



PUBLIC HEARING AGENDA

Monday, December 5, 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 the Hearing has been publicized and of any letters received.

2. BUSINESS

- a. Bylaw No. 3006 – Zoning Amendment and Development Permit DP 08-16

1

A proposal to amend the Zoning Bylaw to accommodate a 4-storey, 28 unit townhouse development at 5501 & 5503 198 Street; 5509 198 Street; and 19771 55 Avenue.

The Mayor invites Stella Chen, Atelier Pacific Architecture Inc. to present the proposed bylaw and development permit.

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. 132, 2016, BYLAW No. 3006
DEVELOPMENT PERMIT APPLICATION DP 08-16**

To consider a Rezoning Application and Development Permit Application by Concost Management Inc. to accommodate a 4-storey, 28-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.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Concost Management Inc.
Owner:	W. Biro, G. Gill, J. Gill
Civic Address:	5501 & 5503 – 198 Street; 5509 – 198 Street; 19771 – 55 Avenue
Legal Description:	Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439
Site Area:	3,232 m ² (34,789 sq ft)
Dwelling Units:	28 (2-BR)
Proposed Density:	86.6 units/ha (35 units/acre)
Permitted Density (OCP):	173 units/ha (70 units/acre)
Gross Floor Area:	3,683 m ²
Parking Required:	62 spaces (incl. 6 visitor)
Parking Provided:	69 spaces (incl. 6 visitor)
Height:	4 storeys (11.0 m - 13.0 m)
Exterior Finishes:	Painted cement board, brick, aluminum railings
Current Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD44 Comprehensive Development Zone
OCP Designation:	MF Residential – Medium Density (MD)
DCC's:	\$387,553.00 (City: \$332,448.00, GVS&DD: \$39,470.00, SD35: \$15,635.00)
Community Amenity Charge:	\$28,000.00
Variance Requested:	None



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 132**

BYLAW No. 3006

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD44) and to rezone the property located at 5501 & 5503 – 198 Street, 5509 – 198 Street and 19771 – 55 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. 132, 2016, No.3006”.

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 – 44 (CD44) Zone: immediately after Comprehensive Development -43 (CD43) Zone:

“MM. CD44 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 28-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 44 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

(a) PID: 001-681-338

Lot A, Section 3, Township 8, New Westminster District, Plan 16536

(b) PID: 010-203-966

Lot B, Section 3, Township 8, New Westminster District, Plan 16536

(c) PID: 003-367-096

Lot 3, Section 3, Township 8, New Westminster District, Plan 12439

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 27 pages and dated November 14, 2016 prepared for Concost Management Inc. by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 08-16.

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, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this twenty first day of November, 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.

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

MAYOR

CORPORATE OFFICER



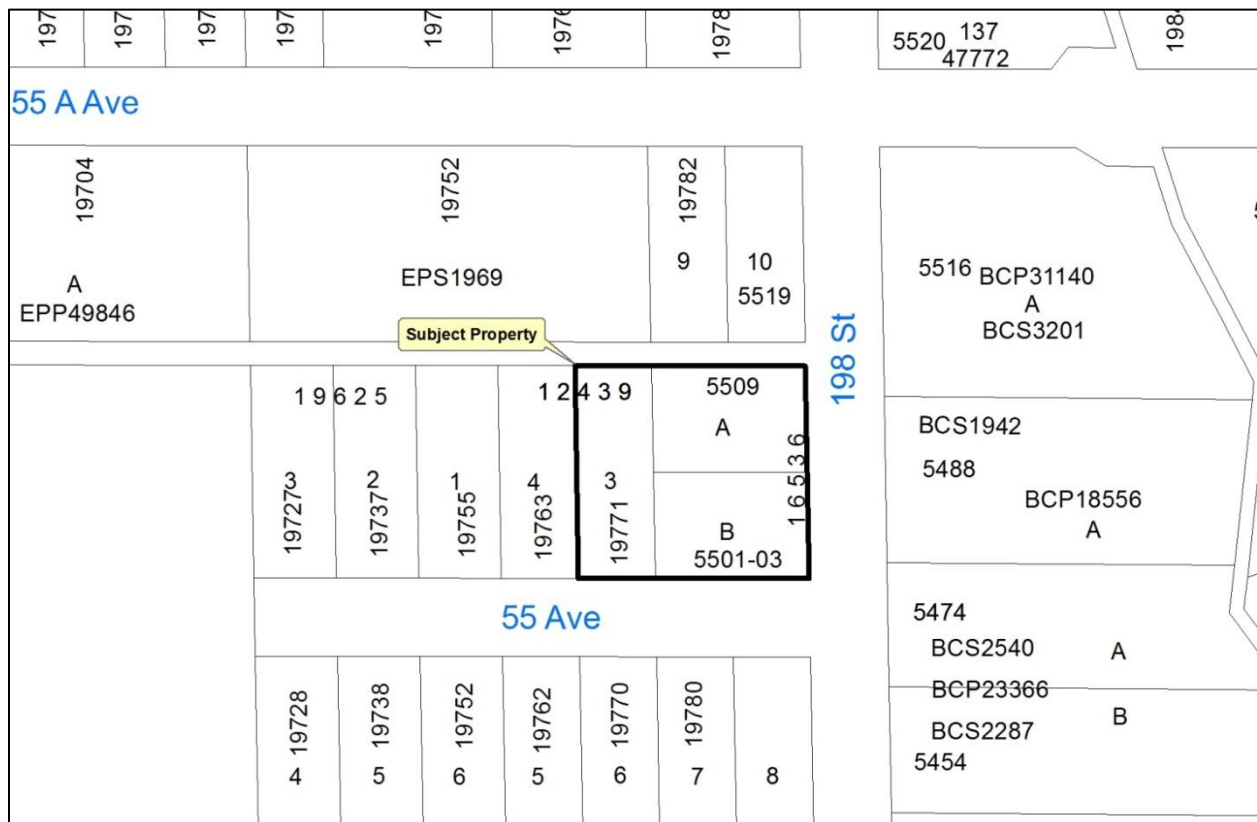
REZONING APPLICATION RZ 03-16 DEVELOPMENT PERMIT APPLICATION DP 08-16

Civic Address: 5501 & 5503 – 198 Street; 5509 - 198 Street; 19771 – 55 Avenue

Legal Description: Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439

Applicant: Concost Management Inc.

Owner: W. Biro, G. Gill, J. Gill





City of Langley

REPORT TO ADVISORY PLANNING COMMISSION

**Subject: Rezoning Application RZ 03-16
Development Permit Application DP 08-16
5501 & 5503 – 198 Street, 5509 – 198 Street;
19771 – 55 Avenue
Concost Management Inc.**

Report #: 16-044

**From: Development Services & Economic
Development Department**

**File #: 6630.00
Doc #:**

Date: October 31, 2016

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 03-16 and Development Permit Application DP 08-16 to accommodate a 4-storey, 28-unit townhouse complex located at 5501 & 5503 – 198 Street, 5509 – 198 Street and 19771 – 55 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 a Rezoning Application from RS1 Single Family Residential Zone to CD44 Comprehensive Development Zone to accommodate a 4-storey, 28-unit townhouse complex located at 5501 & 5503 – 198 Street , 5509 – 198 Street and 19771 – 55 Avenue.



POLICY:

The subject property is designated Medium Density Residential in the Official Community Plan and as such is subject to the Multifamily Residential Development Permit Area Guidelines. The subject property is currently zoned RS1 Single Family Residential Zone and the applicant is applying to rezone to CD44 Comprehensive Development Zone consistent with the Official Community Plan Development Permit Area Guidelines.

COMMENTS/ANAYLSIS:

Background Information:

Applicant:	Concost Management Inc.
Owner:	W. Biro, G. Gill, J. Gill
Civic Address:	5501 & 5503 – 198 Street; 5509 – 198 Street; 19771 – 55 Avenue
Legal Description:	Lots A & B, Section 3, Township 8, New Westminster District, Plan 16536; Lot 3, Section 3, Township 8, New Westminster District, Plan 12439
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Dwelling Units:	28 (2-BR)
Density:	86.6 units/ha (35 units/acre)
Gross Floor Area:	3,683 m ²
Floor Area Ratio:	1.060
Lot Coverage:	60.0%
Parking Required:	62 spaces (incl. 6 visitor)
Parking Provided:	69 spaces (incl. 6 visitor)
Height:	4 storeys (11.0 m - 13.0 m)
Exterior Finishes:	Painted cement board, brick facing, aluminum railings
Current Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD44 Comprehensive Development Zone
OCP Designation:	MF Residential – Medium Density (MD)
DCC's:	\$387,553.00 (City: \$332,448.00, GVS&DD: \$39,470.00, SD35: \$15,635.00)
Community Amenity Charge:	\$28,000.00
Variance Requested:	None



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 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 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 may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer’s engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed 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.
5. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
6. 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 ditch along 55 Avenue, and must apply to DFO for approval.

7. 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.
8. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. Final lift of asphalt within the lane will be required.
9. Removal of driveway crossings, new street trees, curb and gutter and 1.8m wide sidewalk is required along 198 Street.
10. Existing street lighting along 198 Street shall be reviewed, by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards. New street lighting is required along the 55 Avenue frontage.
11. Ditch infill, new curb and gutter, 1.5m wide sidewalk, storm drainage, undergrounding of overhead hydro/tel, street lighting, and a driveway crossing to serve the development is required along the 55 Avenue frontage. 55 Avenue shall be designed to the City of Langley Local road standard.

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

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 storm, sanitary and water connections 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 meters 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. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. 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". The current layout does not seem to provide a location for this.



Development Services Comments:

The proposed development is comprised of three 4-storey townhouse buildings at the northwest corner of 55 Avenue and 198 Street. The proposed units are arrayed in a rowhouse configuration and pushed to the outer edges of the site. Unit entrances are presented to the flanking streets creating a strong community connection and visual control of the public space. Private patio greenspaces provided at the second floor, fourth floor and rooftop levels offer garden space not available at ground level in this dense urban townhome complex. Vehicular circulation is from internal lanes that connect to 55 Avenue and the City lane between 55 Avenue and 55A Avenue.

The buildings consist of six or eight-unit blocks designed in a modern interpretation of urban townhomes. The flat roofed blocks employ articulated elevations in the first three storeys and stepped massing above the third storey level in variations depending on unit type. Wood grain siding finishes and brick treatments add warmth and richness to the buildings. Unit sizes range from 1,858 sq ft to 2,243 sq ft (including garages).

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

The applicant's plans generally comply with the Multifamily Residential Development Permit Area guidelines. Comprehensive Development (CD44) zoning is proposed to accommodate reduced building setbacks and increased lot coverage in this compact infill development.

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 November 9, 2016 meeting. A copy of the APC minutes will be presented to Langley City Council at the November 21, 2016 Regular Council meeting.



BUDGET IMPLICATIONS:

The proposed development would contribute \$332,448.00 to City Development Cost Charge accounts and \$28,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by,



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

RMB/





UPTOWN VILLAGE

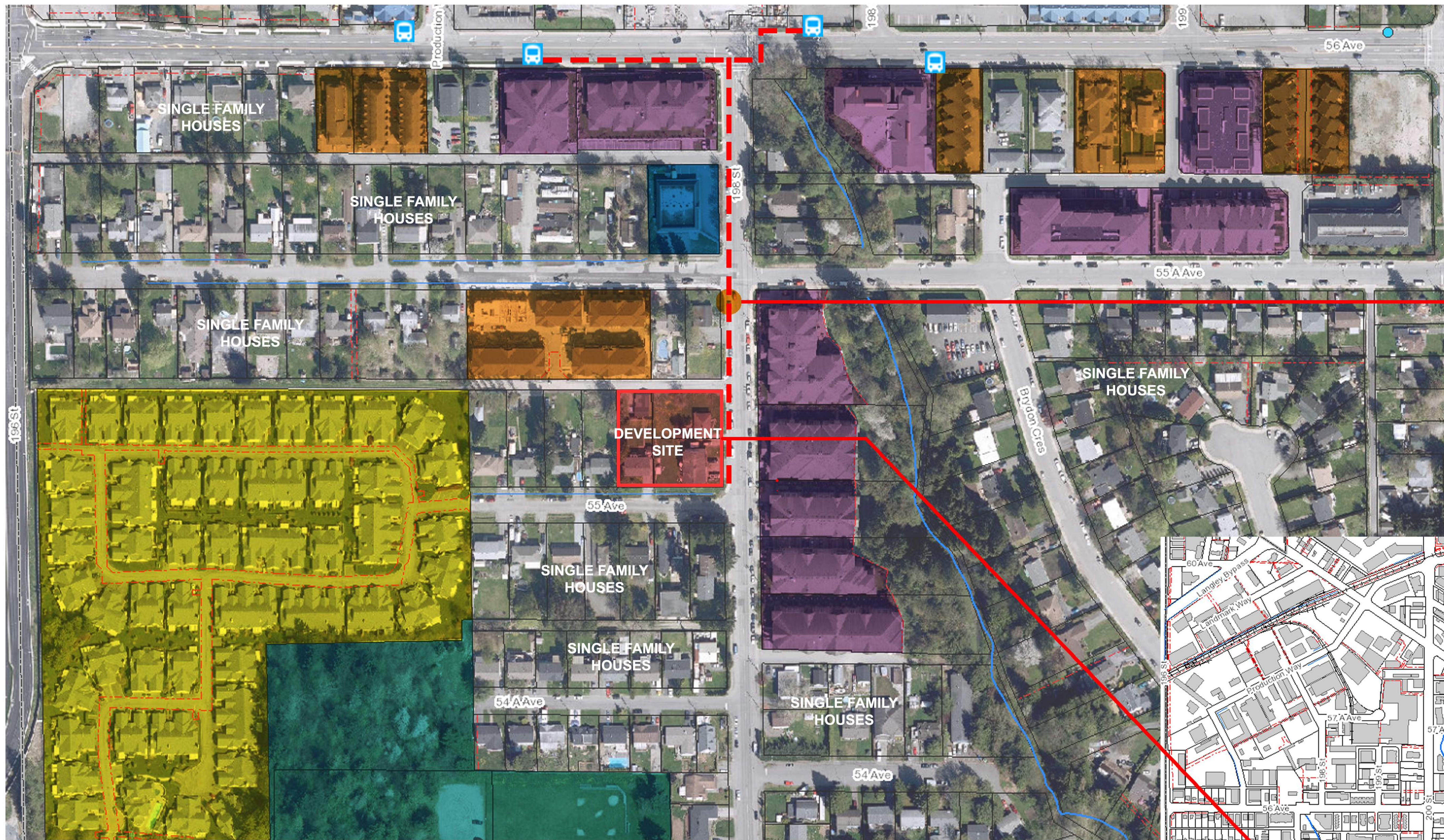
5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development

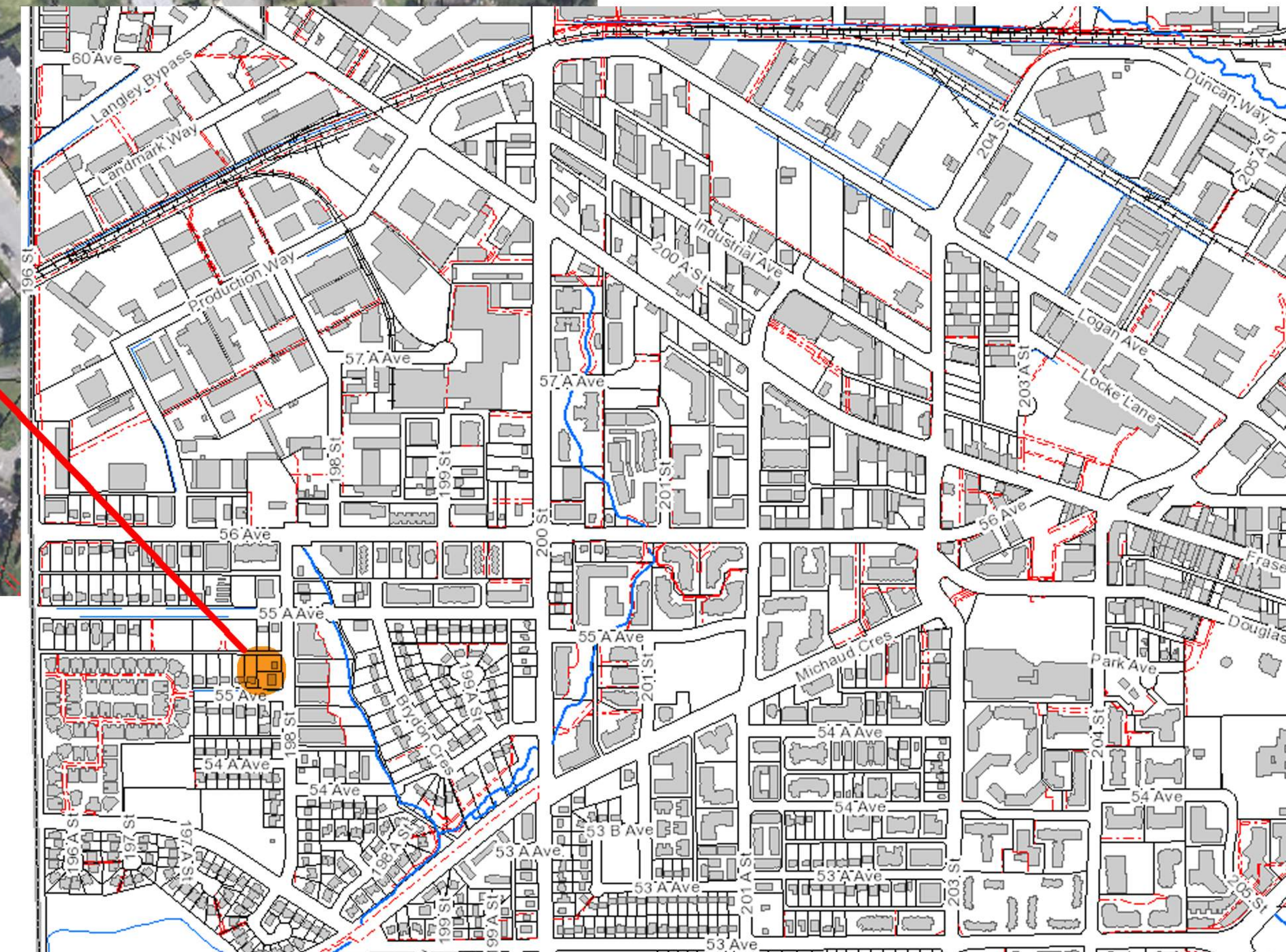


COVER PAGE



**DISTANCE FROM
DEVELOPMENT
SITE TO PUBLIC
BUS STOP IS
ABOUT 350m
(WITHIN 400m).**

- DEVELOPMENT SITE**
- MEDIUM DENSITY
MULTI-FAMILY
TOWNHOUSES**
- PARK AND
RECREATION**
- LOW DENSITY
MULTI-FAMILY
TOWNHOUSES**
- HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES**
- COMMUNITY SERVICES
(DAYCARE)**



UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development

DP 0.0

CONTEXT PLAN
NEIGHBOURHOOD ANALYSIS
SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCE:

- MEDIUM DENSITY RESIDENTIAL=173 UNITS/HECTARE OR 56 UNITS ALLOWED, 28 UNITS PROPOSED;
- ENHANCE PUBLIC SIDEWALK STREETScape AND PROVIDE ATTRACTIVE ENVIRONMENT FOR PEDESTRIANS THROUGH ENTRY GATES, WALKWAYS, PORCH STATEMENTS AND LANDSCAPING;
- PEDESTRIAN SAFETY, ACCESSIBILITY AND VISIBILITY AT CROSSINGS THROUGH DEMARKED CROSSINGS AND MATERIAL CHANGES;
- SECURE BICYCLE PARKING FACILITIES PROVIDED IN EACH UNIT;
- ENHANCE NEIGHBORHOOD IMAGE AND PROTECT NEIGHBORHOOD STABILITY THROUGH STRATA AND PRIDE OF OWNERSHIP;
- GROUND ORIENTED UNITS FACING MUNICIPAL STREETS;

TRAFFIC/ CALMING & PARKING:

- ROAD WIDTH REDUCTION IN THE ULTIMATE CROSS-SECTION ALONG 55 AVENUE TO SLOW DOWN MOTORISTS, AS WELL AS A CORNER BULB AT 55TH AVE AND 198TH STREET;
- CREATE ON-STREET PARKING POCKETS ALONG 55 AVENUE AND 198 STREET;

CRIME PREVENTION TRHOUGH ENVIRONMENTAL DESIGN *:

- THE OVERALL DESIGN THEME IS POSITIVE AND WILL PROJECT A SENSE OF OBSERVATION/ NATURAL SURVEILLANCE AND TERRITORIALITY ONTO THE LANE, 198th STREET AND 55th AVENUE;
- THE DEVELOPMENT WILL REMOVE TWO (2) EXISTING UNSIGHTLY PROPERTIES AND A VACANT LOT THAT PROJECT A SENSE OF DISORDER TO THE TRANSITIONING NEIGHBOURHOOD;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET WINDOWS FACING YARDS, STREETS/ INTERNAL ROADS;
- COVERED GARAGES HAVE DOORS FACING TOWNHOUSE WHERE POSSIBLE;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- WRAP THE UTILITY BOX IN A LAMINATE TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE THE PROPERTY LINE AND DETER INTRUDERS;
- 1.2m HIGH ALUMINUM FENCE AND GATE TO DEFINE AND CONTROL ACCESS INTO YARDS;
- VISITOR SPACE IN BUILDING BLOCK-3 IS SECURED WITH OVERHEAD GATE;
- ALL OUTDOOR SPACES ARE ABOVE GRADE AND CONTROLLED BY EACH UNIT;
- PAVING STONE WALKWAY ALONG NORTHERN MOST DRIVEWAYS WILL INCREASE PEDESTRIAN TRAFFIC AND CREATE A SAFER SPACE ;

*SEE PROVIDED "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT.

SUSTAINABILITY FEATURES:

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION;
- NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERATE PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM, IF REQUIRED;
- HOMES WILL UTILIZE HEAT RECOVERY VENTILATION TO REDUCE ENERGY CONSUMPTION;
- WATER CONSERVATION THROUGH DUAL FLUSH TOILETS.

AESTHETICS / BUILDING COMPLIANCE:

- BUILDING DESIGN AND SITE PLANNING SHOULD COMPLEMENT ADJACENT MULTIFAMILY RESIDENTIAL DEVELOPMENT;
- HIGH QUALITY EXTERIOR FINISHES (HARDIE AND BRICKS) WILL BE USED TO ENSURE THE INTEGRITY OF THE BUILDING ENVELOPE AND TO PRESENT AN ATTRACTIVE APPEARANCE;
- 60 MINUTE SHEATHING PAPER WILL BE APPLIED TO ALL BUILDINGS;
- RCABC CERTIFICATION WILL BE REQUIRED FOR FLAT ROOF;
- ALL ASPHALT SHINGLE ROOFING MATERIAL SHALL HAVE A MINIMUM 40 YEAR PRODUCT WARRANTY - ALTERNATIVE MATERIALS WILL BE ASSESSED ON A CASE BY CASE BASIS;
- DIFFERENTIATE BETWEEN PUBLIC AND PRIVATE SPACES THROUGH USE OF GATES, FENCE AND LANDSCAPING;
- ENCOURAGE PRIVATE OUTDOOR LIVING SPACE THROUGH SECURED YARDS;
- ALL WOOD APPLICATIONS WILL BE PRESSURE TREATED;
- FENCING WILL BE WROUGHT IRON, ALUMINUM, OR APPROVED ALTERNATE AND RETAINING WALLS KEPT TO A MINIMUM HEIGHT;
- REQUIRED LOCK BOXES WILL BE RECESSED INTO THE BUILDING FACE;
- EXTERIOR EXIT DOOR HARDWARE WILL BE OF COMMERCIAL/LIGHT INDUSTRIAL QUALITY AND SHALL INCLUDED ASTRAGALS;
- ALL UNITS ARE GROUND ORIENTED UNITS;
- VEHICULAR ACCESS IS PROVIDED FROM THE INTERNAL ROAD OR LANE;
- RESIDENT PARKING IS PROVIDED IN ENCLOSED AND SECURED GARAGES ATTACHED TO INDIVIDUAL UNITS
- VISITOR PARKING IS PROVIDED AT-GRADE AND INFORMALLY WITH DRIVEWAY APRON;
- PRIVATE PATIOS AND ROOF DECKS ARE PROVIDED FOR EACH UNIT;
- PROPOSED 3-4 STOREY BUILDING HEIGHT AND MASSING IS IN PROPORTION TO OPEN SPACE.

