



PUBLIC HEARING AGENDA

Monday, July 10, 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 3023 - Zoning Amendment

1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5519-198th Street and 19782-55A Avenue from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit townhouse development.

The Mayor invites Brian Shigetomi, Atelier Pacific 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.

3. **MOTION TO CLOSE PUBLIC HEARING**



EXPLANATORY MEMO

ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 138, 2017, No. 3023

PURPOSE:

To consider a rezoning application from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit development located at 5519-198th Street and 19782-55A Avenue.

Background Information:

Applicant:	Concost Management Inc./Atelier Pacific Architecture Inc.
Owners:	Shirley Taylor & James Henry, 1103300 B.C. Ltd.
Civic Addresses:	19782-55A Avenue and 5519-198 th Street
Site Area:	21,391 square feet (1,987 square meters)
Legal Description:	Lot 9, Section 3, Township 8, New Westminster District Plan 9887, and Lot 10, Section 3, Township 8, New Westminster District Plan 9887
Total Parking Required:	39 stalls (including 5 designated visitor stalls)
Total Parking Provided:	39 stalls (including 5 designated visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 48-Comprehensive Development Zone
OCP Designation:	MF Residential Medium Density
Variances Requested:	None
Development Cost Charges:	\$241,834.75 (includes \$41,755 SF DCC Credit)
Community Amenity Charge:	\$17,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 138**

BYLAW NO. 3023

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD48) and to rezone the property located at 5519-198th Street and 19782-55A Avenue to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 138, 2017, No.3023”.

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 – 48 (CD48) Zone: immediately after Comprehensive Development -47 (CD47) Zone:

QQ. CD48 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 17-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 lots shall form the site and shall be zoned CD 48 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 011-508-035

Lot 9, Section 3, Township 8, New Westminster District Plan 9887

- (b) PID: 001-681-320

Lot 10, Section 3, Township 8, New Westminster District Plan 9887

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 29 pages and dated May 5th, 2017 prepared by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 06-17.

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 26th day of June, 2017.

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

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

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

MAYOR

CORPORATE OFFICER

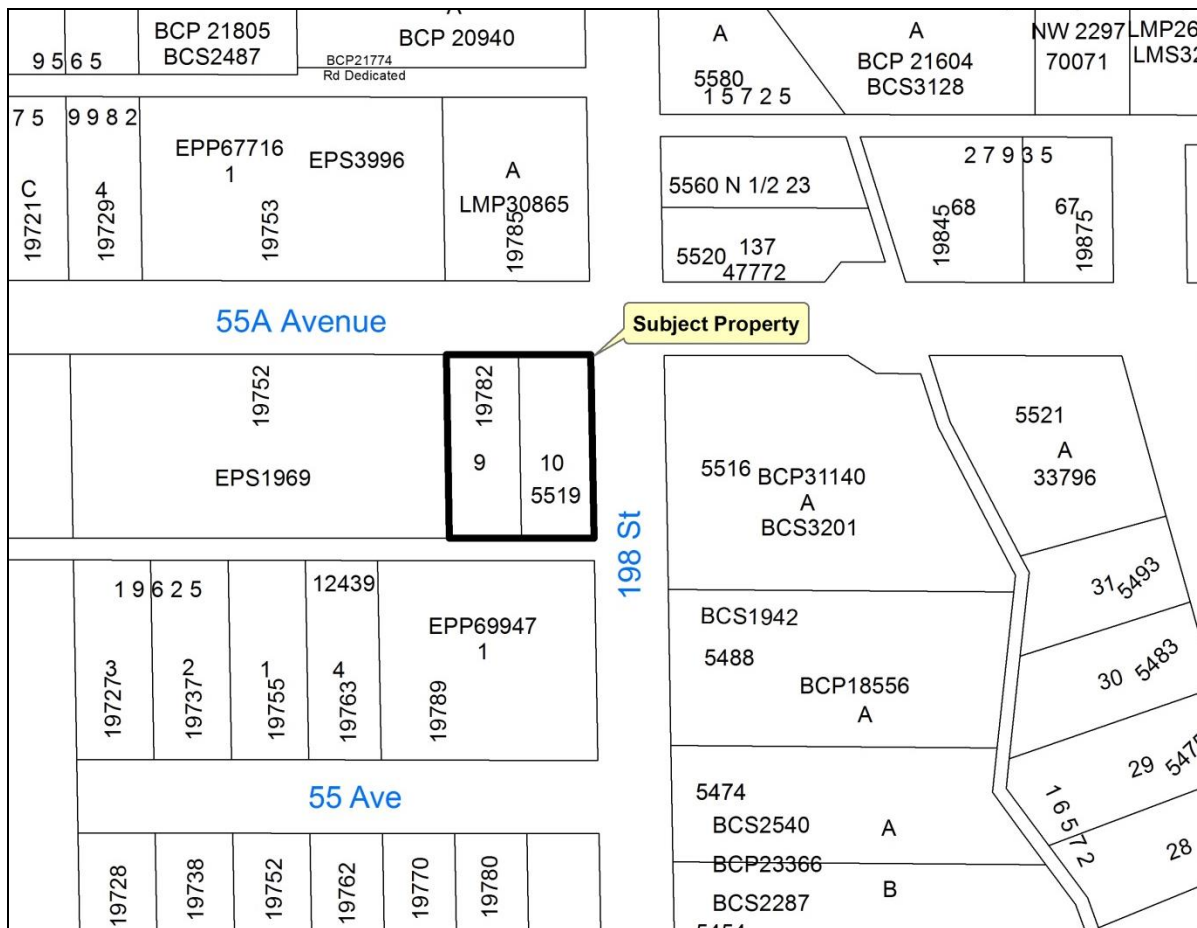


Civic Address: 5519-198th Street and 19782-55A Avenue .

Legal Description: Lots 9 & 10, Section 3, Township 8, New Westminster District, Plan 9887

Applicant: Concost Management Inc.

Owner: Shirley Taylor & James Henry, 1103300 BC Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-17/ Development
Permit Application DP 06-17**

From: Development Services & Economic Development
Department

File #: 6630.00

Doc #:

Date: May 16, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 05-17 and Development Permit Application DP 06-17 to accommodate a 17-unit townhouse complex located at 19782-55A Avenue and 5519-198th Street 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 and Development Permit Application by Atelier Pacific Architecture Inc. to accommodate 17 unit, three and four storey townhouse development.

POLICY:

The subject property is zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Concost Management Inc./Atelier Pacific Architecture Inc.
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Development Cost Charges:	\$241,834.75 (includes \$41,755 SF DCC Credit)
Community Amenity Charge:	\$17,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development located at 19782 -55A Avenue and 5519 -198th Street**. These requirements may be subject to change upon receipt of a development application.



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

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

1. 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. 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. Vehicular access to the site will be from the laneway south of the site.



7. The condition of the existing pavement on 198 Street and 55A Avenue 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 asphalt overlay is required on 55A Avenue frontage.
8. New curb & gutter, 1.8m wide sidewalk, street trees, bumpouts and pocket parking will be required on the 198 Street frontage.
9. Existing street lighting along 198 Street shall be reviewed, by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
10. Driveway crossing removal and street trees on 55A Avenue is required.

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, 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 meter(s) are required 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".

Discussion:

The proposed site is located on the southwest corner of 55A Avenue and 198th Street. The development proposes 2 townhouse buildings with both buildings oriented towards 198th Street. Vehicular access is from the lane. A contemporary architectural row-house aesthetic is proposed throughout the site with building forms, massing, materials and colour selected to support the concept. Each building is designed with three to four storey height with a flat roof to create variations in building form and massing. All units have access to private outdoor spaces in the form of a roof deck. The building façade is articulated with projected bays, recessed planes, vertical banding of materials and colours to reduce the visual length of each building. Each unit has an enclosed two-car garage with, all visitor parking spaces



conveniently located at grade. There are five unit types of approximately 1400 - 1988 square feet in area, all with 3 bedrooms.

Planting and landscape features incorporated CPTED principles, featuring large windows, low planting materials, a pavers to mark the project entry point.

The proposed development complies with the Medium Density 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 June 14, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 26, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$241,834.75 to Development Cost Charge accounts and \$17,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Advisory Planning Commission

Date: May 16, 2017

Subject: Rezoning Application RZ 05-17/ Development Permit Application DP 06-17

Page 7

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, JUNE 14, 2017
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Hana Hutchinson
Esther Lindberg
Corp. Steve McKeddie, Langley RCMP
Dan Millsip
Jamie Schreder

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

Absent: George Roman
Trish Buhler

1) RECEIPT OF MINUTES

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Millsip

THAT the minutes for the April 12, 2017 Advisory Planning Commission
meeting be received as circulated.

CARRIED

2) **REZONING APPLICATION RZ 05-17/DEVELOPMENT PERMIT APPLICATION DP 06-17 -19782-55A AVENUE & 5519-198TH STREET**

The Director 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 rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, parking, CPTED, engineering servicing requirements it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

That Rezoning Application RZ 05-17/Development Permit Application DP 06-17 to accommodate a 17-unit townhouse development located at 19782-55A Avenue and 5519-198th Street 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

4) **NEXT MEETING**

Wednesday, August 9th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the meeting adjourn at 7:45 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

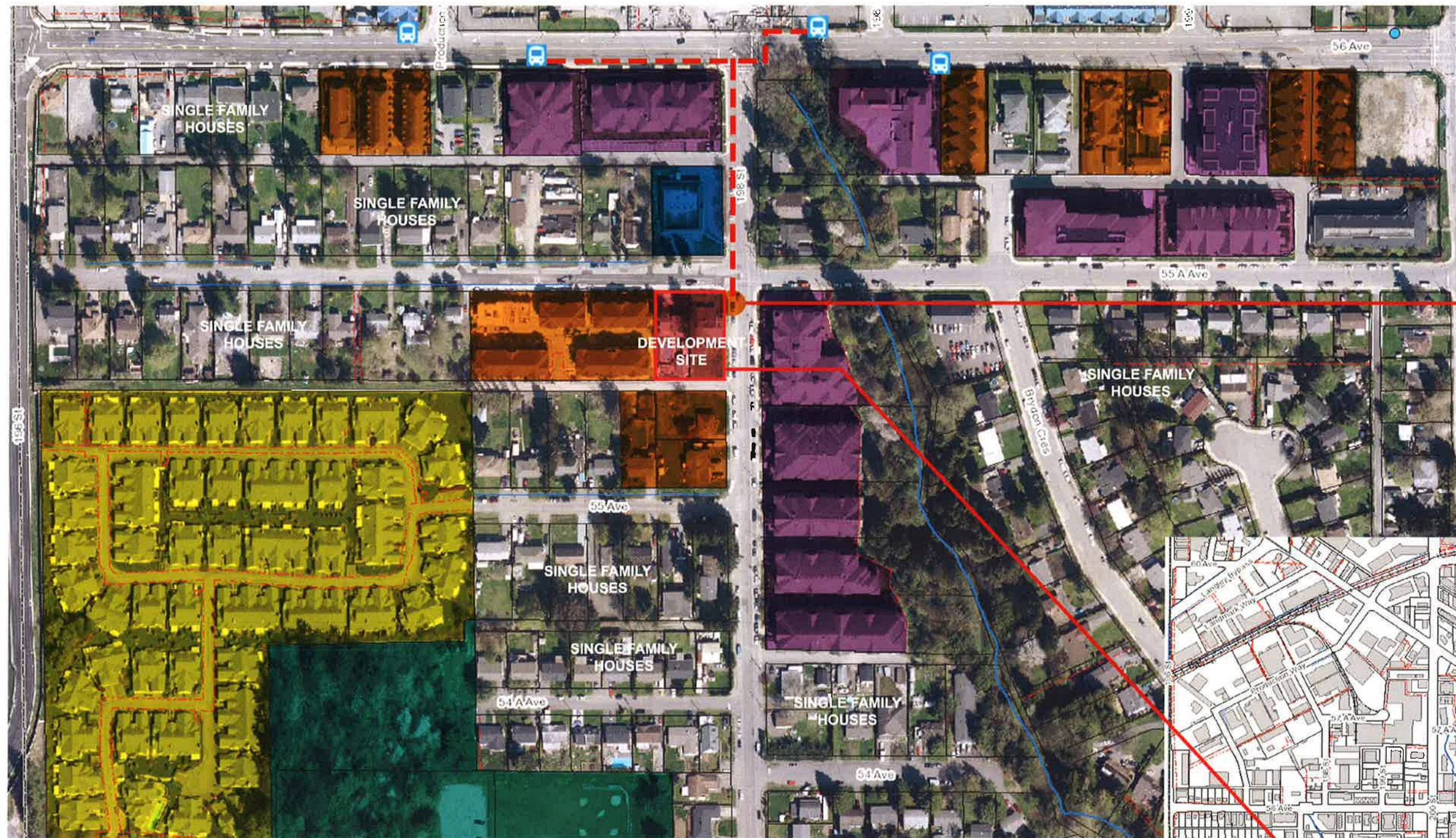
16

MAY 5th, 2017

Proposed Townhouse Development



COVER PAGE



DISTANCE FROM
DEVELOPMENT
SITE TO PUBLIC
BUS STOP IS
ABOUT 280m
(WITHIN 400m).



