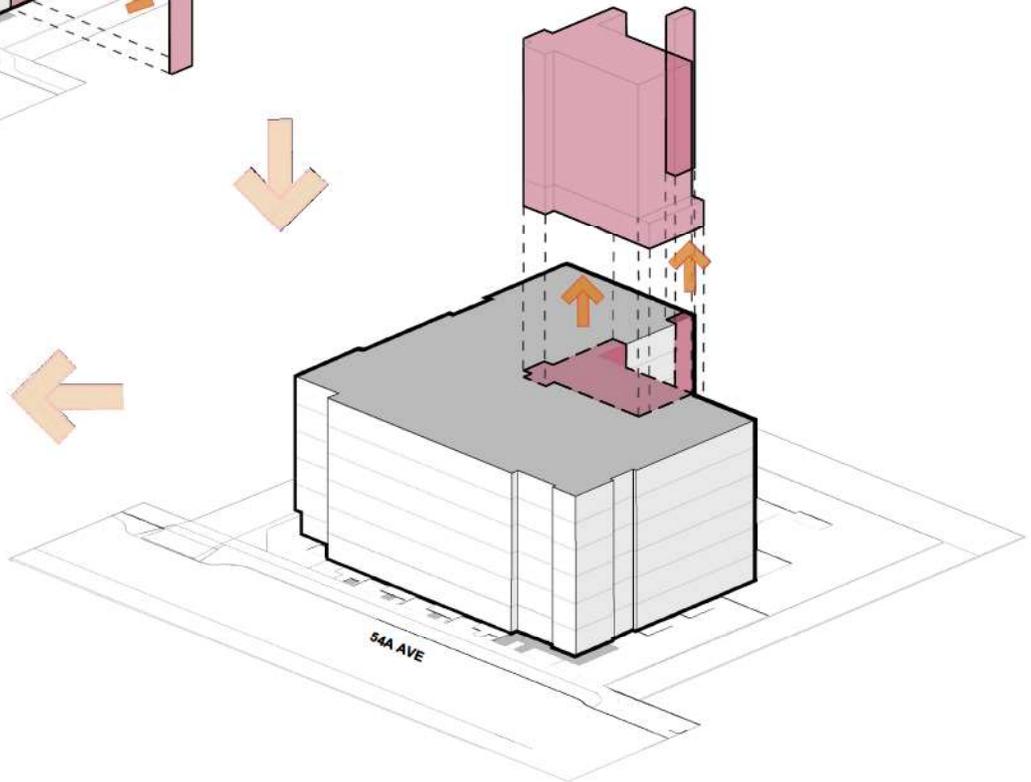
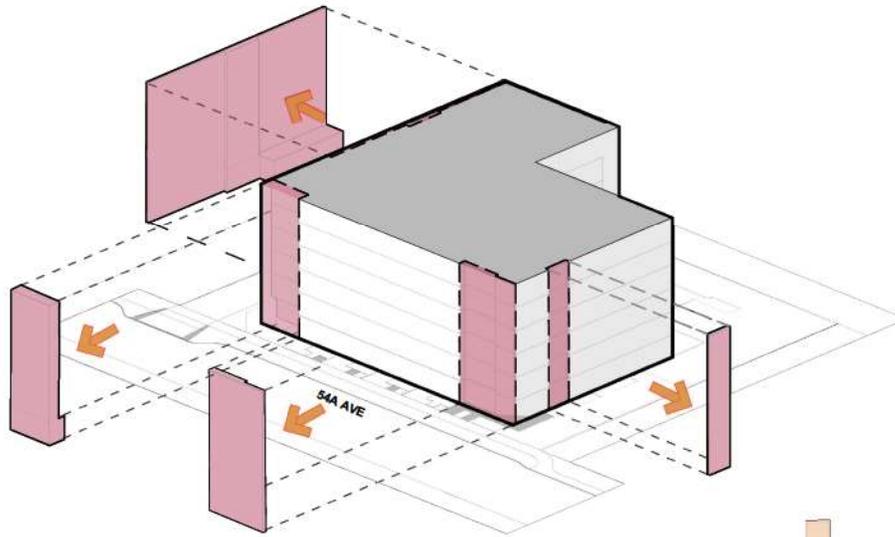
④ SHADOW @ EQUINOX SEP 20 9AM

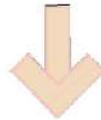
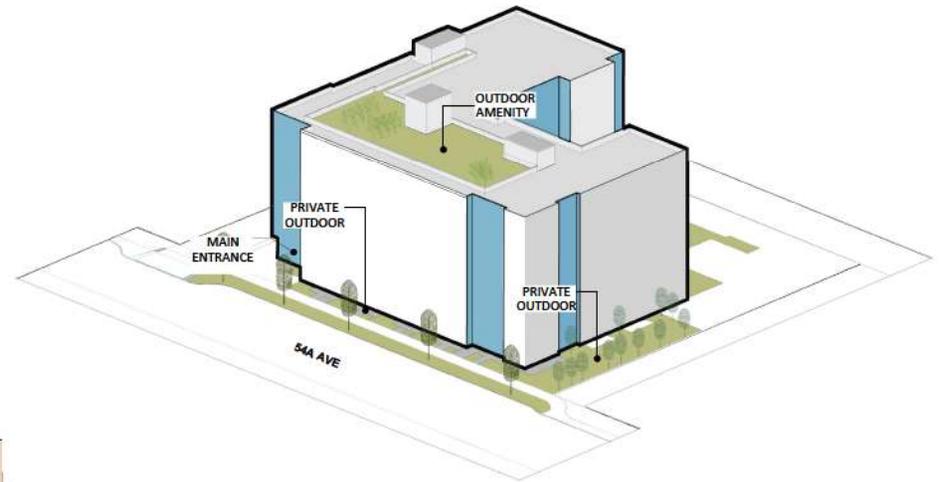
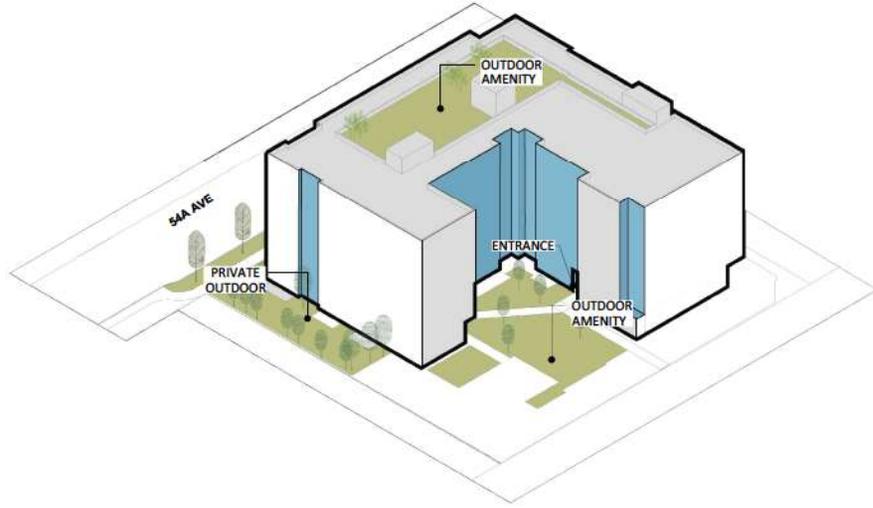


⑤ SHADOW @ EQUINOX SEP 20 12PM



⑥ SHADOW @ EQUINOX SEP 20 3PM



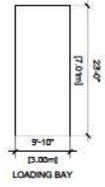
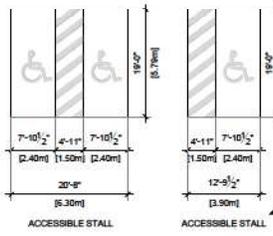
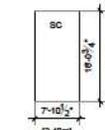
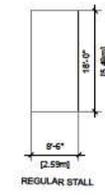
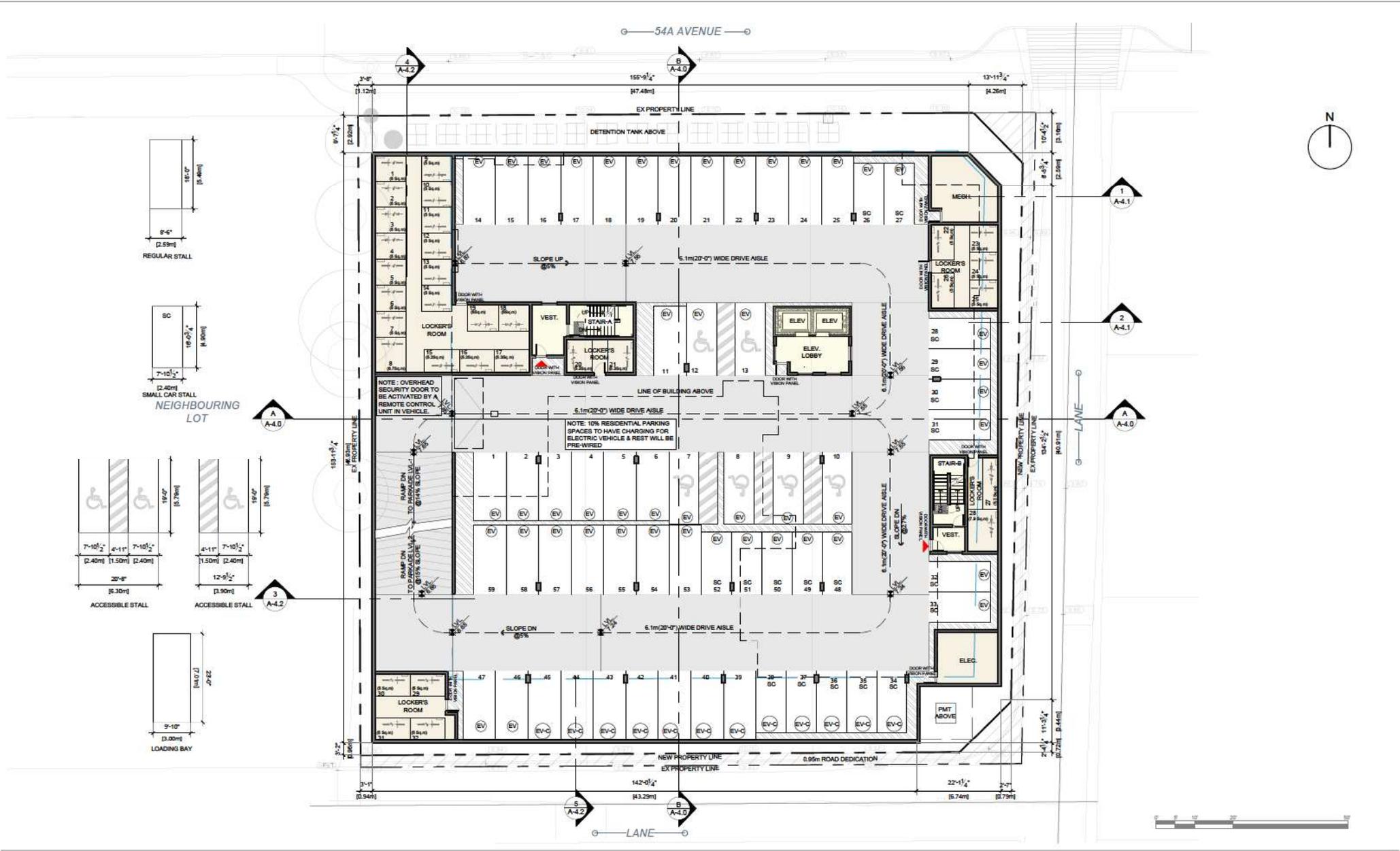




LEGEND	
	VEHICULAR
	PEDESTRIAN









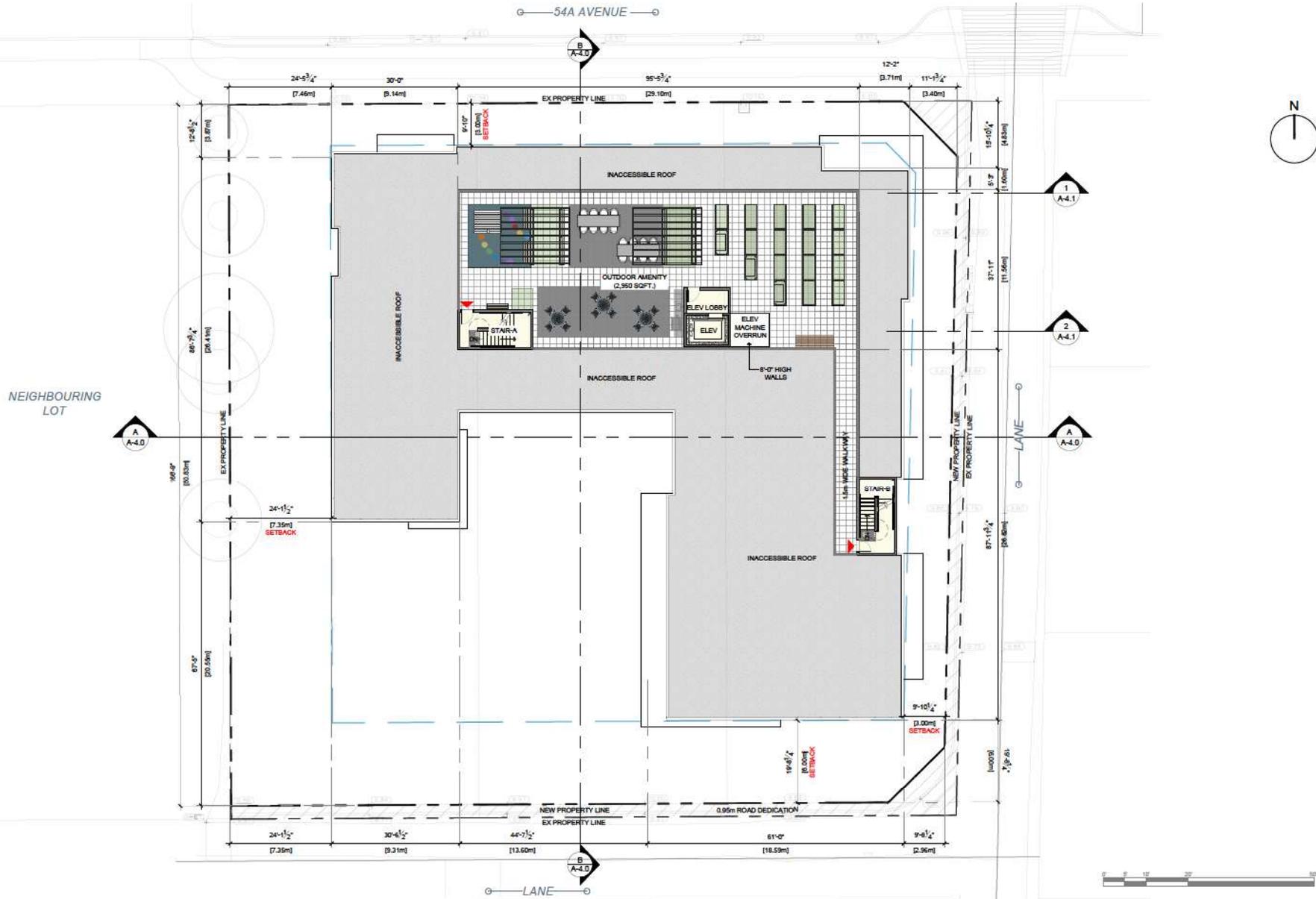


NEIGHBOURING LOT



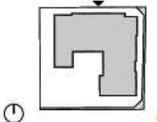








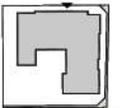
1 PERSPECTIVE-1
Scale: N.T.S



KEY PLAN



1 PERSPECTIVE-2
Scale: N.T.S



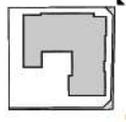
1

KEY PLAN





1 PERSPECTIVE-3
Scale: N.T.S



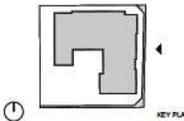
1

KEY PLAN





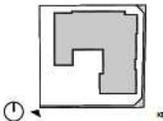
① PERSPECTIVE-4
Scale: N.T.S



KEY PLAN

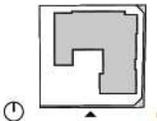


① PERSPECTIVE-5
Scale: N.T.S





1 PERSPECTIVE-6
Scale: N.T.S



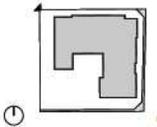
1

KEY PLAN





① PERSPECTIVE-7
Scale: N.T.S

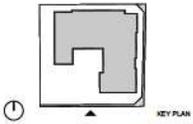


KEY PLAN



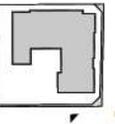


① PERSPECTIVE-7
Scale: N.T.S





1 PERSPECTIVE-7
Scale: N.T.S

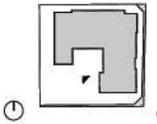


KEY PLAN





1 PERSPECTIVE-8
Scale: N.T.S



KEY PLAN



7 - Double Glazed Windows
 Color to Match: Benjamin Moore
 Black Ink 2127-20
 Glass: Clear



8 - Aluminium Door & Double
 Glazed Glass
 Color to Match: Benjamin Moore
 Black Ink 2127-20
 Glass: Clear



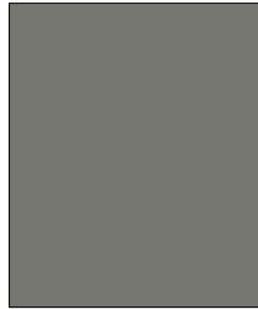
9 - Canopy: Metal and Glass
 Color to Match: Benjamin Moore
 Black Ink 2127-20
 Glass: Tinted



10 - Glass: Guardian Glass
 Color to Match: SNR43
 Crystal Gray
 (Only on south elevation)



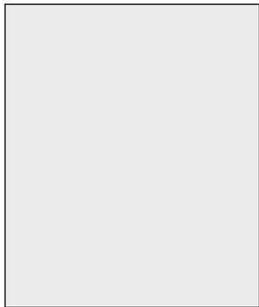
1- Longboard Aluminium Siding:
 Color to Match: South Yellow Pine
 Size: 6" Siding



2 - Paint -Color to Match: Benjamin
 Moore Amsherst Gray HC-167



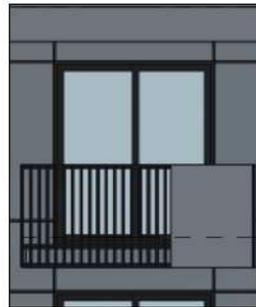
3 - Aluminium Composite Panelling:
 Colour: Silver Mirror Finish



4- Fiber Cement Panelling with Reveal
 Color to Match: Benjamin Moore
 White 2126-70 Chalk White



5- Fiber Cement Panelling with Reveal
 Color to Match: Benjamin Moore
 Englewood Cliffs 1607



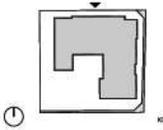
6 - Metal Railing:
 Color To Match: Benjamin Moore
 Black Ink 2127-20



* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.