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 – 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

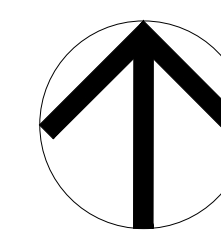
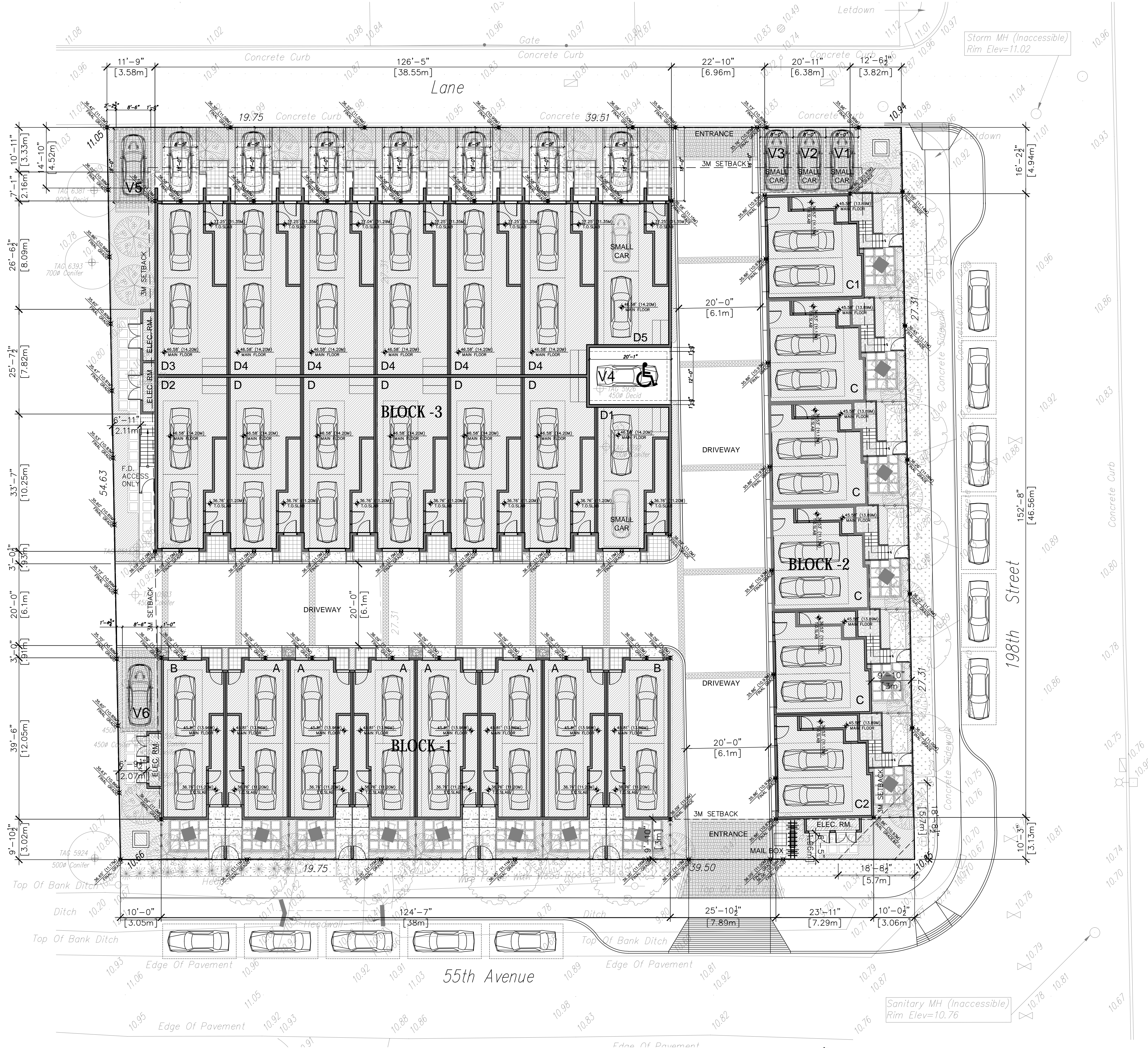
Proposed Townhouse Development



DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

DP 0.1

SITE PLAN

SCALE: 1:150

PROJECT DATA

ARCHITECT'S INFO.:ATELIER PACIFIC ARCHITECTURE INC.

PHONE NUMBER:604 662 8689

FAX NUMBER: 604 662 8655

LEGAL DESCRIPTION:LOT A & LOT B, SECTION 3 TOWNSHIP 8, NWD PLAN 16536

LOT 3, SECTION 3 TOWNSHIP 8, NWD PLAN 12439

CIVIC ADDRESS:5501, 5503, 5509 198TH STREET AND 19771 55TH AVE., LANGLEY, B.C.

SITE LOCATION:LOTS AT NORTHWEST CORNER OF THE INTERSECTION OF 198TH STREET AND 55TH AVE.,
LANGLEY, B.C.

EXISTING ZONING:RS1

PROPOSED ZONING:CD

PROPOSED HOUSING TYPE:28 TOWNHOUSE UNITS

GROSS LOT AREA: 34792 SF=3232.28 SM

UNIT YIELD: 28 TOWNHOUSE UNITS (6-8 CLUSTERS)

GROSS FLOOR AREA:3683.27 SM

NUMBER OF DWELLING & RESIDENTIAL DENSITY PER HECTARE86.6 UNITS/HA (35.04 UNITS/ACRE)

SITE COVERAGE:	0.60 (1939.5 SM)
BUILDING HEIGHT:	4 STOREY (10.99M-13.08M)
SETBACKS:	
SOUTH SETBACK:	(55TH AVE.) 3.0M
WEST SETBACK:	(INTERIOR) 3.05M
NORTH SETBACK:	(LANE) 3.33M
EAST SETBACK:	(198TH STREET) 3.0M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
PARKING:		
RESIDENTIAL PARKING SPACE:	56 @ 2/UNIT	63 (INCLUDING 8 SMALL CAR)
VISITOR PARKING SPACE:	5.6 @ 0.2/UNIT	6 (INCLUDING 3 SMALL CAR & 1 H/C)
ACCESSIBLE PARKING SPACE:	(5%) 0.28	1
TOTAL PARKING SPACES:	61.88	69
INDOOR AMENITY SPACE:	64.4 SM	0
AVERAGE GRADE CALCULATION:		
EXISTING AVERAGE GRADE AT PROPERTY LINE:	(11.05+10.66+10.85+10.94)/4=10.88 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-A,B	(11.0+11.0+11.0+11.0)/4=11.0 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-C	(10.93+10.93+10.93+10.93)/4=10.93 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-D	(11.0+11.0+11.15+11.15)/4=11.08 M	

UNIT DISTRIBUTION:			
UNIT TYPES	APPROX. UNIT AREA	# OF UNIT	TOTAL AREA
A	130.00 SM (1399.39 SF)	6	780.0 SM (8396.34 SF)
B	162.22 SM (1746.15 SF)	2	324.44 SM (3492.3 SF)
C	158.78 SM (1709.15 SF)	4	635.12 SM (6836.6 SF)
C1	159.75 SM (1719.52 SF)	1	159.75 SM (1719.52 SF)
C2	159.45 SM (1716.36 SF)	1	159.45 SM (1716.36 SF)
D	116.51 SM (1254.11 SF)	5	582.55 SM (6270.55 SF)
D1	116.33 SM (1252.18 SF)	1	116.33 SM (1252.18 SF)
D2	119.85 SM (1290.09 SF)	1	119.85 SM (1290.09 SF)
D3	114.52 SM (1232.66 SF)	1	114.52 SM (1232.66 SF)
D4	114.66 SM (1234.18 SF)	5	573.30 SM (6170.90 SF)
D5	117.88 SM (1268.85 SF)	1	117.88 SM (1268.85 SF)
TOTAL:		28	3683.27 SM (39646.35 SF)

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 – 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.2

PROJECT DATA

SCALE: N.T.S.

PROJECT DATA SHEET
(DWELLING UNIT BREAKDOWN BY UNIT TYPE):

TOWN HOUSE TYPE	TYPE "A" TENDANT (sf)	TYPE "B" TENDANT (sf)	TYPE "C" SIDE BY SIDE (sf)	TYPE "C1" SIDE BY SIDE (sf)	TYPE "C2" SIDE BY SIDE (sf)	TYPE "D" TENDANT (sf)	TYPE "D1" TENDANT (sf)	TYPE "D2" TENDANT (sf)	TYPE "D3" TENDANT (sf)	TYPE "D4" TENDANT (sf)	TYPE "D5" TENDANT (sf)	FLOOR AREA AMOUNT (sf)
GROUND FLOOR (EXCLUDED GARAGE):	97.32	97.32	75.83	77.73	75.83	121.19	119.8	134.47	100.28	101.26	113.23	
SECOND FLOOR:	620.99	625.99	580.46	583.07	583.07	566.46	566.17	577.81	566.17	566.46	577.81	
THIRD FLOOR:	621.05	626	580.46	583.07	583.07	566.46	566.21	577.81	566.21	566.46	577.81	
FOURTH FLOOR:	60.03	396.84	398.77	400.76	400.76	0	0	0	0	0	0	
ROOF:			73.63	74.89	73.63	0	0	0	0	0	0	
GARAGE EXCLUSION:	492.06	497	504.63	505.34	507.24	692.77	694.16	568.28	631.39	630.15	528.68	
UNIT SUBTOTAL (GARAGE EXCLUDED):	1399.39	1746.15	1709.15	1719.52	1716.36	1254.11	1252.18	1290.09	1232.66	1234.18	1268.85	
UNIT SUBTOTAL (GARAGE INCLUDED):	1891.45	2243.15	2213.78	2224.86	2223.6	1946.88	1946.34	1858.37	1864.05	1864.33	1797.53	
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	
TOTAL GROSS FLOOR AREA (GARAGE EXCLUDED):	8396.34	3492.3	6836.6	1719.52	1716.36	6270.55	1252.18	1290.09	1232.66	6170.9	1268.85	39646.35
TOTAL GROSS FLOOR AREA: (GARAGE INCLUDED)	11348.7	4486.3	8855.12	2224.86	2223.6	9734.4	1946.34	1858.37	1864.05	9321.65	1797.53	55660.92

PROJECT DATA SHEET
(YARD AREA AND ROOF DECK AREA):

TOWN HOUSE TYPE	TYPE "A"	TYPE "B"	TYPE "C"	TYPE "C1"	TYPE "C2"	TYPE "D"	TYPE "D1"	TYPE "D2"	TYPE "D3"	TYPE "D4"	TYPE "D5"	AREA AMOUNT (sf)
FRONT YARD:	145.3	146.7	277.3	280.6	277.3							
REAR YARD:						299.5	227.8	230	227.8	299.5	230	
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	28
TOTAL YARD AREA:	871.8	293.4	1109.2	280.6	277.3	1497.5	227.8	230	227.8	1497.5	230	6742.9
ROOF DECK:	560	97.8	512.9	515.1	516.5							
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	28
TOTAL ROOF DECK AREA:	3360	195.6	2051.6	515.1	516.5							6638.8


UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 – 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

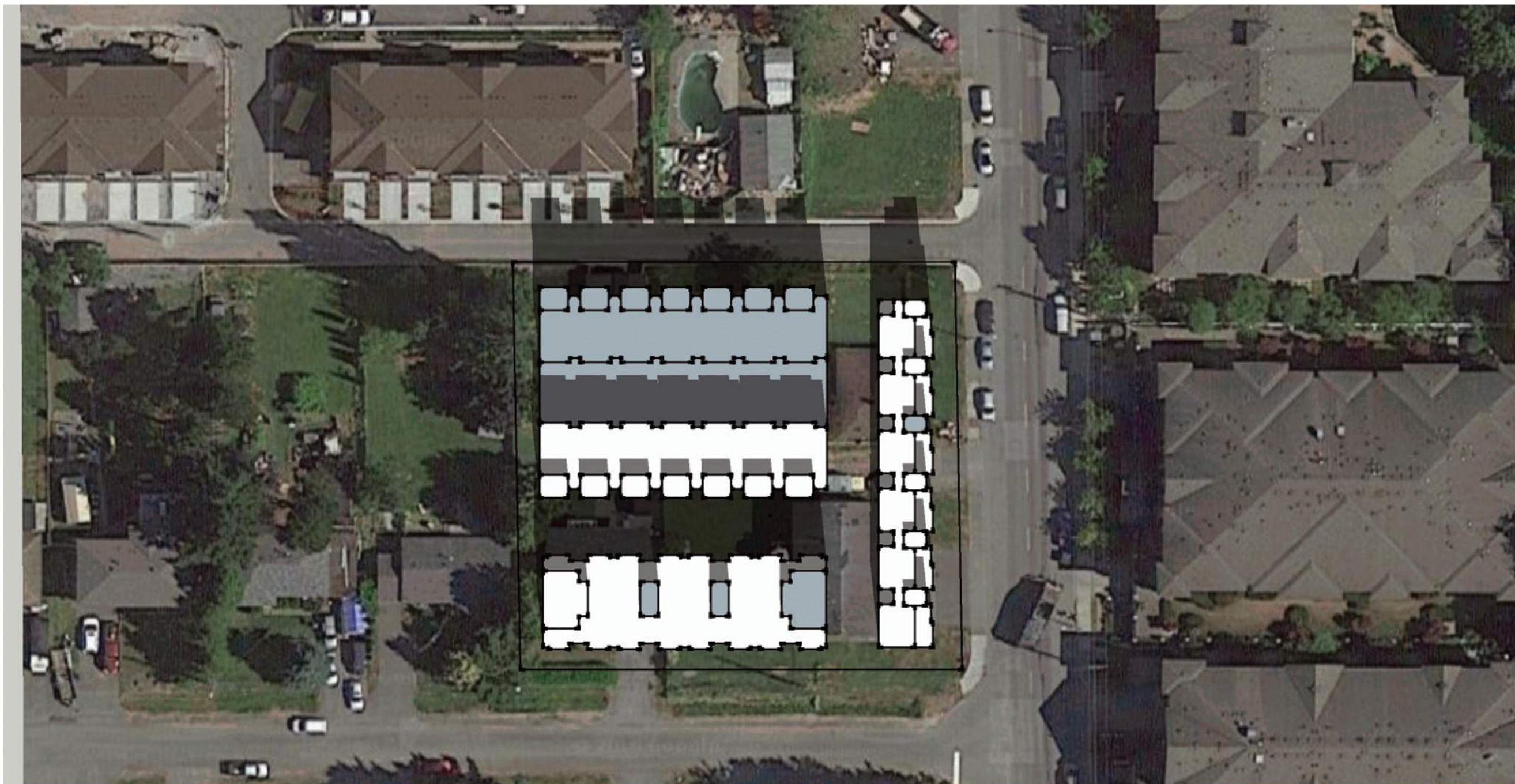
Proposed Townhouse Development



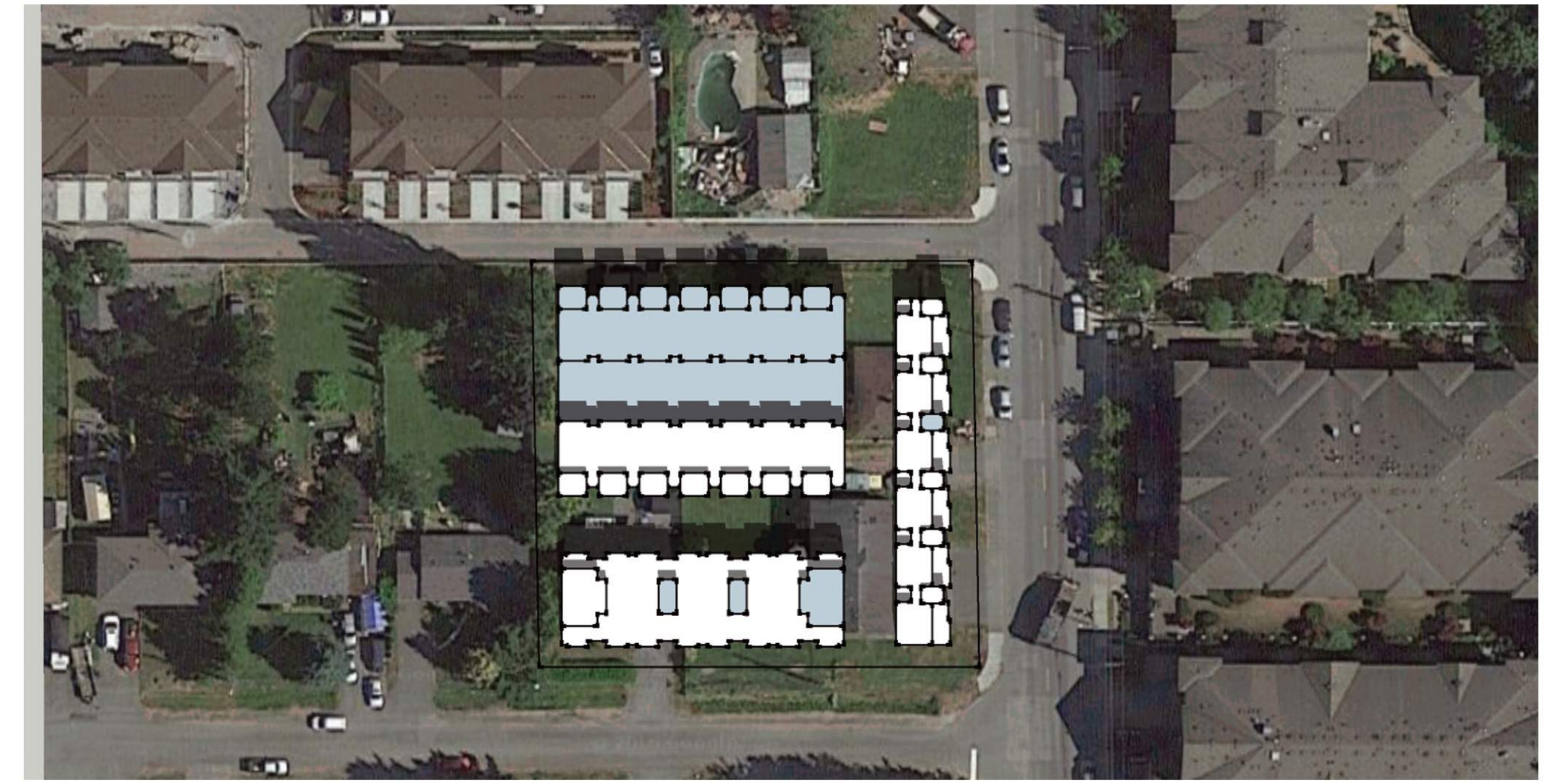
DP 0.2a

PROJECT DATA

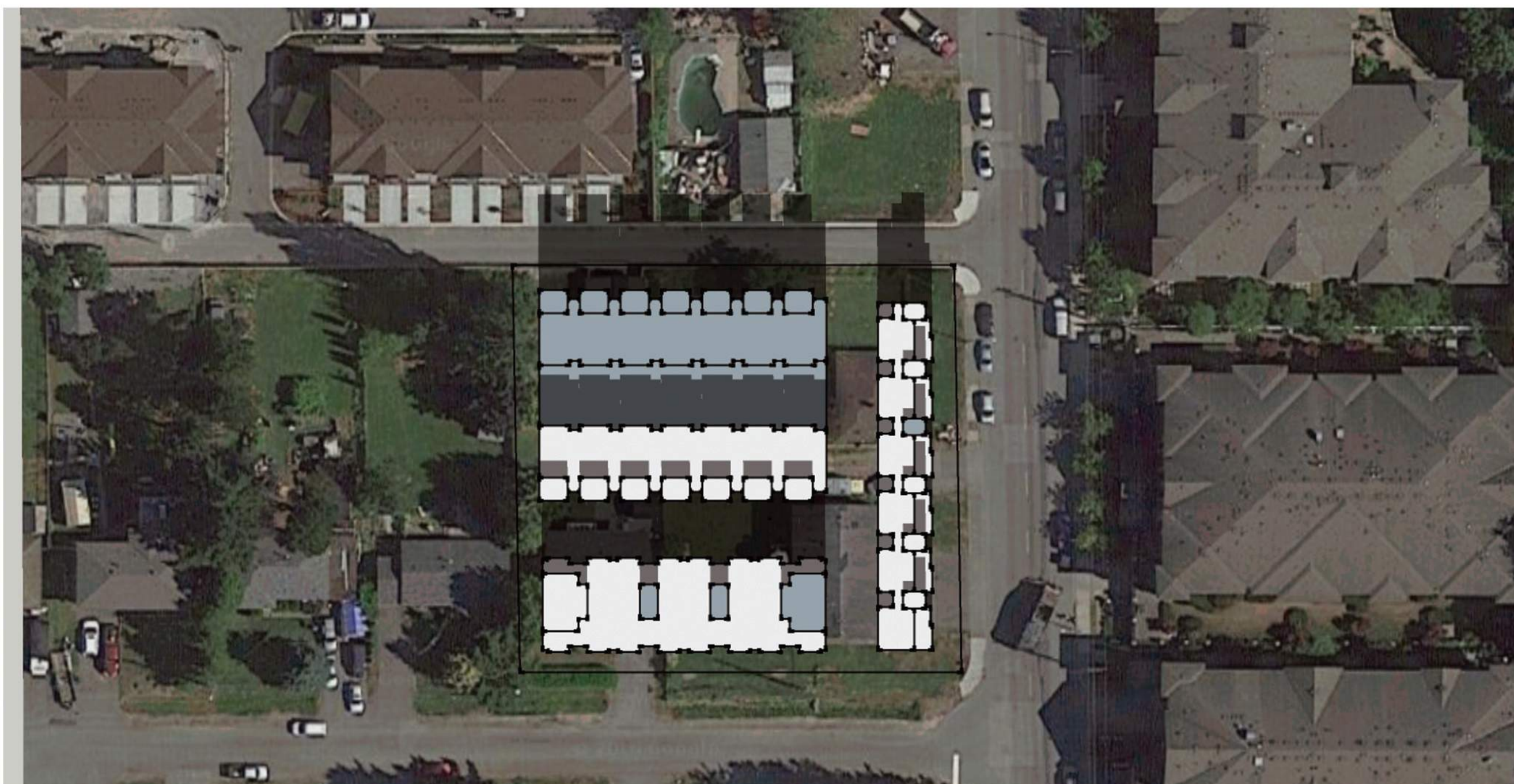
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MARCH 21 (12:00PM)



JUNE 22 (12:00PM)



SEPTEMBER 23 (12:00PM)



DECEMBER 22 (12:00PM)

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.3

SHADOW ANALYSIS

SCALE: N.T.S.



SOUTH ELEVATION OF BLOCK-1 (FACING 55TH AVE)



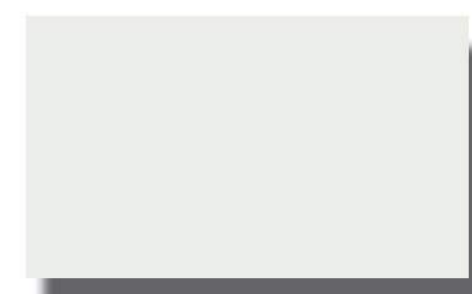
SOUTH ELEVATION OF BLOCK-2



FASCIA BOARD
METAL RAILING
CHARCOAL



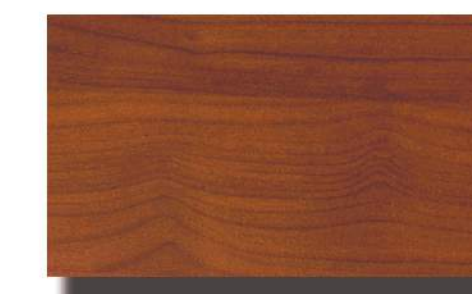
CULTURED BRICK
USED BRICK
HIGH DESERT



HARDIE PANEL-1
WHITE



HARDIE PANEL-1
GRAY



HARDIE SIDING
STAIN WOOD GRAIN
CEDAR COLOR



ENTRY DOOR,
GARAGE DOOR
STAIN WOOD GRAIN
DARK OAK

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.4

COLOR ELEVATIONS

SCALE: 1:75



EAST ELEVATION OF BLOCK-2 (FACING 198TH STREET)



