



PUBLIC HEARING AGENDA

Monday, May 8, 2017
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 3019 - Zoning Amendment

1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 19942 Brydon Crescent from RM1 Multiple Residential Low Density Zone to RM3 Multiple Residential High Density Zone to accommodate a 4-storey 54-unit condominium apartment development.

The Mayor invites Wes Friesen, Points West Architecture 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.

b. Bylaw 3021 - Zoning Amendment

38

To amend the Zoning Bylaw, 1996, No. 2100 to give the land adjacent to 20416 Park Avenue, a zoning designation of C1 – Downtown Commercial Zone. The land was formerly part of a lane and presently has no zoning designation.

The Mayor invites Roy Beddow, Deputy Director of Development Services to review the proposed amendment.

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

3. MOTION TO CLOSE PUBLIC HEARING



EXPLANATORY MEMO

ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 136, 2017, No. 3019

PURPOSE:

To consider a rezoning application from RM1 –Multiple Residential Low Density Zone to RM-3 –Multiple Residential High Density Zone to accommodate a 4-Storey, 54 unit condominium development located at 19942 Brydon Crescent.

Background Information:

Applicant:	Points West Architecture
Owner:	Whitetail Homes (Yale Manor) Ltd.
Civic Address:	19942 Brydon Crescent
Legal Description:	Lots 9 and 10, Section 3, Township 8, New Westminster District Plan 14434
Site Area:	4,574 m ² (49,234 ft ²)
Lot Coverage:	26%
Floor Area Ratio:	1.03
Total Parking Required:	81 spaces (including 11 visitor spaces)
Total Parking Provided:	81 spaces (including 11 visitor spaces)
Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$501,861 (includes \$100,090.50 DCC Credit)
Community Amenity Charge:	\$54,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 136**

BYLAW No. 3019

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19942 Brydon Crescent to RM3 (Multiple Residential High Density) Zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 136, 2017, No. 3019.

2. Amendment

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

3. Lot 9, Section 3, Township 8, New Westminster District Plan 14434 and

Lot 10, Section 3, Township 8, New Westminster District Plan 14434

from RM1 –Multiple Residential Low Density Zone to RM-3 – Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-fourth day of April, 2017.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this xxx day of xxx , 2017.

READ A THIRD TIME this xxx day of xxx , 2017.

FINALLY ADOPTED this xxx day of xxx , 2017.

MAYOR

DEPUTY CORPORATE OFFICER



REZONING APPLICATION RZ 04-17 DEVELOPMENT PERMIT APPLICATION DP 05-17

Civic Address: 19942 Brydon Crescent
Legal Description: Lots 9 & 10, Section 3, Township 8, New Westminster District, Plan 14434
Applicant: Points West Architecture
Owner: Whitetail Homes (Yale Manor) Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 04-17/ Development
Permit Application DP 05-17, Points West
Architecture, 19942 Brydon Crescent**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: March 31, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 04-17 and Development Permit Application DP 05-17 to accommodate 4-storey 54-unit condominium apartment development located at 19942 Brydon Crescent 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 Points West Architecture to accommodate a 4-storey 54-unit condominium apartment development.

POLICY:

The subject property is zoned RM1 Multiple Residential Low Density 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:

Applicant:	Points West Architecture
Owner:	Whitetail Homes (Yale Manor) Ltd.
Civic Address:	19942 Brydon Crescent
Legal Description:	Lots 9 and 10, Section 3, Township 8, New Westminster District Plan 14434
Site Area:	4,574 m ² (49,234 ft ²)
Lot Coverage:	26%
Floor Area Ratio:	1.03
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Existing Zoning:	RM1 Multiple Residential Low Density Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$501,861 (includes \$100,090.50 DCC Credit)
Community Amenity Charge:	\$54,000 (@\$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.

These requirements have been issued to reflect the application for rezoning and development for a proposed **Condominium Development at 19942 Brydon Crescent**, which may be subject to change upon receipt of development plans to the City.

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

A) The developer is responsible for the following work which shall be designed 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 be approved by the City of Langley Fire Department.
4. 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 must 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.
5. The Developer must replace the existing sanitary sewers through the site in statutory rights-of-way. The Developer may choose to relocate either sewer to better suit the development plans. Works to be designed by the Developer's engineer and approved by the City Engineer.
6. New driveway crossing, removal of existing driveway crossing, and street trees are required on Brydon Crescent.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. 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.
9. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. 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.

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

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).



3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$20,000 bond for the installation of a water meter to current standards.

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

1. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved by the Ministry through the RAR process.
2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
3. Undergrounding of hydro, telephone and cable services to the development site are required.
4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
5. 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.
6. A "Stormceptor" or equivalent oil separator is required to treat parkade 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 "Multi-Family and Commercial Building Recycling Space Requirements- for Municipalities".

Discussion:

The applicant is proposing to develop an attractive 4-storey 54-unit, condominium apartment development on a site currently occupied by six older townhouse units, with frontage on Brydon Crescent.

The proposed four-story apartment unit sizes range from 450 ft² to 1,104 ft² and offer both one-bedroom and two-bedroom suites. The articulation along the façade



using different textures and exterior finishes on all four sides of the development further enhance the overall development. Vehicular access is provided from the front of the site to a secured underground parkade, accommodating both visitor parking and tenant parking requirements with separate security gates.

Exterior finishes are of high quality and require low maintenance. They include cultured stone columns, asphalt shingles, vinyl shakes in the vaulted gables, black metal railings, a mix of horizontal and vertical siding, and heavy timber brackets. is intended to bring a fresh new and exciting urban appeal to this area in transition.

Planting and landscape features incorporated CPTED principles, featuring low decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

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 April 12, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 24, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$501,861.00 to Development Cost Charge accounts and \$54,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Mayor Schaffer and Councillors

Date: March 31, 2017

Subject: Rezoning Application RZ 04-17/ Development Permit Application DP 05-17, Points West
Architecture, 19942 Brydon Crescent

Page 6

Prepared by:



Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments





**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, APRIL 12, 2017
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Esther Lindberg
Dan Millsip
George Roman
Jamie Schreder

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

Absent: Hana Hutchinson
Corp. Steve McKeddie, Langley RCMP

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

THAT the minutes for the March 8, 2017 Advisory Planning Commission
meeting be received as circulated.

CARRIED

2) REZONING APPLICATION RZ 04-17/DEVELOPMENT PERMIT APPLICATION DP 05-17 -19942 BRYDON CRESCENT

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Wes Friesen, Project Architect, Points West Architecture. Mr. Friesen presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, engineering servicing requirements it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

That Rezoning Application RZ 04-17/Development Permit Application DP 05-17 to accommodate a 4-storey, 54-unit condominium development located at 19942 Brydon Crescent 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 be approved.

CARRIED

3) DEVELOPMENT PERMIT APPLICATION DP 07-16 – 20566 GRADE CRESCENT and 20551 -46A AVENUE-COASTLAND ENGINEERING & SURVEYING LTD.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed 5-lot subdivision located within the Estate Residential Development Permit Area and introduced Mike Helle, Coastland Engineering & Surveying Ltd. Mr. Helle presented the proposed 5-lot subdivision. Following extensive discussion regarding the site plan, tree removal and replacement, and proposed house plans, it was:

MOVED BY Commission Member Biemers
SECONDED BY Commission Member Millsip

That Development Permit Application DP 07-16 to accommodate a 5-lot subdivision located at 20566 Grade Crescent and 20551-46A 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) **NEXT MEETING**

Wednesday, June 14, 2017 (Tentative)

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Roman

THAT the meeting adjourn at 8:30 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



PUBLIC INFORMATION MEETING – March 31, 2017

Public Information meeting for proposed strata condo development located at:

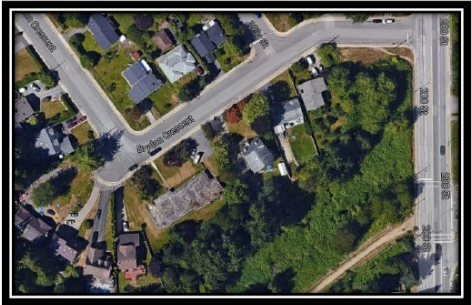
19942 Brydon Cres, Langley, BC (see map below)

Dear Neighbour,

You are invited to attend a public information meeting to review and discuss the proposed development at 19942 Brydon Crescent, Langley BC. The intent of this Public Information Meeting is to seek input from the area residents on the proposed development and address any questions that may arise.

The proposal includes the following components:

- Rezoning from RM1 to RM3 zone
- 54 strata titled condo units ranging from 450 sq. ft. to 1,104 sq. ft.
- City of Langley Official Community Plan Designation: High density 80 UPA (allowable density: 80 units per acre)



The meeting will be held at:

Multi-purpose room # 2

– Timms Community Center

20399 Douglas Crescent

Date: Friday, March 31, 2017

Time: 7:00 pm – 8:30 pm

Additional details pertaining to the proposed development will be given at the Public Information meeting. The project consultant will be in attendance as well to answer any questions you may have prior to proceeding to Council for further consideration.

*****PLEASE NOTE THIS IS NOT A PUBLIC HEARING NOTICE*****

Please join us as your thoughts are important to us.

Sincerely,

White Tail Homes Ltd.

BRYDON CRESCENT MULTIPLE FAMILY PROJECT

CPTED REVIEW REPORT

WHITETAIL HOMES LTD.



LIAHONA SECURITY CONSORTIUM INC.