1 VIEW FROM 54A AVE
Scale: N.T.S



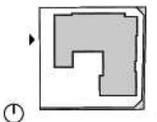
1

KEY PLAN





1 VIEW FROM WEST
Scale: N.T.S

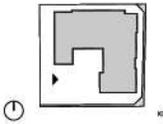


KEY PLAN





1 VIEW FROM WEST
Scale: N.T.S

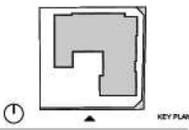


KEY PLAN



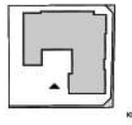


1 VIEW FROM SOUTH LANE
Scale: N.T.S





1 VIEW FROM SOUTH LANE
Scale: N.T.S



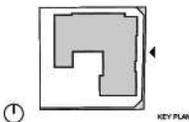
1

KEY PLAN



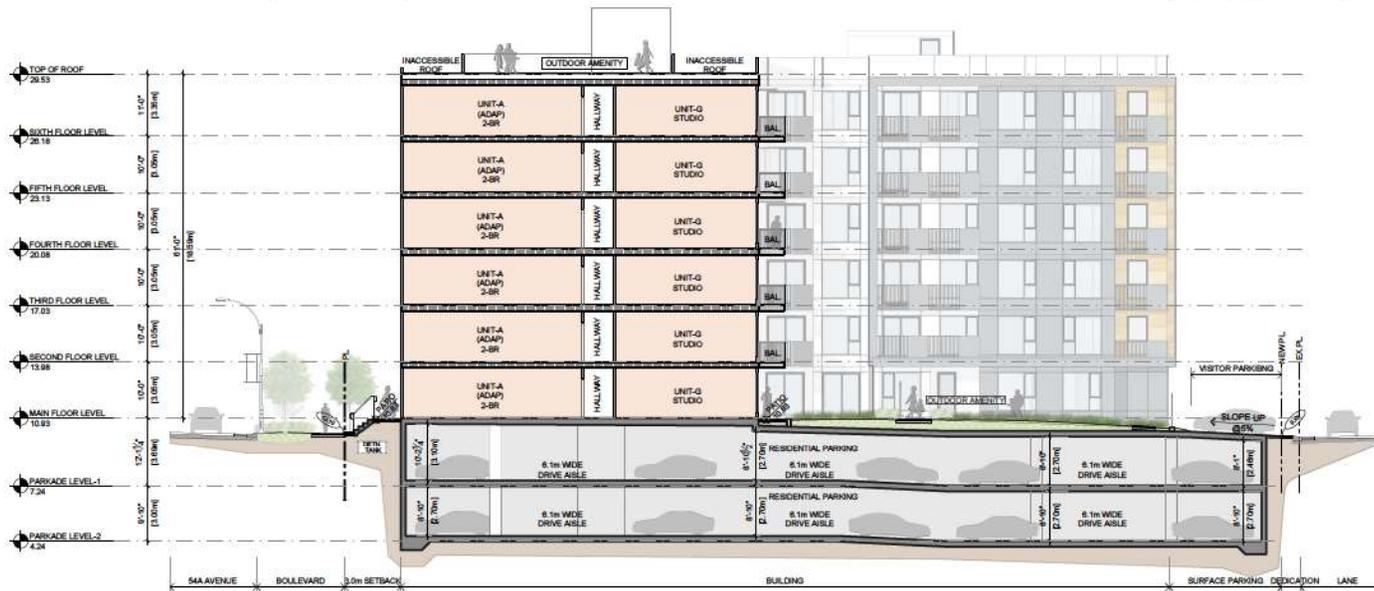


1 VIEW FROM EAST LANE
Scale: N.T.S

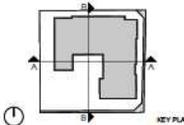


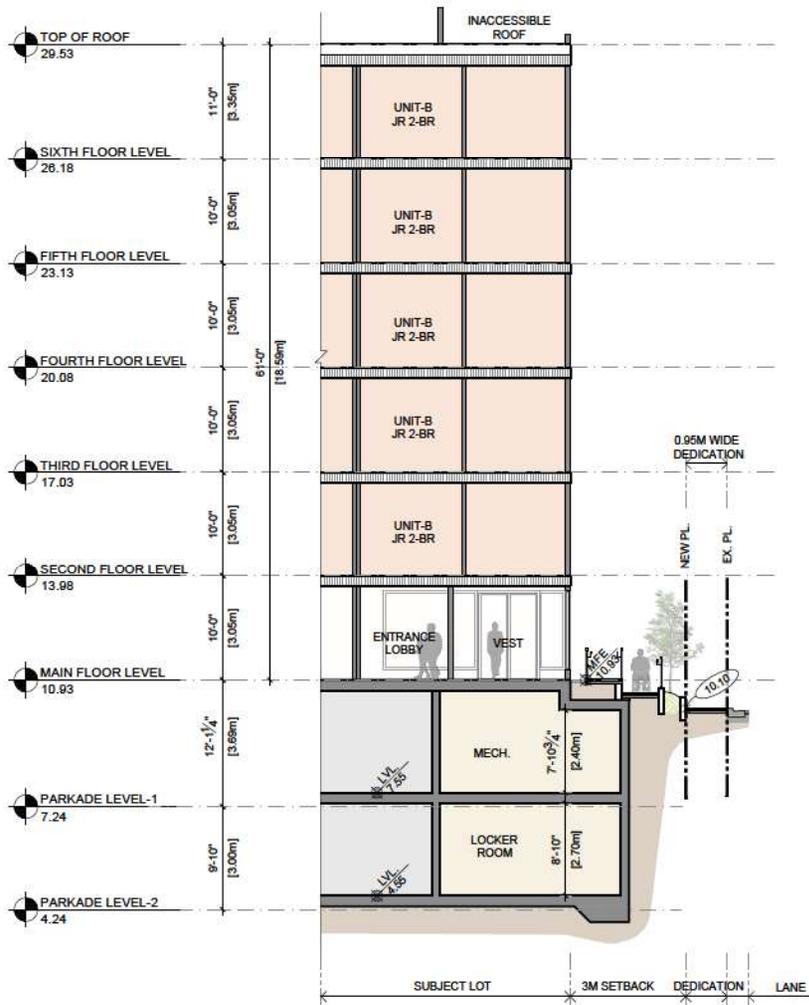


1 SECTION A
Scale: N.T.S

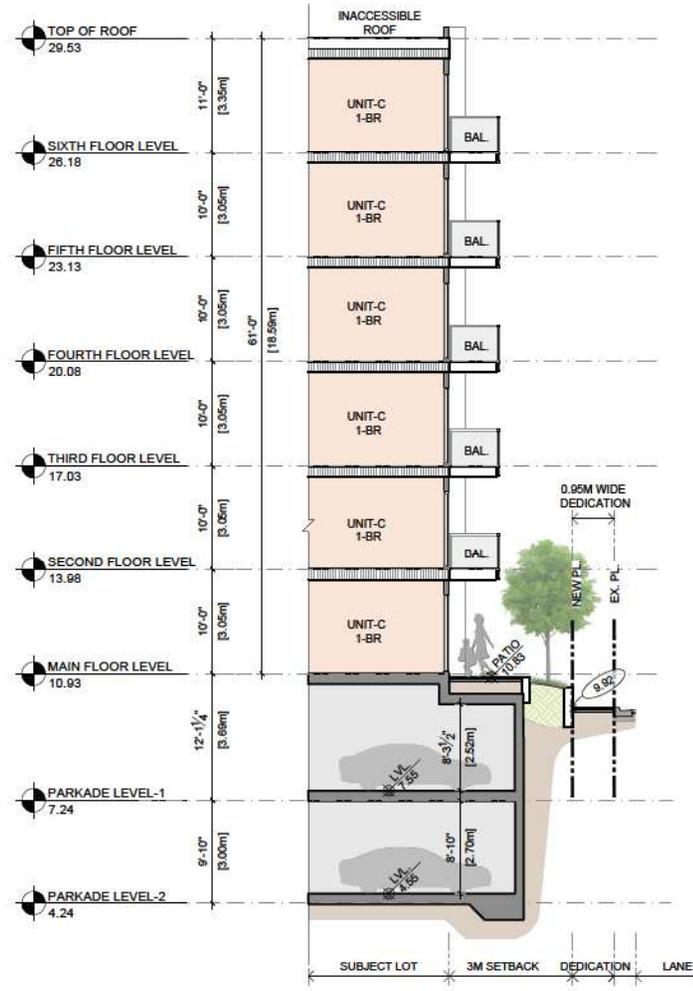


2 SECTION B
Scale: N.T.S

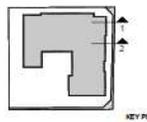


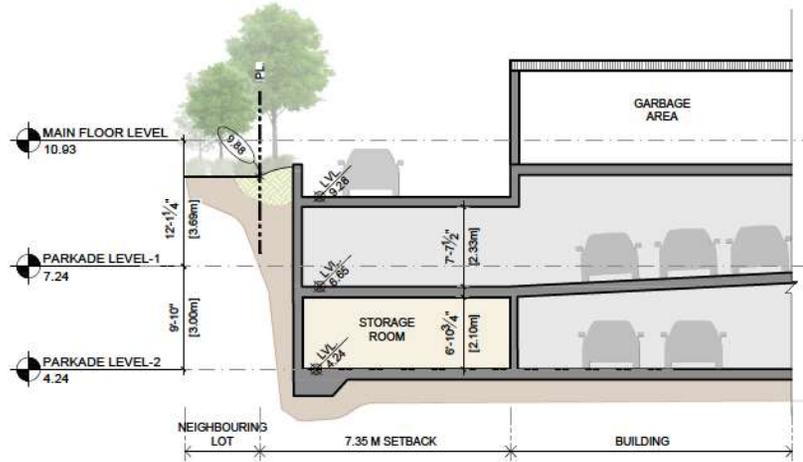


1 SECTION 1
Scale: N.T.S

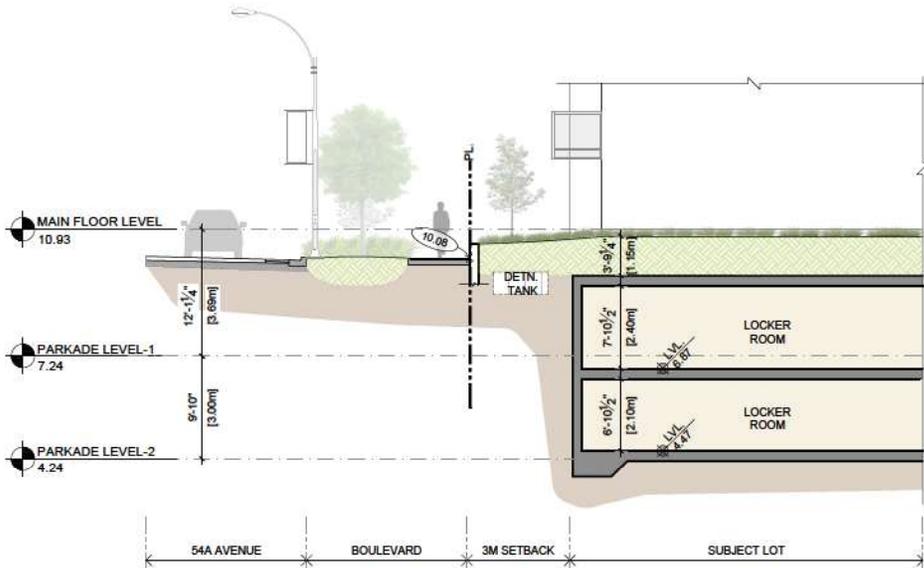


2 SECTION 2
Scale: N.T.S

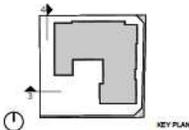


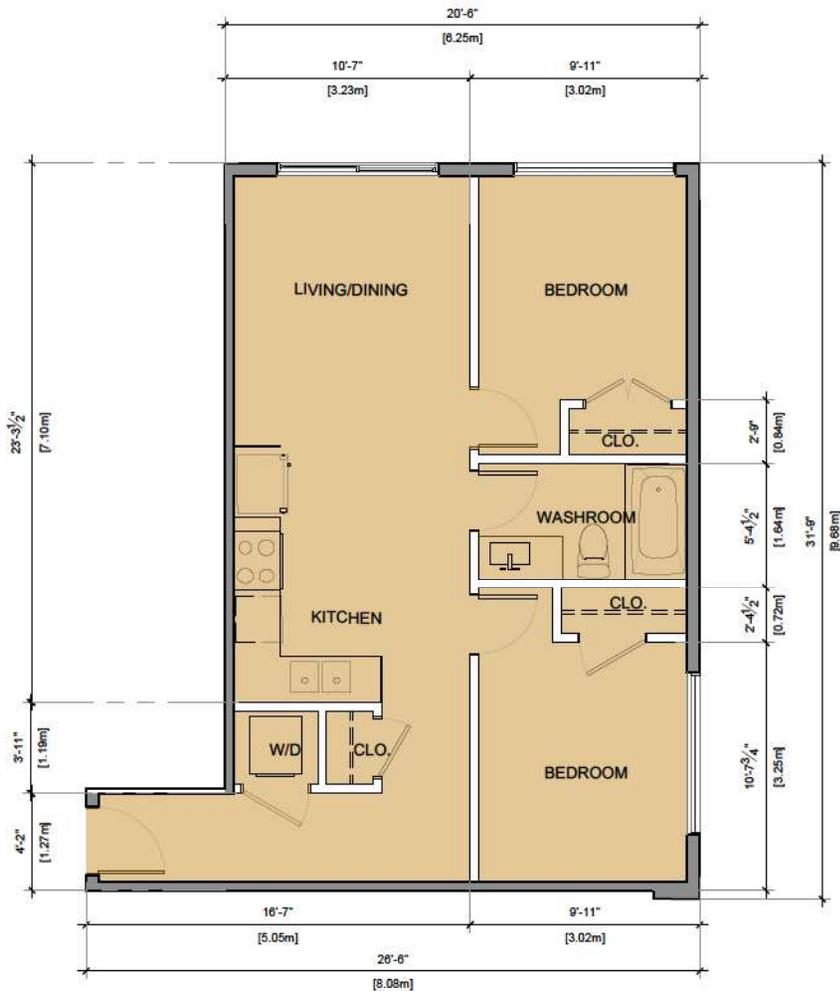


1 SECTION 3
Scale: N.T.S.



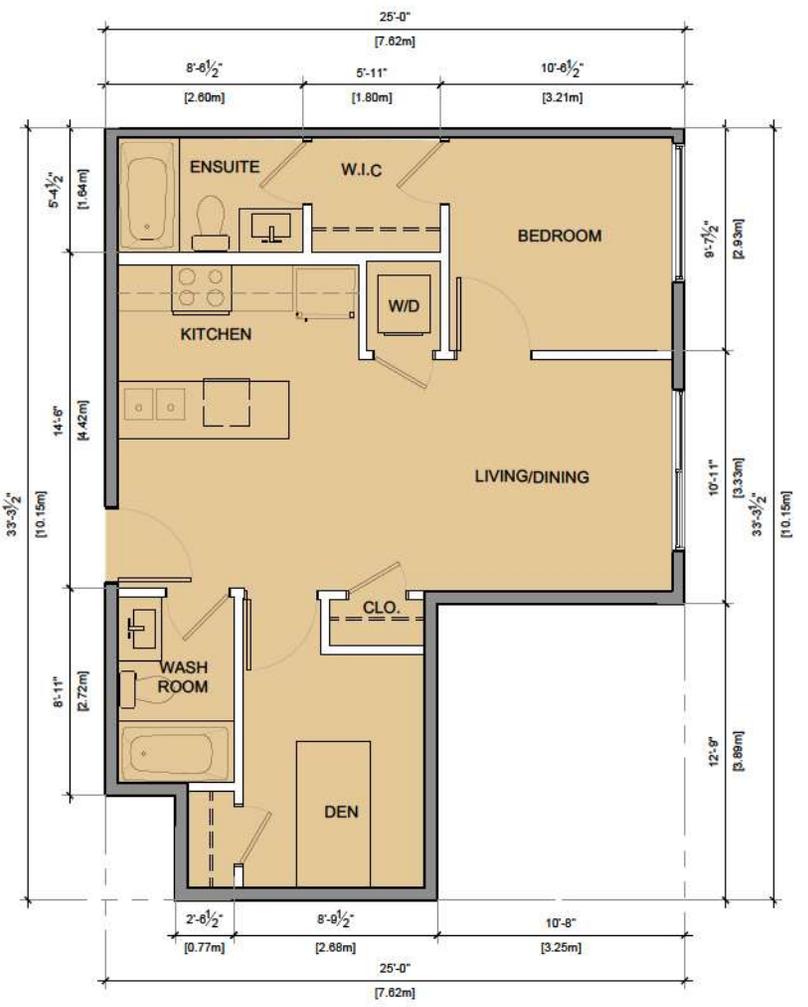
2 SECTION 4
Scale: N.T.S.





1 UNIT-B
 3/16"=1'-0"

AREA(671Sq.ft.)



