PUBLIC HEARING
AGENDA

Monday, October 3, 2016
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. CALL TO ORDER

Mayor Schaffer calls the Public Hearing to order.

Mayor Schaffer reads a statement regarding the procedure to be followed for the Public Hearing.

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

2. BUSINESS

a. Bylaw 2999 - Zoning Amendment Bylaw 1
20180, 20190, 20200, 20210, 20220 – 53A Avenue

The Mayor invites Lukas Wykpis, Keystone Architecture to present the proposed bylaw.

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

b. Bylaw 2998 - Zoning Amendment Bylaw 38
19660, 19674, 19680 55A Avenue

The Mayor invites Fred Adab, Architect, to present the proposed bylaw.

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

3. MOTION TO CLOSE PUBLIC HEARING

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 131, 2016, BYLAW NO. 2999
DEVELOPMENT PERMIT APPLICATION DP 05-16

To consider a Rezoning Application and Development Permit Application by CF Projects Inc. to accommodate a 4-storey, 80-unit apartment development.

The subject property is zoned RS1 Single Family Residential Zone and RM1 Low Density Residential Zone in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Owner:	Sol 53A Investment Corp.
Civic Address:	20180, 20190, 20200, 20210, 20220 – 53A Avenue
Legal Description:	Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503
Site Area:	4,128 m^2 (44,430 sq ft)
Road Dedication:	333 m^2 (3,588 sq ft)
Net Area:	3,794 m^2 (40,842 sq ft)
Gross Floor Area:	7,174 m^2 (77,224 sq ft)
Lot Coverage:	43.5 % (1,794 m^2)
Floor Area Ratio:	1.738
Parking Required:	121 spaces (includes 7 h/c, 16 visitor)
Parking Provided:	121 spaces (includes 7 h/c, 16 visitor)
Height:	4 Storeys (15.8 m)
Exterior Finishes:	"Hardie Plank" and "Hardie Panel" (fibre cement siding), stone facing, steel and glass balcony railings, wood trim, vinyl window frames
Current Zoning:	RS1 Single Family Residential Zone RM1 Low Density Residential Zone
Proposed Zoning:	CD43 Comprehensive Development Zone
OCP Designation:	High Density Residential (HDR)
DCC's:	$787,392.50 (City: $671,875, GVSDD: $77,905, SD35: $37,612.50)
Community Amenity Charge:	$80,000

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 131

BYLAW NO. 2999

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD43) and to rezone the property located at 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue to the new 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. 131, 2016, No.2999".

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 – 41 (CD43) Zone: immediately after Comprehensive Development -42 (CD42) Zone:

"MM. CD43 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 80-unit apartment development

2. Permitted Uses

The Land, buildings and structures shall only 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 lot shall form the site and shall be zoned CD 43 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 001-973-428
Lot 72, District Lot 305, Group 2, New Westminster District, Plan 33503

(b) PID: 006-906-770
Lot 73, District Lot 305, Group 2, New Westminster District, Plan 33503

(c) PID: 006-906-451
Lot 74, District Lot 305, Group 2, New Westminster District, Plan 33503

(d) PID: 001-848-623
Lot 75, District Lot 305, Group 2, New Westminster District, Plan 33503

(e) PID: 000-443-999
Lot 76, District Lot 305, Group 2, New Westminster District, Plan 33503

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 comprising 13 pages and dated September 6, 2016 prepared for CF Projects Inc. by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc., 1 copies of which are attached to Development Permit 05-16.

5. **Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

6. **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, the *Land Title* Act and the Development Cost Charge Bylaw."

READ A FIRST AND SECOND TIME this nineteenth day of September, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of October, 2016.

READ A THIRD TIME this --------- day of ---------, 2016.

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

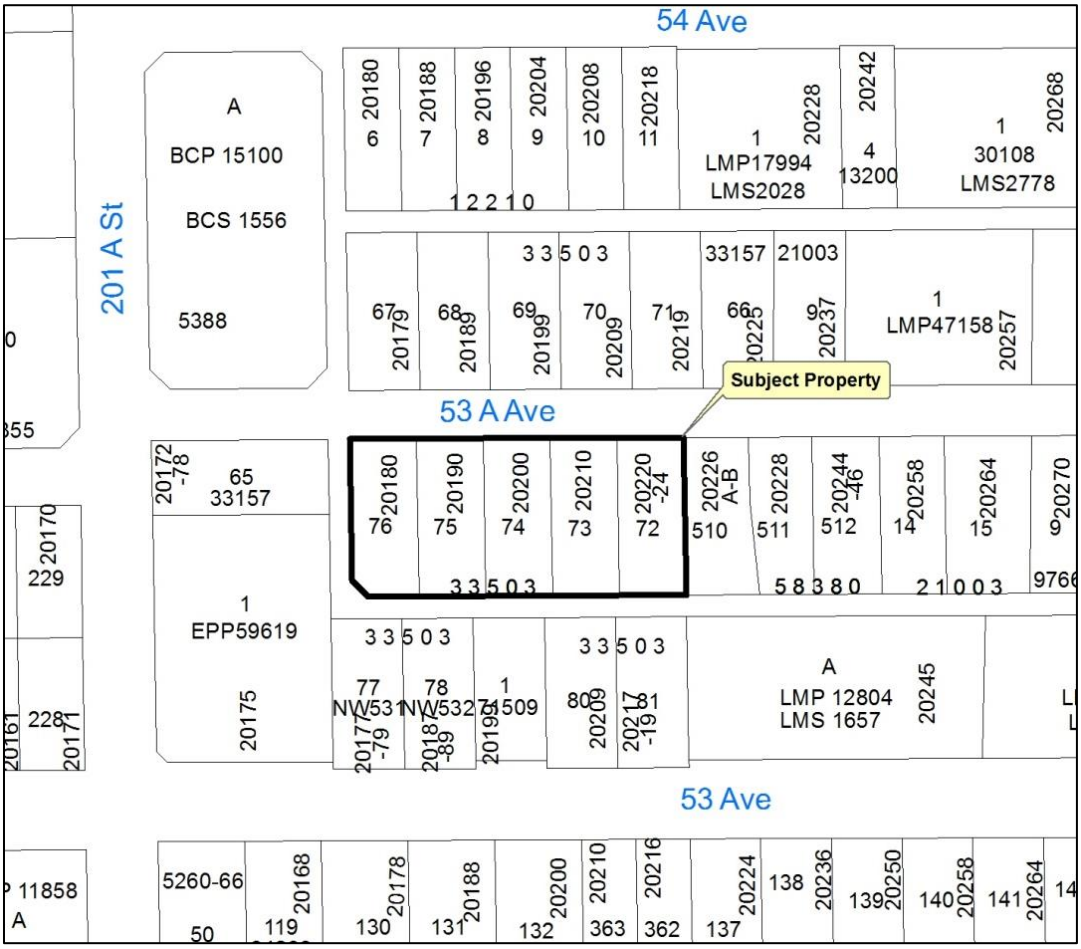
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 02-16
DEVELOPMENT PERMIT APPLICATION DP 05-16

Civic Address:	**20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue**
Legal Description:	**Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503**
Applicant:	**CF Projects Inc.**
Owner:	**Sol 53A Investment Corporation**



REPORT TO
ADVISORY PLANNING COMMISSION

Subject: **RZ 02-16/DP 05-16**
20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue
CF Projects Inc.

File #: 6620.00

From: Gerald Minchuk, MCIP, RPP

Doc #:

Date: September 6, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 02-16 and Development Permit Application DP 05-16 to accommodate a 4-storey, 80-unit condominium apartment building at 20180, 20190, 20200, 20210, 20220-20224 – 53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider an application to rezone the subject properties for a 4-storey, 80-unit condominium apartment building.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential Zone and RM1 Low Density Residential Zone and are designated High Density Residential in the Official Community Plan. As such, the application is subject to the Multifamily Residential Development Permit Area Guidelines.

COMMENTS/ANAYLSIS:

Background Information:

Owner:	Sol 53A Investment Corp.
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Legal Description:	Lots 72, 73, 74, 75, 76, District Lot 305, Group 2, New Westminster District, Plan 33503
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Floor Area Ratio:	1.738
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Height:	4 Storeys (15.8 m)
Exterior Finishes:	"Hardie Plank" and "Hardie Panel" (fibre cement siding), stone facing, steel and glass balcony railings, wood trim, vinyl window frames
Current Zoning:	RS1 Single Family Residential Zone RM1 Low Density Residential Zone
Proposed Zoning:	CD43 Comprehensive Development Zone
OCP Designation:	High Density Residential (HDR)
DCC's:	$787,392.50 (City: $671,875, GVSDD: $77,905, SD35: $37,612.50)
Community Amenity Charge:	$80,000

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 Subdivision and Development Bylaw, Standard Specifications & MMCD Standards.

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants are be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. Replacement of the existing 150mm AC watermain fronting the site on 53A Avenue with a 200mm PVC watermain is required.
5. A 3.0m x 3.0m corner truncation is required at the northwest property corner.
6. A road dedication along the 53A Avenue is required and shall be of sufficient width to design and construct to a City of Langley Local road standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting and street trees. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
7. The full construction of the rear lane from the eastern property line to western property line is required. Rollover curb and gutter and storm drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
8. Rollover curb and gutter and storm drainage infrastructure for the laneway to the west of the site will be provided by the Development at 5290/5308 201A Street.

9. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
10. A stormwater management plan for the site, including 53A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
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.

B) <u>The developer is required to deposit the following bonding and connection fees:</u>

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A $20,000 bond for the installation of a water meter to current standards.

C) <u>The developer is required to adhere to the following conditions:</u>

1. Underground hydro and telephone, and cable services to the development site are required.
2. Undergrounding of the overhead Hydro/ Telephone wires in the laneway south of the site is required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
8. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Development Services Comments:

The proposed development follows an earlier application in 2010 for a similar project on the same development site (RZ 06-10/DP 10-10). The current proposal is for a 4-storey, 80-unit apartment on a site consolidated from four single family lots and one duplex lot on 53A Avenue. The main entrance is located on 53A Avenue with visitor parking and vehicular access to an underground parkade located on a lane at the rear. A secondary building entrance is provided at the rear for visitors and residents using the surface parking along the lane.

The architectural design features a long, flat-roofed building employing balconies, loft roof elements and alternating patterns of exterior finishes to break up the facades. The main building entrance is offset from the centre resulting in an asymmetrical elevation and floorplan.

The site plan provides for significant road dedications along 53A Avenue (2.6 metres) and the north-south portion of the lane (2.0 metres). The road dedications are required to provide for adequate fire access and boulevard design.

The applicant prepared a CPTED (Crime Prevention Through Environmental Design) review of the proposed development and the plans submitted reflect the CPTED report.

The proposed development is intended to be accommodated in a Comprehensive Development zone (CD43) and is generally consistent with the Multifamily Residential Development Permit Area Guidelines.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.

BUDGET IMPLICATIONS:

The proposed development would contribute $671,875 to City Development Cost Charge accounts and $80,000 in Community Amenity Charges..

ALTERNATIVES:

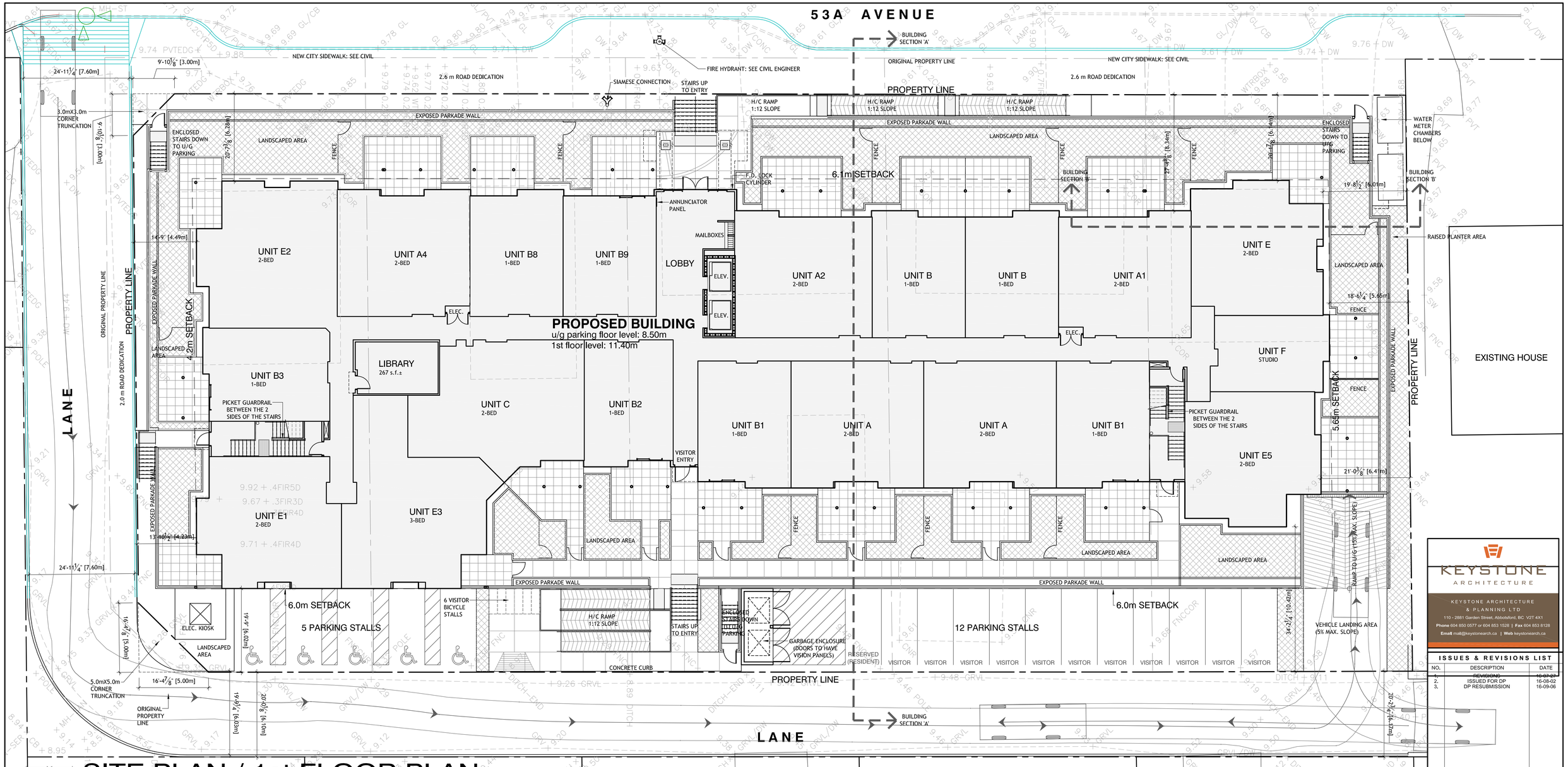
1. Require changes to the applicant's proposal.
2. Deny the application.

Prepared by:

Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

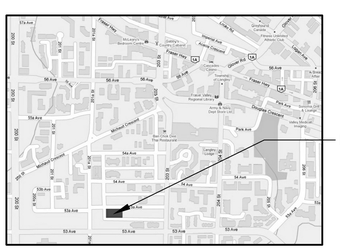
RMB/

attachment



SITE PLAN / 1st FLOOR PLAN

20 UNITS
19,304 s.f.±
SCALE: 3/32" = 1'-0"



KEY MAP

N.T.S.

SITE DATA

Civic address: 20180, 20190, 20200, 20210, 20220-20224 - 53A Avenue, Langley, BC
Legal description: Lots 72 to 76, District Lot 305, Group 2, New Westminster District Plan 33503
Proposed zoning: CD30 (Comprehensive Development Zone)
Site area:
- original: 44,430 s.f. (1.020 acres) - 0.413 ha
- road dedications: 3588 s.f.
- new area: 40,842 s.f. (0.938 acres) - 0.379 ha

Building area: 19,306 **s.f.** (1793.6 s.m.)
Lot coverage: 43.5% of original site area
Floor areas:
- u/g parking floor: 32,213 s.f.
- 1st thru 4th floors: 19,306 s.f. each
- gross floor area: 77,224 s.f.

Floor Area Ratio: 77,224 / 44,430 = 1.74
Density (uph): 80 units / 0.413 ha = 193.7 (max 198)

Units:
- studio: 6 units (482 s.f. - 522 s.f.)
- 1 bed: 19 units (612 s.f. - 641 s.f.)
- 1 bed + den: 6 units (686 s.f. - 714 s.f.)
- 2 bed: 44 units (730 s.f. - 1099 s.f.)
- 3 bed: 4 units (1032 s.f. - 1172 s.f.)
- 3 bed + den: 1 unit (1355 s.f.)
- total: **80 units**

Parking required:
- tenant parking:
  - (6+19) units x 1.2 = 30.0 stalls
  - (6+44) units x 1.3 = 65.0 stalls
  - (4+1) units x 2.0 = 10.0 stalls
  - total tenant parking required: 105 stalls
- visitor parking: 80 units x 0.2 = 16 stalls
- **total parking required: 121 stalls**
- h/c stalls required: 121 x 5% = 6.05 = 7 stalls

Parking provided:
- underground parking:
  - 2 h/c stalls
  - 22 small car stalls
  - 80 standard stalls
  - total: 104 u/g parking stalls
- surface parking:
  - 5 h/c stalls
  - 12 standard stalls
  - total: 17 parking stalls
- totals:
  - tenant parking provided: 105 stalls
  - visitor parking provided: 16 stalls
  - **total parking provided: 121 stalls**

Bicycle parking:
- tenant: 40 spaces in u/g parkade
- visitor: 6 spaces on grade
- total: 46 spaces

Storage lockers: 80 lockers (within each unit)
Indoor amenity space:
- 1st floor: 267 s.f. (library)
- 2nd floor: 972.4 s.f. (games/entertainment)
- 3rd floor: 972.4 s.f. (fitness)
- total: 2211.8 s.f.

Average grade: 9.54m

KEYSTONE ARCHITECTURE
KEYSTONE ARCHITECTURE & PLANNING LTD
110 - 2881 Garden Street, Abbotsford, BC V2T 4X1
Phone 604 850 0577 or 604 853 1528 | Fax 604 853 8128
Email mail@keystonearch.ca | Web keystonearch.ca

ISSUES & REVISIONS LIST

NO.	DESCRIPTION	DATE
1.	~~REVISIONS~~	~~16-07-27~~
2.	ISSUED FOR DP	16-08-02
3.	DP RESUBMISSION	16-09-06

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PROJECT

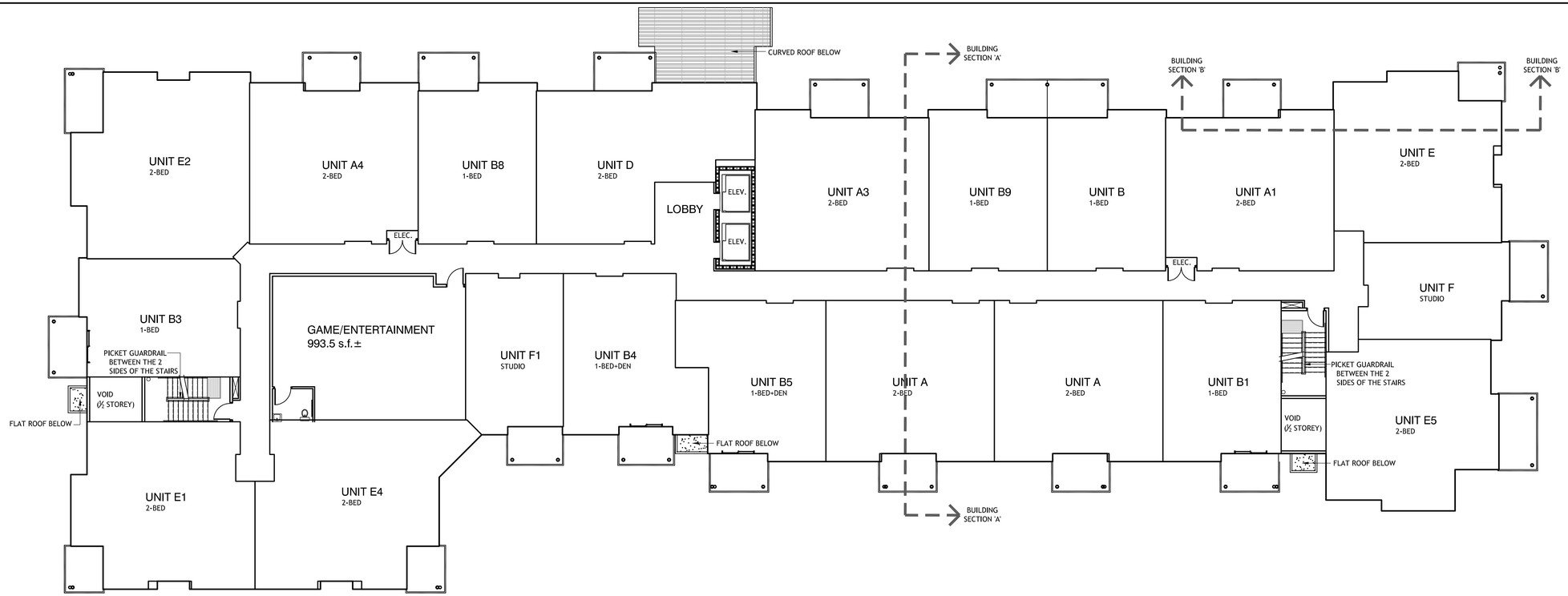
"THE LC" RESIDENCES

53A AVENUE,
LANGLEY, BC

SHEET TITLE

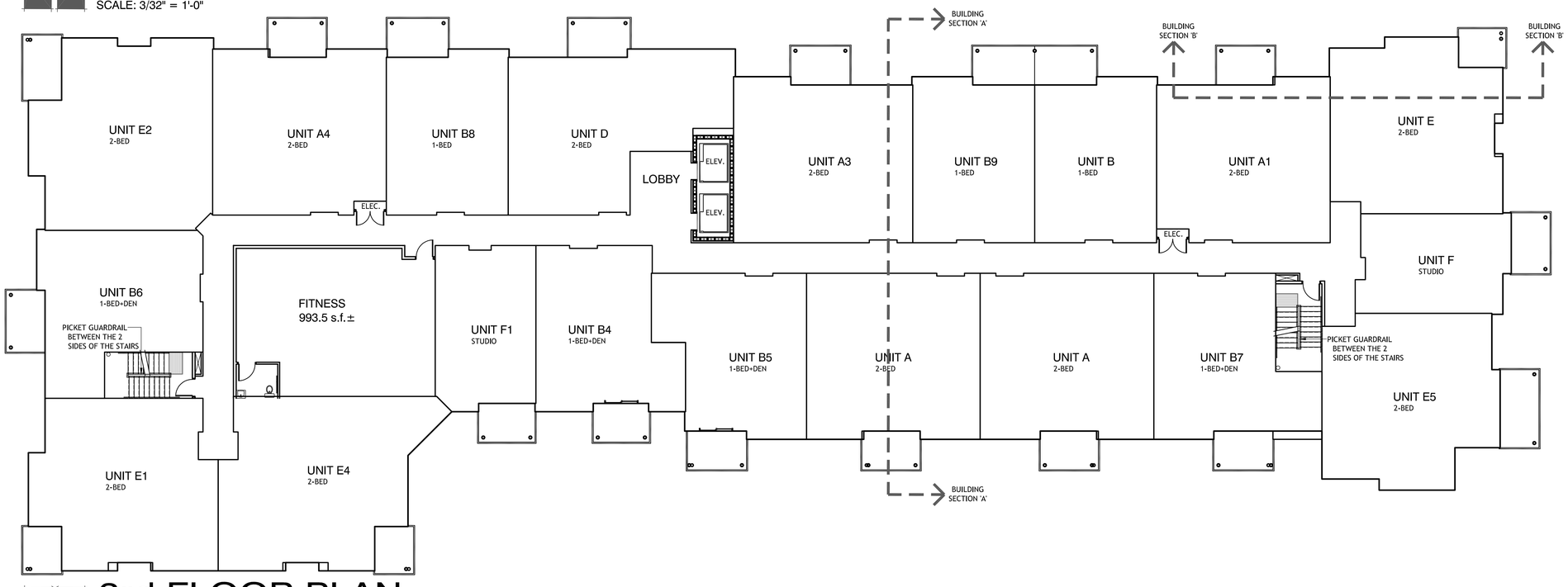
SITE PLAN / 1st FLOOR PLAN

Job No.: 10-114	DRAWING NO.
Scale: AS NOTED	SK1
Start Date: MAR./10	
Drawn: LS	



2nd FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f.±
SCALE: 3/32" = 1'-0"



3rd FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f.±
SCALE: 3/32" = 1'-0"

KEYSTONE
ARCHITECTURE

KEYSTONE ARCHITECTURE & PLANNING LTD
110 - 2881 Garden Street, Abbotsford, BC V2T 4X1
Phone 604 850 0577 or 604 853 1528 | **Fax** 604 853 8128
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PROJECT