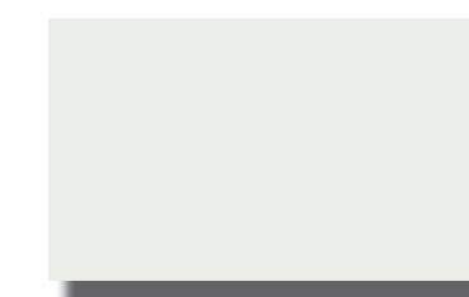
DRIVEWAY ELEVATION OF BLOCK-3



FASCIA BOARD
METAL RAILING
CHARCOAL



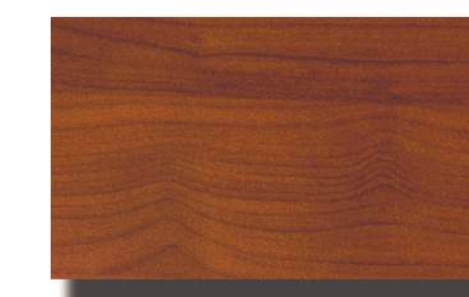
CULTURED BRICK
USED BRICK
HIGH DESERT



HARDIE PANEL-1
WHITE



HARDIE PANEL-1
GRAY



HARDIE SIDING
STAIN WOOD GRAIN
CEDAR COLOR



ENTRY DOOR,
GARAGE DOOR
STAIN WOOD GRAIN
DARK OAK

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

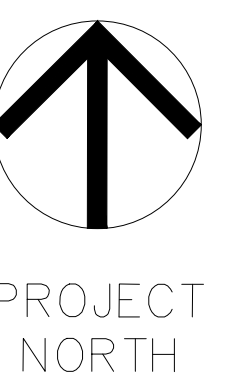
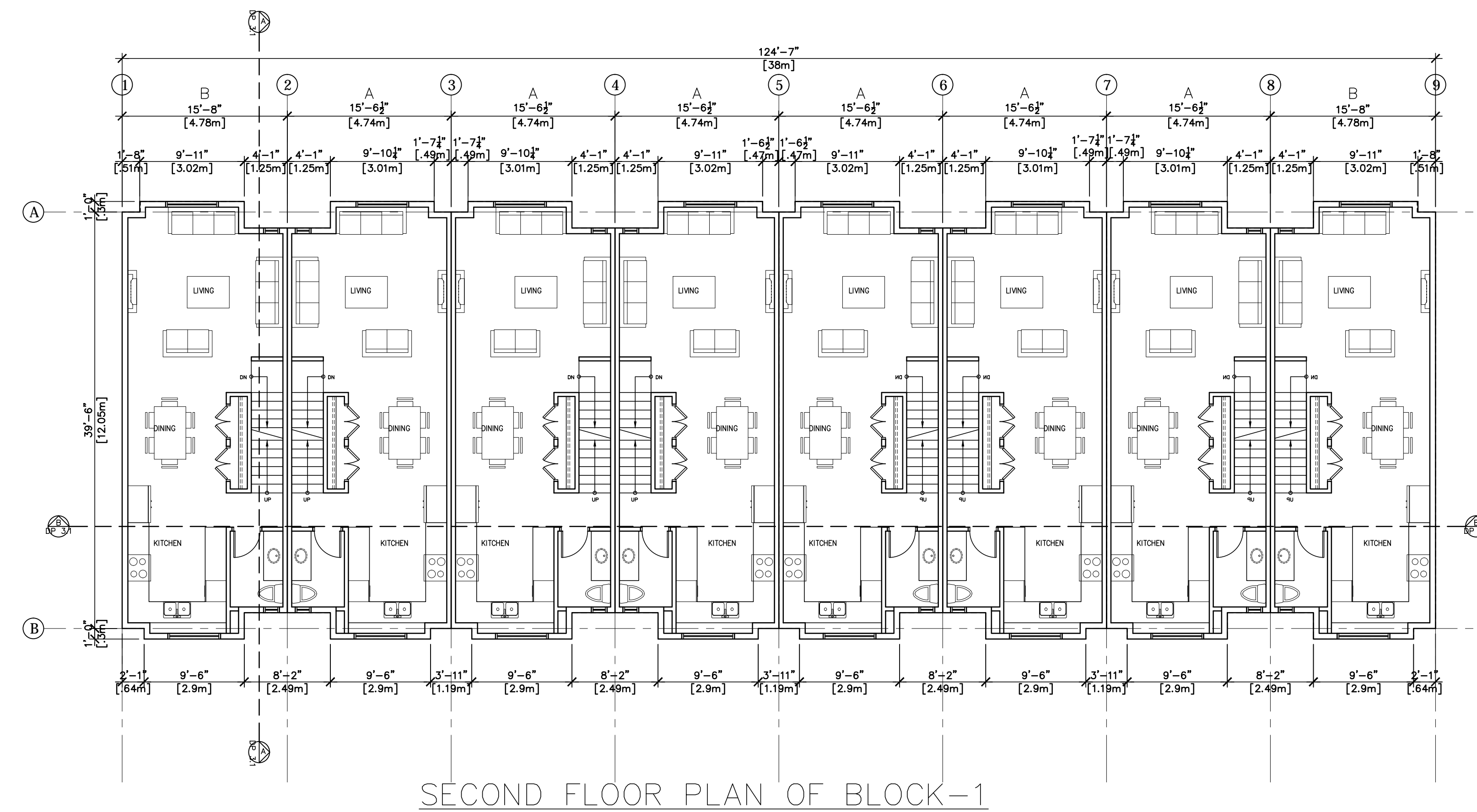
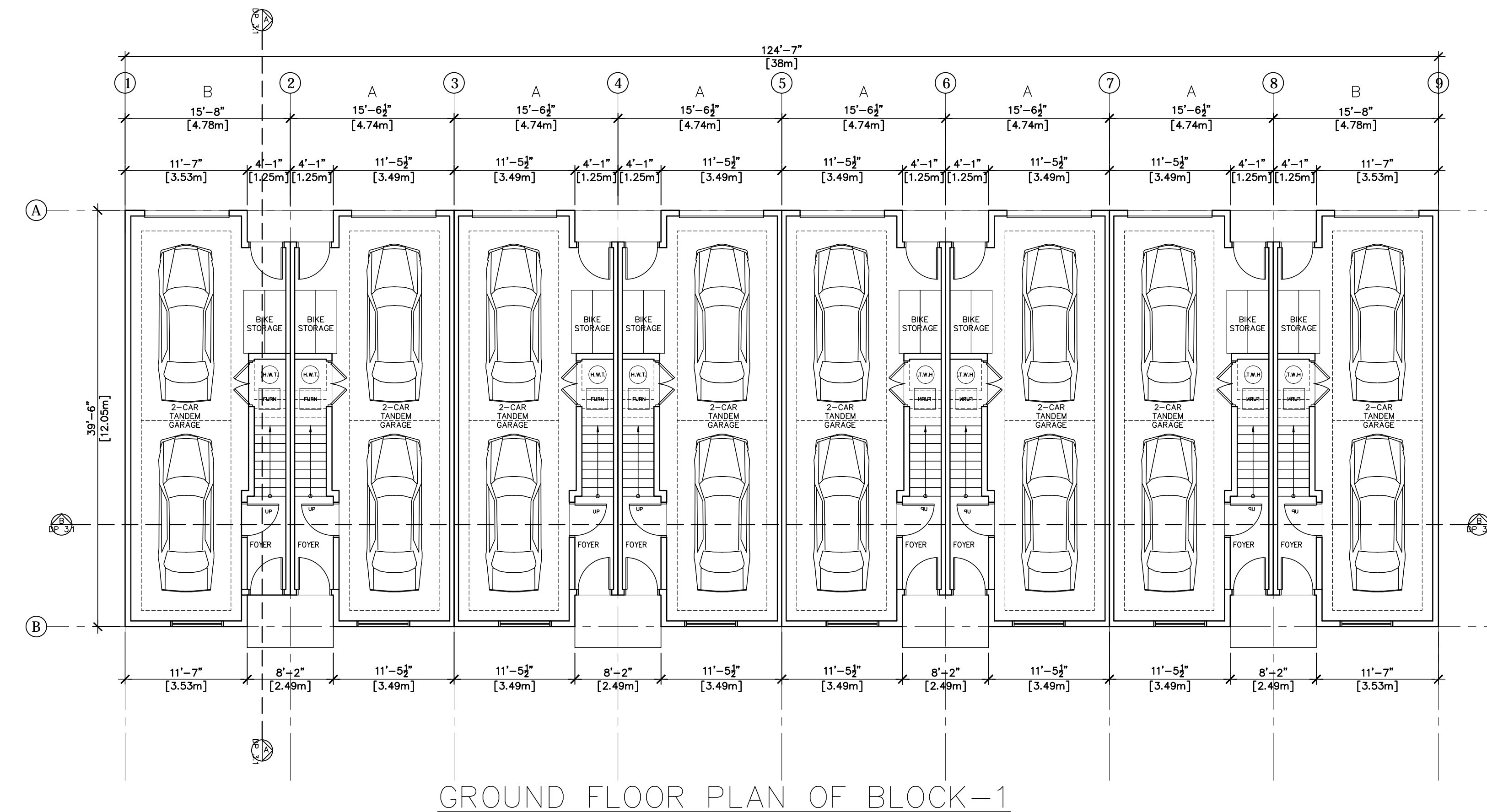
Proposed Townhouse Development



DP 0.5

COLOR ELEVATIONS

SCALE: 1:75



UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

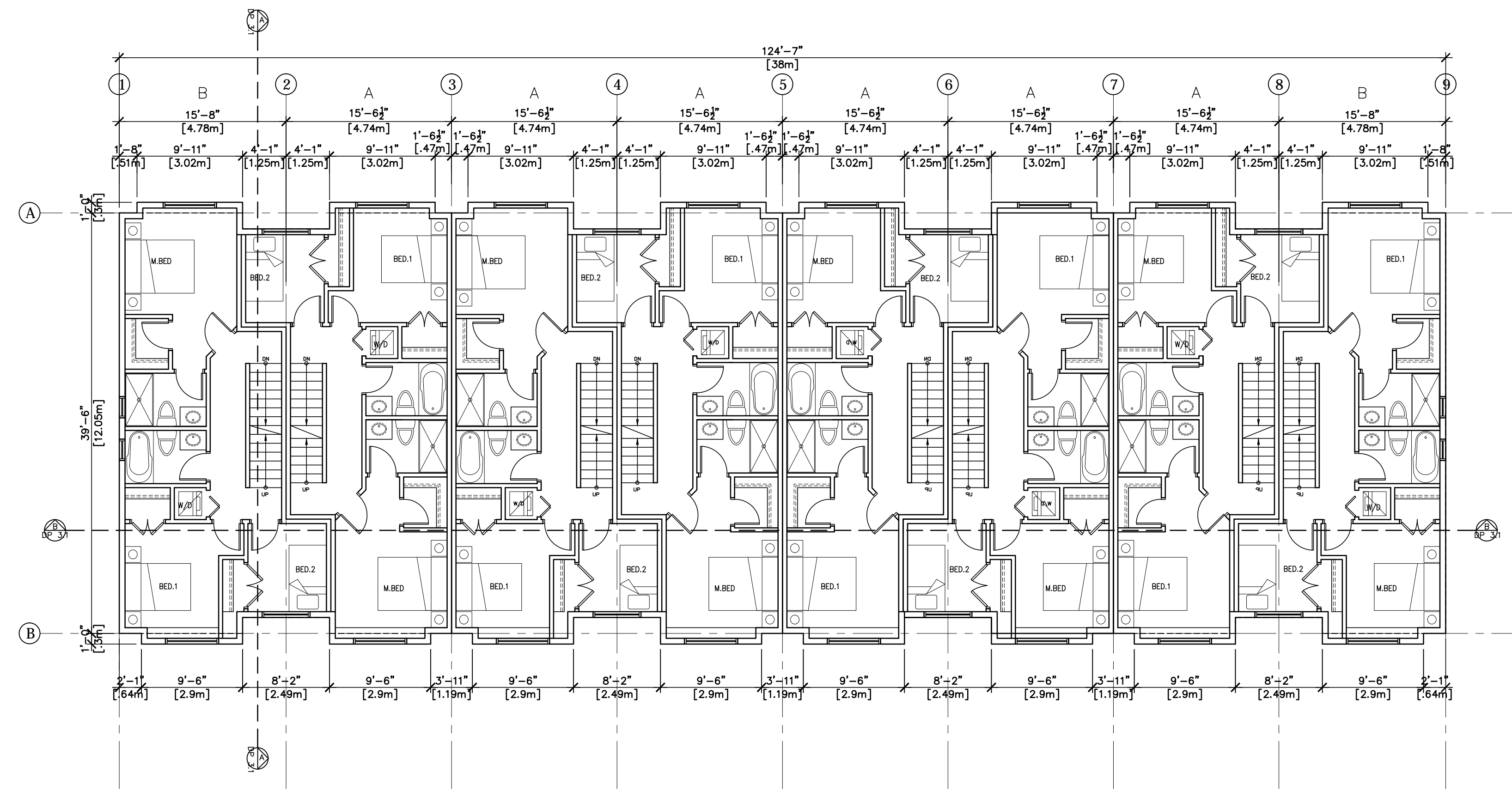
ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

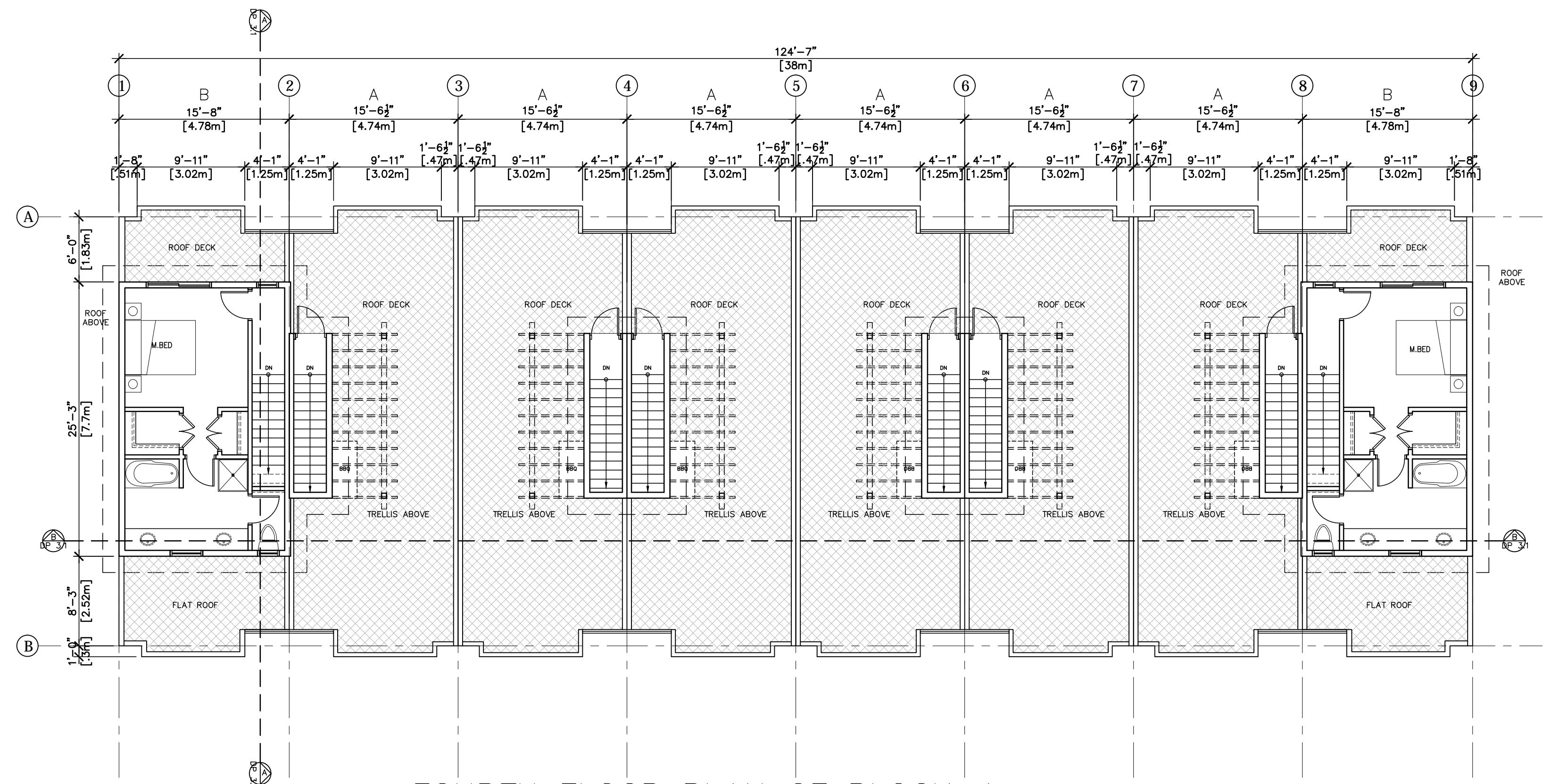
DP 1.1

FLOOR PLANS

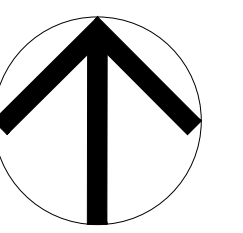
SCALE: 1:100



THRID FLOOR PLAN OF BLOCK-1



FOURTH FLOOR PLAN OF BLOCK-1



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

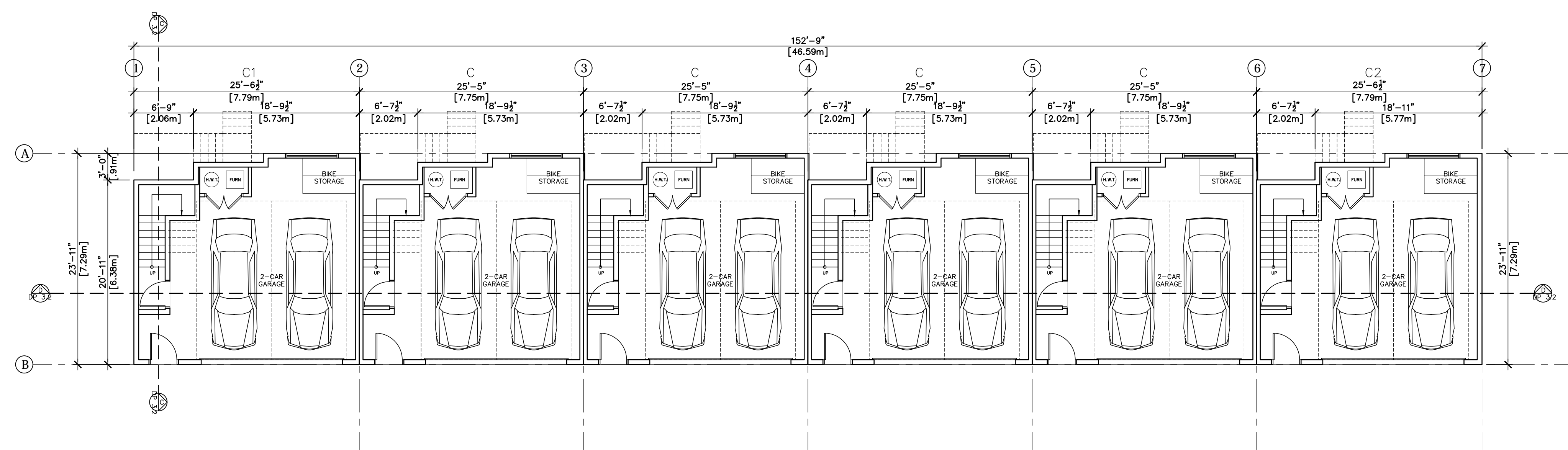
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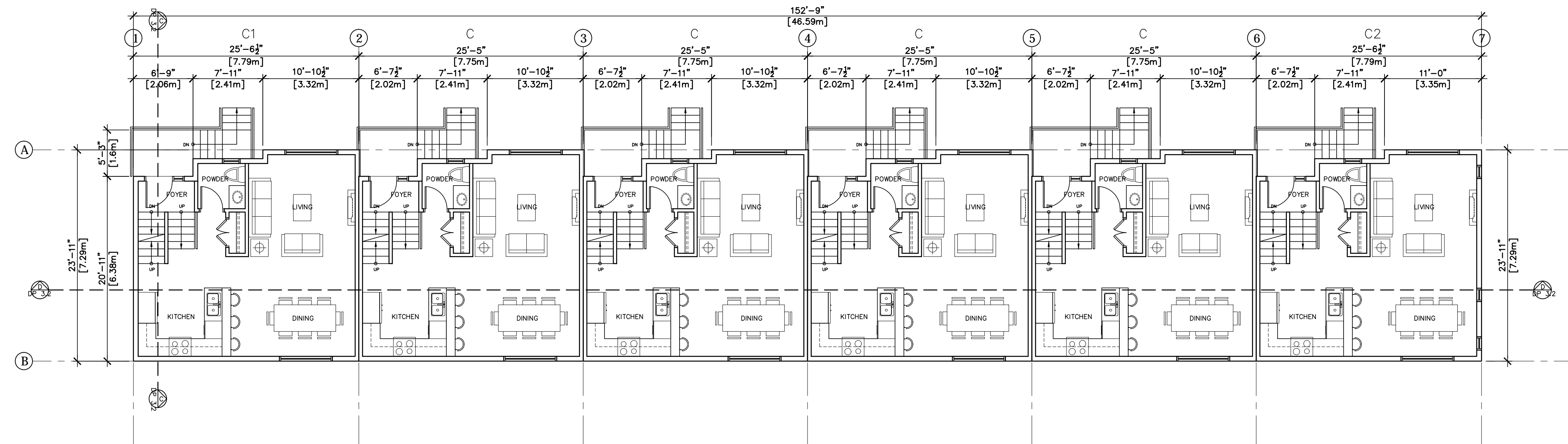
FLOOR PLANS

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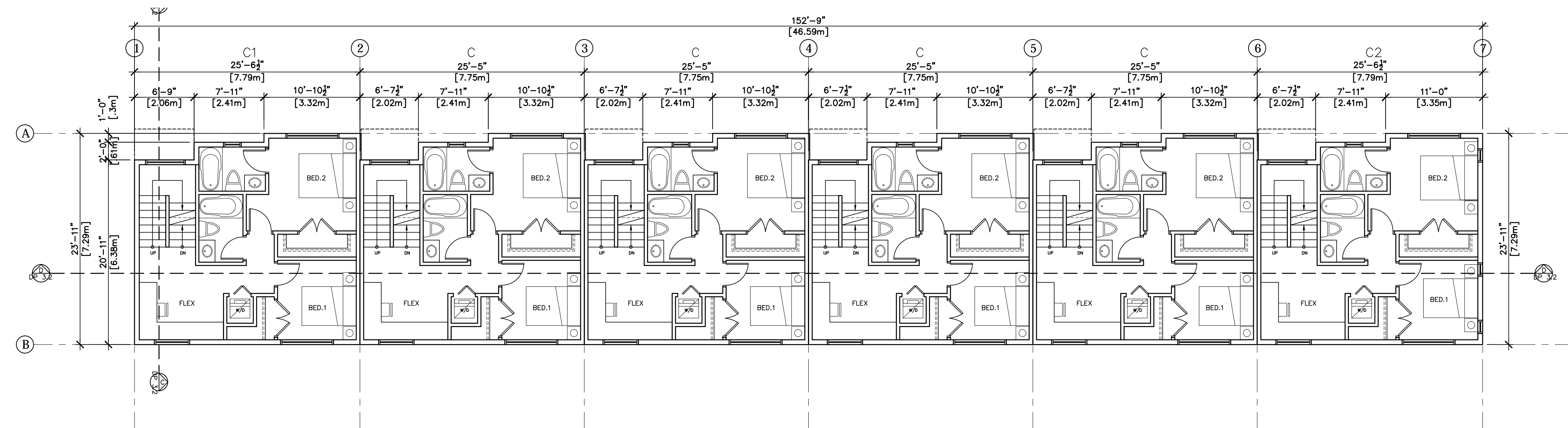




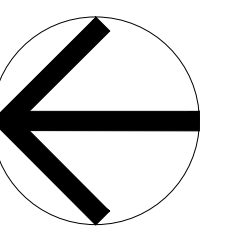
GROUND FLOOR PLAN OF BLOCK-2



SECOND FLOOR PLAN OF BLOCK-2



THIRD FLOOR PLAN OF BLOCK-2



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

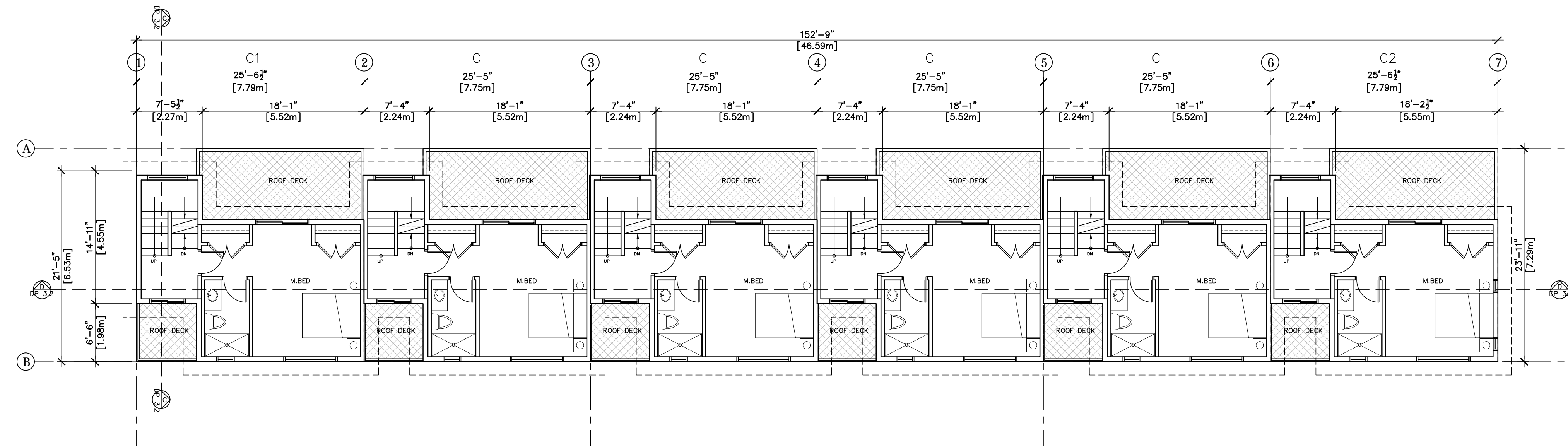
NOVEMBER 14 2016

DP 1.3

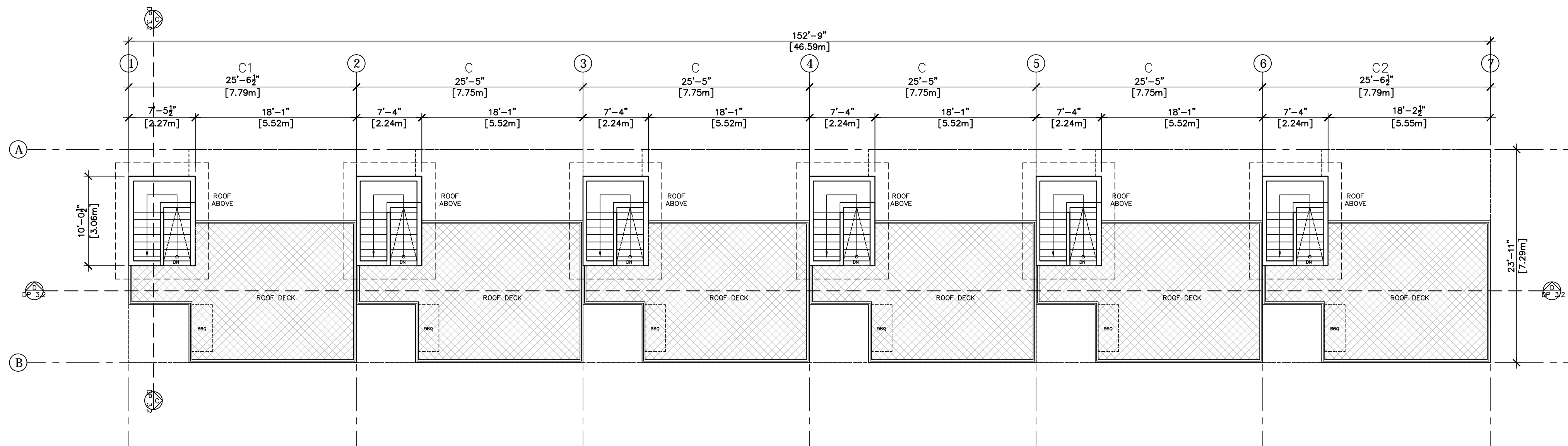
FLOOR PLANS

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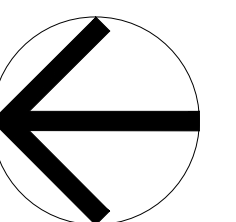