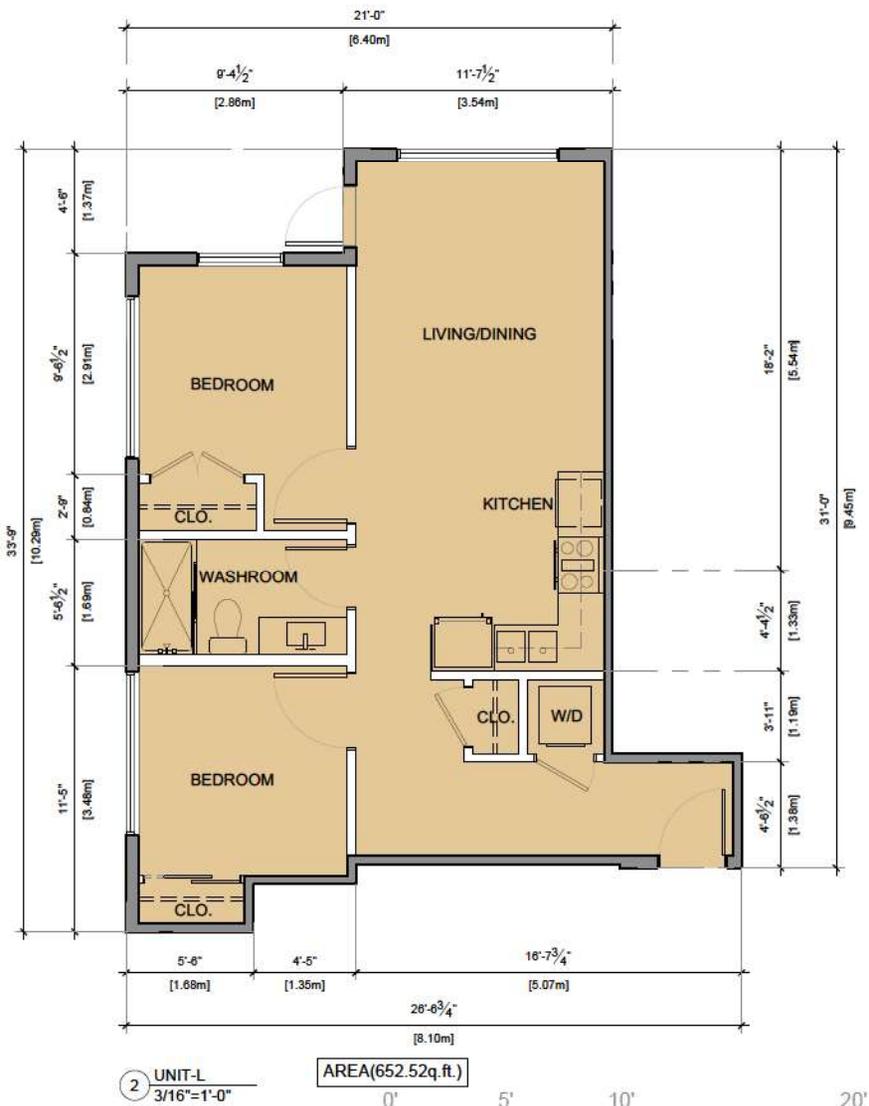
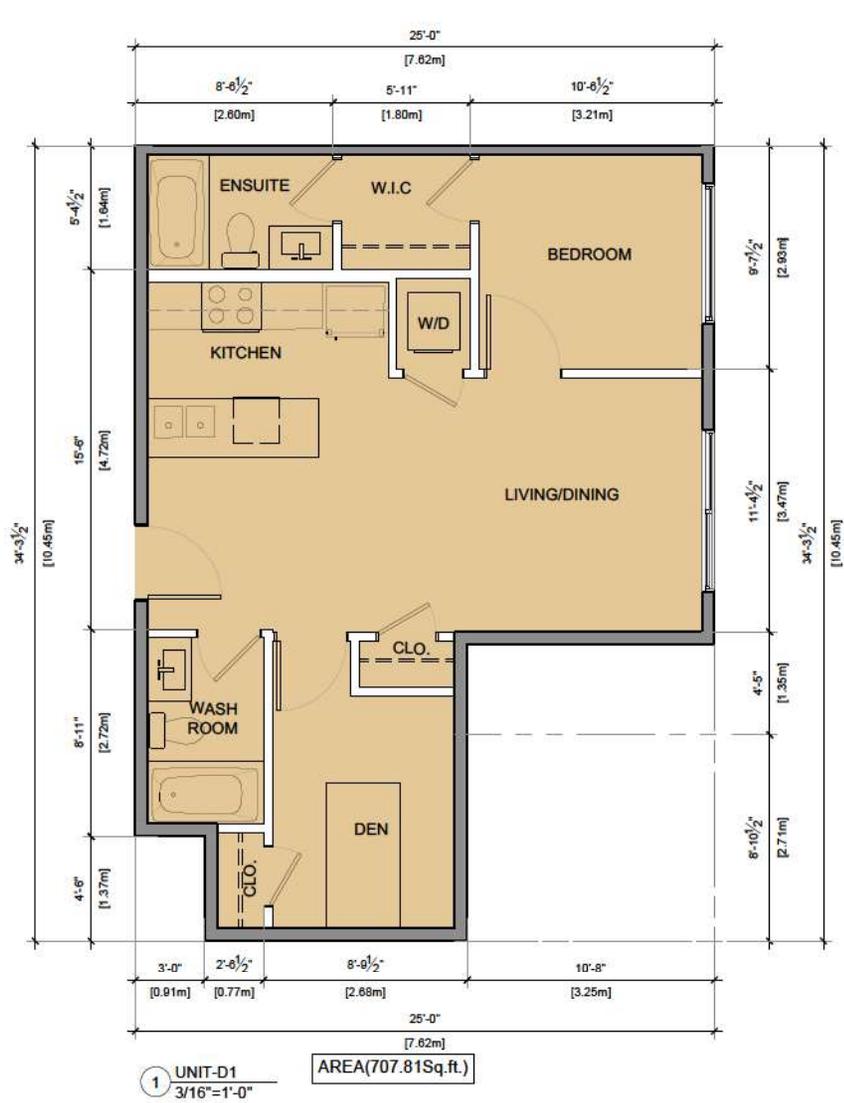
2 UNIT-D
 3/16"=1'-0"

AREA(682.73q.ft.)



LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Orange Box]	2BR/2BR+DN

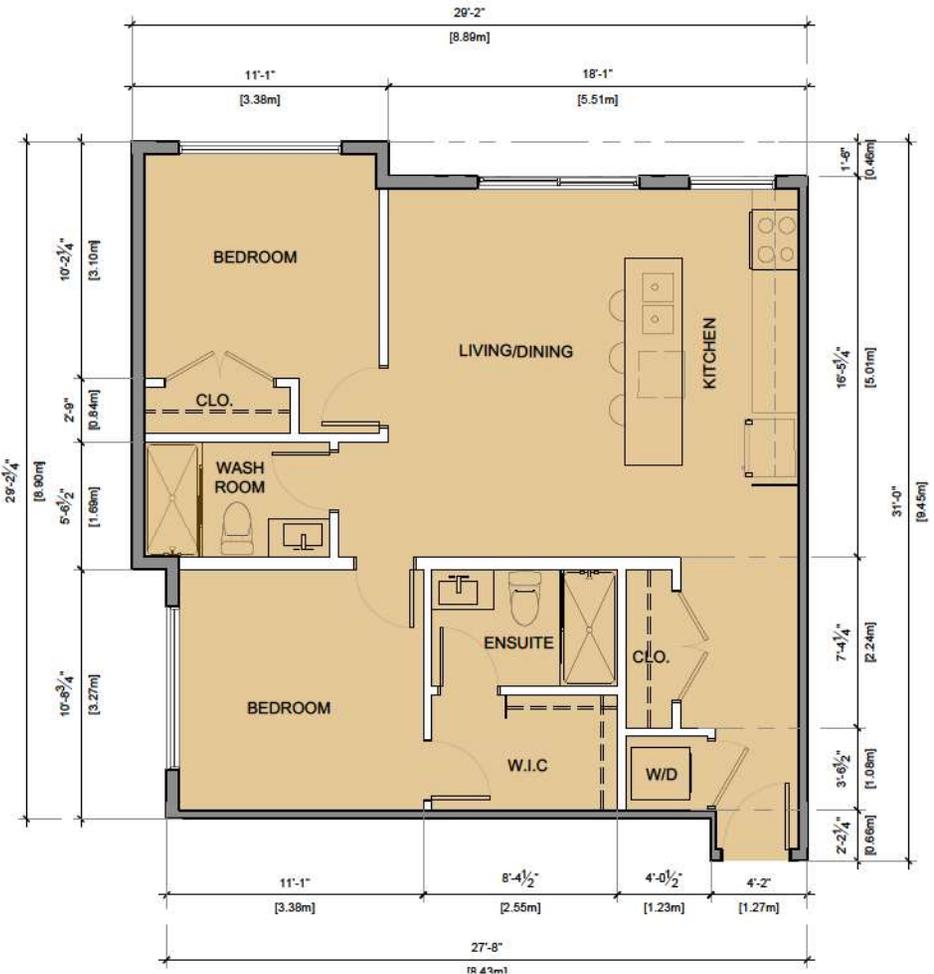




LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Orange Box]	2BR/2BR+DN



1 UNIT-M
3/16"=1'-0" AREA(637.56Sq.ft.)



2 UNIT-R
3/16"=1'-0" AREA(815.59Sq.ft.)



LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Orange Box]	2BR/2BR+DN





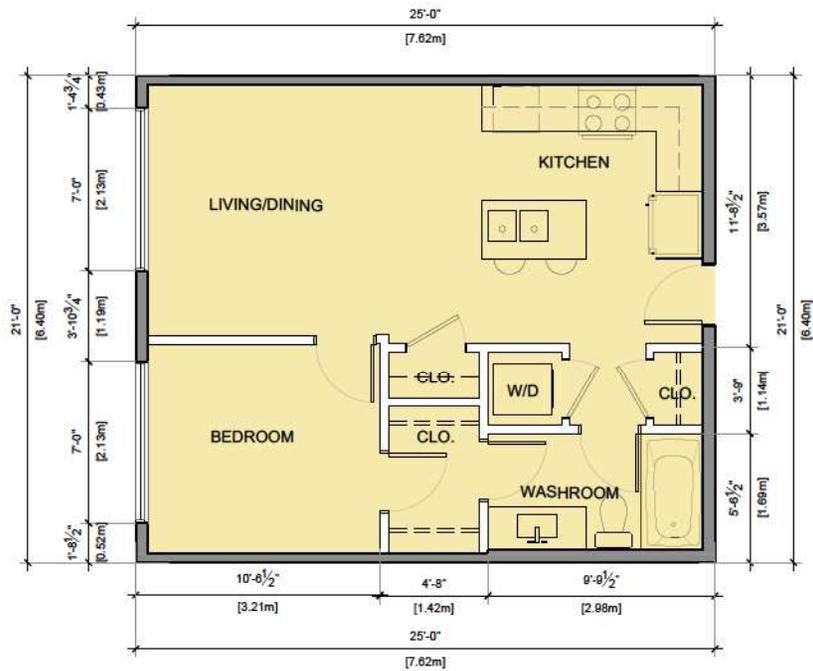
2 UNIT-K
3/16"=1'-0"

AREA(577.32Sq.ft.)



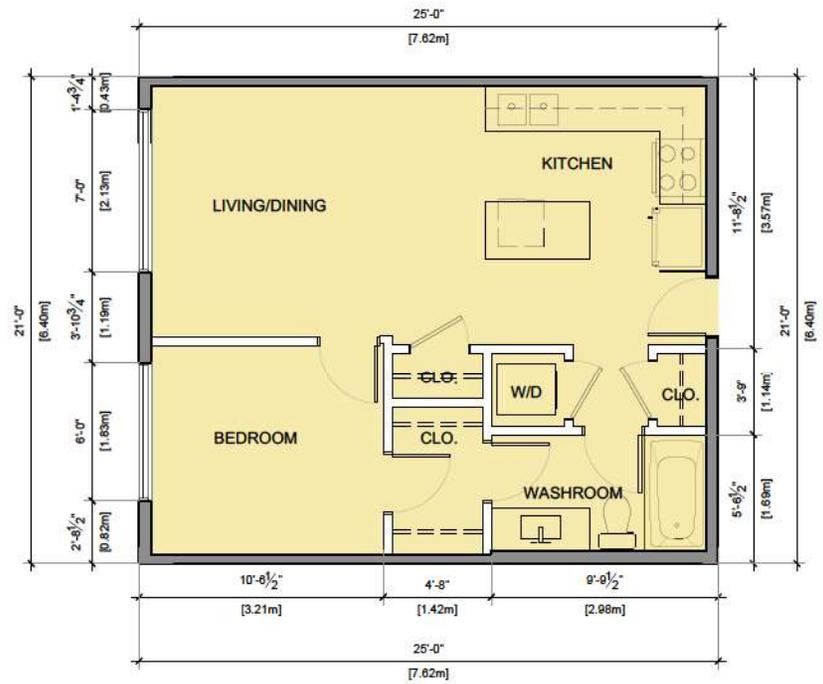
LEGEND	
[Light Green Box]	STUDIO
[Light Yellow Box]	1BR
[Light Orange Box]	2BR/2BR+DN





1 UNIT-C
3/16"=1'-0"

AREA(525Sq.ft.)

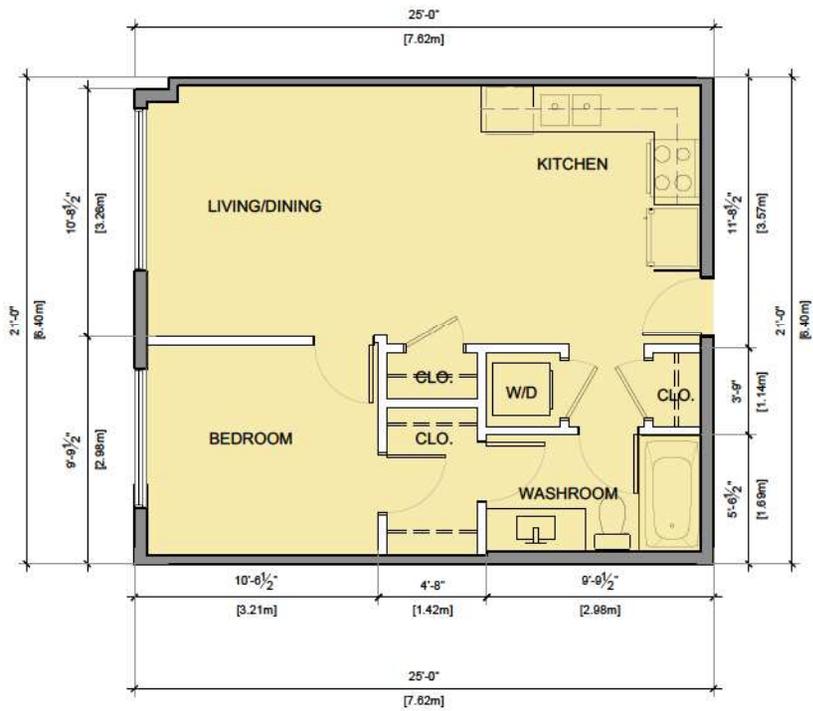


2 UNIT-C1
3/16"=1'-0"

AREA(525Sq.ft.)

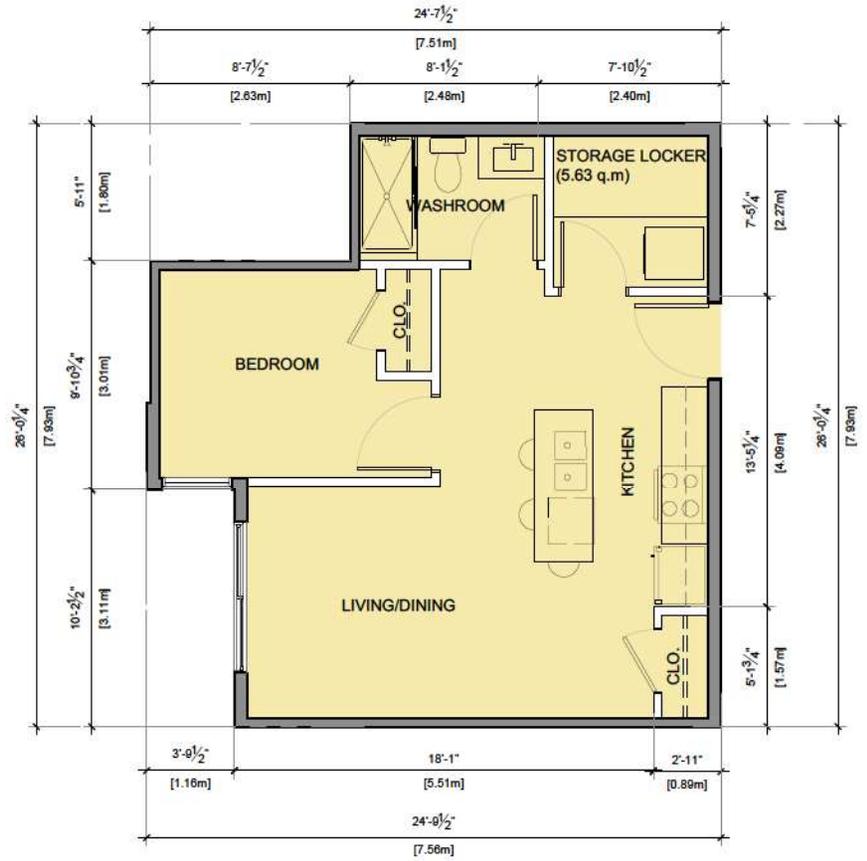


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



1 UNIT-C2
3/16"=1'-0"

AREA(524.24Sq.ft.)



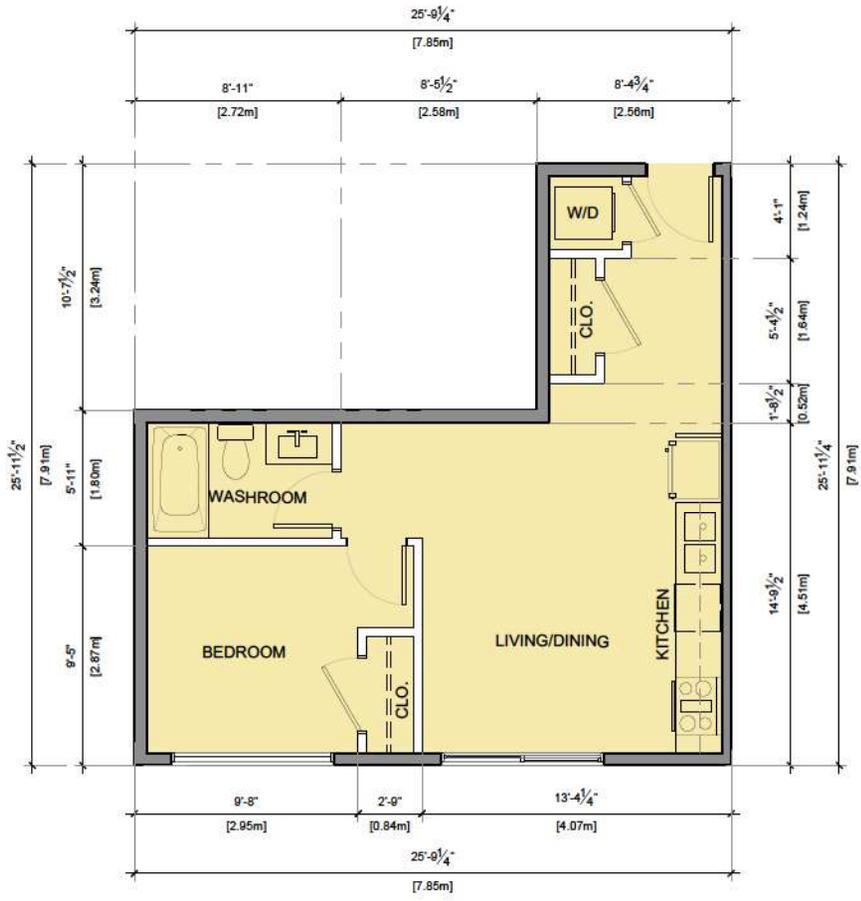
2 UNIT-E
3/16"=1'-0"

AREA(553.10Sq.ft.)