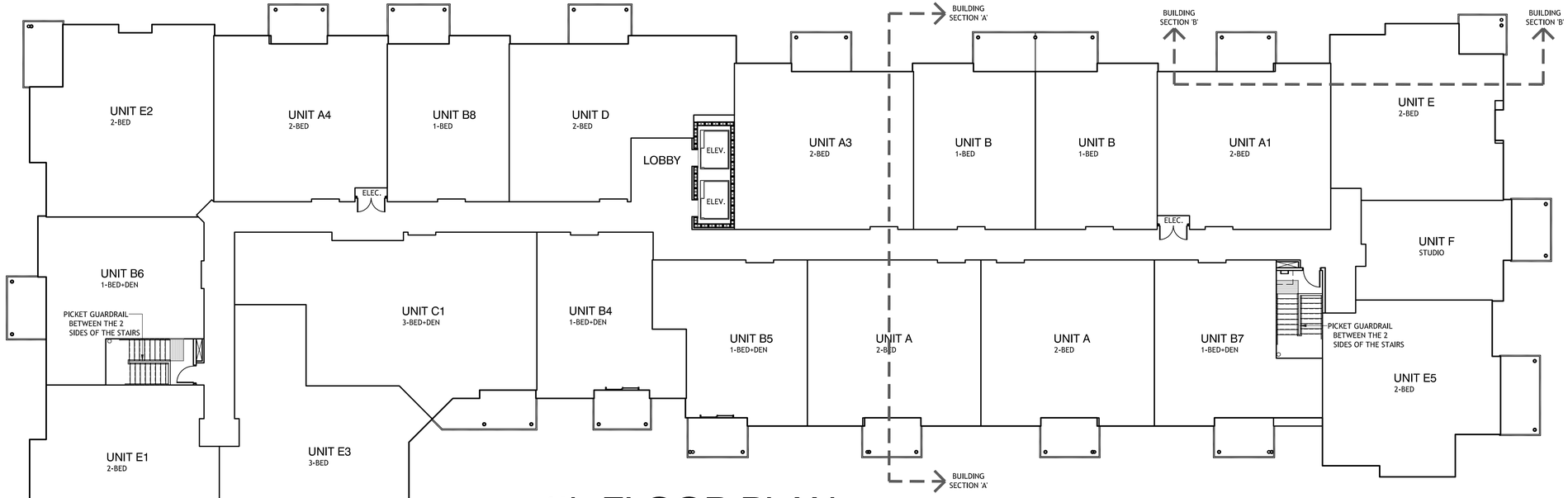
"THE LC" RESIDENCES

53A AVENUE,
LANGLEY, BC

SHEET TITLE

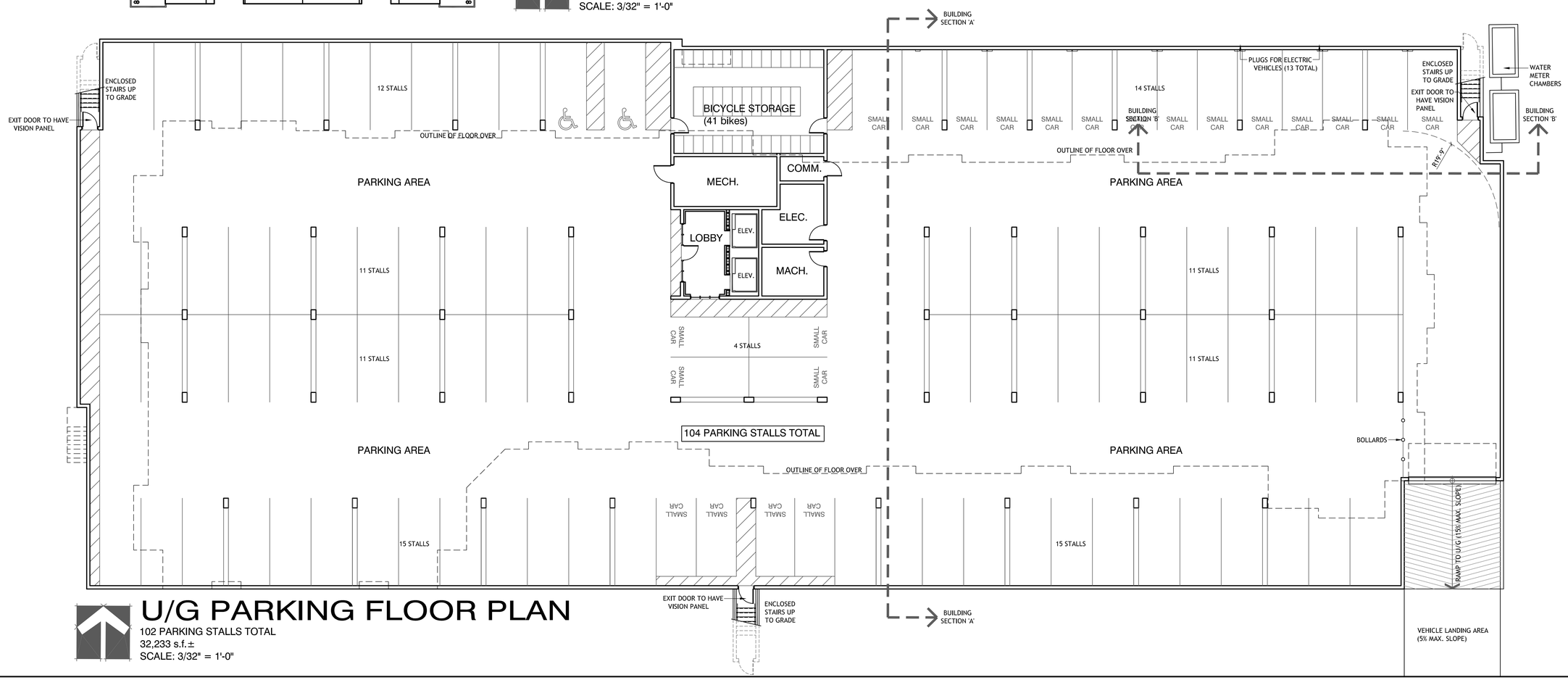
2nd FLOOR PLAN
3rd FLOOR PLAN

Job No.:	10-114	DRAWING NO.
Scale:	AS NOTED	SK2
Start Date:	MAR./10	
Drawn:	LS	



4th FLOOR PLAN

20 UNITS / FLOOR
19,304 s.f.±
SCALE: 3/32" = 1'-0"



U/G PARKING FLOOR PLAN

102 PARKING STALLS TOTAL
32,233 s.f.±
SCALE: 3/32" = 1'-0"

KEYSTONE ARCHITECTURE

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PROJECT

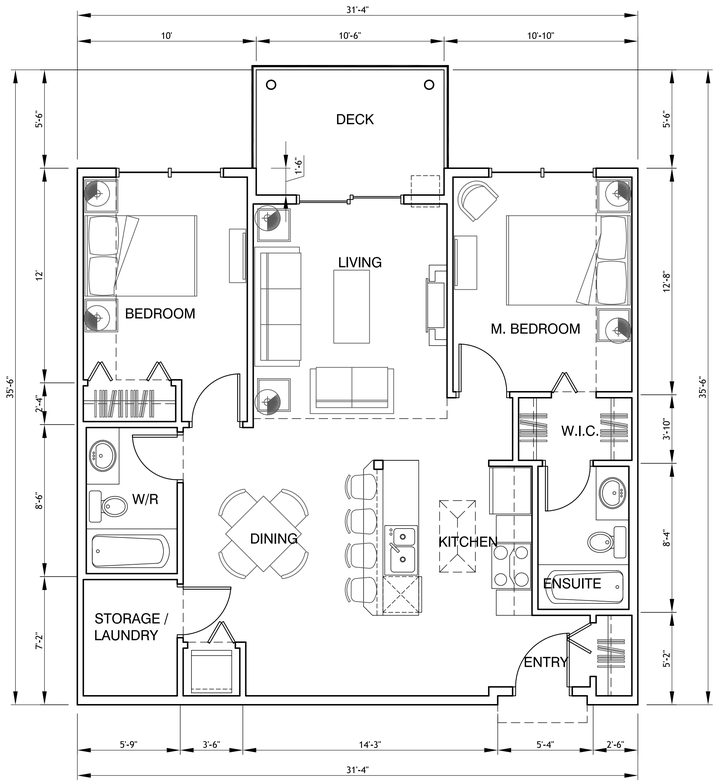
"THE LC" RESIDENCES

53A AVENUE,
LANGLEY, BC

SHEET TITLE

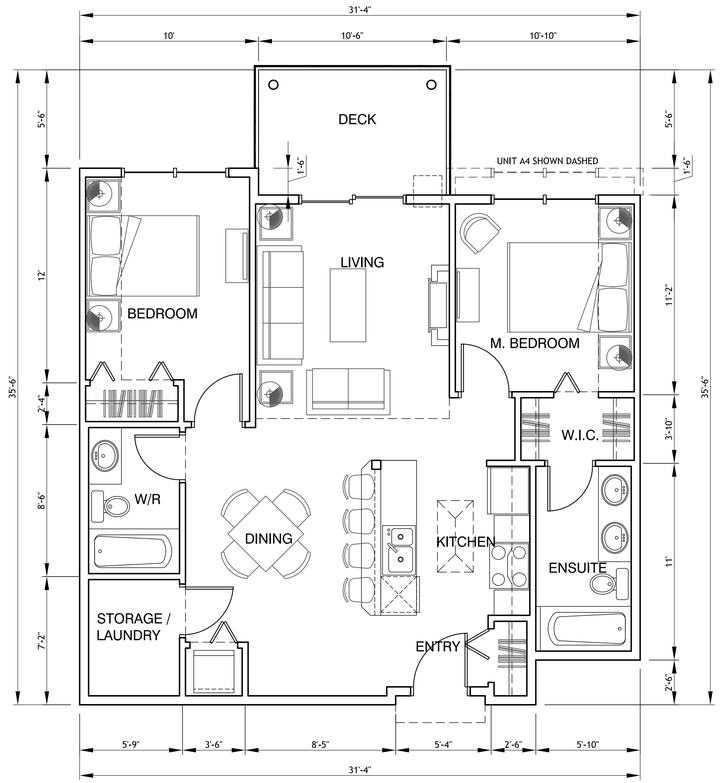
U/G PARKING FLOOR PLAN

Job No.: 10-114	DRAWING NO.
Scale: AS NOTED	SK3
Start Date: MAR./10	
Drawn: LS	



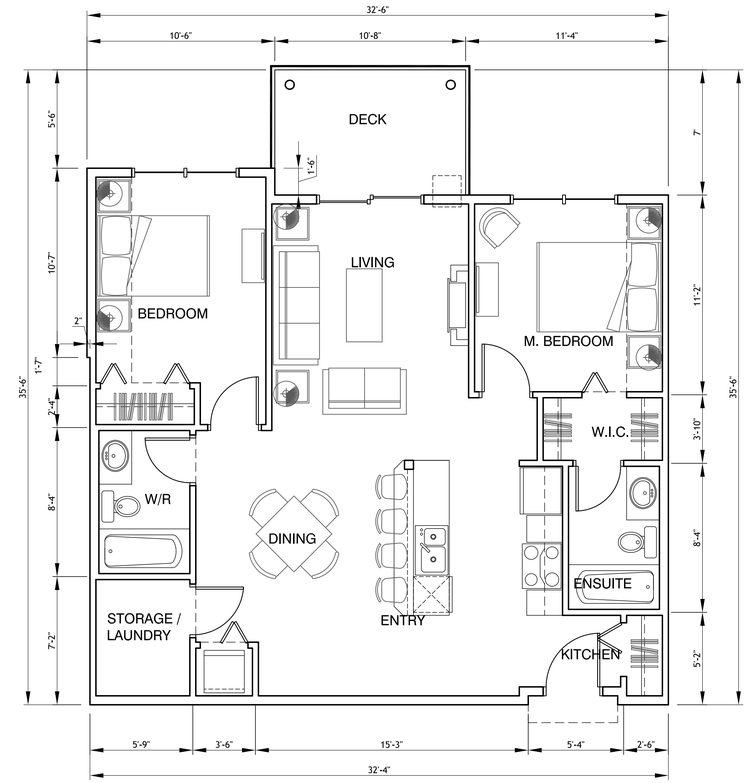
UNIT A

2-bedroom
922 s.f.±
No. of this type of unit: 8



UNIT A1 (A4 similar)

2-bedroom
891 s.f.± (A1); 908 s.f.± (A4)
No. of this type of unit:
- A1: 4
- A4: 4



UNIT A2 (A3 similar)

2-bedroom
935 s.f.±
No. of this type of unit:
- A2: 1
- A3: 3

KEYSTONE ARCHITECTURE

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2.	ISSUED FOR DP	16-08-02

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PROJECT

SOLARIS RESIDENCES

53A AVENUE,
LANGLEY, BC

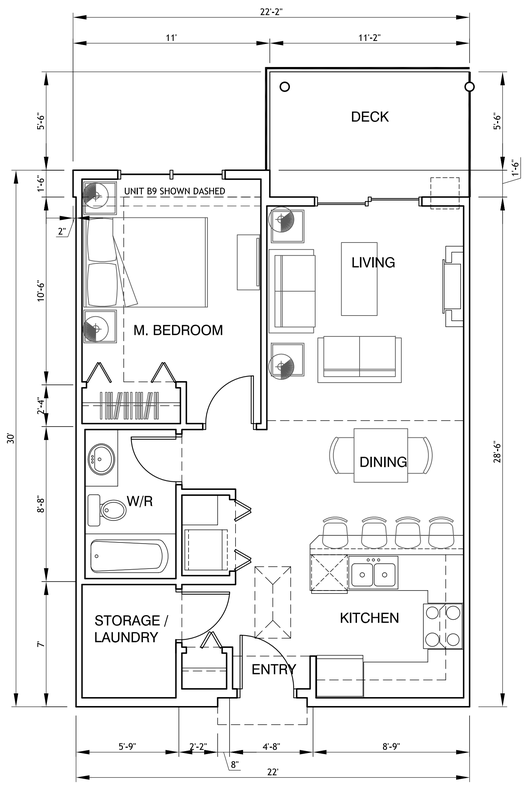
SHEET TITLE

ENLARGED UNIT PLANS

Job No.:	10-114
Scale:	1/4"=1'-0"
Start Date:	MAR./10
Drawn:	LS

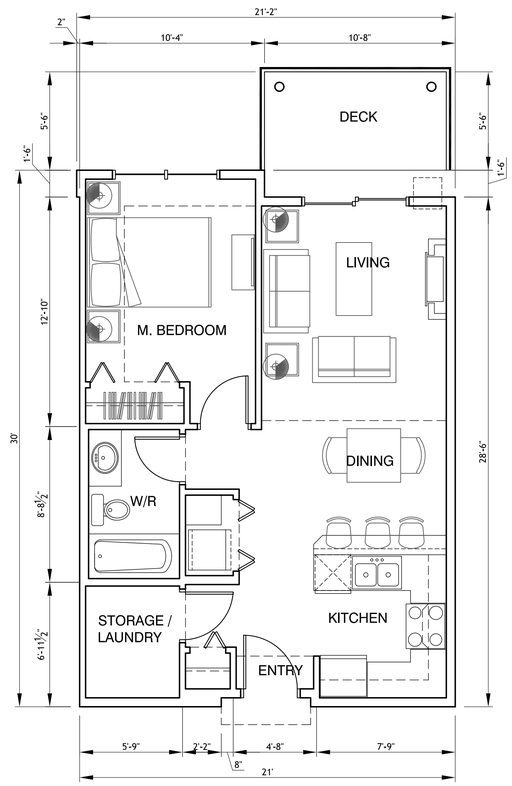
DRAWING NO.

SK4



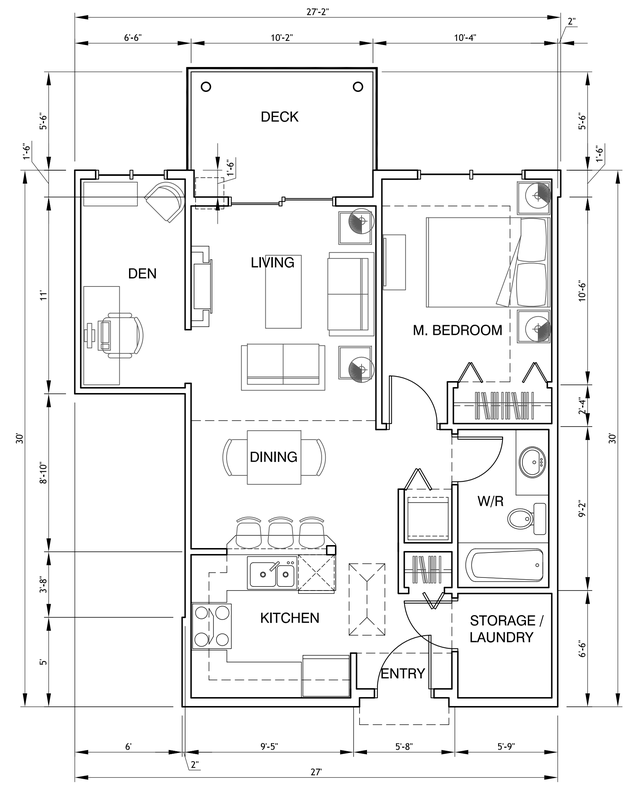
UNIT B (B1, B3, B8, B9 similar)

1-bedroom
641 s.f.± (B, B1, B3, B8); 625 s.f.± (B9)
No. of this type of unit:
- B: 4
- B1: 3
- B3: 2
- B8: 4
- B9: 1



UNIT B2

1-bedroom
612 s.f.±
No. of this type of unit: 1



UNIT B4

1-bedroom +den
686 s.f.±
No. of this type of unit: 3

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PROJECT

SOLARIS RESIDENCES

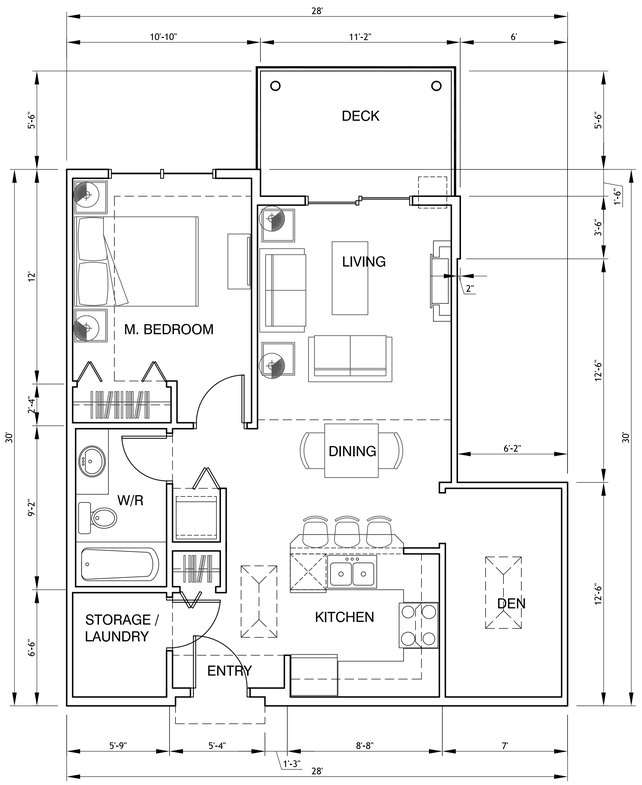
53A AVENUE,
LANGLEY, BC

SHEET TITLE

ENLARGED UNIT PLANS

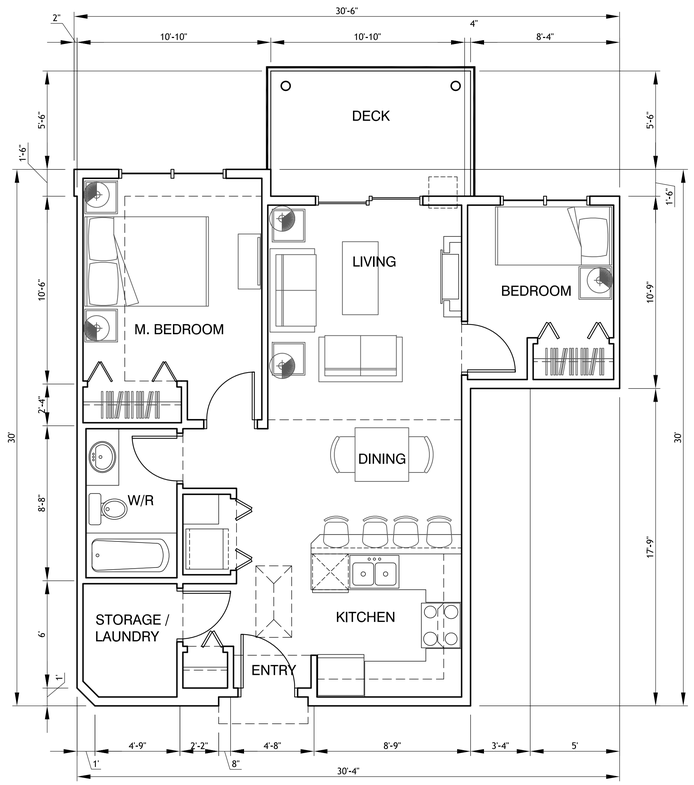
Job No.:	10-114
Scale:	1/4"=1'-0"
Start Date:	MAR./10
Drawn:	LS

DRAWING NO.
SK5



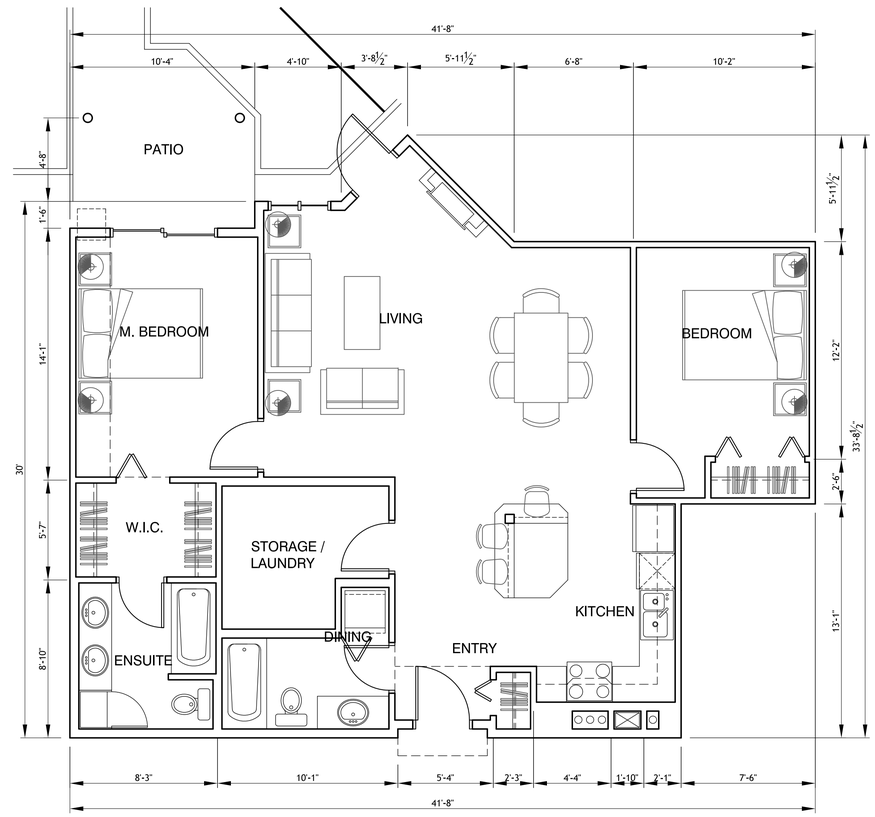
UNIT B5

1-bedroom + den
714 s.f.±
No. of this type of unit: 3



UNIT B6 (B7 similar)

1-bedroom + den
730 s.f.±
No. of this type of unit:
- B6: 2
- B7: 2



UNIT C

2-bedroom
1107 s.f.±
No. of this type of unit: 1

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PROJECT

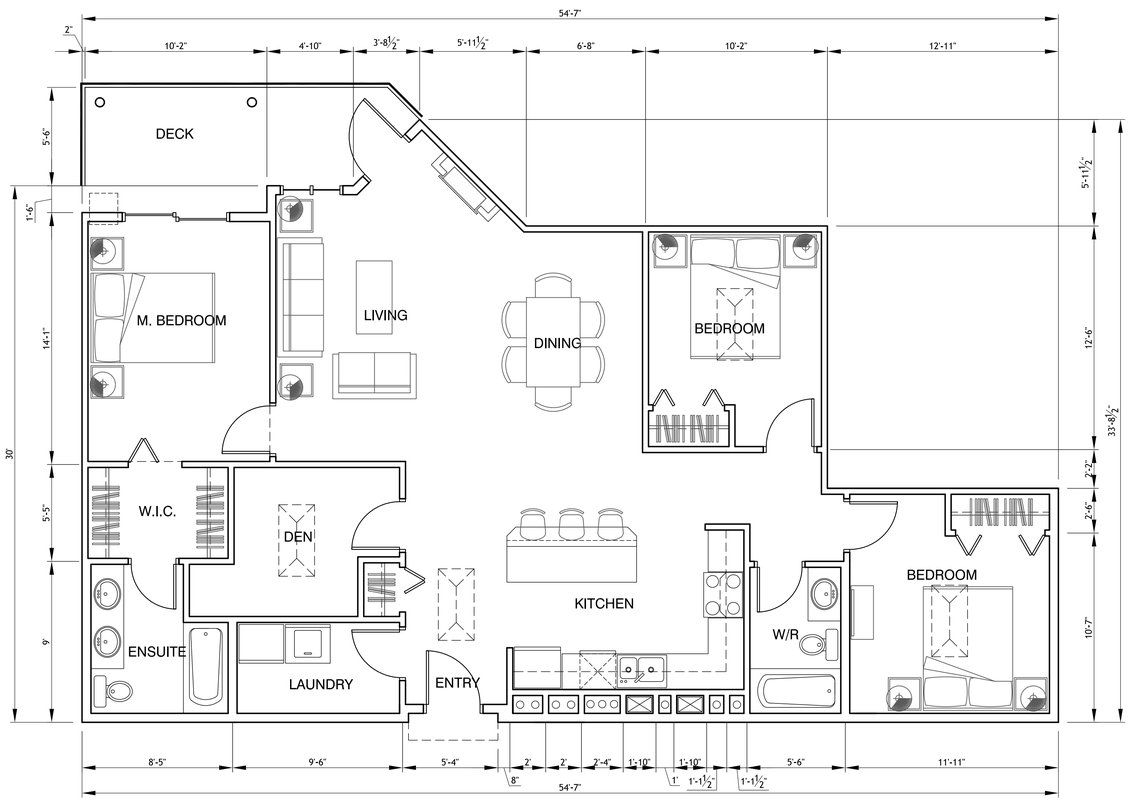
SOLARIS RESIDENCES

53A AVENUE,
LANGLEY, BC

SHEET TITLE

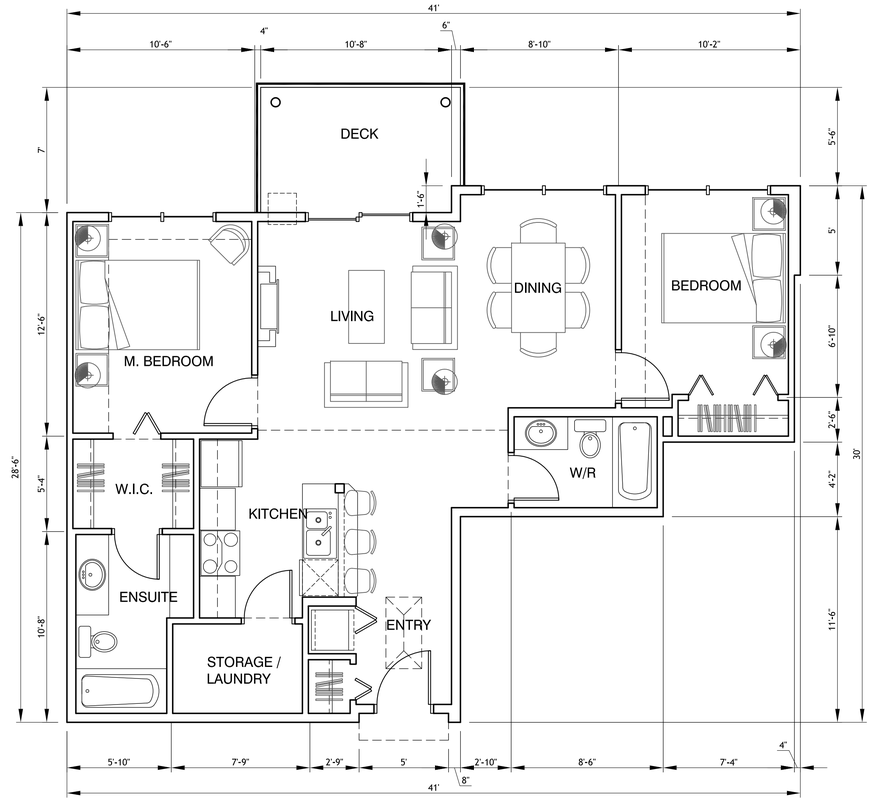
ENLARGED UNIT PLANS

Job No.:	10-114	DRAWING NO.
Scale:	1/4"=1'-0"	SK6
Start Date:	MAR./10	



UNIT C1

3-bedroom + den
1374 s.f.±
No. of this type of unit: 1



UNIT D

2-bedroom
942 s.f.±
No. of this type of unit: 3

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PROJECT

SOLARIS RESIDENCES

53A AVENUE,
LANGLEY, BC

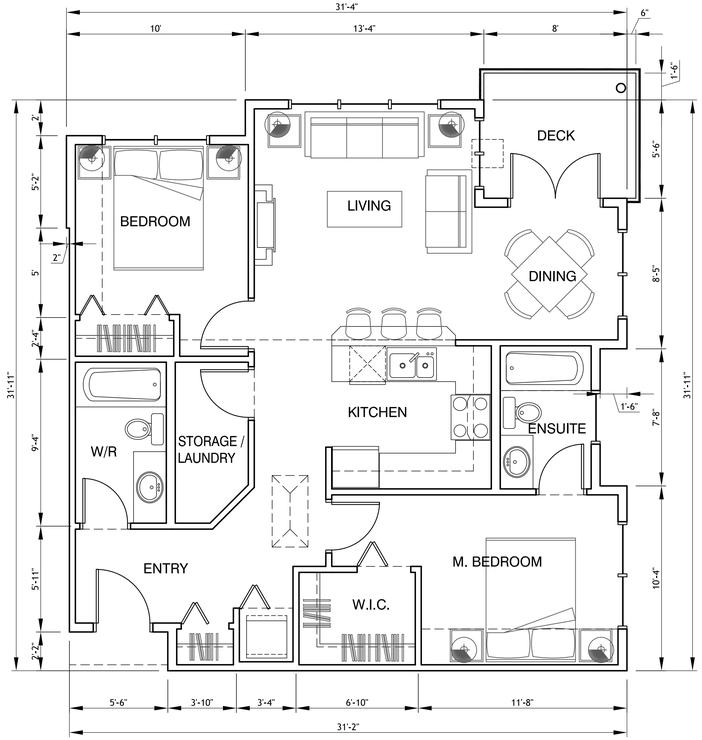
SHEET TITLE

ENLARGED UNIT PLANS

Job No.:	10-114
Scale:	1/4"=1'-0"
Start Date:	MAR./10
Drawn:	LS

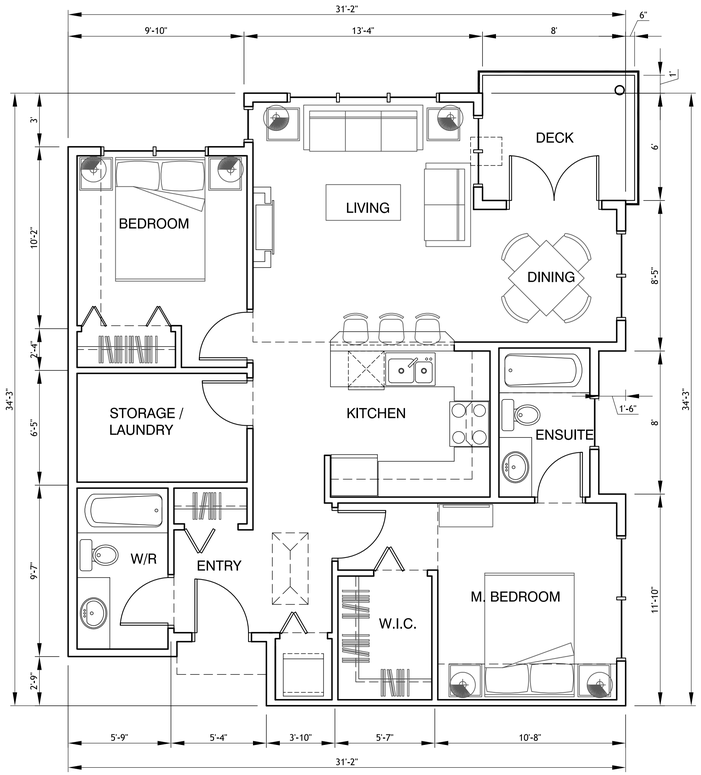
DRAWING NO.