FOURTH FLOOR PLAN OF BLOCK-2



ROOF PLAN OF BLOCK-2



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

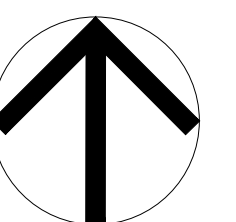
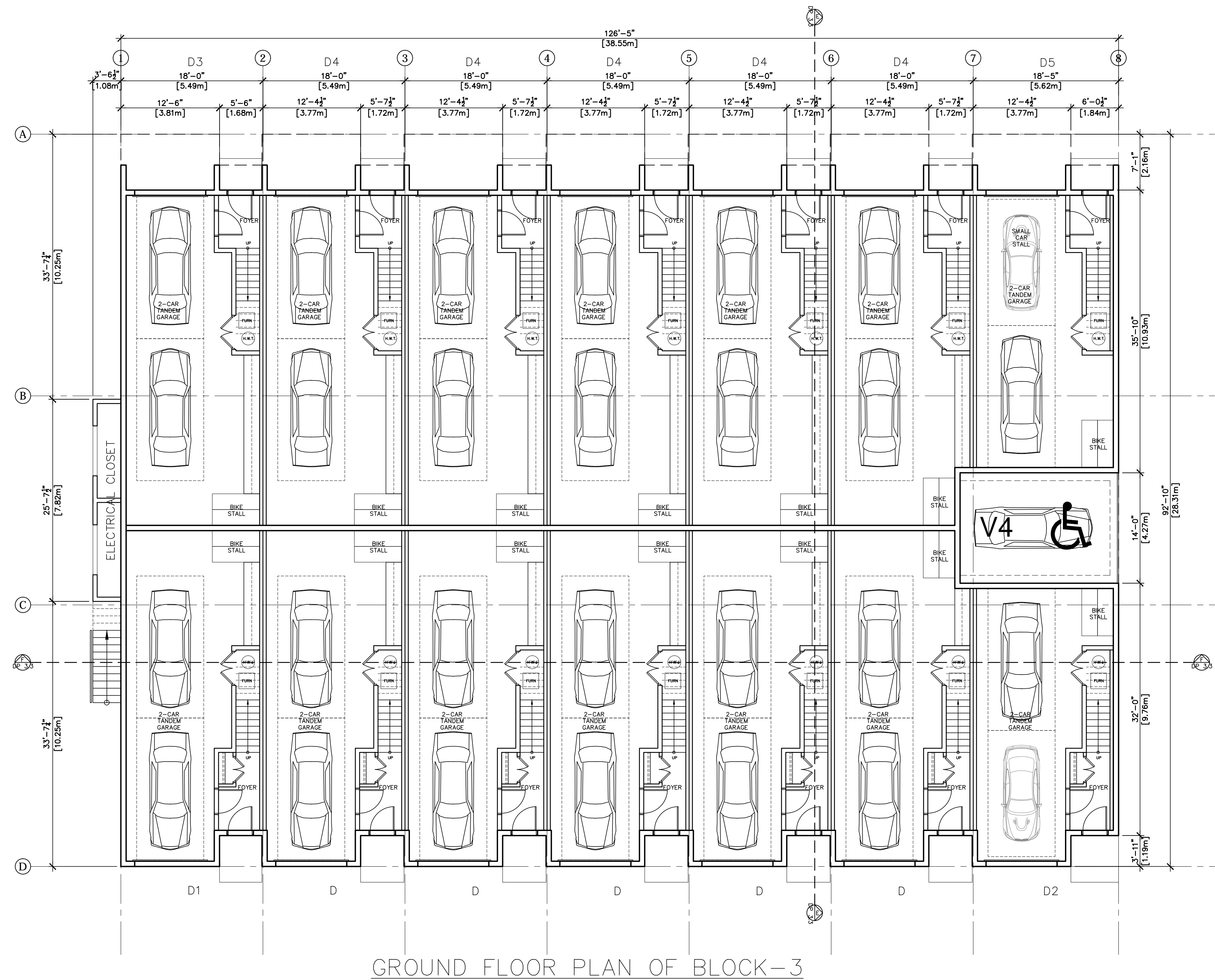
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DP 1.4

FLOOR PLANS

SCALE: 1:100





PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

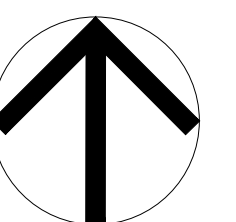
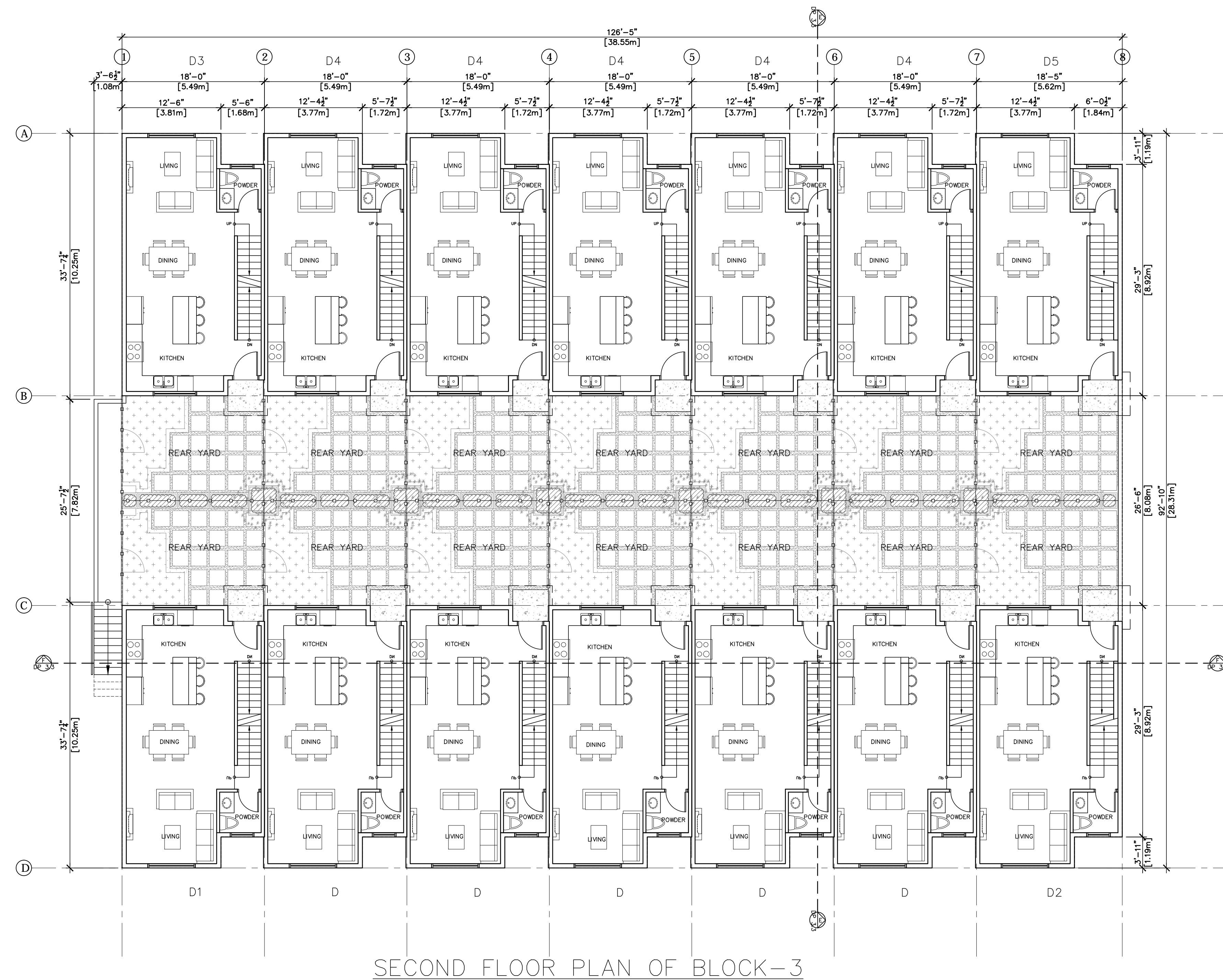
NOVEMBER 14 2016

DP 1.5

FLOOR PLANS

SCALE: 1:100





PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

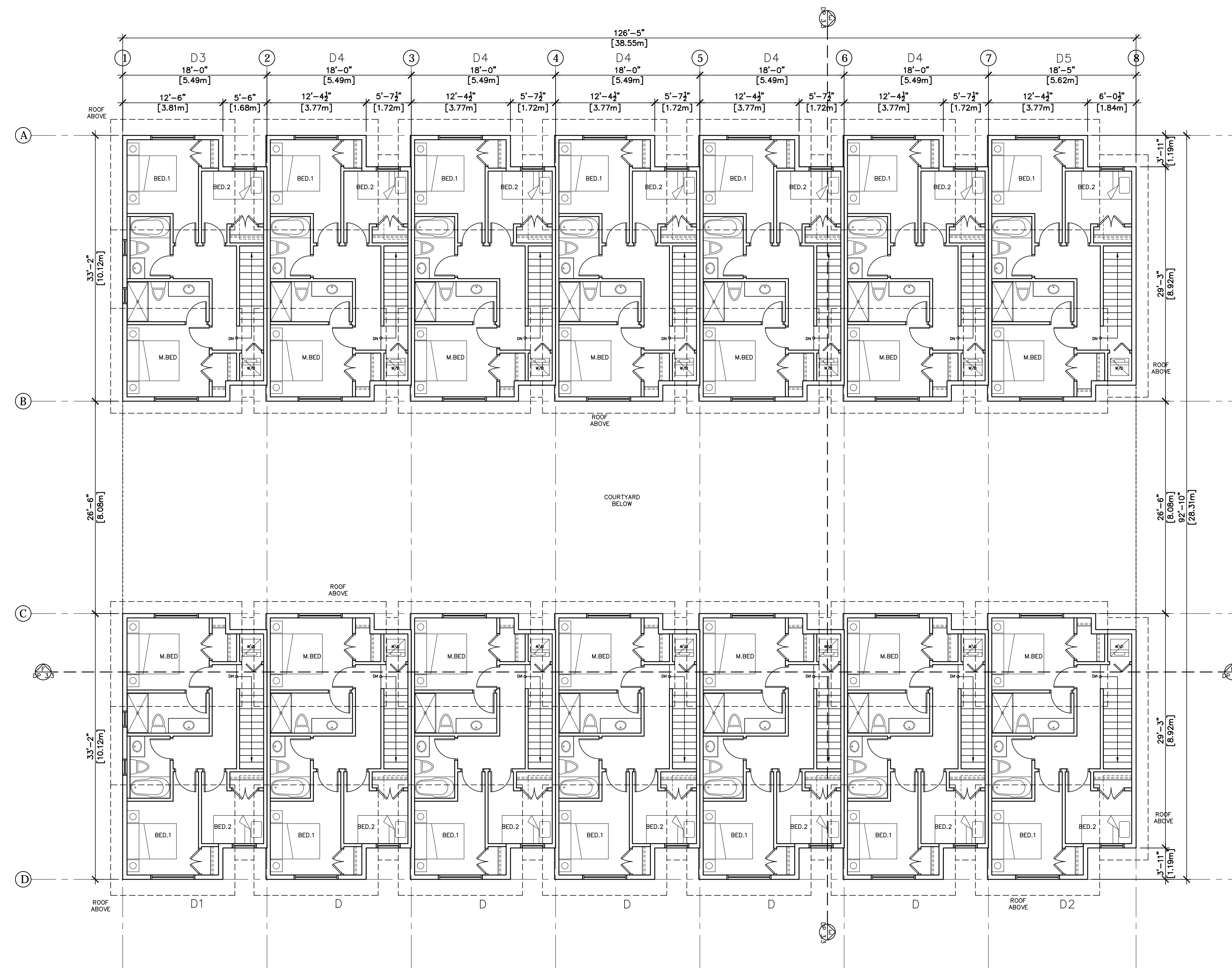
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DP 1.6

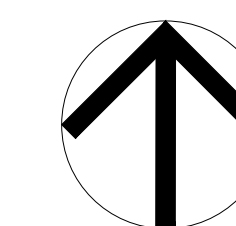
FLOOR PLANS

SCALE: 1:100





THIRD FLOOR PLAN OF BLOCK-3



PROJECT
NORTH

UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

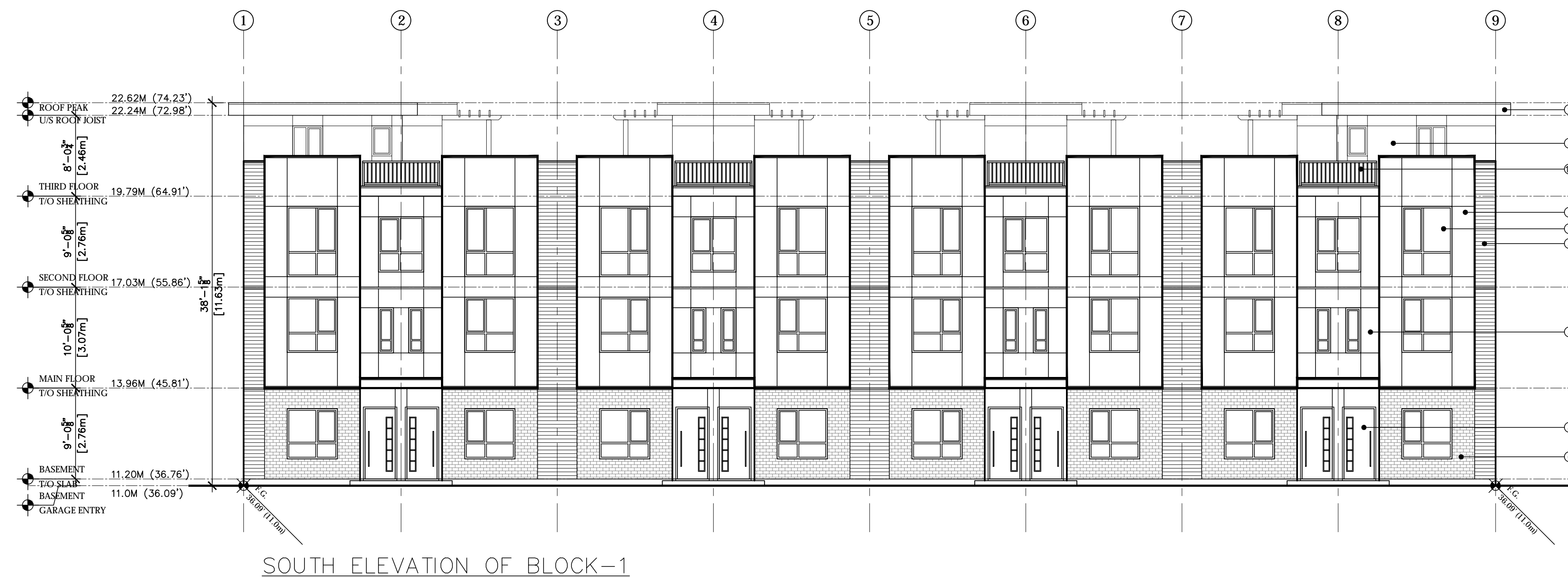
NOVEMBER 14 2016

DP 1.7

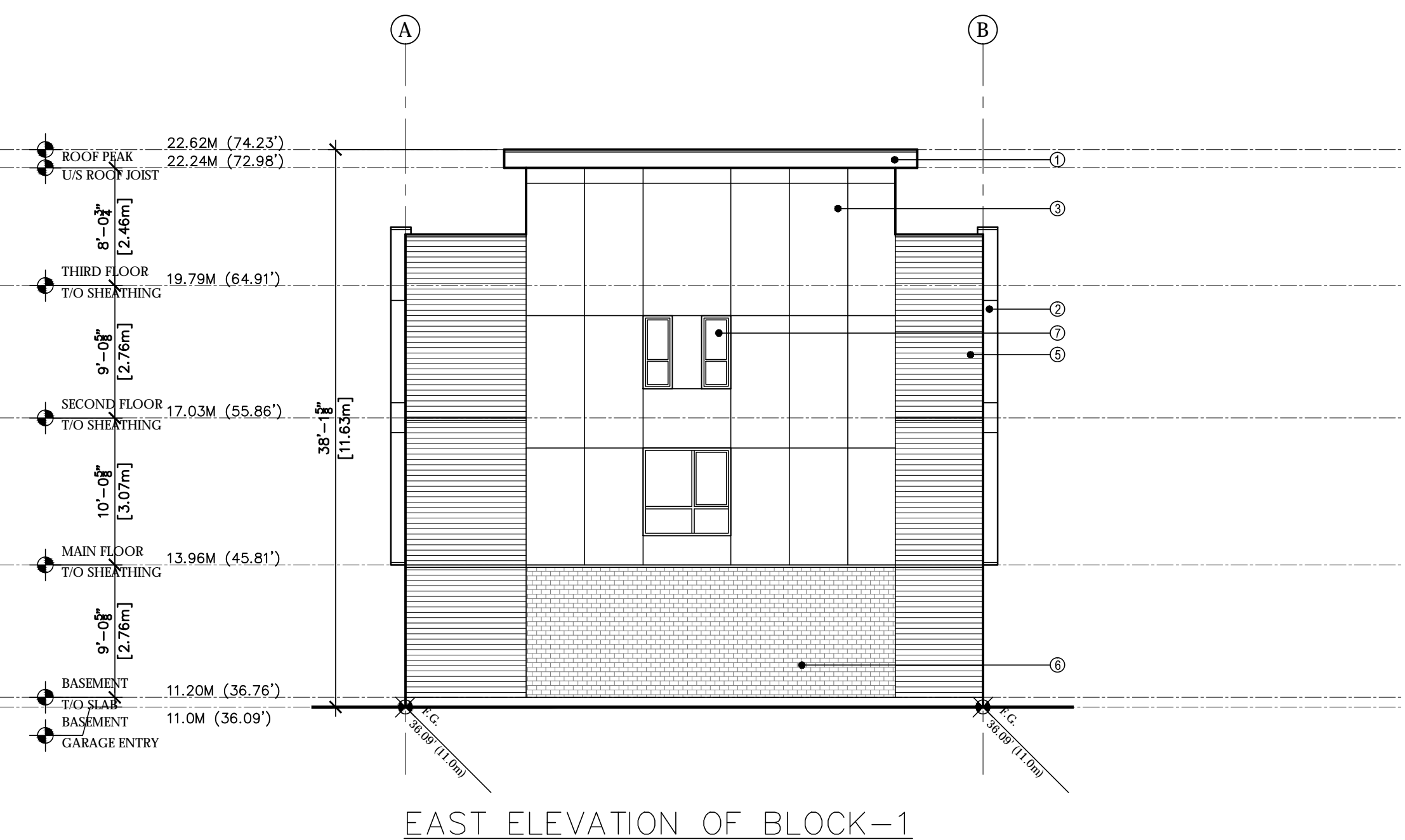
FLOOR PLANS

SCALE: 1:100





SOUTH ELEVATION OF BLOCK-1

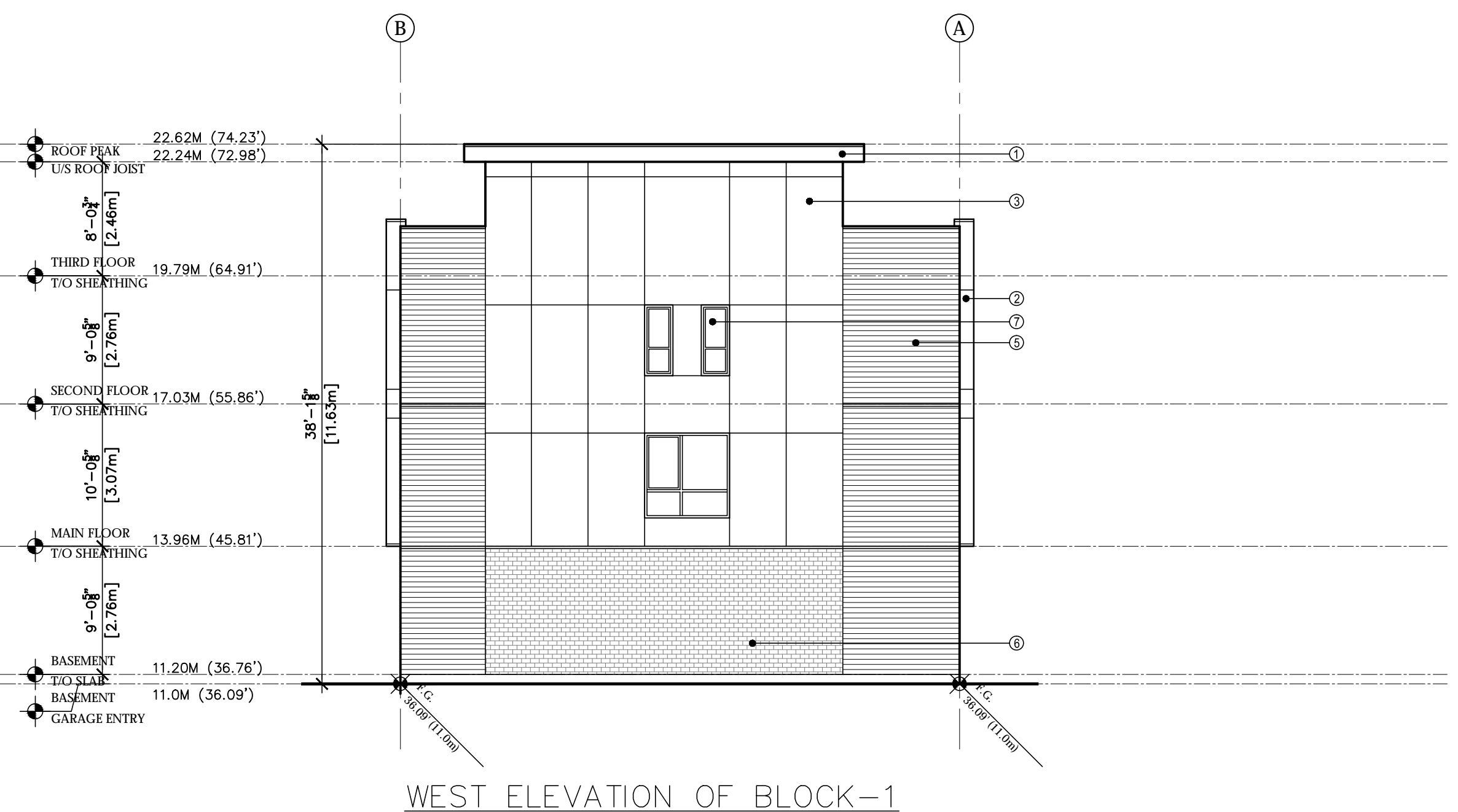


EAST ELEVATION OF BLOCK-1

MATERIALS LEGEND	
① PAINTED WOOD FASCIA BOARD	⑥ RED BRICK VENEER
② FIBER CEMENT PANELING (GRAY)	⑦ VINYL WINDOW
③ FIBER CEMENT PANELING (WHITE)	⑧ PAINTED / STAINED FIBER GLASS ENTRY DOOR
④ FIBER CEMENT PANELING (RED)	⑨ INSULATED GARAGE DOOR
⑤ FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩ ALUMINUM RAILING



NORTH ELEVATION OF BLOCK-1



WEST ELEVATION OF BLOCK-1

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
NOVEMBER 14 2016

Proposed Townhouse Development



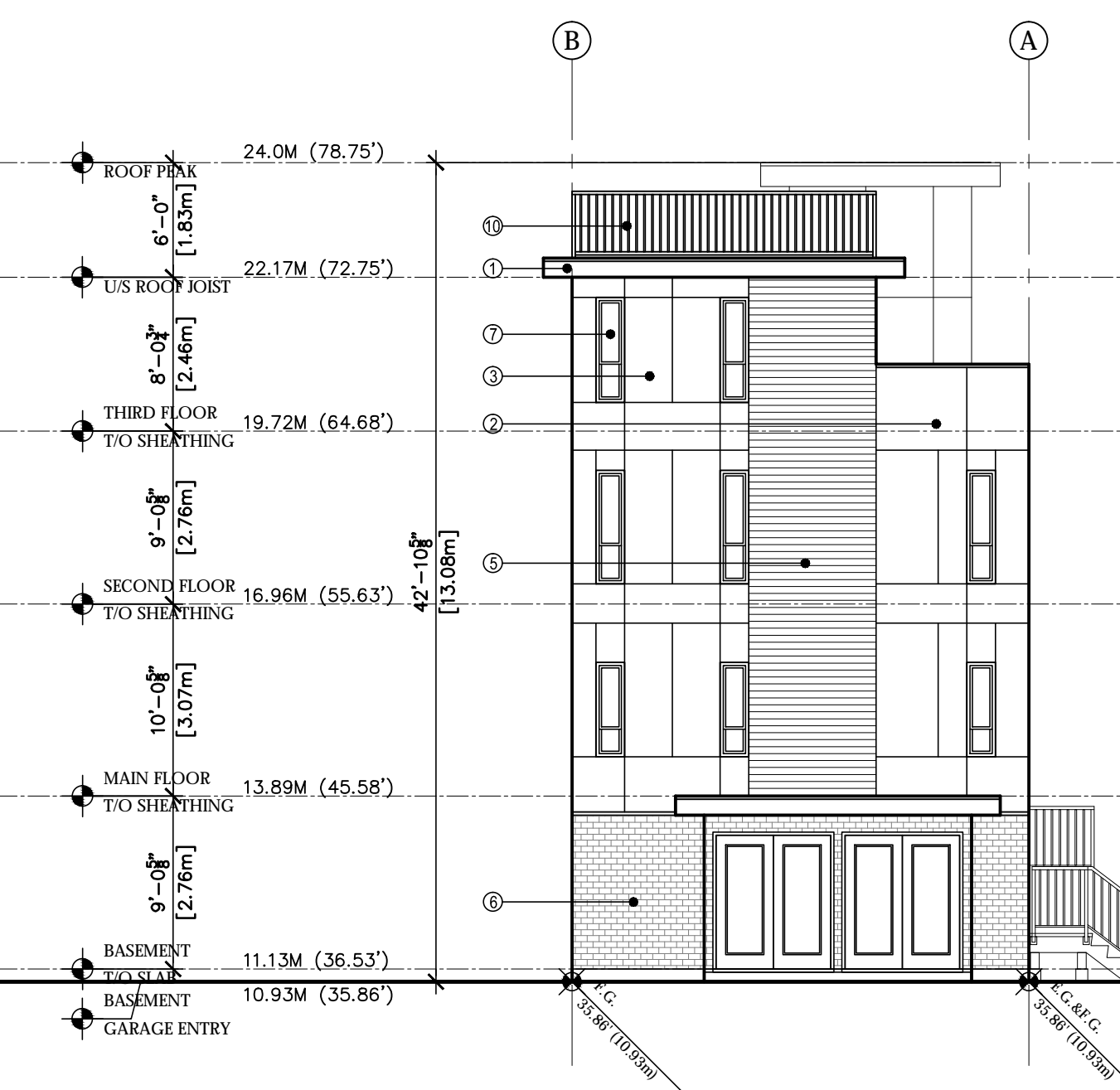
DP 2.1

ELEVATIONS

SCALE: 1:100

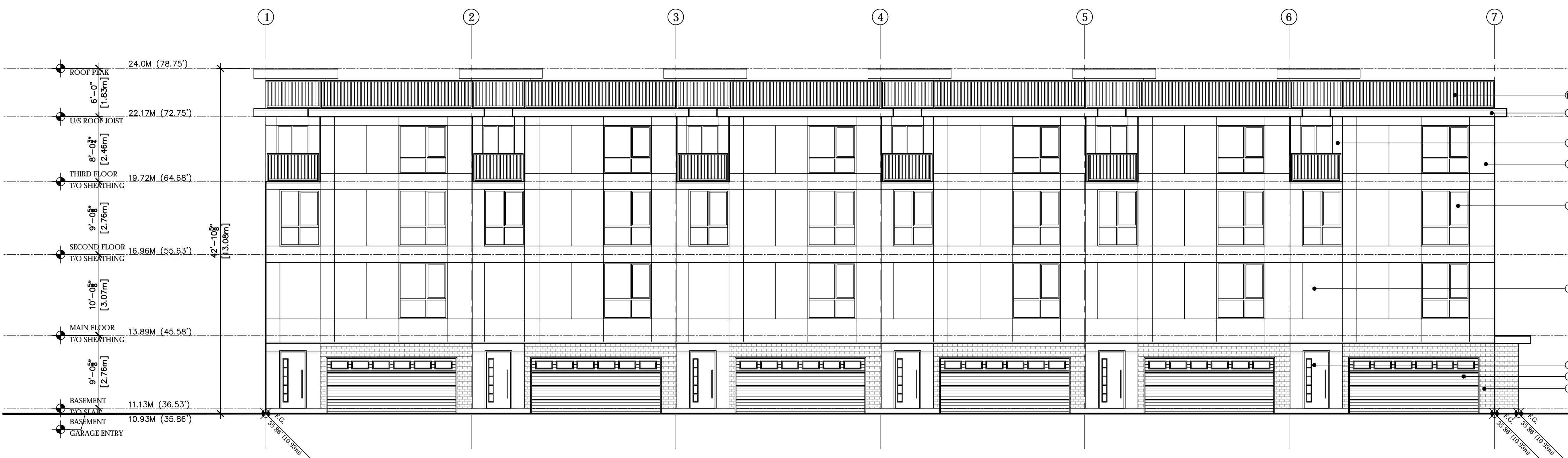


EAST ELEVATION OF BLOCK-2
(FACING 198TH STREET)