DEVELOPMENT SITE



MEDIUM DENSITY
MULTI-FAMILY
TOWNHOUSES



PARK AND
RECREATION



LOW DENSITY
MULTI-FAMILY
TOWNHOUSES



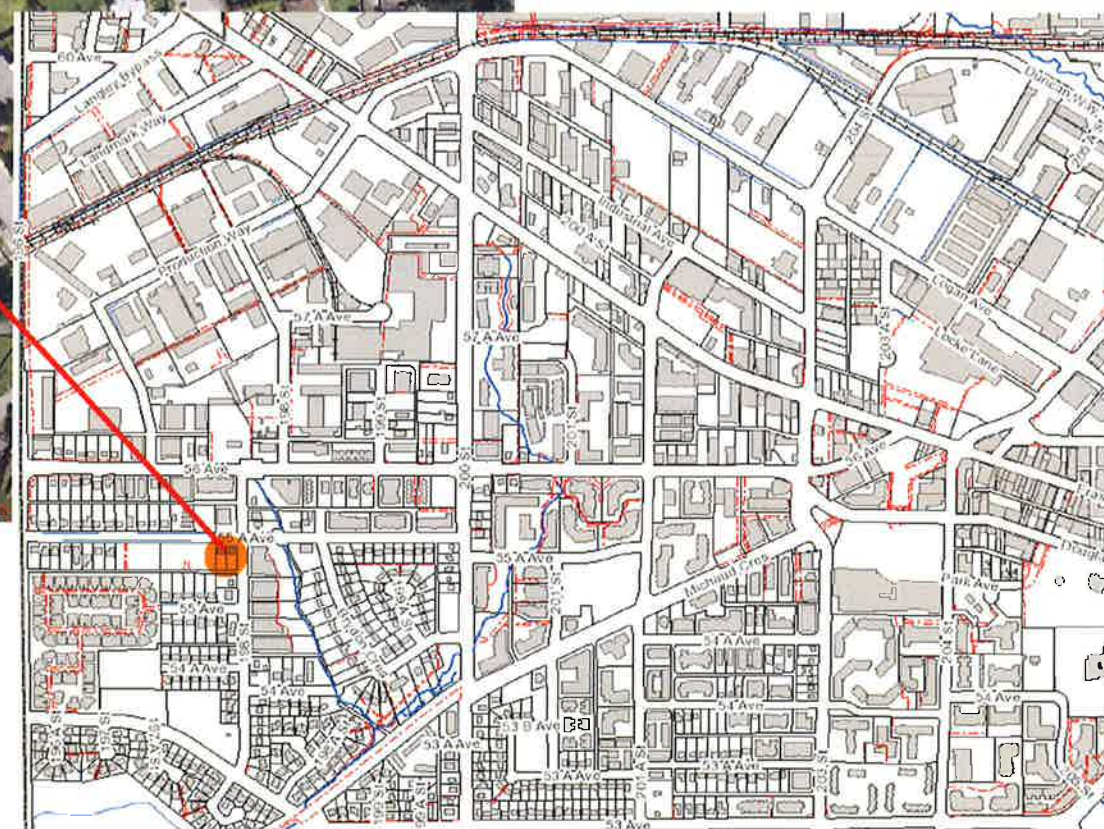
HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES



COMMUNITY SERVICES
(DAYCARE)



PROJECT
NORTH



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

17

MAY 5th, 2017

Proposed Townhouse Development



DP 0.0

CONTEXT PLAN
NEIGHBOURHOOD ANALYSIS

SCALE: N.T.S.

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

PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

- THE PURPOSE OF THE OFFICIAL COMMUNITY PLAN IS TO GUIDE DECISION-MAKING BY OFFERING A LONG RANGE OUTLOOK ON THE CITY'S DEVELOPMENT.
- PROVIDES PROPERTY OWNERS AND DEVELOPERS WITH A REASONABLE DEGREE OF CERTAINTY CONCERNING LAND USE POLICIES AND FUTURE FORM AND CHARACTER OF DIFFERENT AREAS OF THE CITY.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED "MEDIUM DENSITY RESIDENTIAL" IN THE CITY'S OFFICIAL COMMUNITY PLAN.
- MEDIUM DENSITY RESIDENTIAL ALLOWS A DENSITY OF 70 UNITS PER ACRE (173 UNITS PER HECT-ARE) AND A BUILDING HEIGHT OF 4 STOREYS.
- THEREFORE, BASED UPON THE LOT AREA OF 0.491 ACRES, 17 MULTIPLE FAMILY RESIDENTIAL UNITS WOULD COMPLY WITH THE EXISTING CITY OCP BYLAW DESIGNATION.
- THE PROPOSED DEVELOPMENT CONSISTS OF 17 UNITS, A BUILDING HEIGHT OF 3 STOREYS AND 4 STOREYS.

	ALLOWED	PROPOSED
DENSITY	70 UNITS/ACRE	34.6 UNITS/ACRE
NUMBER OF UNIT	34.3 UNITS	17 UNITS
BUILDING HEIGHT	4 STOREY	3 AND 4 STOREY

MEDIUM DENSITY RESIDENTIAL

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

MAY 5th, 2017

Proposed Townhouse Development

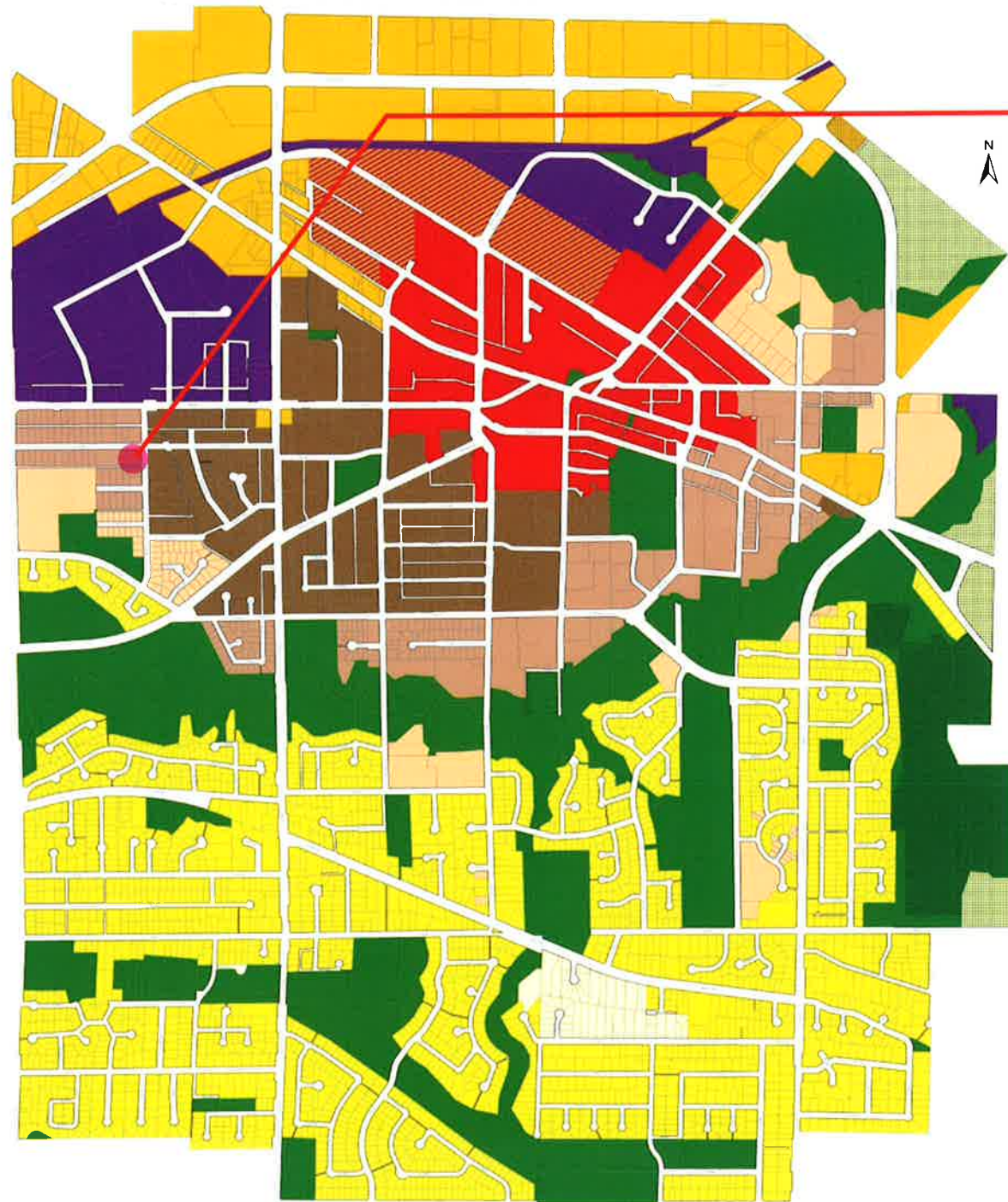


DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

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



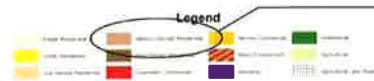
PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

CITY OF LANGLEY OFFICAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

THE CITY'S OCP BYLAW STATES:

- ☒ • "TOWNHOUSE UNITS SHOULD BE ORIENTED TOWARD PUBLIC ROADS"
- ☒ • "VEHICLE ACCESS SHOULD BE PROVIDED FROM INTERNAL ROADS OR LANES"
- ☒ • "AVOID PRESENTING GARAGE ENTRANCES TO PUBLIC ROADS WHERE POSSIBLE"
- ☒ • THEREFORE, THE PROPOSED DEVELOPMENT COMPLIES WITH THE CITY OF LANGLEY'S OFFICIAL COMMUNITY PLAN BYLAW.

Adopted April 24, 2008
Map Amendments:
Bylaw No. 2689 - February 25, 2008
Bylaw No. 2795 - November 2, 2009
Bylaw No. 2827 - November 3, 2010
ALR Amendment - February 19, 2011
Bylaw No. 2815 - September 9, 2013



 MEDIUM DENSITY RESIDENTIAL

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

19

MAY 5th, 2017

Proposed Townhouse Development



DP 0.0b

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCE:

- MEDIUM DENSITY RESIDENTIAL=173 UNITS/HECTARE OR 34.3 UNITS ALLOWED, 17 UNITS PROPOSED;
- ENHANCE PUBLIC SIDEWALK STREETScape AND PROVIDE ATTRACTIVE ENVIRONMENT FOR 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 55A AVE AND 198TH STREET;
- CREATE ON-STREET PARKING POCKETS ALONG 55A AVENUE AND 198 STREET;

CRIME PREVENTION THROUGH 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 55A AVENUE;
- THE DEVELOPMENT WILL REMOVE TWO (2) EXISTING UNSIGHTLY PROPERTIES 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;
- 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;
- 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 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;
- PRIVATE PATIOS AND ROOF DECKS ARE PROVIDED FOR EACH UNIT;
- PROPOSED 3-4 STOREY BUILDING HEIGHT AND MASSING IS IN PROPORTION TO OPEN SPACE.