SK7



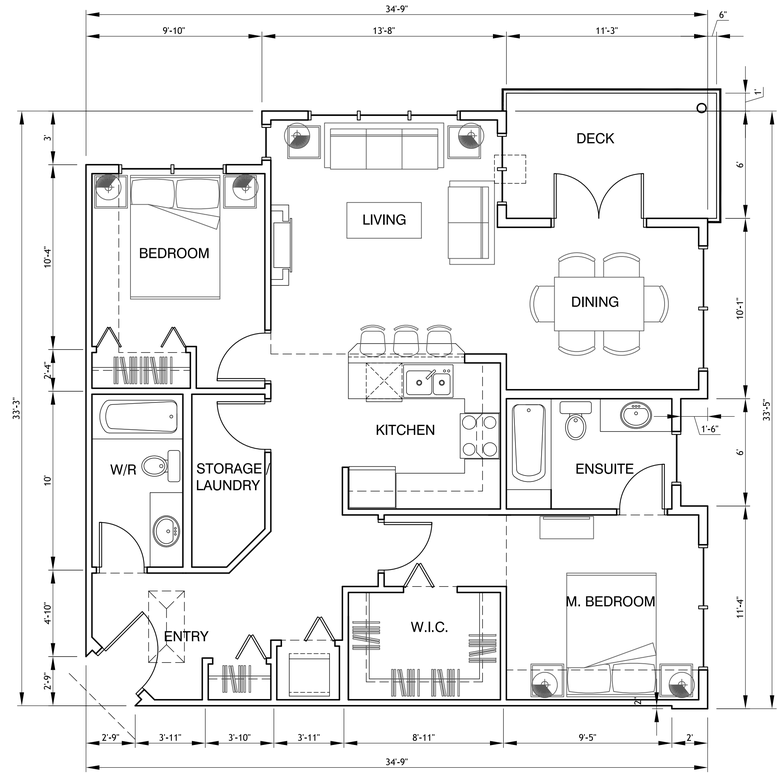
UNIT E

2-bedroom
912 s.f.±
No. of this type of unit: 4



UNIT E1

2-bedroom
946 s.f.±
No. of this type of unit: 4



UNIT E2

2-bedroom
1044 s.f.±
No. of this type of unit: 4

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53A AVENUE,
LANGLEY, BC

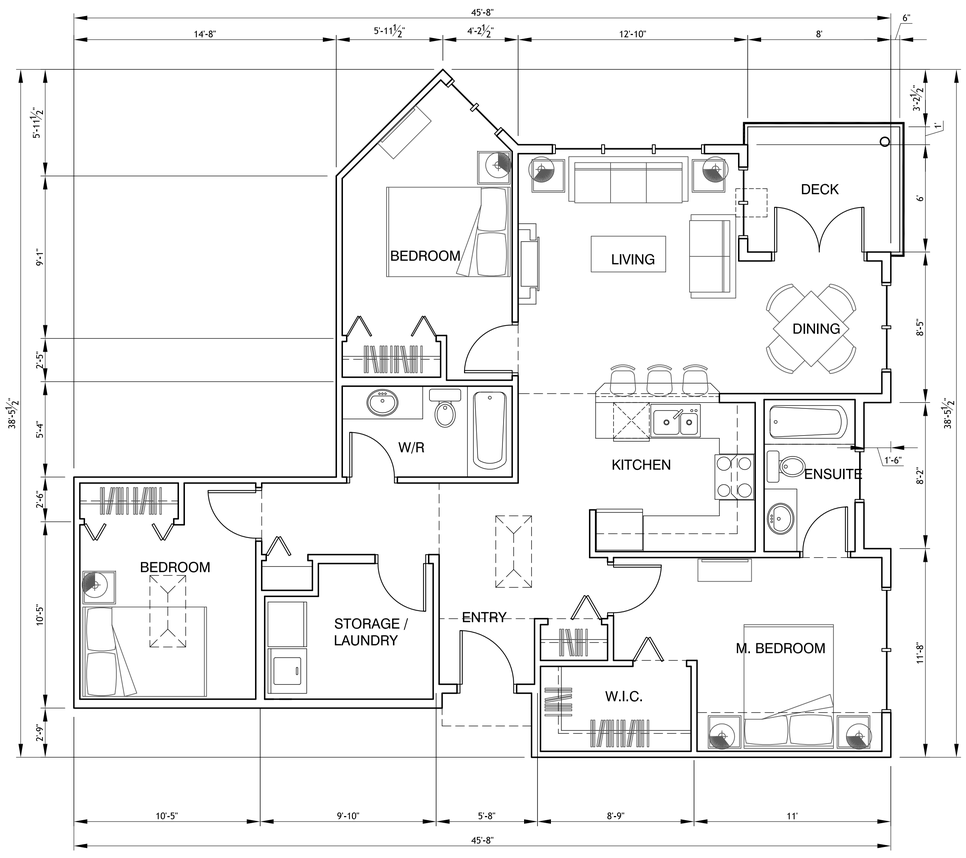
SHEET TITLE

ENLARGED UNIT PLANS

Job No.: 10-114
Scale: 1/4"=1'-0"
Start Date: MAR./10
Drawn: LS

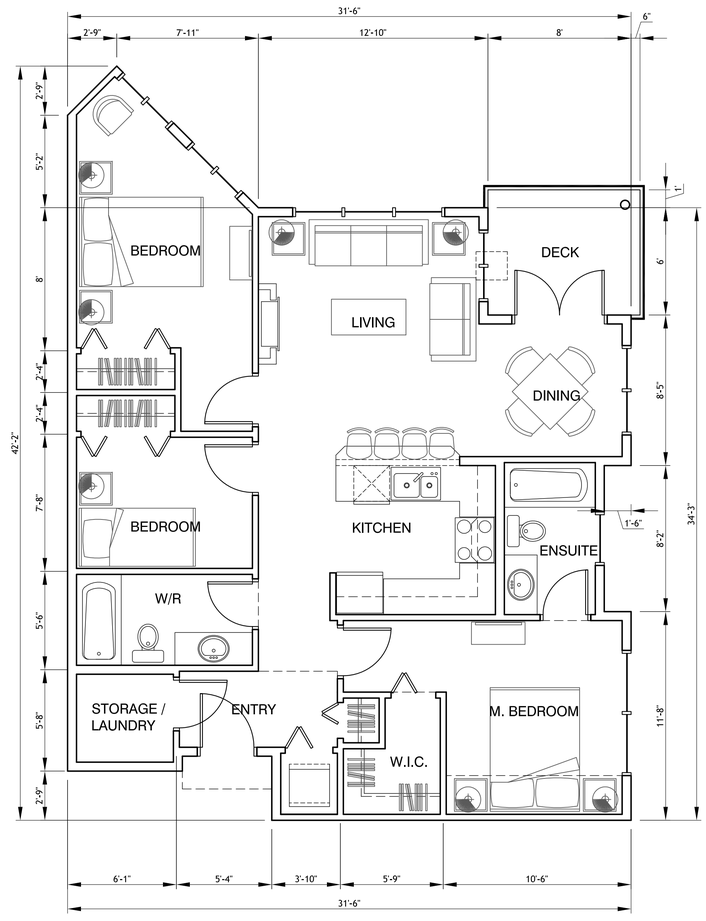
DRAWING NO.

SK8



UNIT E3

3-bedroom
1176 s.f.±
No. of this type of unit: 2



UNIT E4

2-bedroom + den
1023 s.f.±
No. of this type of unit: 2

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LANGLEY, BC

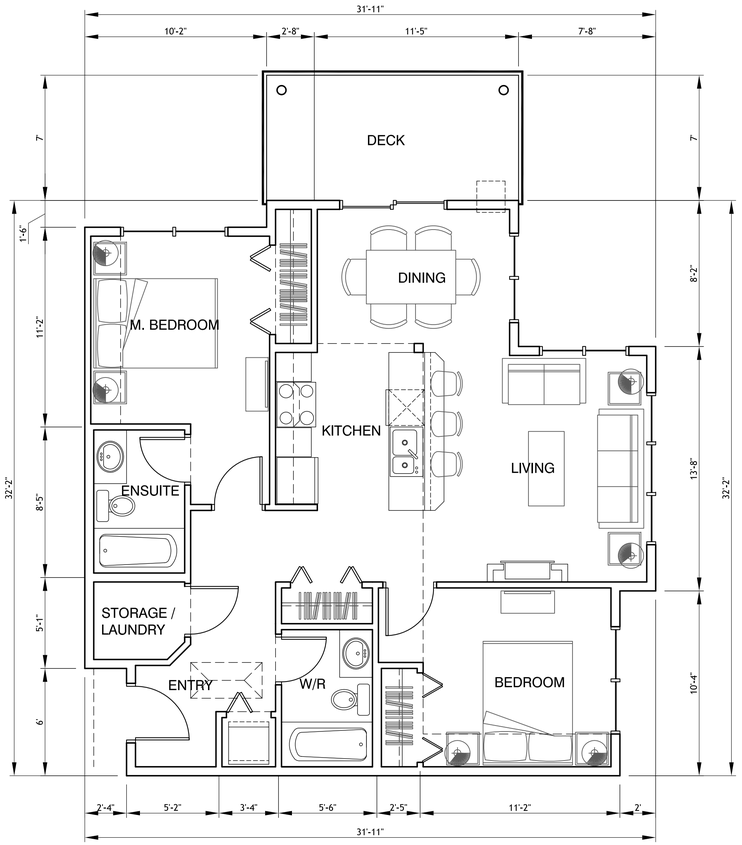
SHEET TITLE

ENLARGED UNIT PLANS

Job No.:	10-114
Scale:	1/4"=1'-0"
Start Date:	MAR./10
Drawn:	LS

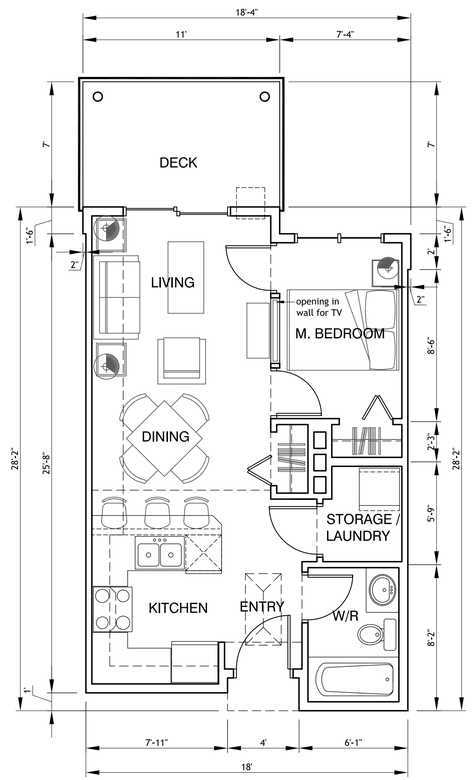
DRAWING NO.

SK9



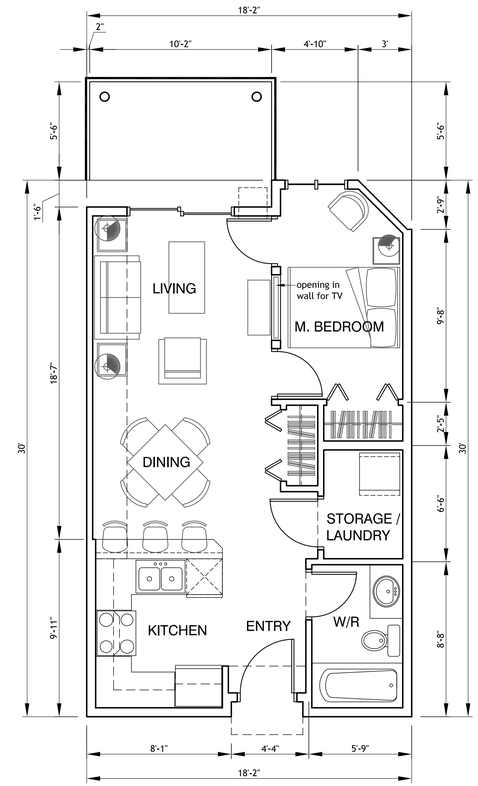
UNIT E5

2-bedroom
914 s.f.±
No. of this type of unit: 4



UNIT F

studio
482 s.f.±
No. of this type of unit: 4



UNIT F1

studio
522 s.f.±
No. of this type of unit: 2

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53A AVENUE,
LANGLEY, BC

SHEET TITLE

ENLARGED UNIT PLANS

Job No.: 10-114	**DRAWING NO.**
Scale: 1/4"=1'-0"	SK10
Start Date: MAR./10	
Drawn: LS	

NORTH ELEVATION (FACING 53A AVENUE)

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

SOUTH ELEVATION (FACING SOUTH LANE)

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

EAST ELEVATION

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

WEST ELEVATION (FACING WEST LANE)

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

LEGEND - EXTERIOR ELEVATIONS

1	STONE - 'COUNTRY LEDGESTONE CULTURED STONE' COLOR: BLACK RUNDLE CSV-391272
2	HORIZONTAL FIBER CEMENT SIDING - 'HARDIPLANK LAP SIDING', COLOR: BENJAMIN MOORE R-9988 WILLOW
3	FIBER CEMENT PANELS - 'HARDIE REVEAL PANEL SYSTEM' COLOR: BENJAMIN MOORE HC-172 REVERE PEWTER
3b	FIBER CEMENT PANELS - 'HARDIE PANEL SYSTEM' COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
4	POURED-IN-PLACE CONCRETE W/ REVEALS COLOR: BENJAMIN MOORE HC-169 COVENTRY GRAY
5	STEEL AND GLASS RAILING - KAYCAN COLOR: BLACK
6a	FASCIA - 'HARDIE PANEL' COLOR: BENJAMIN MOORE R-9988 WILLOW
6b	FASCIA - 'HARDIE PANEL' COLOR: BENJAMIN MOORE CC-546 METROPOLIS
7	WOOD TRIM COLOR: BENJAMIN MOORE HC-172 REVERE PEWTER
8	STEEL COLUMNS - KAYCAN COLOR: CHARCOAL
9	METAL ROOFING - KAYCAN COLOR: CHARCOAL
10	VINYL SOFFITS - KAYCAN COLOR: SANDALWOOD
11	METAL FLASHING COLOR: TO MATCH ADJACENT FINISH
12	RESIDENTIAL VINYL FLANGE WINDOW COLOR: WHITE
13	ALUMINUM GUARDRAIL COLOR: BLACK
14	EAVES COLOR: GREY

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SOLARIS RESIDENCES

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LANGLEY, BC

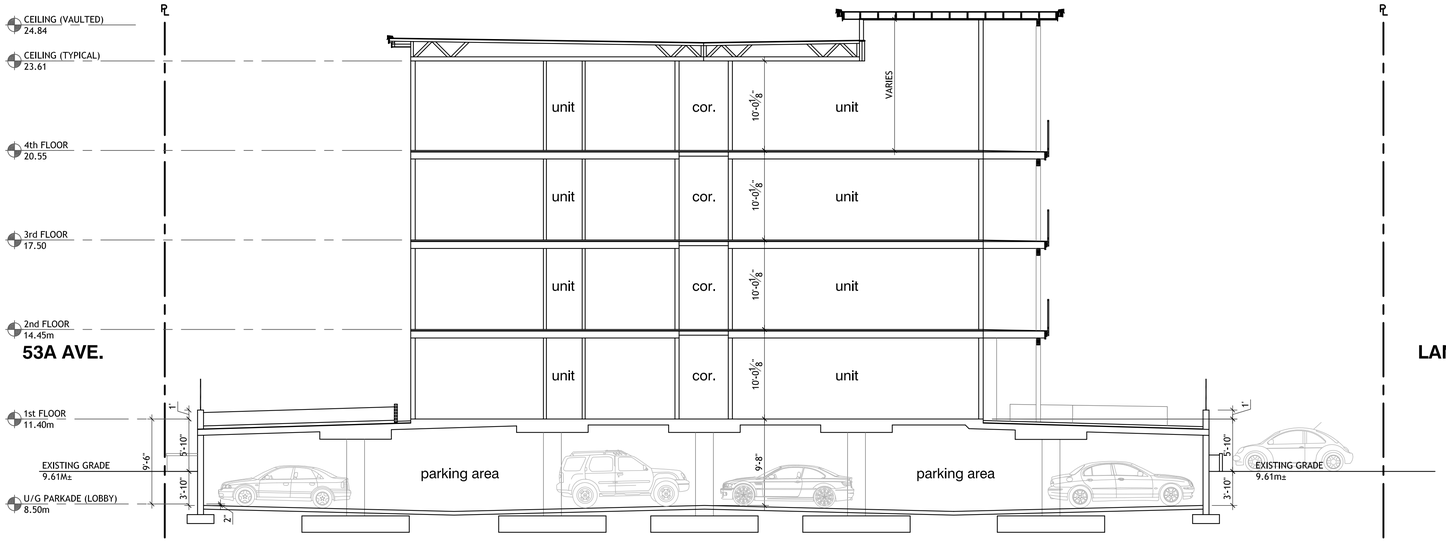
SHEET TITLE

EXTERIOR ELEVATIONS

Job No.:	10-114
Scale:	AS NOTED
Start Date:	MAR./10
Drawn:	LS

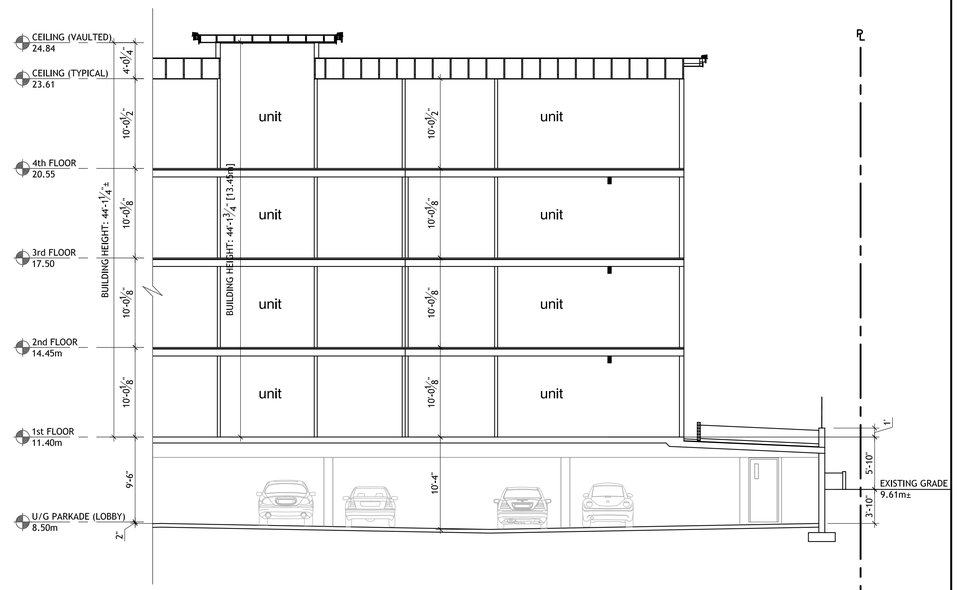
DRAWING NO.

SK11



BUILDING SECTION 'A'

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



BUILDING SECTION 'B'

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

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SOLARIS RESIDENCES

53A AVENUE,
LANGLEY, BC

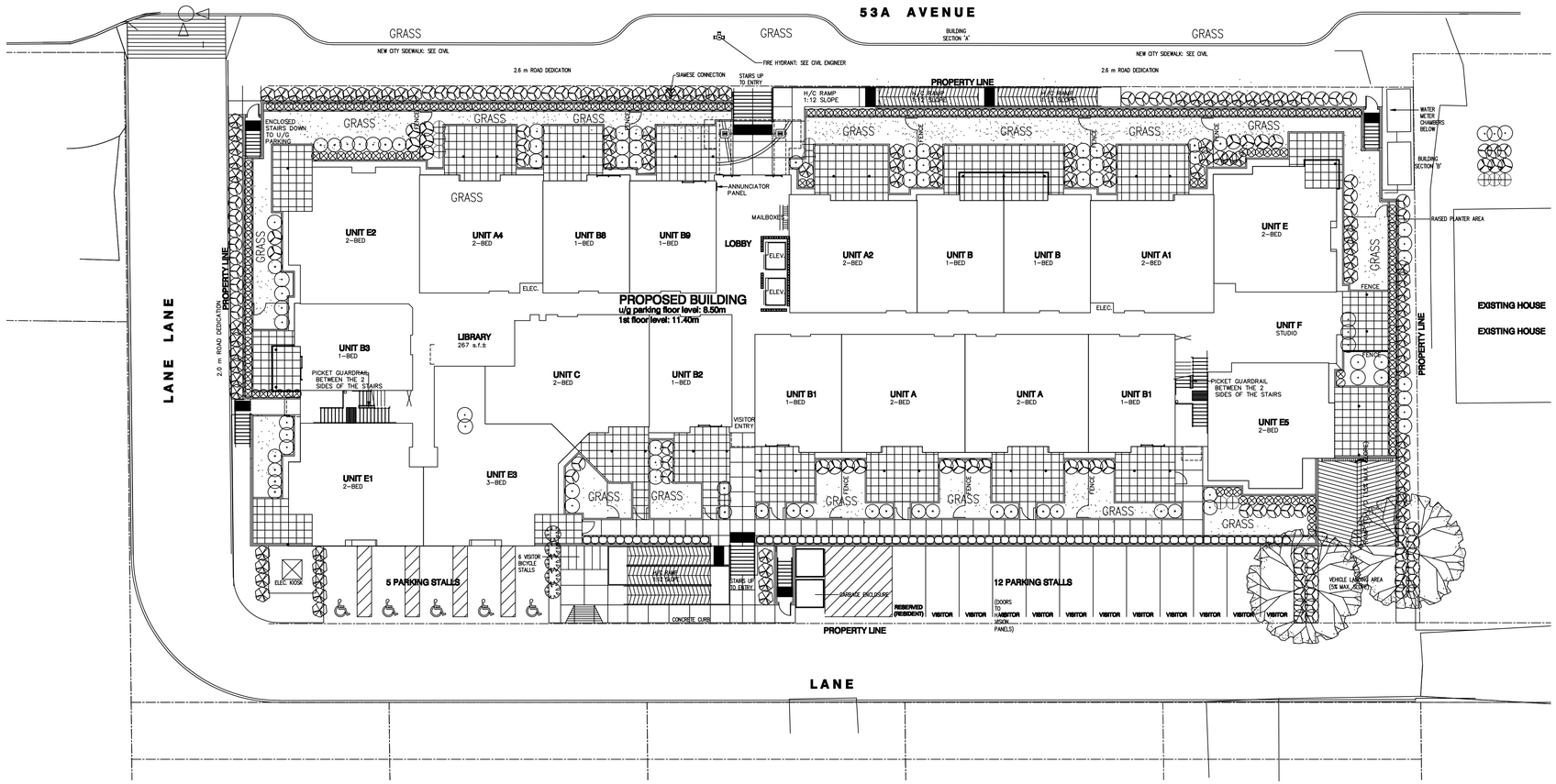
SHEET TITLE

BUILDING SECTIONS

Job No.:	10-114
Scale:	AS NOTED
Start Date:	MAR./10
Drawn:	LS

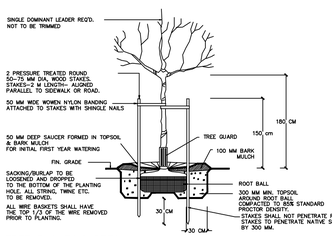
DRAWING NO.

SK12



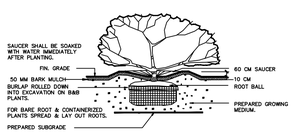
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	MATURE HEIGHT	SIZE	SPACING	REMARKS
	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2	15.00m	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'GUMPO PINK'	PINK AZALEA	28	0.60m	#2 POT	85 CM. O.C.	
	AZALEA JAPONICA 'GUMPO WHITE'	WHITE AZALEA	8	0.60m	#2 POT	85 CM. O.C.	
	BERBERIS BUXIFOLIA NANA	DWARF BOX-LEAFED BARBERRY	57	0.50m	#3 POT	90 CM. O.C.	
	RHODODENDRON FINNISH 'ELVIIRA'	FINNISH RHODODENDRON	48	0.60m	#3 POT	90 CM. O.C.	
	ROSA MEIDILAND 'WHITE'	WHITE MEIDILAND ROSE	76	0.50m	#3 POT	90 CM. O.C.	
	ROSA EXPLORER 'CHARLES ALBANEL'	EXPLORER ROSE	88	0.50m	#3 POT	90 CM. O.C.	
	PYRACANTHA x MOHAVE	FIRETHORN	223	2.00m	#3 POT	60 CM. O.C.	
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	95		#1 POT		



TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

NOTES / GENERAL

1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MANY PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

   ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY.
   ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST.
2. Min. growing medium depths over prepared subgrade shall be :

Lawn areas	150 mm
Grd. cover areas	230 mm
Shrub areas	450 mm
Tree pits	300 mm around root ball.

3. Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications.
   Processing and mixing of growing medium components shall be done off-site using a mechanized screening process.
   Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
4. On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood incl. woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30 mm and foreign objects.
5. All planting beds shall receive min. 50 mm bark mulch.
6. Plant species and varieties may not be substituted without the approval of the Landscape Architect.
7. The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified.
   All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
8. The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.

DATE	REMARKS	NO.
SEP/16	REVISED SITE PLAN	2
SEP/10	STREET TREES	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

G.A. CONSTRUCTION LTD.
c/o KEYSTONE ARCHITECTURE & PLANNING LTD.

110 – 2881 GARDEN STREET
ABBOTSFORD, B.C.
V2T 4X1

PHONE (604) 850-0577

TITLE

PLAN VIEW

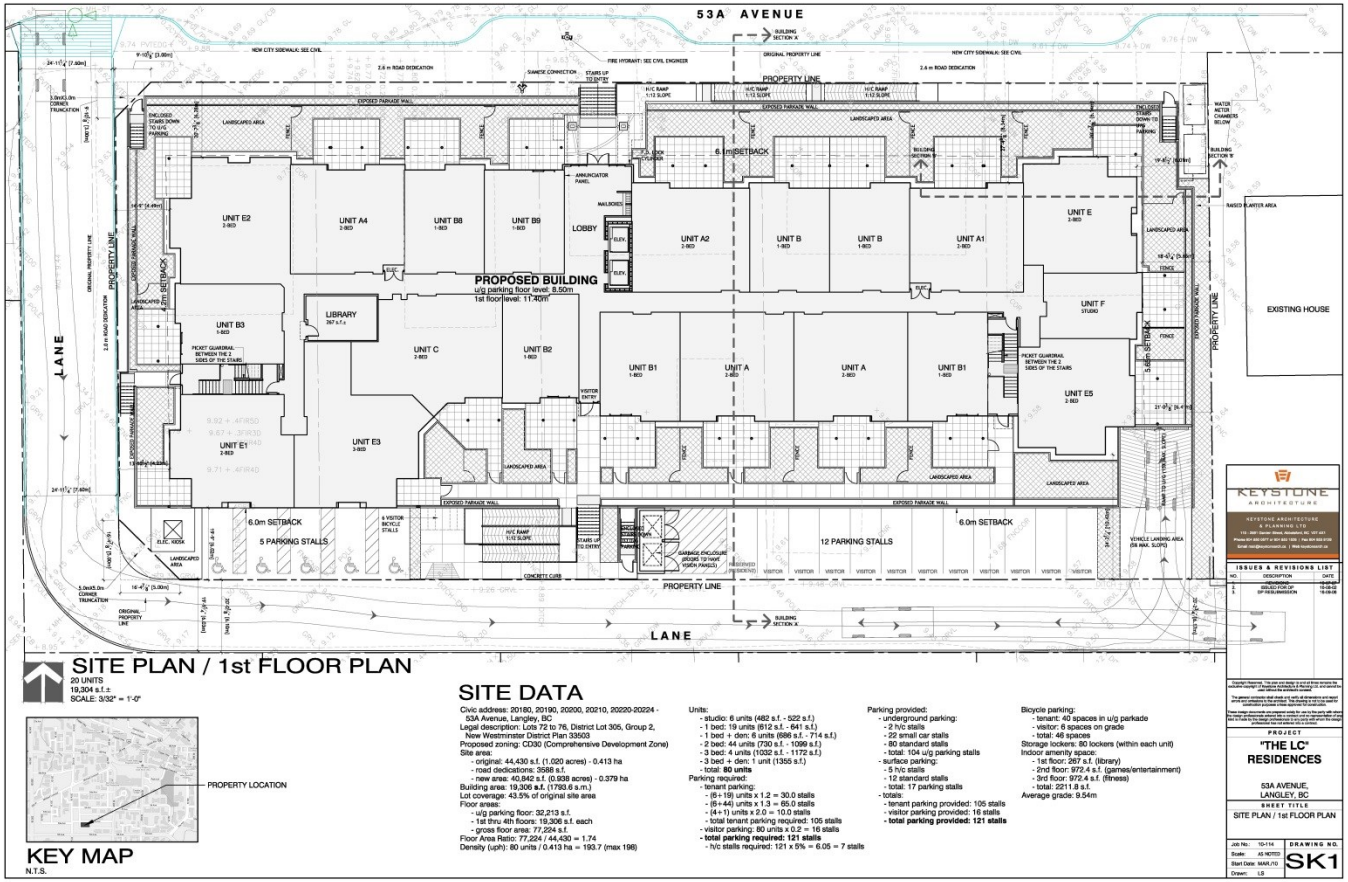
LANDSCAPE PLAN
SOLARIS RESIDENCES
CONDOMINIUM DEV.
20180,20190,20200,20210,/2020-24 53A AVENUE
LANGLEY, B.C.