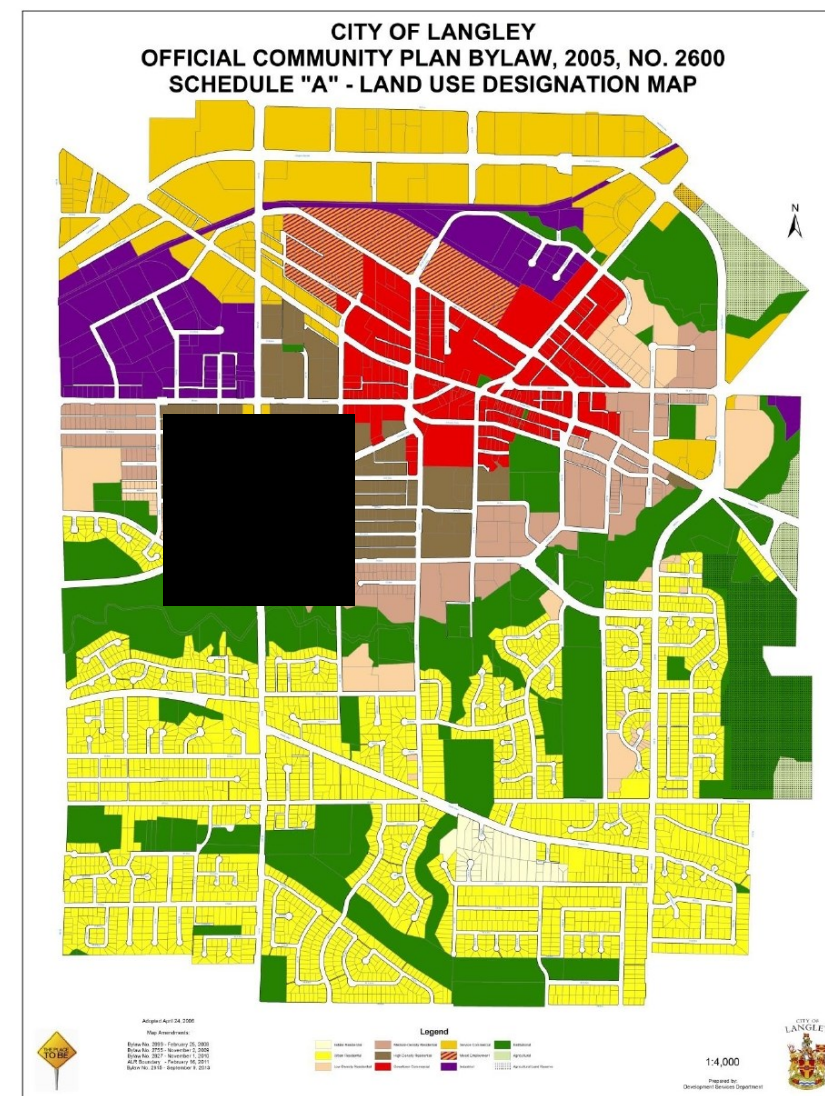


P.O. Box 88
Mill Bay, BC. V0R 2P0
Phone: (250) 743-8948
Fax: (250) 743-8941
E-mail: liahonasecurity@shaw.ca
Web: www.liahonasecurity.com

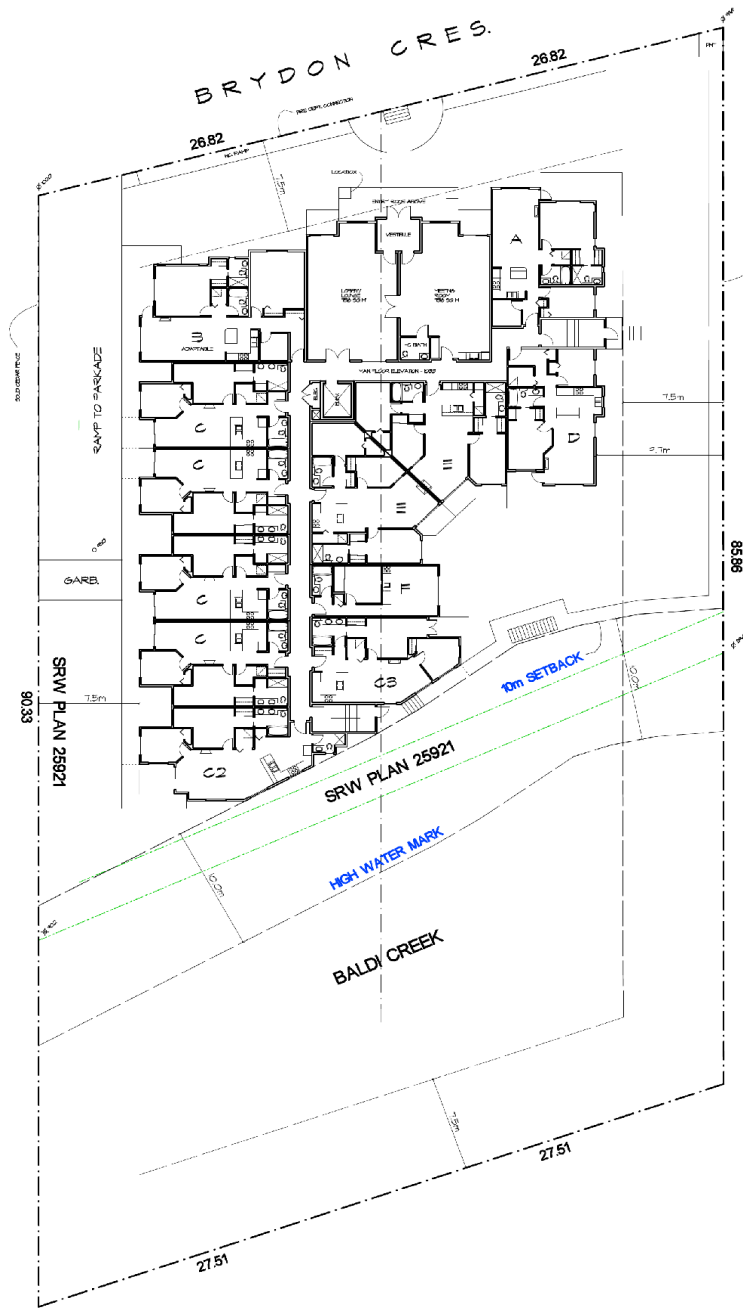
Report Date: 19/Feb/2017



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600





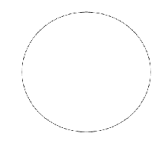


SITE RECONCILIATION

LOT AREA	- 49,284 SQ FT (1.13 ACRES)
PROPOSED ZONE	- RV 3
DENSITY	- 54 UNITS PROPOSED (90 UNITS ALLOWABLE)
BUILDING HEIGHT	- 4 STOREYS
LOT COVERAGE	- 26 % PROPOSED (40% ALLOWABLE)
FLOOR AREA RATIO	- 0.8
SETBACKS	- 15m REQUIRED
AMENITY SPACE	- 54 X 23 = 242 SQ M REQUIRED (472 SQ M PROVIDED)
PARKING	- 4 ONE BED X 2 + 50 TWO BED X 3 = 610 STALLS REQUIRED - 54 UNITS X 0.2 = 108 VISITOR STALLS REQUIRED - 21 TOTAL STALLS PROVIDED - 21 TOTAL STALLS X 5 % = 4 H/C STALLS REQUIRED
ADAPTABLE UNITS	- 4 UNITS PROVIDED (7%)
EV PARKING	- 2 STALLS PROVIDED



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



APR 10, 2017 ISSUED FOR DEVELOPMENT PERMIT
MARCH 22, 2017 - REVISED FOR DEVELOPMENT PERMIT
COMMISSION

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CONSULTANT

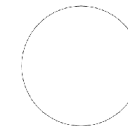
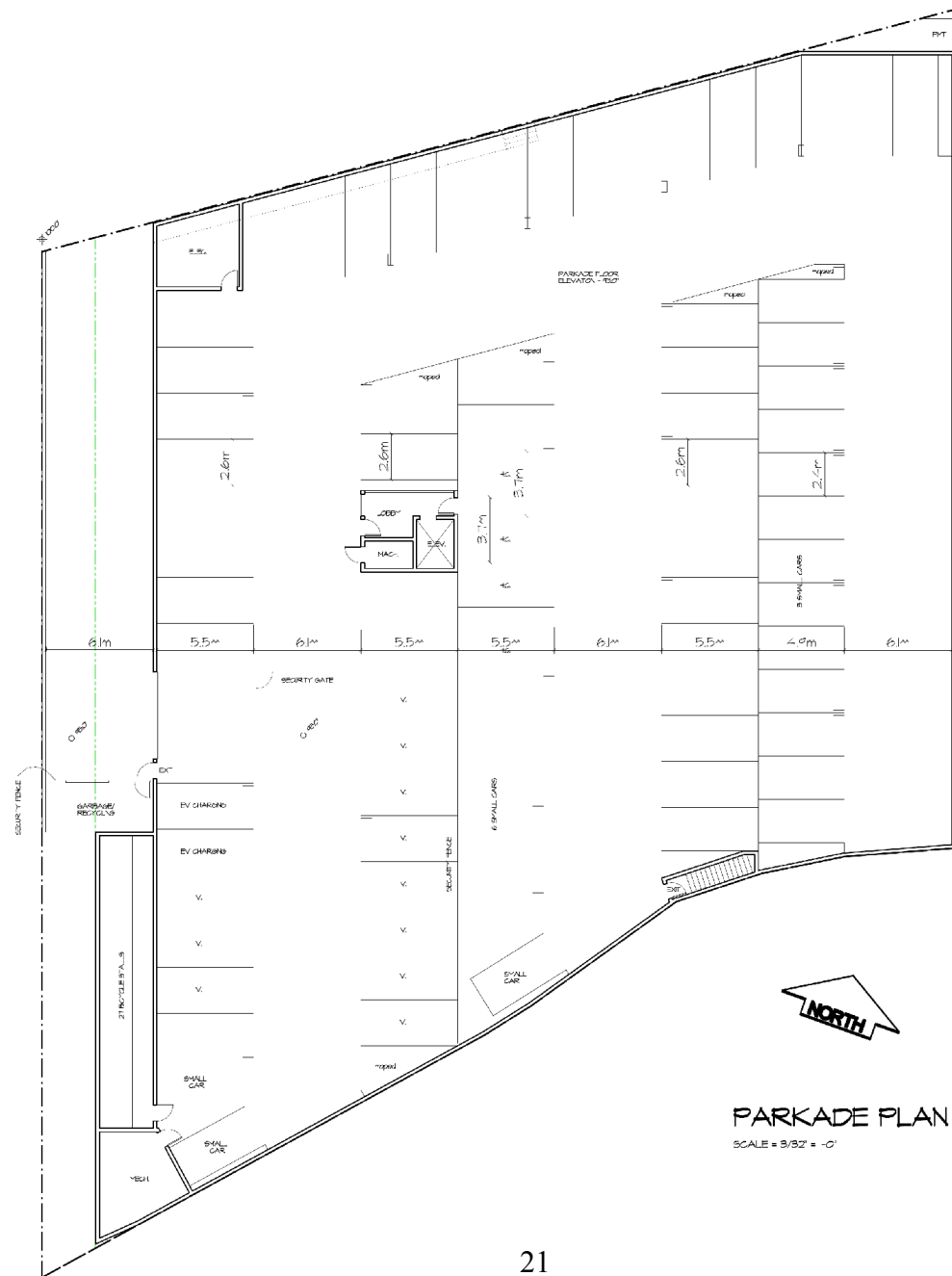
points west
ARCHITECTURE
PHONE: 604-864-8665
208 - 250 W. Railway St.
Abbotsford, B.C.
V2S 2S2
FAX: 604-864-8665
E-MAIL: pw@pointswest.ca

PROJECT:
54 UNIT APARTMENT
250 RAYMOND CRES.
ABBOTSFORD, B.C.