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development

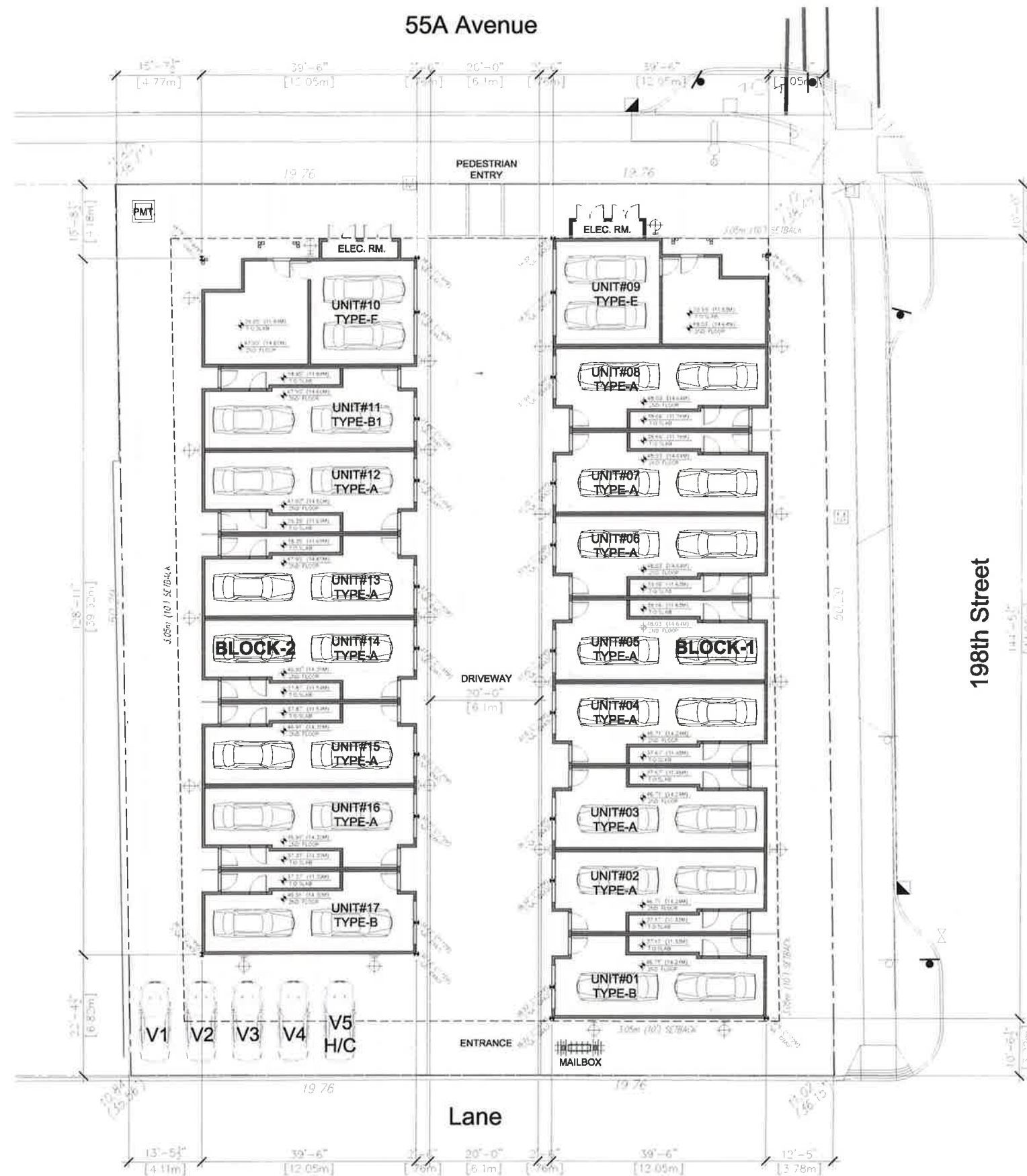


DP 0.0c

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

55A Avenue



PROJECT
NORTH

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

21

MAY 5th, 2017

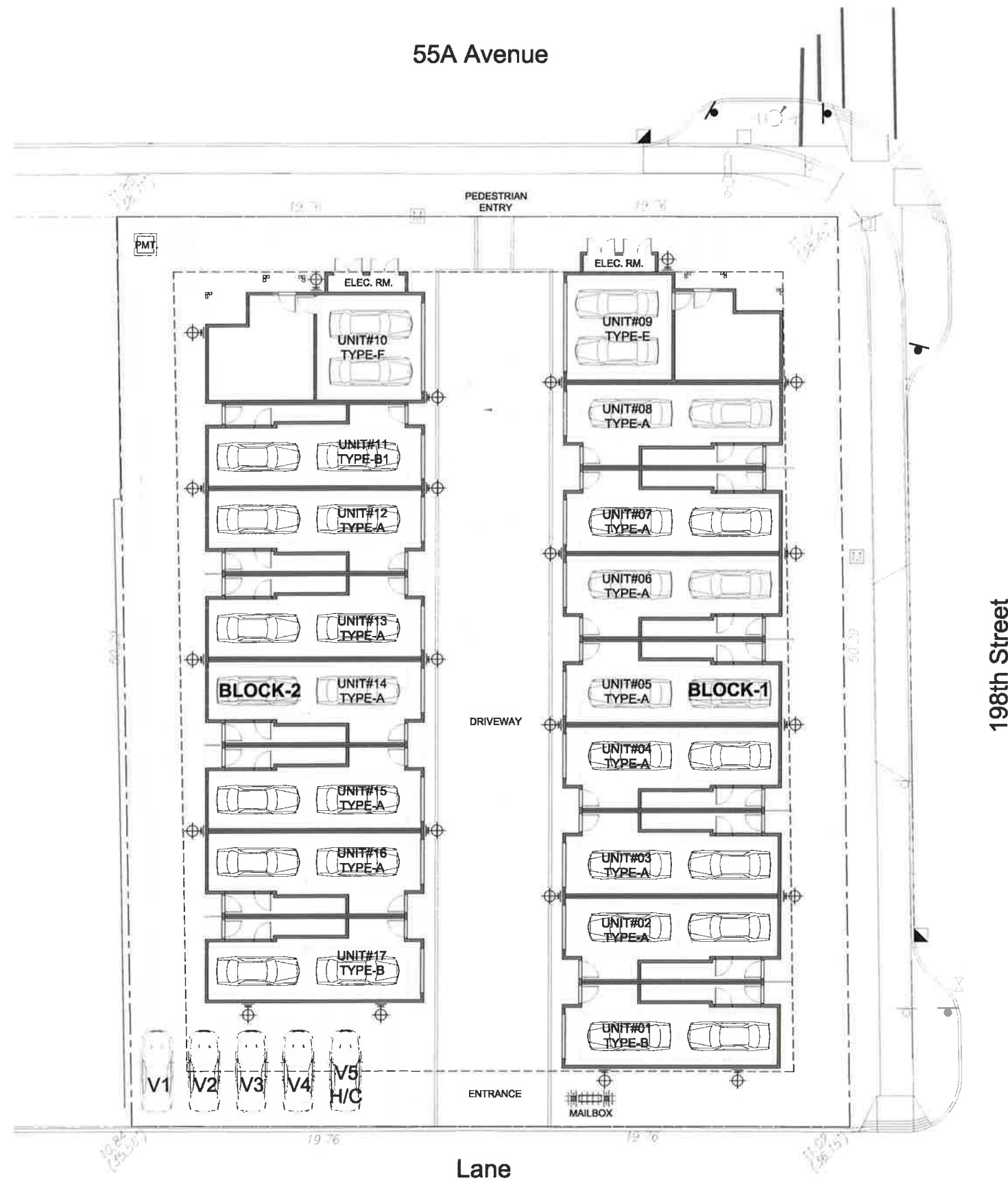
Proposed Townhouse Development



DP 0.1

SITE PLAN

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




 OUTDOOR TYPE WALL
 MOUNTED DECORATIVE
 LED FIXTURE



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

Proposed Townhouse Development

ATELIER PACIFIC ARCHITECTURE INC.



DP 0.1a

SITE LIGHTING PLAN

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

PROJECT DATA

ARCHITECT'S INFO.:ATELIER PACIFIC ARCHITECTURE INC.
PHONE NUMBER:604 662 8689
FAX NUMBER: 604 662 8655

CIVIC ADDRESS:5519 198TH STREET AND 19782 55A AVE., LANGLEY, B.C.

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

EXISTING ZONING:RS1

PROPOSED ZONING:CD

PROPOSED HOUSING TYPE:17 TOWNHOUSE UNITS

GROSS LOT AREA:1987.32 SM (21391.34 SF)

UNIT YIELD: 17 TOWNHOUSE UNITS (8-9 CLUSTERS)

GROSS FLOOR AREA:2,373.89 SM (25,552.34 SF)

NUMBER OF DWELLING & RESIDENTIAL DENSITY PER HECTARE85.55 UNITS/HA (34.62 UNITS/ACRE)

SITE COVERAGE:	51% (1011.6 SM)
BUILDING HEIGHT:	4 STOREY (10.99M-13.08M)
SETBACKS:	
NORTH SETBACK: (55A AVE.)	3.05M
WEST SETBACK: (INTERIOR)	4.11M
SOUTH SETBACK: (LANE)	3.22M
EAST SETBACK: (198TH STREET)	3.05M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
PARKING:		
RESIDENTIAL PARKING SPACE:	34 @ 2/UNIT	34
VISITOR PARKING SPACE:	3.4 @ 0.2/UNIT	5 (INCLUDING 1 ACCESSIBLE STALL)
ACCESSIBLE PARKING SPACE:	(5%) 0.17	1
TOTAL PARKING SPACES:	37.57	39

AVERAGE GRADE CALCULATION:	
EXISTING AVERAGE GRADE AT PROPERTY LINES:	(11.51+11.55+10.94+10.84)/4 = 11.21 M
AVERAGE GRADING ADJACENT TO BLOCK-1	(11.68+11.68+11.12+11.04)/4 = 11.38 M
AVERAGE GRADING ADJACENT TO BLOCK-2	(11.64+11.64+11.10+11.18)/4 = 11.39 M

UNIT DISTRIBUTION:			
UNIT TYPES	APPROX. UNIT AREA	# OF UNIT	TOTAL AREA
A	129.97 SM (1398.96 SF)	12	1,559.64 SM (16,787.52 SF)
B	162.04 SM (1744.20 SF)	2	324.08 SM (3,488.4 SF)
B1	133.58 SM (1437.80 SF)	1	133.58 SM (1437.80 SF)
E	171.96 SM (1850.97 SF)	1	171.96 SM (1850.97 SF)
F	184.66 SM (1987.65 SF)	1	184.66 SM (1987.65 SF)
TOTAL:		17	2,373.89 SM (25,552.34 SF)
FSR=1.19			

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
23 MAY 5th, 2017

Proposed Townhouse Development



DP 0.2

PROJECT DATA

SCALE: N.T.S.

PROJECT DATA

(DWELLING UNIT BREAKDOWN BY TYPE):

TOWN HOUSE TYPE	TYPE "A" TENDANT (sf)	TYPE "B" TENDANT (sf)	TYPE "B1" SIDE BY SIDE (sf)	TYPE "E" SIDE BY SIDE (sf)	TYPE "F" SIDE BY SIDE (sf)	FLOOR AREA AMOUNT (sf)
GROUND FLOOR (EXCLUDED GARAGE):	96.77	96.77	96.76	306.71	358.92	
SECOND FLOOR:	621.06	625.99	621.03	751.17	803.72	
THIRD FLOOR:	621.1	625.91	659.89	731.17	764.89	
FOURTH FLOOR:	60.03	395.53	60.12	61.92	60.12	
ROOF:						
GARAGE EXCLUSION:	492.62	497.55	492.63	389.17	389.59	
UNIT SUBTOTAL (GARAGE EXCLUDED):	1398.96	1744.2	1437.8	1850.97	1987.65	
UNIT SUBTOTAL (GARAGE INCLUDED):	1891.58	2241.75	1930.43	2240.14	2377.24	
TOTAL: 17UNITS	12	2	1	1	1	
TOTAL GROSS FLOOR AREA (GARAGE EXCLUDED):	16787.52	3488.4	1437.8	1850.97	1987.65	25552.34
TOTAL GROSS FLOOR AREA: (GARAGE INCLUDED)	22698.96	4483.5	1930.43	2240.14	2377.24	33730.27

(YARD AREA AND ROOF DECK AREA):

UNIT NUMBER AND TYPE	FRONT YARD AREA (sf)
UNIT #01 - TYPE B	336.4
UNIT #02 - TYPE A	198.8
UNIT #03 - TYPE A	194.7
UNIT #04 - TYPE A	190.6
UNIT #05 - TYPE A	186.5
UNIT #06 - TYPE A	182.4
UNIT #07 - TYPE A	178.3
UNIT #08 - TYPE A	174.2
UNIT #09 - TYPE E	554.1
UNIT #10 - TYPE F	709.1
UNIT #11 - TYPE B1	245.7
UNIT #12 - TYPE A	243.9
UNIT #13 - TYPE A	239.8
UNIT #14 - TYPE A	235.8
UNIT #15 - TYPE A	231.7
UNIT #16 - TYPE A	227.6
UNIT #17 - TYPE B	270.3
TOTAL FRONT YARD AREA (sf)	4599.9

UNIT TYPE	ROOF DECK AREA (sf)	# OF UNITS	TOTAL AREAS
TYPE "A"	532.4	12	6388.8
TYPE "B"	206.0	2	412.0
TYPE "B1"	530.7	1	530.7
TYPE "E"	617.9	1	617.9
TYPE "F"	705.7	1	705.7

TOTAL ROOF DECK AREA (sf) 8655.1

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.3

PROJECT DATA

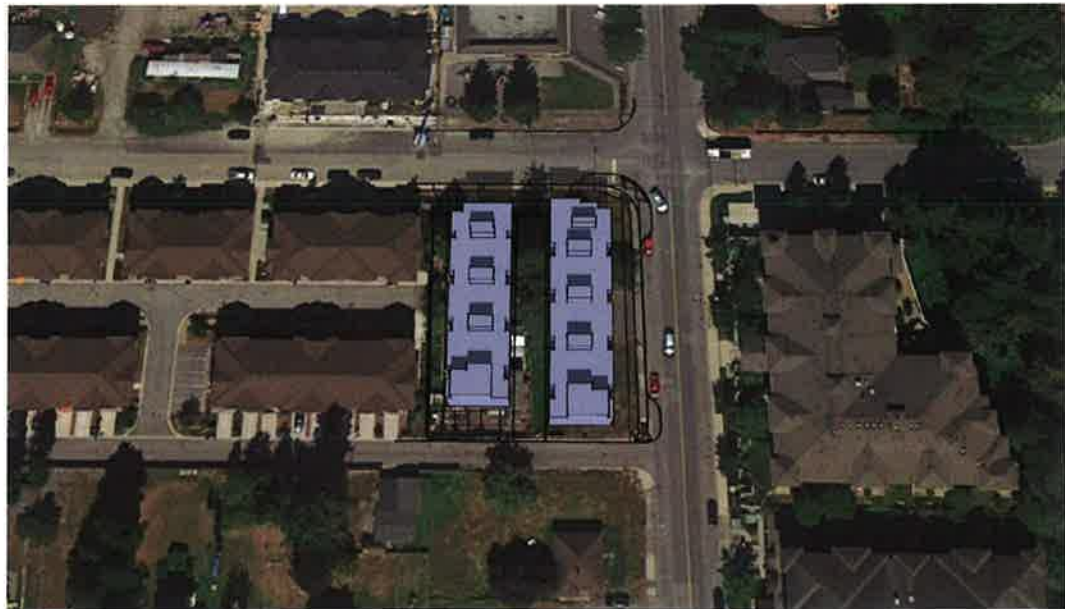
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MARCH 21 (12:00PM)



JUNE 22 (12:00PM)



SEPTEMBER 23 (12:00PM)



DECEMBER 22 (12:00PM)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

25

MAY 5th, 2017

Proposed Townhouse Development



DP 0.4

SHADOW ANALYSIS

SCALE: N.T.S.