SCALE	1:200	DATE	AUG/10
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

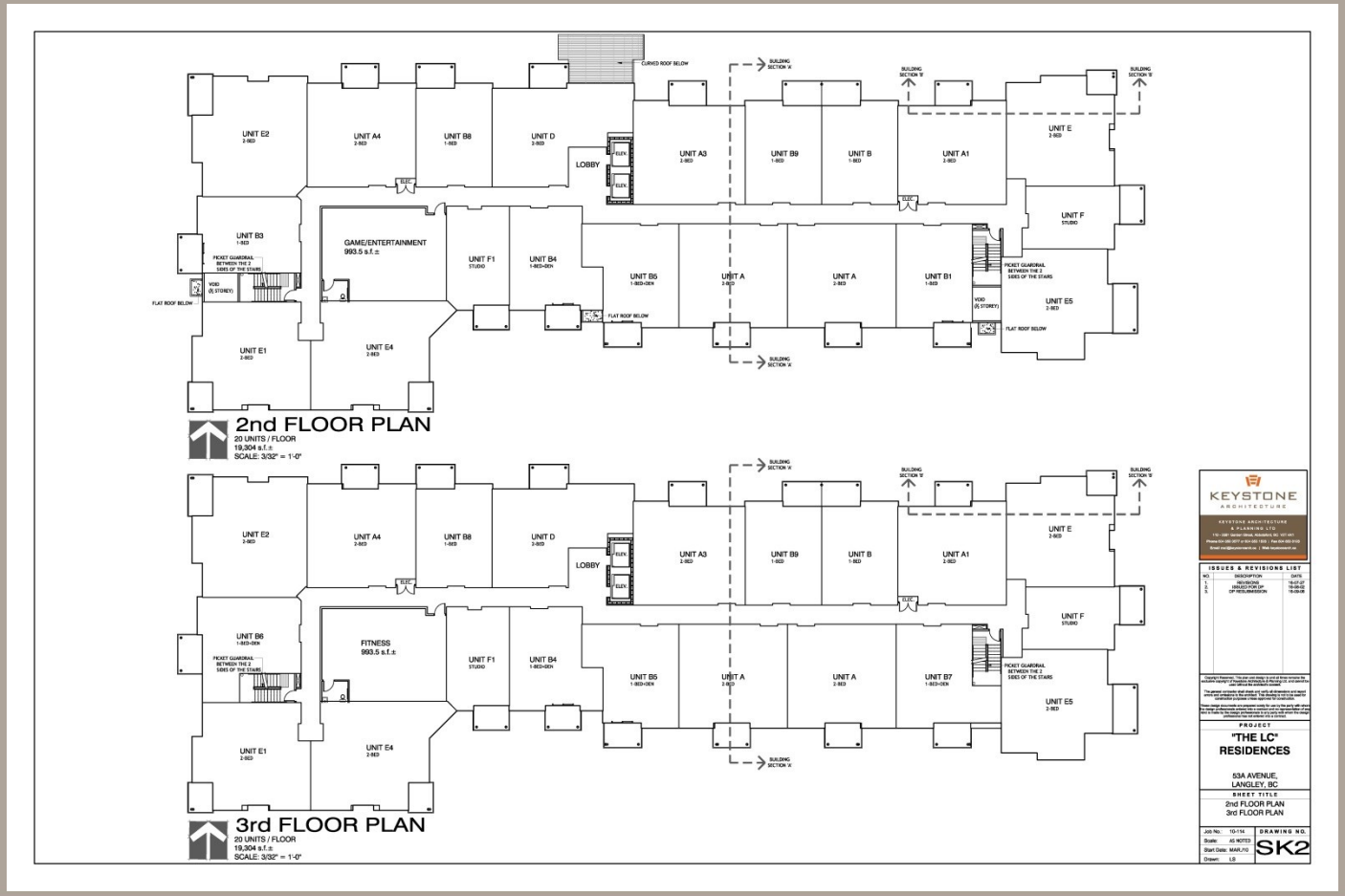
PRINTED	JOB No.	
	DRAWING No.	L-1

2

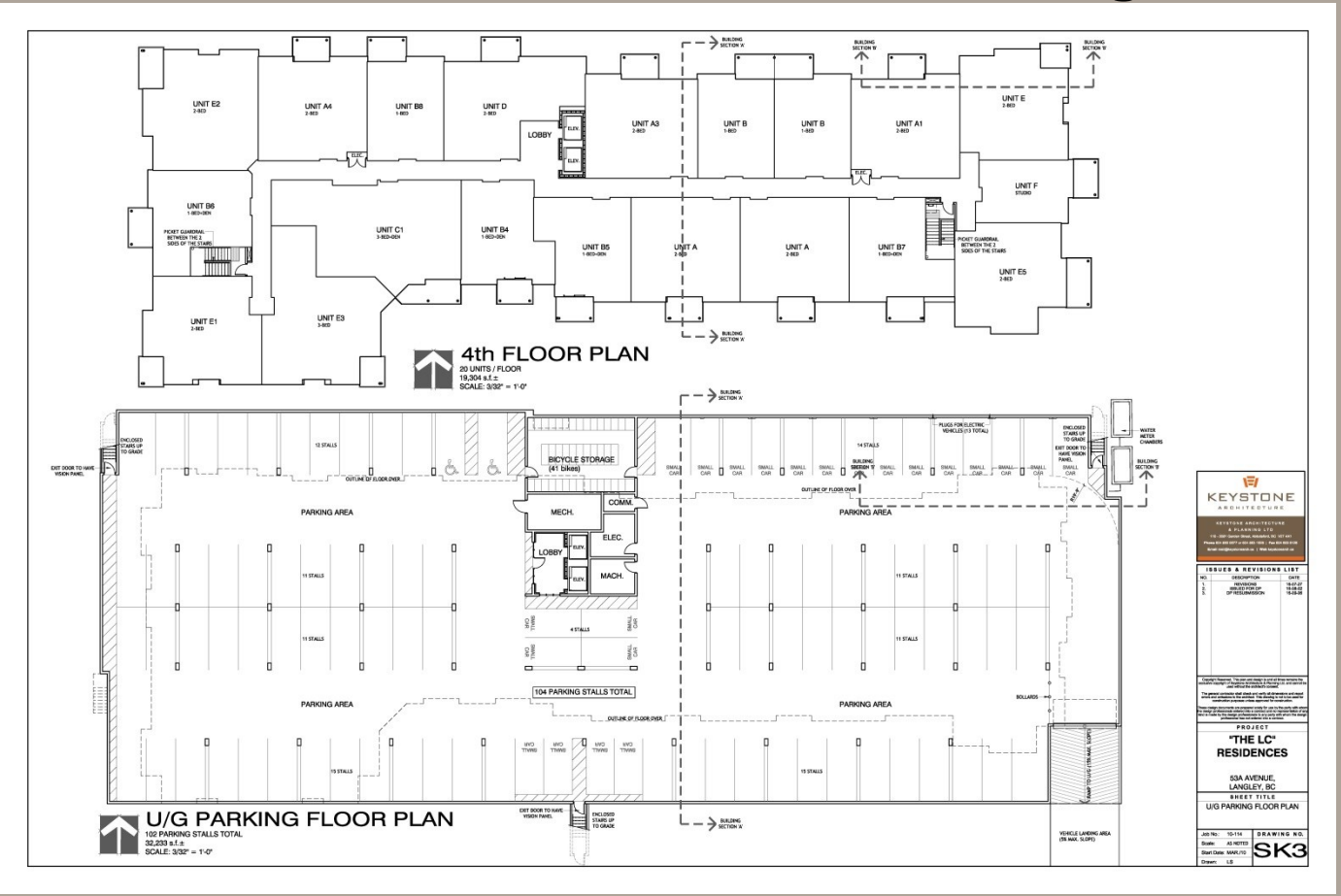
Solaris – Site Plan/1st Floor Plan



Solaris – Second & Third Floor Plans

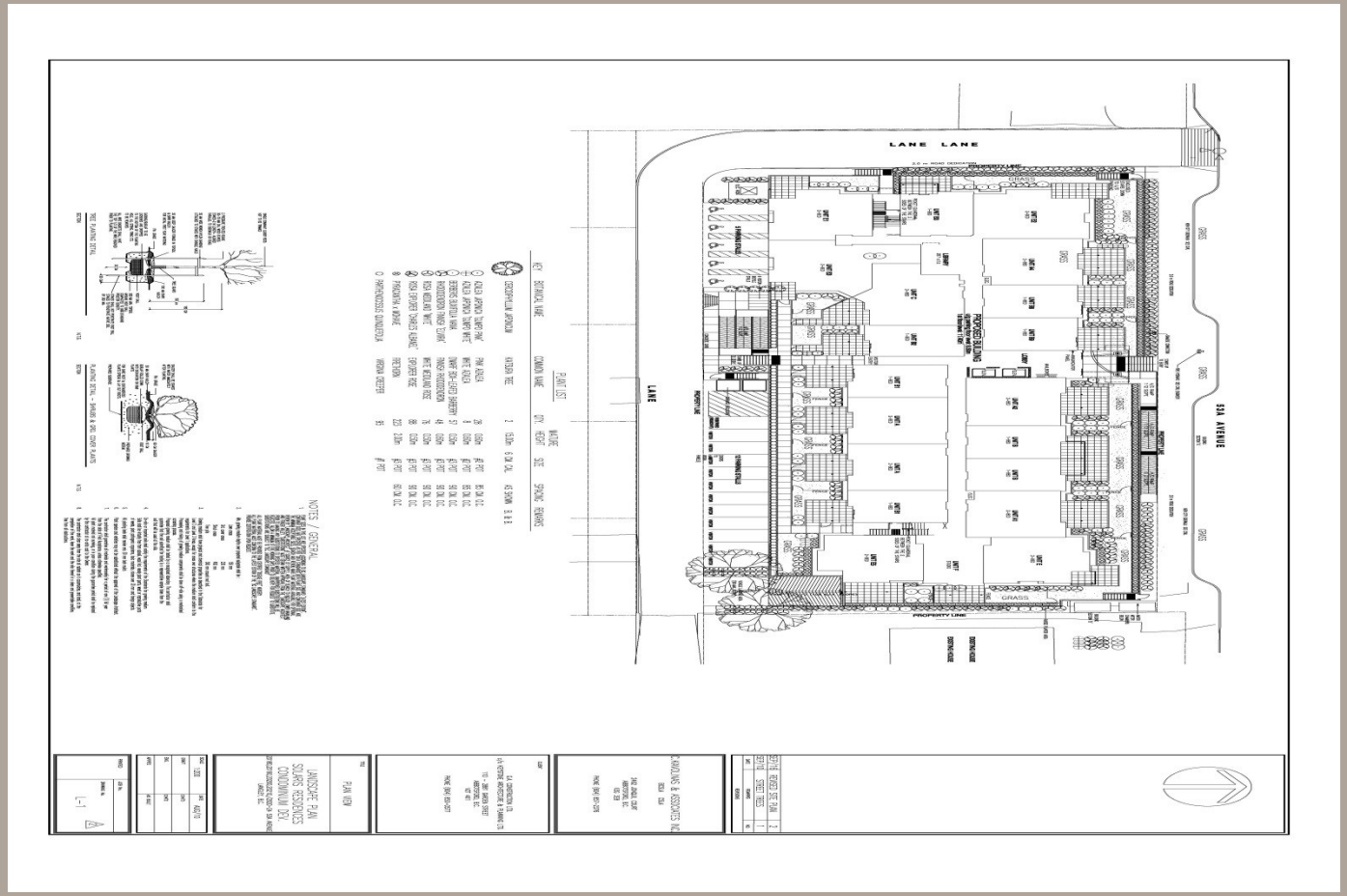


Solaris – Fourth Floor & U/G Parking Plans



Solaris – Exterior Elevations

Solaris – Landscape Plan

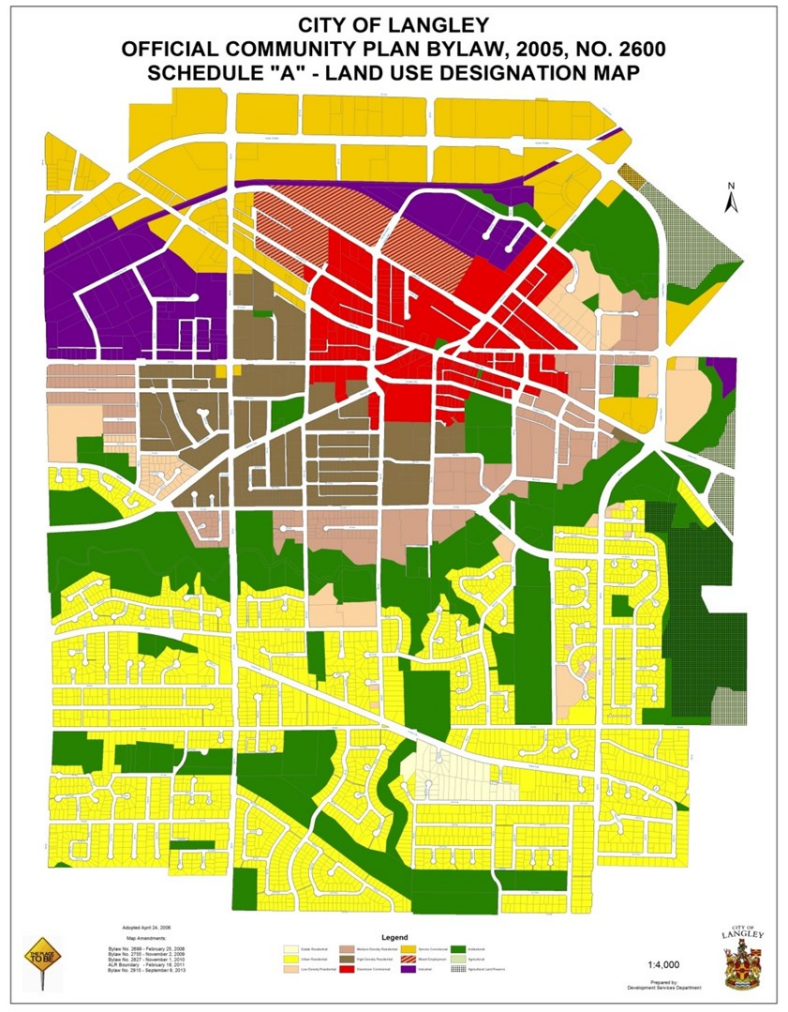


Crime Prevention Through Environmental Design (CPTED) Principles

- **Natural Surveillance:**
  - Clear viewing points of the entire property from the residential unit windows & balconies
  - Secure underground parking is for tenants only; visitor parking is surface only
  - Site lighting will evenly illuminated all public areas
- **Natural Access Control:**
  - There are 2 clearly-defined main entry points.
  - The raised platform stops unwanted access from the perimeter of the property
  - The tenant underground parking access is gated and controlled by residents
- **Territoriality**
  - Clearly defined spaces and physically and visually direct people from public to semi-public to semi-private to private spaces
  - Each 1st floor unit has a private grassed yard area, which increases the sense of ownership
  - Clear signage used to avoid any confusion
- **Maintenance & Management**
  - We recommend that the owner initial programs, such as:
    - Landscape maintenance program, to avoid overgrowth
    - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours
    - Community spirit programs, such as block parties, Block Watch, etc., which will heighten the sense of ownership

Project Sustainability Principles

- **Bike Parking:**
  - 40 tenant bike stalls provided in the parkade
  - 6 visitor bike stalls provided at the visitor entry
- **Electric Car Parking:**
  - We have made allowance for 13 electric car parking stalls in the parkade
- **New Energy Code Requirements:**
  - We meet or exceed all new energy/ASHRAE code requirements
- **Exterior Lighting:**
  - Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)
- **Heat Island Effect:**
  - We have located the majority of our parking in the U/G parkade limiting the amount of surface asphalt
  - Landscaped on top of our parkade where the building is not located.


CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP
N
Adopted April 24, 2006
Map Amendments:
Bylaw No. 2690 - February 25, 2008
Bylaw No. 2807 - November 22, 2009
Bylaw No. 2827 - November 1, 2010
ALR Boundary - February 16, 2011
Bylaw No. 2910 - September 9, 2013
Legend
Urban Residential
Urban Residential
Low Density Residential
Medium Density Residential
High Density Residential
Downtown Commercial
Mixed Commercial
Mixed Employment
Industrial
Institutional
Agricultural
Agricultural Land Reserve
1:4,000
Prepared by:
Development Services Department
CITY OF LANGLEY

City of Langley Official Community Plan Bylaw, 2005, No. 2600

- **The City's OCP Bylaw states:**

✓ **"Underground parking access should be from lanes" and**

✓ **"Provide visitor parking at-grade" and**

✓ **"Provide resident parking underground"**

✓ **Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.**

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

SEPTEMBER 14, 2016 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Brian Doyle
Dave Humphries
Hana Hutchinson
Esther Lindberg
George Roman
Jamie Schreder

Staff: Gerald Minchuk, Director of Development Services & Economic Development

Absent: Corp. Steve McKeddie, Langley RCMP

1) RECEIPT OF MINUTES

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the minutes for the July 13, 2016 Advisory Planning Commission meeting be received as circulated.

Chairman Arnold reviewed the letter dated September 7, 2016 from Urban Design Group Architects Ltd. in response to the concerns expressed from the Advisory Planning Commission at the July 13, 2016 meeting relating to Development Permit Application DP 03-16. Chairman Arnold commended the response from the applicant to address the APC concerns.

CARRIED

2) DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-16 20041 GRADE CRESCENT -H.Y.ENGINEERING LTD.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lori Joyce, H.Y Engineering Ltd. Ms. Joyce presented the proposed development variance permit application. Following discussion regarding lot width and lot frontage it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Humphries

That Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Zone form 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the Local Government Act relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

CARRIED

OPPOSED: Member Doyle

3) REZONING APPLICATION RZ 01-16 /DEVELOPMENT PERMIT APPLICATION DP 04-16 – 19660, 19674, 19680-55A AVENUE F.ADAB ARCHITECTS INC.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Fred Adab, F. Adab Architects Inc. Mr. Adab presented the proposed development. Following extensive discussion regarding the site plan, landscaping plan, CPTED, streetscape, lane access, and exterior cladding, it was:

MOVED BY Commission Member Roman
SECONDED BY Commission Member Lindberg

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate a 3-storey 19-unit townhouse development located at 19660, 19674, and 19680 -55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) REZONING APPLICATION RZ 02-16/DEVELOPMENT PERMIT APPLICATION DP 05-16 -20180, 20190, 20200, 20220-20224-53A AVENUE –KEYSTONE ARCHITECTURE

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Lukas Wykpis, Keystone Architecture. Mr. Wykpis presented the proposed development. Following extensive discussion regarding the site plan, visitor parking, landscaping, CPTED, and exterior finishing, it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Doyle

That Rezoning Application RZ 02-16/Development Permit Application DP 05-16 to accommodate a 4-storey 80 –unit condominium development located at 20180, 20190, 20200, 20220-20224 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

NEXT MEETING

Thursday, October 13, 2016

5) ADJOURNMENT

MOVED BY Commission Member Humphries
SECONDED BY Commission Member Schreder

THAT the meeting adjourn at 9 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 130, 2016, BYLAW NO. 2998
DEVELOPMENT PERMIT APPLICATION DP 04-16

To consider a Rezoning Application and Development Permit Application by Superstar Homes Ltd. to accommodate a 19 unit townhouse development.

The subject property is zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Fred Adab Architects Inc.
Owner:	Superstar Homes Ltd.
Civic Addresses:	19660, 19674 and 19680 - 55A Avenue
Legal Description:	Lot 133 and Lot 134, Section 3, Township 8, New Westminster District Plan 44597, and Parcel "A" (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster District Plan 9565
Site Area:	3088 m^2 (.76 acre)
Lot Coverage:	39.6%
Gross Floor Area:	2448.6 m^2
Floor Area Ratio:	.79
Total Parking Required:	38 stalls (plus 4 visitor stalls)
Total Parking Provided:	38 stalls (plus 4 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 42-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$ 254,320.75($ 62,632.50 SF DCC Credit)
Community Amenity Charge:	$19,000 (@$1,000/unit)

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 130

BYLAW NO. 2998

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD42) and to rezone the property located at 19660, 19674 and 19680 -55A Avenue to the new 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. 130, 2016, No.2998".

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 – 42 (CD42) Zone: immediately after Comprehensive Development -41 (CD41) Zone:

"N.N. CD42 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 19-unit townhouse development.

2. Permitted Uses

The Land, buildings and structures shall only 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 lot shall form the site and shall be zoned CD 42 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 007-327-781
Parcel "A" (Explanatory Plan 15281) Lot 8, Section 3, Township 8, New Westminster District Plan 9565

(b) PID: 007-571-429
Lot 133, Section 3, Township 8, New Westminster District Plan 44597

(c) PID: 002-358-611
Lot 134, Section3, Township 8, New Westminster District Plan 44597

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 comprising 18 pages and dated October, 2016 prepared for Superstar Homes Ltd. by Fred Adab Architects Inc. , 1 copies of which are attached to Development Permit 04-16.

5. **Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

6. **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, the *Land Title* Act and the Development Cost Charge Bylaw."

READ A FIRST AND SECOND TIME this nineteenth day of September, 2016.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of --, 2016.

READ A THIRD TIME this -- day of --, 2016.

APPROVED UNDER THE TRANSPORTATION ACT SBC 2004 c.44 this -- day of --, 2016.

FINALLY ADOPTED this -- day of --, 2016.

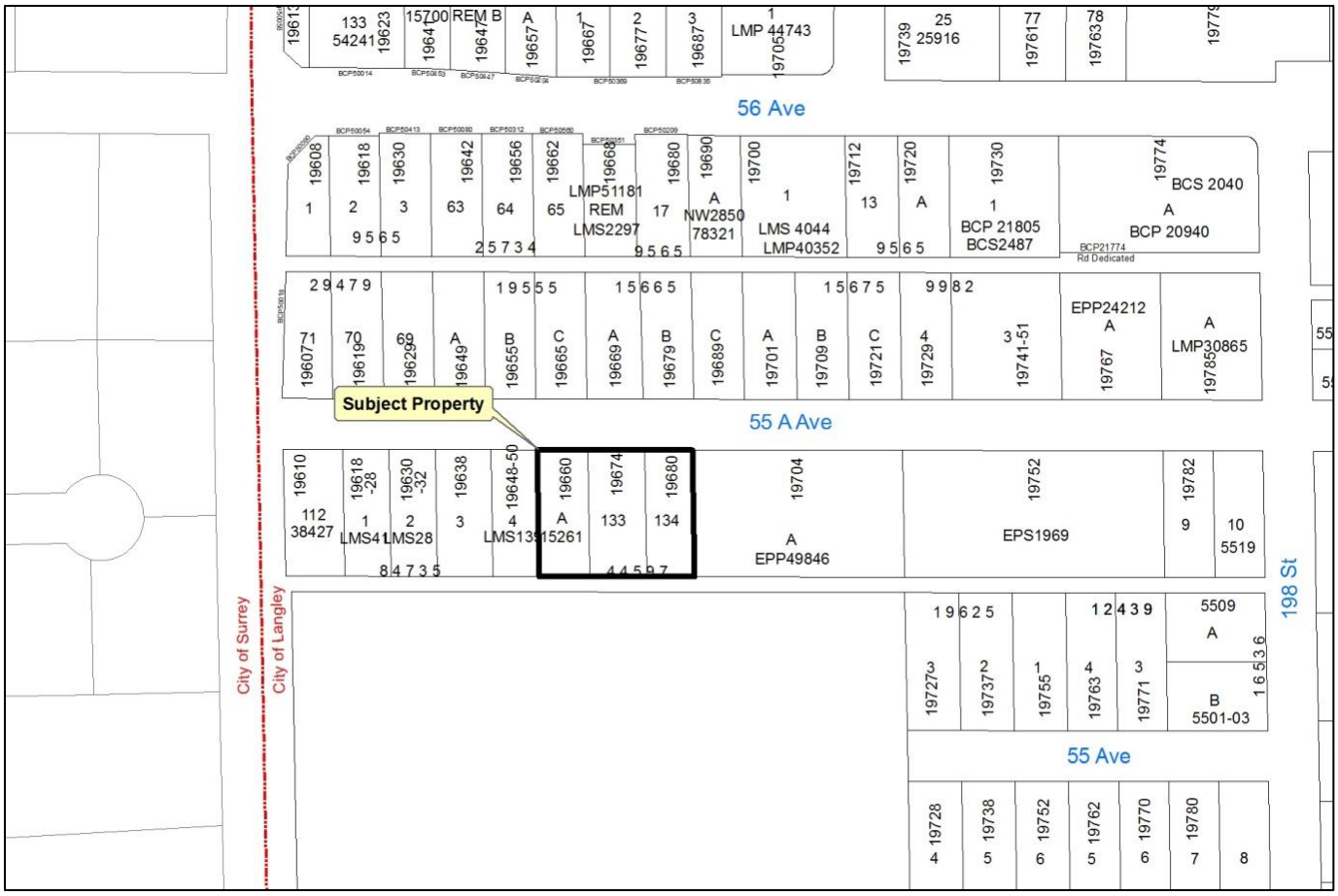
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 01-16
DEVELOPMENT PERMIT APPLICATION DP 04-16

Civic Address:	**19660, 19674, 19680 – 55A Avenue**
Legal Description:	**Parcel "A" (Explanatory Plan 15261), Lot 8, Section 3, Township 8, New Westminster District, Plan 9565; Lots 133 & 134, Section 3, Township 8, New Westminster District, Plan 44597**
Owner/Applicant:	**Superstar Homes Ltd.**



ADVISORY PLANNING COMMISSION COMMITTEE REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 01-16/ Development Permit Application DP 04-16**

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: August 17, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate 19-unit townhouse development at 19660, 19674 and 19680 - 55A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Fred Adab Architect Inc. to accommodate a 19-unit townhouse development.

POLICY:

The subject property is zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan. All lands designated Multiple Family Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Fred Adab Architects Inc.
Owner:	Superstar Homes Ltd.
Civic Addresses:	19660, 19674 and 19680 - 55A Avenue
Legal Description:	Lot 133 and Lot 134, Section 3, Township 8, New Westminster District Plan 44597, and Parcel "A" (Explanatory Plan 15261) Lot 8, Section 3, Township 8, New Westminster District Plan 9565
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Proposed Zoning:	CD 42-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$ 254,320.75($ 62,632.50 SF DCC Credit)
Community Amenity Charge:	$19,000 (@$1,000/unit)

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.

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the

existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".

3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department. A hydrant will be required in the laneway south of the site. This would require a right-of-way or easement connecting the laneway to 55A Avenue.
4. Design and construct a half-width road on 55A Avenue along the property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.
5. The full construction of the rear lane from the eastern property line to western property line is required. A temporary hammer-head turn around must be provided at the west end of the lane. The hammerhead must be constructed on-site within an easement. Drainage infrastructure shall be provided to collect and convey runoff generated by the lane.
6. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
7. A stormwater management plan for the site, including 55A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue, and must apply to DFO for approval.
9. 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.

10. Upgrade of existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage.

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

1. A Security Deposit of 110% of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A $20,000 bond for the installation of a water meter to current standards.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.

9. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Discussion:

The applicant is proposing to develop an attractive 19-unit, 3-storey townhouse complex on a site currently occupied by three older homes, located on the south side of 55 A Avenue west of 198th Street. Immediately to the east, is a future 28-unit, 3 storey townhouse complex, which is next to the recently completed "*Marquee"* 32 unit, 3-storey townhouse complex. Immediately to the west, are older single family residential homes.

The proposed townhouse unit sizes range from 1,150 ft^2 to 1,390 ft^2 and offer two-bedroom, three-bedroom, and four-bedroom suites. Architectural expression and exterior finishing material demonstrates an urban character with emphasis on a west coast contemporary theme with articulations and detailing. From a massing point of view, the buildings are organized in four separate blocks follows the same urban concept envisioned for the townhouse development to the east side with various sizes and floor plans. The layout of the site plan and orientation of the blocks creates the desired open space and enhanced landscaping. The proposed townhouses along 55A Avenue have direct pedestrian access to the road to create an attractive streetscape and a new urban concept for the neighborhood. All buildings feature vertical bay windows, roof-top patios, and a number of decorative elements including wood trims, brackets, wood posts and railings are incorporated in the design to accentuate the architectural articulation. A variety of materials is used with emphasis on richer and urban elements (brick) along the 55A Avenue frontage and at the main entry leading to the courtyard. A combination of stone, hardy shingle and hardy plank treatments are used on the remaining façades of the blocks facing 55A Avenue with vinyl siding accents. Vehicular access is provided from the rear of the site to secured garages accommodating two vehicles per suite with four convenient off-street parking spaces designated for visitors.

The proposed development generally complies with the Multifamily Residential Development Permit Area Guidelines for townhouse developments.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 14, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 19, 2016 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $254,320.75 to Development Cost Charge accounts and $19,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:

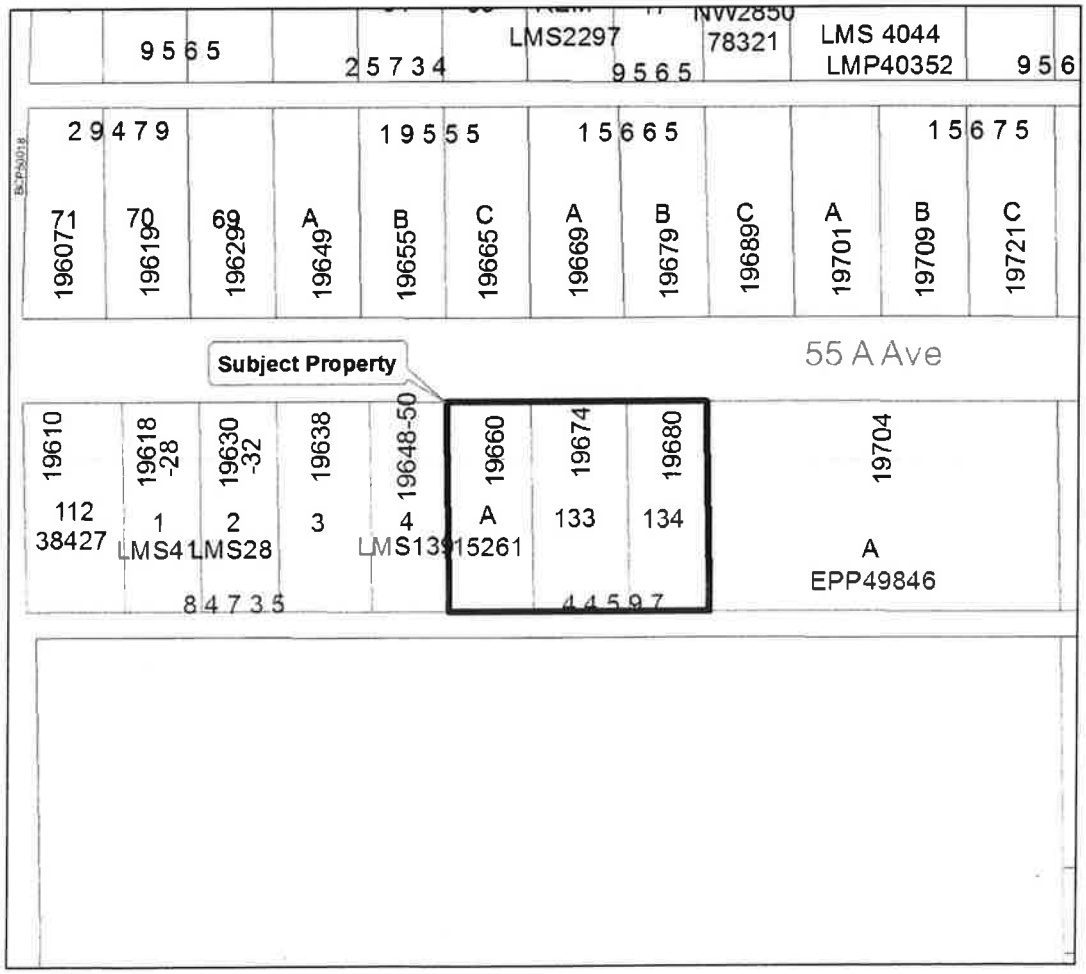
Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments

CITY OF
LANGLEY

REZONING APPLICATION RZ 01-16
DEVELOPMENT PERMIT APPLICATION DP 04-16

Civic Address:	**19660, 19674, 19680 – 55A Avenue**
Legal Description:	**Parcel "A" (Explanatory Plan 15261), Lot 8, Section 3, Township 8, New Westminster District, Plan 9565; Lots 133 & 134, Section 3, Township 8, New Westminster District, Plan 44597**
Owner/Applicant:	**Superstar Homes Ltd.**



TOWNHOUSE DEVELOPMENT

19660,19674,19680, 55A AVENUE, LANGLEY

LIST OF DRAWINGS

A-1.0 PROJECT CONTACTS LIST
A-1.1 CONTEXT PLAN - PROJECT STATISTICS
A-1.2 AERIAL MAP - CONTEXT PHOTOS
A-1.3 SITE PLAN
A-1.4 PERSPECTIVE VIEW OF SITE
A-1.5 DESIGN RATIONALE-1
A-1.6 DESIGN RATIONALE-2
A-1.7 STREETSCAPE
A-1.8 COLOURED ELEVATIONS
A-1.9 EXTERIOR FINISH

A-2.1 BLOCK 1 - 2 FLOOR PLANS (TYP.)
A-2.2 BLOCK 3 FLOOR PLANS
A-2.3 BLOCK 4 FLOOR PLANS

A-3.1 BLOCK 1- 2 ELEVATIONS (TYP.)
A-3.2 BLOCK 3 ELEVATIONS
A-3.3 BLOCK 4 ELEVATIONS

A-4.1 SECTIONS

OWNER :

SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD.
5801 KETTLE CRESCENT,
SURREY, B.C. V3S 8R6
TEL : 604 317 6039

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
FAX : 604 987 3033

LANDSCAPE ARCHITECT:

BENT PICTURE DESIGN GROUP INC.
306 - 4464 WEST 10TH AVENUE,
VANCOUVER, BC, V6R 2H9
TEL : 604 222 9200
FAX : 604 222 9212

CIVIL ENGINEER :

HY ENGINEERING
200-9128 152ND STREET
SURREY, B.C. V3R 4E7
TEL : 604 583 1616
FAX : 604 583 1737

SURVEYOR :

GREWAL & ASSOCIATES
204 -15299 68TH AVENUE
SURREY-BC, V3S 2C1
TEL : 604-597-8567

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER BC V7P 3R4
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NO	DATE	REVISION ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
COVER PAGE
CONTACT LIST/ INDEX

DATE:	APR. 2016	SHEET NO:
SCALE:	NS	A-1.0
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO:	000	

PROJECT STATISTICS

CIVIC ADDRESS :
19660, 19674, 19680 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
PARCEL "A", LOT 8, PLAN 9565, LOTS 133 AND 134
BOTH OF PLAN 44597, ALL OF SECTION 3, TOWNSHIP 8 NWD.

LOT AREA :
33240 SQ.FT.=3088 SQ.M.=0.76 ACRES

ZONING :
EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) - MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :
ALLOWED : 41% OF LOT AREA = 0.41X33240=13628.4
PROVIDED : 39.6% OF LOT AREA = 13185 / 33240

FLOOR AREA :
PROVIDED : 26358 SQ.FT. = 2448.6 SQ.M.

NO. OF UNITS : 19

DENSITY :
ALLOWED : MAX. 50.18 UNITS/ACRE = 124 UNITS / HA.
PROPOSED : 19 / 076 = 25 UNIT/ACRE = 63 UNITS / HA.