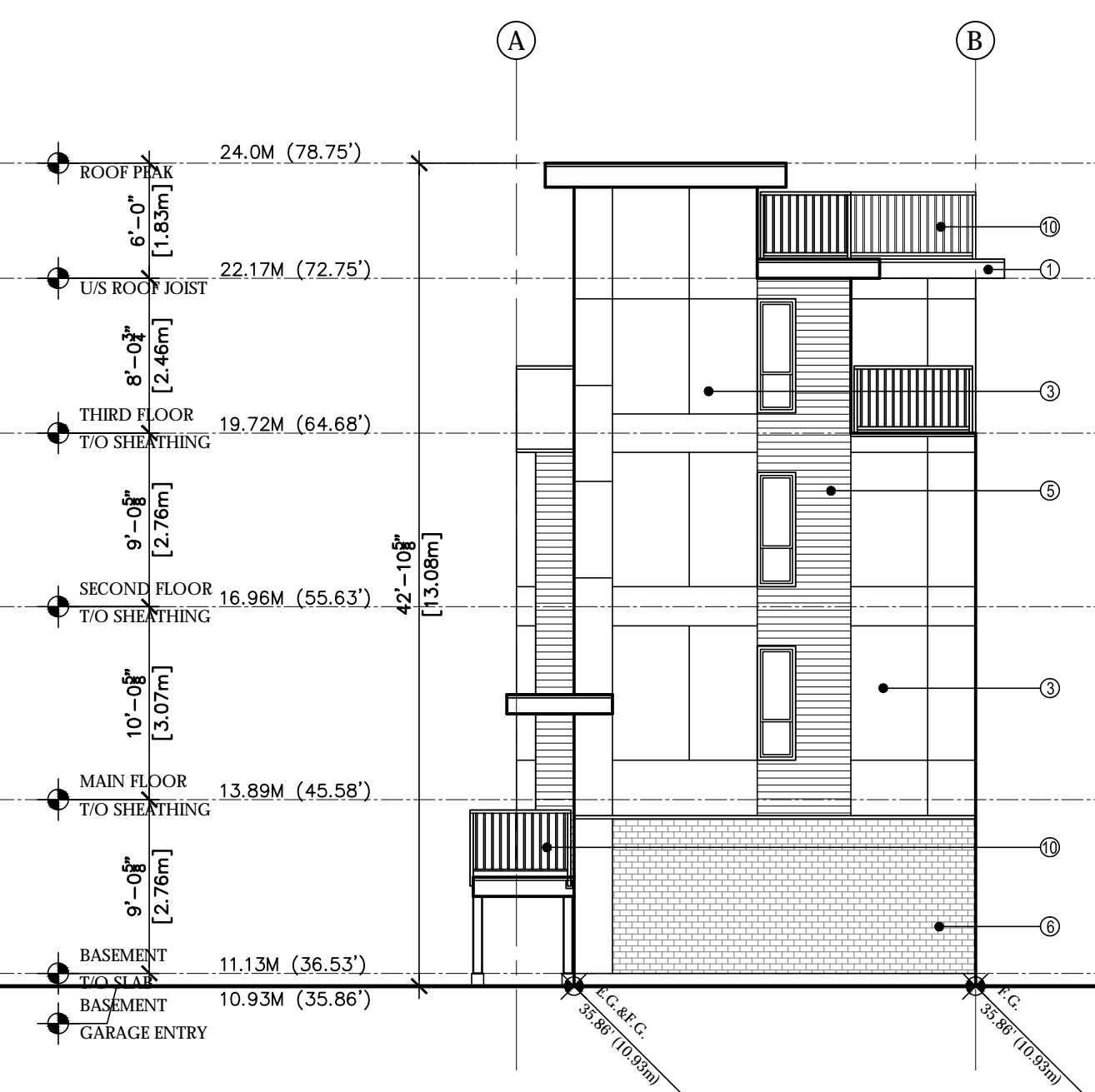


SOUTH ELEVATION OF BLOCK-2

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD	⑥	RED BRICK VENEER
②	FIBER CEMENT PANELING (GRAY)	⑦	VINYL WINDOW
③	FIBER CEMENT PANELING (WHITE)	⑧	PAINTED / STAINED FIBER GLASS ENTRY DOOR
④	FIBER CEMENT PANELING (RED)	⑨	INSULATED GARAGE DOOR
⑤	FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩	ALUMINUM RAILING



WEST ELEVATION OF BLOCK-2



NORTH ELEVATION OF BLOCK-2

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development



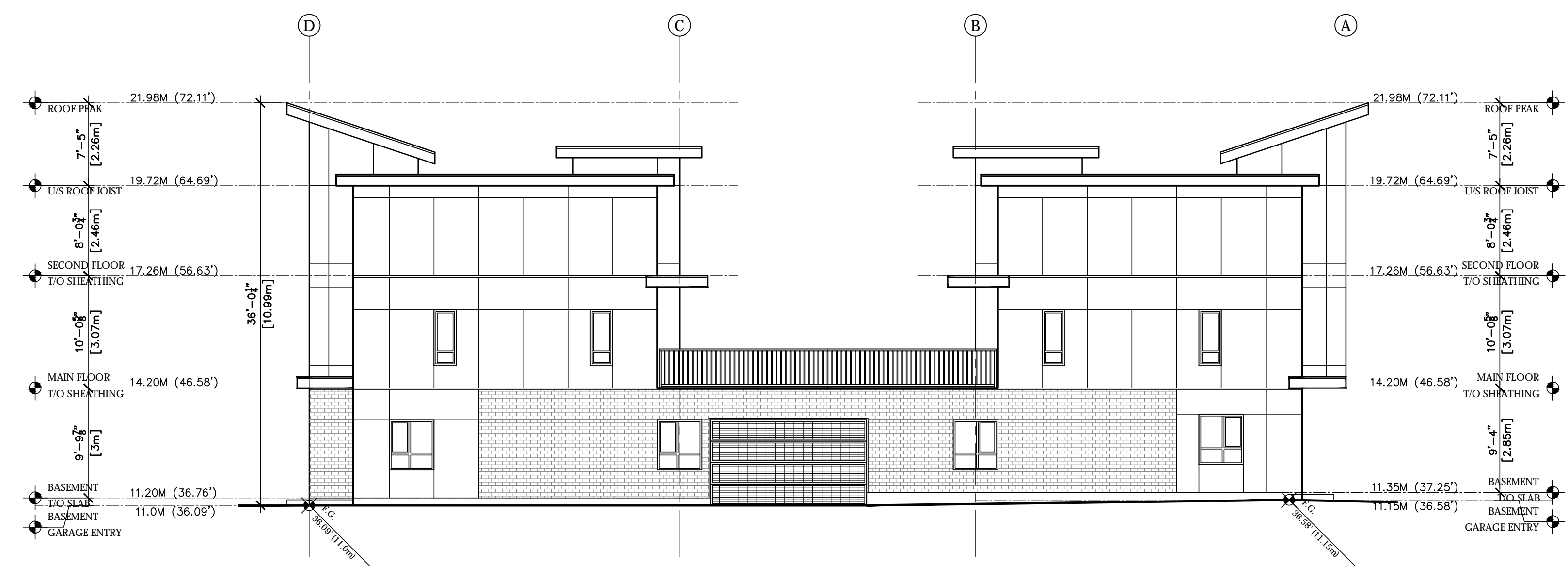
DP 2.2

ELEVATIONS

SCALE: 1:100



DRIVEWAY ELEVATION OF BLOCK-3

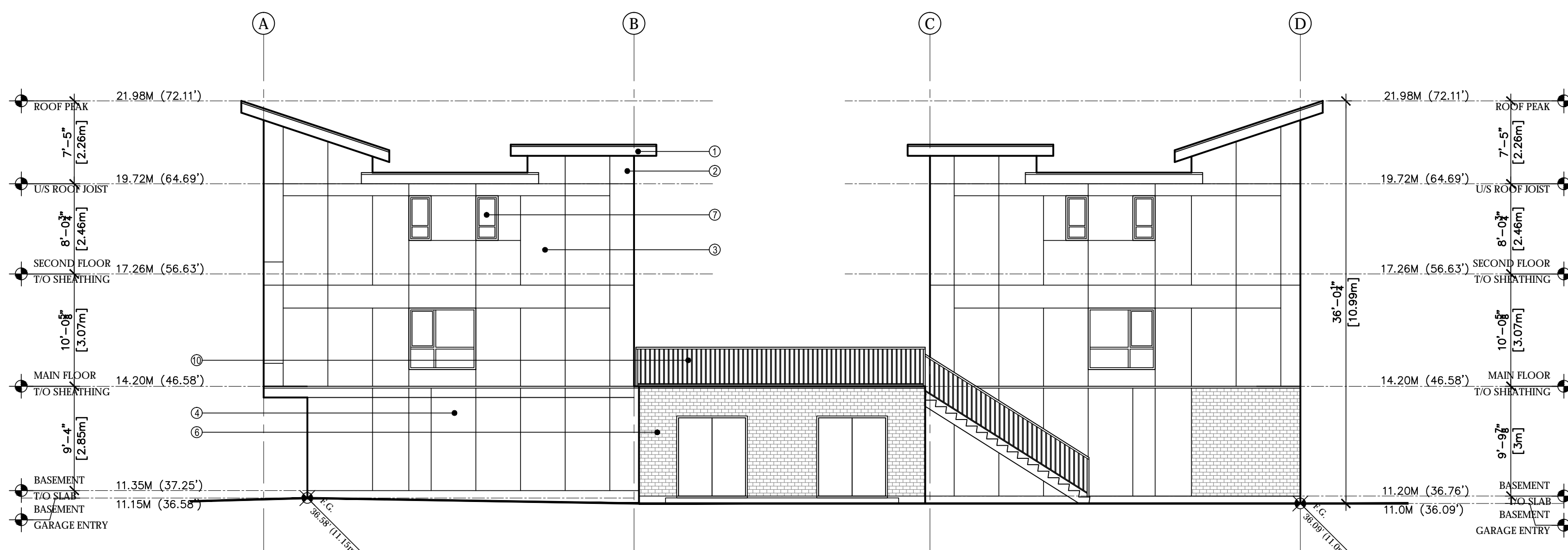


WEST ELEVATION OF BLOCK-3

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD	⑥	RED BRICK VENEER
②	FIBER CEMENT PANELING (GRAY)	⑦	VINYL WINDOW
③	FIBER CEMENT PANELING (WHITE)	⑧	PAINTED / STAINED FIBER GLASS ENTRY DOOR
④	FIBER CEMENT PANELING (RED)	⑨	INSULATED GARAGE DOOR
⑤	FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩	ALUMINUM RAILING



COURTYARD ELEVATION OF BLOCK-3



EAST ELEVATION OF BLOCK-3

UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

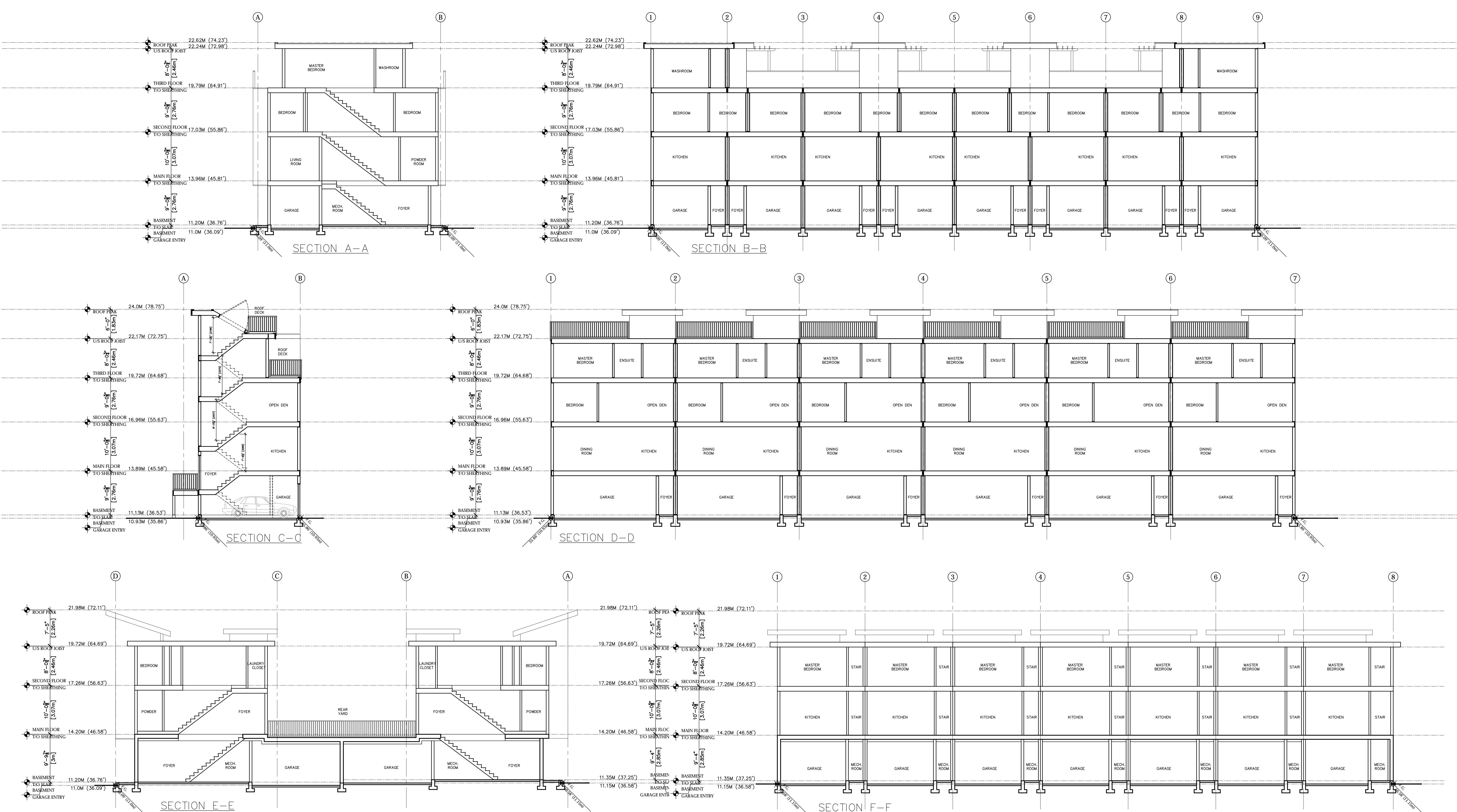
Proposed Townhouse Development



DP 2.3

ELEVATIONS

SCALE: 1:100



UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

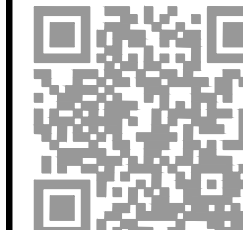
NOVEMBER 14 2016

DP 3.1

SECTIONS

SCALE: 1:100

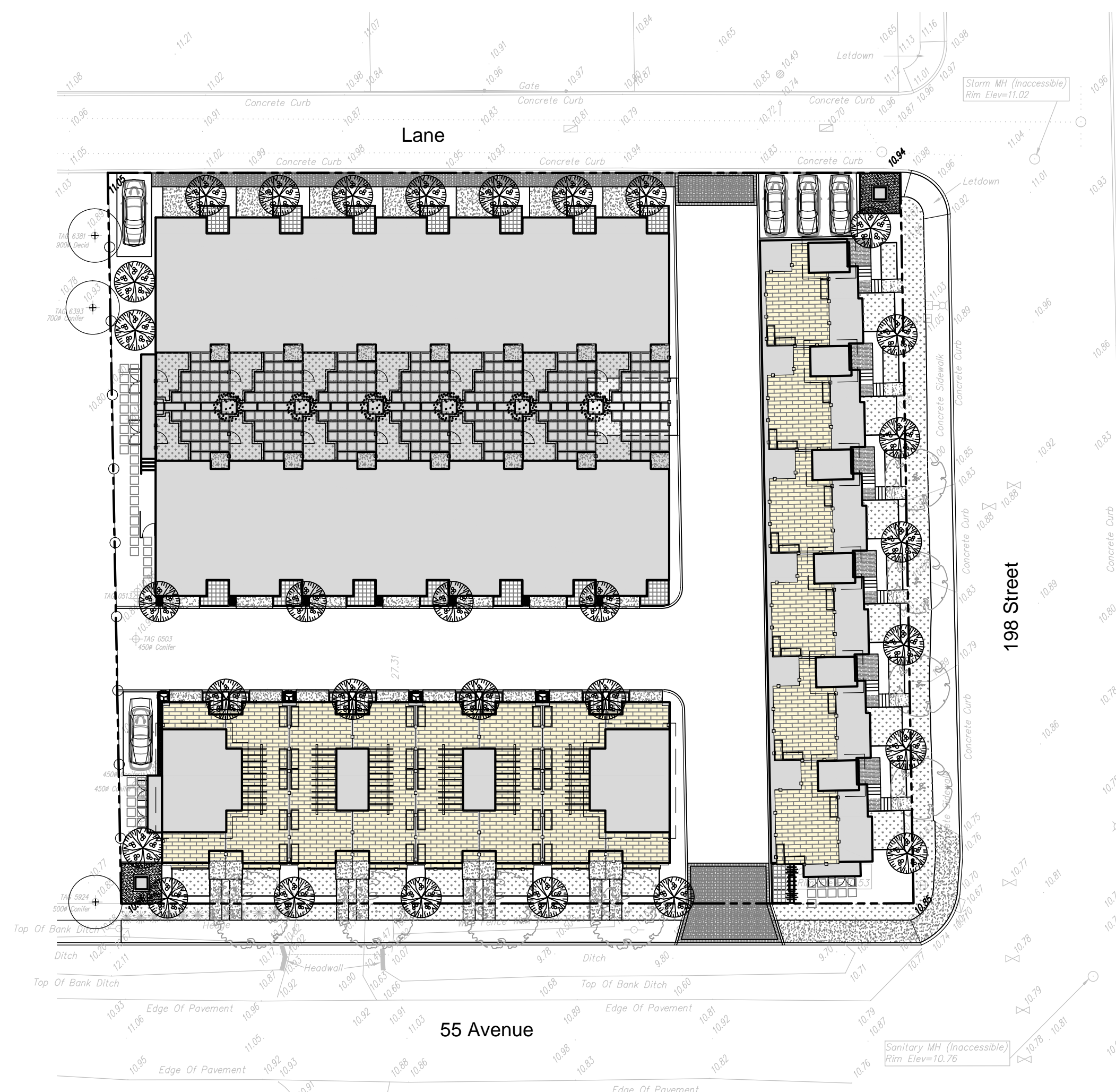
Re-issued for Development Permit



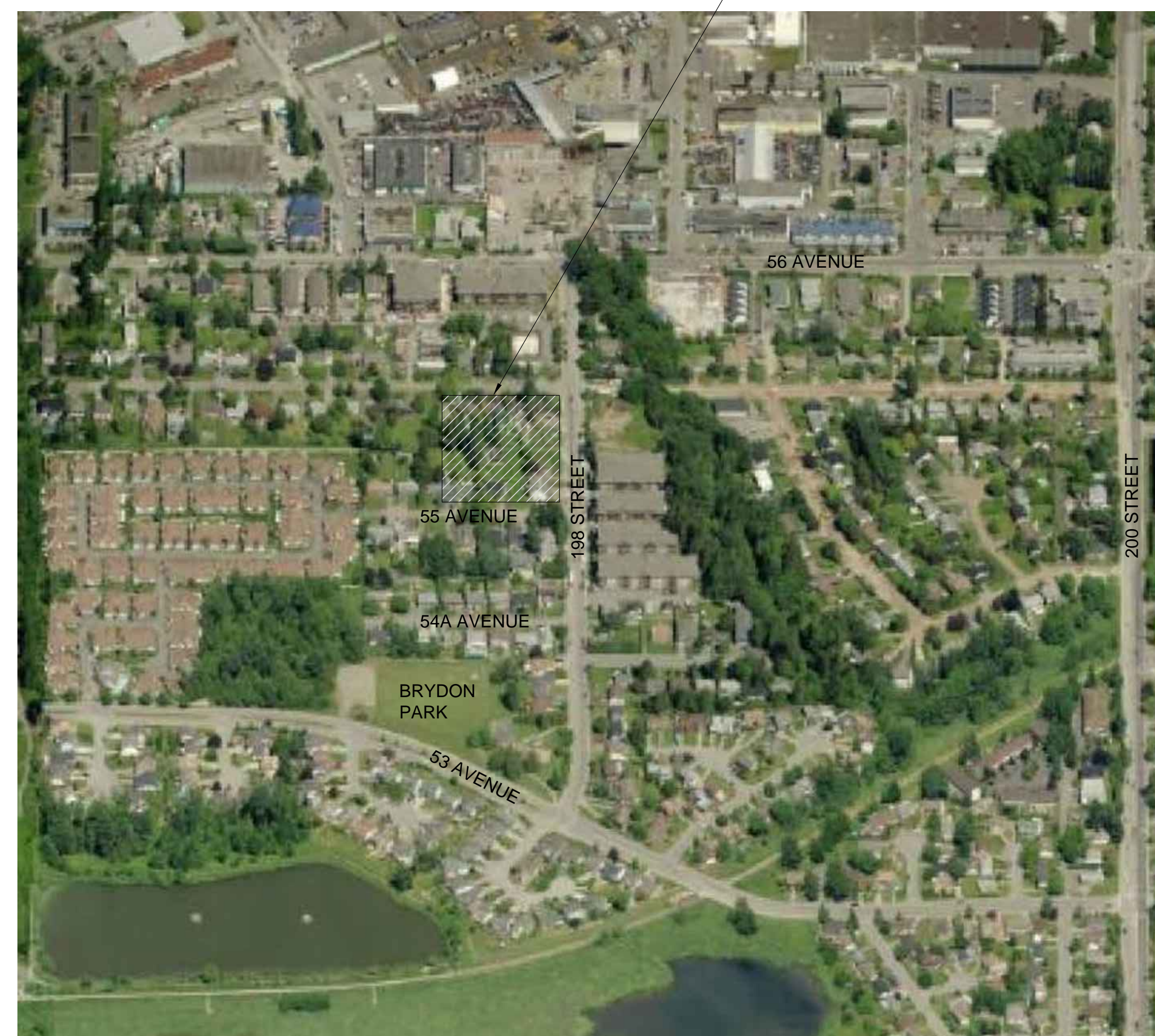
Contact Information	Other Key Contacts:		
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042 Primary project contact: Dave Jerke davidj@vdz.ca 604 882 0024 x 38 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22	Raghibir Gurm Project Owner raghibirgurm@gmail.com	Atelier Pacific Project Building Architecture #109 - 131 Water Street Vancouver, British Columbia, V6B 4M3 604 662 8689	Concost Management Inc. Project Management #202 - 5489 Byrne Road Burnaby, British Columbia, V5J 3J1 604 558 8622
Legal Address and Description:			
Plan NWP16536 Lot A Plan NWP16536 Lot B Plan NWP12439 Lot 3			

Sheet List Table

Sheet Number	Sheet Title
L-01	Cover Sheet
L-02	Tree Retention Plan
L-03	Site Plan
L-04	Planting Plan
LD-01	Details
LD-02	Details
LD-03	Sections



1 SITE PLAN OVERVIEW



2 LOCATION MAP

[illegible]

2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:

Uptown Village

Location:

5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS (D/P/P/P/R/P/R/P) DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
COVER SHEET