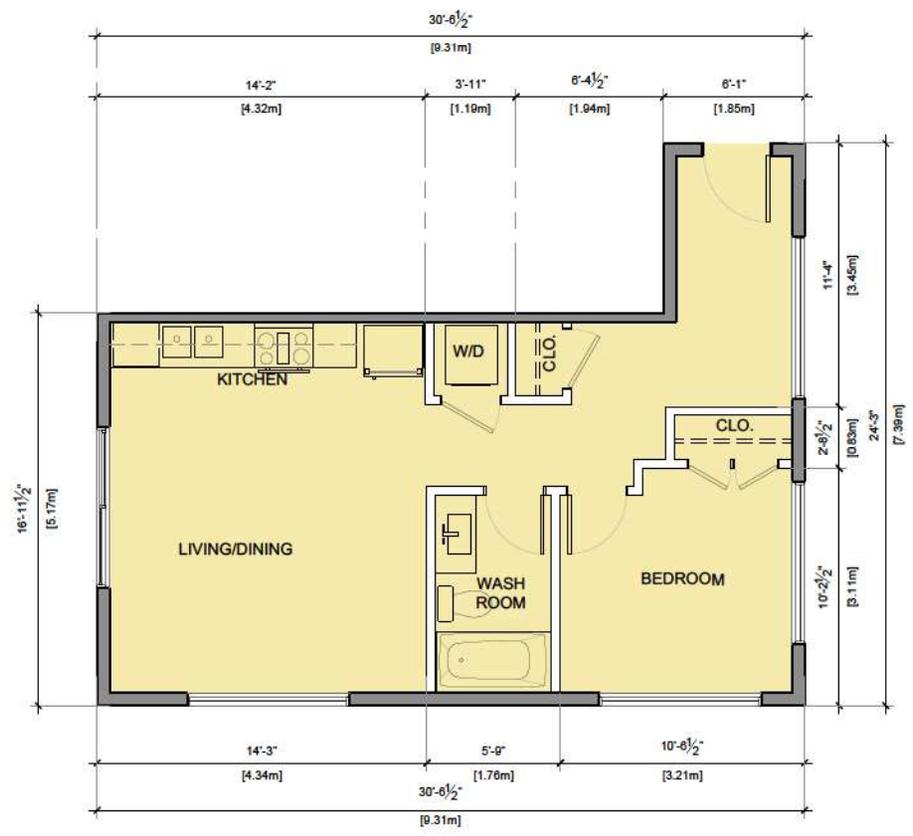
LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Yellow Box]	2BR/2BR+DN





1 UNIT-H
3/16"-1'-0"

AREA(484.25Sq.ft.)



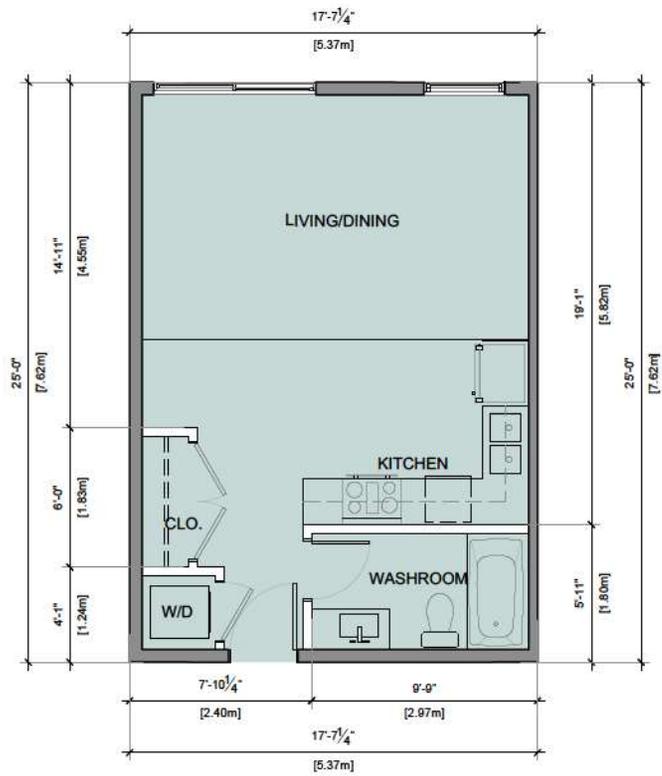
2 UNIT-J
3/16"-1'-0"

AREA(562.02Sq.ft.)

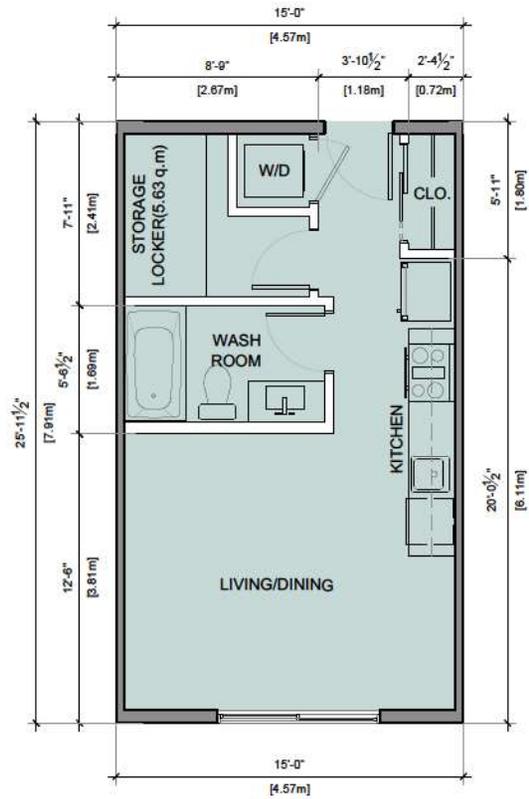


LEGEND	
[Light Green Box]	STUDIO
[Light Yellow Box]	1BR
[Light Orange Box]	2BR/2BR+DN





1 UNIT-N
3/16"-1'-0"
AREA(440.31Sq.ft.)



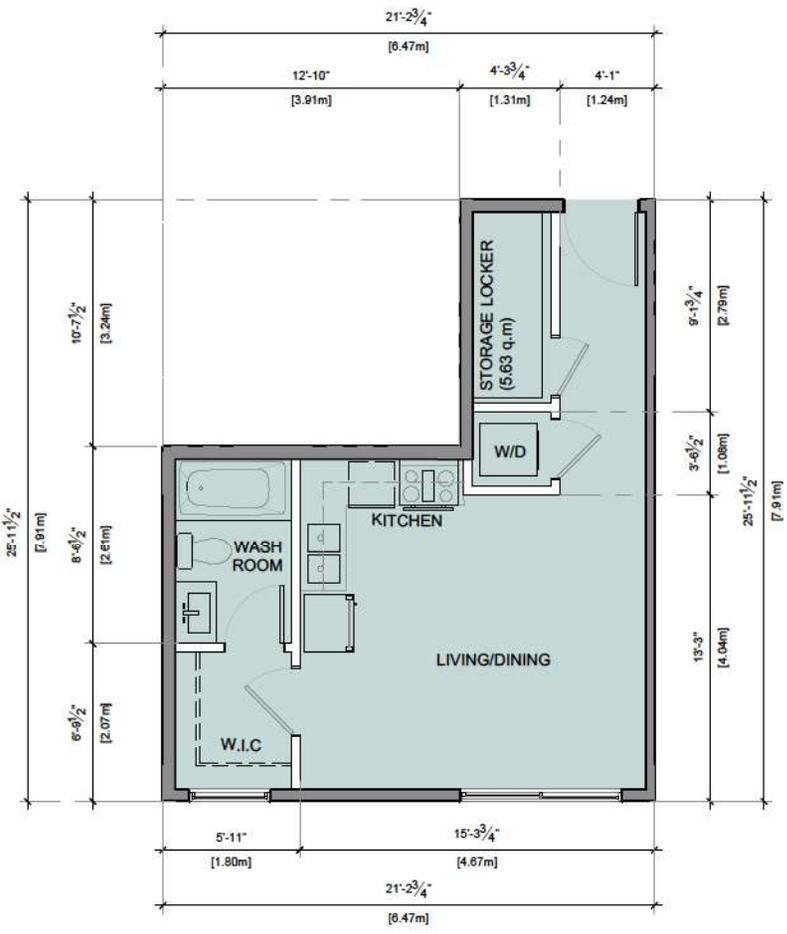
2 UNIT-G
3/16"-1'-0"
AREA(389.23Sq.ft.)



LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



1 UNIT-F
 3/16"=1'-0"
 AREA(315.09Sq.ft.)

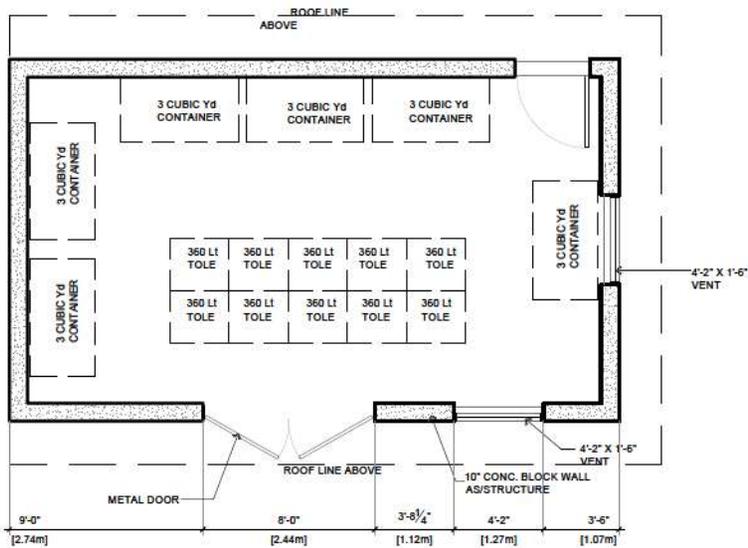


2 UNIT-P
 3/16"=1'-0"
 AREA(414.46Sq.ft.)

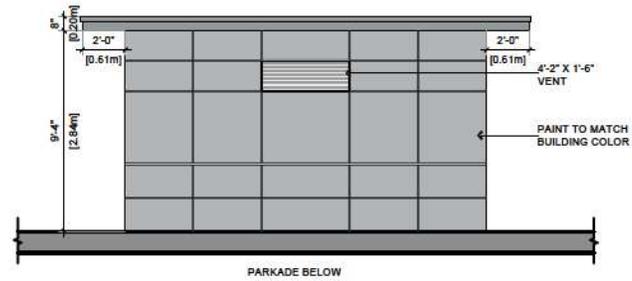


LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Yellow Box]	2BR/2BR+DN



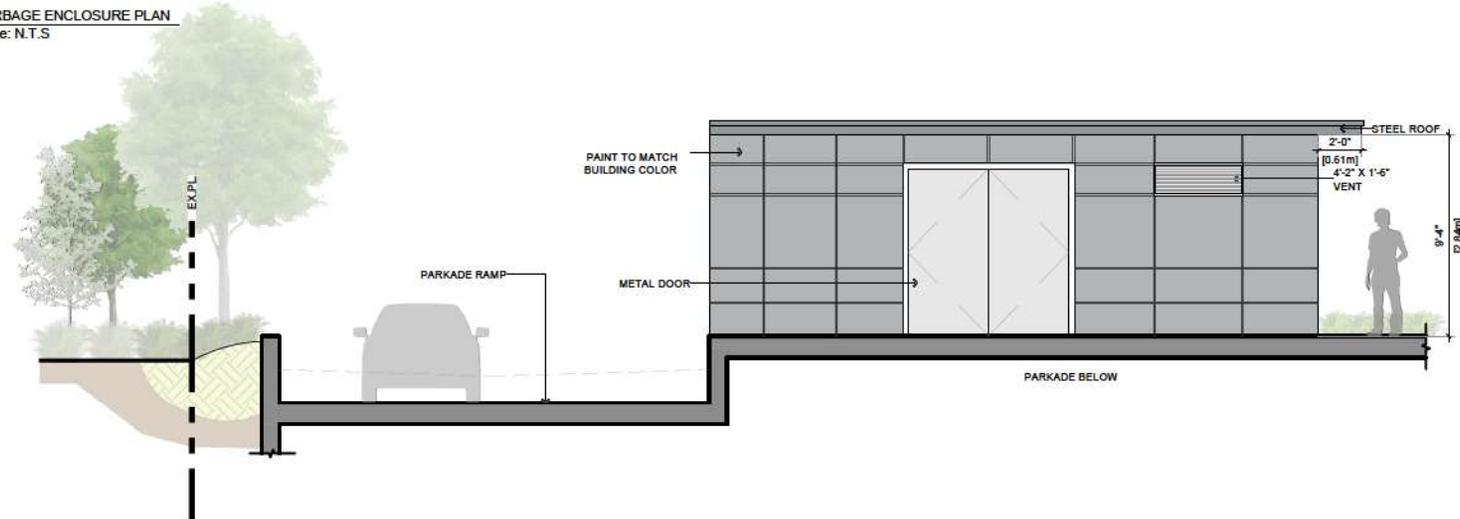


1 GARBAGE ENCLOSURE PLAN
Scale: N.T.S

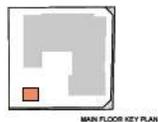


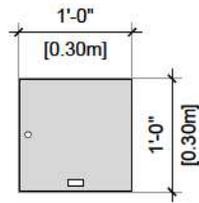
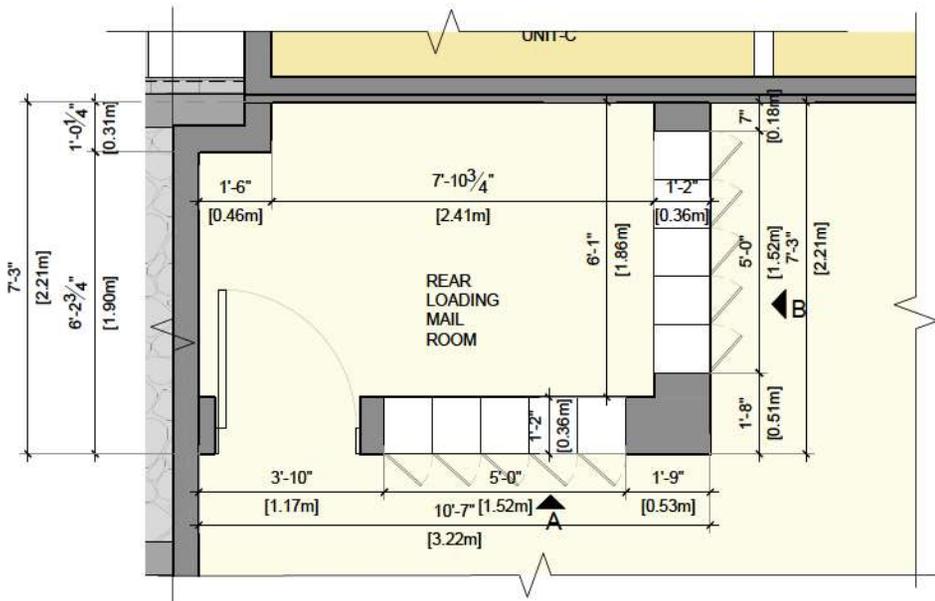
2 EAST ELEVATION
Scale: N.T.S

NOTES:
 1. ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
 2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
 3. ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.
 4. STEEL ENTRY DOOR IS TO BE 36" WIDE (915MM) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYED KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
 5. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).

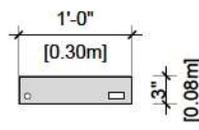


3 NORTH ELEVATION
Scale: N.T.S





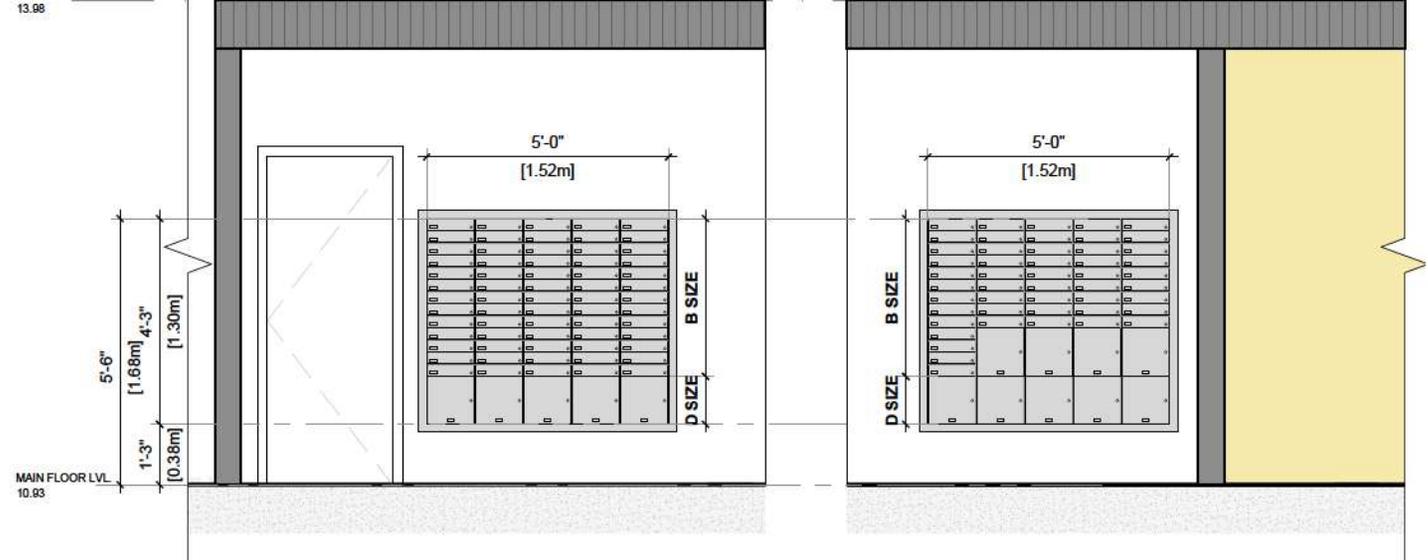
"D" size [14 UNIT]
 Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



"B" size [114 UNIT]
 Personal compartments for residential and small business applications. These are minimum size requirements, regardless of front-loading or rear-loading lockbox assemblies. All with 35 cm of minimum (min.) depth. (As/Canada Post)

1 MAIL ROOM PLAN
 Scale: N.T.S

SECOND FLOOR LVL.
 13.88



2 FRONT & RIGHT ELEVATION
 Scale: 1/4"=1'-0"

MAIN FLOOR LVL.
 10.83



20256-58, 20264, 20272 54A AVENUE

LANGLEY, BC

LANDSCAPE SET - ISSUED FOR ADP

April 18th, 2024

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	CONCEPT PLAN - OVERALL
L1.1	CONCEPT PLAN - GROUND LEVEL
L1.2	CONCEPT PLAN - ROOF
L1.3	LIGHTING PLAN - GROUND LEVEL
L1.4	LIGHTING PLAN - ROOF
L1.5	LIGHTING MATERIALITY
L1.6	FENCING PLAN
L2.0	PLANTING PALETTE
L2.1	PLANTING PALETTE - GROUND LEVEL
L2.2	PLANTING PLAN - ROOF
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS - FURNISHINGS
L3.3	DETAILS - FURNISHINGS
L3.4	DETAILS - FURNISHINGS
L3.5	DETAILS - ROOF
L3.6	DETAILS - ELEVATIONS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.

ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R5
P. 604.730.8248

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-24
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-06-21
REVISIONS	



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:
Drawn: MGC
Reviewed: DS
Project No. 23-019

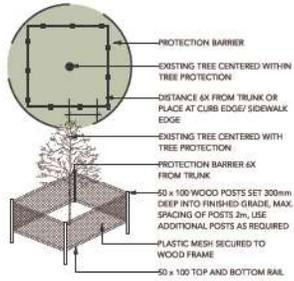
COVER PAGE

L0.0

TREE MANAGEMENT PLAN

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT

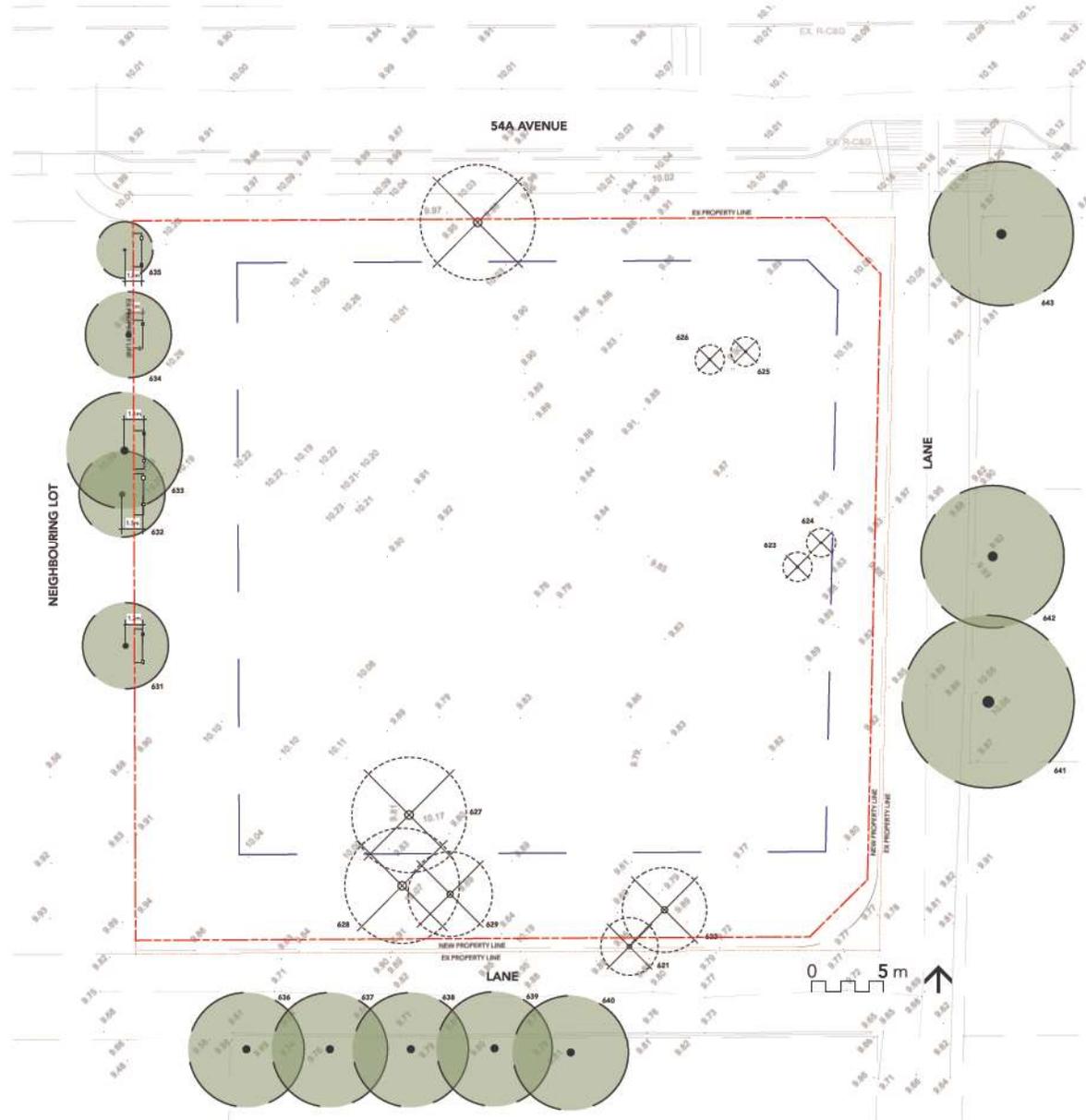


NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.
2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.
6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION OF THE CONSULTANT AT CONTRACTOR EXPENSE.



David Stoyko
Landscape Architect
2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.720.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THE PROJECT, AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

NO.	DESCRIPTION	DATE
12		
11		
10	ISSUED FOR ADP	24-04-18
9	ISSUED FOR ADP	24-04-08
8	ISSUED FOR ADP	24-03-26
7	ISSUED FOR ADP	24-03-05
6	ISSUED FOR ADP	24-02-28
5	ISSUED FOR ADP	24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	1:150
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

TREE MANAGEMENT PLAN

L0.1

CONCEPT PLAN - OVERALL



David Stoyko
 Landscape Architect
 2686 6TH AVENUE EAST
 VANCOUVER BC V6M 1K3
 P. 604.700.0448

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
 PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
 City of Langley, British Columbia

Scale: 1:125
 Drawn: MGC
 Reviewed: DS
 Project No. 23-019

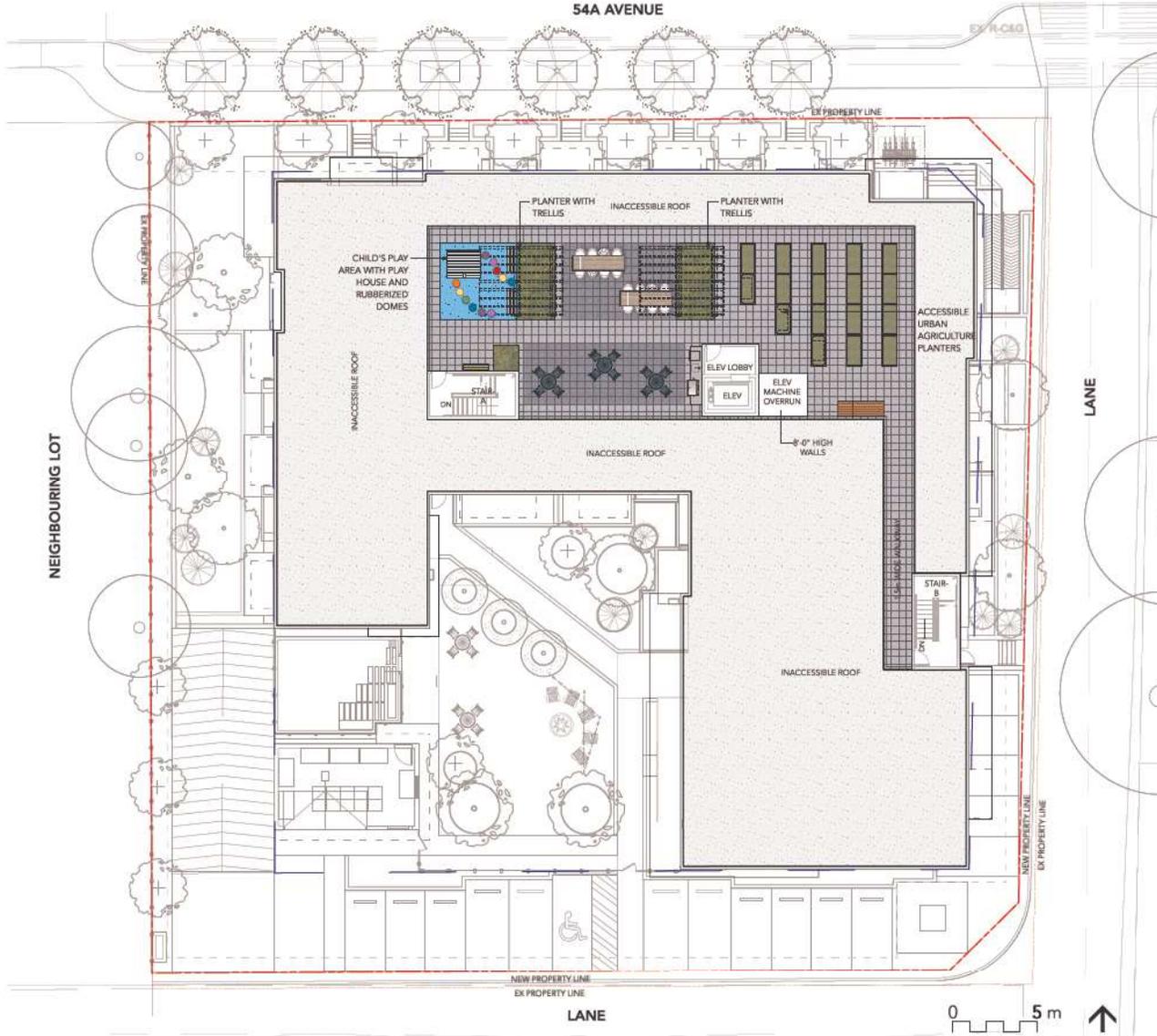
LANDSCAPE CONCEPT - OVERALL

L1.0

CONCEPT PLAN - ROOF

LAYOUT & MATERIALS PLAN - ROOF

-  PROPERTY LINE
-  LAYERED PLANTING
PER PLAN & DETAILS
-  PATIO PAVERS ON SLAB
PER PLAN & DETAILS
-  RUBBERIZED PLAY SURFACING
PER PLAN & DETAILS
-  HARVEST TABLE
PER PLAN & DETAILS
-  BISTRO TABLE & CHAIRS
PER PLAN & DETAILS
-  BBQ
PER PLAN & DETAILS
-  URBAN AGRICULTURE PLANTER
PER PLAN & DETAILS
-  STORAGE SHED & TABLE
PER PLAN & DETAILS
-  PLAY HOUSE
PER PLAN & DETAILS
-  BENCH
PER PLAN & DETAILS
-  TRELLIS
PER PLAN & DETAILS



David Stoyko
Landscape Architect
2886 6TH AVENUE EAST
VANCOUVER BC V6M 1K3
P. 604.700.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LANDSCAPE CONCEPT - ROOF

L1.2

LIGHTING PLAN - GROUND LEVEL

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT
	BUILDING-MOUNTED WALL LIGHT SEE ARCH / ELECTRICAL

NOTE:
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL
ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND



David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.730.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE
THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT
AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR
CONCEALED STRUCTURES, OR THE ACCURACY OF ANY
INFORMATION PROVIDED FROM OTHER CONSULTANTS OR
SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING
ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR
THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE,
WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY
CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE
DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS



**MULTI-FAMILY
DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: 1:125

Drawn: MGC

Reviewed: DS

Project No. 23-019

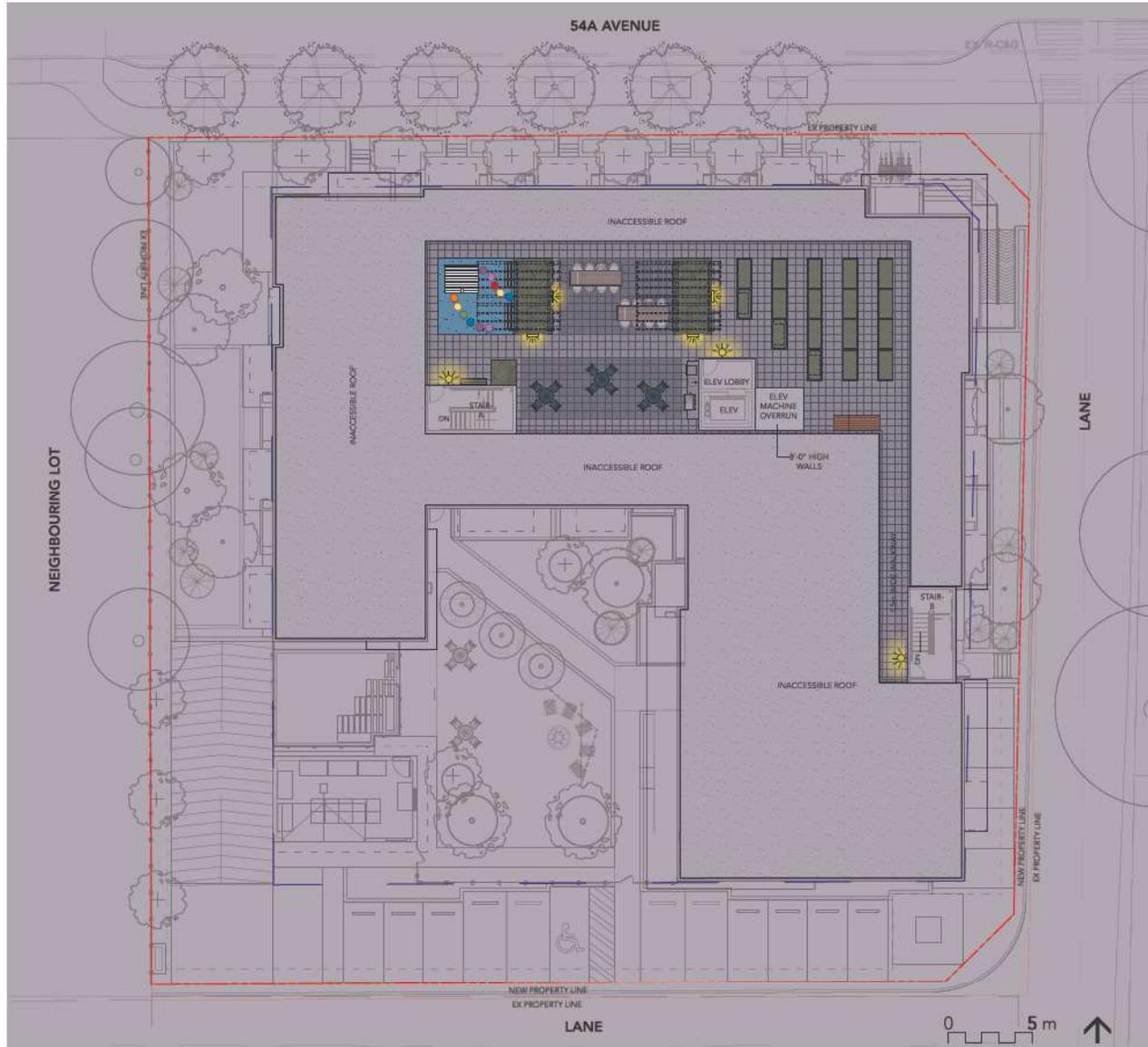
LIGHTING PLAN -
GROUND LEVEL

L1.3

LIGHTING PLAN - ROOF

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT
	BUILDING-MOUNTED WALL LIGHT SEE ARCH / ELECTRICAL



David Stoyko
Landscape Architect
2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.700.0648

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE REPRODUCED OR USED WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LIGHTING PLAN - ROOF

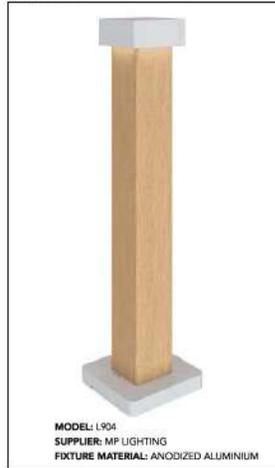
L1.4

LIGHTING MATERIALITY

WALL LIGHT



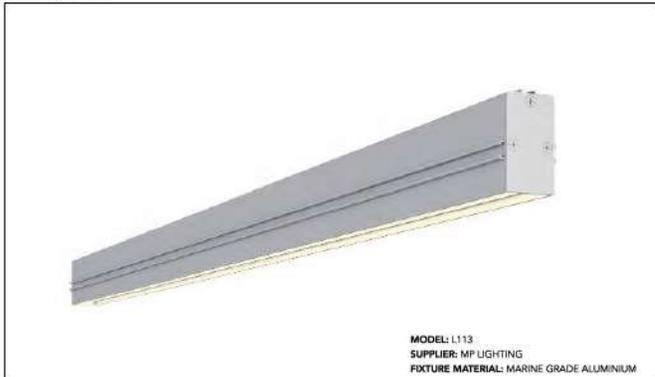
BOLLARD



PLANTER LIGHT



LINEAR LIGHT



UP LIGHT



BISTRO LIGHTS



David Stoyko
 Landscape Architect

2886 6TH AVENUE EAST
 VANCOUVER BC V6M 1R3
 P: 604.700.0848

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

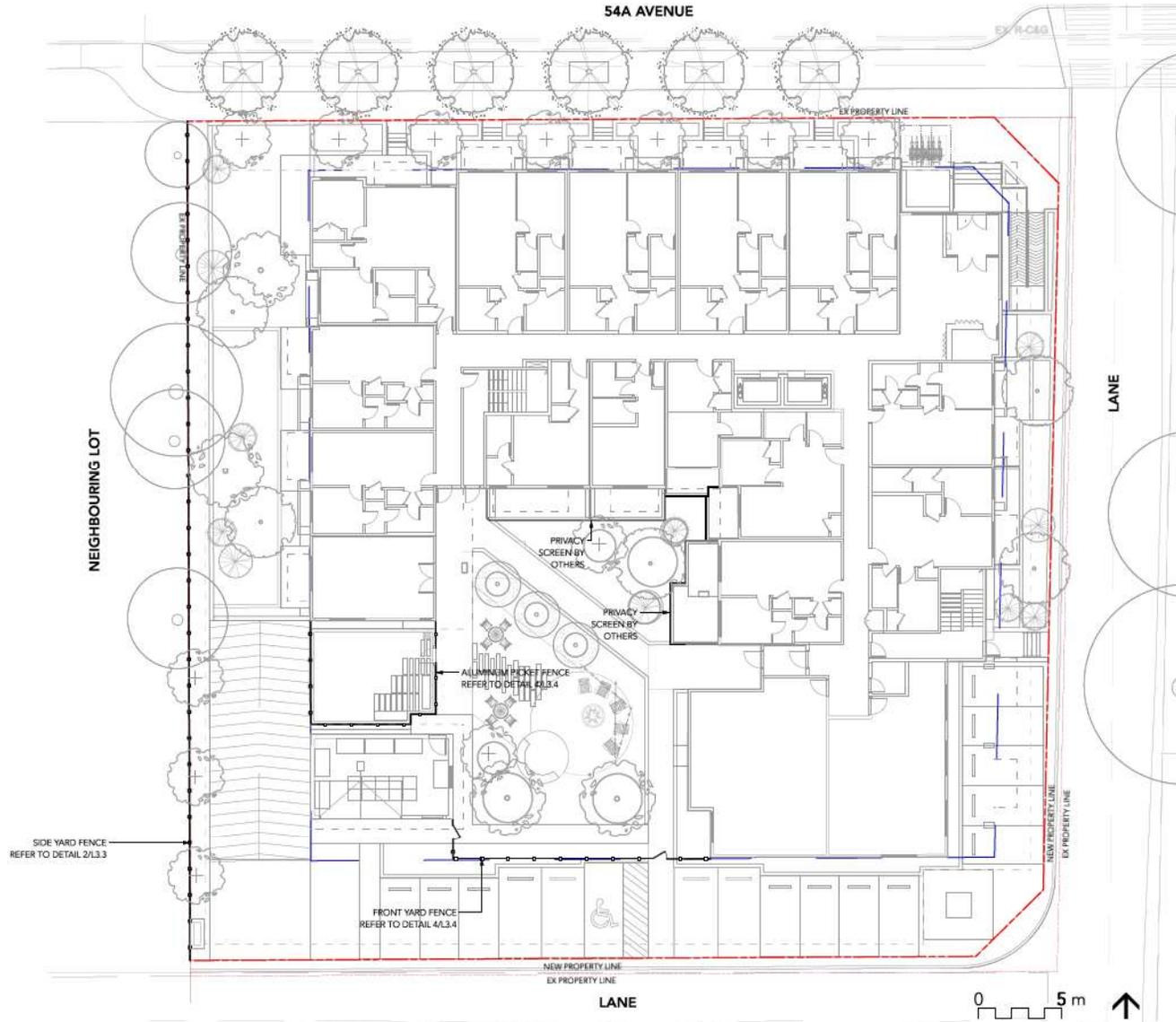
20256-58, 20264, 20272 54A Avenue
 City of Langley, British Columbia