- PARKING WITHIN UNIT (34 STALLS)**
- VISITOR PARKING (5 STALLS)**
- ON-STREET PARKING (10 STALLS)**
- BULB OUT AREA**

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

26

MAY 5th, 2017

Proposed Townhouse Development



DP 0.5

PARKING AND
TRAFFIC CALMING PLAN

SCALE: 1:150



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.6

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.7

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

29

MAY 5th, 2017

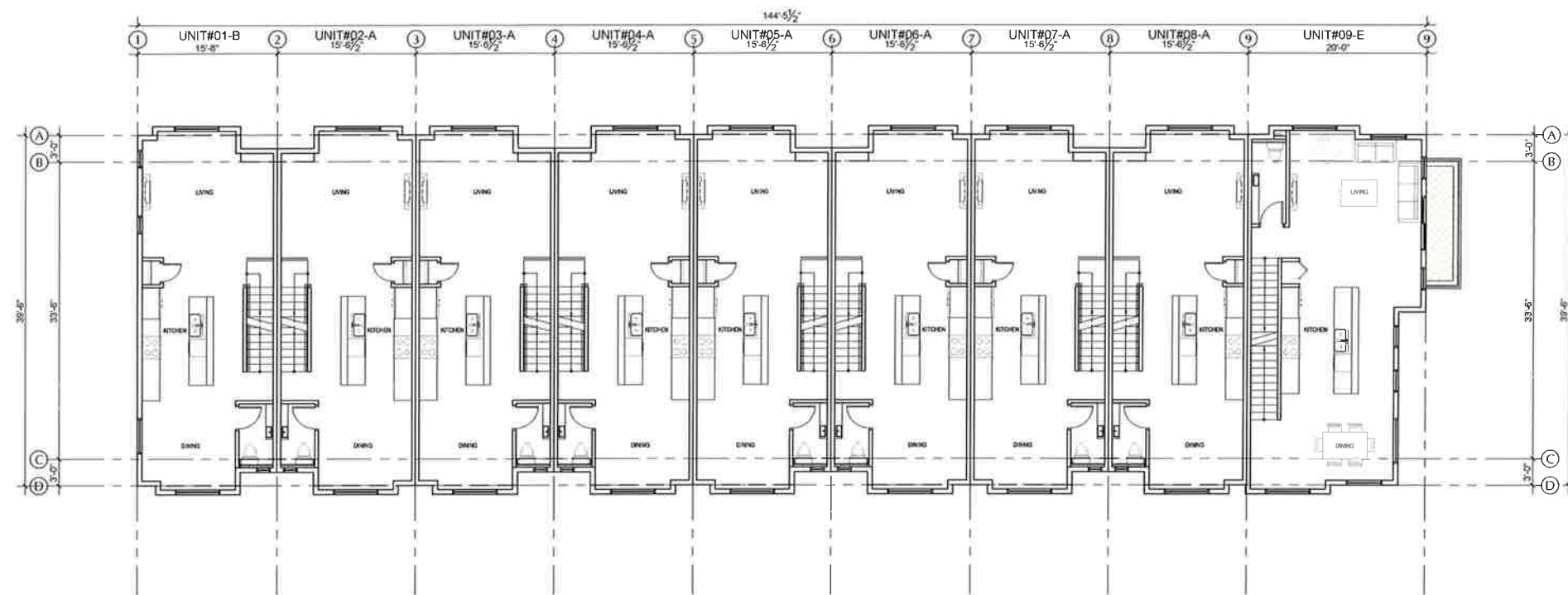
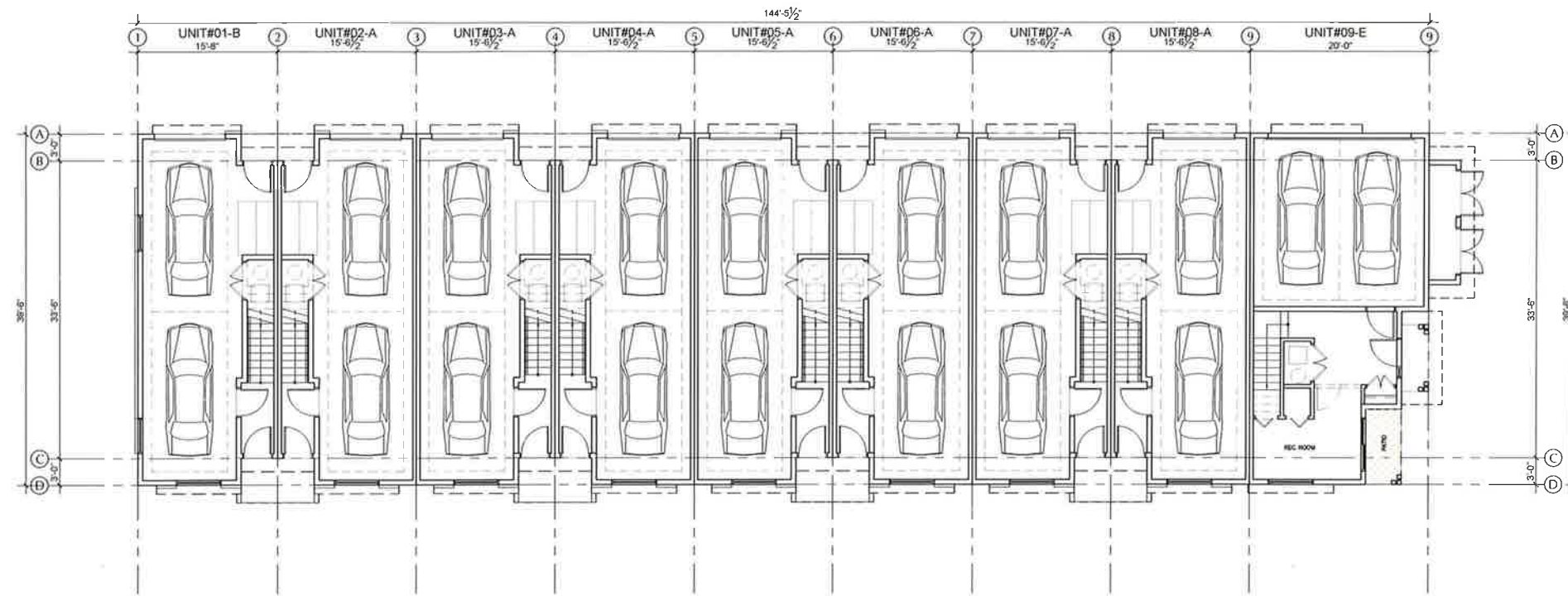
Proposed Townhouse Development



DP 0.8

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

30

MAY 5th, 2017

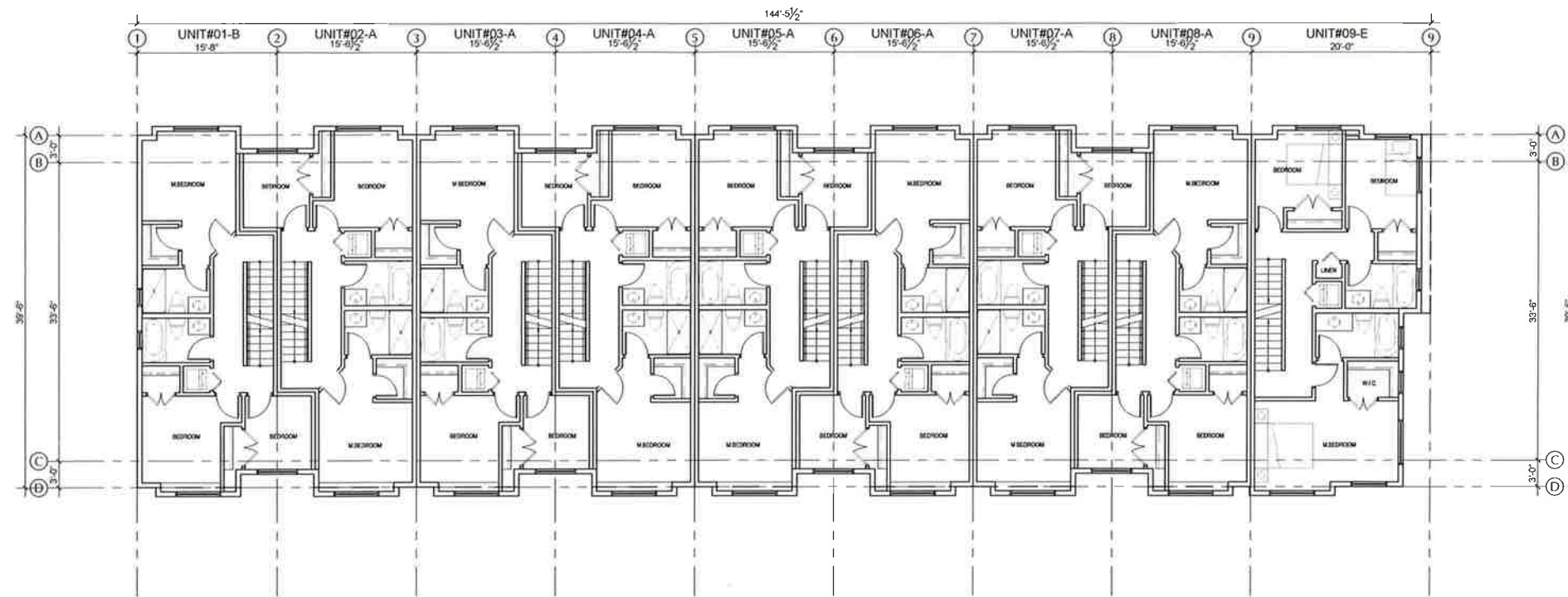
Proposed Townhouse Development



DP 1.1

FLOOR PLANS

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



1
D1.2 THIRD FLOOR PLAN (BLOCK-1)
SCALE: 1/16"=1'-0"



2
D1.2 FOURTH FLOOR PLAN (BLOCK-1)
SCALE: 1/16"=1'-0"



PROJECT
NORTH

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

31

MAY 5th, 2017

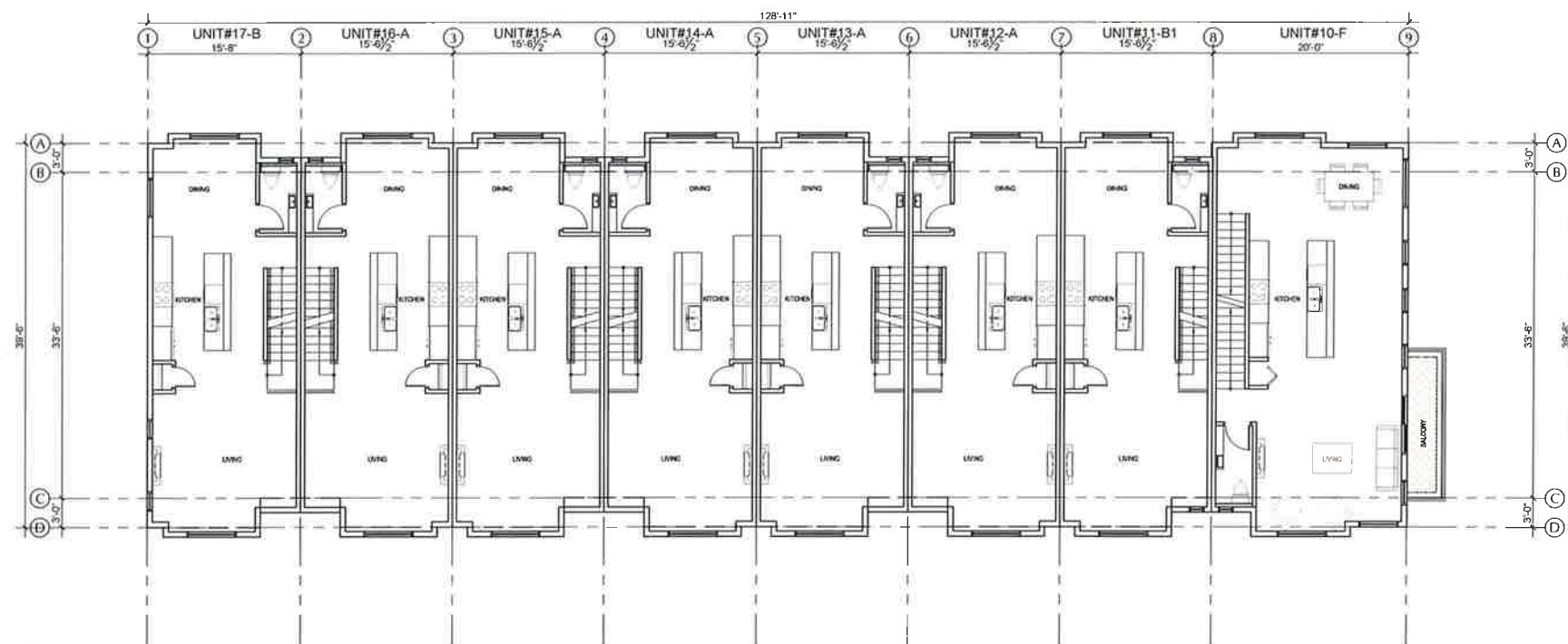
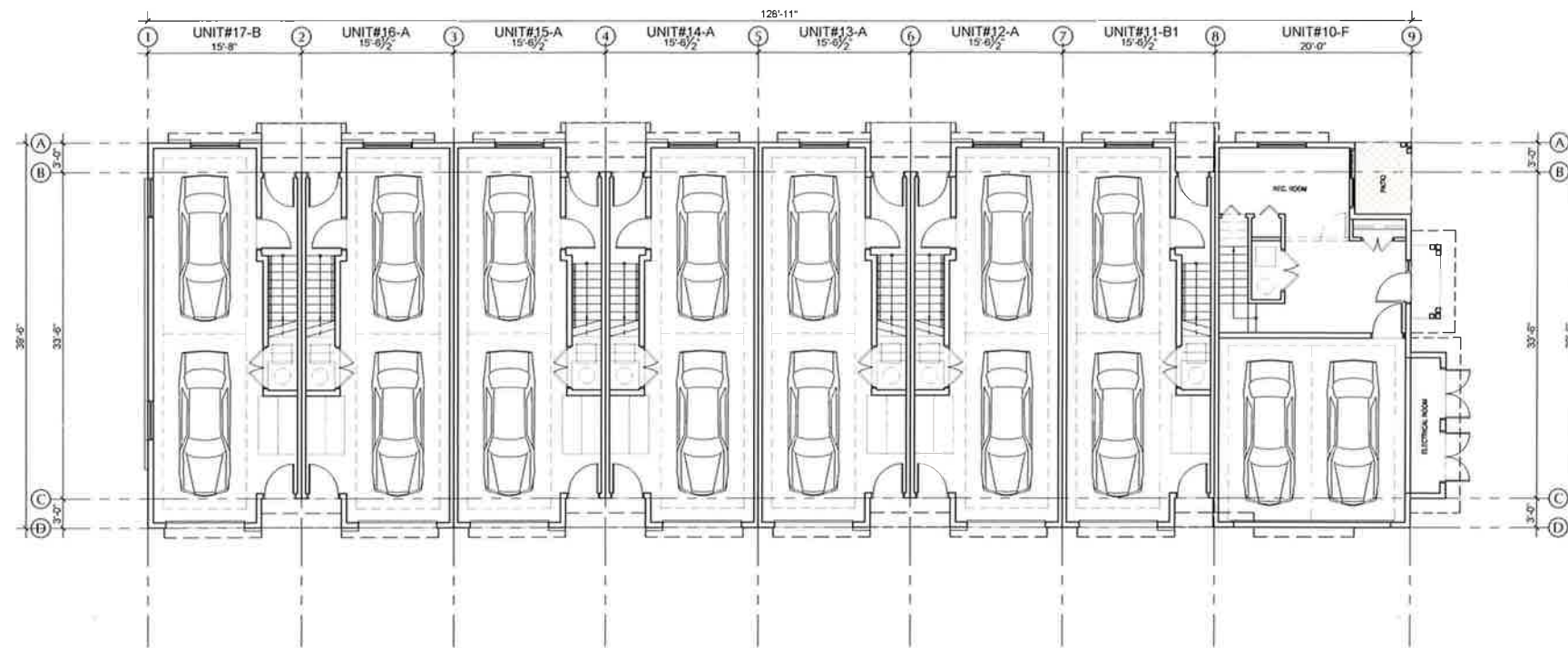
Proposed Townhouse Development



DP 1.2

FLOOR PLANS

SCALE: 1/18"=1'-0"



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

32

MAY 5th, 2017

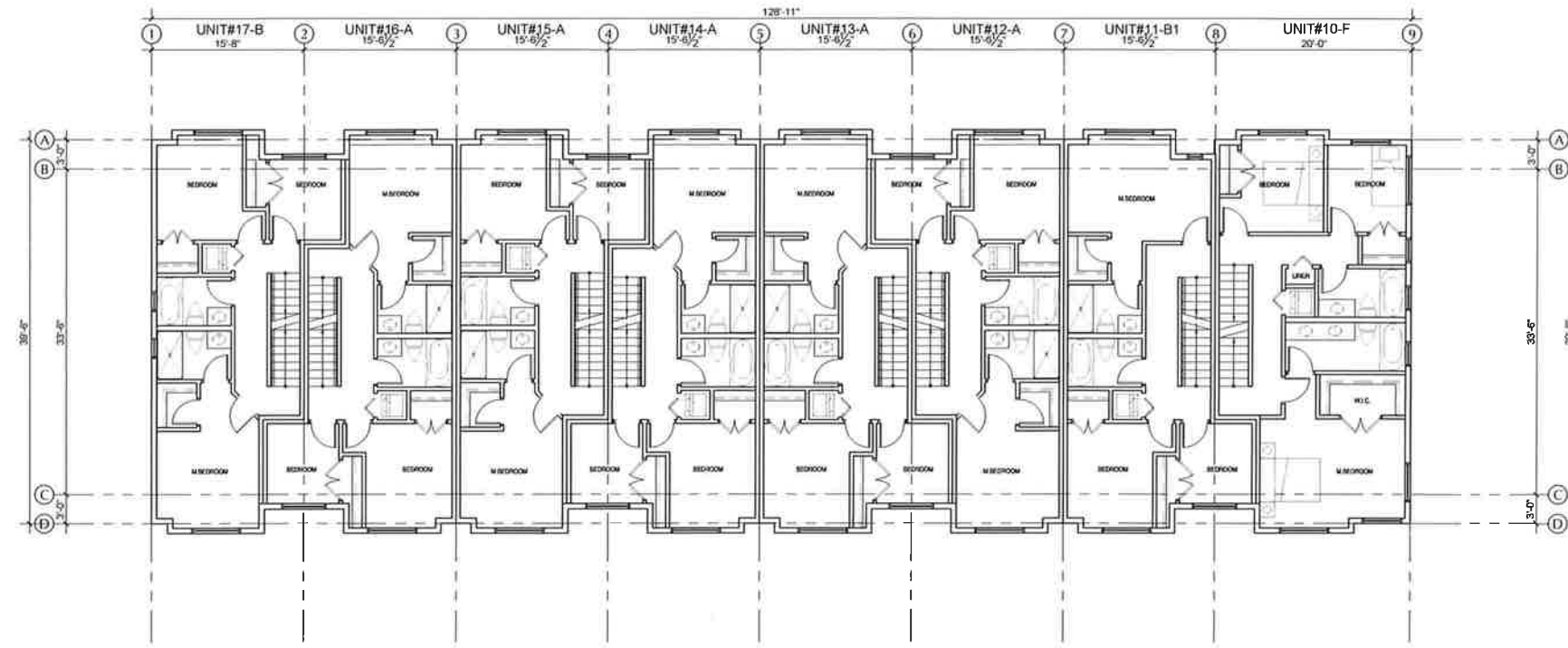
Proposed Townhouse Development



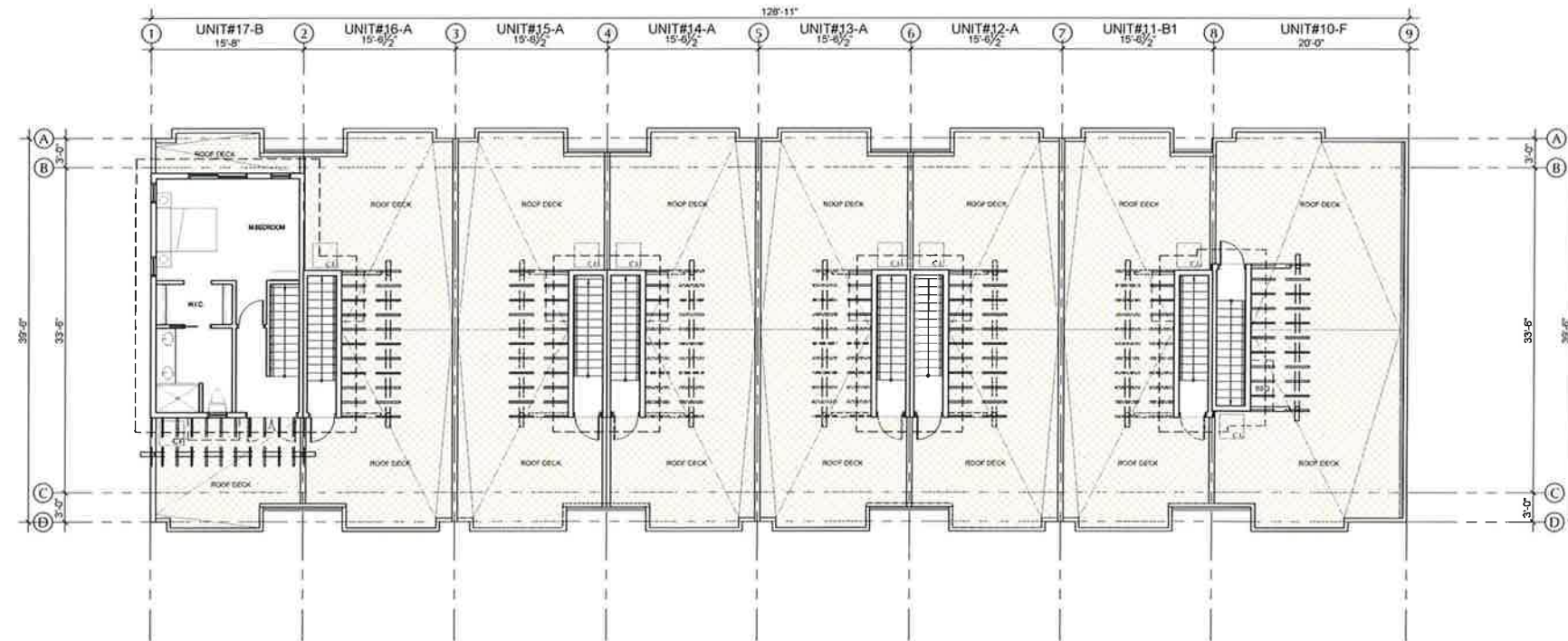
DP 1.3

FLOOR PLANS

SCALE: 1/18"=1'-0"



1
D1.4
THRID FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



2
D1.4
FOURTH FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

Proposed Townhouse Development



DP 1.4

FLOOR PLANS

SCALE: 1/18"=1'-0"



1 BLOCK-1 EAST ELEVATION (FACING 198TH STREET)
A2.1 SCALE: 1/8"=1'-0"

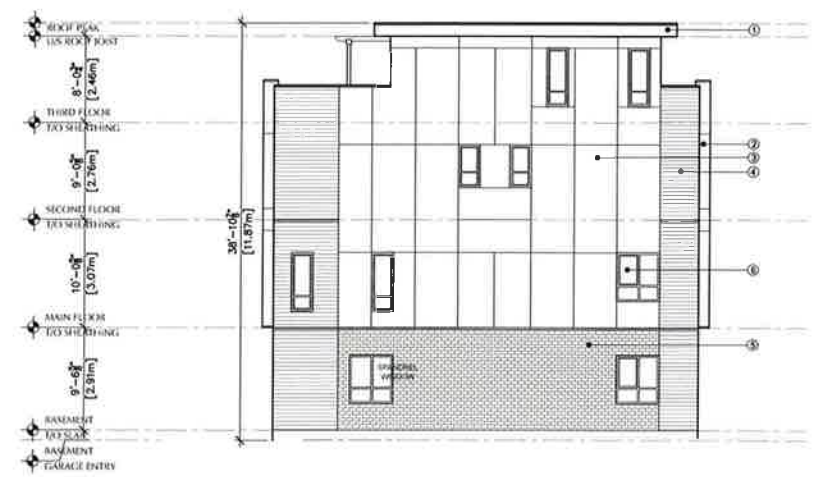


2 BLOCK-1 NORTH ELEVATION (FACING 55A AVE.)
A2.1 SCALE: 1/8"=1'-0"

MATERIALS LEGEND	
① PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤ BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)
② FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥ VINYL WINDOW
③ FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦ PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
④ FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧ INSULATED GARAGE DOOR (STEEL-GRAFT CONTEMPORARY-CEDAR)
	⑨ GLASS RAILING (CHARCOAL METAL FRAME)



3 BLOCK-1 WEST ELEVATION (FACING DRIVEWAY)
A2.1 SCALE: 1/8"=1'-0"



4 BLOCK-1 SOUTH ELEVATION (FACING LANE)
A2.1 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 2.1

ELEVATIONS

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



1
A2.2 BLOCK-2 WEST ELEVATION
SCALE: 1/8"=1'-0"

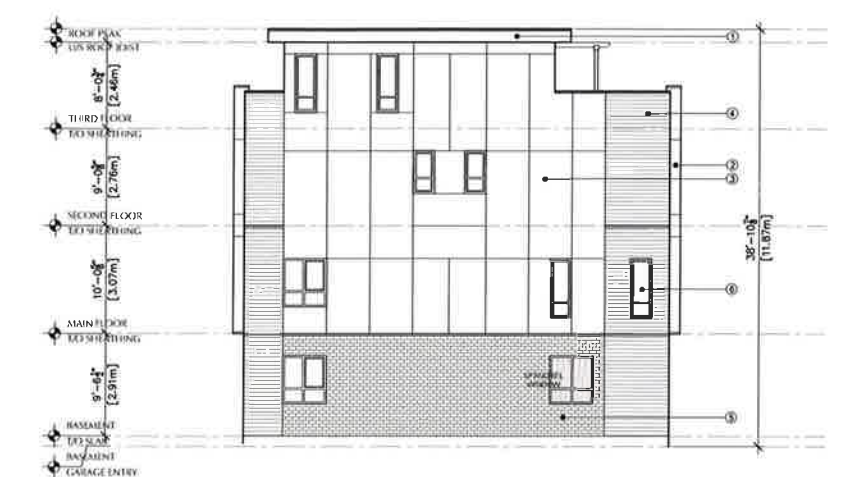


2
A2.2 BLOCK-2 NORTH ELEVATION (FACING 55A AVE.)
SCALE: 1/8"=1'-0"

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤	BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)
②	FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥	VINYL WINDOW
③	FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦	PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
④	FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧	INSULATED GARAGE DOOR (STEEL-CRAFT CONTEMPORARY-CEDAR)
		⑨	GLASS RAILING (CHARCOAL METAL FRAME)