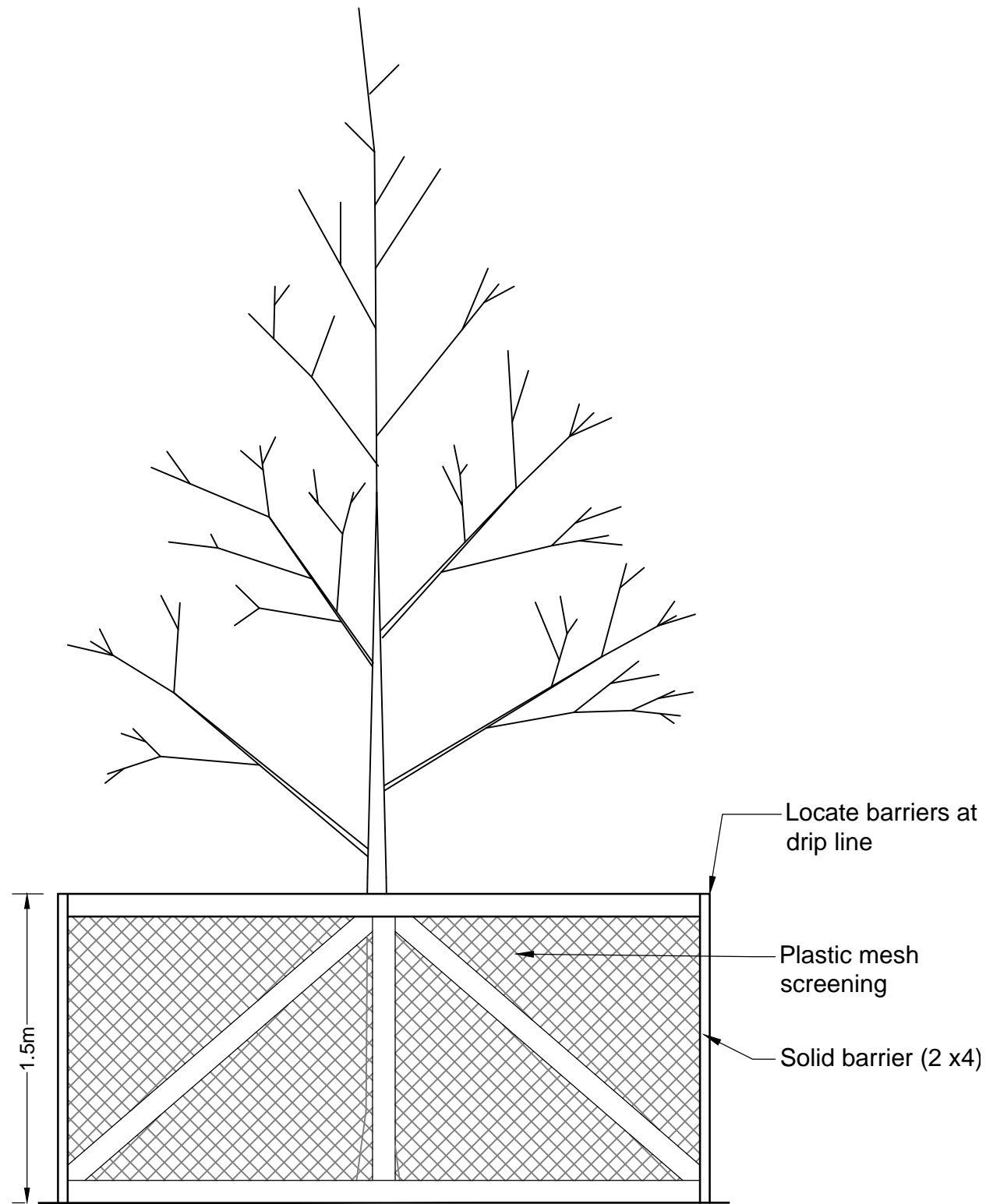
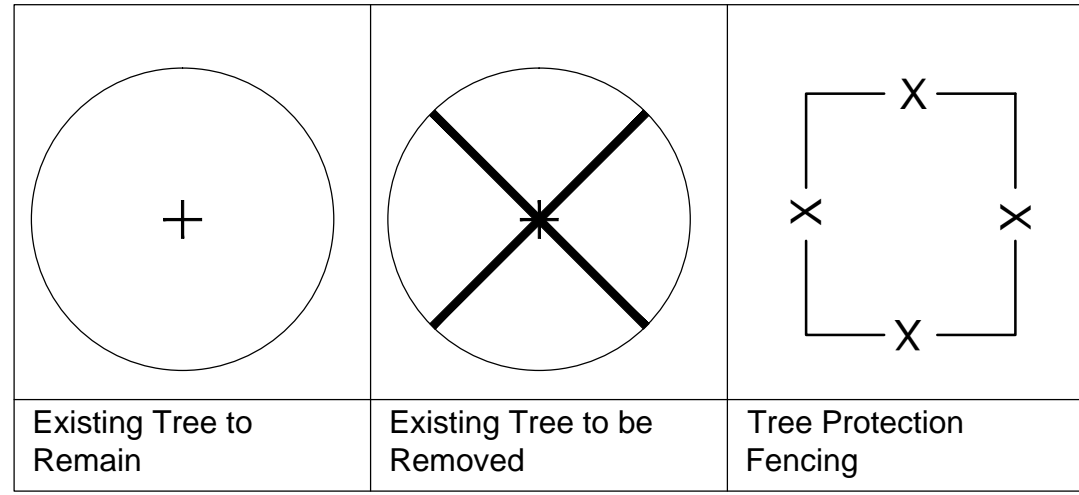


VDZ Project #:
DP2016-49

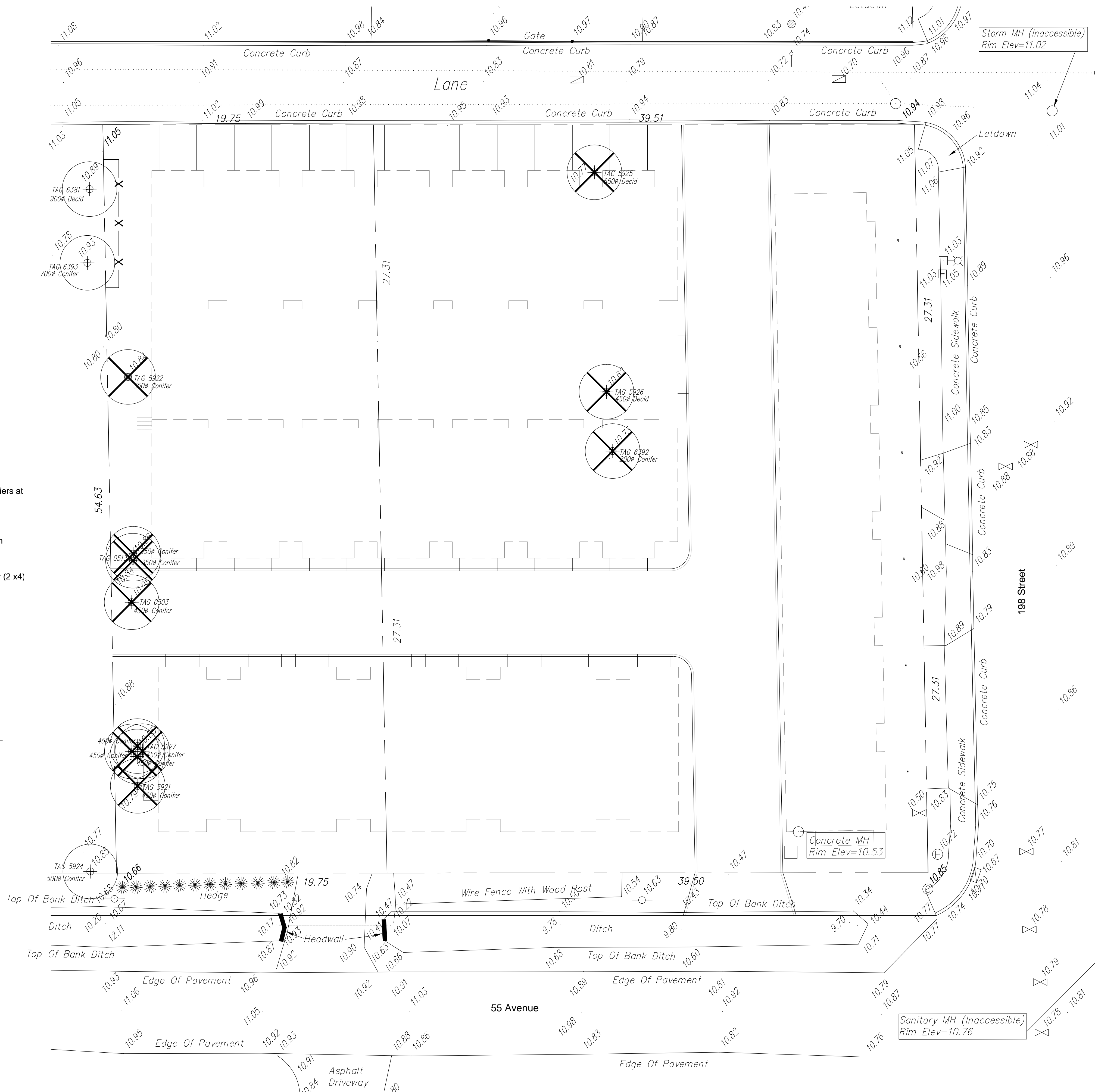
Drawing #: L-01

\\02-SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2016-49-BRYDON MEADOWS\SHEETS\L-02 TREE RETENTION PLAN.DWG

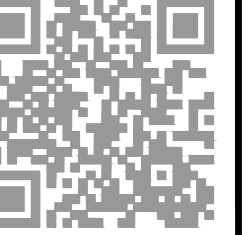
LEGEND



1 TREE PROTECTION FENCING DETAIL
Scale 1:30



2 TREE RETENTION PLAN
Scale 1:150



No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

Project:
Uptown Village

Location:
5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
TREE RETENTION PLAN

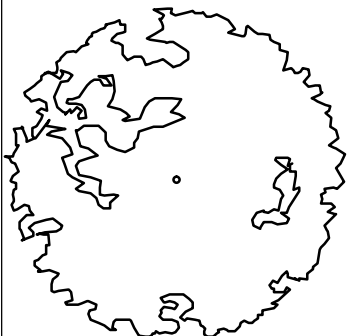
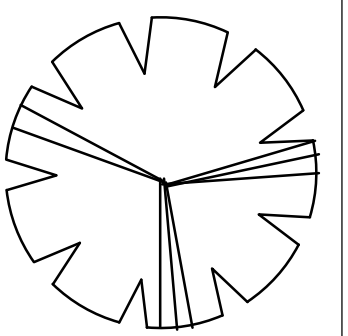
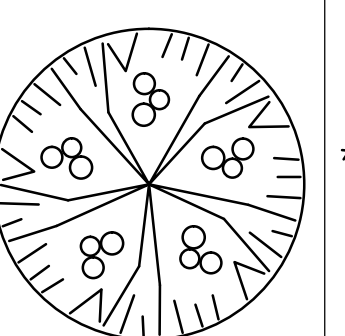
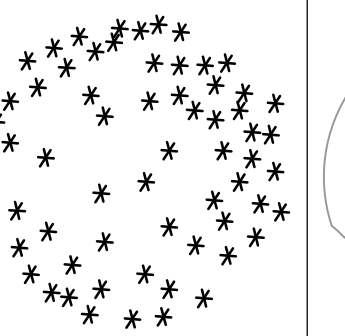
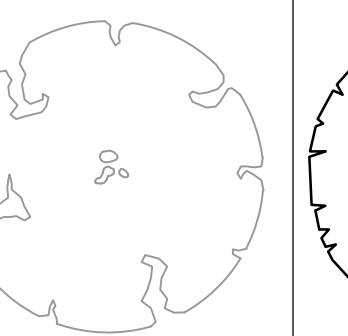
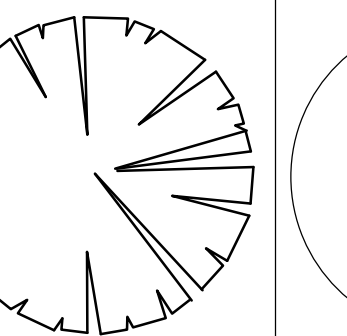
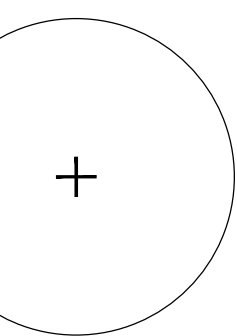


DP2016-49

Drawing #:
L-02

\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49-BRYDON MEADOWS\03-SITE PLANNING


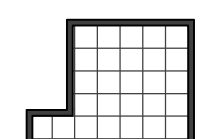
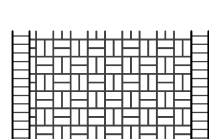
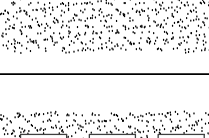
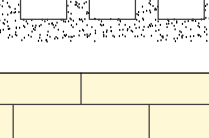
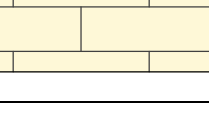
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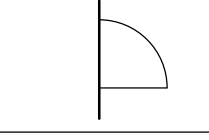
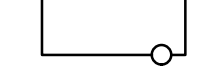
						
AG	APS	APD	CB	HC	PG	EXISTING TREE




TREES

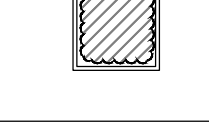
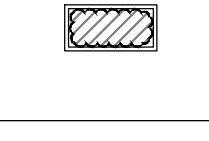
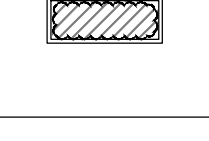


QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
4	AG	Acer ginnala 'Red November'	Red November Amur Maple	B&B; 6cm caliper; 1.8m std	As shown
4	APS	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	No. 10 Pot	As shown
30	APD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	B&B; 6cm caliper; 1.8m std	As shown
6	CB	Catalpa bignonioides 'Aurea'	Golden Catalpa	No. 10 Pot	As shown
4	HC	Halesia carolina	Carolina Silverbell	B&B; 6cm caliper; 1.8m std	As shown
3	PG	Picea glauca 'Pendula'	Weeping White Spruce	B+B; 3.0m Height; Single Leader	As shown

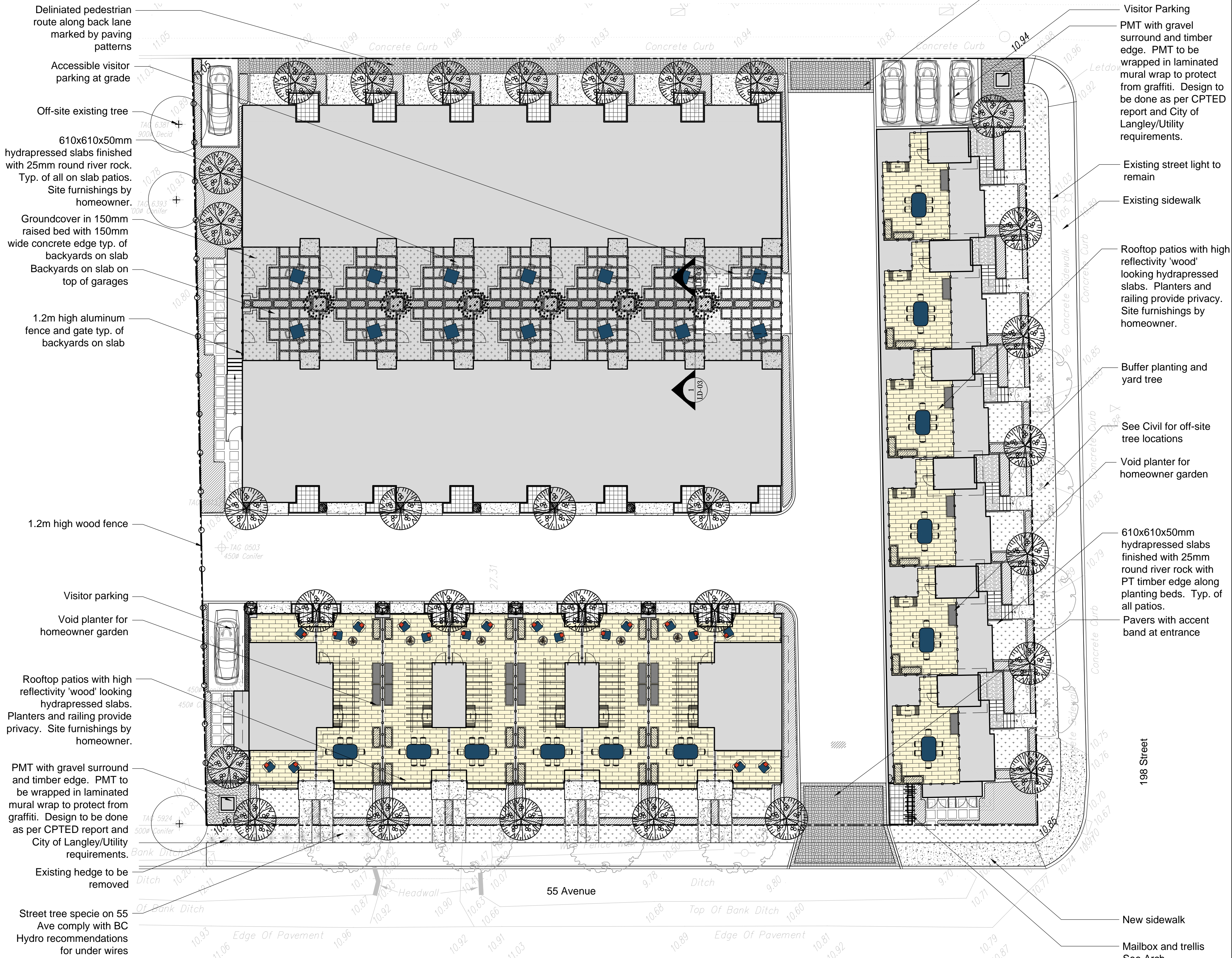
LEGEND

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SLAB
	5 LD-02	PAVER WALKWAYS Inset Pavers: Model: Classic Standard Series Size: Nevada 301mmx301mmx60mm Colour: Charcoal Border Pavers: Model: Classic Standard Series Size: 3:1 Standard 225mmx75mmx60mm Colour: Indian Summer Blend Manufacturer: Abbotsford Concrete Products
	6 LD-02	VEHICULAR PAVERS Model: Classic Standard Series Size: Standard 225mm x 112.5mm x 80mm Manufacturer: Abbotsford Concrete Products Inset Pavers: Pattern: Parquet Colour: Indian Summer Border Pavers: Pattern: Solidier Colour: Charcoal
		25mm ROUND RIVER ROCK Depth: 50mm
	2-4 LD-02	HYDRAPRESSED SLABS Model: Cortez Series Size: 610mmx610mmx50mm Colour: Sandalwood Manufacturer: Abbotsford Concrete Products Finish joint material to be 50mm depth 25mm round river rock
		ROOFTOP HYDRAPRESSED SLABS Model: Aristokrat Series Size: 225mmx90mmx20mm Colour: Tamarack Manufacturer: Abbotsford Concrete Products Mount: Pedestal

KEY	REF.	DESCRIPTION
	6 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	7 LD-02	1.2m HIGH WOOD FENCE

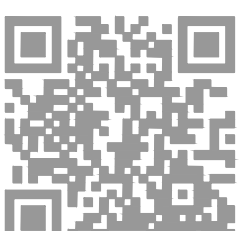
KEY	REF.	DESCRIPTION
		GROUNDCOVER PLANTING See Planting Plan
		SOD See Critical Landscape Notes for Specifications
	3-5 LD-01	SHRUB PLANTING

KEY	REF.	DESCRIPTION
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 45"x24"x36" Colour: Solid Navajo Red Stain by Sikks
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 45"x24"x36" Colour: Solid Navajo Red Stain by Sikks
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 60"x24"x36" Colour: Solid Navajo Red Stain by Sikks
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 24"x24"x36" Colour: Solid Navajo Red Stain by Sikks
	8 LD-01	CUSTOM PRESSURE-TREATED WOOD PLANTER Size: 60"x24"x36" Colour: Solid Navajo Red Stain by Sikks



1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

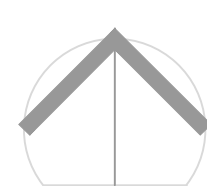
No.	By:	Description	Date

No.	By:	Description	Date

Project:	Uptown Village
Location:	5501, 5503, 5509 - 198 Street 19771 - 55 Avenue Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
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Drawing Title:
SITE PLAN



VDZ Project #:
DP2016-49

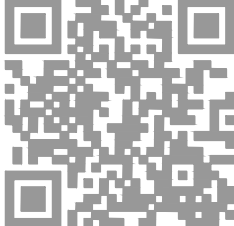
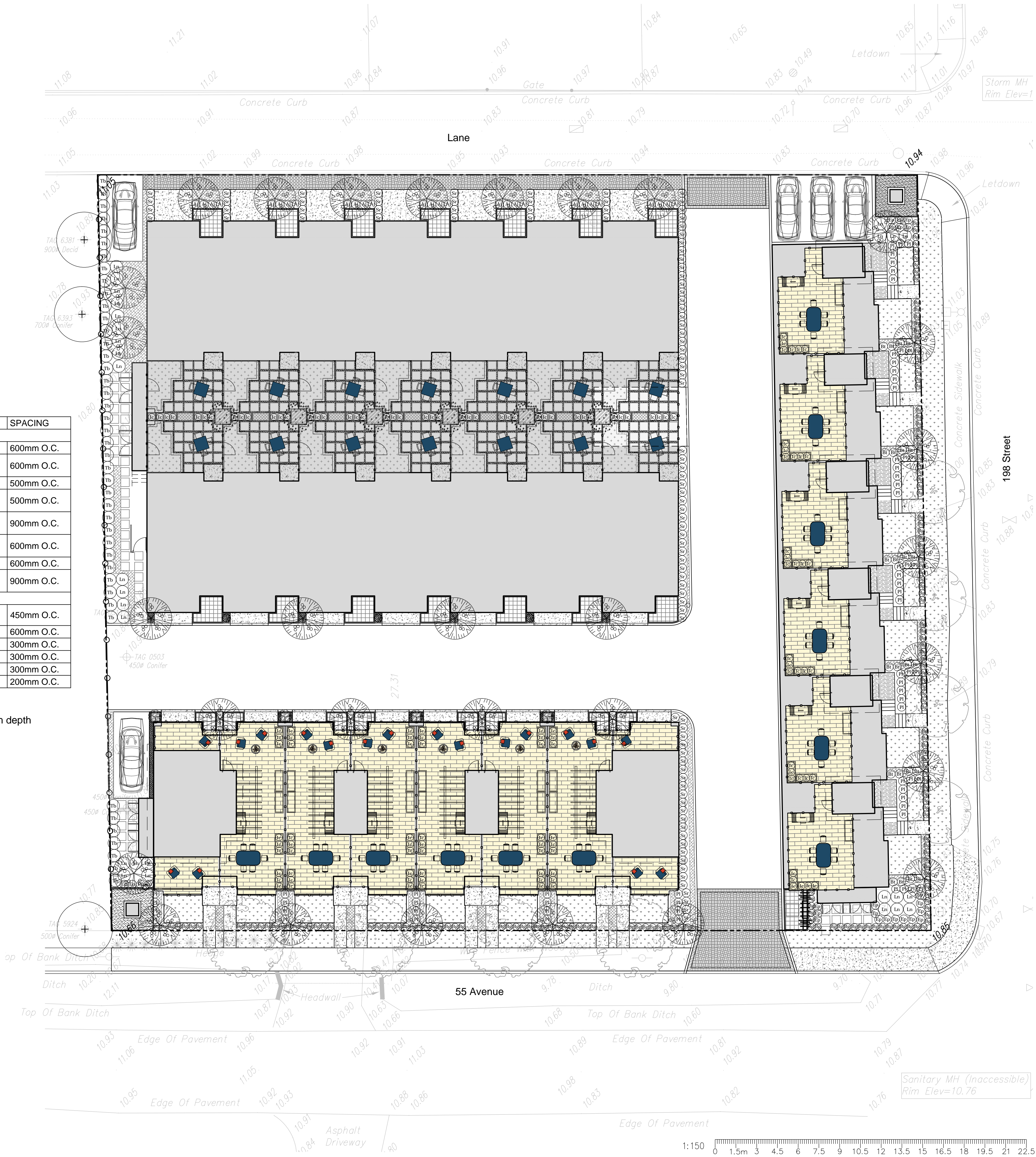
Drawing #:
L-03

\\02-SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVE\DP2016-49-BRYDON MEADOWS\SHEETS\L-04 PLANTING PLAN.DWG

PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Aj	28	Azalea japonica 'Girard's Hot Shot'	Girard's Hot Shot Azalea	No 3 Pot	600mm O.C.
Bt	24	Berberis thunbergii 'Royal Cloak'	Royal Cloak Japanese Barberry	No 3 Pot	600mm O.C.
Bg	167	Buxus x 'Green Velvet'	Green Velvet Boxwood	No 3 Pot	500mm O.C.
Ic	134	Ilex crenata fastigiata 'Sky Sentry'	Sky Sentry Japanese Holly	1200mm high	500mm O.C.
Ln	28	Lonicera nitida 'Lemon Beauty'	Boxleaf Honeysuckle	No 3 Pot	900mm O.C.
Pl	66	Prunus laurocerasus 'Genolia'	Genolia English Laurel	1200mm high	600mm O.C.
Sr	111	Skimmia reevesiana	Reeves Skimmia	No 3 Pot	600mm O.C.
Tb	43	Taxus baccata 'Fastigiata'	Columnar Irish Yew	1200mm high	900mm O.C.
PERENNIALS/GROUNDCOVERS					
	37	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No 2 Pot	450mm O.C.
Ep	24	Echinacea purpurea 'Guava Ice'	Cone-Fections Coneflower	No 1 Pot	600mm O.C.
	607	Hakonechloa macra 'Aureola'	Japanese Forest Grass	No 1 Pot	300mm O.C.
	12	Heuchera 'Lime Marmalade'	Lime Coral Bells	No 1 Pot	300mm O.C.
	72	Imperata cylindrica 'Red Baron'	Japanese Blood Grass	No 1 Pot	300mm O.C.
	2068	Veronica repens 'Sunshine'	Yellow Creeping Speedwell	10cm Pot	200mm O.C.

- Notes:
1. Assume 150mm growing medium depth (import) for sod areas, and 450mm growing medium depth (import) for new planting beds (typ)
 2. Plant schedule lists plant quantity totals.