Scale:	NTS
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LIGHTING
 MATERIALITY

L1.5

FENCING PLAN



David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.700.0848

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: 1:125
Drawn: MGC
Reviewed: DS
Project No. 23-019

FENCING PLAN

L1.6



THEME PLANTS



EVERGREEN AND ALL-SEASON INTEREST



TEXTURES AND FORMS



GROUND COVER VARIETY AND TEXTURE



COLOUR HIGHLIGHTS



NATIVE & EVERGREEN PLANTS

Plant List and Materials

QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
6	Acer rubrum 'Bowhall' Street tree species, form, and quality to be to City of Langley standards.	Bowhall Red Maple	7cm cal.	As shown	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
5	Betula nigra	River Birch	6cm cal.	As shown	[Icons: Drought Tolerant, Evergreen]
12	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
11	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, BBB	As shown	[Icons: Drought Tolerant, Evergreen]
3	Magnolia grandiflora	Southern magnolia	6cm cal.	As shown	[Icons: Drought Tolerant, Evergreen]
8	Acer tegmentosum	Manchurian Snakebark Maple	6cm cal.	As shown	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
SHRUBS					
121	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
118	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
140	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
209	Polystichum munitum	Western Sword Fern	No. 1 Pot	24" o.c.	[Icons: Drought Tolerant, Evergreen]
31	Rhododendron 'Ken Jarenek'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
21	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
42	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	[Icons: Drought Tolerant, Evergreen]
36	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
41	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
71	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
PERENNIALS AND VINES					
57	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
196	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	[Icons: Drought Tolerant, Evergreen]
54	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
70	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
29	Panthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
13	Clematis armandi	Armand clematis	No. 1 Pot	24" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
GROUND COVERS					
276	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest, Evergreen]
98	Oxalis oregana (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
98	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
168	Rubus calycinoides	Emerald Carpet	4" (10cm) Pot	15" o.c.	[Icons: Drought Tolerant, Pollinator Friendly, Seasonal Interest]
27	S ₄ F ₄ S ₄ J ₄ L ₄ L ₄ m				

NATIVE PLANTS
 DROUGHT TOLERANT PLANTS
 POLLINATOR FRIENDLY PLANTS
 SEASONAL INTEREST PLANTS
 FOOD RESOURCE PLANTS
 HABITAT VALUE PLANTS
 EVERGREEN PLANTS

David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.270.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY
DEVELOPMENT

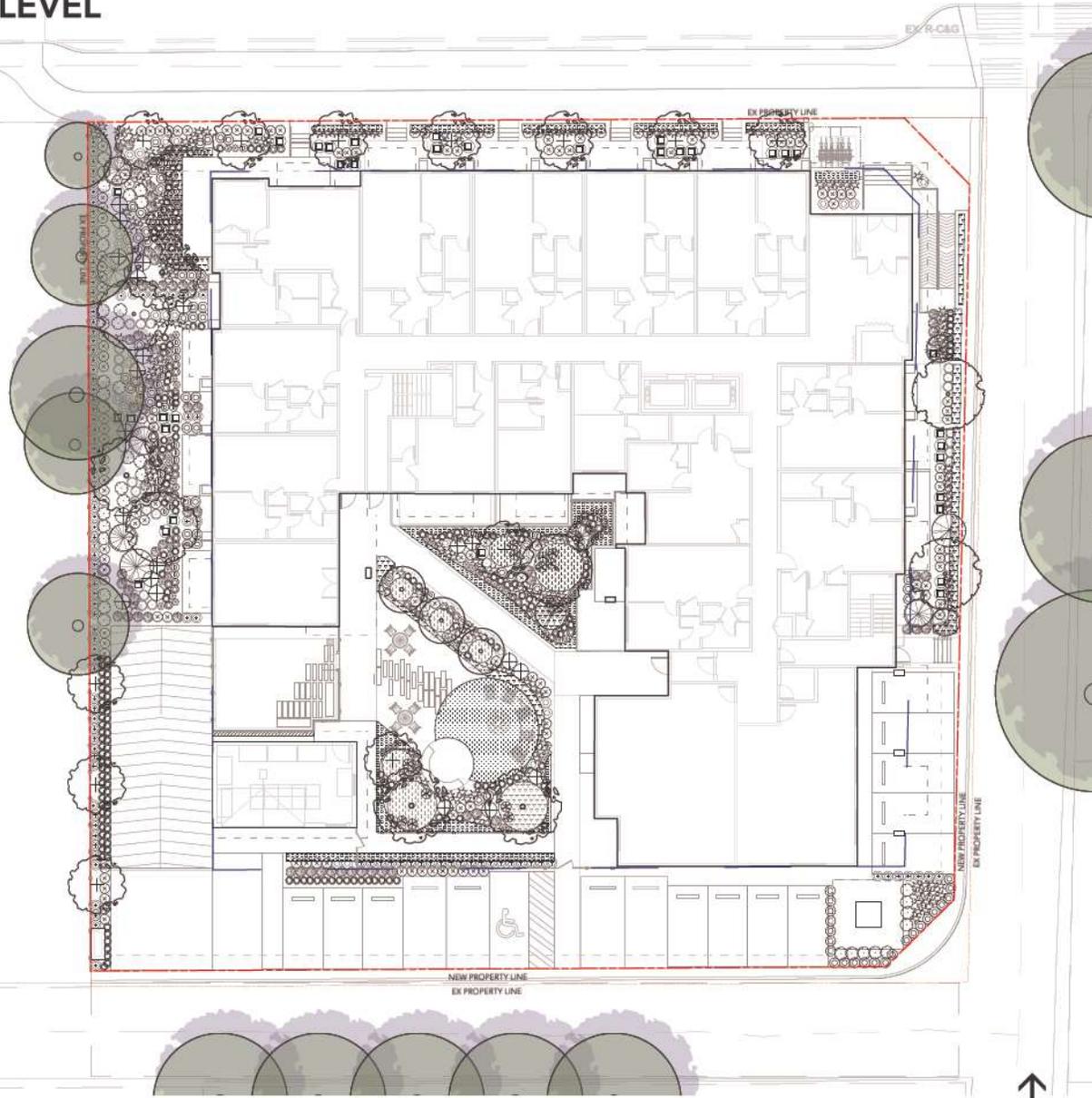
20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	N/A
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

PLAN LIST &
MATERIALS

L2.0

PLANTING PLAN - GROUND LEVEL



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.703.0448

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE REPRODUCED OR USED WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

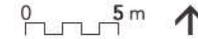
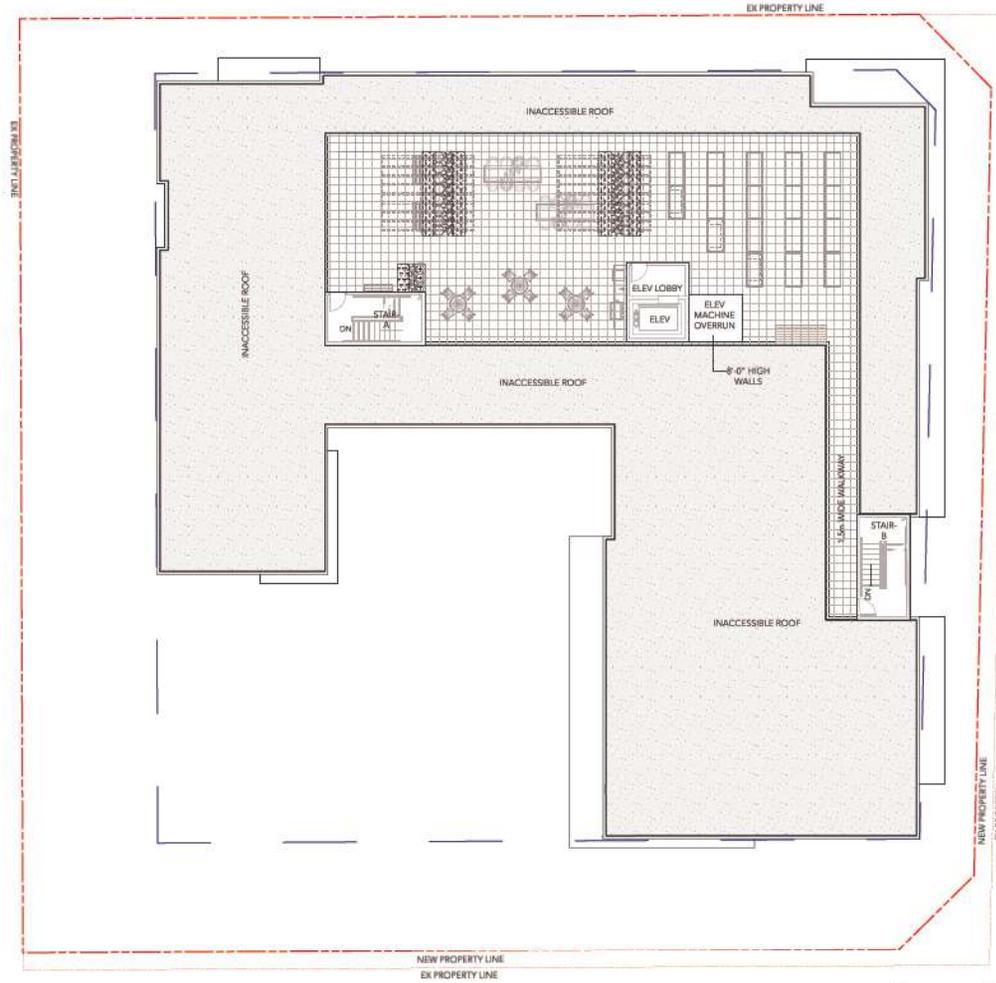
20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	MGC/DS/EG
Reviewed:	DS
Project No.:	23-019

PLANTING PLAN -
GROUND LEVEL

L2.1

PLANTING PLAN - ROOF



David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.750.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONDUITS STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



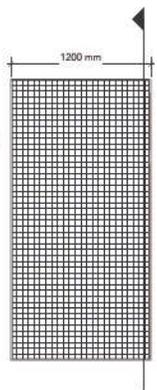
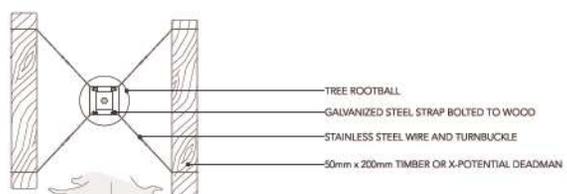
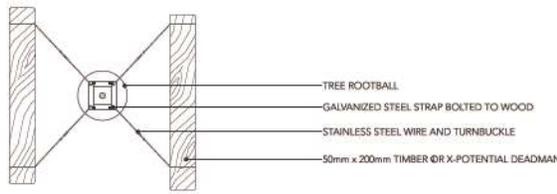
MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: 1:100
Drawn: MGC/DS
Reviewed: DS
Project No. 23-019

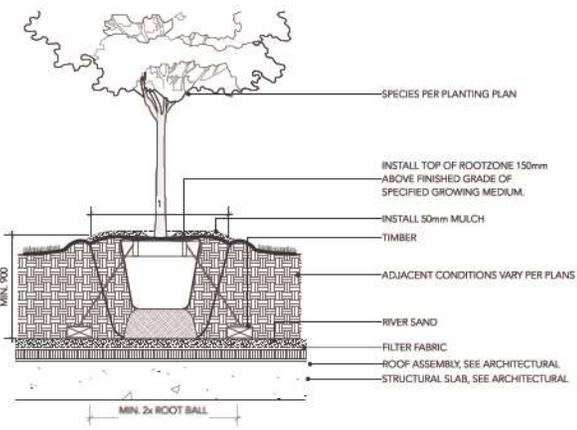
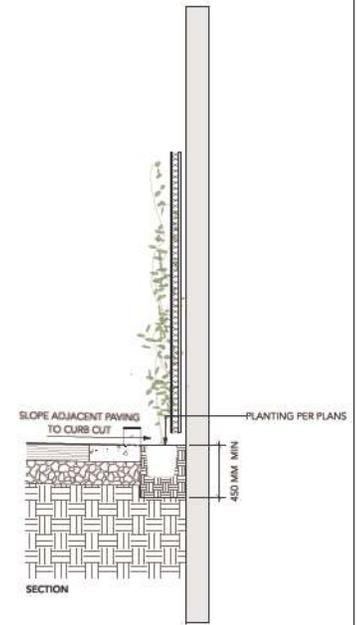
PLANTING PLAN - ROOF

L2.2

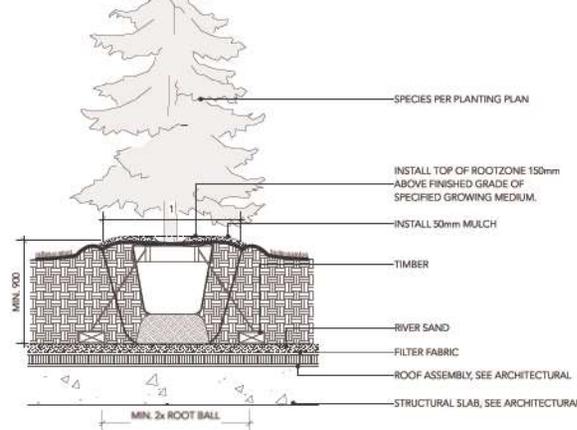


GREEN SCREEN WALL-MOUNT
4'0" X 8'0" PANELS WITH FRAME
BY: GREENSCREEN
(1.800.450.3494)

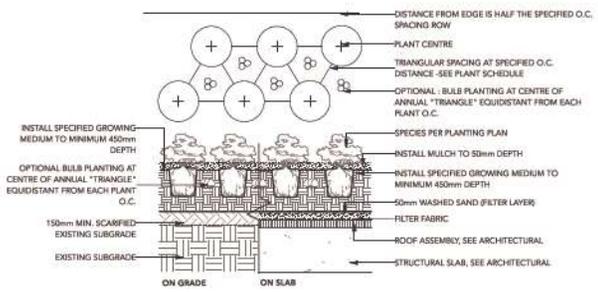
5 GREEN SCREEN
Scale: 1:20



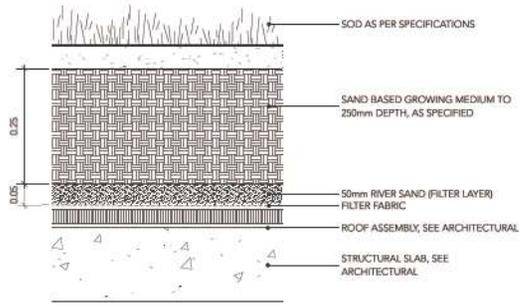
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



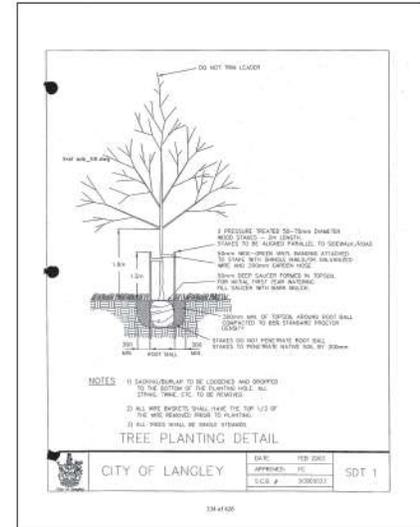
3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



4 SOD LAWN ON SLAB
Scale: 1:5



David Stoyko
Landscape Architect
2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P. 604.700.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.
DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

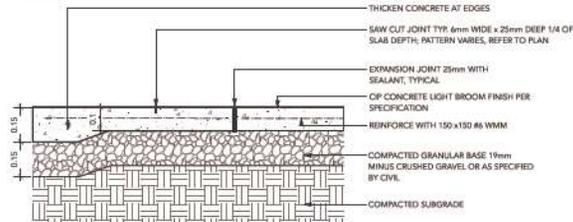
20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: AS SHOWN
Drawn: DS/MGC
Reviewed: DS
Project No.: 23-019

DETAILS - SOFTSCAPE

L3.0

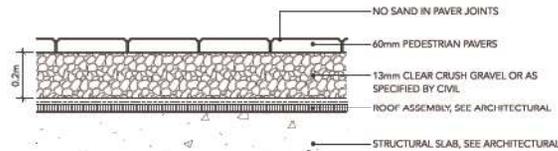
PAVING TYPE: COLOURED CONCRETE (AT CORNER NODE)
COLOUR: LITE GRAY
SUPPLIER: DAVIS COLORS (223-265-8322)



- NOTES:**
 1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SLIT SITE LAYOUT PLAN.
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE PAVING
 Scale: 1:10