FAR :
PROVIDED : 26358 / 33240 = 0.79

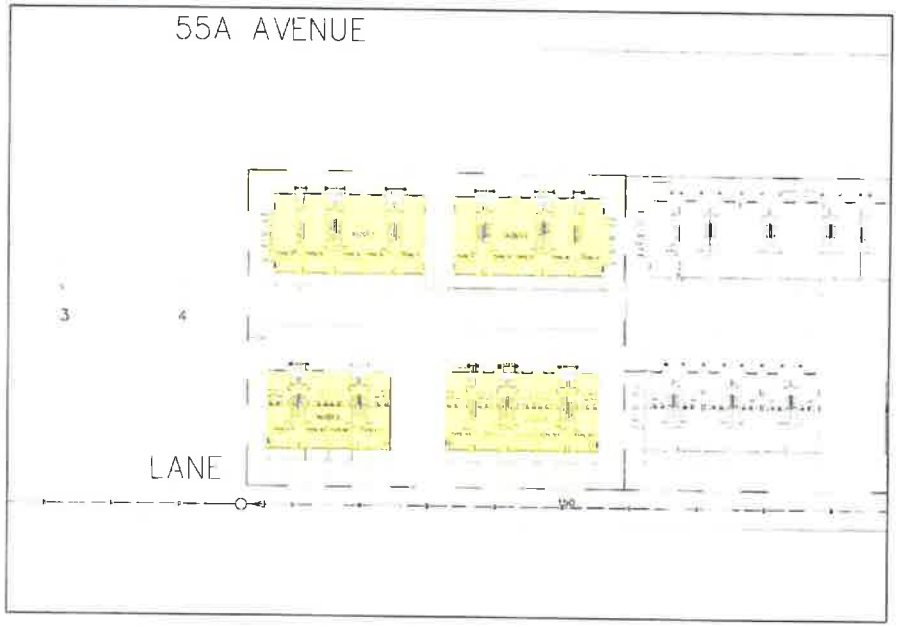
BUILDING HEIGHT :
ALLOWED : 3 STOREYS
PROVIDED : 3 STOREYS

SETBACKS :

ALLOWED : NORTH : 6.0 m = 20.0'
INTERIOR : MIN.3.96 m = 13'-0"
EXTERIOR : MIN.3.96 m = 13'-0"

PROVIDED : NORTH PL. : 3.65 m = 12'-0"
SOUTH PL. : 5.89 m = 19'-4"
EAST PL. : AVERAGE : 3.58m = 11.75'
WEST PL. : AVERAGE : 3.65m = 12'-0"

PARKING :
REQUIRED : 2 STALLS / TOWNHOUSE : 38 STALLS
VISITORS : 0.2 X UNITS = 0.2 X19=3.8
PROVIDED : 2 STALLS / TOWNHOUSE : 38 STALLS
VISITORS : 4



	BLOCKS 1 AND 2				BLOCKS 3 AND 4				
UNIT TYPE	A	B	C	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	-
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ.FT.)	1340	1150	1370	1310	1347	1170	1390	1330	-
TOTAL AREA (SQ.FT.)	5360	2300	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM : 4
NO OF 3 BED RM :10
NO OF 4 BED RM : 5
TOTAL NO OF UNITS : 19

TOTAL NET AREA : 24724 SQ.FT.
LOT AREA : 33240 SQ.FT.

F. ADAB ARCHITECTS INC.
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NO	DATE	REVISION ISSUED
1	[illegible]	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
STATISTICS
CONTEXT MAP

DATE	APRIL 2016	SHEET NO.
SCALE	NS	A-1.1
DESIGN	AJ	
DRAWN	AA	
PROJECT NO.	1607	

1

2

3

4

F. ADAB ARCHITECTS INC.

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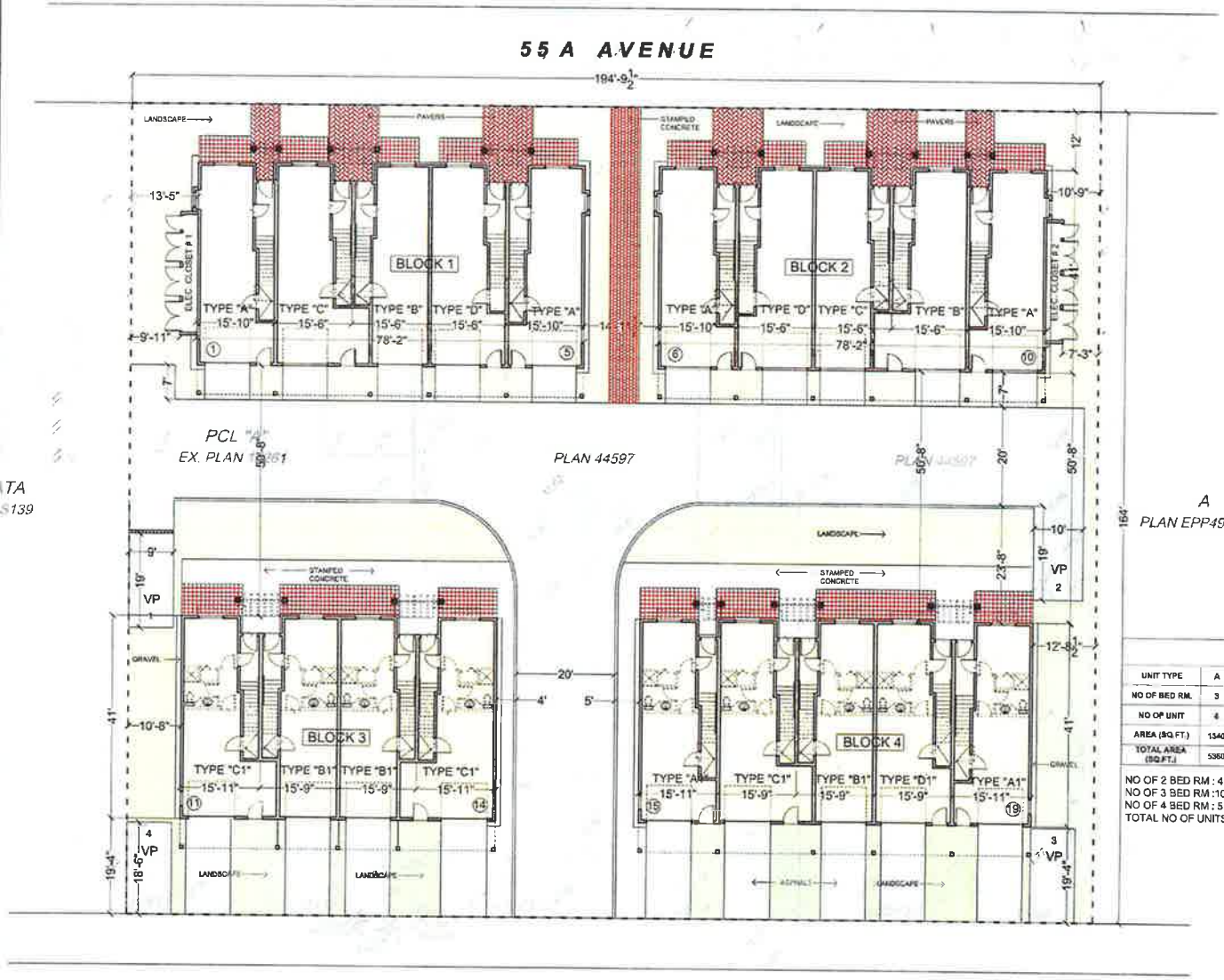
NO	DATE	REVISION ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE
TOWNHOUSE DEVELOPMENT
19650, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
AERIAL MAP
CONTEXT PHOTOS

DATE:	APRIL 2016	SHEET NO:
SCALE:	NA	A-1.2
DESIGN:	FA	
DRAWN:	AS	
PROJECT NO:	1601	



	BLOCK 1 AND 2				BLOCK 3 AND 4				
UNIT TYPE	A	B	C	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	-
NO OF UNIT	4	3	2	2	2	3	3	1	19
AREA (SQ.FT.)	1340	1150	1370	1210	1347	1170	1390	1330	-
TOTAL AREA (SQ.FT.)	5360	3300	2740	2520	2694	3510	4170	1330	24724

NO OF 2 BED RM : 4
NO OF 3 BED RM :10
NO OF 4 BED RM : 5
TOTAL NO OF UNITS : 19

TOTAL NET AREA : 24724 SQ.FT.
LOT AREA : 32049 SQ.FT.

SITE PLAN

F. ADAB ARCHITECTS INC.

#130-1900 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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NO	DATE	REVISION BASIS
1	[illegible]	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660-19674 -19680
55 A AVENUE, LANGLEY

FOR:
101273 BC. LTD.
5801 KETTLE CRESCENT
SURREY, B.C

DRAWING TITLE
SITE PLAN

DATE: APRIL 2016	SHEET NO:
SCALE: NTS	A-1.3
DESIGN: FA	
DRAWN: AA	
PROJECT NO: 100'	

53
TA
S139

PERSPECTIVE VIEW OF SITE

F. ADAB ARCHITECTS INC.

1	[illegible]	ISSUED FOR DP
NO	[illegible]	REVISION ISSUED

PROJECT TITLE

TOWNHOUSE DEVELOPMENT
19660 19674 19680
55 A AVENUE, LANGLEY

FOR

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY B.C.

DRAWING TITLE

PERSPECTIVE VIEW OF SITE

DATE	[illegible]	SHEET NO
SCALE	NA	A-1.4
DESIGN	F.A.	
DRAWN	A.A.	
PROJECT NO	[illegible]	

Site Characteristics and Context

The proposed development is the 3rd project designed by FAA on the south side of the 55A Avenue. The first development "Marquee" was completed in 2013. The 2nd development is in the process of obtaining the building permit.

This proposal would occupy a lot area of 33,240 sq ft (3,088 sq m) and has an overall density of 25 units per acre. The site presently occupies 3 homes and is almost flat. The project consists of 19 three storey two, three and four bedroom town homes. The average size of the two bedroom homes is 1,200 sq ft. the three bedroom townhouse is 1,450. Sq ft and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 198 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane which is presently gravel road will be paved by the developer to the east of this site.

Photos of the "Marquee" and the development immediately to the east are shown on the rendering material provided in the rezoning submission package. There are no developments adjacent to the site toward west.

The remaining neighboring lots to the west could be developed separately and there would be no orphan lot remained as a result of this development.

Outdoor spaces for the units are provided by large 2nd floor balcony / decks, patios with soft landscaped at main floor level and the roof top decks. The roof top decks are located far away from the edge of the roof preventing overview on the development to the south.

OPEN SPACES / LANDSCAPING

The open spaces and landscape concept follows the same design criteria envisioned for the street-scape along 55A Avenue and is in harmony with the existing developments to the east.

Along the 55A Avenue frontage, trees with emphasis on vertical elements are introduced to enhance the urban character and expression created by architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Each unit has a private patio on the main floor, large deck / balcony on the 2nd floor with privacy screens and a private roof deck and plants.

Landscaping to the west property lines provides buffering to the adjacent lot

Urban Design, Form and Character

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the townhouse developments to the east side.

The townhouses along 55A have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood.

The form and character introduces an articulated architectural expression with a contemporary vocabulary. At the same time design vocabulary and finishing materials expresses an urban character with emphasis on west coast architecture.

Architectural expression of the buildings provides a recognizable form and character expressing the identity of a "base and top" with transition in massing and change to the material and color.

The exterior form is modulated with repetitive bay windows and decorative cornices. A number of decorative elements including wood brackets, wood posts and semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

Entries are identifiable with individual trellis canopies, posts and strong color expression emphasizing on the urban character, pedestrian friendly environment and direct access to the street, private patios at grade and balconies on the 2nd floor provide active engaging interest fostering vitality.

F. ADAB ARCHITECTS INC.

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19704, 55 A AVENUE, LANGLEY

FOR
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
DESIGE RATIONALE 1

SHEET NO.
A-1.5

Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and developing within an existing urban area rather than a suburban district.

The following design strategies and elements will be introduced:

1. Use of low emission adhesives, paint and flooring.
2. Use of building materials with high recycled content and from local sources.
3. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010.
4. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows as shading device.
5. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water.
6. All units have private patios on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.

Crime Prevention Through Environmental Design. "CPTED"

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety measure for the proposed development.

The proposed CPTED measure fall into the following categories:

Territoriality
Natural Surveillance
Hierarchy of Space
Access and Perimeter Control

Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.

The windows and the balconies along the 55A Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces.

Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system.

The simplicity of the massing and it's orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people.

The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site.

Stone has been introduced at the base of the building blocks presenting a durable and high quality base free of graffiti.

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION ISSUED

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19704,55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE
DESIGE RATIONALE 2

DATE	APRIL 2014	SHEET NO.
SCALE	N/A	A-1.6
DESIGN	F.A.	
DRAWN	S.A.	
PROJECT NO.	1301	

33 UNITS

28 UNITS

2 TOWNHOUSE DEVELOPMENTS TO THE EAST

F. ADAB ARCHITECTS INC.

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E-MAIL: mike@mudgondadab.com

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New design issues which are not visibly apparent by the use of this drawing shall be reported to the design professional by the contractor prior to any work being done. Any field changes made by the design professional to any part of the work affecting structural, mechanical, electrical or other systems shall be reported to the contractor.

NO.	DATE	REVISION ISSUED
1	[illegible]	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C

DRAWING TITLE:
STREETSCAPE

DATE:	APRIL 2006	SHEET NO.
SCALE:	N/A	A-1.7
DRAWN:	A.A	
PROJECT NO.	1001	

NORTH (FRONT) ELEVATION - BLOCK 4

EAST SIDE ELEVATION - BLOCK 4
(WEST ELEVATION IS REVERSED)

F. ADAB ARCHITECTS INC.

NO	DATE	REVISION ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 3 & 4
ELEVATIONS

DATE:	APRIL 2016	SHEET NO:
SCALE:	1/8"=1'-0"	A-1.8
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1601	

Exterior Finishes

The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

A variety of building materials is used with emphasis on richer and urban elements (Stone) at the main façade along the street. Vinyl siding is introduced at the rear of the buildings.

Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fasclas are introduced to further articulate the architectural vocabulary.

NORTH (FRONT) ELEVATION - BLOCK 3

STONE
SUEDE DRYSTACK LEDGESTONE - BORAL

HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP.

6" HORIZONTAL HARDIE SIDING
CL 3224M SERAPH - BY GP.

VINYL SHINGLES
55-SPICE BY KAYCAN

6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYKAN

Railing and windows
CL 3127N BLACK RUSSIAN BY GP

F. ADAB ARCHITECTS INC.

4130-1000 ROOSEVELT CRESCENT
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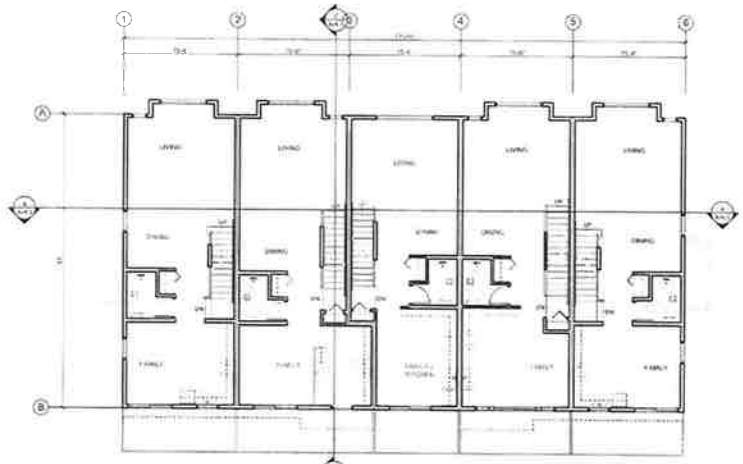
NO.	DATE	REVISION ISSUED
1	07-11-08	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19650, 19674, 19680
55 A AVENUE, LANGLEY

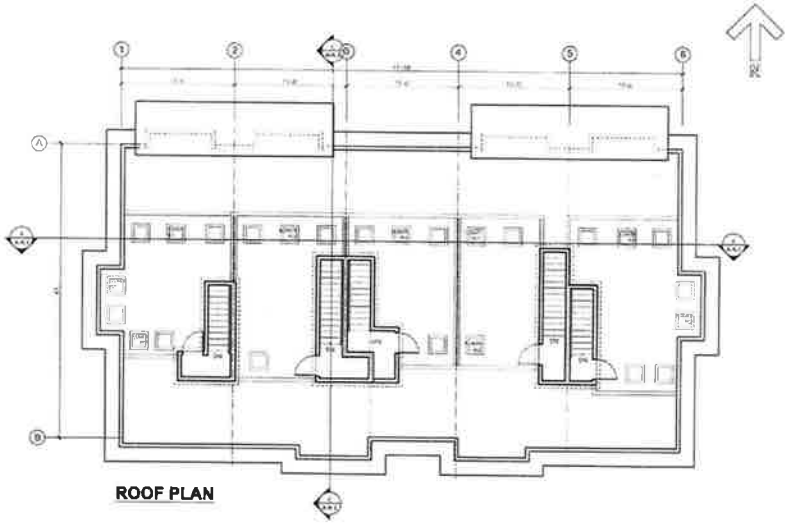
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
EXTERIOR FINISH AND OPEN SPACE

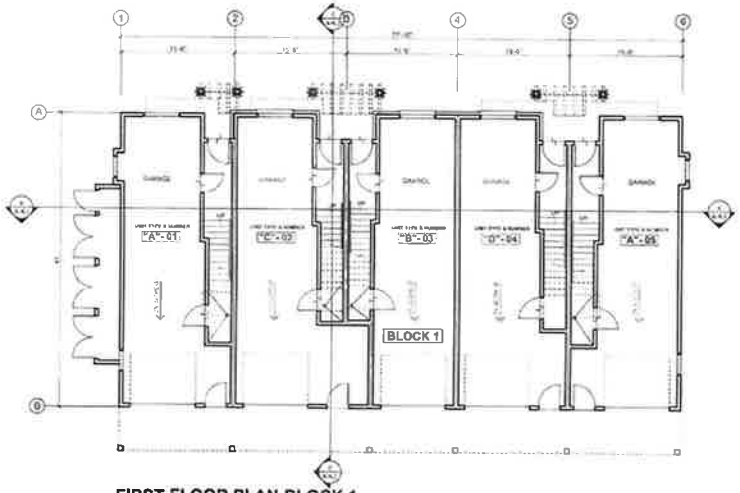
DATE:	APRIL 2015	SHEET NO:
SCALE:	N/A	A-1.9
DESIGN:	F.A.	
DRAWN:	A.A	
PROJECT NO:	1001	



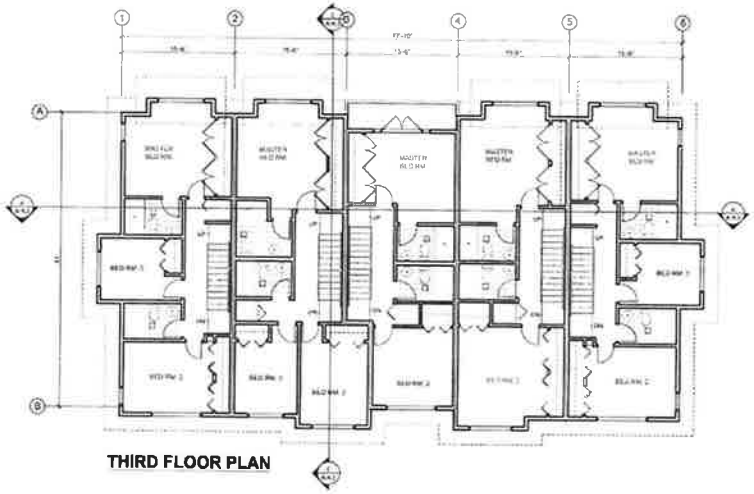
SECOND FLOOR PLAN



ROOF PLAN

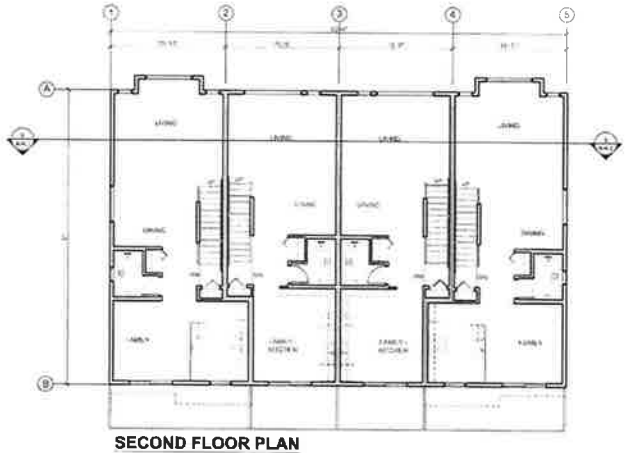


FIRST FLOOR PLAN-BLOCK 1
BLOCK 2 IS REVERSED



THIRD FLOOR PLAN

F. ADAB ARCHITECTS INC.



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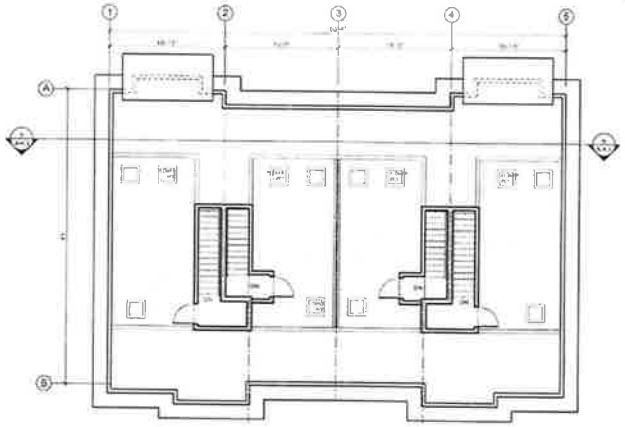

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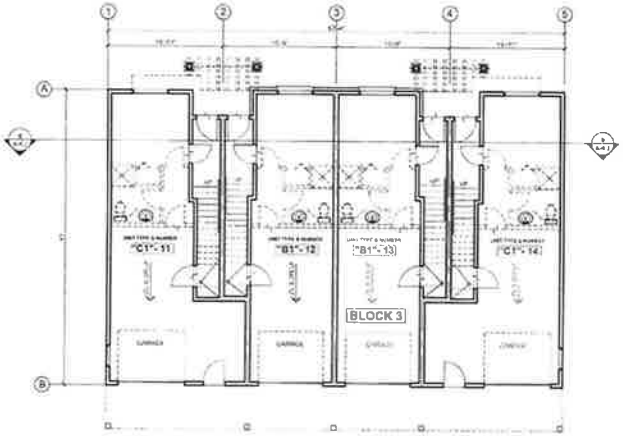
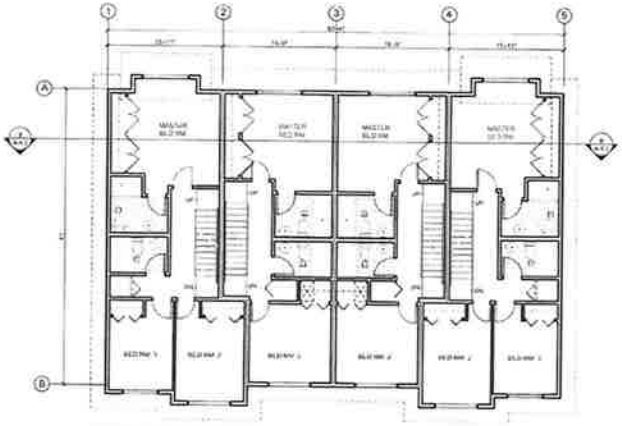


FIRST FLOOR PLAN-BLOCK 3



THIRD FLOOR PLAN

F. ADAB ARCHITECTS INC.

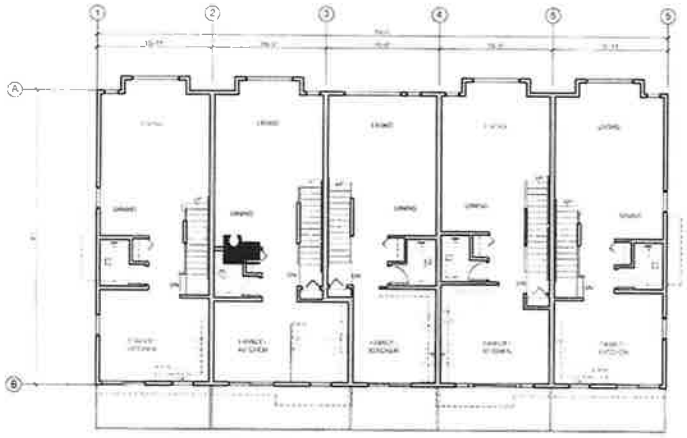
1	[illegible]	ISSUED FOR DP
NO	DATE	REVISIONS

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19574, 19680
55 A AVENUE, LANGLEY

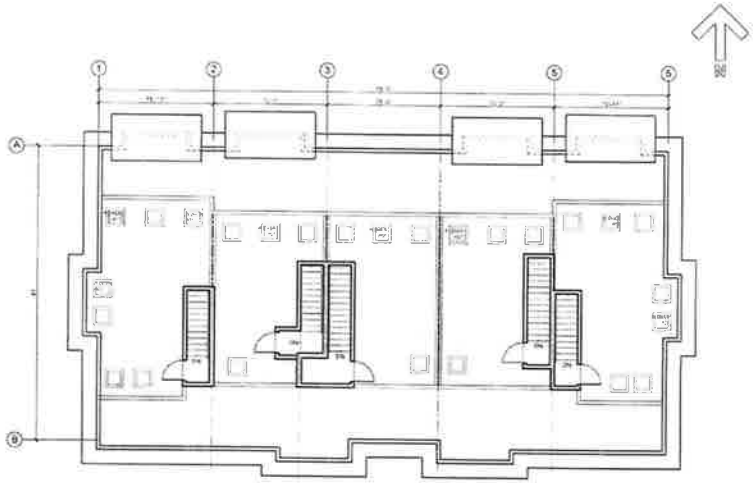
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 3
FLOOR PLANS

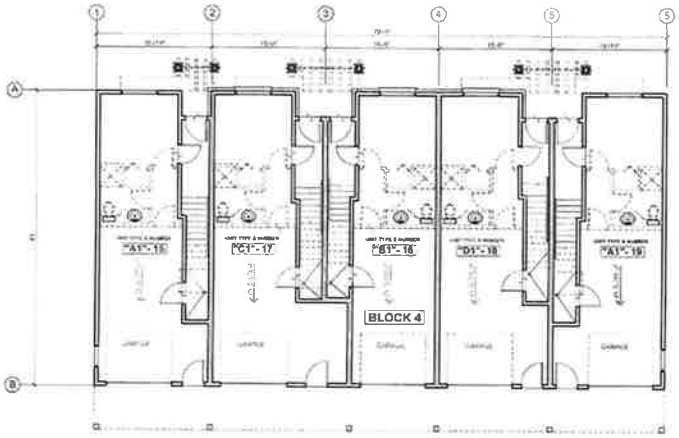
DATE	APRIL 2016	SHEET NO
SCALE	[illegible]	A-2.2
DESIGN	F.A.	
DRAWN	A.A.	
PROJECT NO	100	



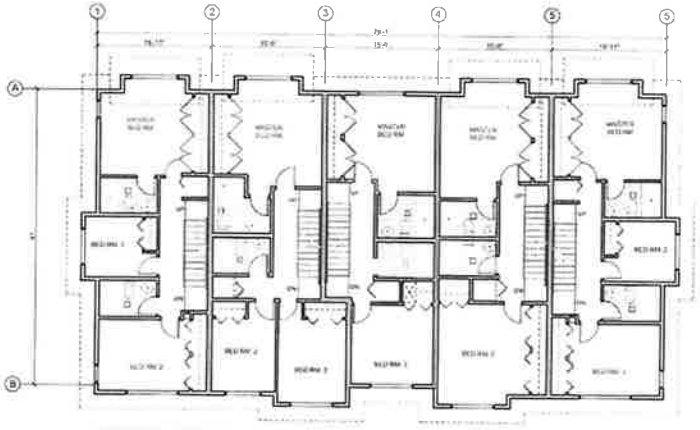
SECOND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN-BLOCK 4



THIRD FLOOR PLAN

F. ADAB ARCHITECTS INC.

#138-1200 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
Tel. (604) 924-3268 Fax (604) 929-0221
E-MAIL info@fadabarchitects.com

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Contractors will verify and be responsible for all dimensions on the job. This office will be notified of any discrepancies or omissions before proceeding with the work.

Shop drawings shall be submitted to the Architect for review before proceeding with fabrication. Review of shop drawings does not relieve the contractor of responsibility for errors or omissions in shop drawings or deviations from the contract documents.