No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

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No.	By:	Description	Date
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Project:
Uptown Village

Location:
5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn:
JW

Stamp:

Checked:
DJ

Approved:
MVDZ

Original Sheet Size:
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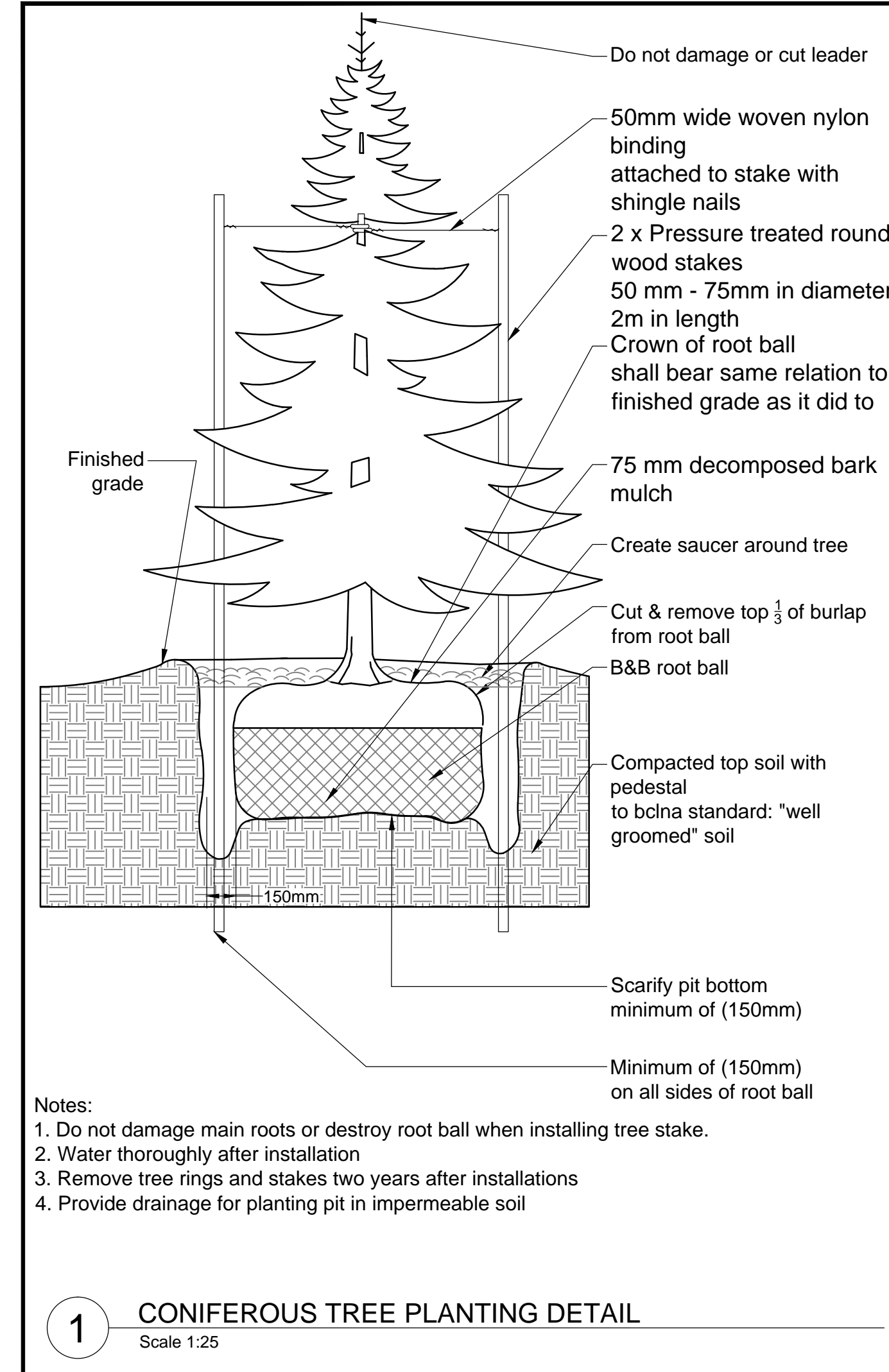
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Drawing Title:
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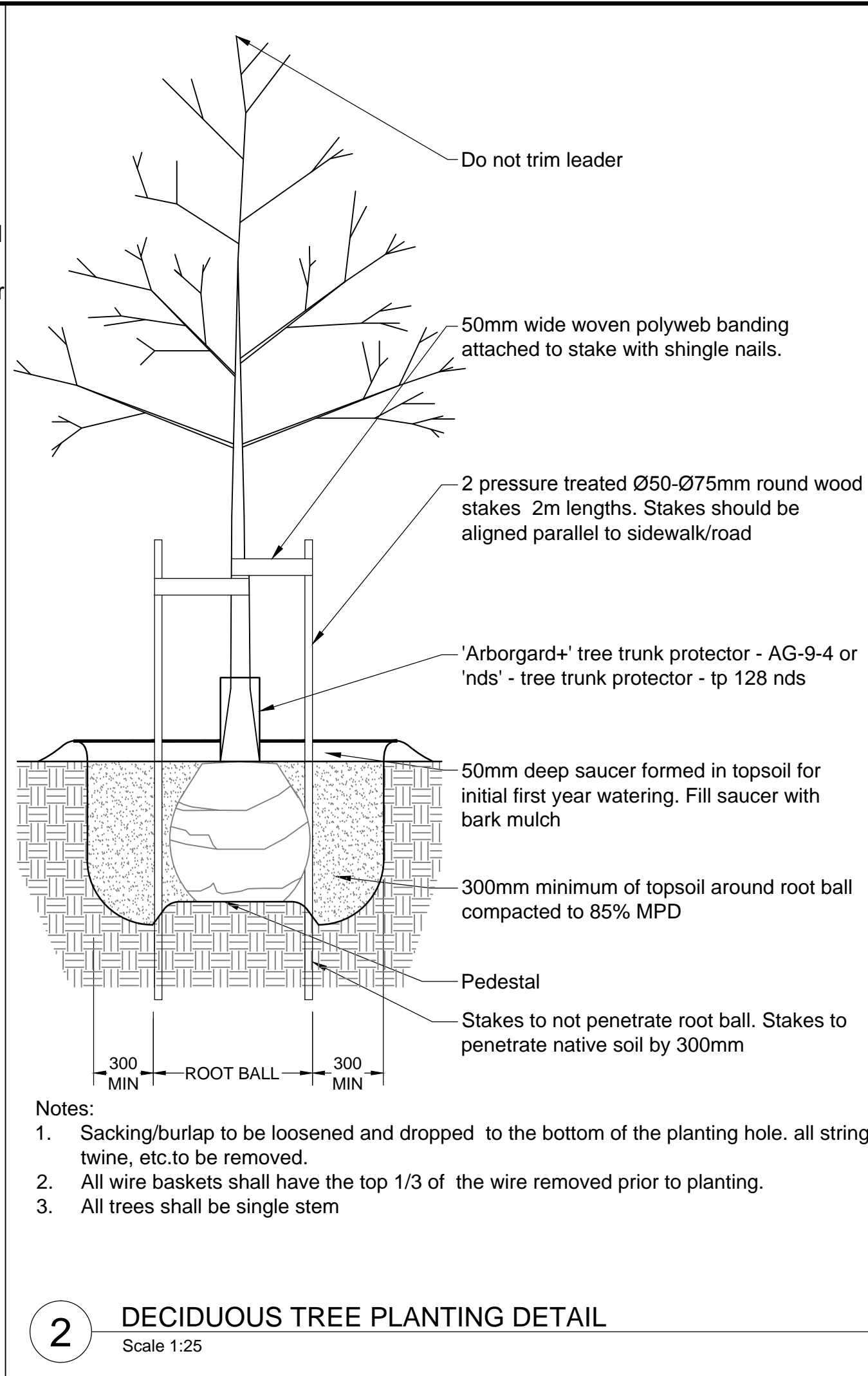


VDZ Project #:
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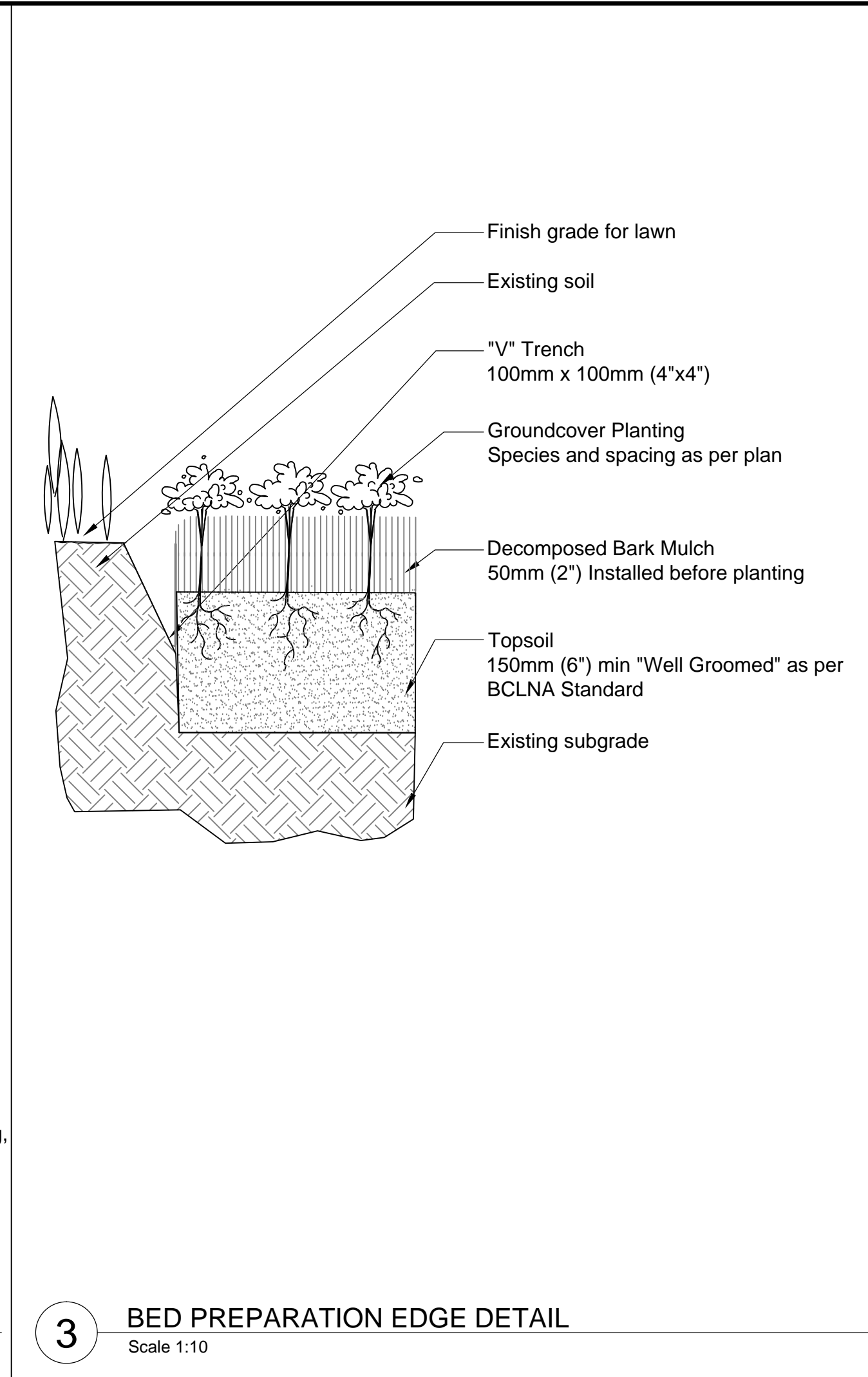
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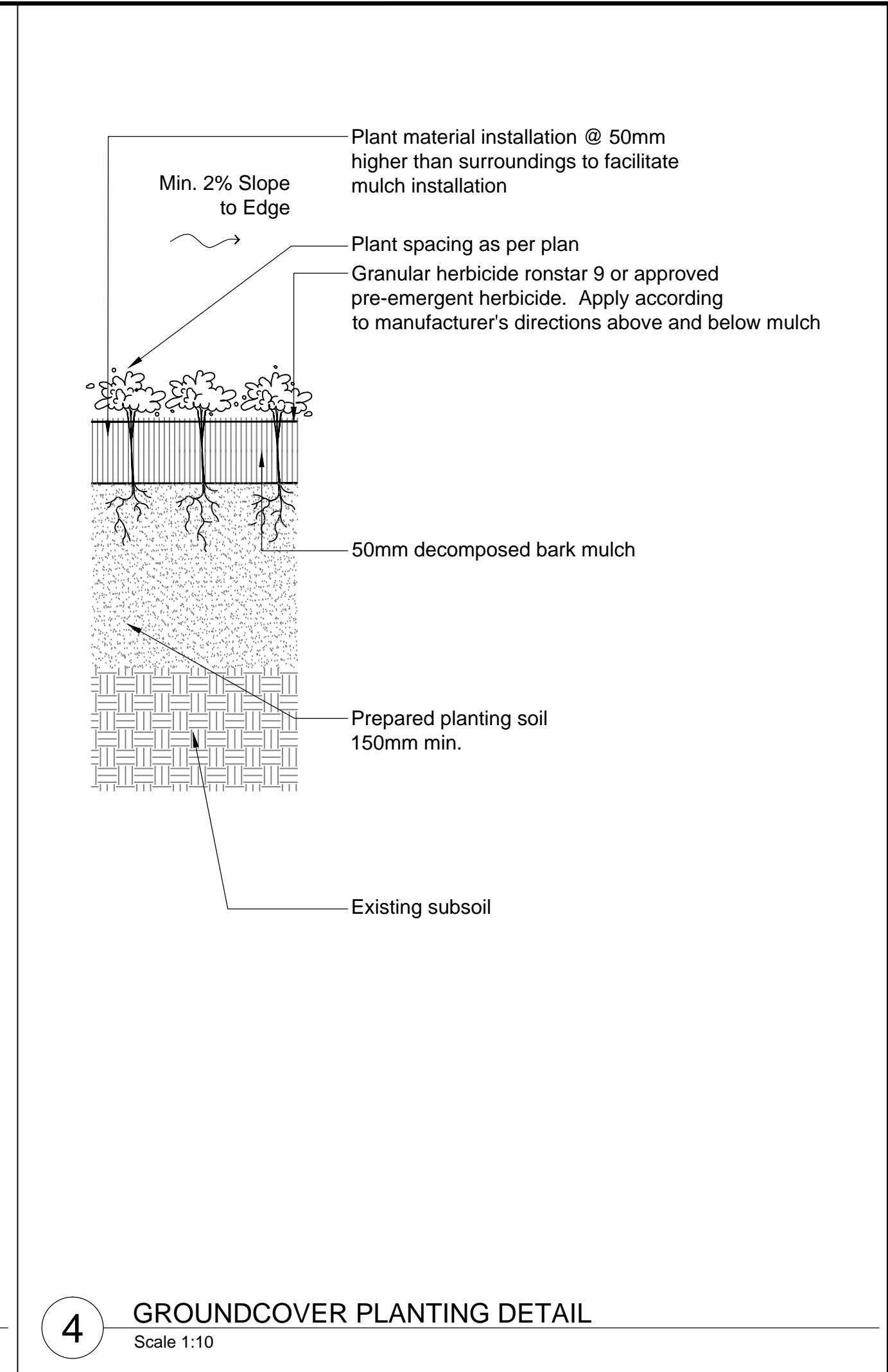
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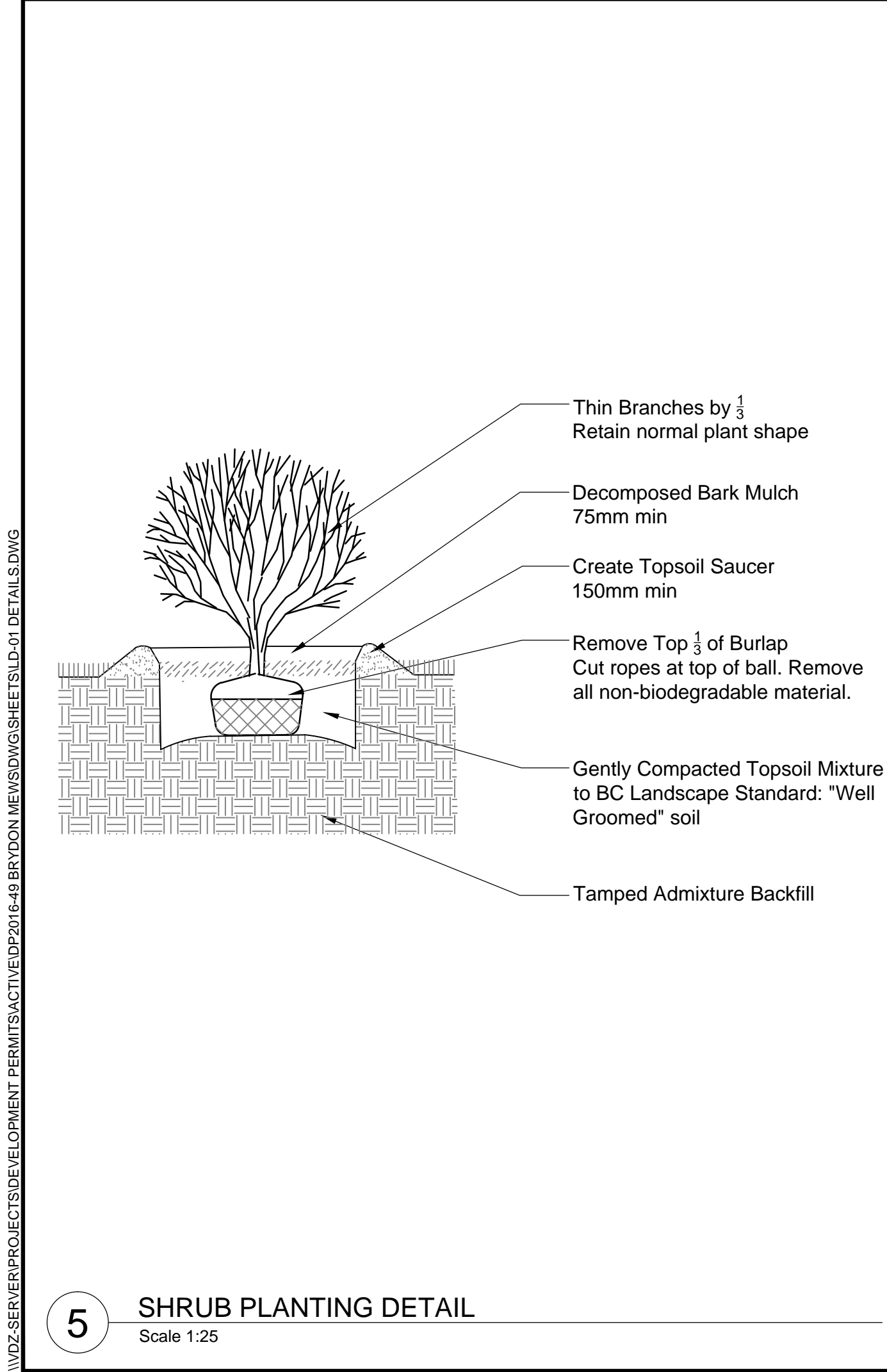
2 DECIDUOUS TREE PLANTING DETAIL
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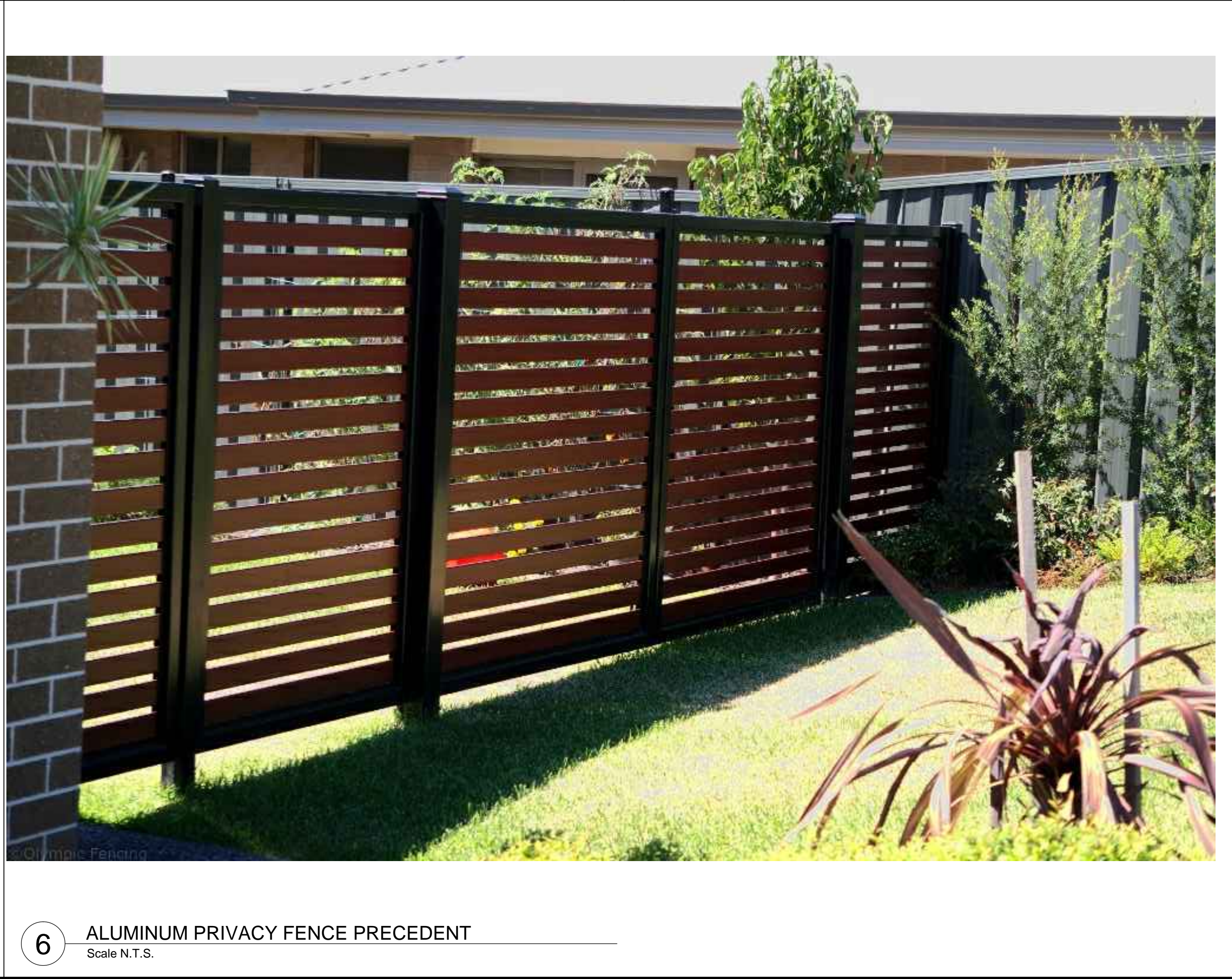
3 BED PREPARATION EDGE DETAIL
Scale 1:10



4 GROUNDCOVER PLANTING DETAIL
Scale 1:10



5 SHRUB PLANTING DETAIL
Scale 1:25



6 ALUMINUM PRIVACY FENCE PRECEDENT
Scale N.T.S.



8 PLANTER PRECEDENT
Scale N.T.S.

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No.	By:	Description	Date
2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016

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No.	By:	Description	Date
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Project:
Uptown Village

Location:
5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn:
JW

Checked:
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Approved:
MVDZ

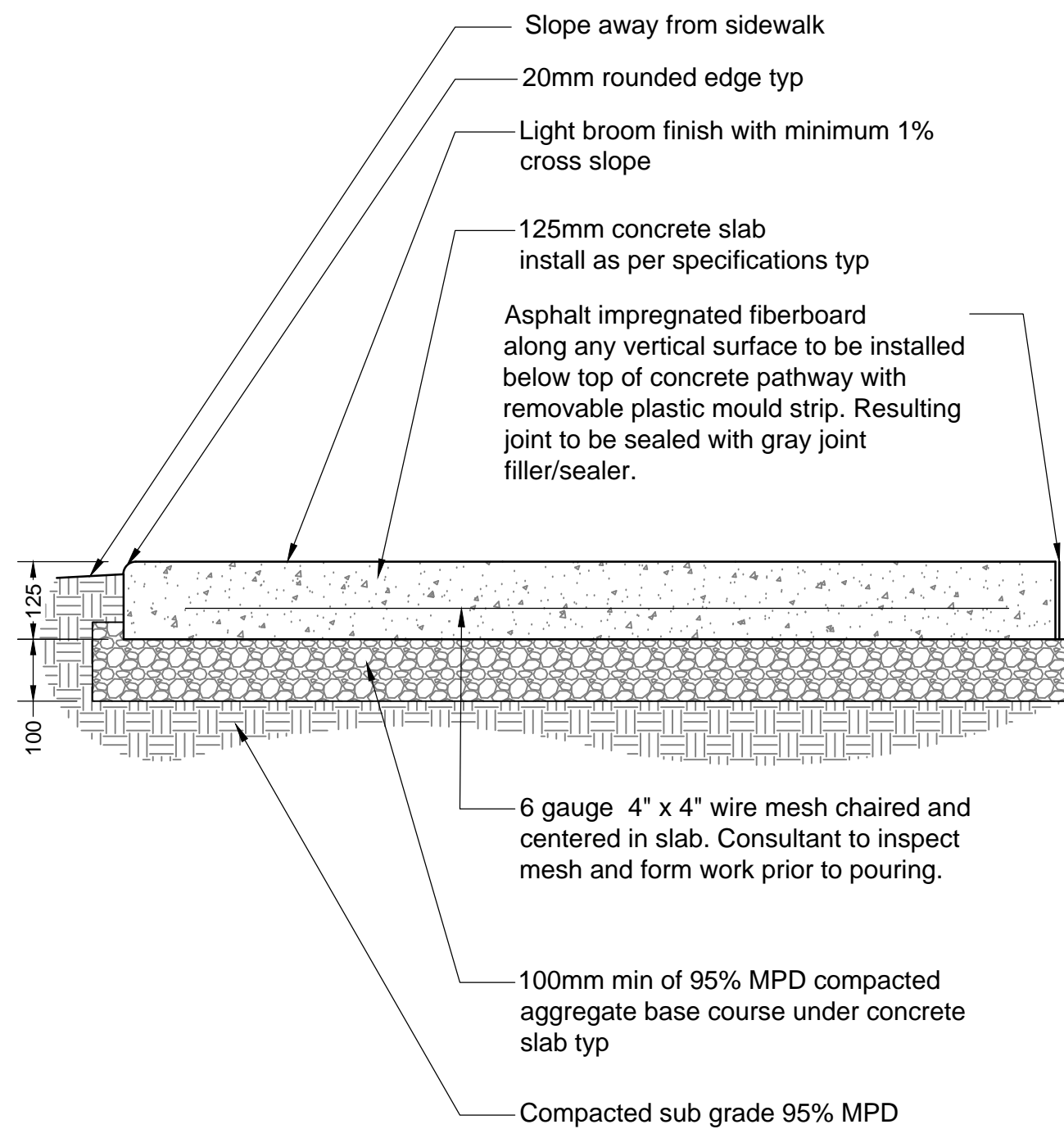
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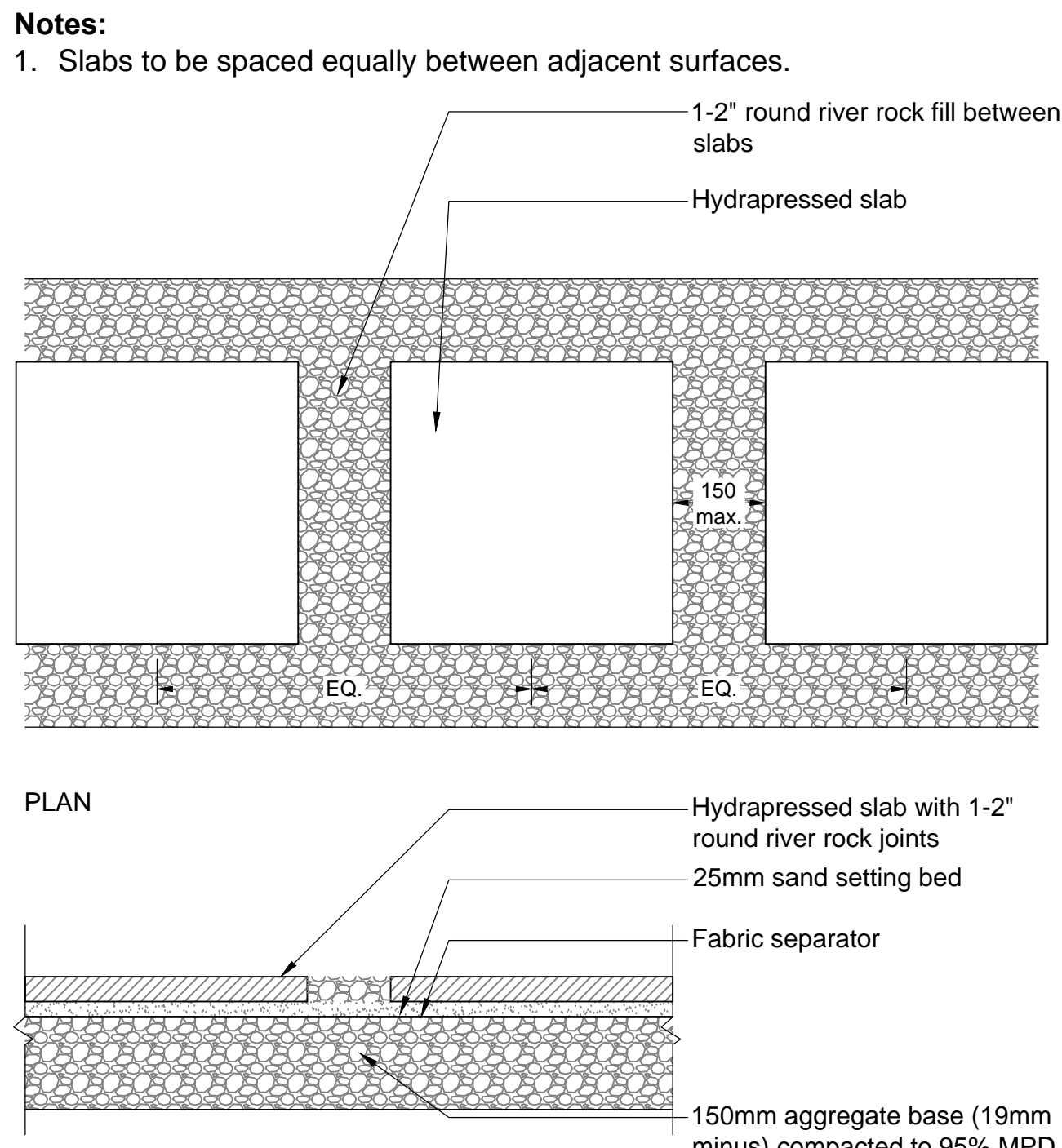
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Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Horizontal scoreline 1500mm o.c. center scoreline on 150mm smooth finish or to match existing concrete pathway