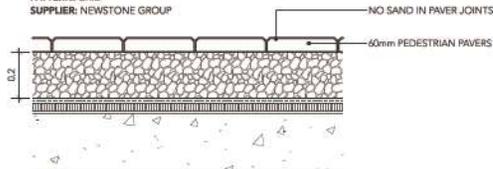
PAVER TYPE (FEATURE PAVING): DORADO SERIES
DIMENSIONS: 6" X 6" x 2.3/8" (151mm x 151mm x 60mm), 6" X 12" x 2.3/8" (151mm x 304mm x 60mm)
COLOUR: CHARCOAL
PATTERN: 1/3 OFFSET RUNNER BOND
SUPPLIER: NEWSTONE GROUP (1.604.332.4030)



NOTE:
 USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

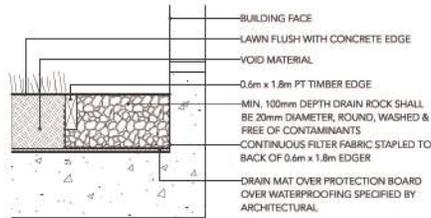
2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)
 Scale: 1:10

PAVER TYPE: MANHATTAN VIBRO-PRESSED SLABS
DIMENSIONS: 454 mm x 454 mm x 50.8 mm
COLOUR: NATURAL
PATTERN: GRID
SUPPLIER: NEWSTONE GROUP



NOTE:
 USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

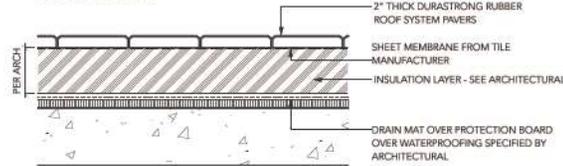
3 PATIO UNIT PAVERS ON SLAB (TYPICAL)
 Scale: 1:10



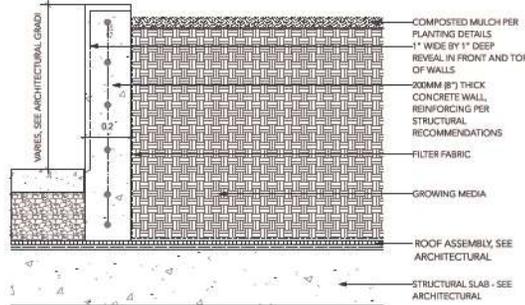
4 GRAVEL DRAIN STRIP - ON SLAB
 Scale: 1:10



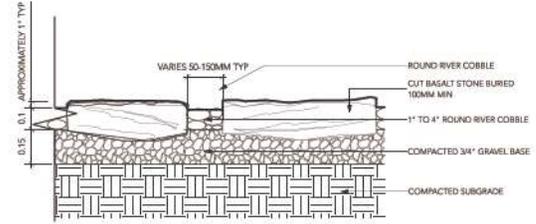
PAVER TYPE: DURASTRONG RUBBER PAVERS
DIMENSIONS: 24" x 24" x 2.0" THICK
COLOUR: SLATE GREY (STANDARD) AND CUSTOM LIGHT GREY BLEND
PATTERN: GRID
SUPPLIER: SOFSURFACES



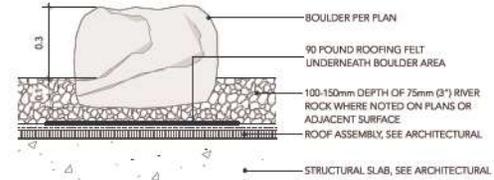
5 RUBBER ROOF PAVERS
 Scale: 1:10



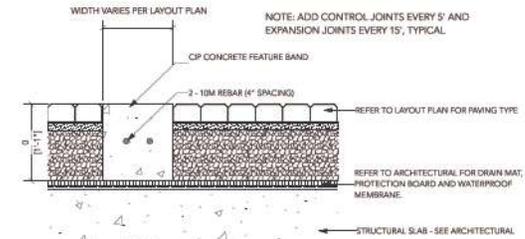
6 TYPICAL CIP CONCRETE WALL ON SLAB
 Scale: 1:10



7 STEP STONES IN RIVER COBBLE
 Scale: 1:10

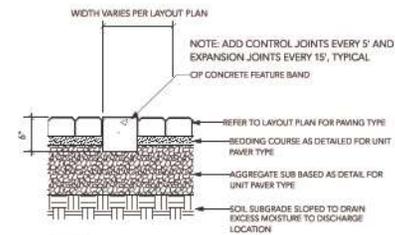


8 LANDSCAPE BOULDER ON SLAB
 Scale: 1:10



NOTE:
 NO CHAMFERS ON CONCRETE BAND

9 CONCRETE BAND (SLAB)
 Scale: 1:10



NOTE:
 NO CHAMFERS ON CONCRETE BAND

10 CONCRETE BAND (GRADE)
 Scale: 1:10

David Stoyko
 Landscape Architect

2886 6TH AVENUE EAST
 VANCOUVER BC V6M 1R3
 P. 604.700.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
 City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS/EG
Reviewed:	DS
Project No.:	23-019

DETAILS - HARDSCAPE

David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.753.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONDUITS STRUCTURES OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: AS SHOWN

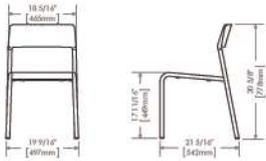
Drawn: MGC/DS/EG

Reviewed: DS

Project No. 23-019

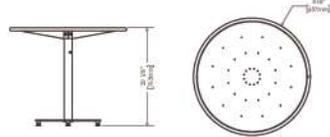
DETAILS - FURNISHINGS

L3.2



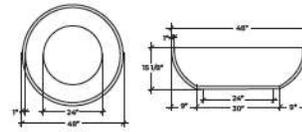
FORO SERIES MCH-1700-00001 CHAIRS
COLOUR: STANDARD SILVER
SUPPLIER: MAGLIN SITE FURNISHINGS

1 ROOF TOP BISTRO CHAIRS
Scale: NTS



FORO SERIES MTB-1700-00746 36\"/>

2 ROOF TOP BISTRO TABLES
Scale: NTS



MODEL: QUADRA 48 GAS WITH 50K HPC BURNER W/ PUSH BUTTON IGNITOR AND AUTO-SHUT OFF
COLOUR: MOONLIGHT WITH CERAMIC RIVER ROCK
BY: DREAM CAST, (1-604-278-4939)

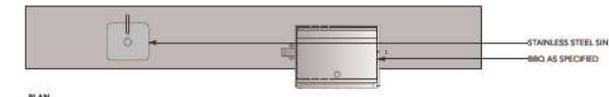
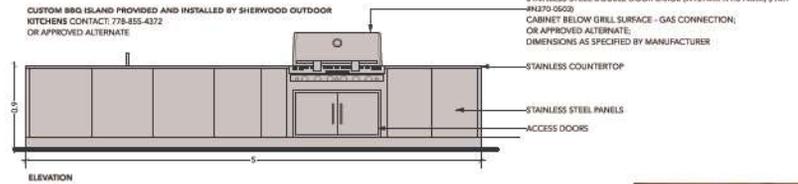
NOTE: REFER TO MECHANICAL AND ELECTRICAL FOR CONNECTIONS

5 FIRE PIT
Scale: NTS



URBAN FARM HARVEST PICNIC TABLE
COLOUR: SILVER / GREY
SUPPLIER: WISHBONE (604-626-0476)

3 ROOF TOP HARVEST TABLE
Scale: NTS

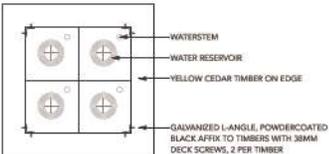


NOTE:
1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBECUE CONNECTION.
2. BARBECUE GRILL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION.
3. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS.
4. CONTRACTOR AND STRUCTURAL TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBECUE ELEMENTS.

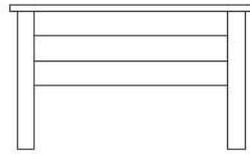
6 BBQ AND COUNTER
Scale: 1:25



PRECEDENT IMAGE

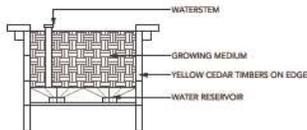
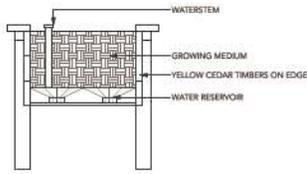


PLAN



ELEVATED ACCESSIBLE PLANTER

SIDE ELEVATION



CROSS SECTION

4 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER BY LIFESPACE
Scale: 1:20



MODEL: ADIRONDACK CHAIR (CURVED)
SUPPLIER: LOLL DESIGNS
COLOUR: TBD
SUPPLIER: VANCOUVER SPECIAL (604-548-3673)

7 ADIRONDACK CHAIRS
Scale: N.T.S.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

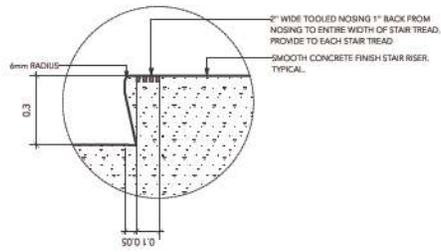


MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

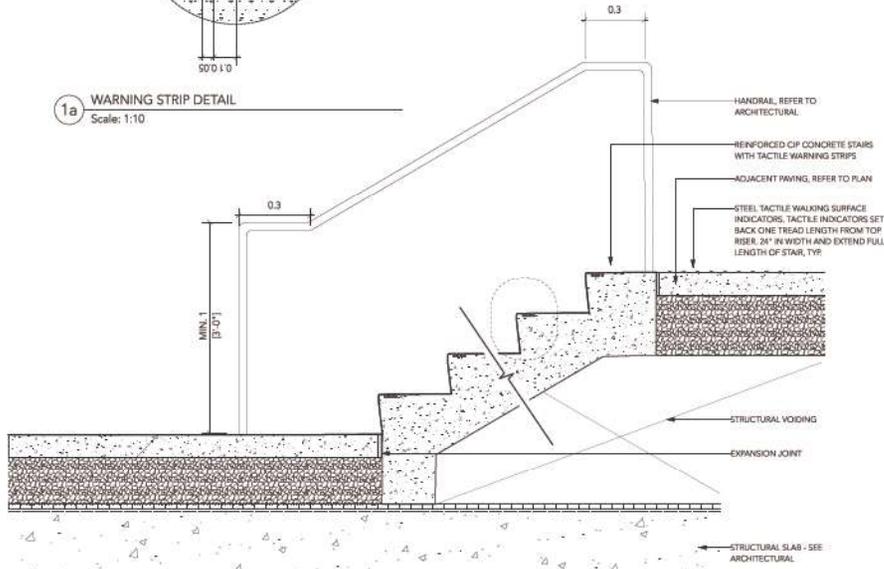
Scale:	AS SHOWN
Drawn:	MGC/DS
Reviewed:	DS
Project No.:	23-019

DETAILS - FURNISHINGS

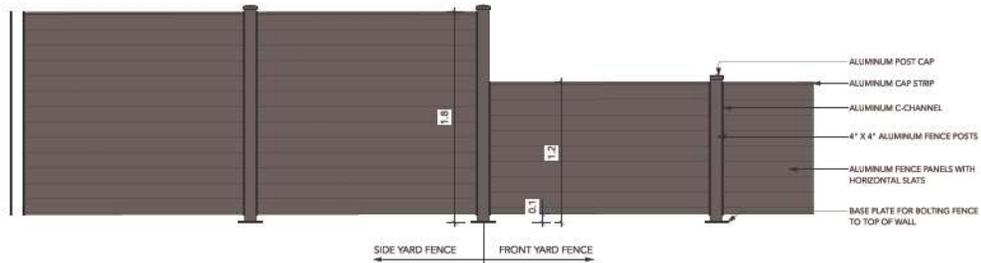


1a WARNING STRIP DETAIL
Scale: 1:10

NOTE:
1. ALLOWABLE RISE: 125mm MIN., 180mm MAX.
2. ALLOWABLE RUN: 280mm MIN.



1 CIP STAIR ON SLAB
Scale: 1:10

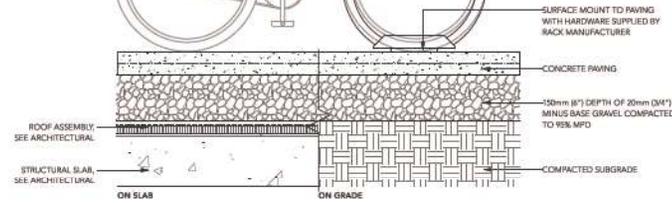
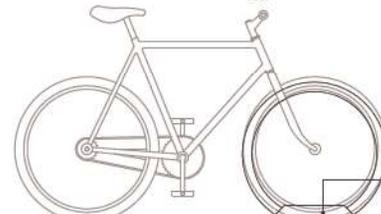
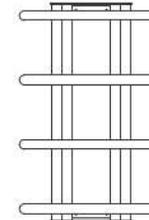


2 SIDE YARD / FRONT YARD FENCE
Scale: 1:20

FENCE NOTES:
1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED.
2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.
3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.
5. FINAL COLOUR TO BE DETERMINED.



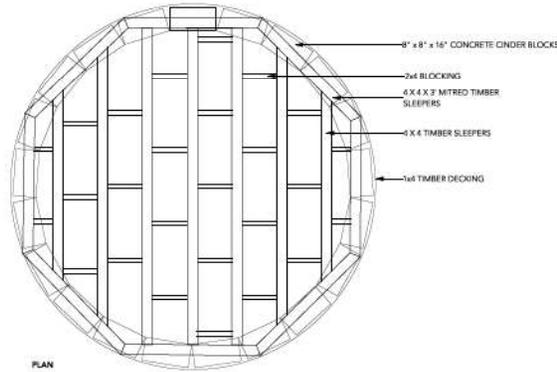
MODEL: MBR350-4
FINISH: SILVER
BY: MAGLIN (1.800.716.5506)



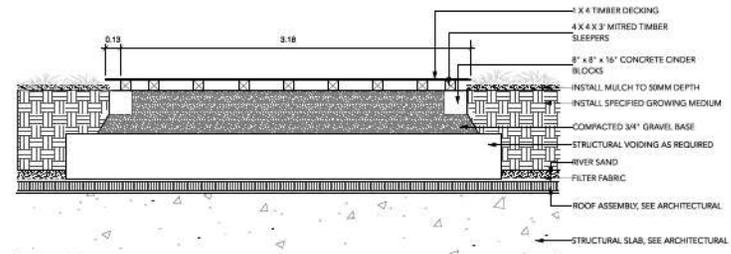
3 BIKE RACK
Scale: 1:10



1a TIMBER DECKING - PLAN
Scale: 1:20



1b TIMBER DECKING - FRAMING PLAN
Scale: 1:20



SECTION

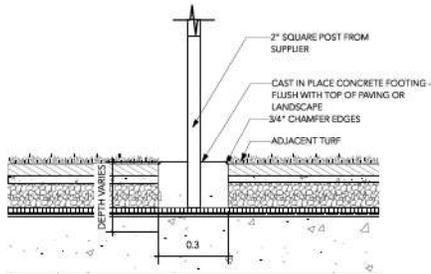
TIMBER NOTES:

1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.

1c TIMBER DECKING
Scale: 1:20



PET WASTE BAGS & STATIONS
Sudden Fun Recreation Equipment Ltd.
Accessories & Specifications:
100% Oxo-biodegradable bags
Bag Dispenser
7R. Post
11 Gallon Locking Can (Gladiator) OR
10 Gallon Can with Lid (Gentry)
Hardware
Sign
Sign Bracket
50 Can Liners
400 Waste Bags
Colour: Green

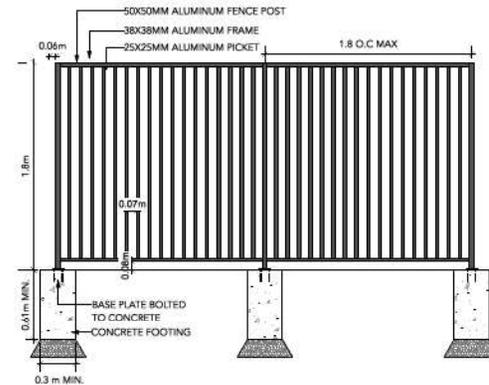


2 PET WASTE STATION AND ANCHORING DETAILS
Scale: 1:10



MODEL: WESTERN RED CEDAR GRAND GARDEN CHALET
MANUFACTURER: OUTDOOR LIVING TODAY (888-658-1658)
SIZE: 3'X6'
MATERIAL: WESTERN RED CEDAR, PAINTED (COLOUR TBD)
SUPPLIER: THE HOME DEPOT (1-604-608-1423) OR APPROVED ALTERNATE

3 COMMUNITY GARDEN STORAGE SHED
Scale: NTS



NOTE:

1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLYSIS.
4. COLOUR OF ALUMINUM FENCING TBD.
5. REFER TO PLANS FOR FENCING TYPE LOCATIONS.

4 ALUMINUM FENCE
Scale: 1:20

David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.720.0348

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.	23-019

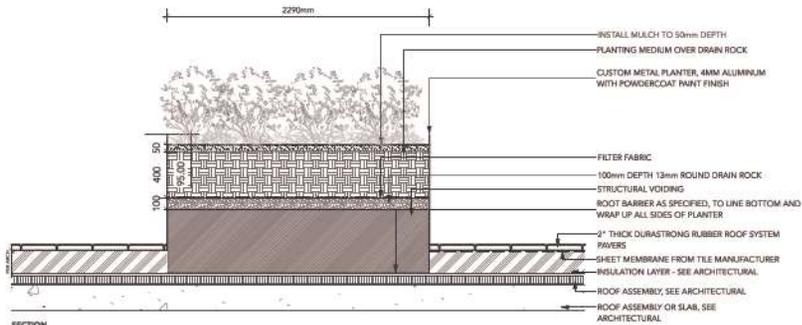
DETAILS -
FURNISHINGS

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

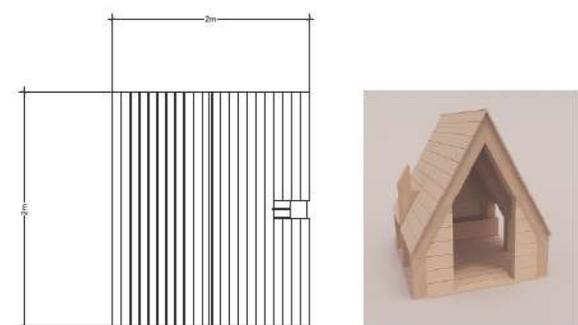
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

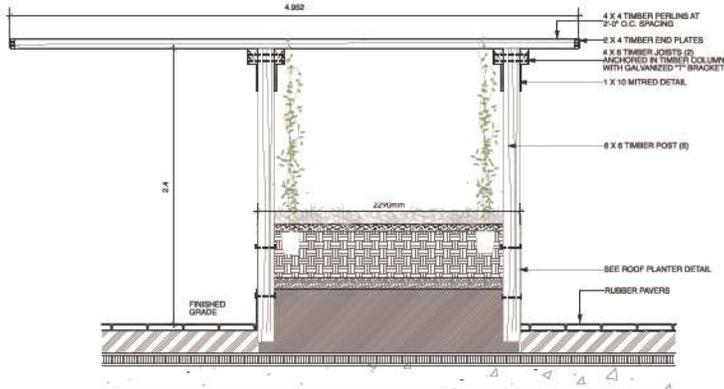
SCALE PROJECTS



1 ROOF PLANTER AT RUBBER PAVING
Scale: 1:20



5 ALPINE HUT BY EARTHSCAPE
Scale: 1:20



2 ROOF PLANTER/TRELLIS
Scale: 1:20

TIMBER NOTES:
1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.
3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
4. ALL CUTS TO BE SQUARE AND CLEAN.
5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.
6. WOOD DIMENSIONS ARE NOMINAL UNLESS NOTED ON DRAWINGS.