3
A2.2 BLOCK-2 EAST ELEVATION (FACING DRIVEWAY)
SCALE: 1/8"=1'-0"



4
A2.2 BLOCK-2 SOUTH ELEVATION (FACING LANE)
SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

35

MAY 5th, 2017

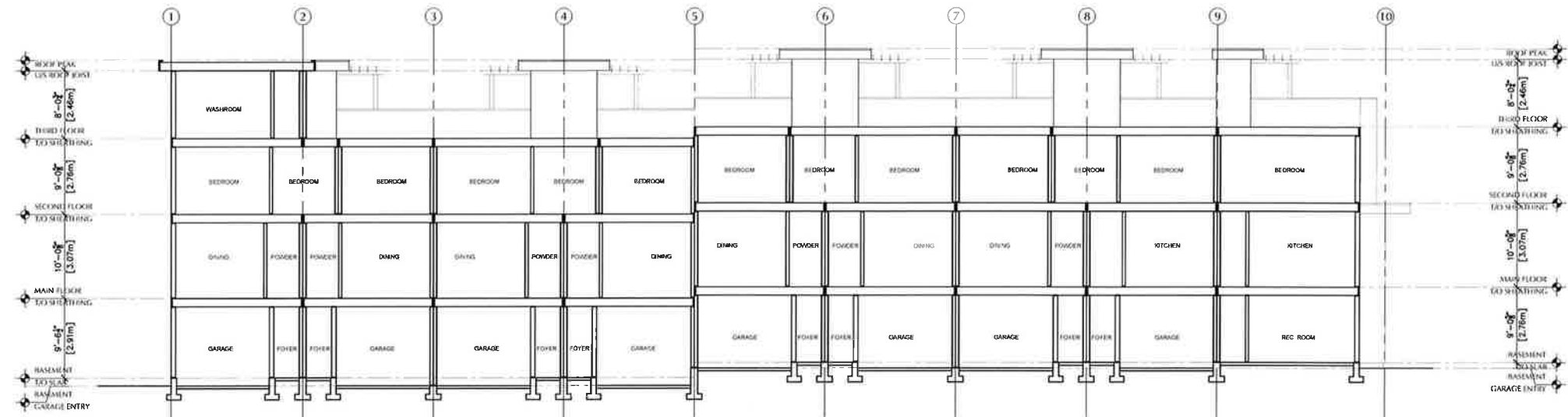
Proposed Townhouse Development



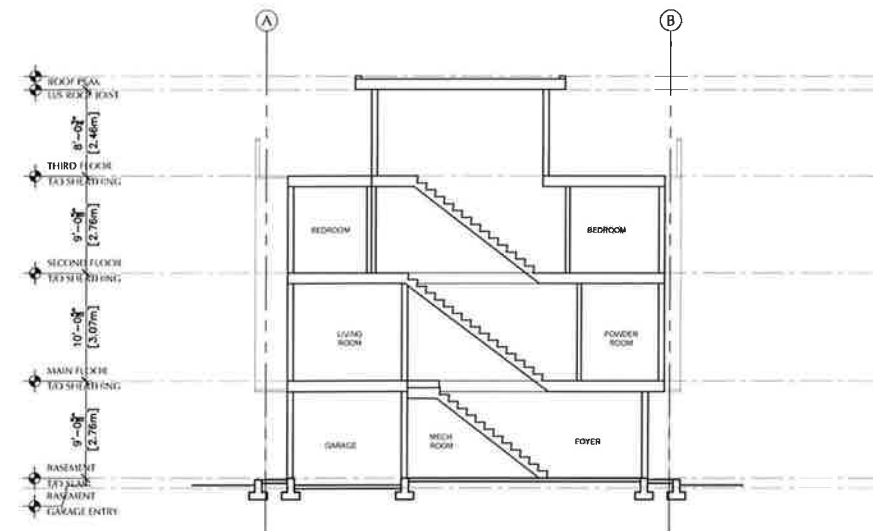
DP 2.2

ELEVATIONS

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



1 BLOCK-1 CROSS SECTION
A3.1 SCALE: 1/8"=1'-0"



2 BLOCK-1 SIDE SECTION (TYPICAL)
A3.1 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

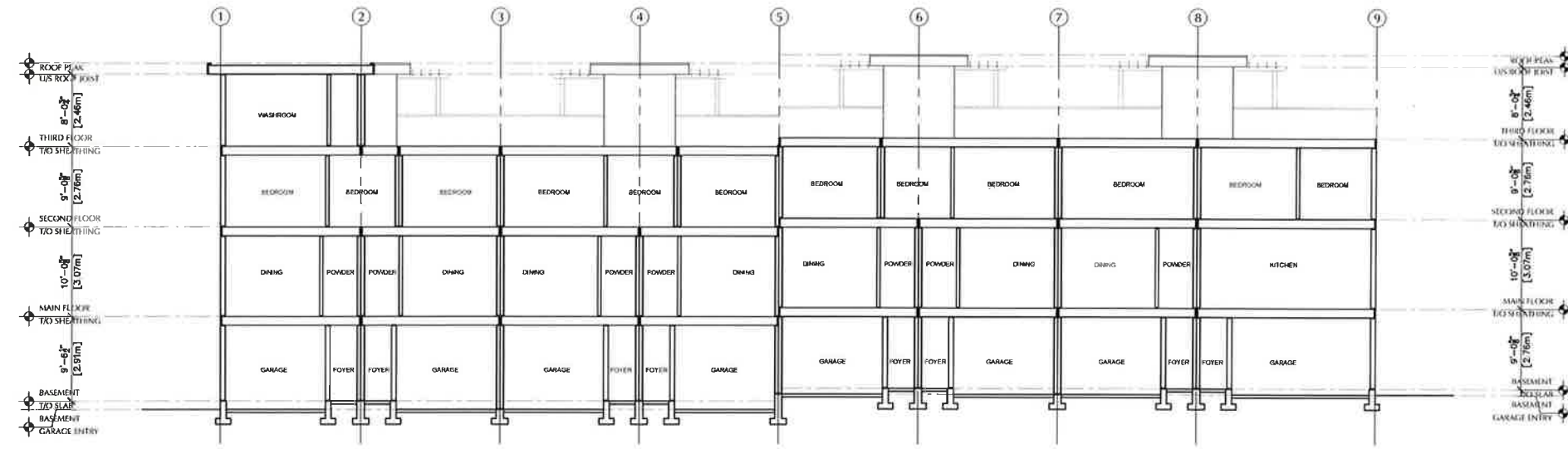
Proposed Townhouse Development



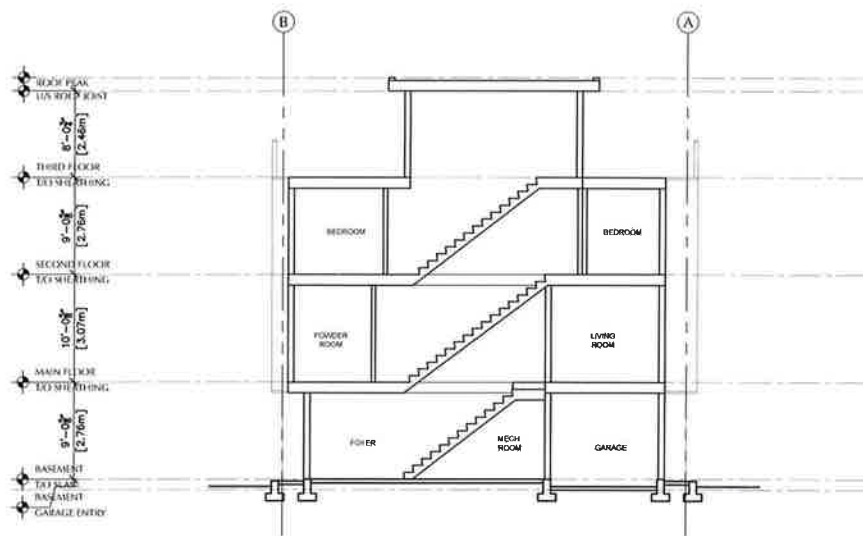
DP 3.1

SECTIONS

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



1 BLOCK-2 CROSS SECTION
A3.2 SCALE: 1/8"=1'-0"



2 BLOCK-2 SIDE SECTION (TYPICAL)
A3.2 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

Proposed Townhouse Development



DP 3.2

SECTIONS

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

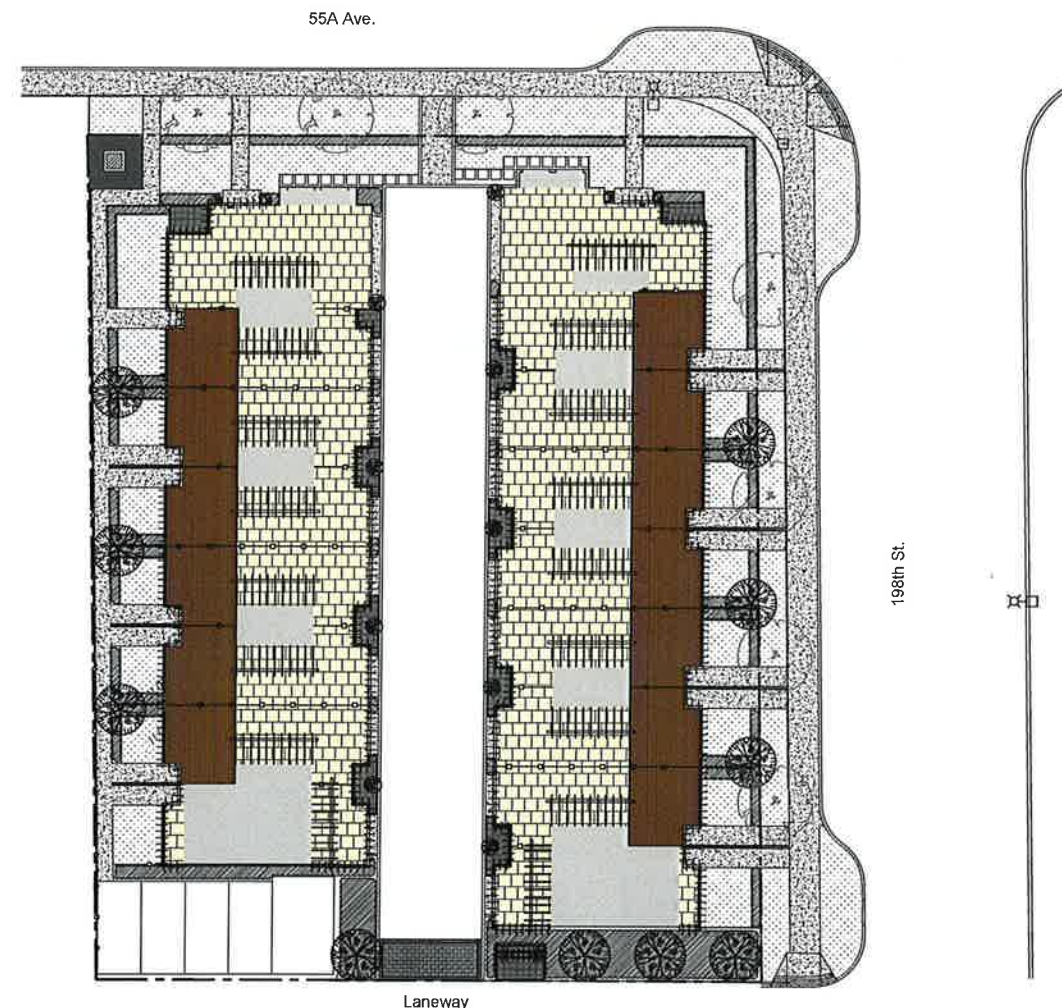
Terraces Phase 2

Issued for Development Permit

<p>Contact Information</p>	<p>Other Key Contacts:</p>		
<p>van der Zalm + associates Inc. Project Landscape Architecture</p> <p>Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 t. 604 882 0024 f. 604 882 0042</p> <p>Primary project contact: Jennifer Wall jennifer@vzd.ca o. 604 882 0024 x24</p> <p>Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vzd.ca o. 604 882 0024 x22</p>	<p>Raghibir Gurm Project Owner</p> <p>raghibgurm@gmail.com</p>	<p>Atelier Pacific Project Building Architecture</p> <p>#109 - 131 Water Street Vancouver, British Columbia, V6B 4M3 604 662 8689</p>	<p>Concost Management Inc. Project Management</p> <p>#202 - 5499 Byrne Road Burnaby, British Columbia, V5J 3J1 604 556 8622</p>
	<p>Legal Address and Description:</p> <p>Lot 9 & 10 Section 3, Township 8, NWD Plan 9887</p>		

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE REMOVAL PLAN
L-03	SITE PLAN
L-04	FENCING PLAN
L-05	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS



1 LOCATION MAP

2 SITE PLAN OVERVIEW

1:200



2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:

The Terraces: Phase 2

Location:

5519 - 198th St & 19782 - 55A Ave
Langley, BC

Drawn:
MM

Stamp:

Checked:
DJ

Approved:
DJ

Original Sheet Size:
34"x36"

Scale:
AS SHOWN

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/DPP/PA/TH/SP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDERS/CONSTRUCTION.

COVER SHEET

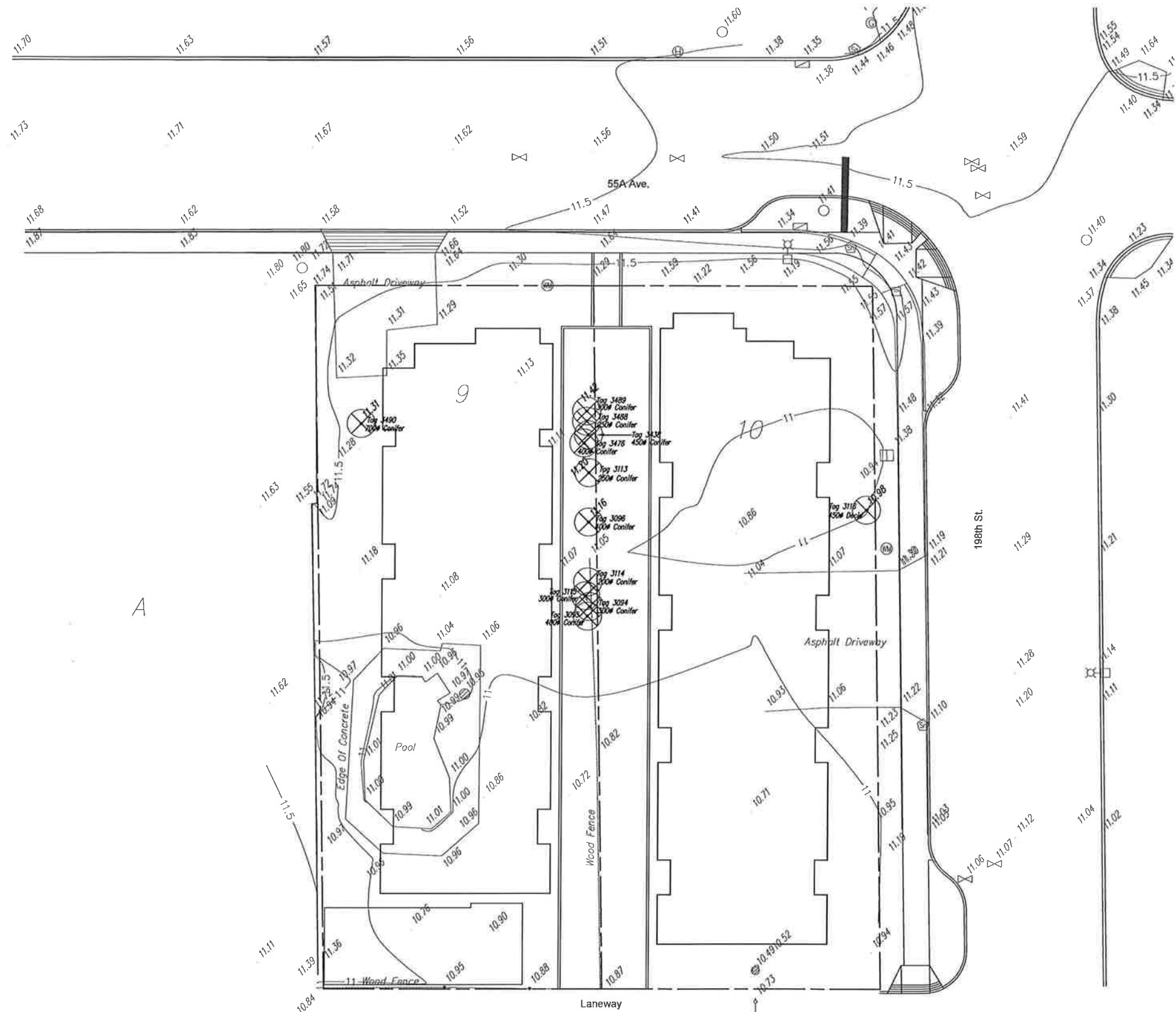


DP2017-18

L-01

\\VQZ-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-18\TERRACES PHASE 2\03SHEET-01 TREE REMOVAL PLAN.DWG

1 TREE REMOVAL PLAN
Scale 1:150



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

van der Zalm + associates inc.
Parks & Recreation • Civil Engineering
Urban Design • Landscape Architecture
Suite 1, 20177 20th Avenue
Langley, British Columbia
V1M 4B8
P: 604.882.0042
F: 604.882.0042
info@vaz-inc.ca



Key Map (NTS)



2 MM FOR DP May 9th, 2017
1 MM FOR REVIEW May 4th, 2017

No. By: Description Date

REVISIONS TABLE FOR DRAWINGS
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No. By: Description Date

REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
Langley, BC

Drawn:
MM

Checked:
DJ

Approved:
DJ

Original Sheet Size:
24"x36"

Scale:
1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/ADDITIONS MUST BE NOTED ON THE DRAWING. DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED 'ISSUED FOR TENDER/CONSTRUCTION'.