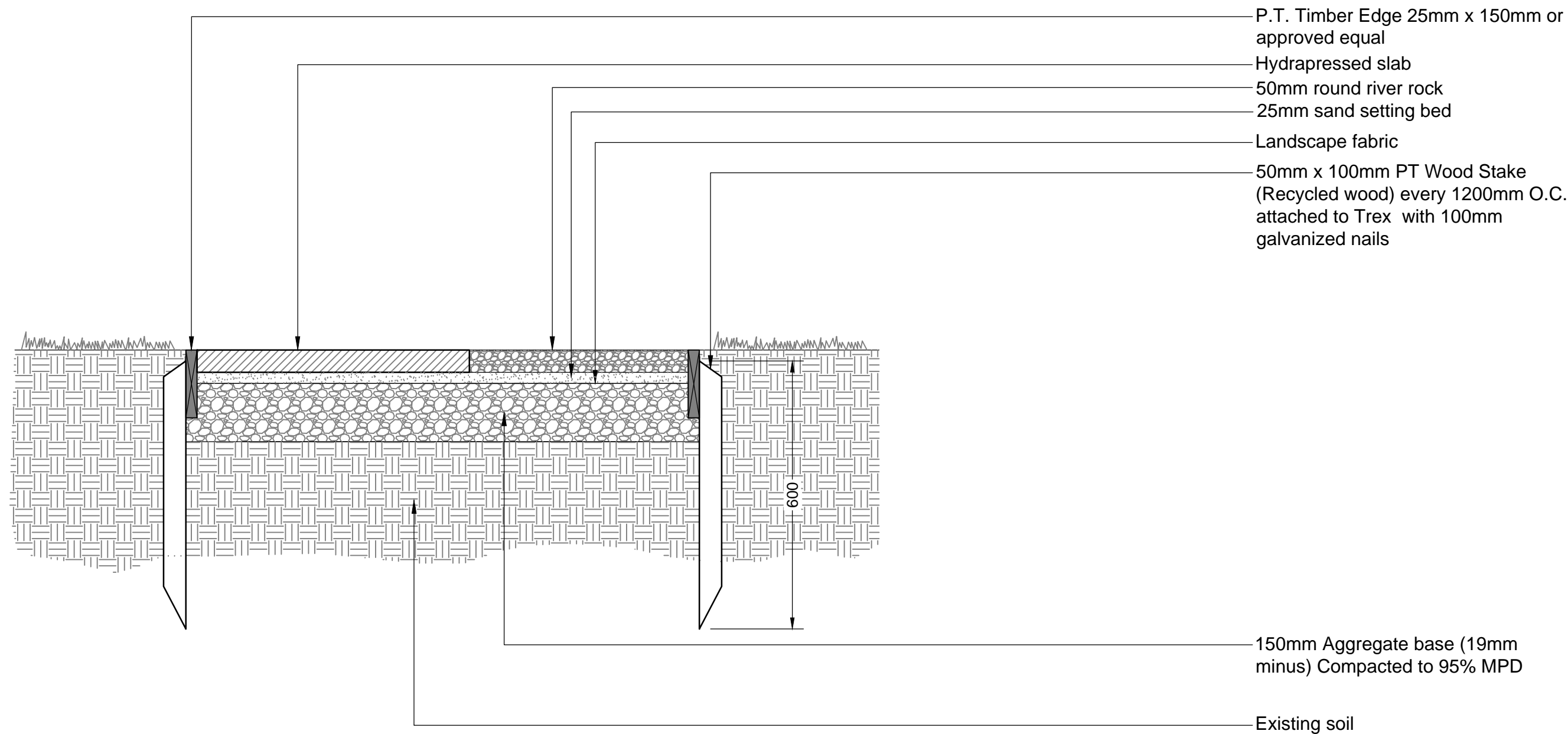
1 CONCRETE SIDEWALK DETAIL
Scale 1:10



Hydrapressed Slab Details:

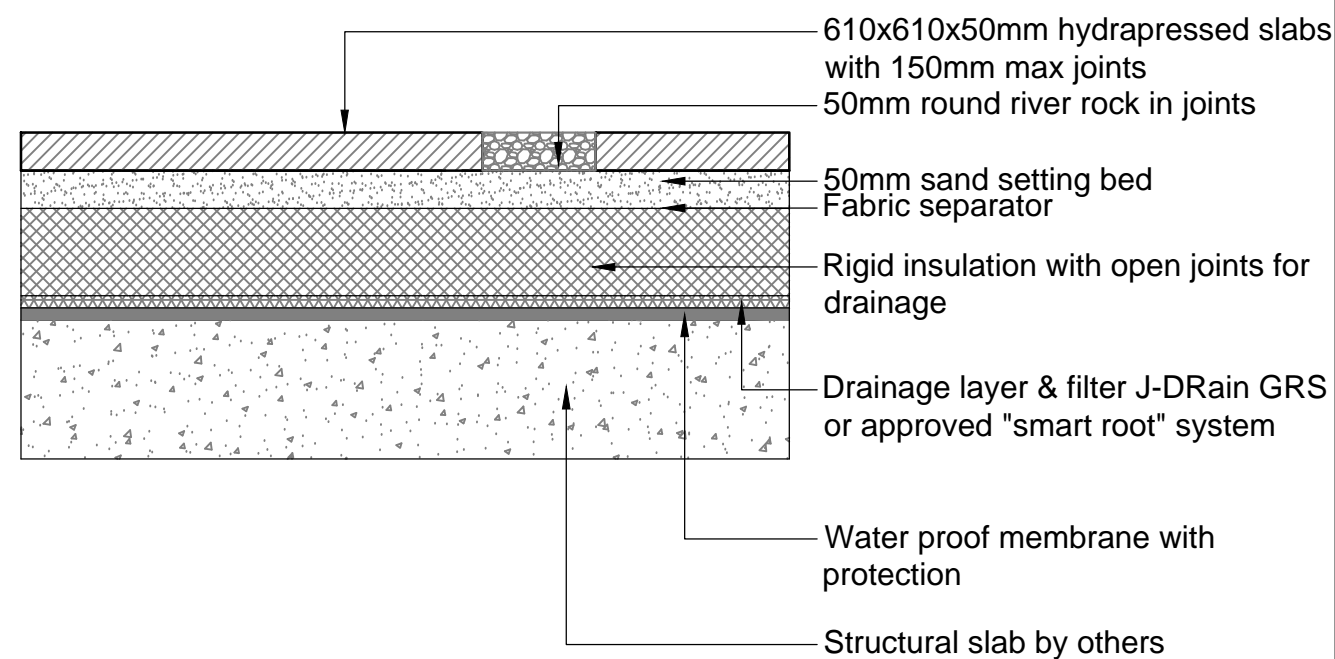
Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer:	Abbotsford Concrete Products
TEL:	1-800-663-4091

2 HYDRAPRESSED SLABS IN GRAVEL DETAIL
Scale 1:10



NOTES:
1. Contractor to provide 1L sample of river rock material for approval by landscape architect prior to installation.
2. Ensure top of edging meets flush with river rock.

3 TREX EDGER DETAIL
Scale 1:10

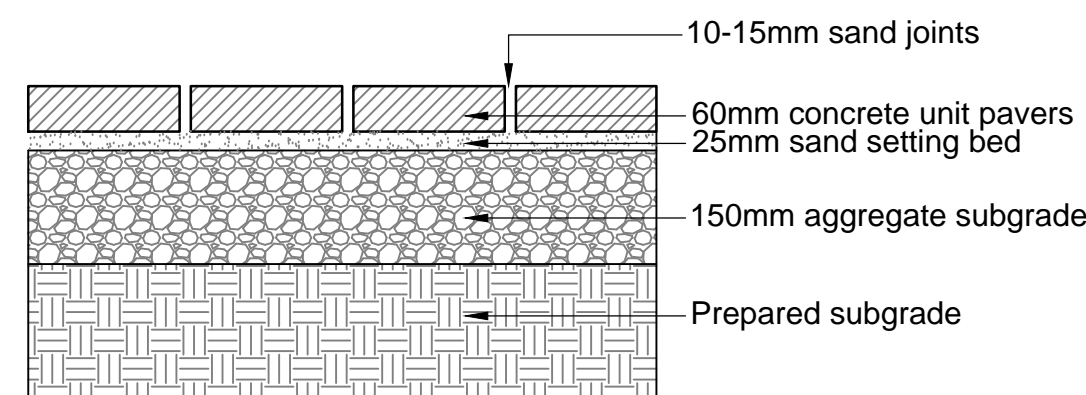


Hydrapressed Slab Details:

Model:	Cortez Series
Colour:	Colour: Sandalwood
Size:	610mm x 610mm x 50mm
Manufacturer:	Abbotsford Concrete Products
TEL:	1-800-663-4091

Notes:
1. Contractor to provide shop drawings and material samples
2. Install all components as per manufacturer's specifications

4 HYDRAPRESSED SLABS ON SLAB
Scale 1:10



Unit Paver Details: (Inset pavers)

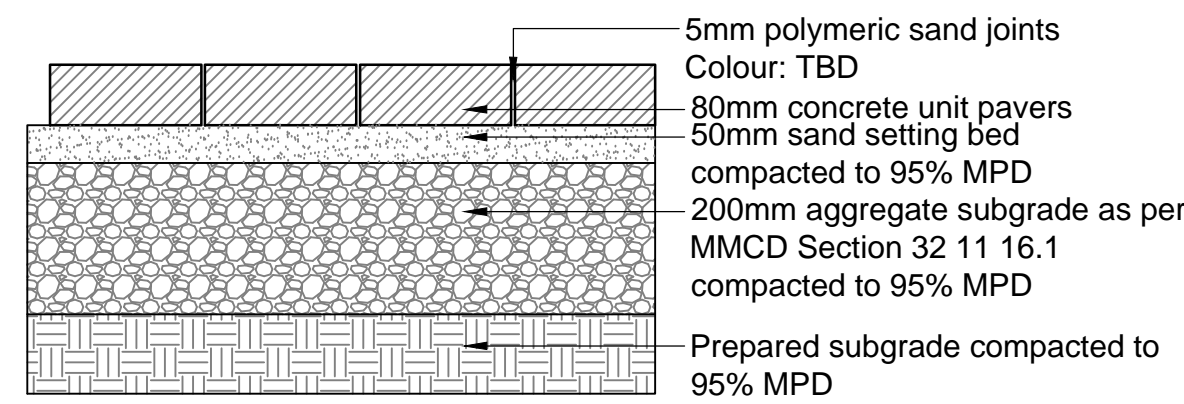
Model:	Classic Standard Series
Colour:	Colour: Charcoal
Size:	Nevada 301mm x 301mm x 60mm
Manufacturer:	Abbotsford Concrete Products
TEL:	1-800-663-4091

Unit Paver Details: (border pavers)

Model:	Classic Standard Series
Colour:	Colour: Indian Summer Blend
Size:	225mm x 75mm x 60mm
Manufacturer:	Abbotsford Concrete Products
TEL:	1-800-663-4091

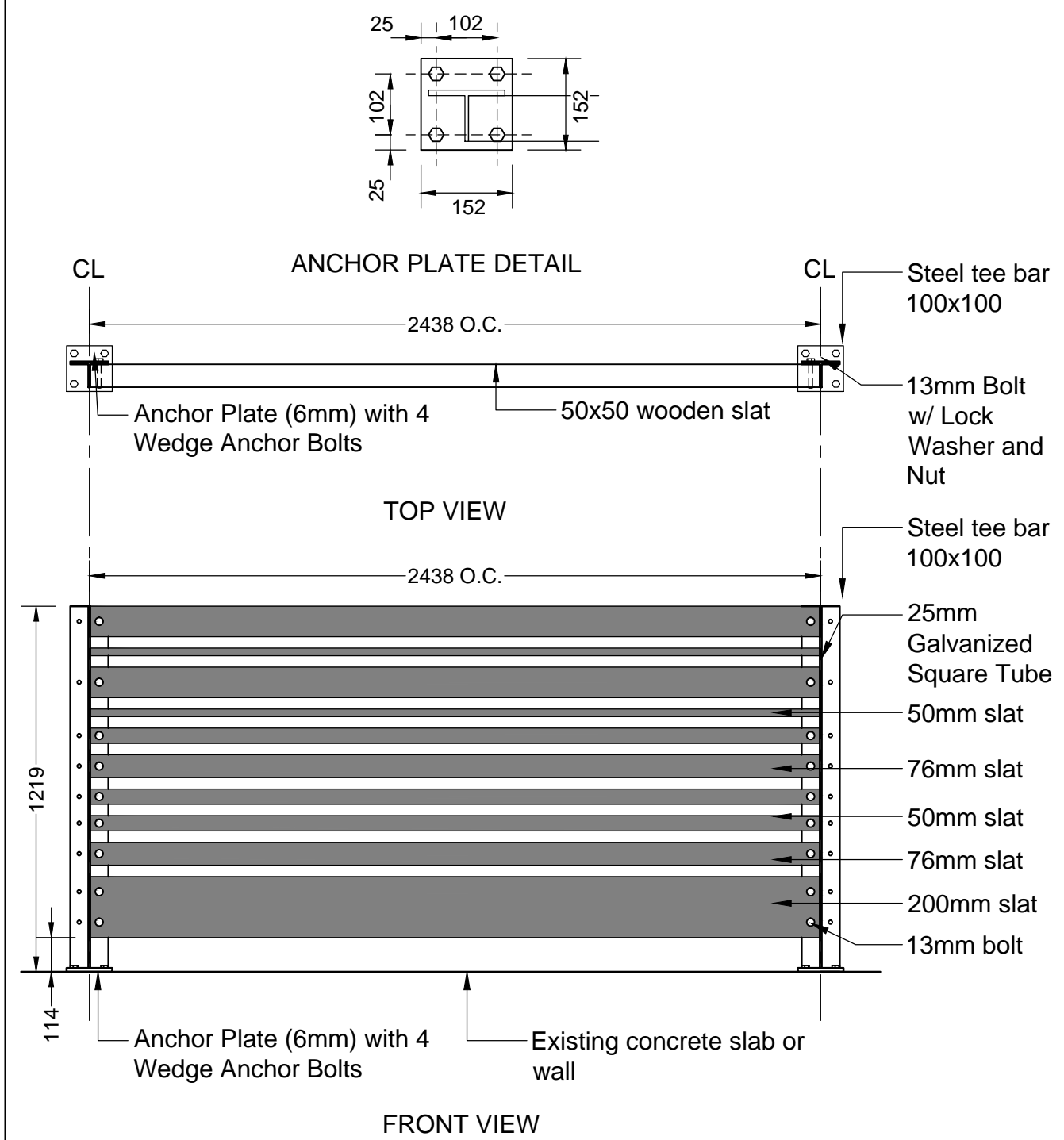
Notes:
1. Contractor to provide shop drawings and material samples
2. Install all components as per manufacturer's specifications

5 UNIT PAVER DETAIL
Scale 1:10



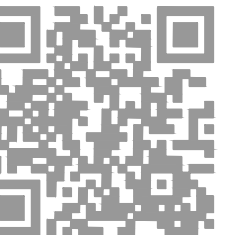
Notes:
1. Contractor to provide shop drawings and material samples
2. Install all components as per manufacturer's specifications

6 DRIVEWAY ENTRANCE UNIT PAVER DETAIL
Scale 1:10



Notes:
1. All lumber to be clear cedar (s4s) or ipe.
2. Spacing between wooden slats to be 38.1mm (1-1/2").
3. Galvanized bar to be welded to steel tee bar.
4. Wedge anchor bolts to be hot dipped galvanized.

7 1.2m HIGH WOOD FENCE DETAIL
Scale 1:20



2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date

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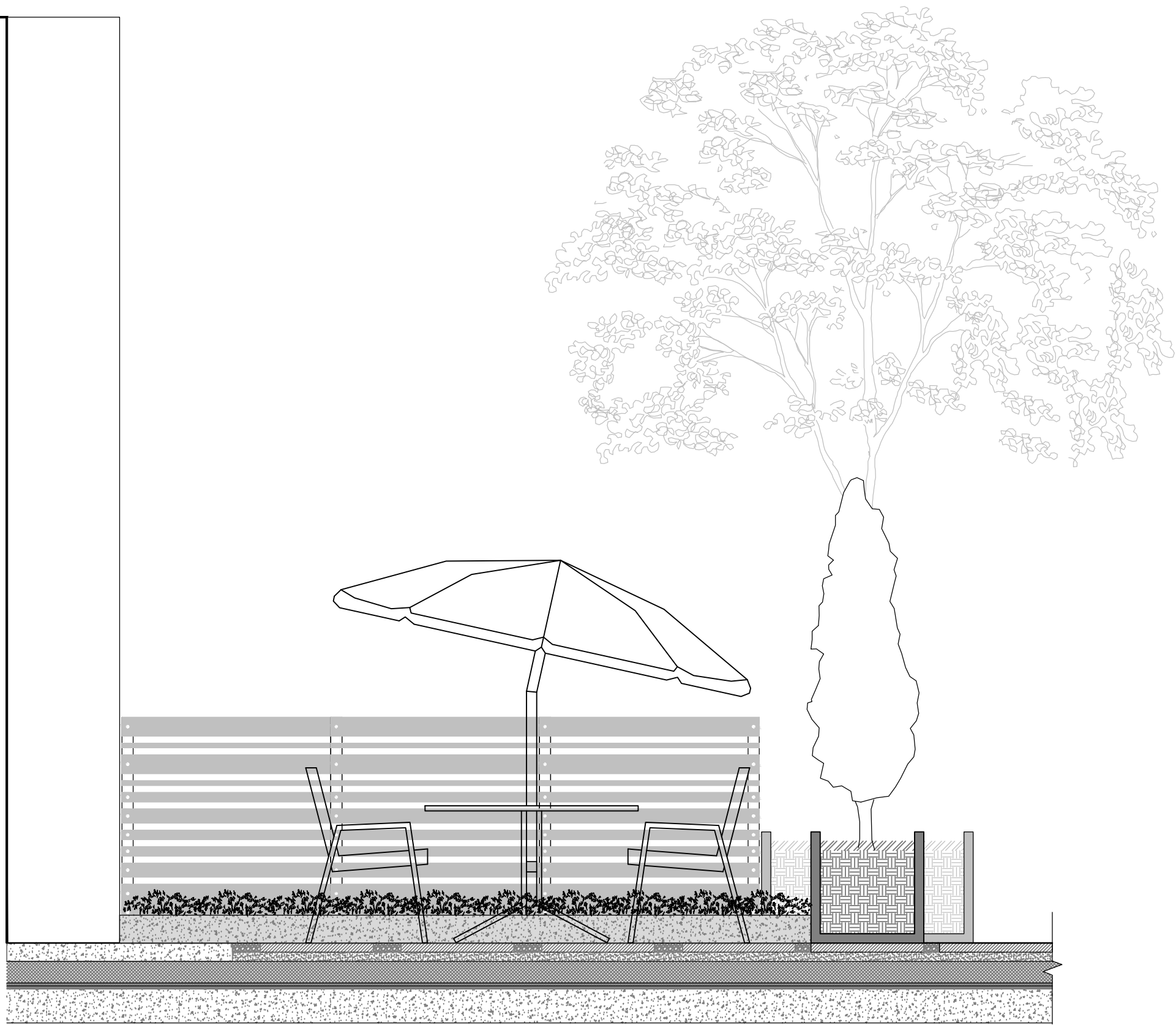
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Project:
Uptown Village

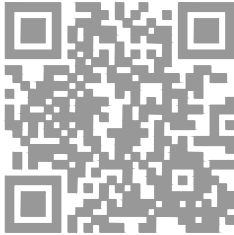
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5501, 5503, 5509 - 198 Street
19771 - 55 Avenue
Langley, British Columbia

Drawn: JW	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS NOTED	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BBP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

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1 PODIUM SECTION
Scale 1:25



2	JW	Issue for Revised DP	Nov. 2, 2016
1	JW	Issue for DP	Oct. 7, 2016
No.	By:	Description	Date
REVISIONS TABLE FOR DRAWINGS			
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
Uptown Village			
Location:			
5501, 5503, 5509 - 198 Street			
19771 - 55 Avenue			
Langley, British Columbia			
Drawn:	Stamp:		
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Checked:			
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AS SHOWN			

Drawing Title:
SECTIONS

VDZ Project #:
DP2016-49

Drawing #:
LD-03



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, NOVEMBER 9, 2016
7:00 PM**

Present: Councillor Paul Albrecht, Vice-Chairman

John Beimers
Shelley Coburn, School District No. 35
Brian Doyle
Dave Humphries
Hana Hutchinson
Esther Lindberg
Cpl. Steve McKeddie, Langley RCMP
George Roman

Staff: Roy Beddow, Deputy Director of Development Services & Economic Development

Absent: Councillor Jack Arnold, Chairman
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Roman
SECONDED BY Commission Member Huchinson

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

CARRIED

2) REZONING APPLICATION RZ 03-16/DEVELOPMENT PERMIT APPLICATION DP 08-16 (5501-5503 - 198 STREET, 5509 - 198 STREET AND 19771 - 55 AVENUE) – CONCOST MANAGEMENT INC.

The Deputy Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Brian Shigetomi, Project Architect, Atelier Pacific Architecture Inc. Mr. Shigetomi presented the proposed development plans. Following discussion regarding density, building form and character, parking, lane treatment, CPTED and engineering servicing requirements it was:

MOVED BY Commission Member Humphries
SECONDED BY Commission Member Roman

That Rezoning Application RZ 03-16 and Development Permit Application DP 08-16 to accommodate a 4-storey, 28-unit townhouse complex located at 5501-5503 – 198 Street, 5509 - 198 Street and 19771 - 55 Avenue be approved subject to increasing the parking space depth along the City lane, execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) DEVELOPMENT PERMIT APPLICATION DP 09-16 (20286 MICHAUD CRESCENT) - DAVID DANYLUK ARCHITECT

The Deputy Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced David Danyluck, Architect. Mr. Danyluck presented the proposed development plans. Following extensive discussion regarding façade treatments, parking, CPTED and traffic circulation it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Doyle

That Development Permit Application DP 09-16 to accommodate a 4-storey, 7-unit condominium apartment building located at 20286 Michaud Crescent with reduced front and exterior yard setbacks 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) **NEXT MEETING**

Wednesday, December 14, 2016 (Tentative)

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Humphrey

THAT the meeting adjourn at 8:55 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



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

Certified Correct

Paula Kusack

Subject: FW: Zoning amendment and development permit DP 08-16

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

From: Jonathon Crewe [<mailto:mavricblack@hotmail.com>]

Sent: November-28-16 2:39 PM

To: Carolyn Mushata

Subject: Zoning amendment and development permit DP 08-16

Dear Langley City Council

I am unable to attend the public hearing as I will be working. But I would like to voice my concerns in regards to the development proposal at 5501 and 5503 198st, 5509 198st, and 19771 55ave. I currently live at 5474 198st and do to the poor layout of our underground, and lack of additional parking (1stall per unit) have to park on the already very crowded street. I usually end up parking down 55ave as it is preferable to parking blocks away on 198st. So I feel very strongly a solution for additional public parking is required, especial if the intention is to further increase the population density of my neighborhood.

And I feel that a 4 story 28 unit townhouse complex at that location will not be able to accommodate sufficient parking for it's own residents and guests. And will only compound the present parking issues.

Jon Crewe.

Sent from my iPhone