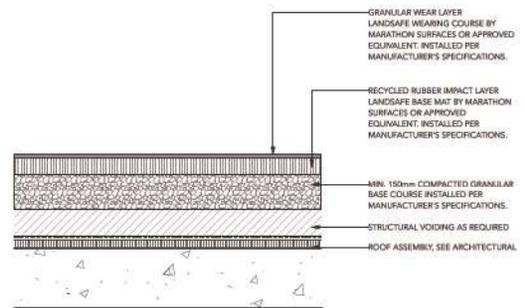
LOLLYGAGGER HDPE RECTANGLE
OUTDOOR COCKTAIL TABLE
COLOUR: DRIFTWOOD
SUPPLIER: LOLL DESIGNS (877.740.3387)

3 COFFEE TABLE
Scale: NTS



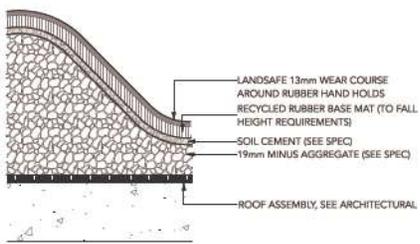
HUTCH BACKLESS BENCH
COLOUR: SAND / BROWN SLATE
LENGTH: 5 FT
SUPPLIER: WISHBONE (604-020-0470)

4 HUTCH BACKLESS BENCH BY WISHBONE
Scale: 1:10



NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

6 RUBBERIZED PLAY FALL SURFACING
Scale: 1:10



NOTES:
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

7 RUBBER PLAY MOUND ON SLAB
Scale: 1:10

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.:	23-019

DETAILS - FURNISHINGS

David Stoyko
Landscape Architect

2885 6TH AVENUE EAST
VANCOUVER BC V6M 1R3
P: 604.730.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

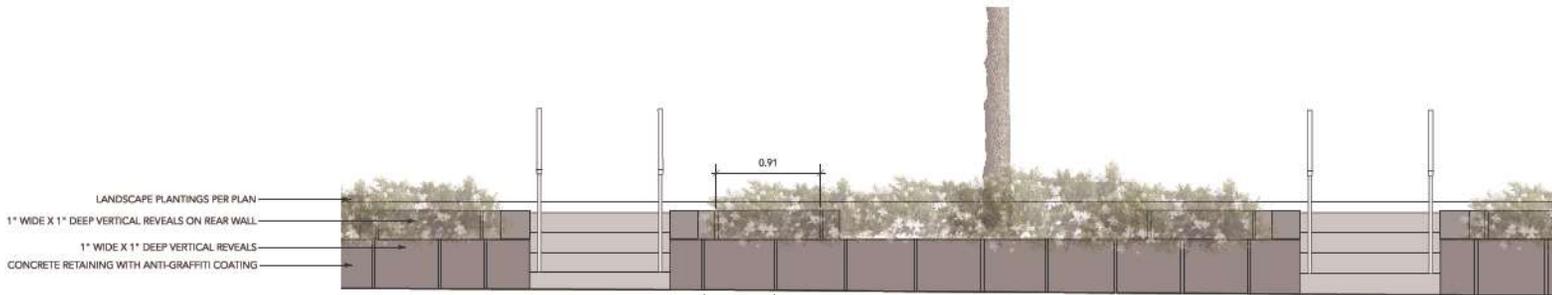
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE
PROJECTS



1 CONCRETE WALLS ELEVATION
Scale: 1:75



2 CONCRETE WALLS ELEVATION DETAIL
Scale: 1:20



3 ADDRESS SIGN DETAIL
Scale: 1:10

NOTES:
1- PAINTED STEEL LETTERS PINNED TO CONCRETE
2- ADDRESS SIZE AND INFORMATION TO CONFORM TO BYLAWS
3- LETTERS FLAT AGAINST CONCRETE WALL

12	
11	
10	ISSUED FOR ADP 24-04-18
9	ISSUED FOR ADP 24-04-08
8	ISSUED FOR ADP 24-03-26
7	ISSUED FOR ADP 24-03-05
6	ISSUED FOR ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21



MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue
City of Langley, British Columbia

Scale: AS SHOWN
Drawn: MGC/DS/EG
Reviewed: DS
Project No. 23-019

DETAILS - RETAINING WALLS

L3.6



EXPLANATORY MEMO

PUBLIC NOTICE BYLAW, 2024, No. 3267, AMENDMENT No. 1, 2024, BYLAW No. 3281

The purpose of Bylaw 3281 is to amend Public Notice Bylaw, 2024, No. 3267 to clarify that the alternative public notice requirements apply only to matters for which there are legislative notice requirements.

Public Notice Bylaw No. 3267 was adopted pursuant to section 94.2 of the Community Charter, “Bylaw to provide for alternative means of publication”. The intent of section 94.2 is to permit local governments, by bylaw, to provide legislatively required public notice by means other than the local newspaper. Prior to the addition of Section 94.2, legislative public notice requirements could only be met by publishing the notice in the local newspaper.

The alternate means for publishing a notice identified in the Public Notice Bylaw apply only to matters that have legislative notice requirements, such as the disposition of land or road closings; however, the way the bylaw is currently worded public notice for matters that do not have legislatively required public notice requirements must also be published in accordance with the Public Notice Bylaw, which is not the case.

Accordingly, the wording amendment proposed in this amending bylaw will address this issue.



**PUBLIC NOTICE BYLAW, 2024, No. 3267,
AMENDMENT No. 1, 2024,
BYLAW No. 3281**

A Bylaw to amend the Public Notice Bylaw, 2024, No. 3267.

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

(1) Title

- (1) This bylaw shall be cited as the “Public Notice Bylaw, 2024, No. 3267, Amendment No. 1, 2024, Bylaw No. 3281”.

(2) Amendments

- (1) Public Notice Bylaw, 2024, No. 3267 is hereby amended:

- (a) In subsection 3.1, by replacing the wording which reads as follows:

“When the City wishes to give notice to the public or is required under a provision in legislation to give public notice, in addition to posting a hard copy notice at the Public Notice Posting Place in City Hall, notice shall be provided as follows:

- i. By posting an electronic notice on the Website; and
- ii. By posting a hard copy notice on the notice board dedicated for this purpose, in the lobby of Timms Community Centre at 20399 Douglas Crescent, Langley, BC.”

with the following

“When the City is required under a provision in legislation to give public notice, in addition to posting a hard copy notice at the Public Notice Posting Place in City Hall, notice shall be provided as follows:

- i. By posting an electronic notice on the Website; and

- ii. By posting a hard copy notice on the notice board dedicated for this purpose, in the lobby of Timms Community Centre at 20399 Douglas Crescent, Langley, BC.”

READ A FIRST AND SECOND time this twenty-ninth day of April, 2024.

READ A THIRD time this -- day of --, 2024.

ADOPTED this -- day -- of -- , 2024.

MAYOR

CORPORATE OFFICER



EXPLANATORY MEMO

2024 TAX RATE BYLAW, 2024, No. 3276

A taxation revenue increase of 9.97% is required to fully fund the 2024 Financial Plan.

During the Financial Plan deliberations, City Council discussed a number of property tax ratios. The following table shows the chosen ratios and the effect on property tax levies:

	Properties	Ratio	\$ Change	% Change
Average Single Family Residential	3,228	1.000	\$ 201.30	7.21 %
Average Strata Dwelling	7,385	1.000	\$ 132.30	11.55 %
Average Light Industrial Property	80	1.900	\$ 1,927.59	12.54 %
Average Business Property	638	2.543	\$ 2,185.87	9.98 %

The following table outlines the distribution of the property taxes amount of the property tax classes.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	51.4%	\$ 21,462,394
Utilities (2)	0.9%	356,281
Light Industrial (5)	6.7%	2,784,755
Business & Other (6)	40.7%	16,999,590
Recreational / Non Profit (8)	0.3%	141,535
Total	100.0%	\$ 41,744,555

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. During the Financial Planning process, City Council expressed a desire to maintain the tax burden close to the average ratio between the classes (1 : 3) identified in Metro Vancouver. The ratio in 2024 will be 1 : 2.543 between the residential and business class (2023 – 1 : 2.810), this ratio was adjusted to compensate for the disproportionate increase in business properties compared to residential properties.

Note: The figures presented in the explanatory memo do not include any utility charges or levies from other taxing jurisdictions only levies specifically for the City of Langley.



2024 TAX RATE BYLAW, 2024

BYLAW No. 3276

A Bylaw to Levy property value taxes for municipal purposes
for the year 2024

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

1. **The following tax rates appearing in Schedule "A", attached to and forming part of this bylaw, are imposed and levied for the 2024 year for:**

- (1) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- (2) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body;

and are imposed on the basis of the assessed value of the land and improvements.

2. This Bylaw may be cited for all purposes as the "2024 Tax Rates Bylaw, 2024, No. 3276".

READ A FIRST, SECOND and THIRD time this twenty-ninth day of April, 2024.

READ FINAL time this first day of _____, 2024

MAYOR

CORPORATE OFFICER

**2024 Tax Rate Bylaw No. 3276
Schedule A**

Municipal Taxes							
Property Class		"A" General Municipal	RCMP	Fire	Library	Infrastructure	Other
1	Residential	2.1843	0.9128	0.3860	0.1031	0.0196	0.7628
2	Utility	40.0000	16.7157	7.0686	1.8880	0.3589	13.9688
3	Supportive Housing	2.1843	0.9128	0.3860	0.1031	0.0196	0.7628
4	Major Industry	4.1501	1.7343	0.7334	0.1959	0.0372	1.4493
5	Light Industry	4.1501	1.7343	0.7334	0.1959	0.0372	1.4493
6	Business/Other	5.5546	2.3212	0.9816	0.2622	0.0498	1.9398
7	Managed Forest	7.6450	3.1948	1.3510	0.3608	0.0686	2.6698
8	Rec/Non-profit	7.6450	3.1948	1.3510	0.3608	0.0686	2.6698
9	Farm	2.1843	0.9128	0.3860	0.1031	0.0196	0.7628

Regional Tax Requisitions	
Property Class	(GVRD) Metro Vancouver
1 Residential	0.0568
2 Utility	0.1988
3 Supportive Housing	0.0568
4 Major Industry	0.1931
5 Light Industry	0.1931
6 Business/Other	0.1392
7 Managed Forest	0.1704
8 Rec/Non-profit	0.0568
9 Farm	0.0568



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Tender T2024-016, Fraser Highway
Watermain Replacement and Pavement
Rehabilitation Works

File #: 5210.00

From: Ghazal Shirazian, P.Eng.
Infrastructure Engineer

Date: May 13, 2024

RECOMMENDATION:

1. THAT “Tender T2024-016, Fraser Highway Watermain Replacement and Pavement Rehabilitation Works” be awarded to Richco Contracting Ltd. for the tendered amount of \$2,128,951.00 (excluding GST),
2. THAT ISL Engineering and Land Services Ltd. be appointed to undertake the contract administration for \$71,160.00 (excluding GST),
3. THAT a contingency allowance of \$600,000 be approved, to be used only for unforeseen issues, and
4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for Tender T2024-016.

PURPOSE:

The purpose of the report is to seek authorization from Council to award the tender “T2024-016, Fraser Highway Watermain Replacement and Pavement Rehabilitation Works”.

POLICY:

Purchasing Policy FN-12: City Council approval required for entering contracts for goods or services over \$375,000.

COMMENTS/ANALYSIS:

The City of Langley's Asset Management program includes the ongoing replacement of aging infrastructure including the network of asbestos cement water mains throughout the City. In this case, the replacement of this section of watermain on Fraser Highway is driven not only by the condition of the main but also because of the impending Skytrain construction and the associated traffic disruptions.

A map of the project area is included in Appendix 1.

The project includes some associated minor infrastructure upgrades including fiber optic conduits at the intersections to facilitate future traffic signalization, minor drainage upgrades as well as a revision to the median and pedestrian letdowns.

The water main replacement work is scheduled to start in June 2024 and be completed by September 2024. Noise and traffic disruptions will be minimized by following a traffic management plan and communications strategy.

The City previously retained ISL Engineering and Land Services Ltd. (ISL) to provide the engineering consulting services and it is recommended that ISL undertake the contract administration as well.

A contingency allowance of \$600,000 has been included to cover any unforeseen issues that may arise during construction.

Tender Results

As per the Purchasing Policy, the tender was advertised on BC Bid for an open and competitive bidding. Three (3) tenders were received on May 2, 2024, with the following results:

Rank	Contractor	Tender Price (Excluding GST)
1	Richco Contracting Ltd.	\$2,128,951.00
2	Clearway Construction Inc.	\$2,196,137.50
3	Complete Utility Contractors Ltd.	\$2,648,000.00

Evaluation

All submissions were reviewed by the City's consultant for completeness, errors, and compliance to the tendering specifications. Richco Contracting Ltd. was found to be the lowest compliant bidder and their past performance on similar works in the City has been satisfactory. It is recommended that Richco Contracting Ltd. be awarded Contract No. T2024-016 for the tendered amount of \$2,128,951.00 excluding taxes.

BUDGET IMPLICATIONS:

The 2024 Capital Improvement Plan has budget allocated for the construction as per the table below.

Account #	Project Description	Budget
60220	Fraser Hwy, Production Way to 203 Street	\$1,081,100
67061	Fraser Hwy, 201A Street to 203 Street	\$2,200,000
	Total Available Budget	\$3,281,100

Expenses:

Tender amount - Richco Contracting Ltd.	\$2,128,951.00
Construction Administration (ISL)	\$ 71,160.00
Contingency (if required)	<u>\$ 600,000.00</u>

Total Expenses **\$2,800,111.00**

The overall project expenditure falls within the designated capital budget. Consequently, it is proposed that the remaining \$480,989 in the watermain account (#67061) be reallocated to other capital projects in the next Financial Plan amendment. This recommendation stems from the reduction in the project's original scope, necessitated by the forthcoming SkyTrain construction and ensuing traffic disturbances.

ALTERNATIVES:

None.

Respectfully Submitted,



Ghazal Shirazian, P.Eng.
Infrastructure Engineer

Concurrence:



Darrin Leite, CPA, CA
Director Corporate Services

Concurrence:



David Pollock, P.Eng.
Director Engineering, Parks & Environment

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

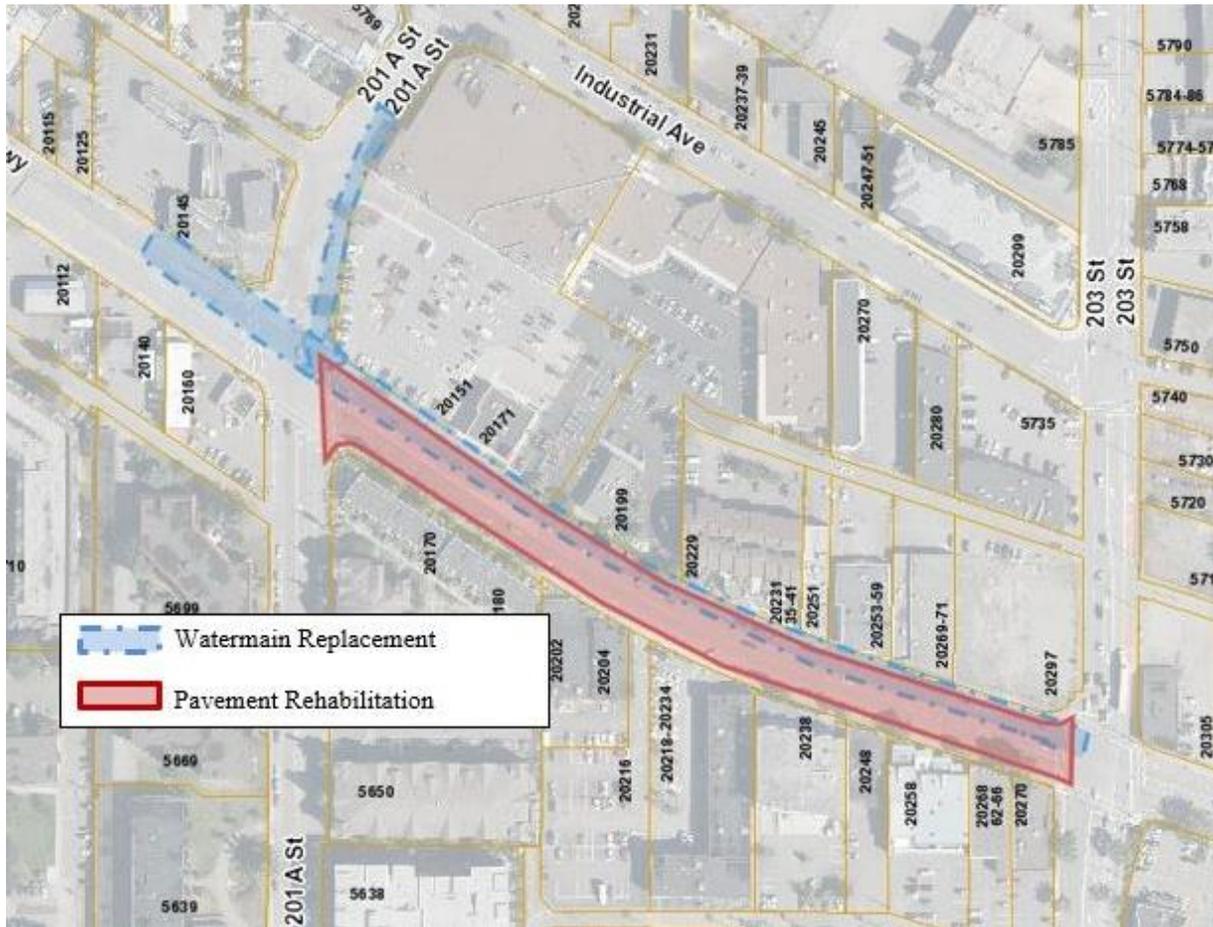
I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment(s):

1. Appendix 1 - Project Location



APPENDIX 1: Project Location