Drawing Title:

TREE REMOVAL PLAN



VDZ Project #:
DP2017-18

Drawing #:
L-02

\\002\SERVICES\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-18 TERRACES PHASE 2\03 SHEET L-03 SITE PLAN.DWG

Mailbox and Trellis.
Refer to Architecture.

PMT with gravel surround and
timber edge. PMT to be
wrapped in laminated mural
wrap to protect from graffiti.
Design to be done as per
CPTED report and City of
Langley/Utility Requirements

Rooftop patios with
225x90x20mm hydropressed
slabs, 1.2m high aluminum
fence between units and
guardrail along the front and
back. Guardrail by
Architecture, site furnishings by
homewoner

New Concrete Path
Refer to Architecture.

Buffer Planting and
Yard Tree
Trellis
Refer to Architecture.

1.2m Ht Wood Privacy
Fence

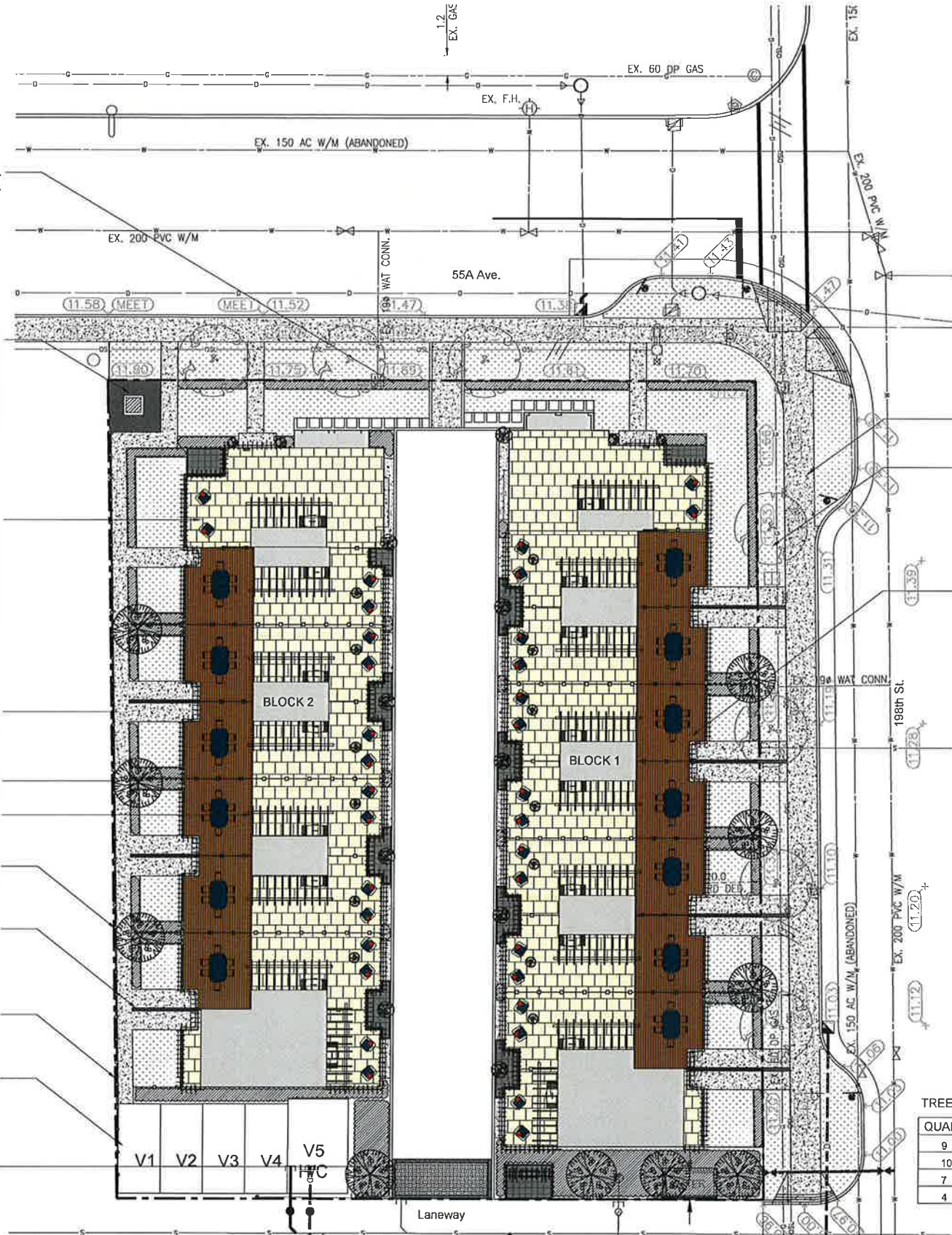
Privacy Fence Screen
Refer to Architecture.

Property Line

Visitor Parking

Pavers with accent
band at entrance.

1 SITE PLAN
Scale 1:150



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

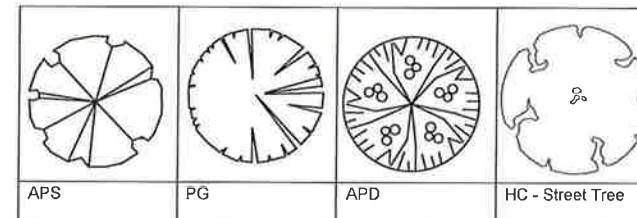
LEGEND

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE WALK
	8 LD-01	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
	7 LD-01	VEHICULAR PAVERS Model: Classic Standard Series Size: Standard 225mm x 112.5mm x 80mm Manufacturer: Abbotsford Concrete Products Inset Pavers: Pattern: Paquet Colour: Indian Summer Border Pavers: Pattern: Soldier Colour: Charcoal
	2,3 LD-02	HYDRAPRESSED SLABS Model: Covet Series Size: 610mmx610mmx50mm Colour: Sandalwood Manufacturer: Abbotsford Concrete Products Finish joint material to be 50mm depth 25mm round river rock
	6 LD-01	ROOFTOP HYDRAPRESSED SLABS Model: Aristocrat Series Size: 600mmx600mmx20mm Colour: Coffee Cream Manufacturer: Abbotsford Concrete Products Mount: Pedestal
	8 LD-02	WOOD DECK Style: DFT Water Resistant Heritage Wakul by Silken or approved equal

KEY	REF.	DESCRIPTION
	6,7 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	5-6 LD-02	1.2m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.

KEY	REF.	DESCRIPTION
	7 LD-02	DRIP STRIP
		SOD
	3-5 LD-01	SHRUB PLANTING

TREE LEGEND



TREES

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
9	APS	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	B&B; 4cm caliper	As shown
10	APD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	B&B; 6cm caliper; 1.8m std	As shown
7	HC	Halesia carolina	Carolina Silverbell	B&B; 6cm caliper; 1.8m std	As shown
4	PG	Picea glauca 'Pendula'	Weeping White Spruce	B+B; 3.0m Height; Single Leader	As shown



Key Map (NTS)



No.	By:	Description	Date
2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
Langley, BC

Drawn:
MM

Stamp:

Checked:
DJ

Approved:
DJ

Scale:
1"

Original Sheet Size:
24"x36"

CONTRACTOR SHALL VERIFY 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/CORRECTIONS/CHANGES MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
SITE PLAN

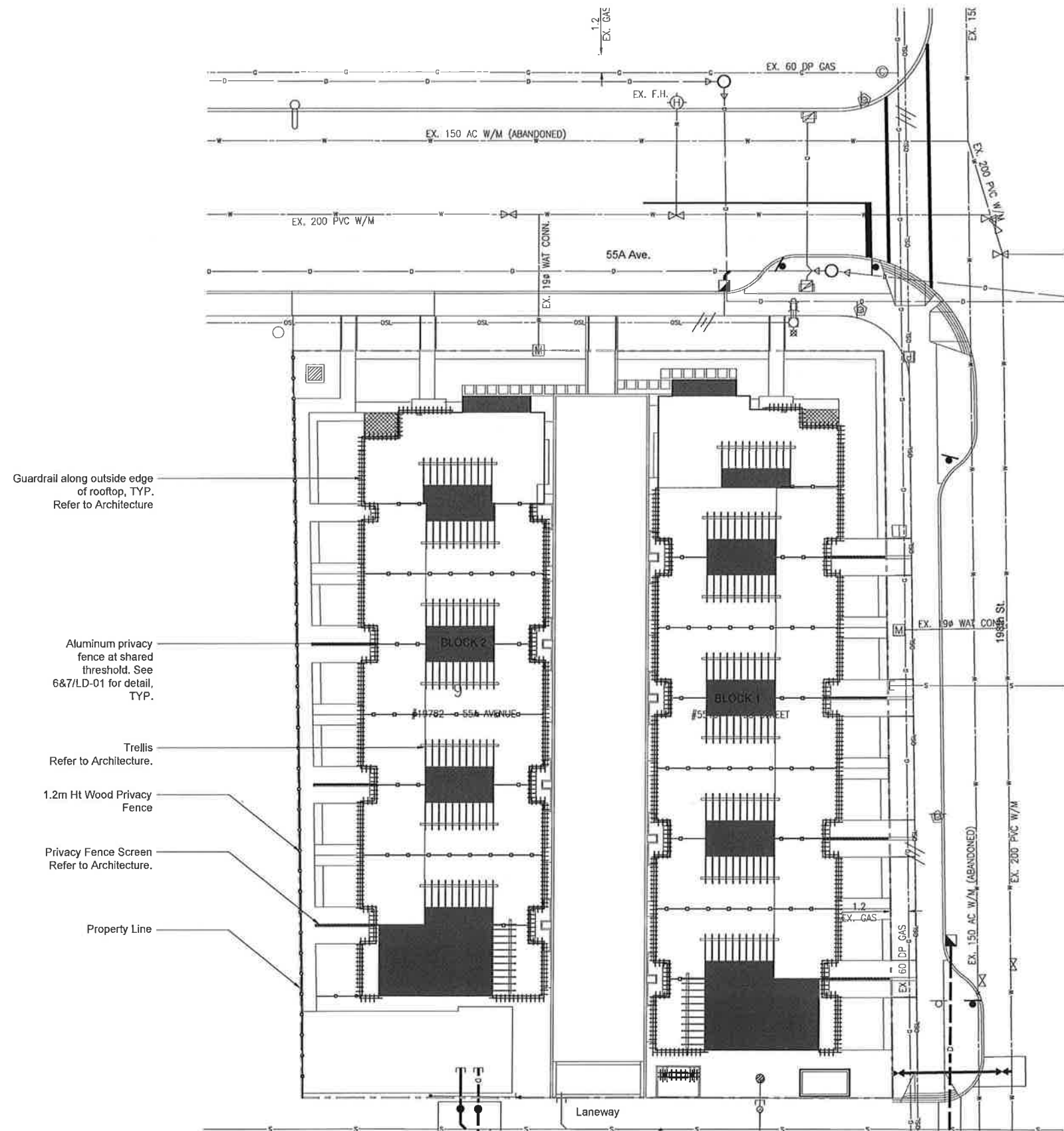


DP2017-18

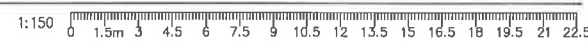
VDZ Project #:

Drawing #:
L-03

VDZ SERVICIUMS DEVELOPMENT PERMITS/ACTIVITY/DP/2017-18 TERRACES PHASE 2/2025 SHEET: L-04 FENCING PLAN.DWG



1 FENCING PLAN
Scale 1:150



LEGEND

KEY	REF.	DESCRIPTION
	6,7 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	5-6 LD-02	1.2m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.

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Key Map (NTS)



No.	By:	Description	Date
2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
Langley, BC

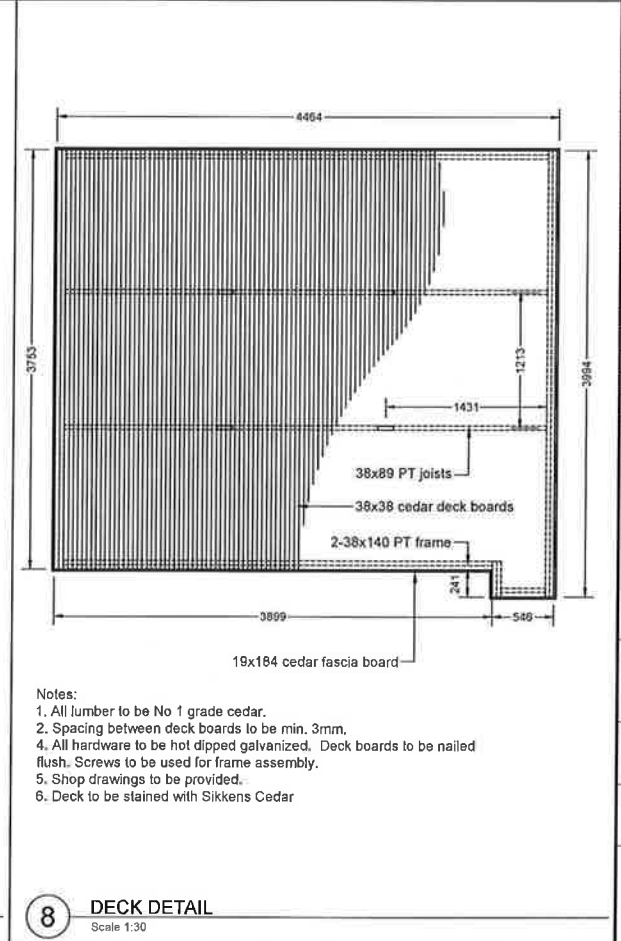
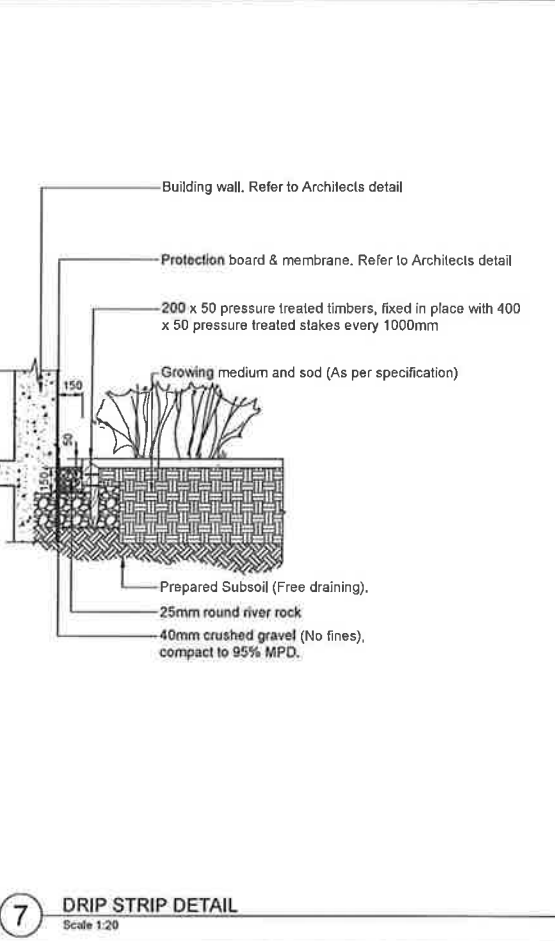
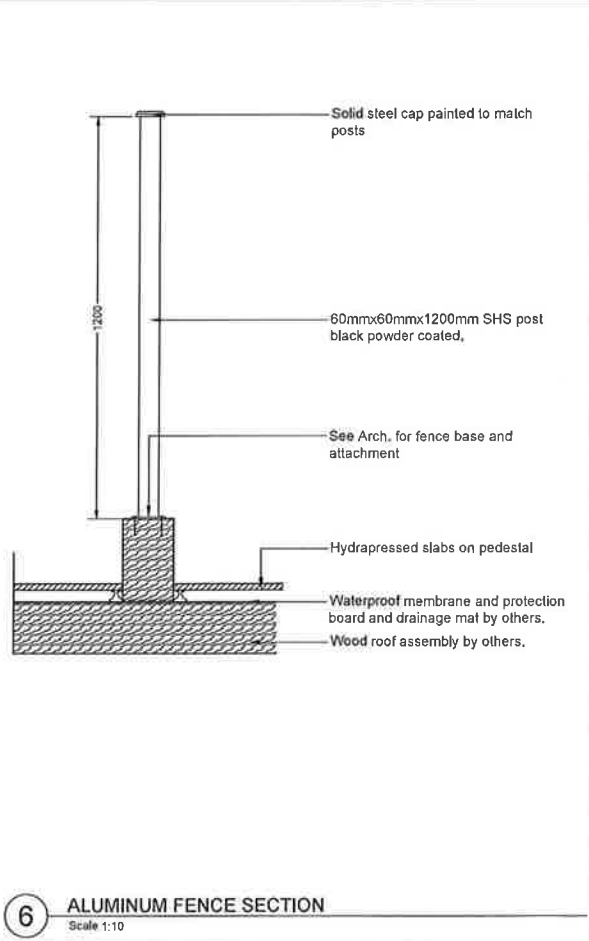
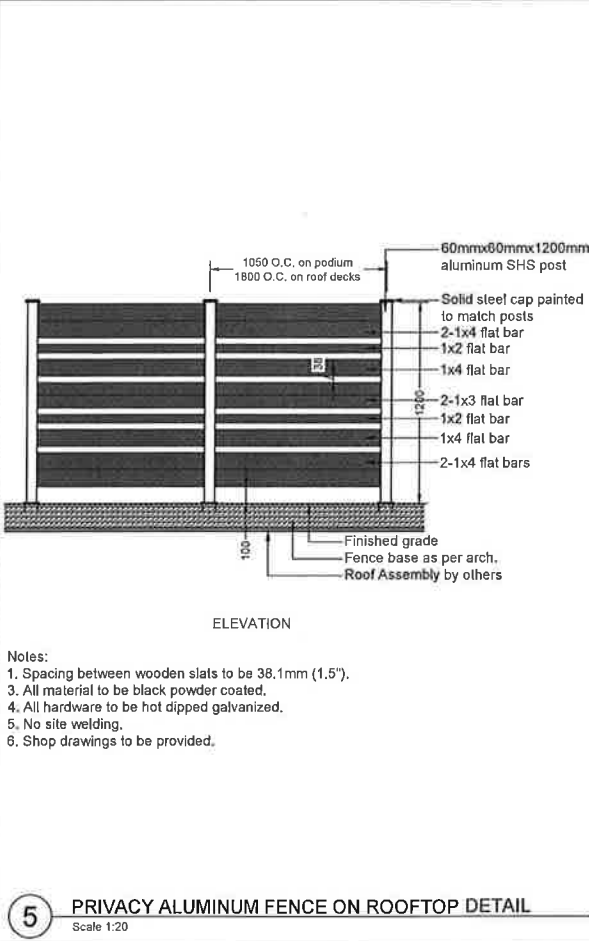
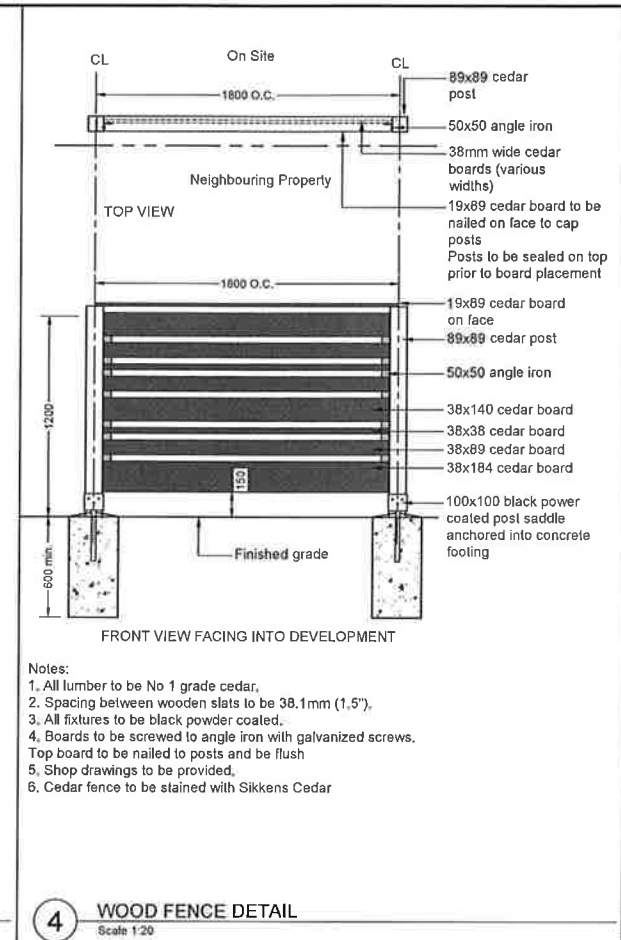
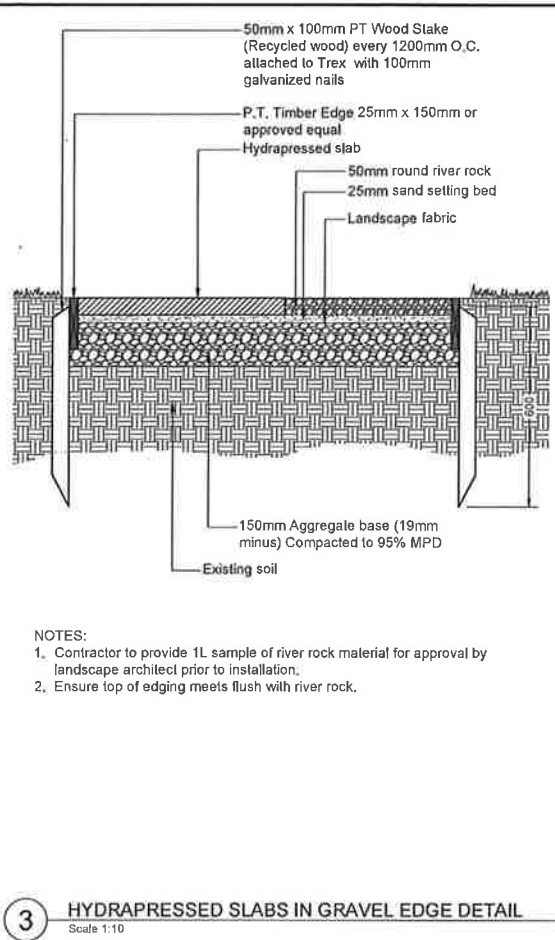
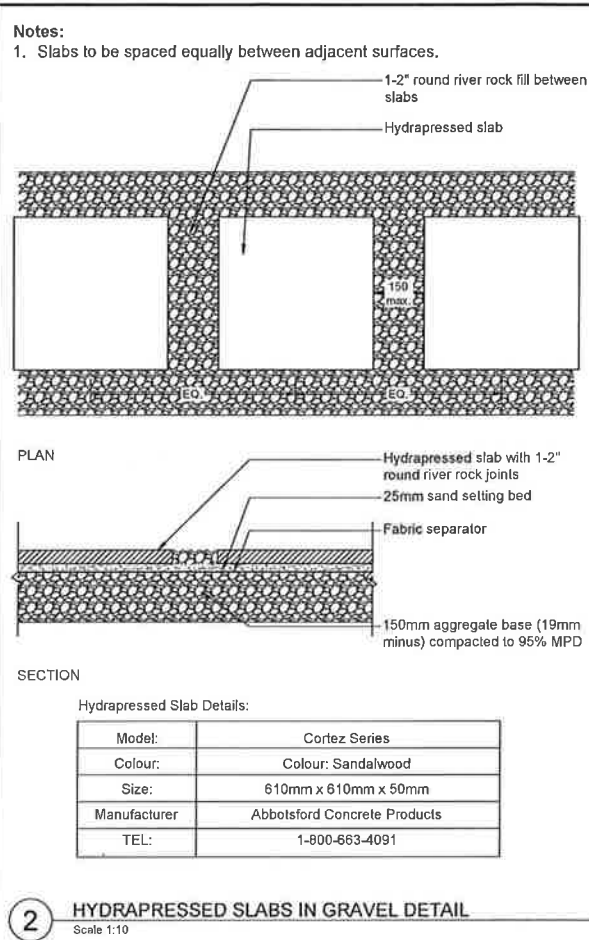
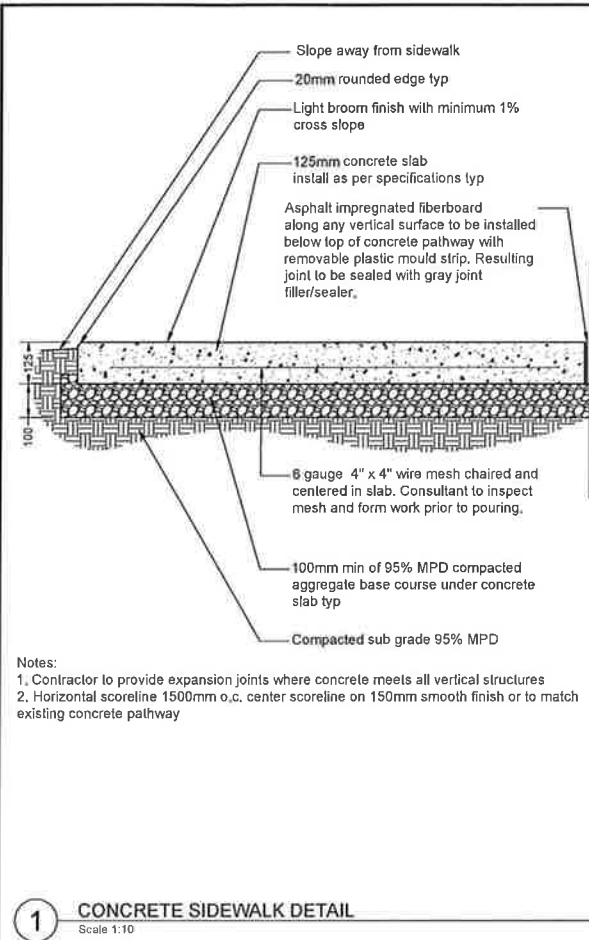
Drawn: MM		Stamp:
Checked: DJ		
Approved: DJ		Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/ADDITIONS MUST NOT BE MADE FOR CONSTRUCTION UNLESS LABELED AS SUCH FOR TENDER/CONSTRUCTION.	

Drawing Title: FENCING PLAN

VDZ Project #: DP2017-18

Drawing #: L-04

NORTH



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No.	By:	Description	Date
2	MM	FOR DP	May 9th, 2017
1	MM	FOR REVIEW	May 4th, 2017

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
The Terraces: Phase 2

Location:
5519 - 198th St & 19782 - 55A Ave
Langley, BC

Drawn: JW	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	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/CORRECTIONS TO DRAWINGS MUST NOT BE MADE FOR CONSTRUCTION UNLESS LABELED 'ISSUED FOR TENDER/CONSTRUCTION'.

Drawing Title:
DETAILS

VDZ Project #:
DP2017-18

Drawing #:
LD-02