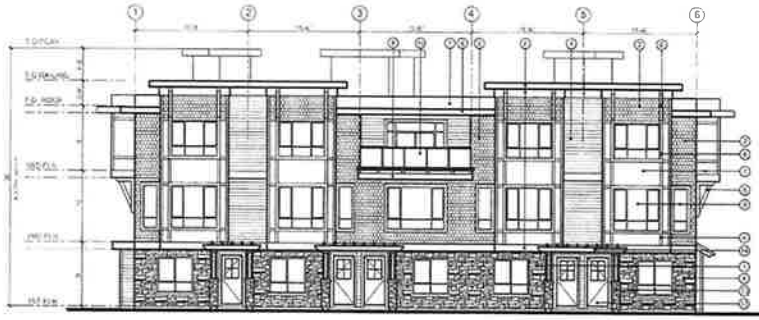
NO	DATE	REVISION
1	APR 19/18	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19680, 19674, 19690
55 A AVENUE, LANGLEY

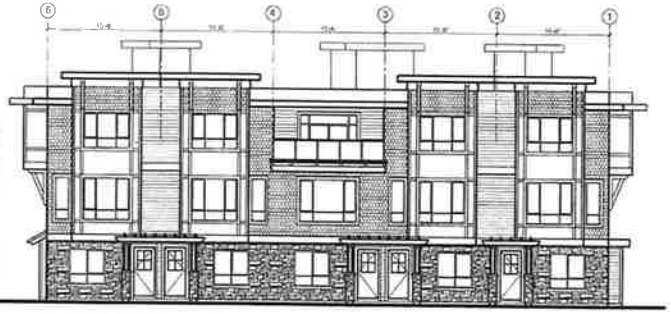
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 4
FLOOR PLANS

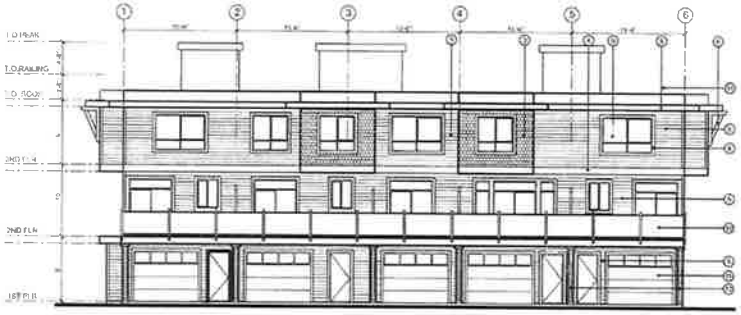
DATE	APRIL 2018	SHEET NO.
SCALE	1/8"=1'-0"	A-2.3
DESIGN	F.A.	
DRAWN	A.A.	
PROJECT NO.	1001	



NORTH (FRONT) ELEVATION - BLOCK 2

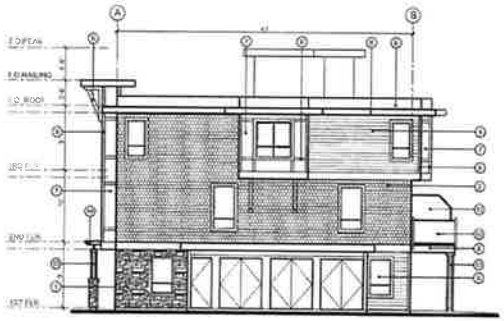


NORTH (FRONT) ELEVATION - BLOCK 1



SOUTH (REAR) ELEVATION - BLOCK 1

EAST SIDE ELEVATION - BLOCK 1
(BLOCK 2 WEST ELEVATION IS REVERSED)



WEST SIDE ELEVATION - BLOCK 1
(BLOCK 2 EAST ELEVATION IS REVERSED)

EXTERIOR FINISHES

1. STONE
   SUEDE DRYSTACK LEDGESTONE
   BY NORAL
2. HARDIE SHINGLES
   CL 2716A MAPLE PIE - BY GP
3. VINYL SHINGLES
   55-SHAKE BY KAYCAN
4. 6" HORIZONTAL HARDIE SIDING / BAND BOARD
   CL 3224M SERAPH - BY GP
5. 6" HORIZONTAL VINYL SIDING
   F3-STONECREST BY KAYKAN
6. BRACKETS
   CEDAR WOOD - CLEAR STAIN
7. HARDIE BOARD
   CL 3224M SERAPH - BY GP
8. TRIMS, BATTENS, FASCIAS
   CL 3225D FATE - BY GP
9. WINDOWS
   VINYL - BLACK
10. RAILING
    ALUMINUM - BLACK
    GLASS (SAFETY) - CLEAR
11. GUTTER AND DOWN PIPE
    VINYL - WHITE
12. PRIVACY SCREEN
    PRE-FABRICATED METAL AND OBSCURE GLASS
13. COLUMN
    BASE - SUEDE DRYSTACK LEDGESTONE - BY NORAL
    TOP - CL 3224M SERAPH - BY GP
    TRIMS - CL 3225D FATE - BY GP
14. TRELLIS
    CEDAR WOOD - CLEAR STAIN
15. GARAGE DOOR
    CL 3225D FATE - BY GP
16. GUARD RAIL
    2"X2" VERTICAL AND HORIZONTAL CEDAR WOOD - CLEAR STAIN
17. ENTRY DOOR
    - BLOCKS 1&2 — CLV 1169N NORDIC - BY GP
    - BLOCK 2 — CLV 1169N TIGRE - BY GP
    - BLOCK 1 — CLV 1121N WORKING CLASS - BY GP

F. ADAB ARCHITECTS INC.

1	APRIL 2016	ISSUED FOR DP
No.	DATE	REVISIONS

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19680, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCKS 1 AND 2 ELEVATIONS

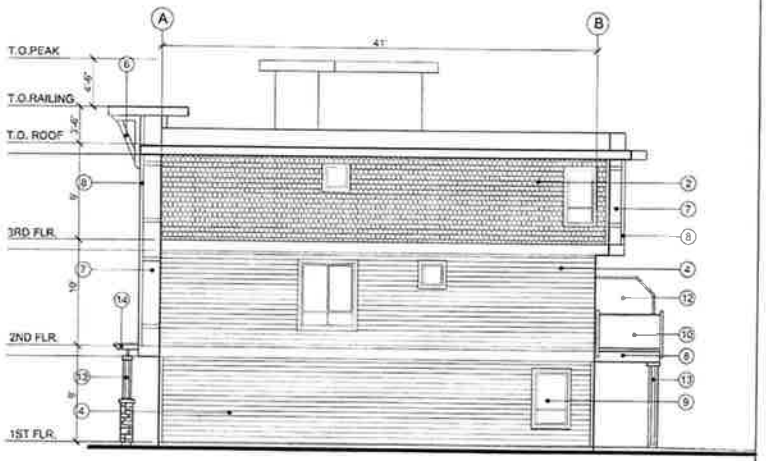
DATE	APRIL 2016	SHEET NO.
SCALE	1/8"=1'-0"	A-3.1
DESIGN	K.A.	
DRAWN	K.A.	
PROJECT NO.	1525	

NORTH (FRONT) ELEVATION - BLOCK 3

EXTERIOR FINISHES

1. STONE
   SUEDE DRY STACK LEDGESTONE - BY BORAL
2. HARDIE SHINGLES
   CL 2718A MAPLE PRE - BY GP
3. VINYL SHINGLES
   55-SPICE BY KAYCAN
4. 6" HORIZONTAL HARDIE SIDING / BAND BOARD
   CL 3224M SERAPH - BY GP
5. 6" HORIZONTAL VINYL SIDING
   73-STONECREST BY KAYKAN
6. BRACKETS
   CEDAR WOOD - CLEAR STAIN
7. HARDIE BOARD
   CL 3224M SERAPH - BY GP
8. TRIMS, BATTENS, FASCIAS
   CL 3226D FATE - BY GP
9. WINDOWS
   VINYL - BLACK
10. RAILING
    ALUMINUM - BLACK
    GLASS (SAFETY) - CLEAR
11. GUTTER AND DOWN PIPE
    VINYL - WHITE
12. PRIVACY SCREEN
    PRE-FABRICATED METAL AND OBSCURE GLASS
13. COLUMN
    BASE - SUEDE DRY STACK LEDGESTONE BY BORAL
    TOP - CL 3224M SERAPH - BY GP
    TRIMS - CL 3226D FATE - BY GP
14. TRELLIS
    CEDAR WOOD - CLEAR STAIN
15. GARAGE DOOR
    CL 3226D FATE - BY GP
16. GUARD RAIL
    2"X2" VERTICAL AND HORIZONTAL CEDAR WOOD - CLEAR STAIN
17. ENTRY DOOR
    - BLOCKS 1&2 — CLV 1108N NEW TAUPE - BY GP
    - BLOCK 3 — CLV 1128N TRUFFLE - BY GP
    - BLOCK 4 — CLV 1171N WORKING CLASS - BY GP

SOUTH (REAR) ELEVATION - BLOCK 3



WEST SIDE ELEVATION - BLOCK 3

F. ADAB ARCHITECTS INC.

#10-1080 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL: (604) 987-9403 FAX: (604) 987-0330
EMAIL: info@fadabarchitects.com

NO	DATE	REVISION
1	[illegible]	[illegible]

PROJECT TITLE
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY B.C

DRAWING TITLE:
BLOCK 3
ELEVATIONS

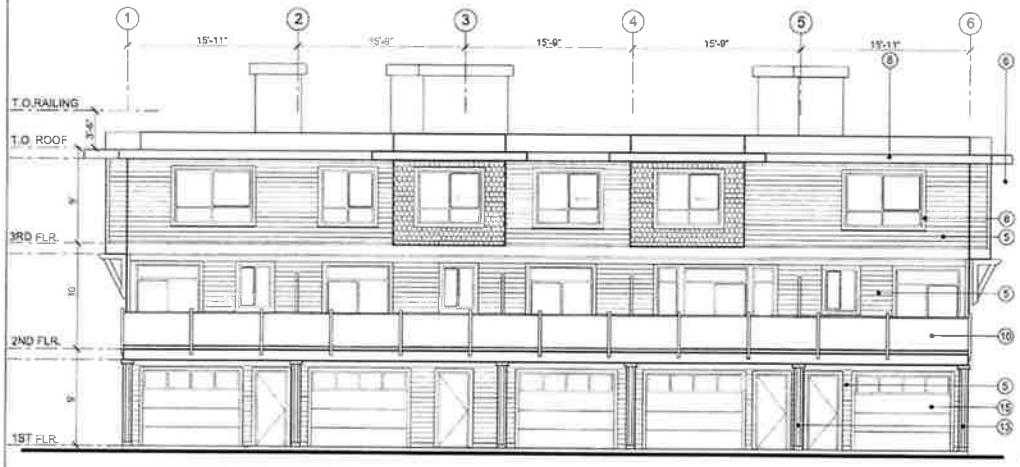
DATE	[illegible]
SCALE	[illegible]
DESIGN	[illegible]
DRAWN	[illegible]
PROJECT NO	[illegible]

SHEET NO
A-3.2

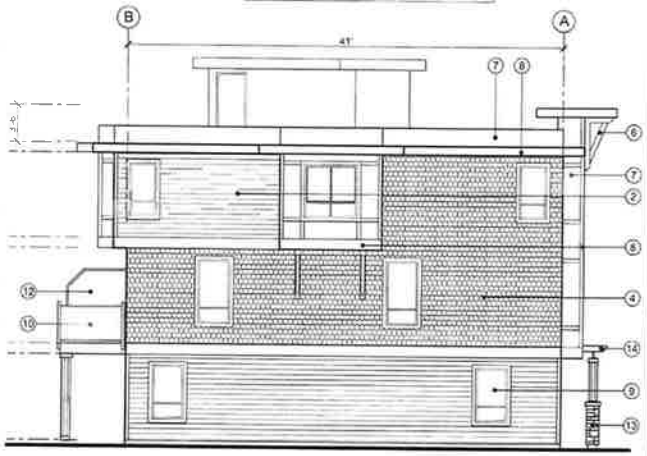
NORTH (FRONT) ELEVATION - BLOCK 4

EXTERIOR FINISHES

1. STONE
   SUEDE DRYSTACK LEDGESTONE - BY BORAL
2. HARDIE SHINGLES
   CL 2716A MAPLE PIE - BY GP
3. VINYL SHINGLES
   55-SPICE BY KAYCAN
4. 6" HORIZONTAL HARDIE SIDING (BAND BOARD)
   CL 3224M SERAPH - BY GP
5. 6" HORIZONTAL VINYL SIDING
   73-STONHORES BY KAYKAN
6. BRACKETS
   CEDAR WOOD - CLEAR STAIN
7. HARDIE BOARD
   CL 3224M SERAPH - BY GP
8. TRIMS, BATTENS, FASCIAS
   CL 3225D FATE - BY GP
9. WINDOWS
   VINYL -BLACK
10. RAILING
    ALUMINUM - BLACK
    GLASS (SAFETY) - CLEAR
11. GUTTER AND DOWN PIPE
    VINYL - WHITE
12. PRIVACY SCREEN
    PRE-FABRICATED METAL AND OBSCURE GLASS
13. COLUMN
    BASE: SUEDE DRYSTACK LEDGESTONE - BY BORAL
    TOP: CL 3224M SERAPH - BY GP
    TRIMS: CL 3225D FATE - BY GP
14. TRELLIS
    CEDAR WOOD - CLEAR STAIN
15. GARAGE DOOR
    CL 3225D FATE - BY GP
16. GUARD RAIL
    2"X2" VERTICAL AND HORIZONTAL
    CEDAR WOOD - CLEAR STAIN
17. ENTRY DOOR
    - BLOCKS 1&2 CLV 1108N NEPETIC - BY GP
    - BLOCK 3 CLV 1108N NORBIT - BY GP
    - BLOCK 4 CLV 1171N WORKING CLASS - BY GP



SOUTH (REAR) ELEVATION - BLOCK 1



EAST SIDE ELEVATION - BLOCK 4
(WEST ELEVATION IS REVERSED)

F. ADAB ARCHITECTS INC.

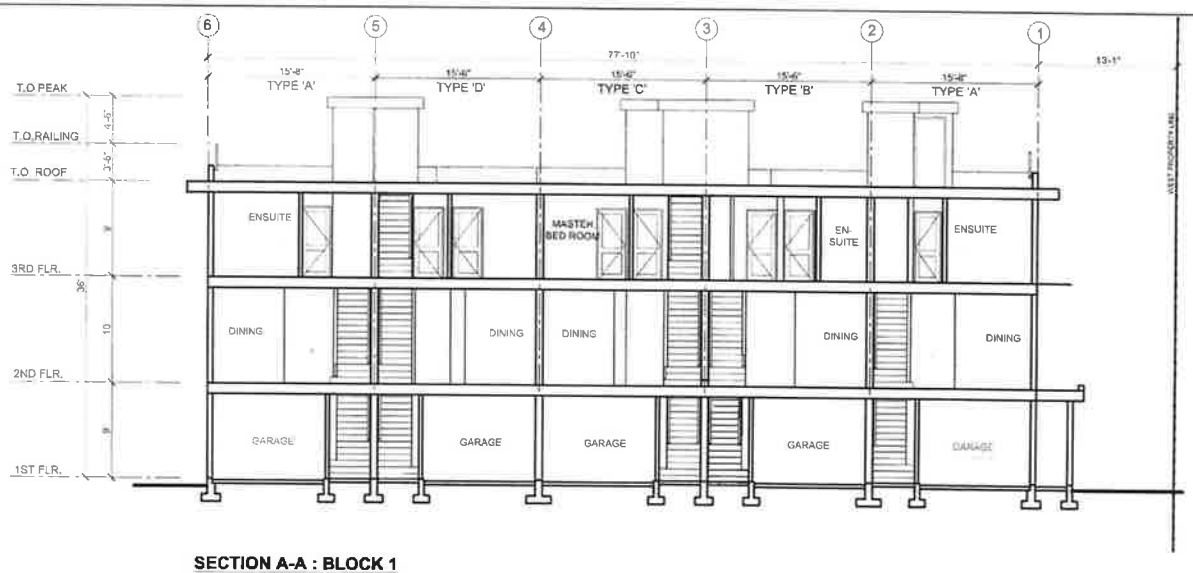
1	07-11-11	ISSUED FOR DP
No.	DATE	REVISION/ISSUE

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

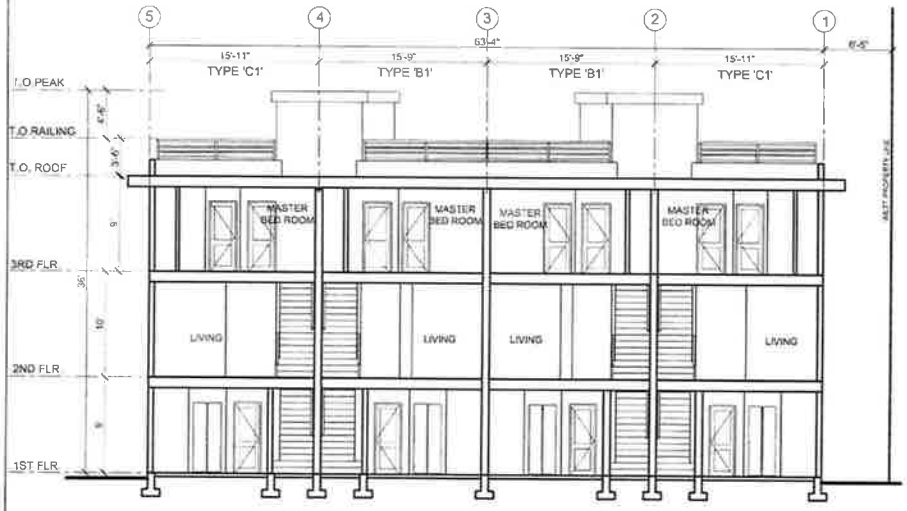
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
6801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE
BLOCK 4
ELEVATIONS

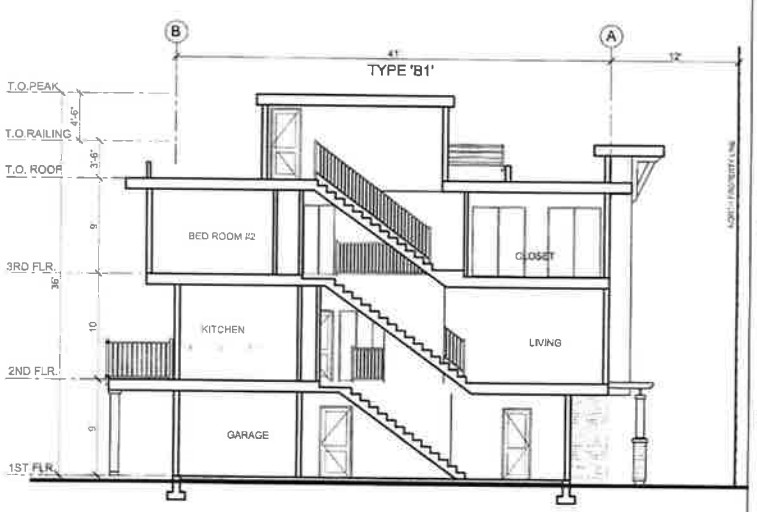
DATE	APRIL 2012
SCALE	1/8"
DESIGN	F.A.
DRAWN	A.A.
PROJECT NO.	1107
SHEET NO.	A-3.3



SECTION A-A : BLOCK 1



SECTION B-B : BLOCK 3



SECTION C-C : BLOCK 1

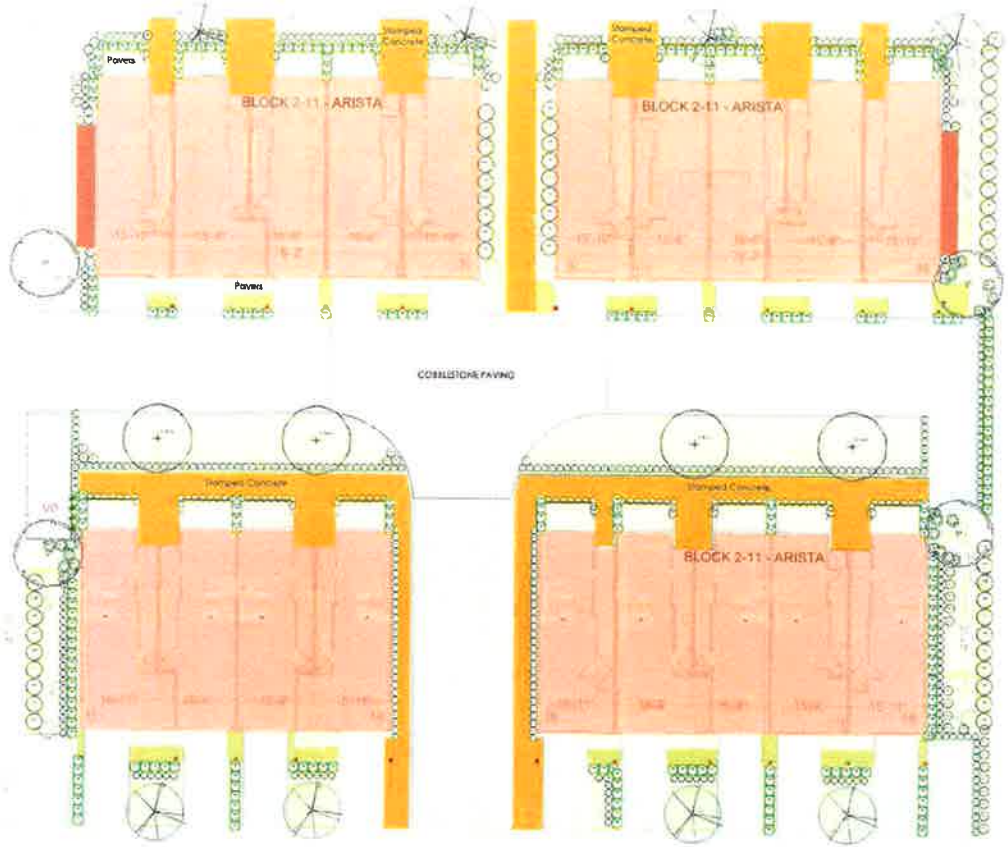
F. ADAB ARCHITECTS INC.

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19680, 19674, 19660
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE
SECTIONS
A-A, B-B & C-C

SHEET NO.
A-4.1



DESIGN RATIONALE AND SUMMARY

THIS MULTI-FAMILY DEVELOPMENT IS AMIDST A RAPIDLY CHANGING AREA WHERE A NUMBER OF SUCH DEVELOPMENTS HAVE SPRUNG UP IN THE PAST FEW YEARS. OUR DESIGN CONCEPT ADVOCATES A SENSITIVE AND SOFT SCHEME THAT MERGES WITH THE GENERAL TRANSFORMATION OF THE AREA

THE CELLULAR NATURE OF A MULTI-FAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES (PRIVATE PATIOS) FROM ONE ANOTHER IS EMERALD CEDAR (THUJA OCCIDENTALIS SMARAGD). THE COLUMNAR HEDGE PLANT IS USED IN TANDEM WITH SMALLER SHRUBS (SUCH AS OPHIOLA JAPONICA & AZALEA JAPONICA) TO CREATE MULTIPLE LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE FLANKING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY AFFORDING LIMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN VARYING CLIMATIC CONDITIONS AND SOILS. ACER RUBRUM IS USED ON THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGES OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATIONAL DOGWOOD AND ALLEGHENY SERVICEBERRY FOR ORNAMENTAL QUALITY TO THE COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED WITH STAMPED CONCRETE TO ALLOW FOR AFFORDING A RICHNESS TO THE STREETSCAPE. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS WITH A FINER TEXTURED PAVER ALLOWS FOR DISTINCT DEFINITION AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE ALSO ALLOWING FOR THE GROUND ABSORPTION AND PERMEABILITY WE ALSO PROPOSED TO USE AN ELEMENT OF A LOW BACKGROUND SLATTED FENCE IN LAYERING WITH THE PLANTS (AS SHOWN IN THE PICTURES) TO OFFER WELL DEFINED AND DISTINCTY PLEASANT SPACES.

Slatted Fence Background (Round Planters)

Slatted Fence Background(Minimal Raise)

Slatted Fence Background(Surface Flush)

Recommended Plant List

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC c	4	Acer circinatum	Vine Maple	3.0 m. ht	
AC rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal	
C kou	4	Cornus kousa chinensis	Chinese Dogwood	6 cm. cal	
smgd	233	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.75 m. ht	

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
	/	/	/	/	
	440				
AJ	84	Azalea japonica	Japanese azalea	#2 pot	
Bs	4	Blechnum spicant	Deer fern	#2 pot	
Bs	349	Buxus microphylla 'Winter Gem	Winter Gem Boxwood	#2 pot	
M.aq	65	Mahonia aquifolium	Oregon grape	#3 pot	
pm	39	Polystichum munitum	swordfern	#2 pot	
Ss	18	Salix purpurea 'Nana	Dwarf Arctic Blue Leaf Willow	#3 pot	
Sj	101	Skimmia japonica	Japanese Skimmia		
	0				

bent picture
1301 139th Street, Surrey,BC, V4A3X7

19660-19680 55A Av
Langley, BC

604 783 1400 nishindhillj@gmail.com

Landscape Plan
LA-01-01

Drawn By	Neyna	Checked By	Nishi
Reviewed By	Nishi	Stage	Preliminary Development Permit
Contractor		Consultants	
Authorities		Consultants	DP Concept Landscape

NOTES

This is merely a concept scheme intended to convey the intent of the landscape design for this development. This may not be used for the purpose of actual installation.

1

Scale 1/8"= 1'0"

N

TOWNHOUSE DEVELOPMENT

19660,19674,19680, 55A AVENUE, LANGLEY

LIST OF DRAWINGS

A-1.0 PROJECT CONTACTS LIST
A-1.1 CONTEXT PLAN - PROJECT STATISTICS
A-1.2 AERIAL MAP - CONTEXT PHOTOS
A-1.3 SITE PLAN
A-1.4 PERSPECTIVE VIEW OF SITE
A-1.4a DENSITY AND TRAFFIC ANALYSIS
A-1.5 DESIGN RATIONALE
A-1.6 SUSTAINABILITY
A-1.6a CRIME PREVENTION THROUGH DESIGN - CPTD
A-1.7 STREETSCAPE
A-1.8 COLOURED ELEVATIONS
A-1.9 EXTERIOR FINISH

A-2.1 BLOCK 1 - 2 FLOOR PLANS (TYP.)
A-2.2 BLOCK 3 FLOOR PLANS
A-2.3 BLOCK 4 FLOOR PLANS

A-3.1 BLOCK 1- 2 ELEVATIONS (TYP.)
A-3.2 BLOCK 3 ELEVATIONS
A-3.3 BLOCK 4 ELEVATIONS

A-4.1 SECTIONS

L-1 LANDSCAPE PLAN

SK-1 CIVIL KEY PLAN
SK-2 CIVIL GRADING PLAN
SK-3 CIVIL ROADWORK - LANE

OWNER :

SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD.
5801 KETTLE CRESCENT,
SURREY, B.C. V3S 8R6
TEL : 604 317 6039

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
FAX : 604 987 3033

LANDSCAPE ARCHITECT:

BENT PICTURE DESIGN GROUP INC.
306 - 4464 WEST 10TH AVENUE,
VANCOUVER, BC, V6R 2H9
TEL : 604 222 9200
FAX : 604 222 9212

CIVIL ENGINEER :

HY ENGINEERING
200-9128 152ND STREET
SURREY, B.C. V3R 4E7
TEL : 604 583 1616
FAX : 604 583 1737

SURVEYOR :

GREWAL & ASSOCIATES
204 -15299 68TH AVENUE
SURREY-BC, V3S 2C1
TEL : 604-597-8567

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigonfadab.com

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NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
COVER PAGE
CONTACT LIST/ INDEX

DATE:	APRIL 2016	SHEET NO:
SCALE:	NA.	A-1.0
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	1001	

PROJECT STATISTICS

CIVIC ADDRESS :
19660, 19674, 19680 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
PARCEL "A", LOT 8, PLAN 9565, LOTS 133 AND 134
BOTH OF PLAN 44597, ALL OF SECTION 3, TOWNSHIP 8 NWD.

LOT AREA :
33240 SQ.FT.=3088 SQ.M.=0.76 ACRES

ZONING :
EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) - MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :
ALLOWED : 41% OF LOT AREA = 0.41X33240=13628.4
PROVIDED : 39.6% OF LOT AREA = 13185 / 33240

FLOOR AREA :
PROVIDED : 26358 SQ.FT. = 2448.6 SQ.M.

NO. OF UNITS : 19

DENSITY :
ALLOWED : MAX. 50.18 UNITS/ACRE = 124 UNITS / HA.
PROPOSED : 19 / 076 = 25 UNIT/ACRE = 63 UNITS / HA.

FAR :
PROVIDED : 26358 / 33240 = 0.79

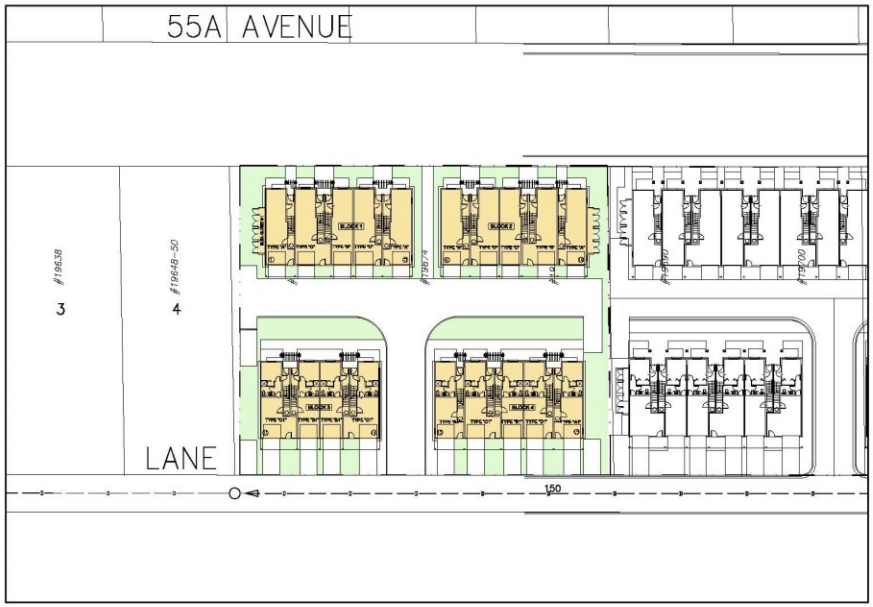
BUILDING HEIGHT :
ALLOWED : 3 STOREYS
PROVIDED : 3 STOREYS

SETBACKS :

ALLOWED : NORTH : 6.0 m = 20.0'
INTERIOR : MIN.3.96 m = 13'-0"
EXTERIOR : MIN.3.96 m = 13'-0"

PROVIDED : NORTH PL. : 3.65 m = 12'-0"
SOUTH PL. : 5.89 m = 19'-4"
EAST PL. : AVERAGE : 3.58m = 11.75'
WEST PL. : AVERAGE : 3.65m = 12'-0"

PARKING :
REQUIRED : 2 STALLS / TOWNHOUSE : 38 STALLS
VISITORS : 0.2 X UNITS = 0.2 X19=3.8
PROVIDED : 2 STALLS / TOWNHOUSE : 38 STALLS
VISITORS : 4



	BLOCKS 1 AND 2				BLOCKS 3 AND 4				
UNIT TYPE	A	B	C	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	-
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ.FT.)	1340	1150	1370	1310	1347	1170	1390	1330	-
TOTAL AREA (SQ.FT.)	5360	2300	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM : 4
NO OF 3 BED RM :10
NO OF 4 BED RM : 5
TOTAL NO OF UNITS : 19

TOTAL NET AREA : 24724 SQ.FT.
LOT AREA : 33240 SQ.FT.

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3N4
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E-MAIL: info@multigonfadab.com

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NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
STATISTICS
CONTEXT MAP

DATE:	APRIL 2016	SHEET NO:
SCALE:	NTS.	A-1.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

1

2

3

4

F. ADAB ARCHITECTS INC.

#136-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3H4
TEL: (604) 987-9003 FAX: (604) 987-3033
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NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:

TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:

AERIAL MAP
CONTEXT PHOTOS

DATE:	APRIL 2016	SHEET NO:
SCALE:	NA.	A-1.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1301	

	BLOCK 1 AND 2				BLOCK 3 AND 4				
UNIT TYPE	A	B	C	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	-
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ.FT.)	1348	1150	1370	1310	1347	1178	1389	1330	-
TOTAL AREA (SQ.FT.)	5360	2300	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM : 4
NO OF 3 BED RM :10
NO OF 4 BED RM : 5
TOTAL NO OF UNITS : 19

TOTAL NET AREA : 24724 SQ.FT.
LOT AREA : 32049 SQ.FT.