DATE	NOV 22, 2016
SCALE	1/8" = 1'-0"
DRAWN BY	WIT

DRAWING TITLE:
PRELIMINARY SITE PLAN

JOB NO.:	SHEET NO.:
1611	P-1

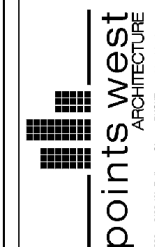


APR 10 2017 - REVISED FOR DEVELOPMENT TIME
MARCH 22, 2017 - REASON FOR "DRACONIAN" FIRM

REVISIONS:

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TRJLC :
**54 UNIT
APARTMENT**

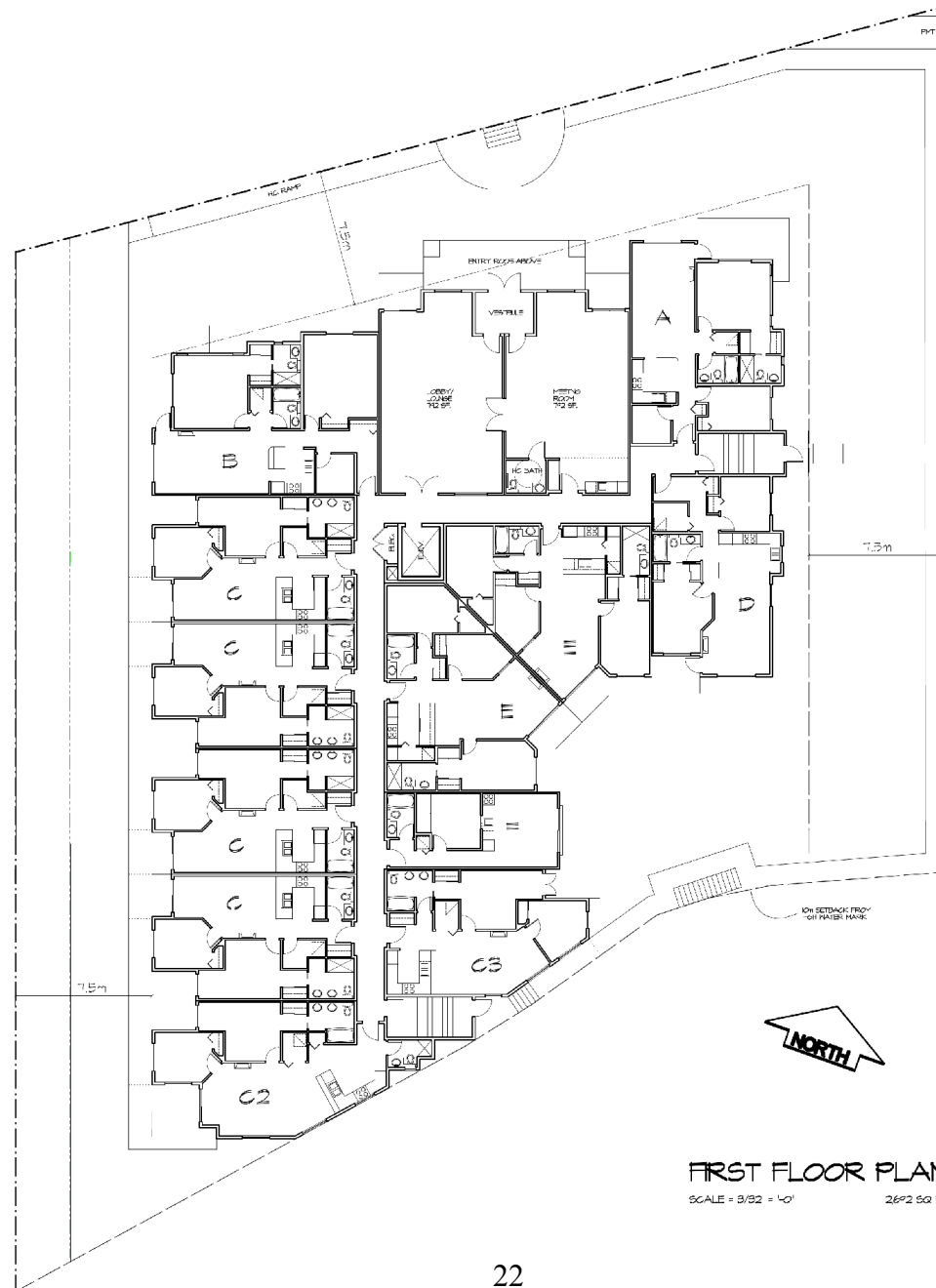
1992 BRIDON CRTS
ANDREY BC

DAT :	NOV 22 236
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DRAWN :	WT

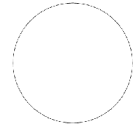
DRAWING TITLED:
**PRELIMINARY
PARKADE PLAN**

1611

P-2



FIRST FLOOR PLAN
SCALE = 3/32" = 1'-0" 26'2 SQ FT



APR 10, 2017 PERMIT FOR DEVELOPMENT 19417
MARCH 22, 2017 - REVISION FOR DEVELOPMENT 19417

REVISIONS:

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CONSULTANT:

points west
ARCHITECTURE

203 - 2405 W. Railway St.
Tomball, TX 77375
PHONE: 281-364-8855
FAX: 281-364-8856
WWW.POINTSWESTARCHITECTURE.COM

PROJECT:
54 UNIT APARTMENT

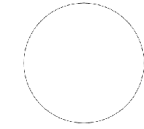
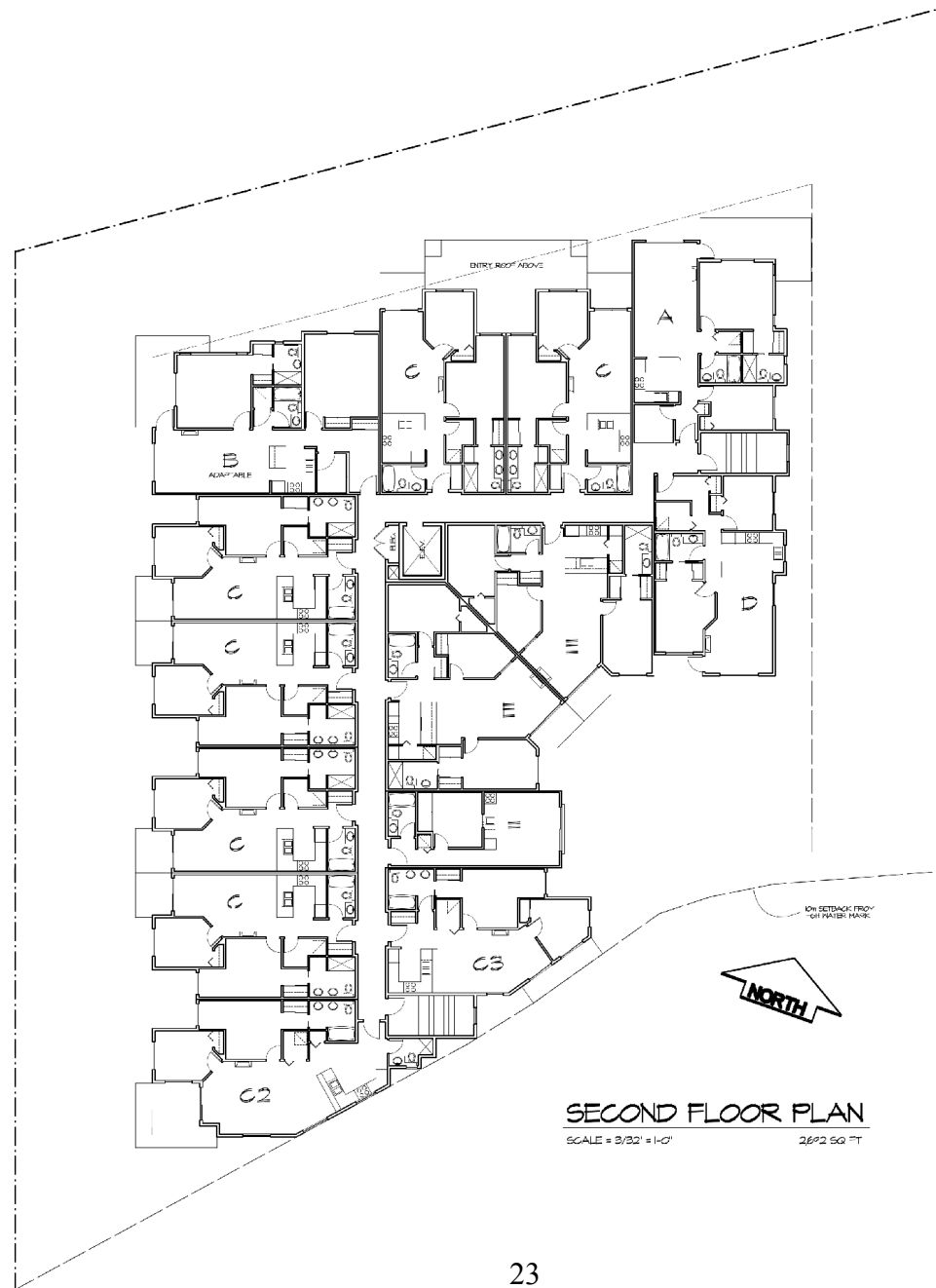
19417 APPROVAL DATE:
APRIL 10, 2017

DATE:	NOV 22, 2016
SCALE:	3/32" = 1'-0"
DRAWN BY:	WVF

DRAWING TITLE:
PRELIMINARY FIRST FLOOR PLAN

PROJECT NO.:
1611

SHEET NO.:
P-3



APR 10, 2017 - REVISION FOR DEVELOPMENT PERMIT.
MARCH 22, 2017 - REVISION FOR DEVELOPMENT PERMIT.

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CONSULTANT:

points west
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209 - 2105 W. Railway St.
Abbotsford, B.C. V2S 2E2
PHONE: 804-804-8808
FAX: 804-804-8808
Email: pw@pwest.net

PROJECT:
**54 UNIT
APARTMENT**

2102 BRIDGTON DR.
VANCOUVER, BC

DATE:	04.10.2017
SCALE:	3/32" = 1'-0"
DRAWN BY:	WFF

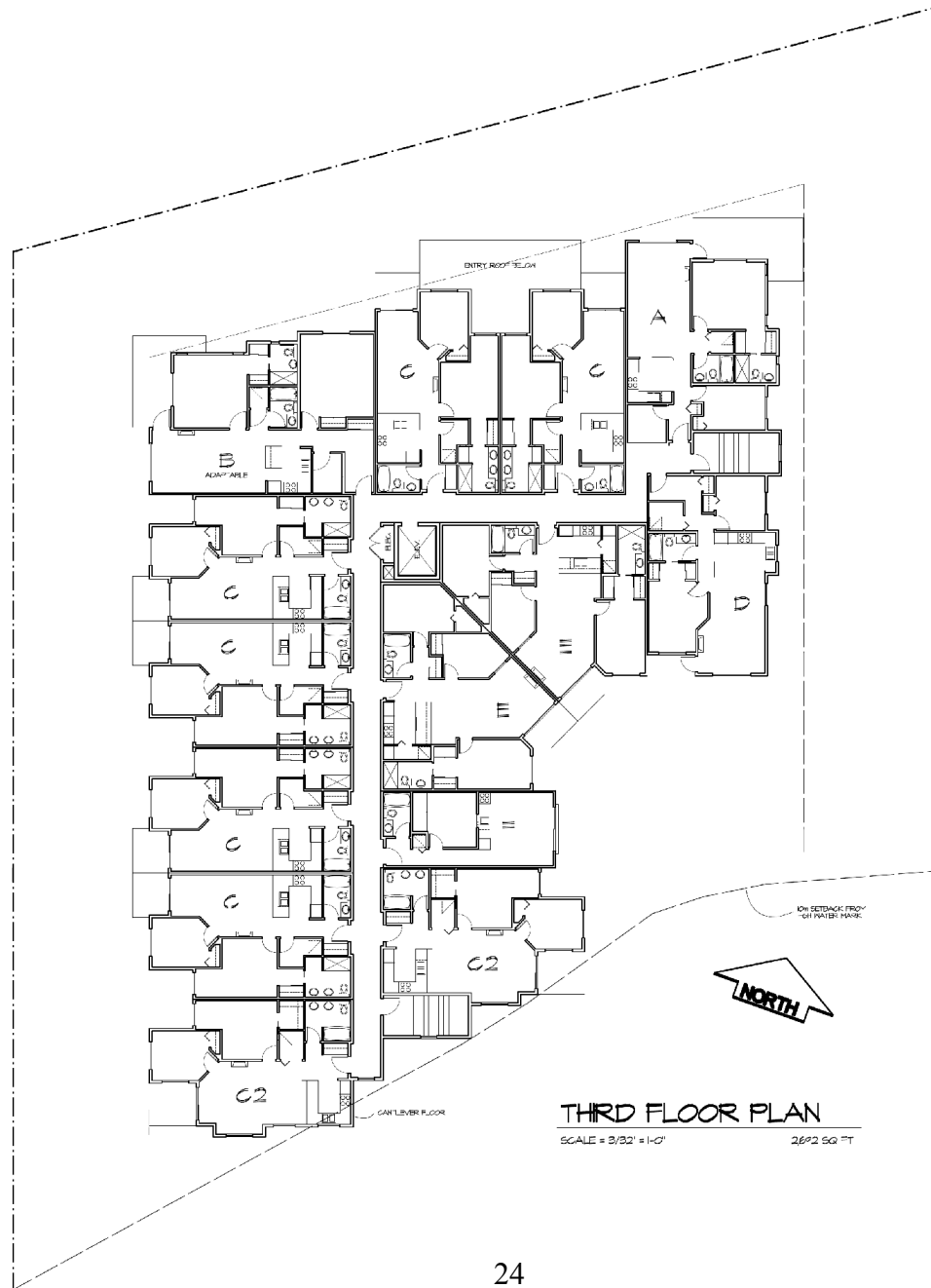
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**PRELIMINARY
SECOND
FLOOR PLAN**

JOB NO.:

1611

SHEET NO.:

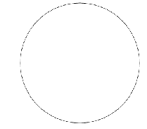
P-4



THIRD FLOOR PLAN

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

26/22 50 FT



MARCH 22, 2017 - REVISED FOR DEVELOPER - FINAL

REVISIONS:

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200 - 2008 W. Railway St.
Abbotsford, B.C.
V2S 2E2

PHONE: 866-464-4655
FAX: 866-464-4655
E-mail: pw@pw.net

PROJECT:
**54 UNIT
APARTMENT**

TRAC REGION OF
BRITISH COLUMBIA

DATE:	03.16.2017
SCALE:	3/32" = 1'-0"
DRAWN BY:	WJ

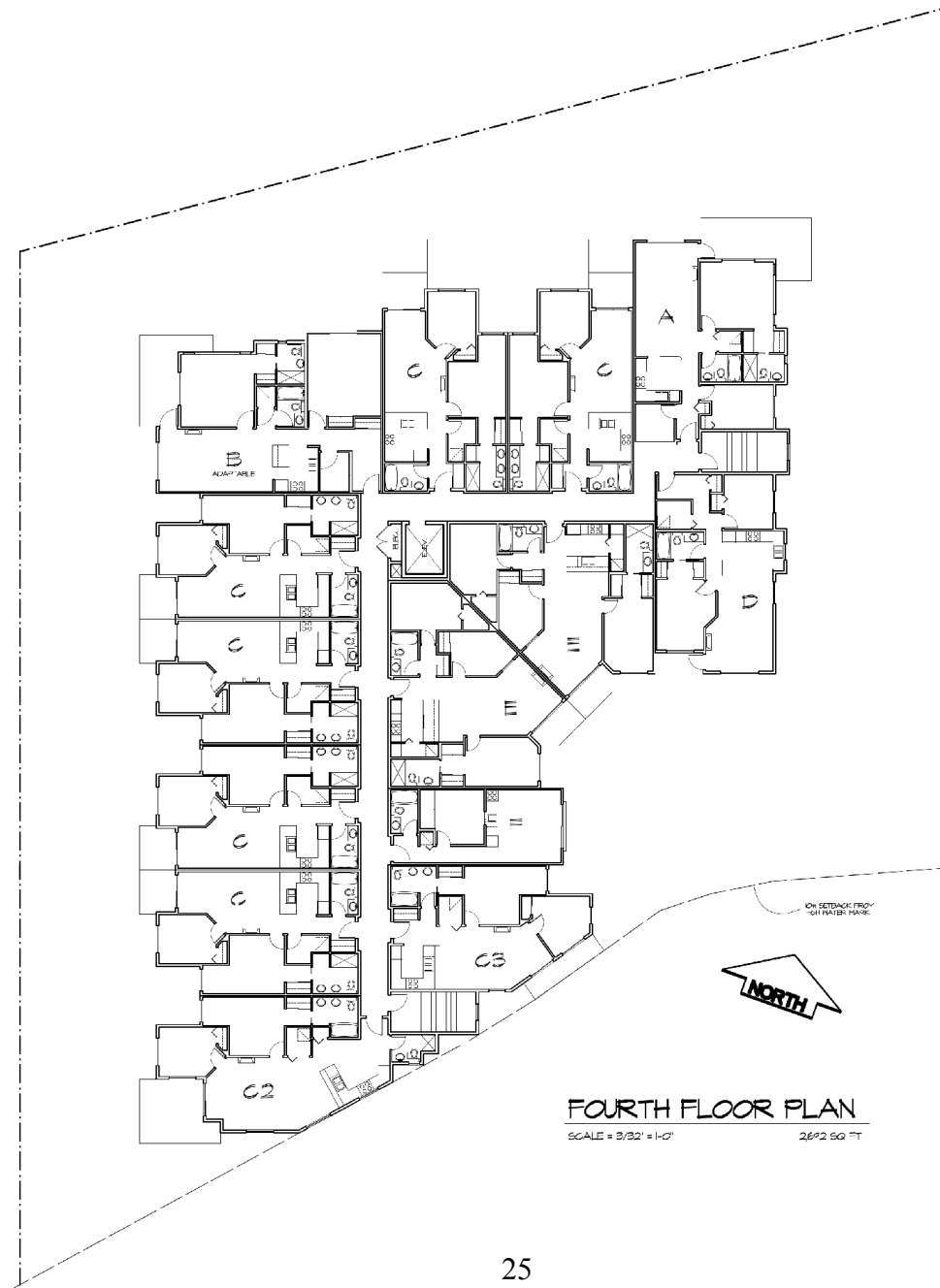
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**PRELIMINARY
THIRD
FLOOR PLAN**

JOB NO.:

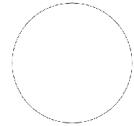
1611

SHEET NO.:

P-5



FOURTH FLOOR PLAN
SCALE = 3/32" = 1'-0" 26'x2 5/8" FT



APR 10 2017 - REVISION FOR DEVELOPMENT TEAM
MARCH 22 2017 - REVISION FOR DEVELOPMENT TEAM

REVISIONS:

54 UNIT APARTMENT
ARCHITECTURAL AND MECHANICAL
AND ELECTRICAL AND PLUMBING
AND STRUCTURAL AND CIVIL
AND LANDSCAPE ARCHITECTURE

CONSULTANT:

points west
ARCHITECTURE
PHONE: 804-804-8888
203 - 240 W. Railway St.
Richmond, VA 23220
www.pointswest.com

PROJECT:
54 UNIT APARTMENT

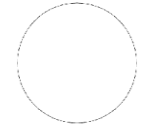
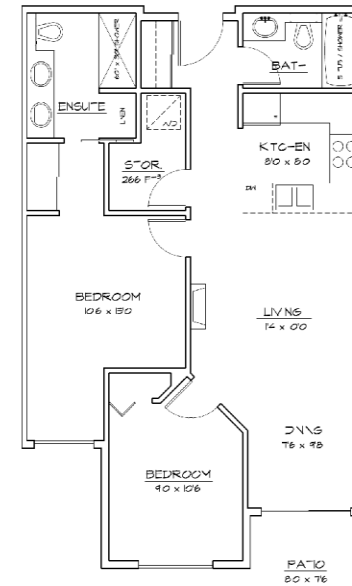
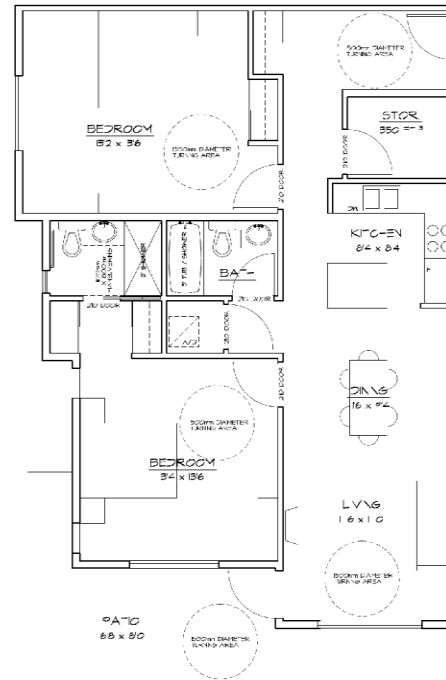
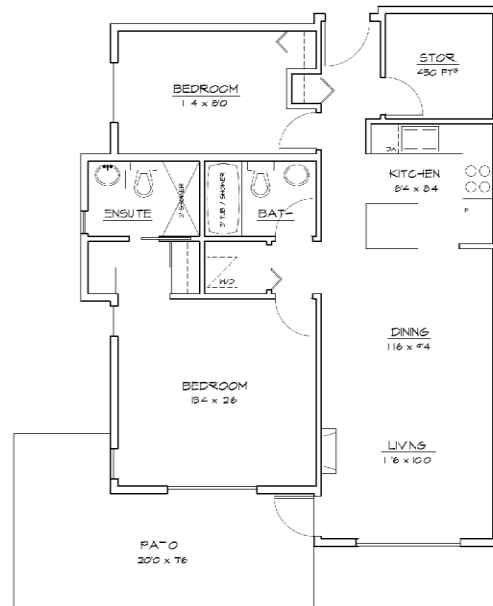
DESIGNER:
ARCHITECT

DATE: 04/10/17
SCALE: 3/32" = 1'-0"
DRAWN: WIT

DRAWING TITLE:
**PRELIMINARY
FOURTH
FLOOR PLAN**

JOB NO.:
1611

SHEET NO.:
P-6



APRIL 2017 - REFER FOR DEVELOPMENT PLAN
 MAY 2017 - REFER FOR DEVELOPMENT PLAN
 CONSIDERATIONS

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CONSULTANT

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 ARCHITECTURE
 200 - 200 W. Railway St.
 Abbotsford, B.C.
 V2S 2E2
 PHONE: 604-854-4800
 FAX: 604-854-4800
 E-mail: pw@pwest.net

PROJECT:
54 UNIT APARTMENT

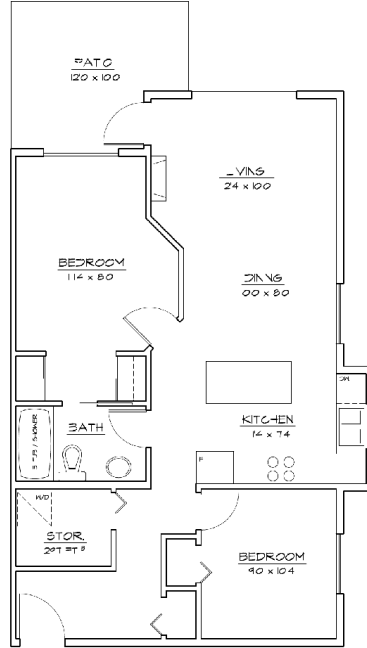
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DATE:	NOV 30, 2016
SCALE:	1/4" = 1'-0"
DRAWN BY:	WJ

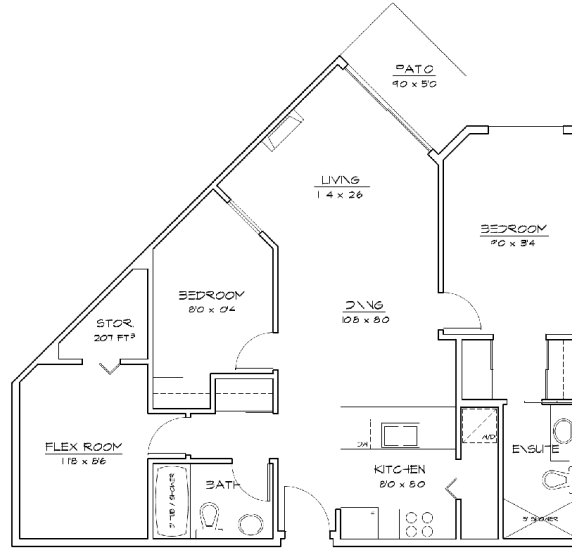
DRAWING TITLE:
PRELIMINARY SUITE PLANS

JOB NO.:
1611

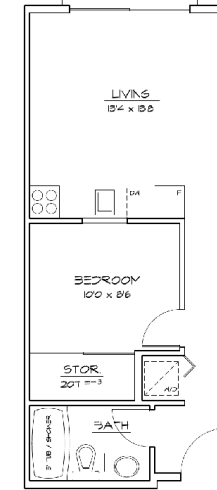
SHEET NO.:
P-7



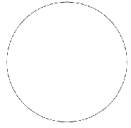
'D' UNIT PLAN 800 SQ FT
SCALE = 1/4" = 1'-0"



'E' UNIT PLAN 980 SQ FT
SCALE = 1/4" = 1'-0"



'F' UNIT PLAN 450 SQ FT
SCALE = 1/4" = 1'-0"



APR 10 2017 REVISED FOR PRELIMINARY PLAN
MAY 22 2017 REVISED FOR PRELIMINARY PLAN

REVISIONS:

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300 W. Railway St.
Austin, TX 78701
Phone: 512.452.1000
Fax: 512.452.1001
Email: info@pointswest.net

PROJECT:
54 UNIT APARTMENT

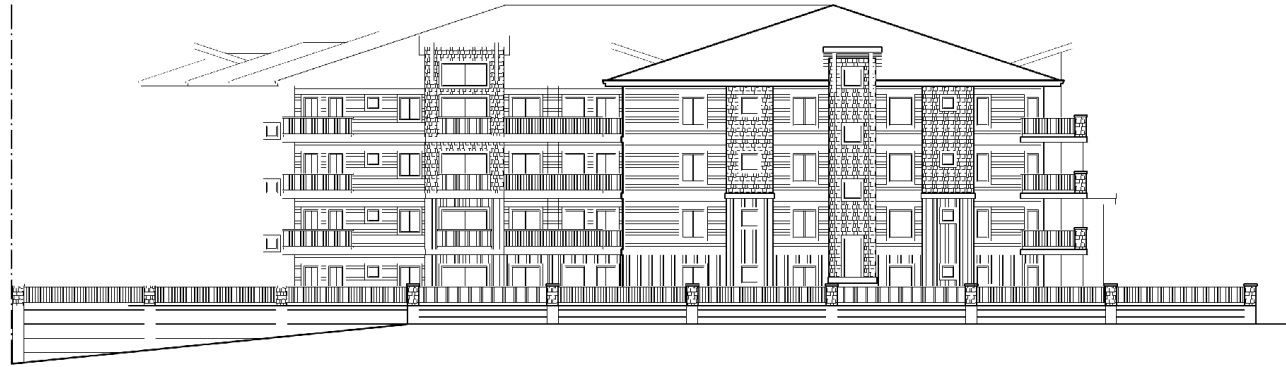
PROJECT LOCATION:
AUSTIN, TX

DATE:	NOV 30 2016
SCALE:	1/4" = 1'-0"
DRAWN BY:	WJ

DRAWING TITLE:
PRELIMINARY SUITE PLANS

JOB NO.:
1611

SUIT NO.:
P-8



EAST ELEVATION

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

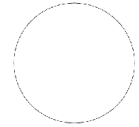


NORTH ELEVATION

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

EXTERIOR FINISHES :

- ① - ASPHALT SHINGLE ROOF (10 YR. WARRANTY)
- ② - PREFINISHED ALUMINUM TARGA GUTTERS
- ③ - HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
- ④ - 2ND LOGG MOBAND
- ⑤ - VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
- ⑥ - VERTICAL SIDING (1ST FLOOR)
- ⑦ - VINYL TRIM AND CORNERS
- ⑧ - LEDGESTONE COLUMNS
- ⑨ - PREFINISHED ALUMINUM PICKET RAILS



APRIL 12, 2017 - REBID FOR DEVELOPMENT PERMIT
REVISED 22.20.17 - REBID FOR DEVELOPMENT PERMIT

CONSONS.

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Anchorage, AK 99501
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Email: pw@pointswest.net

PROJECT:
54 UNIT APARTMENT

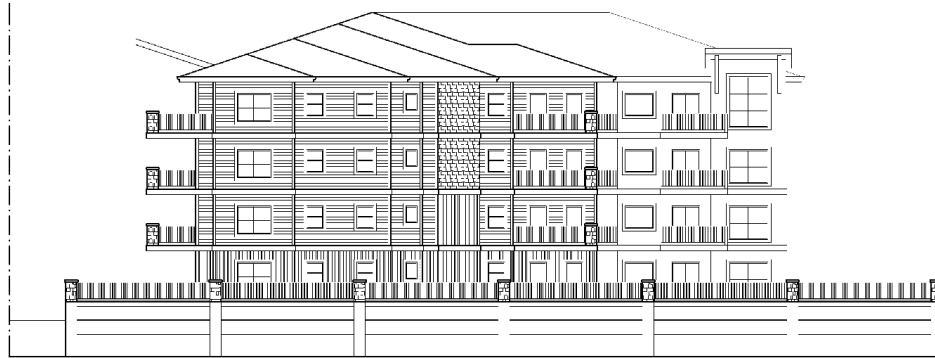
PROJECT LOCATION:
ANCHORAGE, AK

DATE:	04.12.2017
SCALE:	3/32" = 1'-0"
DRAWN BY:	WF

DRAWING TITLE:
PRELIMINARY NORTH & EAST ELEVATIONS

JOB NO.:
1611

SHEET NO.:
P-9



SOUTH ELEVATION

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

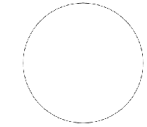


WEST ELEVATION

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

EXTERIOR FINISHES :

- (1) - ASPHALT SHINGLE ROOF (40 YR. WARRANTY)
- (2) - PREFINISHED ALUMINUM FASCIA GUTTERS
- (3) - HORIZONTAL VINYL SIDING (2ND-4TH FLOOR)
- (4) - 2X6 WOOD SIDING
- (5) - VINYL SHAKE ACCENTS (2ND-4TH FLOOR)
- (6) - VERTICAL SIDING (1st FLOOR)
- (7) - VINYL FRAME WINDOWS
- (8) - LESTONITE COLUMNS
- (9) - PREFINISHED ALUMINUM PICKET RAILING



APRIL 12, 2017 - REVISION FOR DEVELOPMENT PERMIT
MARCH 22, 2017 - REVISION FOR DEVELOPMENT PERMIT

REVISIONS:

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208 - 218 W. Railway St.
Abbotsford, B.C.
V2S 2Z2

PROJECT:
54 UNIT APARTMENT

PROJECT LOCATION:
ABBOTSFORD, B.C.

DATE: DEC. 8, 2015
SCALE: 3/32" = 1'-0"
DRAWN BY: WIT

DRAWING TITLE:
PRELIMINARY SOUTH & WEST ELEVATIONS

OR NO.:
1611

SHEET NO.:
P-10



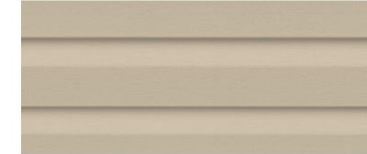
Asphalt Shingles
'Cambridge' by IKO
Colour - Weatherwood



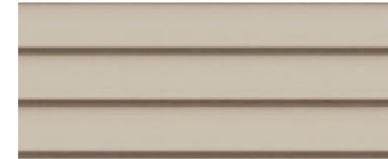
Fascia & Window Trim
'Hardie Trim' by Gentek
Colour - Arctic White



Accent Shakes
by Gentek
Colour - Storm - 631



Vertical Vinyl siding
'Concord' by Gentek
Col: Monterey Sand -673



Horizontal Vinyl Siding
'Concord' by Gentek
Colour - Linen - 012



Columns and Gable Braces
Semi Transparent Stain by
Benjamin Moore



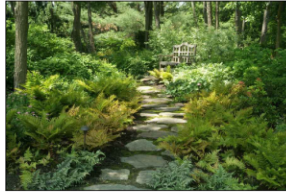
Stone Accent & Columns
'Custom Fit Ledgestone' by Rocky
Mountain Stoneworks



Aluminum Railings
'Prefinished Aluminum' by
Duracoat Colour - Black

Brydon Crescent

Exterior Materials
Colour Selection



NATURE WALK SHADE GARDEN



KEEPING SERBIAN SPRUCE

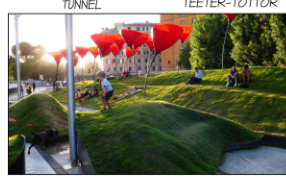


STYRAX JAPONICA TREE



TUNNEL

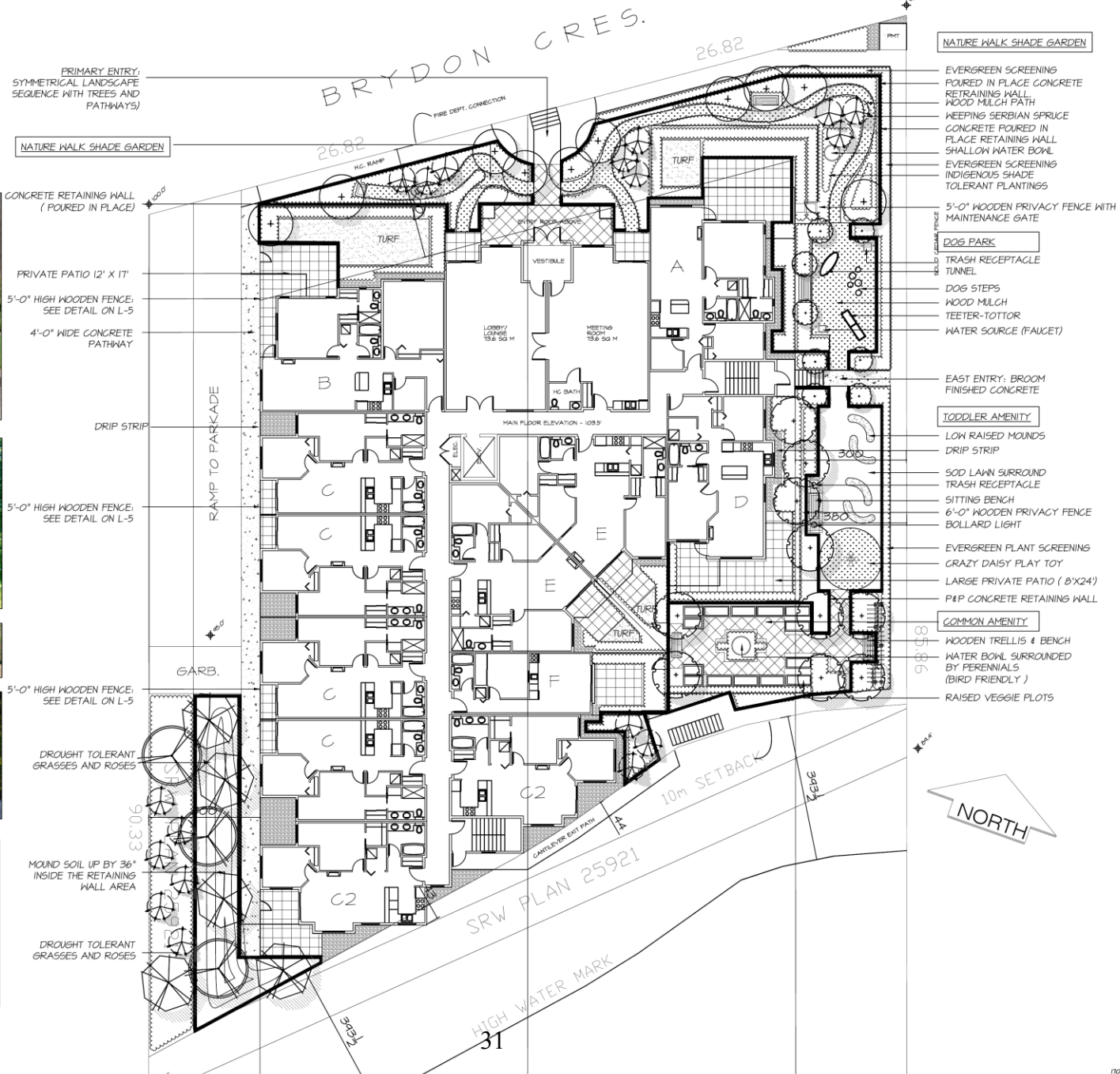
TEETER-TOTTOR



LOW RAISED MOUNDS



RAISED VEGGIE PLOTS



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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 24 2017	ADDED 4'-0" WIDE WALKWAY (P&P)	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
3	JAN 25 2017	CREATING LANDSCAPE FOLDER	BN

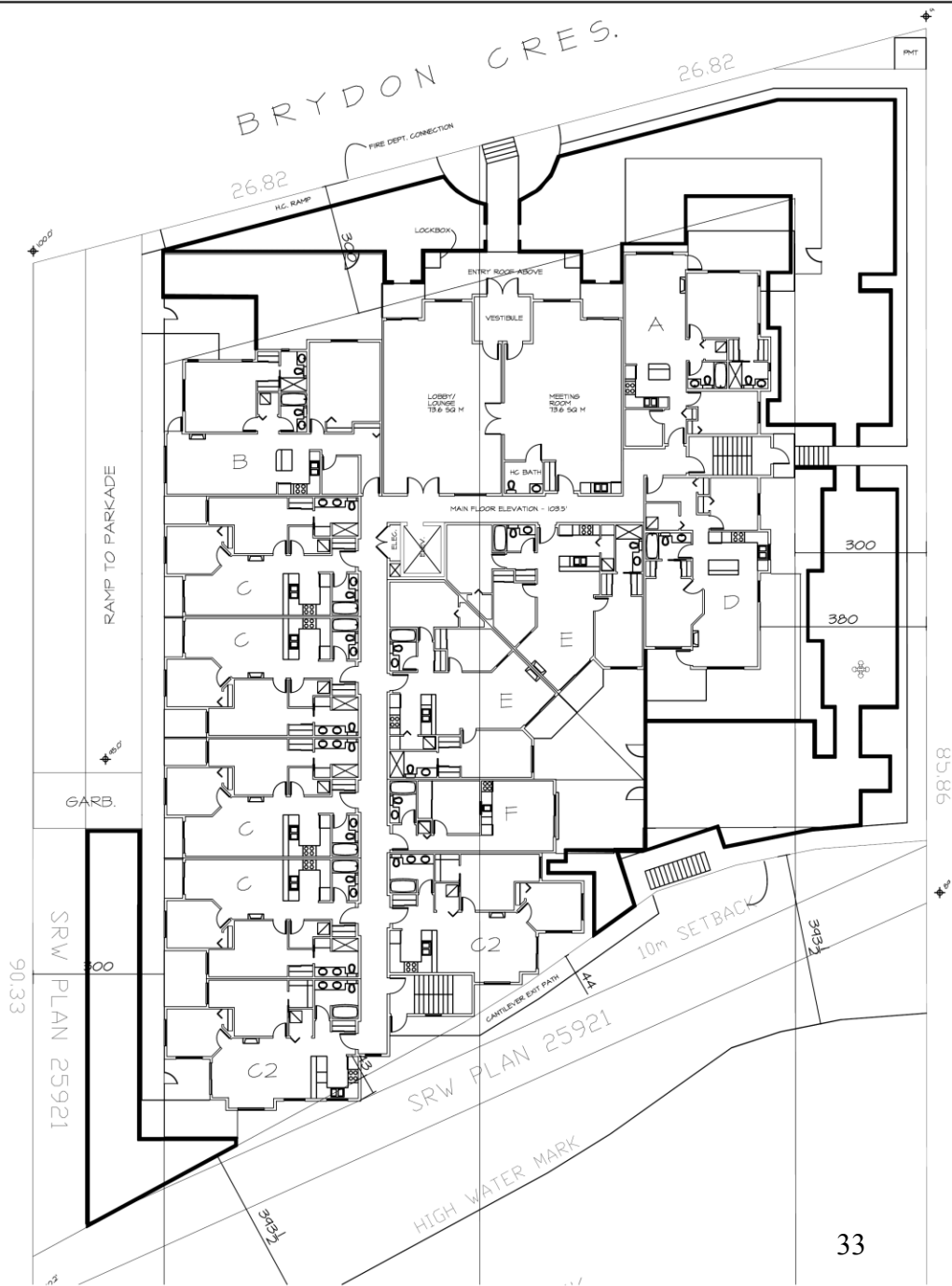
SEAL:

PROJECT:
54 UNITS RESIDENTIAL
DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:
**SITE
PLAN**

DATE: 17 JAN 18	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L1
DRAWN: TK	
DESIGN: TK	
CHECK: MTH	

M2LA PROJECT NUMBER: 17 006



LEGEND

POURED IN PLACE ARCHITECTURAL
CONCRETE WALL

5'-0" HIGH WOODEN PRIVACY
FENCE WITH MAINTENANCE GATES

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 25 2017	CONCEPT SITE PLAN	TK
2	JAN 25 2017	CREATING LANDSCAPE FOLDER	BN
3	JAN 25 2017	CONCEPT SITE PLAN	TK
4	MARCH 24 2017	ADDED 4'-0" HIGH WOODEN FENCE	TK

SEAL:

PROJECT:
54 UNITS RESIDENTIAL
DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

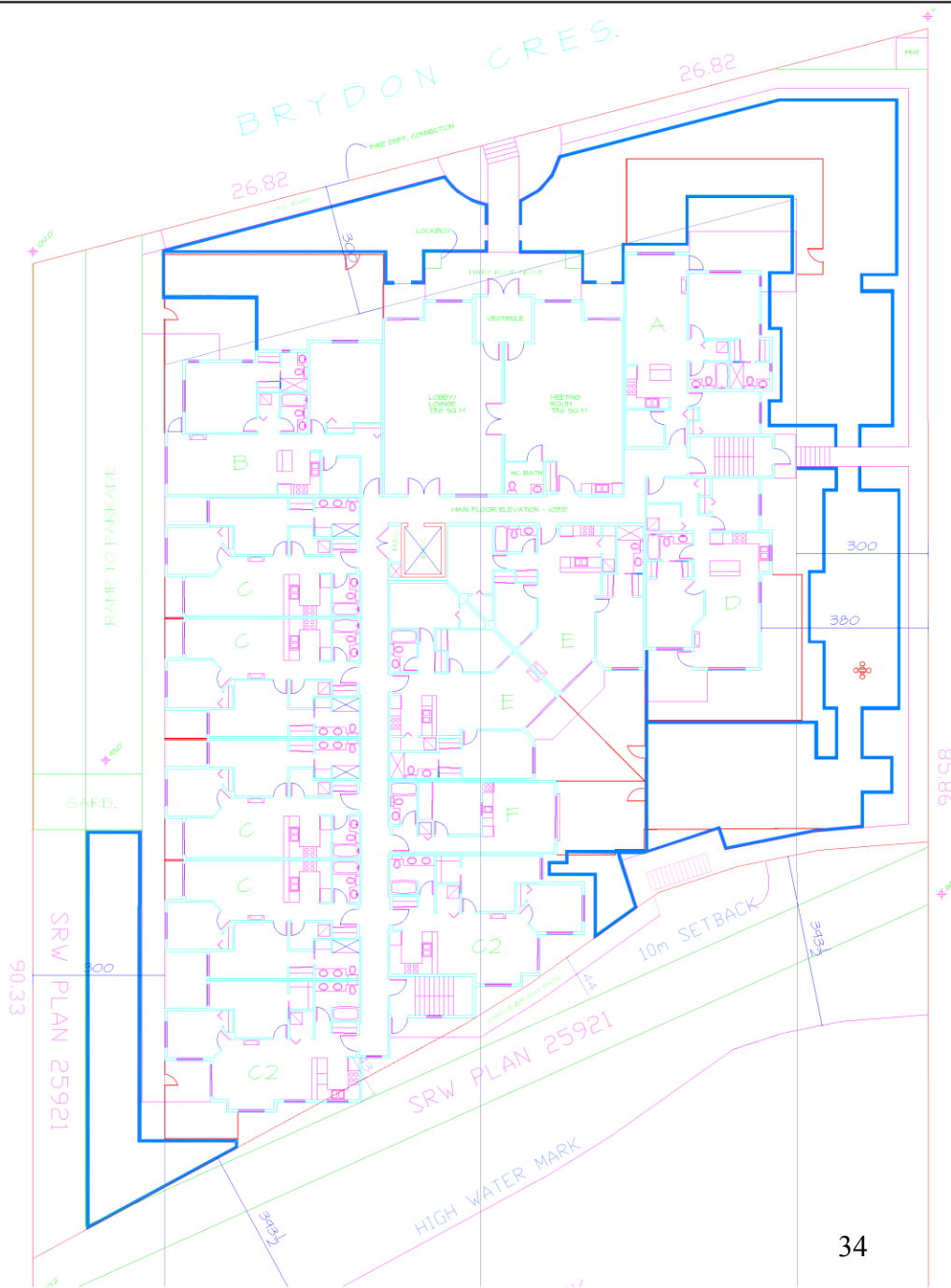
DRAWING TITLE:
**RETAINING WALLS
AND FENCES**

DATE: 17 JAN 18
SCALE: 3/32" = 1'-0"
DRAWN: TK
DESIGN: TK
CHK'D: MTH

L3

OF 7

M2LA PROJECT NUMBER: 17 006



LEGEND

POURED IN PLACE ARCHITECTURAL
CONCRETE WALL

5'-0" HIGH WOODEN PRIVACY
FENCE WITH MAINTENANCE GATES

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	MARCH 24 2017	ADDED 4'-0" HIGH WOODEN PRIVACY FENCE	TK
2	JAN 25 2017	CONCEPT SITE PLAN	TK
3	JAN 25 2017	CREATING LANDSCAPE FOLDER	BN

SEAL:

PROJECT:
54 UNITS RESIDENTIAL
DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:
**RETAINING WALLS
AND FENCES**

DATE: 17 JAN 18	DRAWING NUMBER: L3
SCALE: 3/32" = 1'-0"	
DRAWN: TK	
DESIGN: TK	
CHK'D: MTH	

M2LA PROJECT NUMBER: 17 006

DOG PARK EQUIPMENT REC TEC INDUSTRIES



TUNNEL, REC TEC INDUSTRIES



TEETER TOTTER, REC TEC INDUSTRIES



SIGN/DOG WASTE CONTAINER



DOG STEPS, REC TEC INDUSTRIES



KOMPAN "DAISY"; MODEL M128P



TRASH RECEPTACLE;
PUBLIC PLACE WASTE
RECEPTACLE BY WISHBONE;
MODEL NUMBER: 184418



BENCH;
PARKER PARK BENCH
BY WISHBONE;
MODEL NUMBER: PKB-6

Aluminum Bollard (DB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



Ordering Guide

Example: DB30 | A0 12L E

Product Code	DB30	Aluminum Bollard
Finish	A	Gray
	B	Black
	H	Brass
Optics	A0	Symmetrical
Wattage	15L	12.5W LED
	100P	100W HPS
	20P	20W CFL
	30P	30W CFL
	40P	40W CFL
	50H	50W HPS
	70H	70W HPS
	100H	100W HPS
	150H	150W HPS
Voltage	E	120V
	F	240V
	G	240V
	H	277V
	A	347V

*1 Available in 120V (E) only
*2 Not available in 240V (G)
*3 Available in 120V (E) and 270V (H) only

Specifications

HOUSING:
360 MM high-strength, low-copper, proprietary cast aluminum alloy. Dome roof with die-cast aluminum louvers. Easy access to lamp. 5" dia. extruded aluminum with a wall thickness of 0.125". All non-ferrous fasteners prevent corrosion and ensure longer life.

FINISH:
Thermoplastic polyester powdercoat is electrostatically applied after a free-spray conversion clearing process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

OPTICAL ASSEMBLY:
Symmetrical. Die-cast aluminum louvers with underside painted with highly reflective white powdercoat. Tempered glass globe.

LAMPING:
LED 80V medium base porcelain socket A15.
MH and HPS Medium base: E17.
Incandescent Medium Base A15.
20W CFL (GX24Q-3).
30W CFL (GX24Q-3).
40W CFL (GX24Q-3).
50W CFL (GX24Q-3).
70W CFL (GX24Q-3).
100W CFL (GX24Q-3).
150W CFL (GX24Q-3).

ELECTRICAL ASSEMBLY:
LED is 2700K warm white, delivers 800 lumens, and is dimmable. Lamp life is rated at 25,000 hours. 120 volt only. 80V rated medium base porcelain socket.
Key-locked Ballast Assembly is mounted to an aluminum plate, which is mounted inside the base. Quick disconnects for easy installation and removal.
40w rated medium base porcelain socket. Nickel-plated screw shell with center contact.
20W Fluorescent socket is a GX24Q-3 base.
30W Fluorescent socket is a GX24Q-3 base.
40W Fluorescent socket is a GX24Q-3 base.
50W Fluorescent socket is a GX24Q-3 base.

BALLAST:
All HED ballasts are core and coil and regulated with power factors better than 90% (HPF). Ballast provides +/- 5% lamp power regulation with +/- 10% input voltage regulation.

ISO 9001:2008 Registered
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
100 Craftway Drive, Littleton, PA 17340 | P: +1-717-358-6288 | F: +1-717-358-6289 | <http://www.hadco.com> | Copyright 2011 Philips
HADC

Aluminum Bollard (DB30) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:

Ballasts are factory pre-wired and tested. Metal halide ballasts are capable of starting at 20°F or -30°C and HPS at -40°F or -40°C. NOTE: All ballasts are EISA / Title 20 / Title 24 compliant where applicable. Fluorescent ballast is electronic. Ballast is capable of starting at 0°F or -18°C. Ballast is factory wired and tested.

INSTALLATION & MOUNTING:
This is intended for the base plate with three (3) 5/16-18 flat head allen key stainless steel tamper resistant screws.

WARRANTY:
Three-year limited warranty.

CERTIFICATIONS:
ETL, listed to U.S. safety standards for wet locations. cETL, listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.

Height:
30" (76cm)

Width:
8" (20cm)

Bolt Circle:
8" (20cm)

Anchor Rods:
Internal (3) 3/8" dia. x 8" long (1 cm x 20cm)

Base Diameter:
8" (20cm)

Max. Weight:
Pavement: 10 lbs
Grass: 10 lbs

NOTES:
-SEE ELECTRICAL DRAWINGS FOR
CONSTRUCTION DETAILS
-INSTALL AS PER MANUFACTURER'S
SPECIFICATIONS

ISO 9001:2008 Registered
Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.
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HADC

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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 24 2017	CONCEPT SITE PLAN	TK
2	JAN 25 2017	CREATING LANDSCAPE FOLDER	BN
3	JAN 26 2017	4" X 6" NET WEST WILSONY SP. I	TK
4	MARCH 24 2017	4" X 6" NET WEST WILSONY SP. I	TK

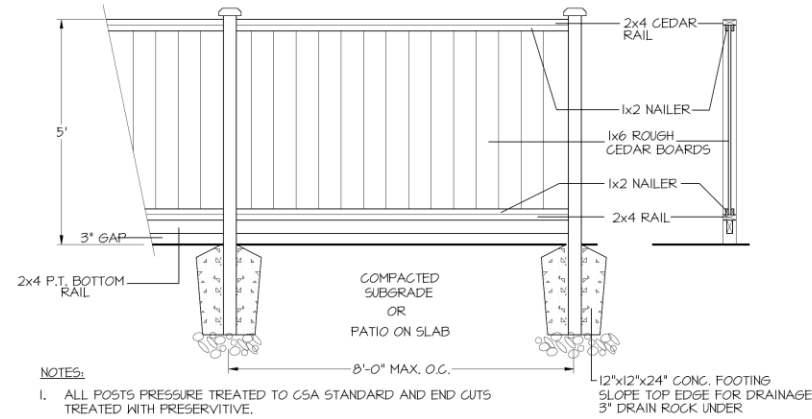
SEAL:

PROJECT:
54 UNITS RESIDENTIAL
DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE
DETAILS

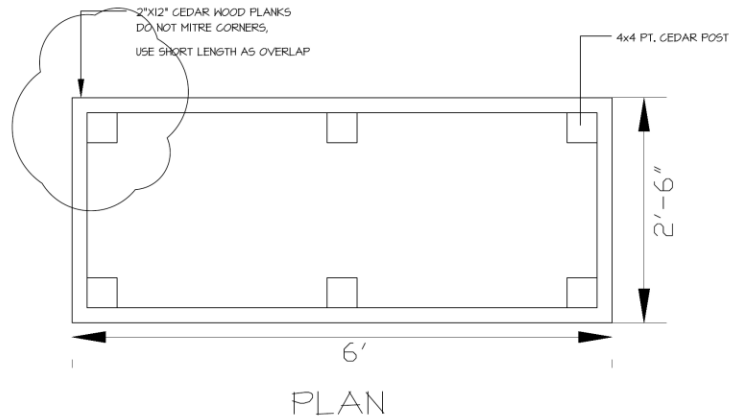
DATE:	17 JAN 2017	DRAWING NUMBER:	L4
SCALE:			
DRAWN:	TK		
DESIGN:	TK		
CHK'D:	MTM		
M2LA PROJECT NUMBER:		OF 7	17 006



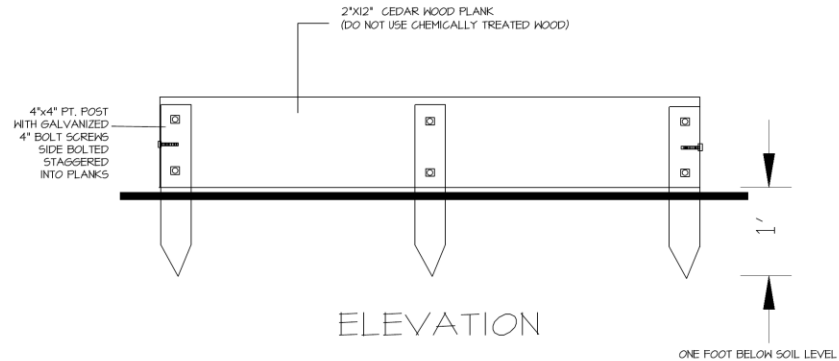
NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

5' HT. WOODEN PRIVACY FENCE
L5 SCALE: 3/4"=1'-0"



RAISED VEGGIE PLOTS
L5 SCALE: 1-1/2"=1'-0"



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NO.	DATE	REVISION DESCRIPTION	DR.
1	JAN 10	CONCEPT SITE PLAN	TC
2	JAN 25	CONCEPT SITE PLAN	TC
3	JAN 25	CONCEPT SITE PLAN	TC
4	MARCH 24	ADDED 4'-0" WIDE WEST WALKWAY (P.T.)	TC
5	JAN 30	CONCEPT SITE PLAN	TC
6	JAN 30	CONCEPT SITE PLAN	TC
7	JAN 30	CONCEPT SITE PLAN	TC
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85	JAN 30	CONCEPT SITE PLAN	TC
86	JAN 30	CONCEPT SITE PLAN	TC
87	JAN 30	CONCEPT SITE PLAN	TC
88	JAN 30	CONCEPT SITE PLAN	TC
89	JAN 30	CONCEPT SITE PLAN	TC
90	JAN 30	CONCEPT SITE PLAN	TC
91	JAN 30	CONCEPT SITE PLAN	TC
92	JAN 30	CONCEPT SITE PLAN	TC
93	JAN 30	CONCEPT SITE PLAN	TC
94	JAN 30	CONCEPT SITE PLAN	TC
95	JAN 30	CONCEPT SITE PLAN	TC
96	JAN 30	CONCEPT SITE PLAN	TC
97	JAN 30	CONCEPT SITE PLAN	TC
98	JAN 30	CONCEPT SITE PLAN	TC
99	JAN 30	CONCEPT SITE PLAN	TC
100	JAN 30	CONCEPT SITE PLAN	TC

PROJECT:
54 UNITS RESIDENTIAL
DEVELOPMENT
19942 BRYDON CRES.
LANGLEY, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 17 JAN 10	DRAWING NUMBER:
SCALE:	L5
DRAWN: TC	OF 7
DESIGN: TC	
CHECK: MTH	
M2LA PROJECT NUMBER:	17 006



37

17 006



EXPLANATORY NOTE
ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 137, 2017, BYLAW No. 3021

The purpose of Zoning Bylaw 3021 is to designate the portion of road (55.3 m²) located adjacent to 20416 Park Avenue dedicated by Plan 80124 to C1 Downtown Commercial Zone, as the City intends to sell the property and the road is no longer required.



ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 137, 2017, BYLAW NO. 3021

A Bylaw to amend the Zoning Bylaw

WHEREAS the Council adopted City of Langley Zoning Bylaw, 1996, No. 2100, and wishes to amend the bylaw;

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

1. **Title**

This bylaw shall be cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 137, 2017, No. 3021”.

2. **Effective Date**

This bylaw shall come into force on the date of adoption.

3. **Amendment to Zoning Bylaw**

City of Langley Zoning Bylaw, 1996, No. 2100 is amended by designating the zoning of land shown on the Schedule attached to this bylaw (hatched in black and labeled “Lane Plan 80124 Parcel ‘A’), as C1 – Downtown Commercial Zone on the Zoning Map, attached as Schedule “A” to City of Langley Zoning Bylaw, 1996, 2100 and by amending that Zoning Map accordingly.

READ A FIRST and SECOND TIME this 24th day of April, 2017.

PUBLIC HEARING HELD this _____ day of _____, 2017.

READ A THIRD TIME this _____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

MAYOR

CORPORATE OFFICER

SCHEDULE “A”