SITE PLAN

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION/ ISSUED
1	07-11-19	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660-19674 - 19680
55 A AVENUE, LANGLEY

FOR:
101273 BC. LTD.
5801 KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
SITE PLAN

DATE:	APRIL 2016	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1901	

PERSPECTIVE VIEW OF THE SITE

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION / ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
PERSPECTIVE VIEW OF SITE

DATE:	APRIL 2016	SHEET NO:
SCALE:	1/8"=1'-0"	A-1.4
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

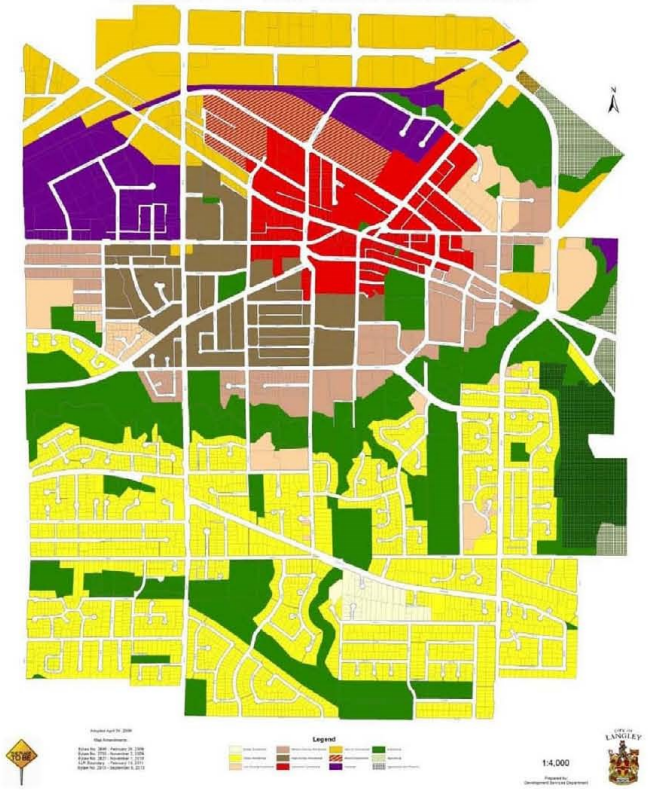
Density Analysis

- Zoning designation in the City's Official Community Plan is "Medium Density Residential".
- Medium Density Residential allows a density of 70 units per acre and a building height of 4 storeys.
- 70 units per acre allows for 53 multiple family residential units.
- The proposed development consists of 19 units and a building height of 3 storeys.

The City's OCP Bylaw Townhouse Development Policies:

- Townhouse Units should be oriented toward public roads
- Vehicle access should be provided from internal roads or lanes
- Avoid presenting garage entrances to public roads where possible.
- The proposed development complies with the City of Langley's Official Community Plan Bylaw.

CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP



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NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19704, 55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
DENSITY AND TRAFFIC ANALYSIS

DATE:	APRIL 2016	SHEET NO:
SCALE:	NTS	A-1.4a
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1601	

Design Rationale

Site Characteristics and Context

This proposal would occupy a lot area of 33,240 sq ft (3,088 sq m) and has an overall density of 25 units per acre. The official community plan allows for a density of 70 units per acre and up to 4 storeys in height. The proposed development introduces greatly reduced density for the site. The site is presently occupied by 3 homes and is almost flat. The project consists of 19 three storey two, three and four bedroom town homes. The average size of the two bedroom home is 1,200 sq ft. the three bedroom townhouse is 1,450. Sq ft and the four bedroom townhouse is 1,500 sq ft.

The lane is an asphalt road from 198 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane, which is presently a gravel road, will be paved by the developer to the east of this site.

Photos of the "Marquee" and the development immediately to the east are shown on the renderings provided in the rezoning submission package. There are no developments adjacent to the site toward the west.

The remaining neighbouring lots to the west could be developed separately and there would be no orphan lot remaining as a result of this development.

Outdoor space for the units are provided by large 2nd floor balcony / decks, patios with soft landscaping at the main floor level, and the roof top decks. The roof top decks are located far away from the edge of the roof preventing overview on the development to the south.

Orientation, Massing

The development proposal complies with the official community plan by providing the following features :

- Units have ground oriented entries toward the public road
- Vehicular access is provided from lane and on internal road
- Private patios and balconies are provided for each unit
- Garage doors do not face the public road

OPEN SPACES / LANDSCAPING

The open spaces and landscape concept follow the same design criteria envisioned for the streetscape along 55A Avenue and is in harmony with the existing developments to the east.

Along the 55A Avenue frontage, trees with emphasis on vertical elements have been introduced to enhance the urban character and expression created by the architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Each unit has a private patio on the main floor, large deck / balcony on the 2nd floor with privacy screens and a private roof deck and plants.

Landscaping along the west property line provides buffering to the adjacent lot.

Urban Design, Form and Character

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the townhouse developments to the east side.

The townhouses along 55A have direct pedestrian access to the road to respond to a streetscape and an urban concept that has been planned for the neighborhood.

The form and character introduces an articulated architectural expression with a contemporary vocabulary. At the same time the design vocabulary and finishing materials expresses an urban character with emphasis on a west coast architectural style.

The architectural expression of the buildings provides a recognizable form and character expressing the identity of a "base and top" with transition in massing and change to the material and colour.

The exterior form is modulated with repetitive bay windows and decorative cornices. A number of decorative elements including wood brackets, wood posts and semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

Entries are identifiable with Individual trellis canopies, posts and strong colour expression emphasizing on the urban character, pedestrian friendly environment and direct access to the street, private patios at grade and balconies on the 2nd floor provide active engaging interest fostering vitality.

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NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19704, 55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
DESIGE RATIONALE

DATE:	APRIL 2018	SHEET NO:
SCALE:	N/A	A-1.5
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

Sustainability and Green Measures

The design concept offers a pedestrian friendly environment by introducing ground oriented entries.

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and developing within an existing urban area rather than a suburban district.

The following design strategies and elements will be introduced:

1. Use of low emission adhesives, paint and flooring.
2. Use of efficient building materials with high recycled content and from local sources.
3. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010.
4. All exterior walls and roofs are designed with high energy conservation measures. Rigid insulation is used under slab on grade and all units will have HRV system.
5. Where possible, operating windows are located on opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows function as shading devices.
6. Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.
7. All units have private patios on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.
8. An energy efficient lighting system and use of dimmers will be incorporated in the electrical system

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NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19704, 55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
SUSTAINABILITY

DATE:	APRIL 2018	SHEET NO:
SCALE:	N/A	A-1.6
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

Crime Prevention Through Environmental Design. "CPTED"

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety for the proposed development.

The proposed CPTED measures fall into the following categories:

A. *Natural Surveillance*
B. *Access and Perimeter Control*
C. *Hierarchy of Space*
D. *Territoriality*

A. Natural Surveillance

The windows and the balconies along the 55A Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces.

Windows on front, rear and side elevations provide opportunity to observe people and their activities.

Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire building and internal road. Outdoor lights are regulated by a photo cell system.

B. Access and Perimeter Control

The simplicity of the massing and it's orientation creates an open space environment visible from every angle with no enclave or semi-enclosed spaces available for strangers and wandering people.

Access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site.

Stone has been introduced at the base of the building blocks to present a durable and high quality base free of graffiti.

C. Hierarchy of Space

Identifiable entries to the units with direct access to the street along with identifiable private and semi-private patios along with the presence of the balconies on the 2nd floor create a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.

Clear definition of space is created between public, private, semi public and semiprivate spaces.

D. Territoriality

Private patios, view from balconies and identifiable entries have created a sense of ownership for every unit. This is accentuated by defined landscape buffering.

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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19704, 55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
CRIME PREVENTION THROUGH DESIGN - CPTD

DATE:	APRIL 2018	SHEET NO:
SCALE:	N/A	A-1.6a
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

33 UNITS

28 UNITS

2 TOWNHOUSE DEVELOPMENTS TO THE EAST

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION/ ISSUED
1	07-11-18	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
STREETSCAPE

DATE:	APRIL 2018	SHEET NO:
SCALE:	N/A	A-1.7
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

NORTH (FRONT) ELEVATION - BLOCK 4

EAST SIDE ELEVATION - BLOCK 4 (WEST ELEVATION IS REVERSED)

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:

TOWNHOUSE DEVELOPMENT
19660, 19674, 19690
55 A AVENUE, LANGLEY

FOR:

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:

BLOCK 3 & 4 ELEVATIONS

DATE:	APRIL 2016	SHEET NO:
SCALE:	1/8"=1'-0"	A-1.8
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

Exterior Finishes

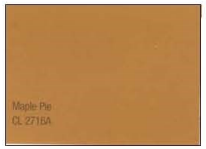
The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

A variety of building materials is used with emphasis on richer and urban elements (Stone) at the main façade along the street. Vinyl siding is introduced at the rear of the buildings.

Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fascias are introduced to further articulate the architectural vocabulary.

NORTH (FRONT) ELEVATION - BLOCK 3

STONE
SUEDE DRYSTACK LEDGESTONE - BORAL



HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP.

6" HORIZONTAL HARDIE SIDING
CL 3224M SERAPH - BY GP.

VINYL SHINGLES
55-SPICE BY KAYCAN

6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYKAN

Railing and windows
CL 3127N BLACK RUSSIAN BY GP

F. ADAB ARCHITECTS INC.

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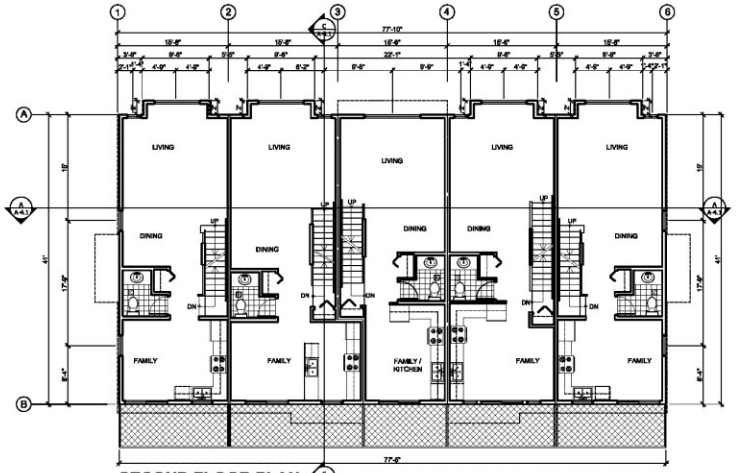
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

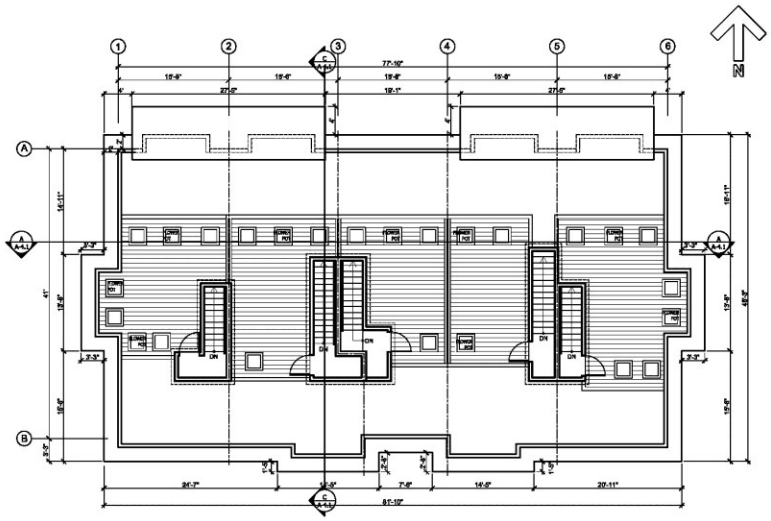
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
EXTERIOR FINISH AND OPEN SPACE

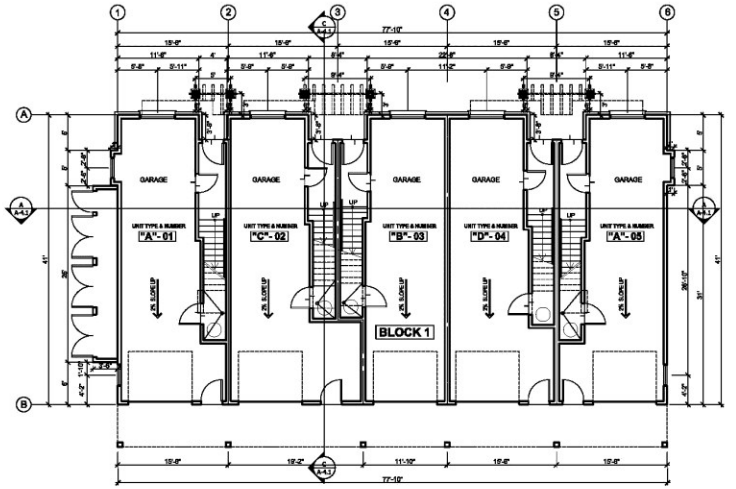
DATE:	APRIL 2016	SHEET NO:
SCALE:	N/A	A-1.9
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1601	



SECOND FLOOR PLAN

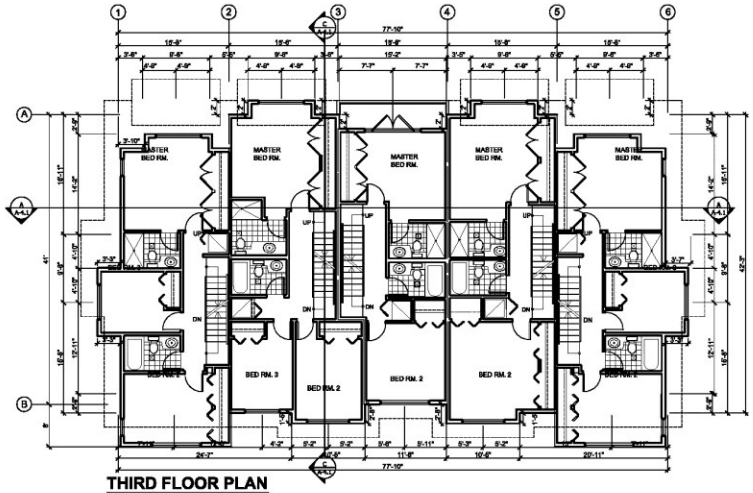


ROOF PLAN



FIRST FLOOR PLAN-BLOCK 1

BLOCK 2 IS REVERSED



THIRD FLOOR PLAN

F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:

TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

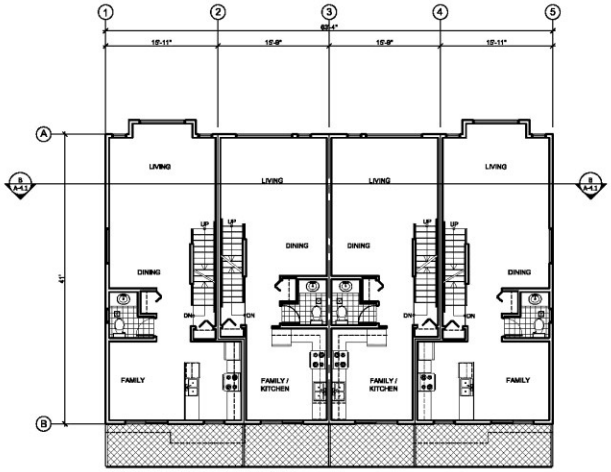
FOR:

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5901 - KETTLE CRESCENT
SURREY, B.C.

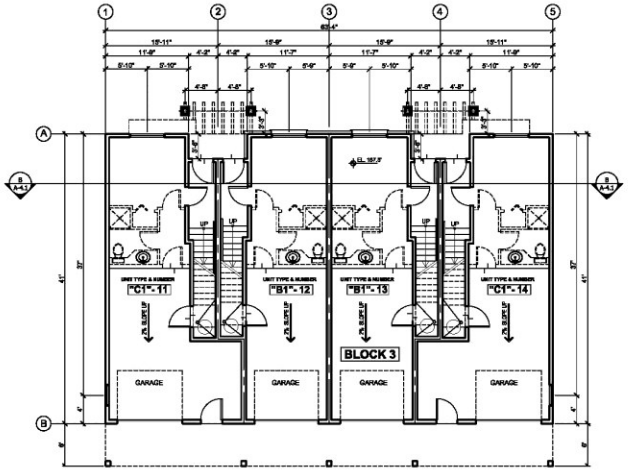
DRAWING TITLE:

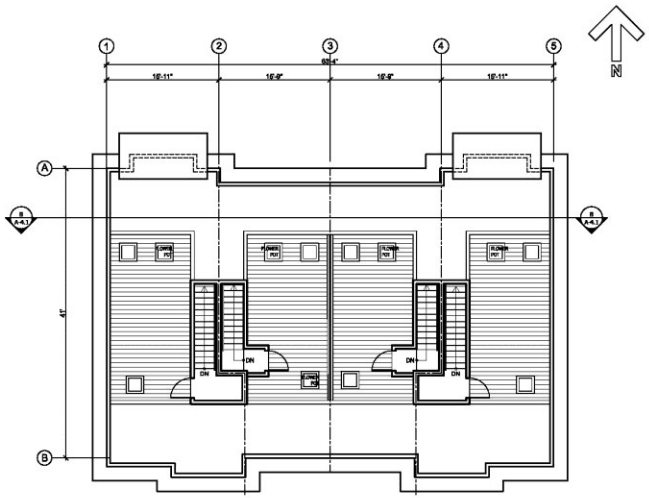
BLOCKS 1 AND 2 TYP. FLOOR PLANS

DATE:	APRIL 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

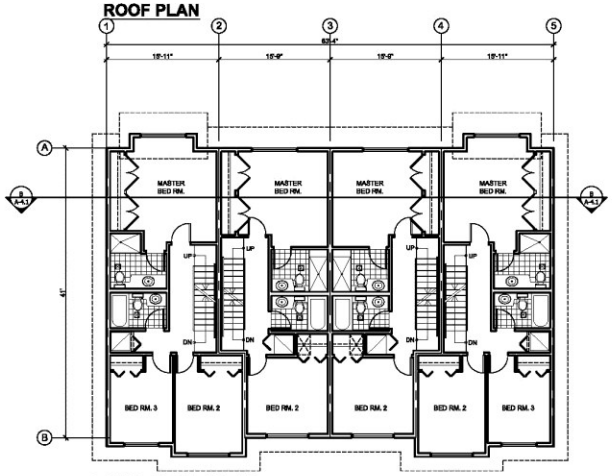


SECOND FLOOR PLAN





ROOF PLAN



THIRD FLOOR PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

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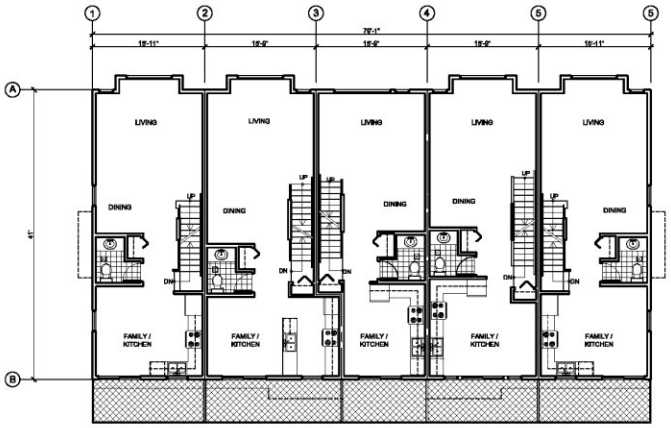
NO.	DATE	REVISION/ ISSUED
1	07-11-16	ISSUED FOR DP

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

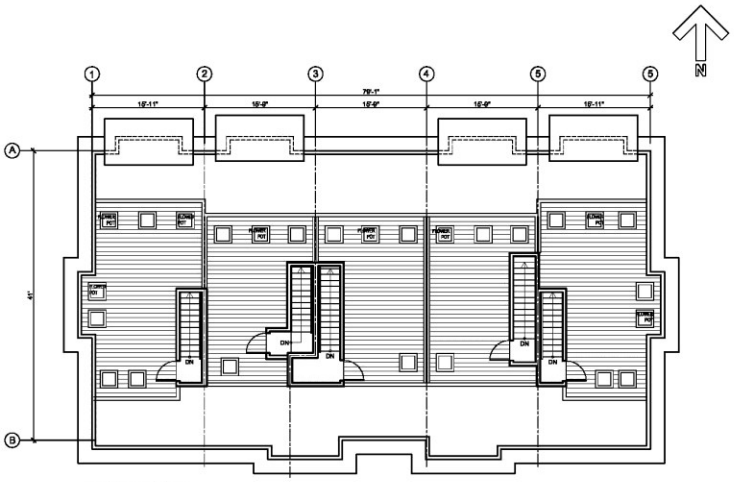
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 3
FLOOR PLANS

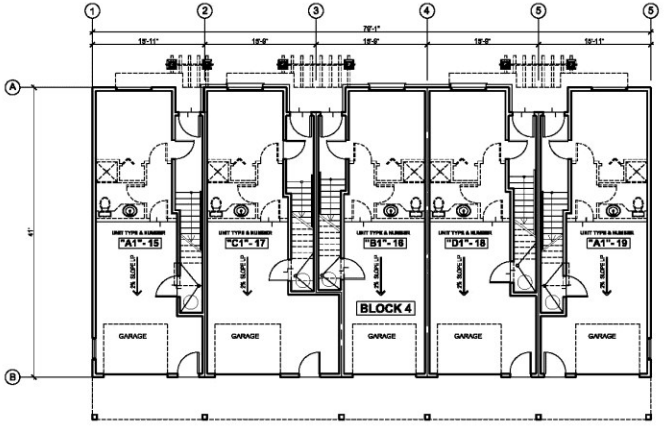
DATE:	APRIL 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	



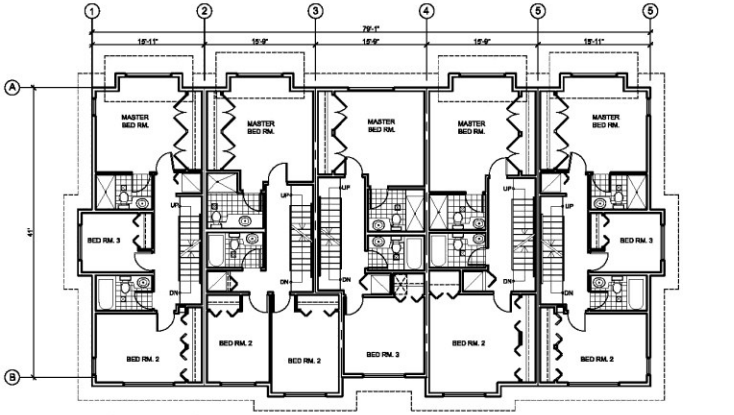
SECOND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN-BLOCK 4



THIRD FLOOR PLAN

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NO.	DATE	REVISION / ISSUED

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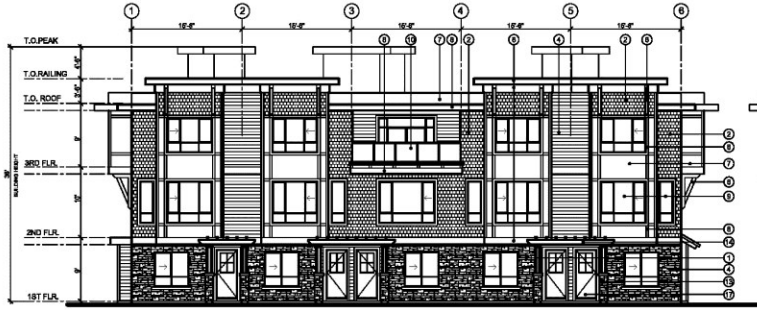
19660, 19674, 19680
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

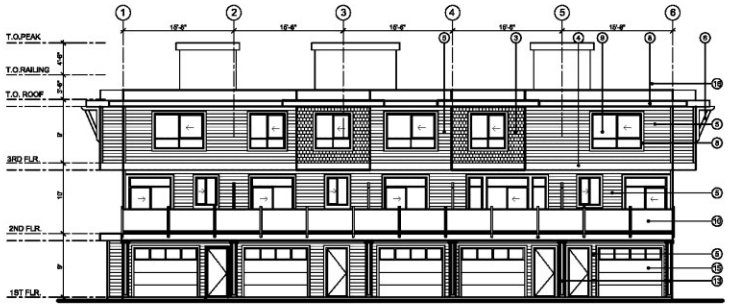
DRAWING TITLE:
BLOCK 4
FLOOR PLANS

DATE:	APRIL 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.3
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

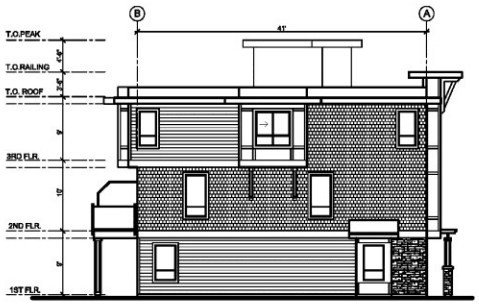


NORTH (FRONT) ELEVATION - BLOCK 2

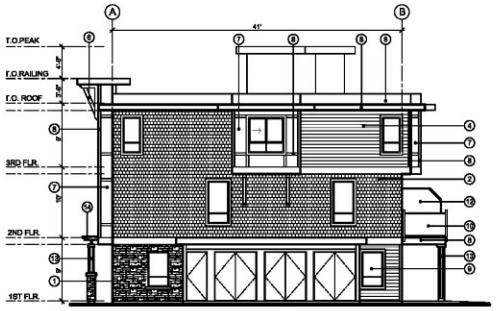
NORTH (FRONT) ELEVATION - BLOCK 1



SOUTH (REAR) ELEVATION - BLOCK 1



EAST SIDE ELEVATION - BLOCK 1
(BLOCK 2 WEST ELEVATION IS REVERSED)



WEST SIDE ELEVATION - BLOCK 1
(BLOCK 2 EAST ELEVATION IS REVERSED)

EXTERIOR FINISHES

1. **STONE** SUEDE DRYSTACK LEDGESTONE - BY BORAL
2. **HARDIE SHINGLES** CL 2716A MAPLE PIE - BY GP.
3. **VINYL SHINGLES** 55-SPICE BY KAYCAN
4. **6" HORIZONTAL HARDIE SIDING / SAND BOARD** CL 3224M SERAPH - BY GP.
5. **6" HORIZONTAL VINYL SIDING** 73-STONECREST BY KAYKAN
6. **BRACKETS** CEDAR WOOD - CLEAR STAIN
7. **HARDIE BOARD** CL 3224M SERAPH - BY GP.
8. **TRIMS, BATTENS, FASCIAS** CL 3225D FATE - BY GP.
9. **WINDOWS** VINYL -BLACK
10. **RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
11. **GUTTER AND DOWN PIPE** VINYL - WHITE
12. **PRIVACY SCREEN** PRE-FABRICATED METAL AND OSSCURE GLASS
13. **COLUMN** BASE : SUEDE DRYSTACK LEDGESTONE - BY BORAL TOP : CL 3224M SERAPH - BY GP. TRIMS : CL 3225D FATE - BY GP.
14. **TRELLIS** CEDAR WOOD - CLEAR STAIN
15. **GARAGE DOOR** CL 3225D FATE - BY GP.
16. **GUARD RAIL** 2"X2" VERTICAL AND HORIZONTAL CEDAR WOOD - CLEAR STAIN
17. **EXTRY DOOR**
    - BLOCKS 1&2 : CLV 1104N NERETIC - BY GP.
    - BLOCK 3 : CLV 1158N TIGRIS - BY GP.
    - BLOCK 4 : CLV 1171N WORKING CLASS- BY GP.

F. ADAB ARCHITECTS INC.

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19660, 19674, 19690
55 A AVENUE, LANGLEY

FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

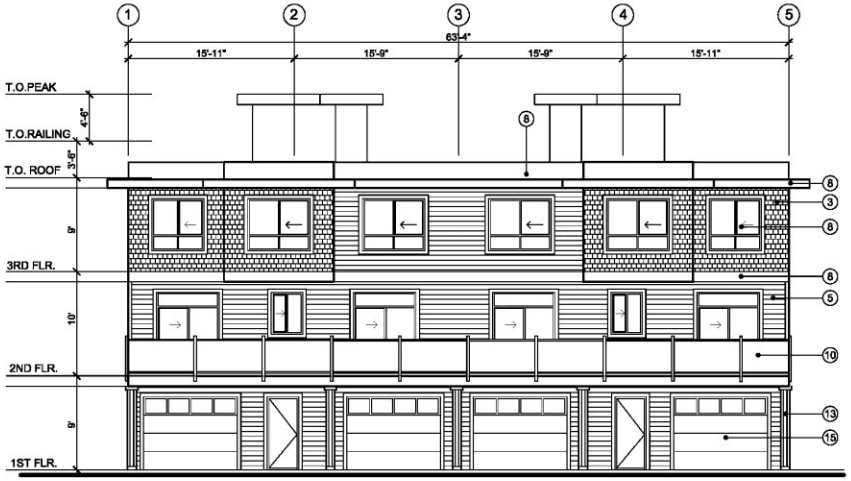
DRAWING TITLE:
BLOCKS 1 AND 2 ELEVATIONS

DATE:	APRIL 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-3.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

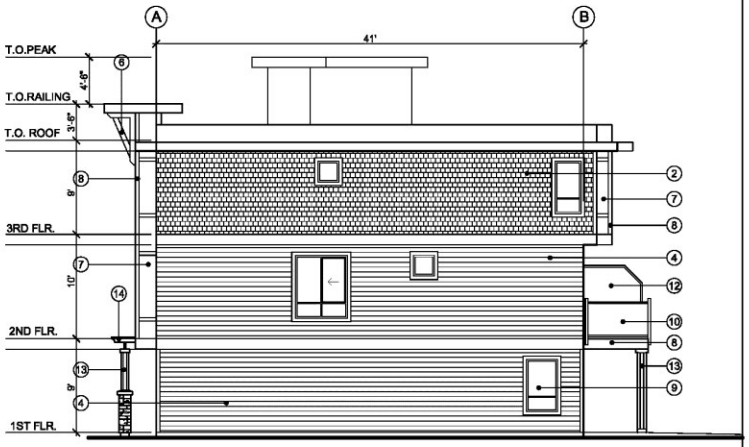
NORTH (FRONT) ELEVATION - BLOCK 3

EXTERIOR FINISHES

1. **STONE** SUEDE DRYSTACK LEDGESTONE - BY BORAL
2. **HARDIE SHINGLES** CL 2716A MAPLE PIE - BY GP.
3. **VINYL SHINGLES** 55-SPICE BY KAYCAN
4. **6" HORIZONTAL HARDIE SIDING / BAND BOARD** CL 3224M SERAPH - BY GP.
5. **6" HORIZONTAL VINYL SIDING** 73-STONECREST BY KAYKAN
6. **BRACKETS** CEDAR WOOD - CLEAR STAIN
7. **HARDIE BOARD** CL 3224M SERAPH - BY GP.
8. **TRIMS, BATTENS, FASCIAS** CL 3225D FATE - BY GP.
9. **WINDOWS** VINYL -BLACK
10. **RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
11. **GUTTER AND DOWN PIPE** VINYL - WHITE
12. **PRIVACY SCREEN** PRE-FABRICATED METAL AND OBSCURE GLASS
13. **COLUMN** BASE : SUEDE DRYSTACK LEDGESTONE - BY BORAL TOP : CL 3224M SERAPH - BY GP. TRIMS : CL 3225D FATE - BY GP.
14. **TRELLIS** CEDAR WOOD - CLEAR STAIN
15. **GARAGE DOOR** CL 3225D FATE - BY GP.
16. **GUARD RAIL** 2"X2" VERTICAL AND HORIZONTAL CEDAR WOOD - CLEAR STAIN
17. **EXTRY DOOR**
    - BLOCKS 1&2 : CLV 1104N NERETIC - BY GP.
    - BLOCK 3 : CLV 1156N TIGRIS - BY GP.
    - BLOCK 4 : CLV 1171N WORKING CLASS- BY GP.



SOUTH (REAR) ELEVATION - BLOCK 3



WEST SIDE ELEVATION - BLOCK 3

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DRAWING TITLE:
BLOCK 3
ELEVATIONS

DATE:	APRIL 2016	SHEET NO:
SCALE:	NTS.	A-3.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1001	

NORTH (FRONT) ELEVATION - BLOCK 4

EXTERIOR FINISHES

1. **STONE** SUEDE DRYSTACK LEDGESTONE - BY BORAL
2. **HARDIE SHINGLES** CL 2715A MAPLE PIE - BY GP.
3. **VINYL SHINGLES** 55-SPICE BY KAYCAN
4. **6" HORIZONTAL HARDIE SIDING / BAND BOARD** CL 3224M SERAPH - BY GP.
5. **6" HORIZONTAL VINYL SIDING** 73-STONECREST BY KAYKAN
6. **BRACKETS** CEDAR WOOD - CLEAR STAIN
7. **HARDIE BOARD** CL 3224M SERAPH - BY GP.
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14. **TRELLIS** CEDAR WOOD - CLEAR STAIN
15. **GARAGE DOOR** CL 3225D FATE - BY GP.
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17. **EXTRY DOOR**
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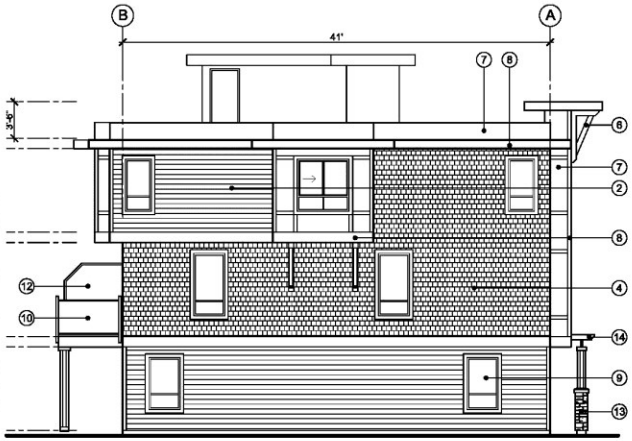
    - BLOCK 3 : CLV 1158N TIGRIS - BY GP.
    - BLOCK 4 : CLV 1171N WORKING CLASS- BY GP.

SOUTH (REAR) ELEVATION - BLOCK 1



EAST SIDE ELEVATION - BLOCK 4 (WEST ELEVATION IS REVERSED)

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DRAWING TITLE:
BLOCK 4
ELEVATIONS

DATE:	APRIL 2016	SHEET NO:
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DESIGN:	F.A.	
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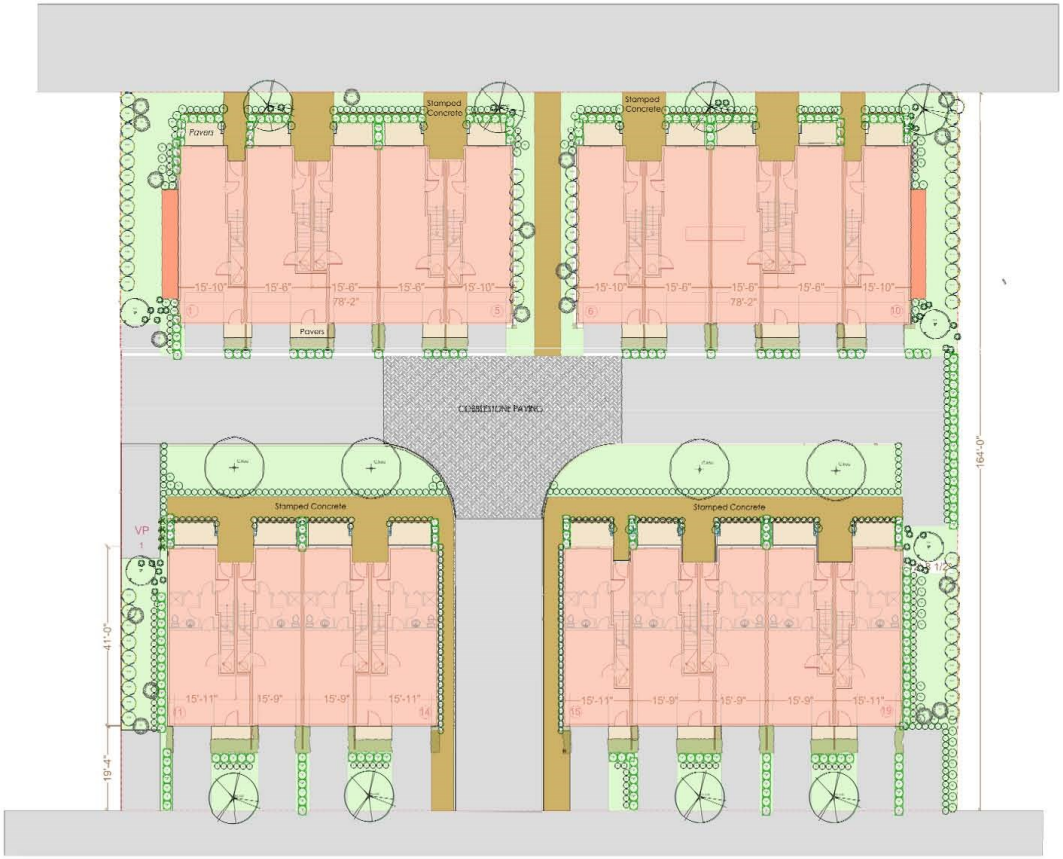
PROJECT NO:	1001	

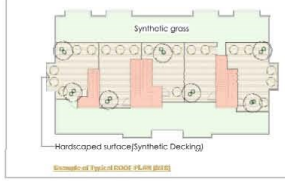


DESIGN RATIONALE AND SUMMARY

THIS MULTI-FAMILY DEVELOPMENT IS AMIDST A RAPIDLY CHANGING AREA WHERE A NUMBER OF SUCH DEVELOPMENTS HAVE SPRUNG UP IN THE PAST FEW YEARS. OUR DESIGN CONCEPT ADVOCATES A SENSITIVE AND SOFT SCHEME THAT MERGES WITH THE GENERAL TRANSFORMATION OF THE AREA

THE CELLULAR NATURE OF A MULTIFAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES (PRIVATE PATIOS FROM ONE ANOTHER) IS EMERALD CEDAR, (THUJA OCCIDENTALIS'SMARAGD'). THIS COLUMNAR HEDGE PLANT IS USED IN TANDEM WITH SMALLER SHRUBS(SUCH AS SPIRAEA JAPONICA & AZALEA JAPONICA) TO CREATE MULTIPLE LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE FLANKING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY AFFORDING LIMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN VARYING CLIMATIC CONDITIONS AND SOILS. ACER RUBRUM IS USED ON THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGES OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATIONAL DOGWOOD AND ALLEGHENY SERVICEBERRY FOR ORNAMENTAL QUALITY TO THE COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED WITH STAMPED CONCRETE TO ALLOW FOR AFFORDING A RICHNESS TO THE STREETSCAPE. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS WITH A FINER TEXTURED PAVER ALLOWS FOR DISTINCT DEFINITION AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE ALSO ALLOWING FOR THE GROUND ABSORPTION AND PERMEABILITY WE ALSO PROPOSED TO USE AN ELEMENT OF A LOW BACKGROUND SLATTED FENCE IN LAYERING WITH THE PLANTS (AS SHOWN IN THE PICTURES) TO OFFER WELL DEFINED AND DISTINCTLY PLEASANT SPACES.



Example of Typical ROOF PLAN [01]

DESIGN CONCEPT OF ROOFTOP AREA.

THIS DEVELOPMENT BOASTS OF CREATIVE EXPLORATION IN TERMS OF THE ROOFTOP USABLE SPACES. IHE ARCHITECTS HAVE ENVISAGED A RECESSED USABLE HARDSCAPED SURFACES THAT AFFORD PRIVACY TO ADJOINING BLOCKS AND DEVELOPMENTS.

AN INTERPLAY OF SYNTHETIC GRASS AND HARDSCAPE IS VISUALIZED HERE WITH THE SYNTHETIC GRASS ALLOWING A VISUAL RELIEF AND HARD AREAS WITH POTS DEFINING THE ACTIVITY AREAS. THE DETAILS, STRUCTURAL INTEGRITY AND FINAL FORM TO BE FINALIZED EXPRESSLY BY THE STRUCTURAL ENGINEERS AND THE ARCHITECTS.
ONCE AGAIN LOW MAINTENANCE FLORA HAS BEEN USED HERE TO ALLOW FOR LONGEVITY ONE SMALL/MEDIUM TREE IS ALOTTED TO A UNIT WITH THE EXCEPTION OF THE END UNITS WHERE 2 HAVE BEEN FOUND NECESSARY. ONCE AGAIN, NATIVE *FLOWERING PLANTS LIKE OREGON GRAPES AND POLYSTICHUM* UNDER THE TREES HAVE BEEN PROPOSED TO ALLOW FOR A VARIETY OF TEXTURES KEEPING THE MAINTENANCE LOW.

Variety of Surface treatment pallete

Slatted Fence Background(Minimal Raise)

Roof Top garden -Interplay of Synthetic Grass and Hardscape.

Slatted Fence Background(Surface Flush)

Recommended Plant List

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
ACc	4	acer circinatum	vine maple	3.0 m. ht	
Acrub	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
Cjau	4	Cornus kousa chinensis	Chinese Dogwood	6 cm. cal	
smgd	256	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.75 m. ht.	

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
7	669	7	7	6	0
Aj	91	Aucuba japonica	Japanese aucuba	#3 pot	
Ba	4	Berberis spiciana	Deer Pass	#3 pot	
Bx	349	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
Mnap	60	Mahonia aquifolium	Oregon grape	#3 pot	
pm	39	Polystichum munitum	swordfern	#2 pot	
sbk	16	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sk	101	Skimmia japonica	Japanese Skimmia		
	0				

APC Concept Landscape

bent picture design group
landscape architecture
urban design
planning
architecture design
1361 129th Street, Surrey,BC, V4A3X7 . 604 783 1450 . ruchirdhall@gmail.com

19660-19680 55A Av
Langley, BC

Landscape Plan
LA-01-03

Drawn By: Ruchir		Checked By: Ruchir	
Reviewed By: Ruchir		Stage: Design Development	
Contractors		Consultants	
Authorities		Documents: APC Concept Landscape	

NOTES
This is merely a concept scheme intended to convey the intent of the landscape design for this development.This may not be used for the purpose of actual installation.

1

Scale 1/8"- 1'0"

N

F. ADAB ARCHITECTS INC.

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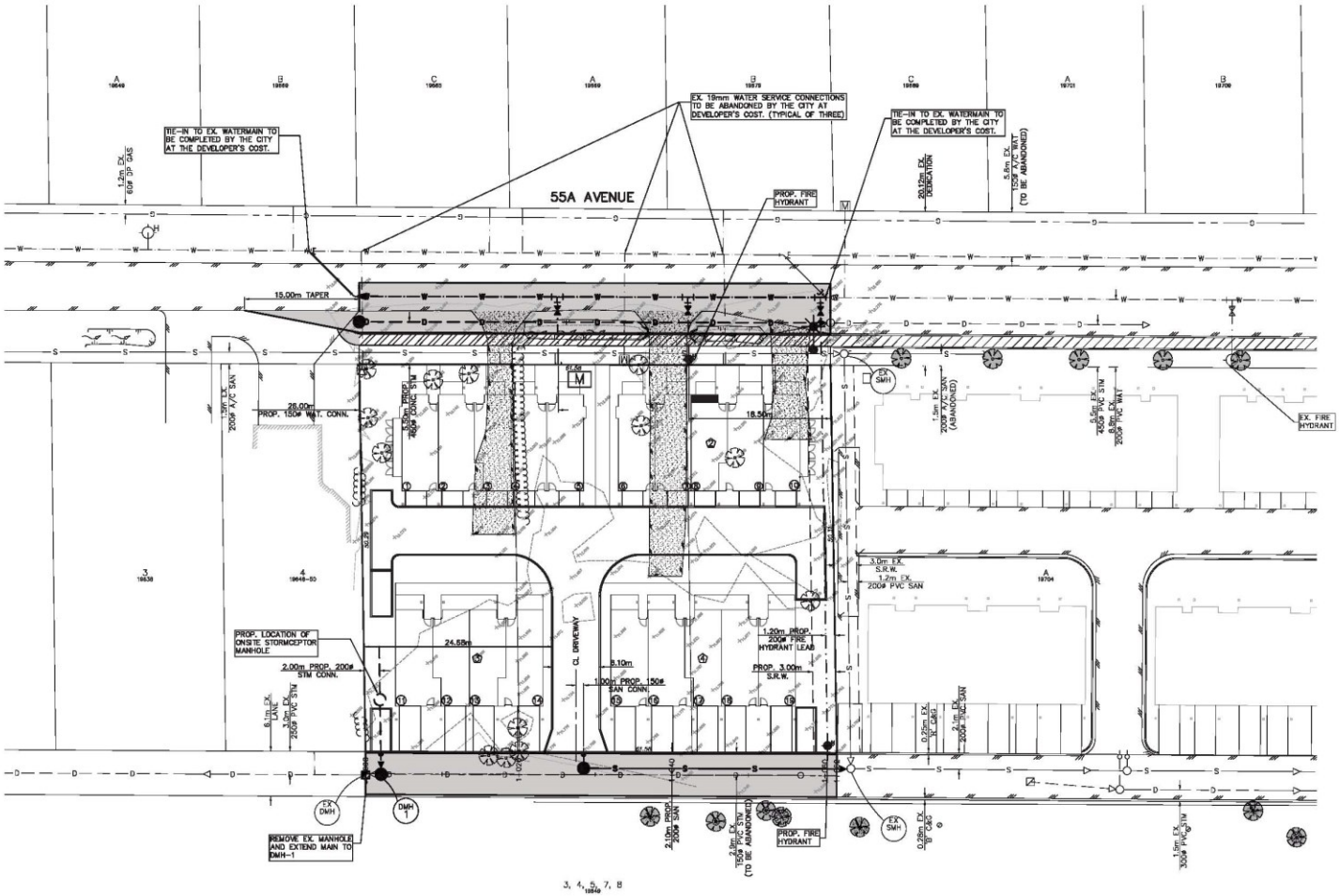
PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660-19674-19680
55TH LANGLEY AVENUE
FOR:
SUPERSTAR HOMES
5601KETTLE CRESCENT,
SURREY, B.C.

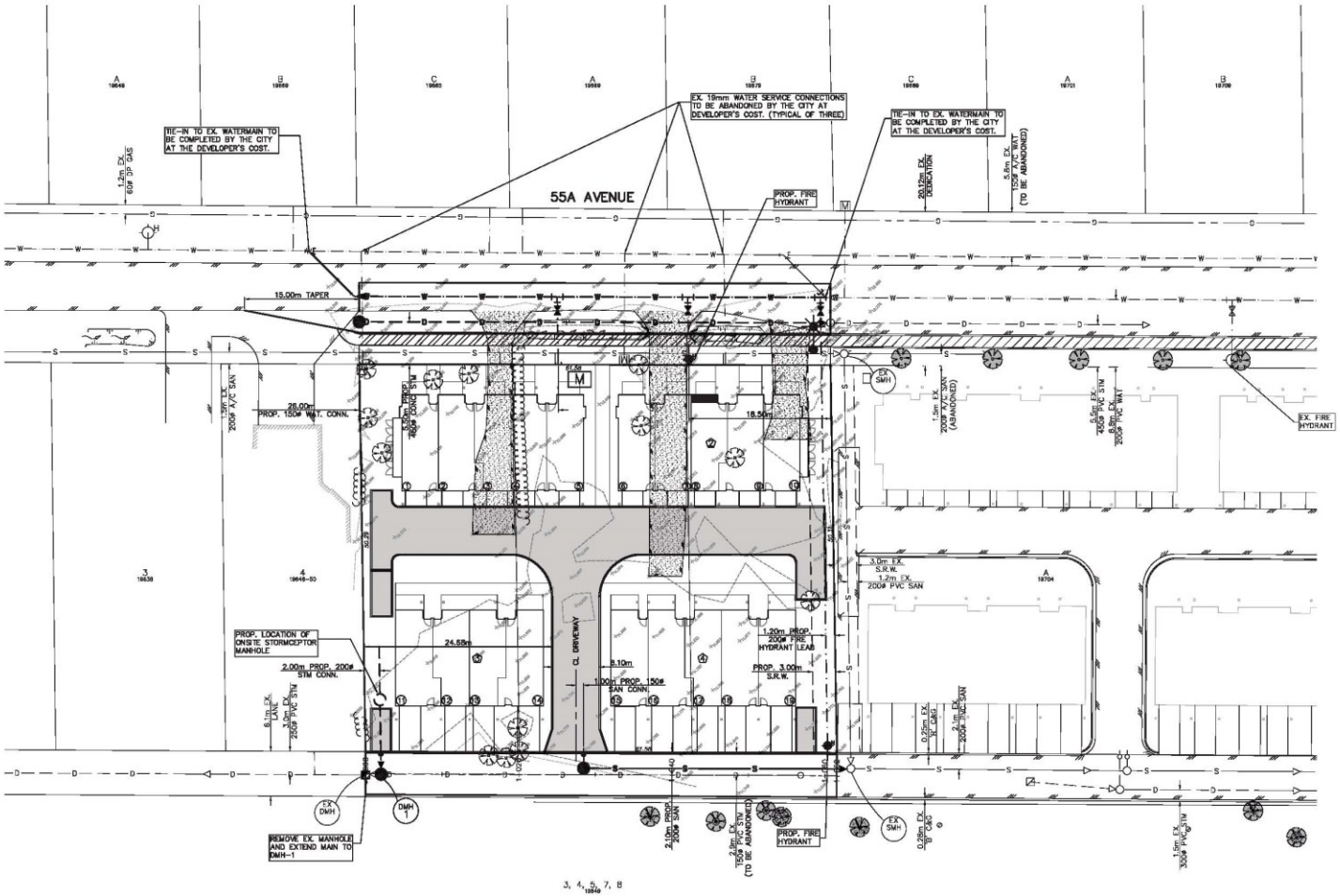
DRAWING TITLE:
LANDSCAPE PLAN

DATE:	APR/2016	SHEET NO:
SCALE:	1/8" = 1'-0"	L-1
DESIGN:	F.A.	
DRAWN:		
PROJECT NO:	1001	



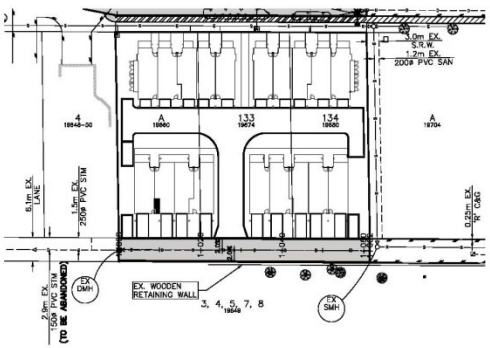
DRAWINGS BASED ON AUTOCAD <SHEETS> <DRAWING> DATED: FR MON, 2010

NOTES												
CONTRACTOR TO CONTACT TELUS, B.C. HYDRO AND TERASEN GAS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT	BENCHMARK: ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GNSS OBSERVATIONS DATUM CVGD2005/MO 2005.	ENGINEER: H.Y. ENGINEERING LTD.	DEVELOPER: SUPERSTAR HOMES, 5757 KETTLE CRESENT WEST, SURREY, BC V3S 8R6, Tel: 604-317-6039, Email: kevin_johal@hotmail.com	SEAL	I, KEVIN JOHAL, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE CITY OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS:	No	DATE	REVISIONS	DESIGN: RED DRAWN: AJB APPROVED: ER DATE: 2016/08/09 SCALE: HORIZ: 1:250 VERT: N/A	The City of Langley	MUNICIPAL PROJECT No.	KEY PLAN 19660, 19674 & 19680 – 55A AVENUE	PROJECT No. 164465	SHEET No. SK1	REV.
LEGAL: LOT B, PLAN 9565, LOTS 133 AND 134, BOTH OF PLAN 44897 ALL OF SECTION 3, TOWNSHIP 8, N.W.D.									PLAN			



DRAWINGS BASED ON ACCURACY CHECKED <SHEETS> DATED: FRI NOV 20 10

NOTES													
CONTRACTOR TO CONTACT TELUS, B.C. HYDRO AND TERASEN GAS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT	BENCHMARK: ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GNSS OBSERVATIONS DATUM CVGD2008/O 2005.	ENGINEER: H.Y. ENGINEERING LTD.	DEVELOPER: SUPERSTAR HOMES, 5757 KETTLE CRESENT WEST, SURREY, BC V3S 8R6, Tel: 604-317-6039, Email: kevin_johal@hotmail.com	SEAL	I, DEREK BADAMCHIZ, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE CITY OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. EXCEPTIONS:	No	DATE	REVISIONS	PLAN	DESIGN: RED DRAWN: AJB APPROVED: ER DATE: 2016/08/09 SCALE: HORIZ: 1:250 VERT: N/A	The City of Langley	MUNICIPAL PROJECT No.	PRELIMINARY SITE GRADING PLAN 19660, 19674 & 19680 – 55A AVENUE	PROJECT No. 164465	SHEET No. SK2	REV.



SCALE
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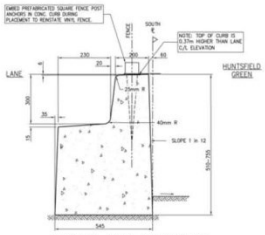
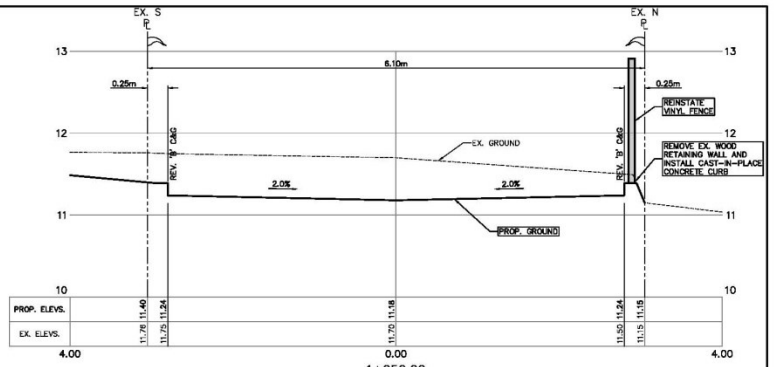


TYPICAL CURB WALL DETAIL
FRONTING DEVELOPMENT
SCALE: N.T.S.



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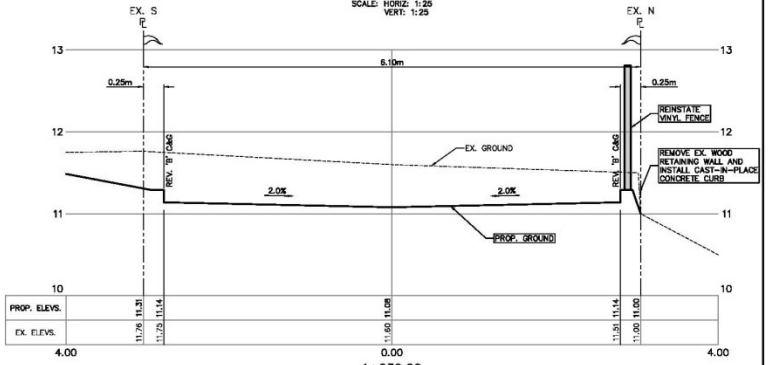

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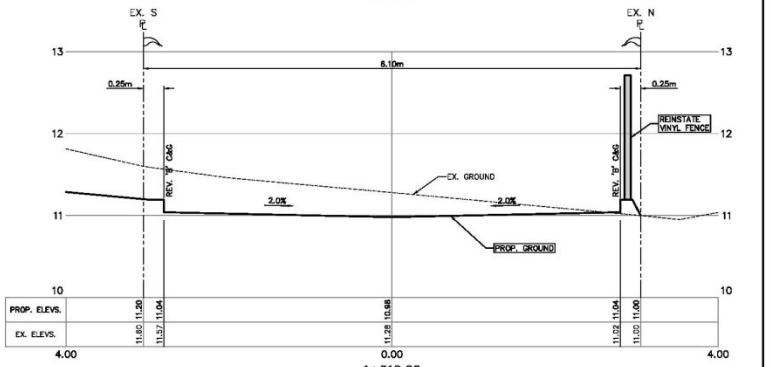

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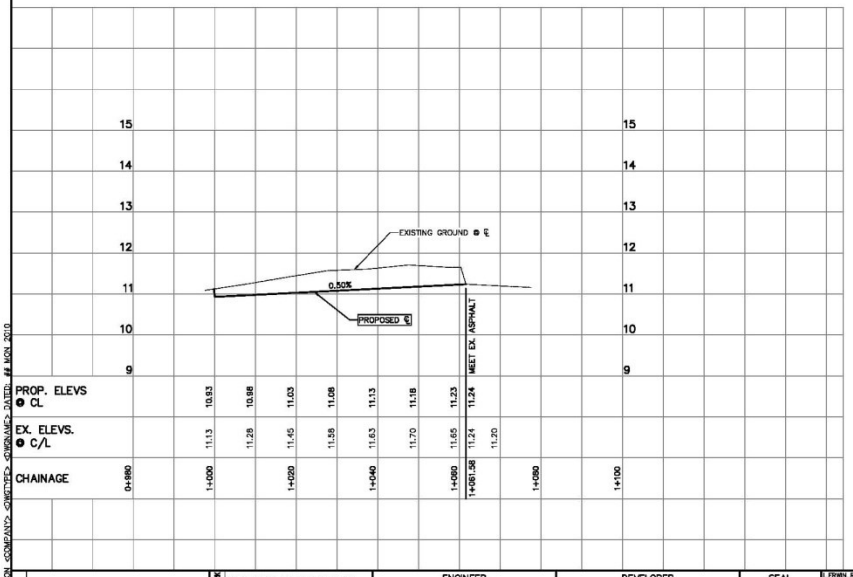

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NOTES
CONTRACTOR TO CONTACT TELUS, B.C. HYDRO AND TERASEN GAS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT

BENCHMARK
ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPSS OBSERVATIONS DATUM CVG2005/WD 2005.

LEGAL
LOT 16, PLAN 8565,
LOTS 133 AND 134, BOTH OF PLAN 44597
ALL OF SECTION 3, TOWNSHIP 8, N.W.D.,

ENGINEER
H.Y. ENGINEERING LTD.
#200-9130-152nd St. Surrey B.C. V3R 4E7 ph: 604-583-1616
info@hyengineering.com www.hyengineering.com fax: 604-583-1737

DEVELOPER
SUPERSTAR HOMES
5757 KETTLE CRESENT WEST
SURREY, BC V3S 8R6
Tel: 604-317-6039
Email: kevin_johal@hotmail.com

SEAL

I, ERWIN BADAMOSI, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE CITY OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.
EXCEPTIONS:

No	DATE	REVISIONS

PLAN
DESIGN: RED
DRAWN: AJB
APPROVED: ER
DATE: 2016/08/09
SCALE:
HORIZ: AS NOTED
VERT: AS NOTED

The City of Langley
MUNICIPAL PROJECT No.
PRELIMINARY ROADWORKS – LANE
19660, 19674 & 19680 – 55A AVENUE
PROJECT No. 164465
SHEET No. SK3
REV.

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

SEPTEMBER 14, 2016
7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Brian Doyle
Dave Humphries
Hana Hutchinson
Esther Lindberg
George Roman
Jamie Schreder

Staff: Gerald Minchuk, Director of Development Services & Economic Development

Absent: Corp. Steve McKeddie, Langley RCMP

1) RECEIPT OF MINUTES

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the minutes for the July 13, 2016 Advisory Planning Commission meeting be received as circulated.

Chairman Arnold reviewed the letter dated September 7, 2016 from Urban Design Group Architects Ltd. in response to the concerns expressed from the Advisory Planning Commission at the July 13, 2016 meeting relating to Development Permit Application DP 03-16. Chairman Arnold commended the response from the applicant to address the APC concerns.

CARRIED

2) **DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-16 20041 GRADE CRESCENT -H.Y.ENGINEERING LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lori Joyce, H.Y Engineering Ltd. Ms. Joyce presented the proposed development variance permit application. Following discussion regarding lot width and lot frontage it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Humphries

That Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Zone form 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the Local Government Act relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

CARRIED

OPPOSED: Member Doyle

3) **REZONING APPLICATION RZ 01-16 /DEVELOPMENT PERMIT APPLICATION DP 04-16 – 19660, 19674, 19680-55A AVENUE F.ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Fred Adab, F. Adab Architects Inc. Mr. Adab presented the proposed development. Following extensive discussion regarding the site plan, landscaping plan, CPTED, streetscape, lane access, and exterior cladding, it was:

MOVED BY Commission Member Roman
SECONDED BY Commission Member Lindberg

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate a 3-storey 19-unit townhouse development located at 19660, 19674, and 19680 -55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) REZONING APPLICATION RZ 02-16/DEVELOPMENT PERMIT APPLICATION DP 05-16 -20180, 20190, 20200, 20220-20224-53A AVENUE –KEYSTONE ARCHITECTURE

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Lukas Wykpis, Keystone Architecture. Mr. Wykpis presented the proposed development. Following extensive discussion regarding the site plan, visitor parking, landscaping, CPTED, and exterior finishing, it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Doyle

That Rezoning Application RZ 02-16/Development Permit Application DP 05-16 to accommodate a 4-storey 80 –unit condominium development located at 20180, 20190, 20200, 20220-20224 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

NEXT MEETING

Thursday, October 13, 2016

5) ADJOURNMENT

MOVED BY Commission Member Humphries
SECONDED BY Commission Member Schreder

THAT the meeting adjourn at 9 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct