REGULAR COUNCIL MEETING
AGENDA

Monday, September 18, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

a. Adoption of the September 18, 2017 Regular Agenda

2. COMMITTEE OF THE WHOLE

a. Development Permit No. 09-17 — 1
6025 Collection Drive

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from September 11, 2017 — 24

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. Development Permit No. 09-17 — 33
6025 Collection Drive

5. COMMUNITY SPOTLIGHTS

a. BC Lottery Corporation — 57
Greg Walker and Lara Gerrits

b. Langley Environmental Partners Society — 58
Carly Stromsten

6. MAYOR'S REPORT

a. Upcoming Meetings
Regular Council Meeting – October 2, 2017
Regular Council Meeting – October 23, 2017

b. Metro Vancouver Update - Councillor Storteboom

c. Library Happenings - Councillor Martin

7. BYLAWS

a. Bylaw 3025 59
First and second reading of a bylaw to discharge Land Use Contract No. 06A-74 from the property located at at 5040 – 205A Street.

b. Bylaw 3030 63
First and second reading of a bylaw to discharge a Land Use Contract No. 23-73 from the property located at 20215 – 44A Avenue.

c. Bylaw No. 3026 67
Final reading of a bylaw to amend the Officer Establishment Bylaw.

d. Bylaw No. 3027 69
First and second reading of a bylaw to add a new CD49 Zone at the property located at 19753 55A Avenue.

e. Bylaw No. 3028 101
Final reading of a bylaw to amend the Fire Protection and Safety Bylaw.

8. ADMINISTRATIVE REPORTS

a. Traffic Calming at Michaud Crescent and 201A Street 103

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. Big Brothers Big Sisters 108
September is Big Brothers Big Sisters Month

c. New Business

10. ADJOURNMENT

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 09-17-6025 Collection Drive-Christopher Bozyk Architects**

File #: 6620.00
Doc #: 150237

From: Development Services & Economic Development Department

Date: August 14, 2017

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 09-17 to accommodate a 932.23 m^2 (10,034 ft2) service and parts department expansion for the BMW Mini Langley dealership be approved.

PURPOSE OF REPORT:

To consider a Development Permit Application by Christopher Bozyk Architects to accommodate a 932.23 m2 service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive.

POLICY:

The subject property is zoned CD 23 Comprehensive Development Zone and designated as Service Commercial in the Official Community Plan. All lands designated as Service Commercial are subject to a Development Permit.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Christopher Bozyk Architects Ltd.
Owner:	0820515 B.C. Ltd.
Civic Addresses:	6025 Collection Drive
Legal Description:	Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and an Undivided 85/400th Share of Lot 4, District Lot 308, Group 2, New Westminster District, Plan BCP44937
Site Area:	16,780 m2
Floor Area Ratio:	.37
Total Parking Required:	120 stalls, including 3 h/c stalls
Total Parking Provided:	137 stalls, including 3 h/c stalls
Existing Zoning:	CD 23 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None
Development Cost Charges:	$76,699.89 ($7.6440/ft^2)

Engineering Requirements:

There are no engineering requirements for the proposed addition.

Discussion:

The iconic BWM MINI Langley dealership was the first luxury brand featured at "*The Collection"* luxury auto-mall. This proposed expansion is the first addition to complement their business operation since their opening in 2011.

Currently, there are two existing buildings on the site. The BMW and MINI dealerships, with a modest service department and a separate car wash building. The proposed expansion is to further enhance the service and parts departments of the dealership, and accommodate a new detailing department. The proposed buildings have been designed with under-stated but strong forms, matching existing structures and materials. Such materials include aluco-bond panel cladding systems, architectural concrete block veneer, and structural glazing systems.

Staff commend the applicant's commitment to integrate sustainability features and CPTED measures into the proposed expansion.

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 application will be reviewed by the Advisory Planning Commission at the September 13th meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18th Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $76,699.89 to Development Cost Charge accounts.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:

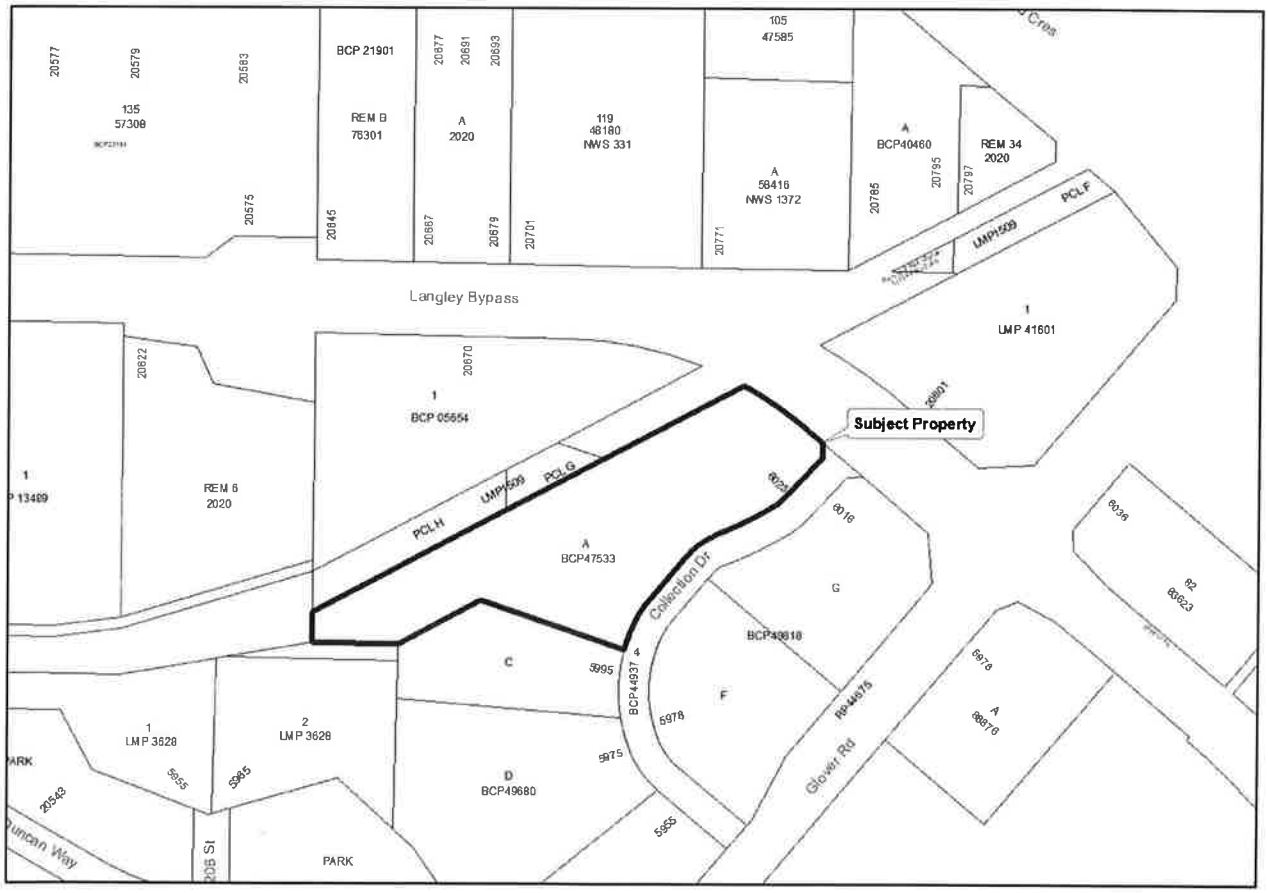
Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments

CITY OF
LANGLEY

DEVELOPMENT PERMIT APPLICATION DP 09-17

Civic Address:	**6025 Collection Drive**
Legal Description:	**Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and an Undivided 85/400th Share in Lot 4, District Lot 308, Group 2, New Westminster District, Plan BCP44937**
Applicant:	**Christopher Bozyk Architects Ltd.**
Owner:	**0820515 B.C. Ltd.**



CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, SEPTEMBER 13, 2017 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Hana Hutchinson
Esther Lindberg
Jamie Schreder

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

Absent: Shelley Coburn, School District No. 35
Corp. Steve McKeddie, Langley RCMP
George Roman
Dan Millsip

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Hutchinson

THAT the minutes for the August 9, 2017 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 06-17/DEVELOPMENT PERMIT APPLICATION DP 08-17-19753-55A AVENUE-FRED ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed applications and introduced , Fred Adab, F. Adab Architects Inc and Mr Dhall, Bent Picture Design Group. Mr. Adab and Mr. Dhall presented the proposed rezoning/development permit applications. Following discussion on building form and character, on-site landscaping, parking, compatibility with first phase townhouse development, Manufactured Homes Park Tenancy Act implications, sustainability features and CPTED security features, it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Buhler

That Development Permit Application DP 07-17 to accommodate a 3 storey, 14 unit townhouse development located at 19753-55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 09-17 -6025 COLLECTION DRIVE-CHRISTOPTER BOZYK ARCHITECTS LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced , Nikolav Kalinov, Christopher Bozyk Architects Ltd. Mr. Kalinov presented the proposed development permit application. Following discussion on building form and character, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Schreder

That Development Permit Application DP 09-17 to accommodate a 932m^2 (10,034 ft^2) parts and service department expansion for the BME Mini dealership located at 6025 Collection Drive be approved.

CARRIED

4) **NEXT MEETING**

Wednesday, November 8th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:00 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

OPENROAD BMW + MINI LANGLEY
SERVICE & PARTS DEPARTMENTS EXPANSION

6025 COLLECTION DRIVE, LANGLEY, BC

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3948

PROJECT LIST OF DRAWINGS:

ARCHITECTURAL DRAWINGS

A.000	COVER, DRAWING LIST
A.001	SITE PLAN EXISTING
A.002	SITE PLAN PROPOSED
A.003	SITE PLAN PROPOSED - DETAIL BUILDING GRADES
A.011	MAIN FLOOR KEY-PLAN
A.012	SECOND FLOOR KEY-PLAN
A.013	ROOF KEY-PLAN
A.101	MAIN FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	ROOF PLAN
A.200	BUILDING STREET VIEWS
A.201	BUILDING ELEVATIONS
A.301	BUILDING SECTIONS
A.501	NEW DETAILING BLOCK PLANS, SECTIONS, ELEVATIONS

LANDSCAPE DRAWINGS

L1	LANDSCAPE PLAN
L2	LANDSCAPE SPECIFICATIONS

OpenRoad Auto Group

A.000

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EXISTING RAILWAY TRACKS

GATE

GATE

NEW DETAILING BLOCK

EXISTING CARWASH

NEW SERVICE DEPARTMENT ADDITION

NEW PARTS DEPARTMENT ADDITION

SERVICE GARAGE
T/O GROUND FLOOR CONC SLAB
GEODETIC ELEVATION 11.04M
= PROJECT ELEVATION -0.050M

EXISTING BUILDING OF OPENROAD BMW MINI LANGLEY

SHOWROOM / SERVICE REPT / OFFICES
T/O GROUND FLOOR CONC SLAB
GEODETIC ELEVATION 11.00M
= PROJECT ELEVATION 0.000M

ANNUNCIATOR PANEL

LANGLEY BY-PASS

COLLECTION DRIVE

3.1M SOFT LANDSCAPE ZONE

1.5M SIDEWALK

2.25M PARALLEL PARKING ROW

1m RETAIL LOT FRONT SETBACK

entry

exit

CRU 3
5,000 sf

Sub-division Lot Line

NOTE:
EXISTING T/O GROUND FLOOR CONCRETE SLAB GEODETIC ELEVATION AND CORRESPONDING ELEVATION OF NEW ADDITION FLOOR SLAB - - IS A SUBJECT OF SITE CONFIRMATION.

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4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW
1	JUL 19, 2017	ISSUE FOR REVIEW

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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN EXISTING

SCALE: 1:300 @ 36x24 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.001

CONTEXT PLAN N.T.S.

EXISTING OPENROAD BMW + MINI DEALERSHIP @ 6025 COLLECTION DRIVE

OPENROAD BMW + MINI LANGLEY PROPOSED EXPANSION

LEGEND

- EXISTING BUILDING
- NEW ADDITION
- LANDSCAPING, PARKING STALLS, LIGHT FIXTURES TO BE DEMOLISHED
- PROPERTY LINES

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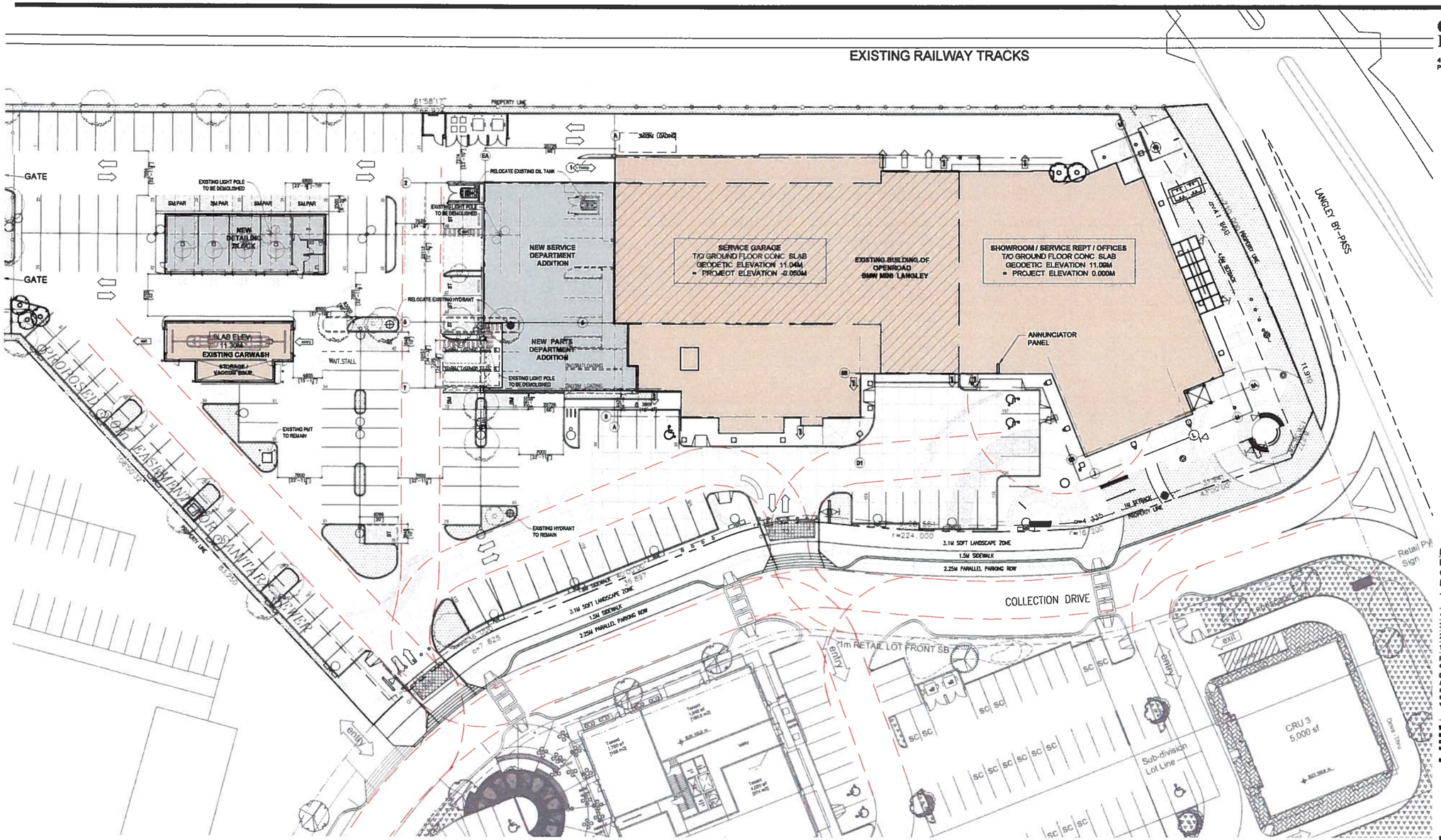

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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN PROPOSED

SCALE: 1:300 @ 36x24 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.002

LEGEND

- EXISTING BUILDING
- NEW ADDITION
- DEMOLISHED LANDSCAPING, PARKING STALLS, LIGHT FIXTURES
- FIRE TRUCK ROUTE
- PROPERTY LINES

ON-GROUND PARKING STALLS CALCULATION:

- LOST WITH NEW ADDITION - 44 STALLS
- NEW LAYOUT GAINED - 12 STALLS

TOTAL LOSS OF PARKING STALLS WITH NEW ADDITION - 32 STALLS

PARKING INDICATION LEGEND

- EXISTING PARKING STALLS
- EXISTING OR NEW PARKING STALLS (CROSSED) - DEDICATED TO BMW-MINI STAFF
- NEW PARKING STALLS (HATCHED)

OPENROAD BMW+MINI LANGLEY STATISTICS

CIVIC ADDRESS:	6025 COLLECTION DRIVE, LANGLEY, BC V3A 0A3
LEGAL DESCRIPTION:	LOT A DISTRICT LOT 308 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP47533 AND AN UNDIVIDED 854/4028 SHARE IN LOT 4 DISTRICT LOT 308 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP44937 (SEE PLAN A5 TO LIMITED ACCESS)
ZONING:	COMPREHENSIVE DEVELOPMENT (CD23)
LOT AREA:	16 780 m2 (180 518.4 S.F.)

SITE	PERMITTED / REQUIRED		PROVIDED	
LOT COVERAGE:	55%		27%	
SET BACKS:				
FRONT YARD	1.0 m	3.28 ft	1.0 m	3.28 ft
REAR YARD	0	0	0	0
SIDE YARD - EXTERIOR	4.5 m	14.76 ft	4.5 m	14.76 ft
SIDE YARD - INTERIOR	0	0	0	0
BUILDING FOOTPRINT - EXISTING:	-	-	3 594.3 m2	38 688.7 sf
BUILDING FOOTPRINT - ADDITION	-	-	932.23 m2	10 034.4 sf
FLOOR AREA RATIO:	N/A		0.37	
OPEN SPACE:	N/A		63%	

BUILDING	PERMITTED / REQUIRED		PROVIDED	
GROSS FLOOR AREA:				
EXISTING BUILDINGS	m2	S.F.	m2	S.F.
CAR WASH	-	-	150.3	1617.8
GROUND FLOOR	-	-	3 444.0	37 070.9
SECOND FLOOR	-	-	1 652.5	17 895.0
ROOF	-	-	52.2	561.8
TOTAL EXISTING			5 308.8	57 145.6
NEW ADDITION				
CAR DETAILING BLOCK	-	-	243.76	2623.8
GROUND FLOOR (SERVICE / PARTS)	-	-	688.47	7 410.6
TOTAL NEW			932.23	10 034.4
TOTAL GROSS FLOOR AREA:			6 241.23	67 180.0
AREA BY USE:				
AUTOMOTIVE SALES & RENTAL			4 372.56	47 065.8
AUTOMOTIVE SERVICE			1 868.67	20 114.2
EXISTING AVERAGE GRADE:	-		11.09 m	
PROPOSED AVERAGE GRADE (AT BUILDING):	-		11.09 m	
BUILDING HEIGHT (FROM PROPOSED GRADE):	25 m	82 ft	15.24 m	50 ft
NUMBER OF STOREYS:	-		2	

PARKING	PERMITTED / REQUIRED	PROVIDED
AUTOMOTIVE SALES & RENTAL (2 STALLS / 93m2 OF GROSS AREA)	94	111
AUTOMOTIVE SERVICE (1 STALLS / SERVICE BAY)	26	26
TOTAL EXTERIOR PARKING:	120	137
INCLUDING:		
SMALL CAR STALL (MAX. 40% OF TOTAL REQUIRED)	48	10
H/C STALL (5% OF TOTAL SPACES REQUIRED)		3 (EXIST.)
LOADING (CLASS 'B'):	3	3
BICYCLE PARKING/STORAGE	10	10 (EXIST.)

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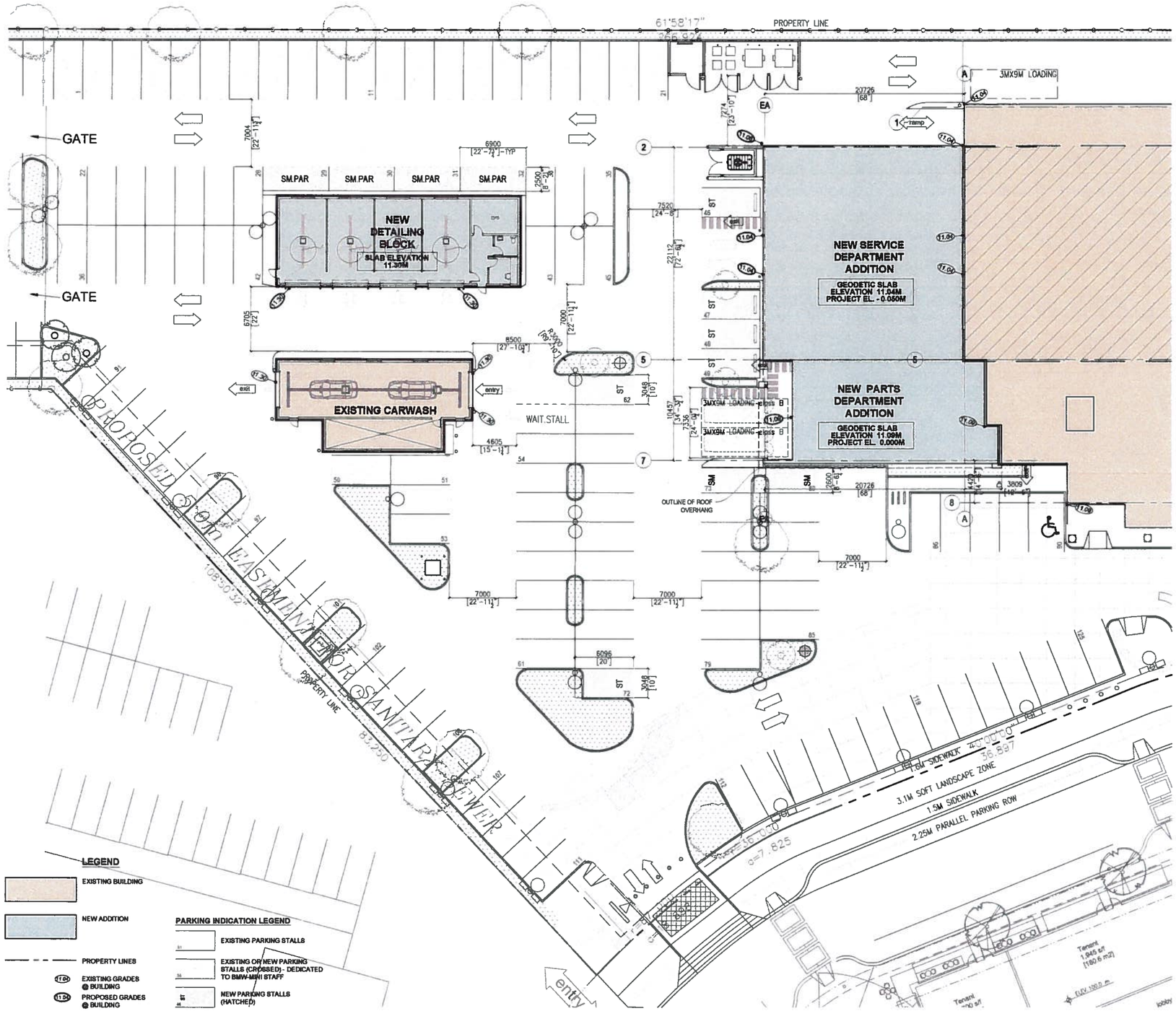

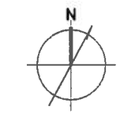

NOTE:
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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN PROPOSED - DETAIL
BUILDING GRADES

SCALE: 1:200 @ 36x24 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.003

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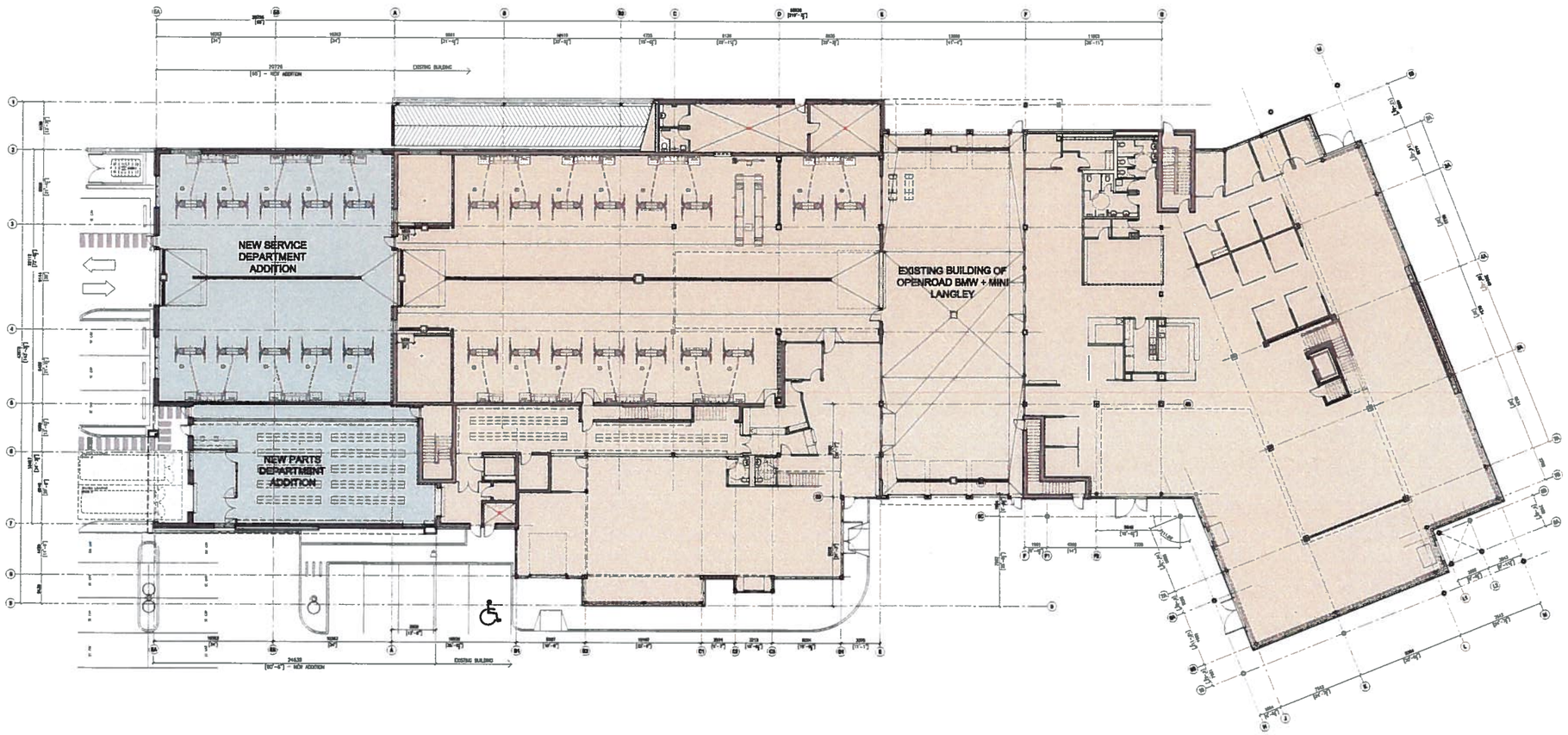

LEGEND

- EXISTING BUILDING
- NEW ADDITION

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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

MAIN FLOOR KEY-PLAN

SCALE: 1:200 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.011

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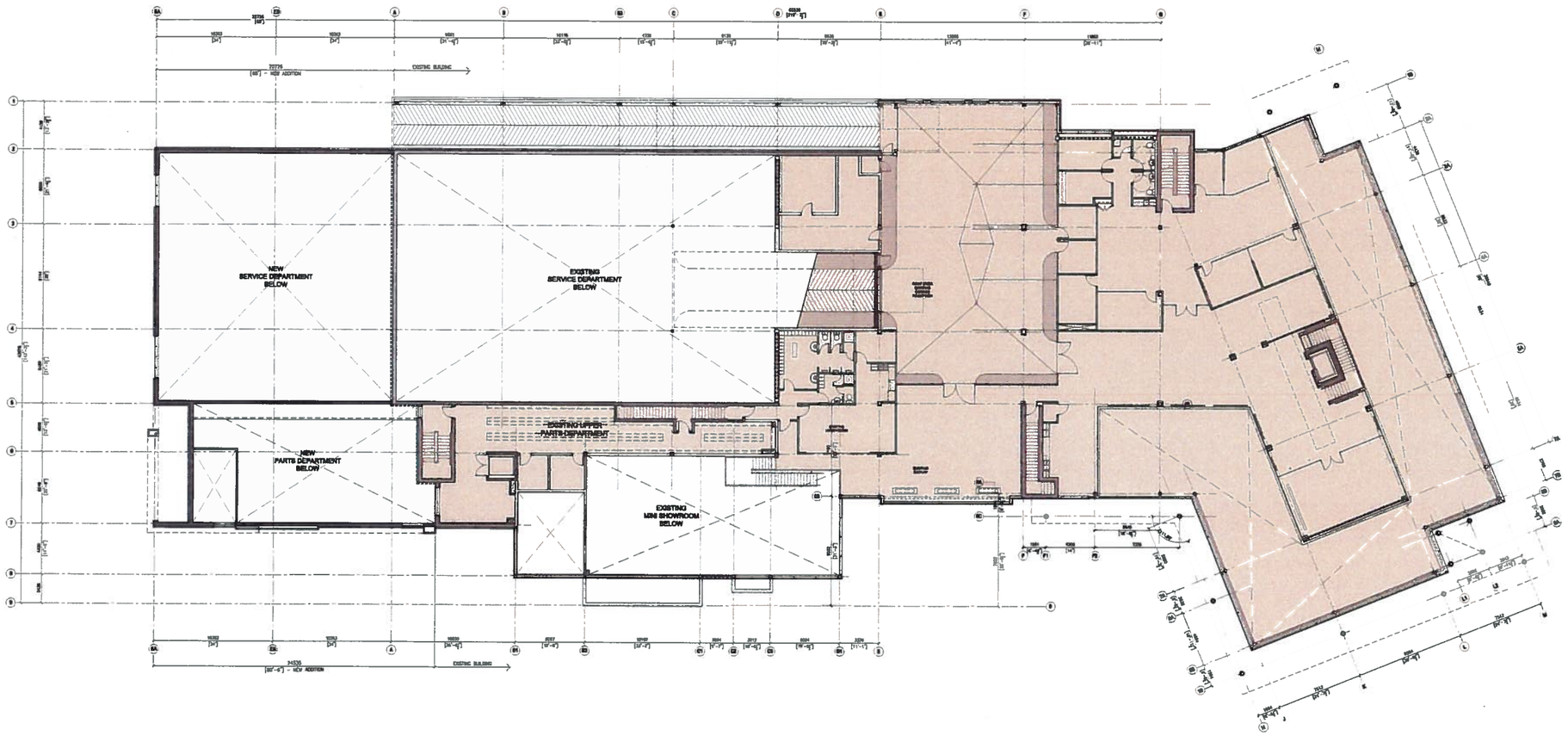

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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SECOND FLOOR KEY-PLAN

SCALE: 1:200 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.012

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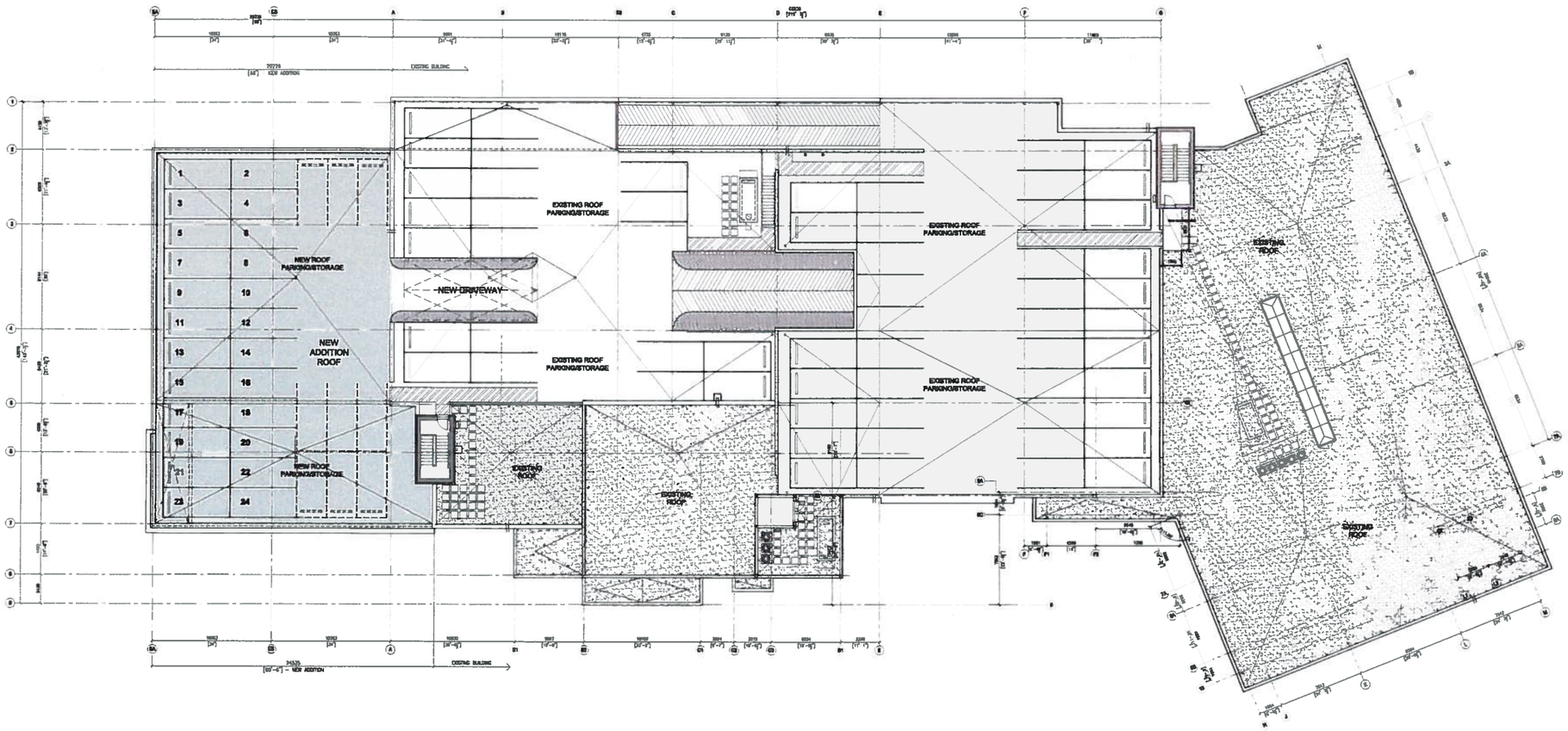

LEGEND

- EXISTING BUILDING
- NEW ADDITION

ADDITIONAL CAR PARKING STORAGE CALCULATION:

- LOST WITH NEW ADDITION - 4 STALLS
- NEW LAYOUT GAINED - 24 STALLS

TOTAL ROOF CAR STORAGE GAINED WITH NEW ADDITION - 20 STALLS

POTENTIAL OVERFLOW - 9 STALLS

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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

ROOF KEY-PLAN

SCALE 1:200 DATE JUN 2017 DRAWN NK
PROJECT NUMBER: 216020

A.012

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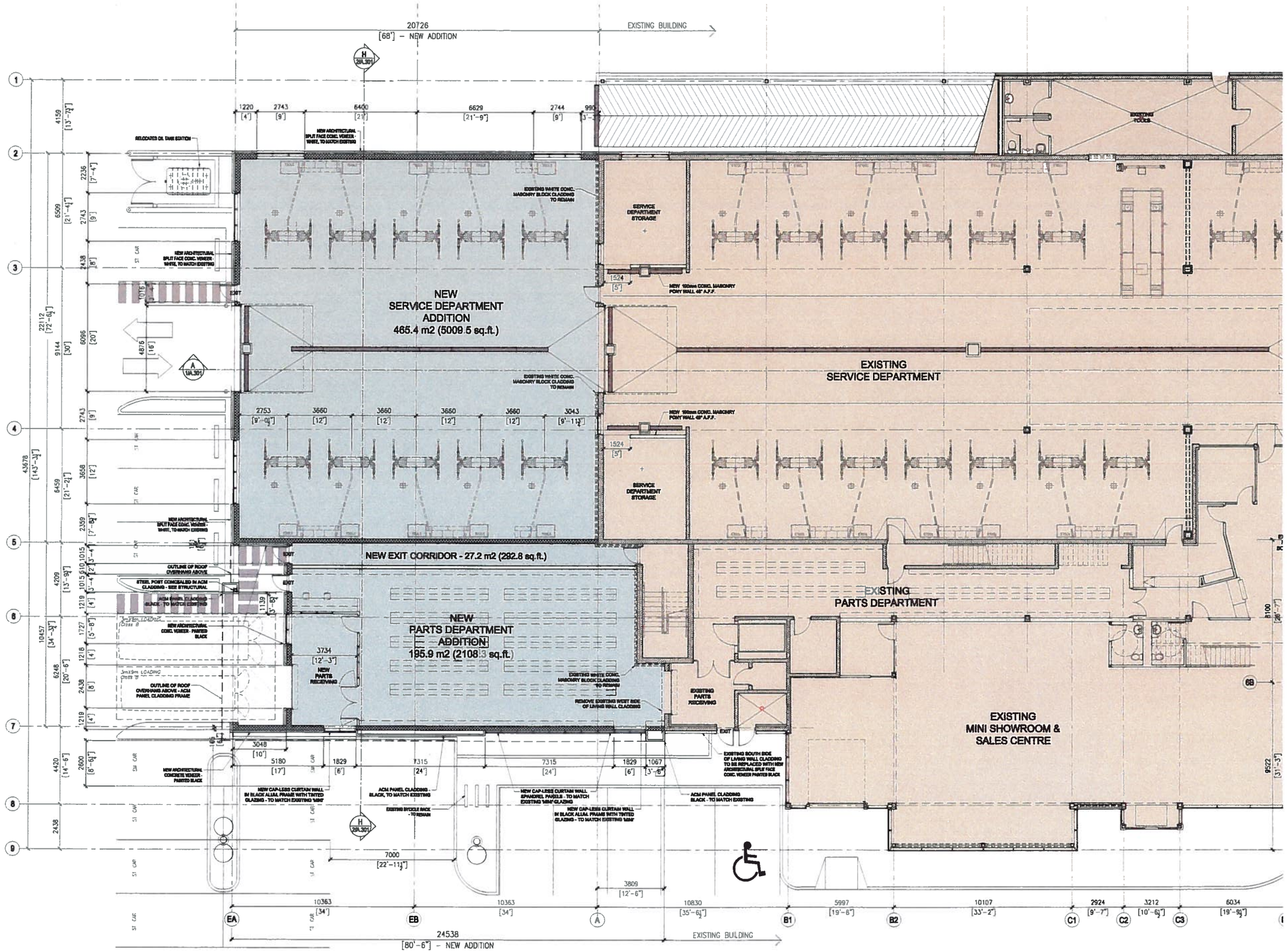

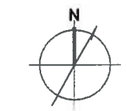

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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

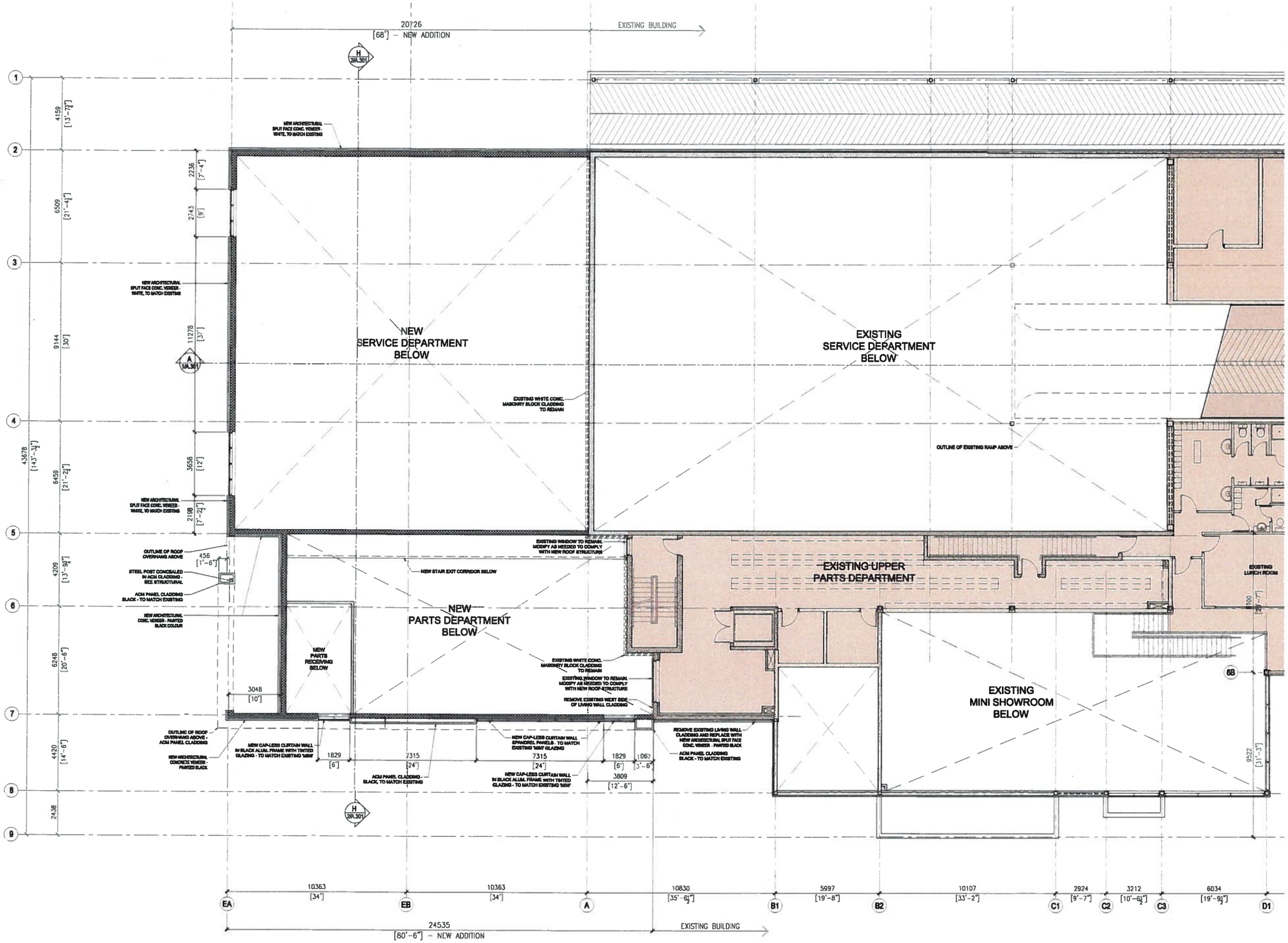
6025 Collection Drive, Langley, BC

MAIN FLOOR PLAN

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.101

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848



N

LEGEND

EXISTING BUILDING

NEW ADDITION

REV	DATE	DESCRIPTION
4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW
1	JUL 19, 2017	ISSUE FOR REVIEW

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6025 Collection Drive, Langley, BC

SECOND FLOOR PLAN

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.102

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
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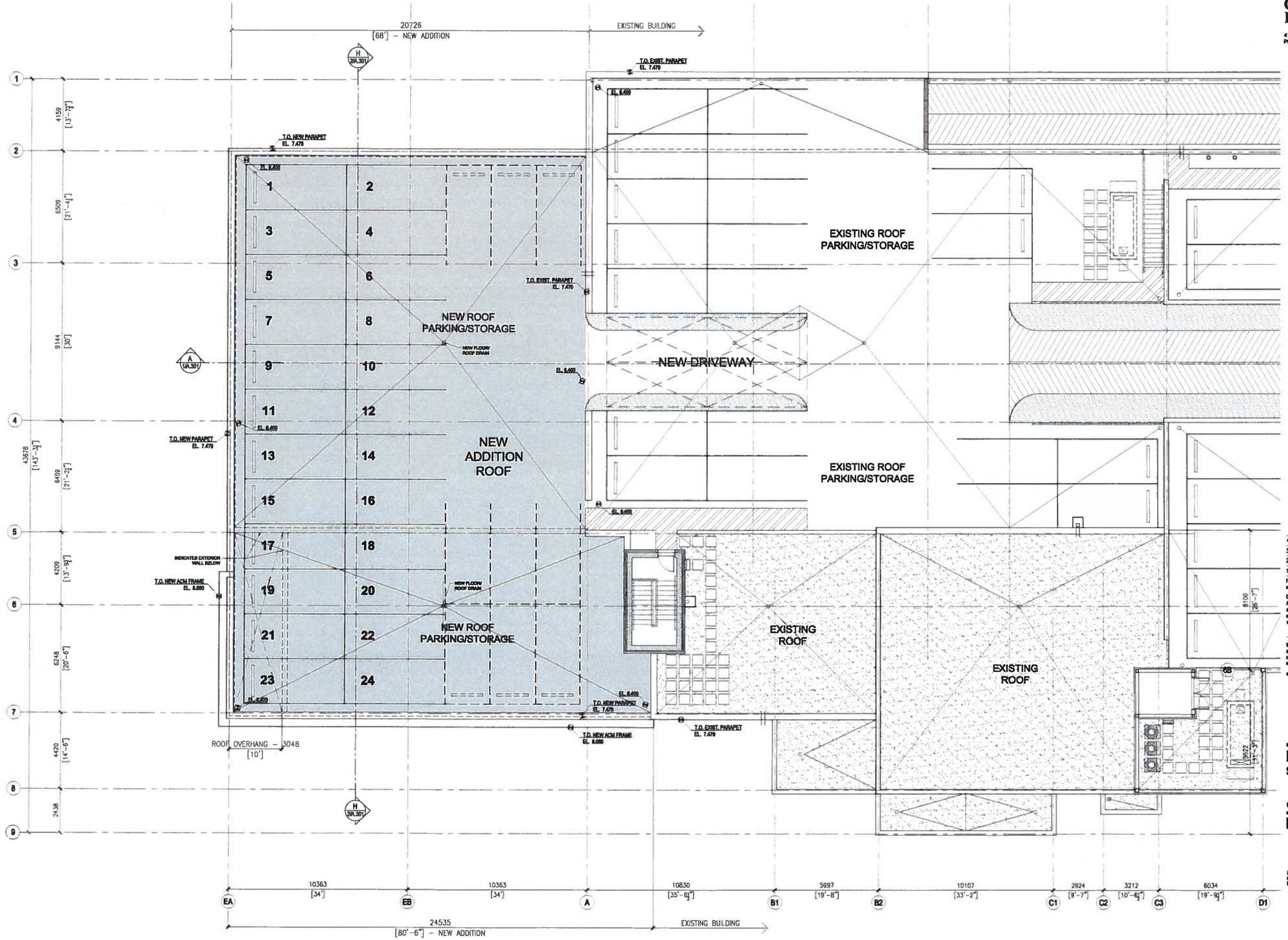

LEGEND

EXISTING BUILDING

NEW ADDITION

REV	DATE	DESCRIPTION
4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
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6025 Collection Drive, Langley, BC

ROOF PLAN

SCALE: 1:100 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.103

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NEW ADDITION SOUTH VIEW DROM COLLECTION DRIVE

NEW ADDITION S-W VIEW FROM PARKING LOT

REV	DATE	DESCRIPTION
3	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
2	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
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SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

BUILDING STREET VIEWS

SCALE: N.T.S. DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 218020

A.200

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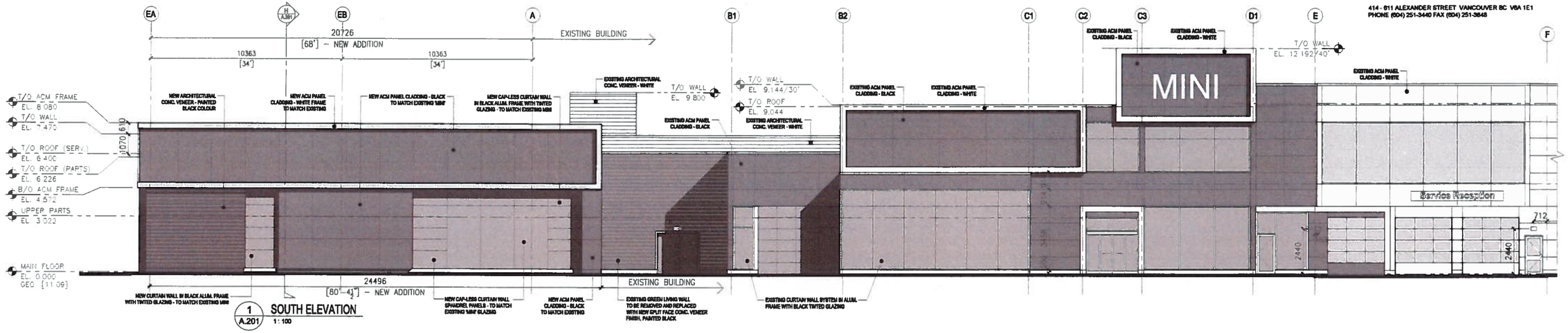
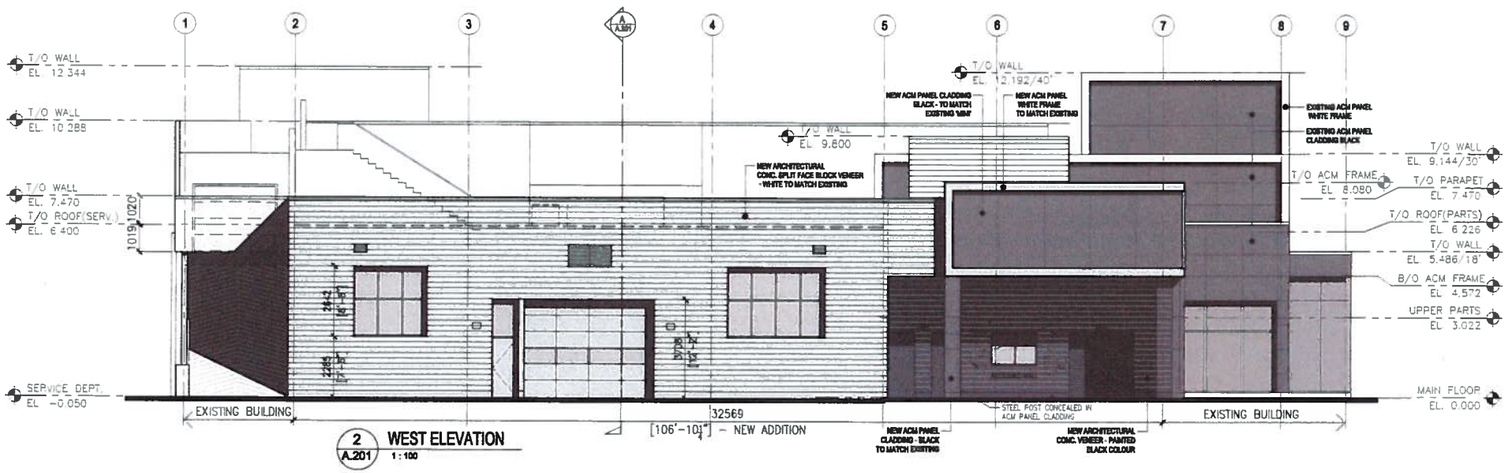
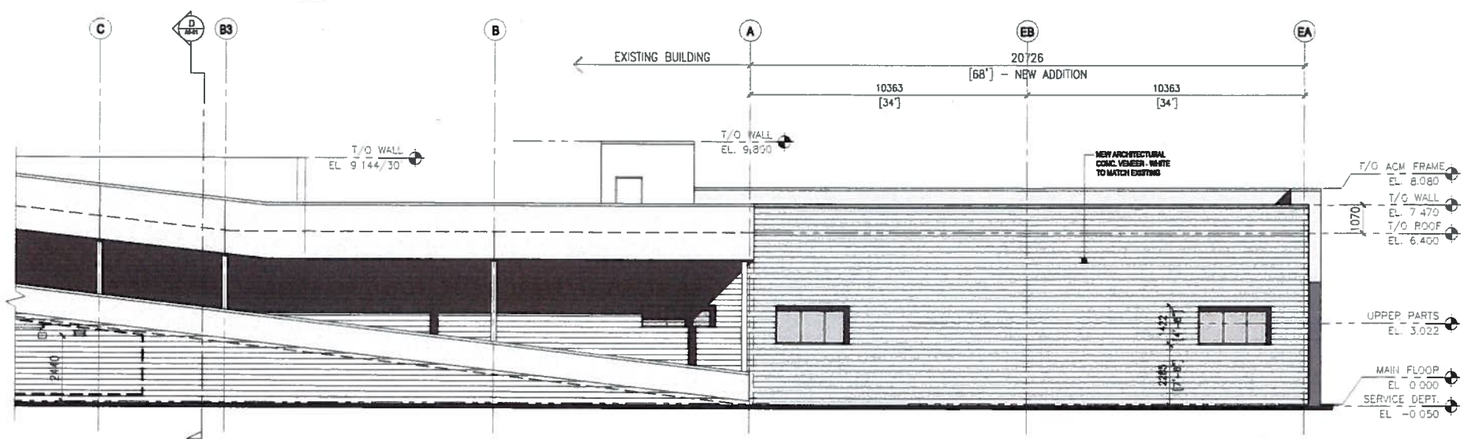


1 A.201 **SOUTH ELEVATION** 1:100



2 A.201 **WEST ELEVATION** 1:100



1 A.201 **NORTH ELEVATION** 1:100

REV	DATE	DESCRIPTION
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SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

BUILDING ELEVATIONS

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.201

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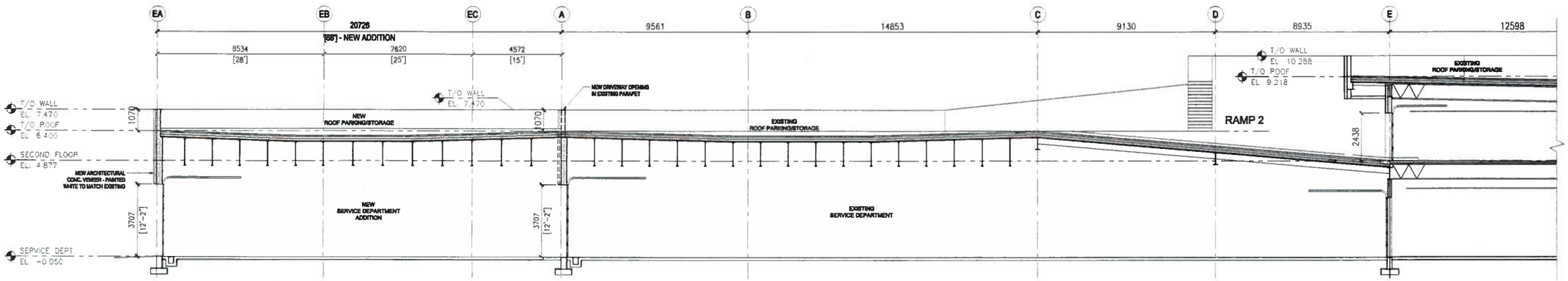
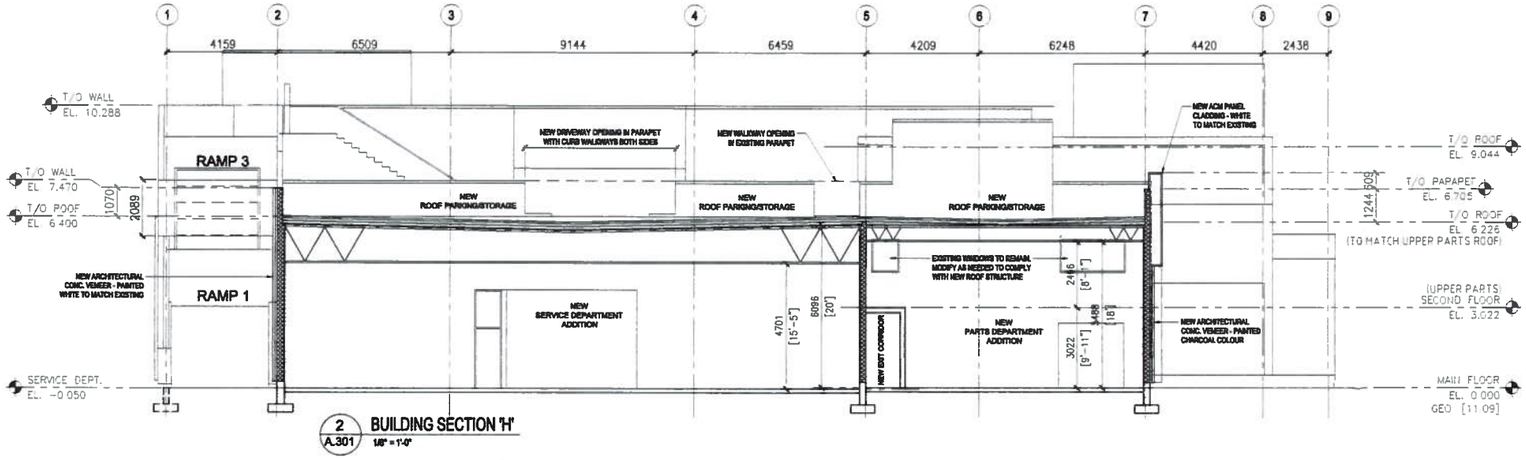


1 A.301 **BUILDING SECTION 'A'**
1/8" = 1'-0"



2 A.301 **BUILDING SECTION 'H'**
1/8" = 1'-0"

REV	DATE	DESCRIPTION
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SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

BUILDING SECTIONS

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.301

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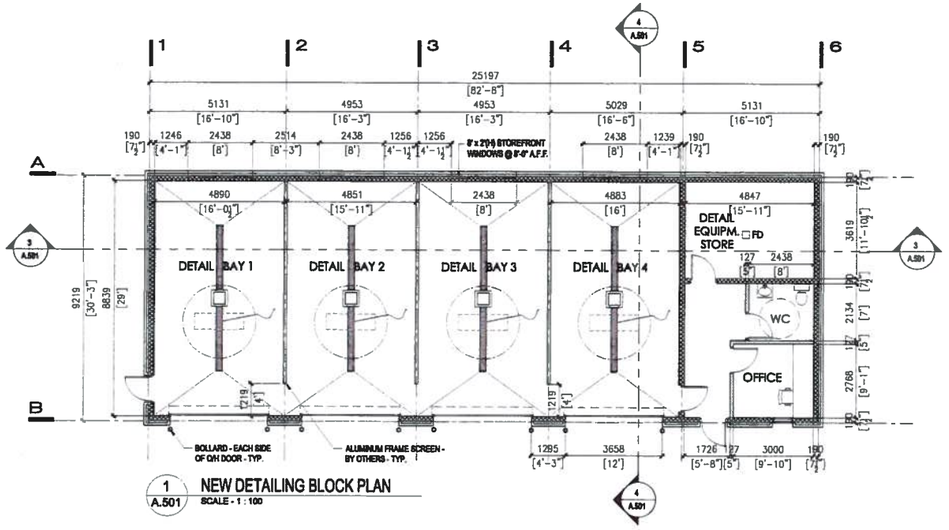
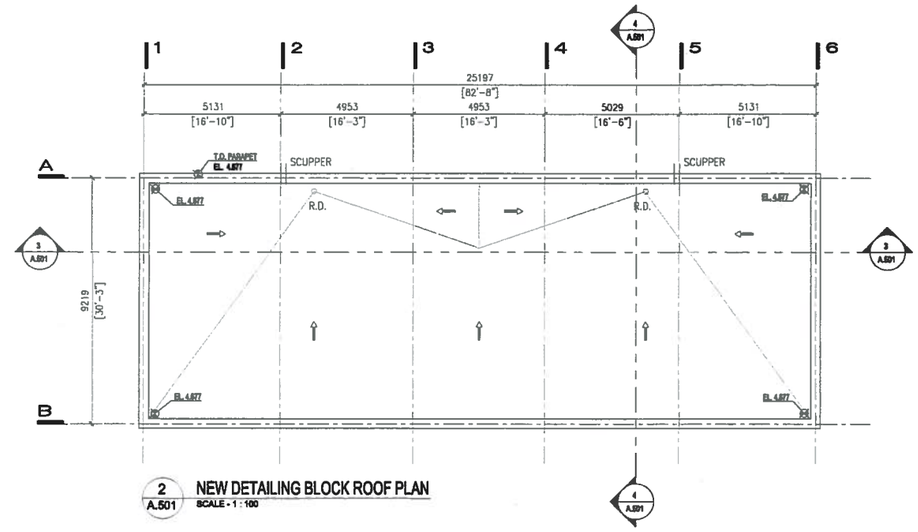
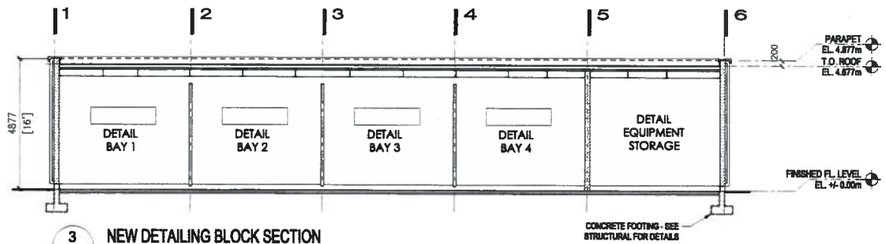


1 A.501 NEW DETAILING BLOCK PLAN
SCALE - 1 : 100



2 A.501 NEW DETAILING BLOCK ROOF PLAN
SCALE - 1 : 100



3 A.501 NEW DETAILING BLOCK SECTION
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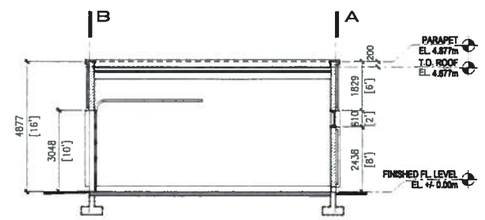
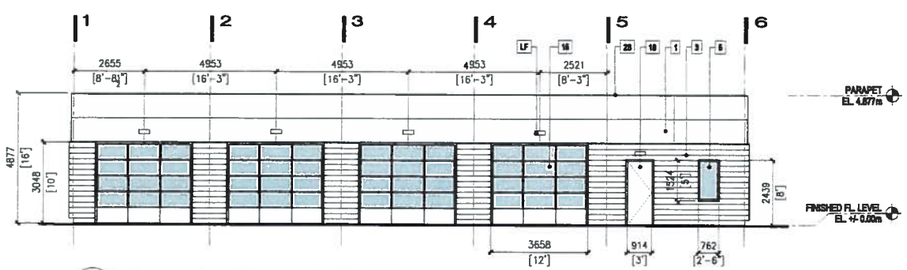
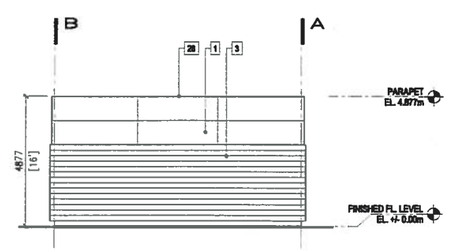


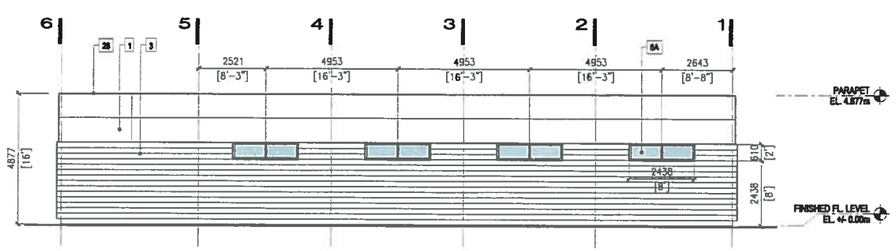
4 A.501 NEW DETAILING BLOCK SECTION
SCALE - 1 : 100



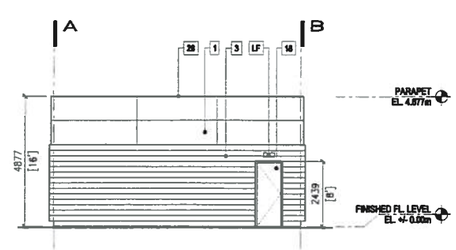
5 A.501 NEW DETAILING BLOCK SOUTH ELEVATION
SCALE - 1 : 100



6 A.501 NEW DETAILING BLOCK EAST ELEVATION
SCALE - 1 : 100



7 A.501 NEW DETAILING BLOCK NORTH ELEVATION
SCALE - 1 : 100



8 A.501 NEW DETAILING BLOCK WEST ELEVATION
SCALE - 1 : 100

MATERIALS LEGEND

- (1) ALUMINUM COMPOSITE PANEL - COLOUR: WHITE
- (3) ARCHITECTURAL CONCRETE BLOCK - COLOUR: WHITE
- (6) DOUBLE GLAZED LOW "E" UNITS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES
- (6A) WHITE TRANSLUCENT POLYCARBONATE PANELS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES
- (10) ALUMINUM OVERHEAD DOOR - COLOUR: WHITE C/W WHITE TRANSLUCENT POLYCARBONATE PANELS
- (18) HOLLOW METAL MAN DOORS, PAINTED WHITE
- (28) PREFINISHED WHITE METAL FLASHING
- (LF) WALL-MOUNT LIGHT FIXTURE, TO MATCH EXISTING

NOTE:
INTERIOR SIDES OF DETAIL BAYS WALLS TO BE FINISHED WITH PVC INTERLOCKING PANEL CLADDING - WHITE

REV	DATE	DESCRIPTION
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2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW
D1	JUL 19, 2017	ISSUE FOR REVIEW

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OpenRoad Auto Group

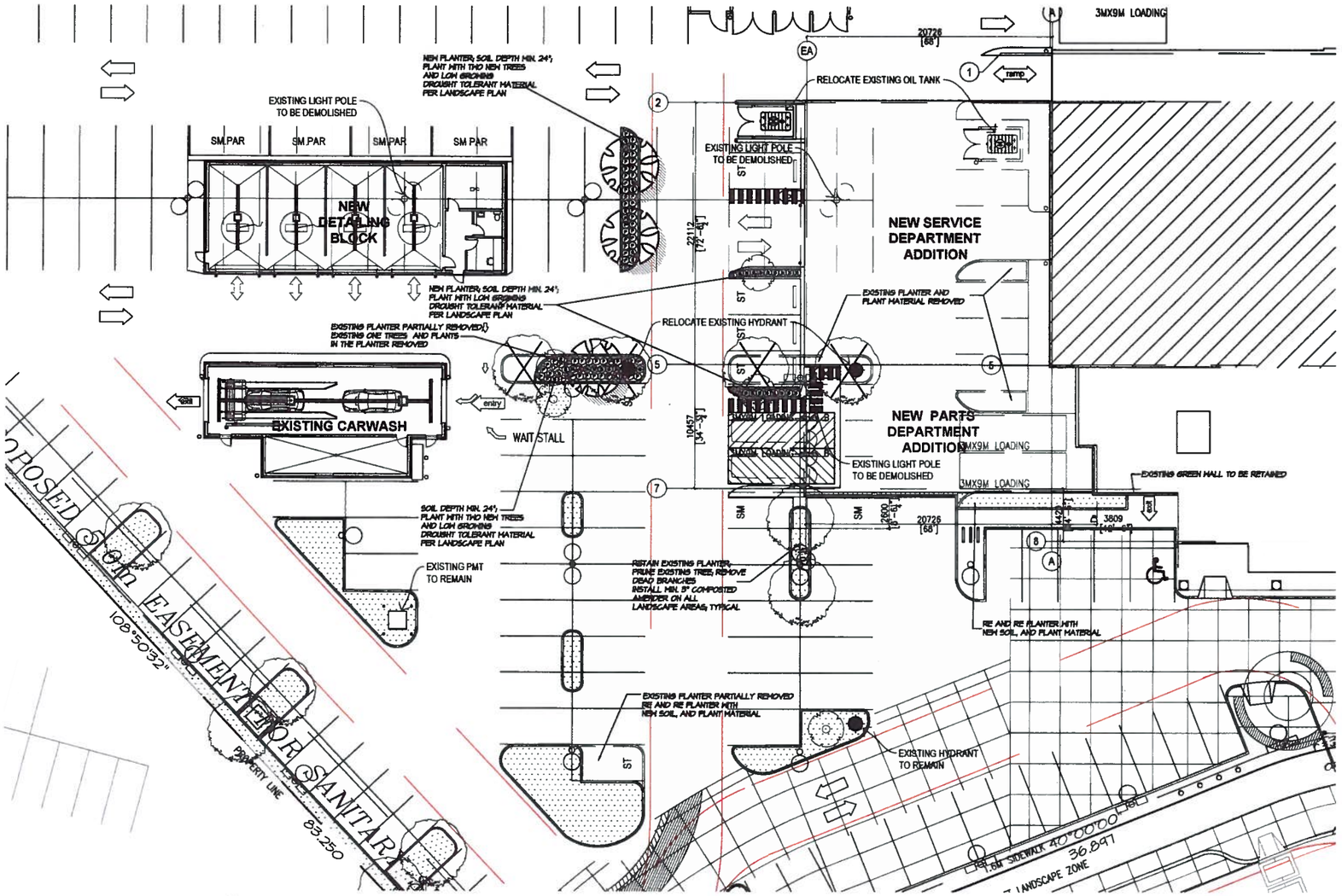
BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

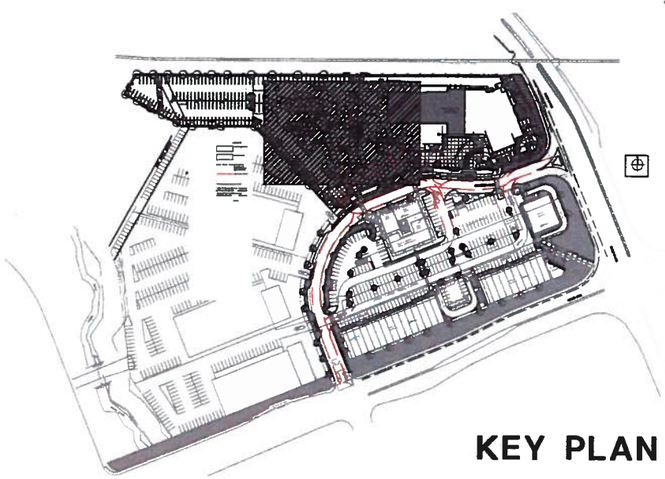
6025 Collection Drive, Langley, BC

NEW DETAILING BLOCK

SCALE: 1:100 @ 24x36 DATE: JUN. 2017 DRAWN: DON, NK

A.501





KEY PLAN

PLANT SCHEDULE

M2 JOB NUMBER: 17-058

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	TO MATCH THE EXISTING PARKING ISLAND TREES SPECIES		
SHRUB				
B	31	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT; 25CM
GRASS				
F	69	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT

BMW + MINI LANGLEY
6025 COLLECTION DRIVE
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE.	25.11.17	DRAWING NUMBER:	L1
SCALE	1"=15'-0"		
DRAWN	GL		
DESIGN	GL		
CHK'D	MM		OF 2

M2LA PROJECT NUMBER: 17-058

17058-01.zip

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawn or Grass areas; Planting - plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and stairs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparation of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.
.1.7 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil.
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas, Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast)	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P2), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Yardworks, The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON 140 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, hard, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; include cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavation, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all Landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from flotation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not haul, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade
.4.1.1 Seeded and sodded lawn____________6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers__________15" (400mm)
.4.1.3 Groundcover only areas, if defined on plan________9" (225mm)
.4.1.4 Tree & large shrub pits____________depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab
.4.2.1 Irrigated lawn____________9" (210mm)
.4.2.2 Groundcover areas____________12" (300mm)
.4.2.3 Lawn without automatic irrigation__________12" (300mm)
.4.2.4 Shrub & groundcover areas____________18" (300mm)
.4.2.5 Trees and specimen shrubs____________30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In particular seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on Landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.13
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated, 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112kg/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 125% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 110 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (11 lbs/acre) (1/4 lb. 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space)). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3 SPECIAL	Rough Grass	see hydroseeding	

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance)). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and to Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the Landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. In, on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 3-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13)
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace those until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture local class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing detail) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Grading details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming: According to soil analysis.
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:

BMW +MINI LANGLEY
6025 COLLECTION DRIVE
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE:	25.JUL.17	DRAWING NUMBER:
SCALE:	1"=16'-0"	L2
DRAWN:	GL	
DESIGN:	GL	
CHK'D:	MM	OF 2
M2LA PROJECT NUMBER:	17-058	

17058-01.zip

CITY OF LANGLEY

MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 11, 2017
7:00 p.m.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Schaffer
Councillor Arnold
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor van den Broek

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
R. Thompson, Fire Chief
K. Kenney, Corporate Officer

1. COMMITTEE OF THE WHOLE

Motion #17/135
MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

THAT Council commence Committee of the Whole.

CARRIED

a. Development Permit No. 07-17
20151 Fraser Highway

Mr. Aaron Vornbrock, Urban Design Group Architects Ltd. presented an overview of the design elements of the development.

Mr. Gary Vlieg, Creative Transportation Solutions presented an overview of the parking plan for the development.

Mr. Matt Gray, ETA Landscape Architects presented information on the landscape plan for the development.

McGregor Wark, applicant, was in attendance to respond to questions from Council.

Council members asked questions regarding various aspects of the development which were responded to by Mr. Vornbrock, Mr. Vlieg, Mr. Gray and Mr. Wark.

Mayor Schaffer called for public input on Development Permit No. 07-17. There were no speakers.

Motion #17/136
MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

a. Adoption of the September 11, 2017 Regular Agenda

Motion#17/137
MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

THAT the September 11, 2017 agenda be adopted as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from July 24, 2017

Motion #17/138
MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on July 24, 2017 be adopted as circulated.

CARRIED

b. Special Meeting Minutes from August 10, 2017

Motion #17/139
MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the minutes of the special meeting held on August 10, 2017 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. Development Permit No. 07-17
20151 Fraser Highway

Motion #17/140
MOVED BY Councillor van den Broek
SECONDED BY Councillor Albrecht

THAT Development Permit Application DP 07-17 to accommodate the addition of a 372 m^2 (4,000 ft^2) *Scotiabank* commercial building to an existing shopping centre at 20151 Fraser Highway 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.

BEFORE THE QUESTION WAS CALLED

The following information was provided in response to questions from Council members:

- Sidewalk will be upgraded with city design standard;
- Staff will investigate the condition of the laneway between the mall and 204th Street and take appropriate remediation action;
- The timeframe for project completion is expected to be approximately 8 months once building permit is obtained;
- Scotia Bank will have two banks in the City of Langley.

THE QUESTION WAS CALLED and same was

CARRIED

5. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – September 18, 2017
Regular Council Meeting – October 2, 2017

b. Metro Vancouver Update - Councillor Storteboom

Metro Vancouver intends to hold a series of public consultations this fall about proposed Development Cost Charge (DCC) program rate changes. This initiative is aimed at expanding our liquid waste infrastructure in order to serve the growing population.

The proposed changes focus on the principle that 'growth pays for growth'. The existing DCC rates were established almost 20 years ago and significant changes to cost and growth conditions mean they are not sufficient to sustain funding requirements for ongoing growth, particularly in the Fraser Sewerage Area.

A Public Information meeting is being planned for Thursday, September 21 at The Sheraton Guildford.

Also, the Metro Vancouver Board has approved a new Carbon Price Policy that aims to reduce greenhouse gas (GHG) emissions associated with its own projects and initiatives.

The new policy requires that the value of GHG emissions are included when evaluating new Metro Vancouver-funded project options, by incorporating an internal carbon price into decision-making processes for typical projects such as construction or vehicle purchases, as well as for carbon-reduction programs. Next board meeting is scheduled for end of month.

Councillor Martin noted the increases in the DCC rates for the Fraser Sewerage Area as follows:

$1731 to $5428 for single family dwellings

$1500 to $4695 for townhouses

$1082 to $3530 for apartments

$0.811 to $2.67 per sq. ft. for non-residential

Motion #17/141
MOVED BY Councillor Martin
SECONDED BY Storteboom

THAT the City of Langley contact the other municipalities in the Fraser Valley Sewerage Area to list out the DCC increases identified for each of the categories of housing and suggest that each affected municipality urge Metro Vancouver to implement a phased increase in the Fraser Valley Sewerage Area DCCs to reduce the cost impact.

CARRIED

c. Engineering Update - Rick Bomhof, Director of Engineering, Parks and Environment

Mr. Bomhof highlighted upcoming and ongoing projects including:

- Douglas Park fitness equipment
- Portage Park picnic shelter
- Innes Plaza fountain renovations and new garden
- Sidewalk patio parklet in front of Sticky's Candy on Fraser Highway
- Baldi Creek culvert replacement
- Watermain replacement at 200 St. between Nikomekl Bridge and 50 Ave.
- 200 St. Bridge rehabilitation
- 2017 road rehabilitation program
- Newlands Drive and 210 Street road reconstruction and paving
- Spray park expansion at City Park
- Hunter Park redevelopment
- 56 Ave. Glover Road to Langley Bypass.

d. Recreation Update - Kim Hilton, Director of Recreation, Culture and Community Services

Ms. Hilton provided an update on upcoming special events including: last of the summer series McBurney Plaza, Terry Fox Run, Canada in our Backyard; advised that the Fall programs are now open and highlighted the following activities and new programs:

- Youth drop in basket ball
- Youth drop in volleyball
- Youth night
- Chair yoga
- Restorative yoga
- Feel the rhythm fitness
- Indoor Cycling 101.

6. COMMITTEE REPORTS

a. Crime Prevention Program Recommendations and Funding Request

Motion #17/142
MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

1) THAT Council direct staff to work with local media to participate in and follow the steps to set up an actual Block Watch program.

2) THAT Council direct staff to create a major social media campaign to promote Block Watch, Business Watch, and CPTED review programs.

3) THAT Council direct staff to work with the RCMP, Chamber of Commerce and Downtown Langley Business Association to promote Block Watch, Business Watch and CPTED review programs.

4) THAT Council direct staff to identify a local supplier who may be able to partner with the City on motion sensor lights that may be supplied to businesses and residences at discounted prices.

BEFORE THE QUESTION WAS CALLED

The following information was provided from staff in response to questions of Council members:

- Staff will speak to the presidents of both CUPE unions to investigate the possibility of providing refresher training to CUPE members on the Crime Watch Program.

THE QUESTION WAS CALLED and same was

CARRIED

Motion #17/143
MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the following recommendation from the Crime Prevention Task Group be referred back to the Task Group for further investigation:

"THAT Council approve funding from the City's RCMP Detachment Operating Account to a maximum of $1,200.00 for the purpose of purchasing up to 5,000 fridge magnets to promote reporting of suspicious activities to the RCMP Non-Emergency number."

CARRIED

7. BYLAWS

a. Bylaw 3026

First, second and third reading of a bylaw to amend the Officer Establishment Bylaw.

Motion #17/144
MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026" be read a first time.

THAT the bylaw cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026" be read a second time.

THAT the bylaw cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026" be read a third time.

CARRIED

b. Bylaw 3028

First, second and third reading of a bylaw to amend the Fire Protection and Safety Bylaw.

Motion #17/145
MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the “Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. 3028” be read a first time.

THAT the bylaw cited as the “Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. 3028” be read a second time.

THAT the bylaw cited as the “Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. 3028” be read a third time.

CARRIED

8. ADMINISTRATIVE REPORTS

a. Flag Policy Amendment

Motion #17/146
MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

THAT City Council adopt the revised Flag Raising Policy No. CO – 33.

CARRIED

b. Community Amenity Contributions

Motion #17/147
MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

That the City of Langley increase the amount of “Community Amenity Contributions” from $1,000 per multiple family residential unit to $2,000 per multiple family residential unit approved.

CARRIED

9. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

c. New Business

10. ADJOURNMENT

MOVED BY Councillor Arnold
SECONDED BY Councillor Storteboom

That the meeting be adjourned at 8:21 p.m.

CARRIED

_____

MAYOR

_____

CORPORATE OFFICER

CITY OF LANGLEY

MOTION

Development Permit No. 09-17 – 6025 Collection Drive

THAT Development Permit Application DP 09-17 to accommodate a 932.23 m^2 (10,034 sq ft) service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive be approved.

ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Development Permit Application DP 09-17-6025 Collection Drive-Christopher Bozyk Architects**

File #: 6620.00

From: Development Services & Economic Development Department

Doc #: 150237

Date: August 14, 2017

COMMITTEE RECOMMENDATION:

THAT Development Permit Application DP 09-17 to accommodate a 932.23 m^2 (10,034 ft2) service and parts department expansion for the BMW Mini Langley dealership be approved.

PURPOSE OF REPORT:

To consider a Development Permit Application by Christopher Bozyk Architects to accommodate a 932.23 m2 service and parts department expansion for the BMW Mini Langley dealership located at 6025 Collection Drive.

POLICY:

The subject property is zoned CD 23 Comprehensive Development Zone and designated as Service Commercial in the Official Community Plan. All lands designated as Service Commercial are subject to a Development Permit.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Christopher Bozyk Architects Ltd.
Owner:	0820515 B.C. Ltd.
Civic Addresses:	6025 Collection Drive
Legal Description:	Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and an Undivided 85/400th Share of Lot 4, District Lot 308, Group 2, New Westminster District, Plan BCP44937
Site Area:	16,780 m2
Floor Area Ratio:	.37
Total Parking Required:	120 stalls, including 3 h/c stalls
Total Parking Provided:	137 stalls, including 3 h/c stalls
Existing Zoning:	CD 23 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None
Development Cost Charges:	$76,699.89 ($7.6440/ft^2)

Engineering Requirements:

There are no engineering requirements for the proposed addition.

Discussion:

The iconic BWM MINI Langley dealership was the first luxury brand featured at "*The Collection"* luxury auto-mall. This proposed expansion is the first addition to complement their business operation since their opening in 2011.

Currently, there are two existing buildings on the site. The BMW and MINI dealerships, with a modest service department and a separate car wash building. The proposed expansion is to further enhance the service and parts departments of the dealership, and accommodate a new detailing department. The proposed buildings have been designed with under-stated but strong forms, matching existing structures and materials. Such materials include aluco-bond panel cladding systems, architectural concrete block veneer, and structural glazing systems.

Staff commend the applicant's commitment to integrate sustainability features and CPTED measures into the proposed expansion.

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 application will be reviewed by the Advisory Planning Commission at the September 13th meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18th Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $76,699.89 to Development Cost Charge accounts.

ALTERNATIVES:

1. Require changes to the applicant's proposal.

Prepared by:

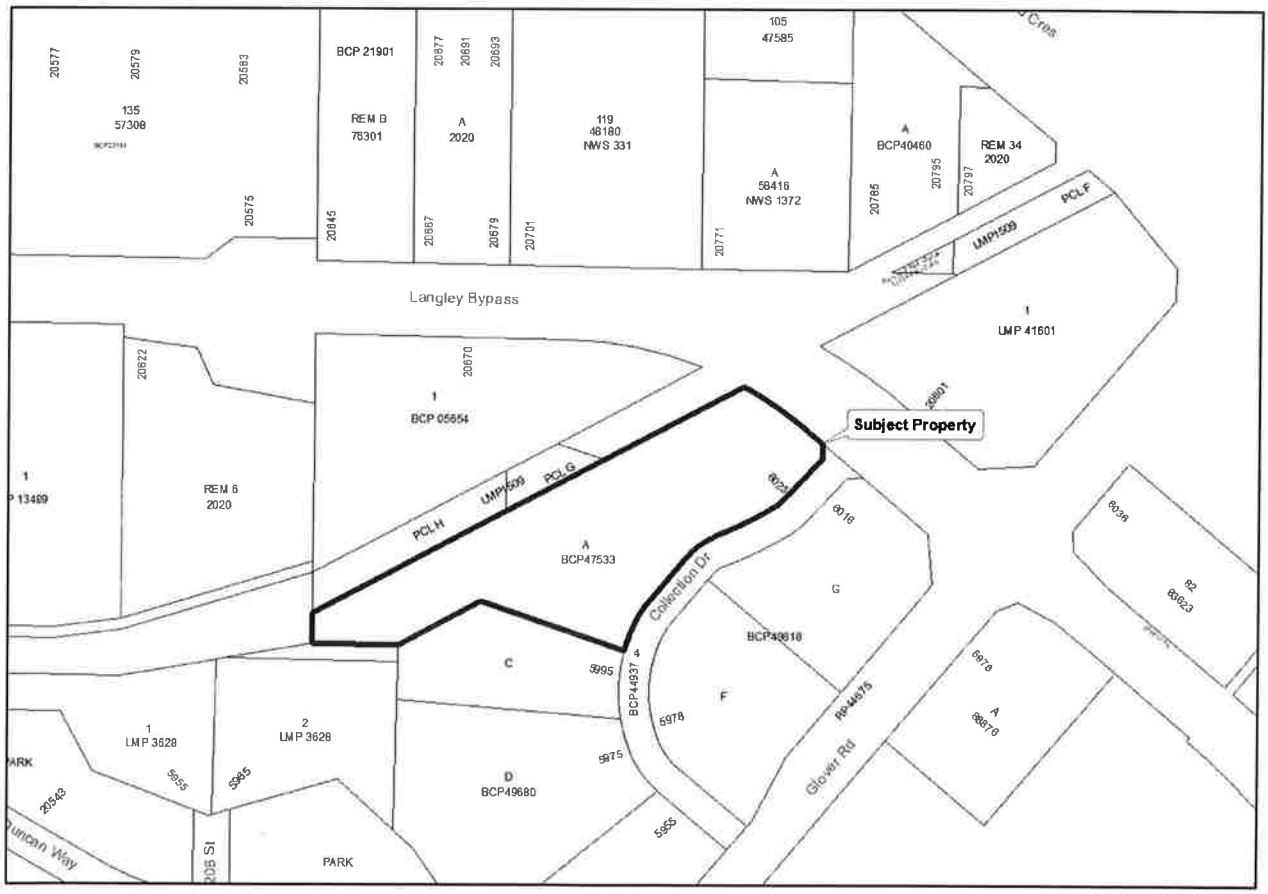
Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments

CITY OF
LANGLEY

DEVELOPMENT PERMIT APPLICATION DP 09-17

Civic Address:	**6025 Collection Drive**
Legal Description:	**Lot A, District Lot 308, Group 2, New Westminster District, Plan BCP47533 and an Undivided 85/400th Share in Lot 4, District Lot 308, Group 2, New Westminster District, Plan BCP44937**
Applicant:	**Christopher Bozyk Architects Ltd.**
Owner:	**0820515 B.C. Ltd.**



CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, SEPTEMBER 13, 2017 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Hana Hutchinson
Esther Lindberg
Jamie Schreder

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

Absent: Shelley Coburn, School District No. 35
Corp. Steve McKeddie, Langley RCMP
George Roman
Dan Millsip

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Hutchinson

THAT the minutes for the August 9, 2017 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 06-17/DEVELOPMENT PERMIT APPLICATION DP 08-17-19753-55A AVENUE-FRED ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed applications and introduced , Fred Adab, F. Adab Architects Inc and Mr Dhall, Bent Picture Design Group. Mr. Adab and Mr. Dhall presented the proposed rezoning/development permit applications. Following discussion on building form and character, on-site landscaping, parking, compatibility with first phase townhouse development, Manufactured Homes Park Tenancy Act implications, sustainability features and CPTED security features, it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Buhler

That Development Permit Application DP 07-17 to accommodate a 3 storey, 14 unit townhouse development located at 19753-55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 09-17 -6025 COLLECTION DRIVE-CHRISTOPTER BOZYK ARCHITECTS LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced , Nikolav Kalinov, Christopher Bozyk Architects Ltd. Mr. Kalinov presented the proposed development permit application. Following discussion on building form and character, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Schreder

That Development Permit Application DP 09-17 to accommodate a 932m^2 (10,034 ft^2) parts and service department expansion for the BME Mini dealership located at 6025 Collection Drive be approved.

CARRIED

4) **NEXT MEETING**

Wednesday, November 8th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:00 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

OPENROAD BMW + MINI LANGLEY
SERVICE & PARTS DEPARTMENTS EXPANSION

6025 COLLECTION DRIVE, LANGLEY, BC

CHRISTOPHER BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3948

PROJECT LIST OF DRAWINGS:

ARCHITECTURAL DRAWINGS

A.000	COVER, DRAWING LIST
A.001	SITE PLAN EXISTING
A.002	SITE PLAN PROPOSED
A.003	SITE PLAN PROPOSED - DETAIL BUILDING GRADES
A.011	MAIN FLOOR KEY-PLAN
A.012	SECOND FLOOR KEY-PLAN
A.013	ROOF KEY-PLAN
A.101	MAIN FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	ROOF PLAN
A.200	BUILDING STREET VIEWS
A.201	BUILDING ELEVATIONS
A.301	BUILDING SECTIONS
A.501	NEW DETAILING BLOCK PLANS, SECTIONS, ELEVATIONS

LANDSCAPE DRAWINGS

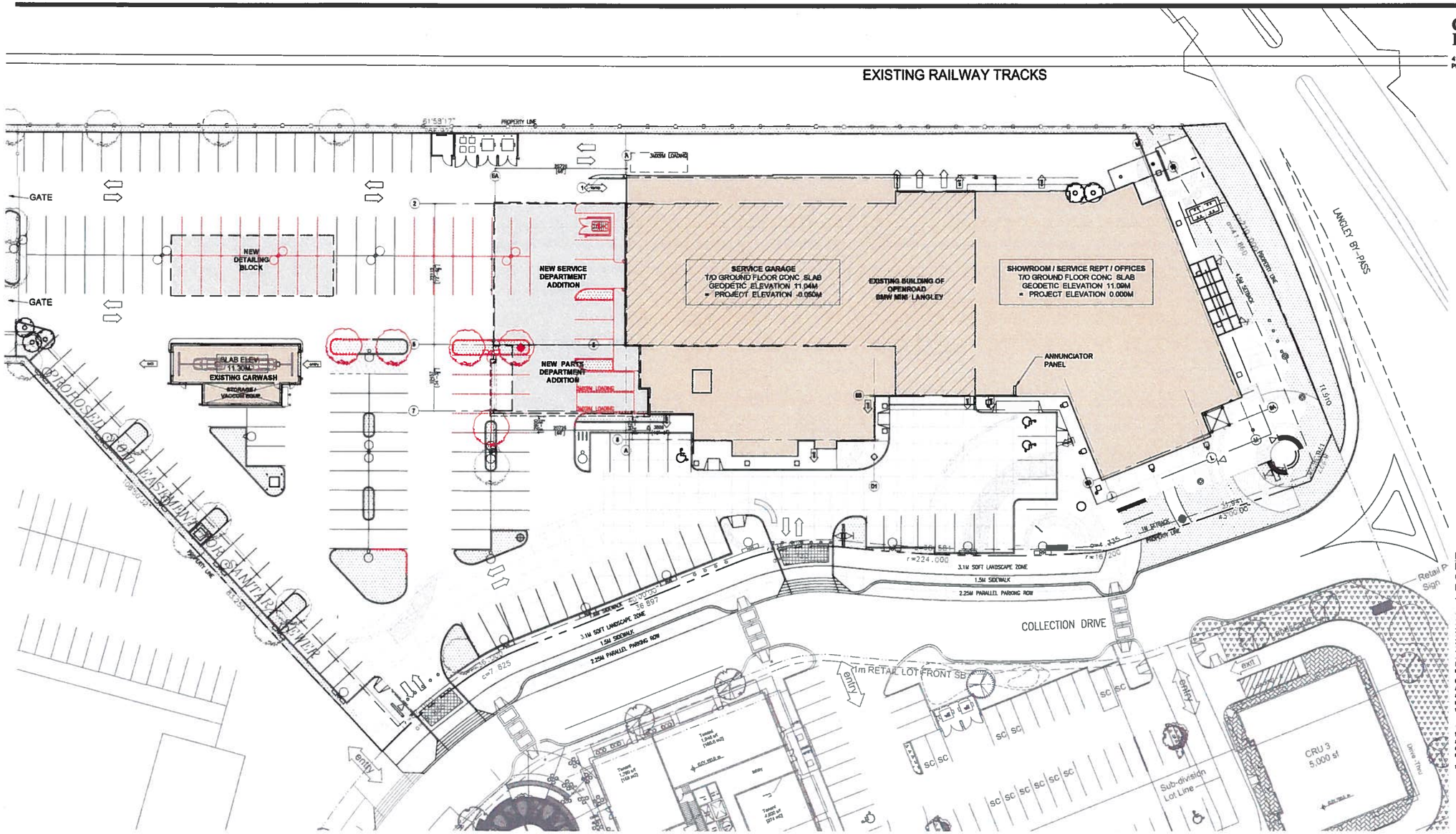
L1	LANDSCAPE PLAN
L2	LANDSCAPE SPECIFICATIONS

OpenRoad Auto Group

A.000

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

EXISTING RAILWAY TRACKS



CONTEXT PLAN N.T.S.

EXISTING OPENROAD BMW + MINI DEALERSHIP @ 6025 COLLECTION DRIVE

OPENROAD BMW + MINI LANGLEY PROPOSED EXPANSION

N

LEGEND

- EXISTING BUILDING
- NEW ADDITION
- LANDSCAPING, PARKING STALLS, LIGHT FIXTURES TO BE DEMOLISHED
- PROPERTY LINES

NOTE:
EXISTING T/O GROUND FLOOR CONCRETE SLAB GEODETIC ELEVATION AND CORRESPONDING ELEVATION OF NEW ADDITION FLOOR SLAB - - IS A SUBJECT OF SITE CONFIRMATION.

REV	DATE	DESCRIPTION
4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
3	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
2	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW
1	JUL 19, 2017	ISSUE FOR REVIEW

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall report discrepancies of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

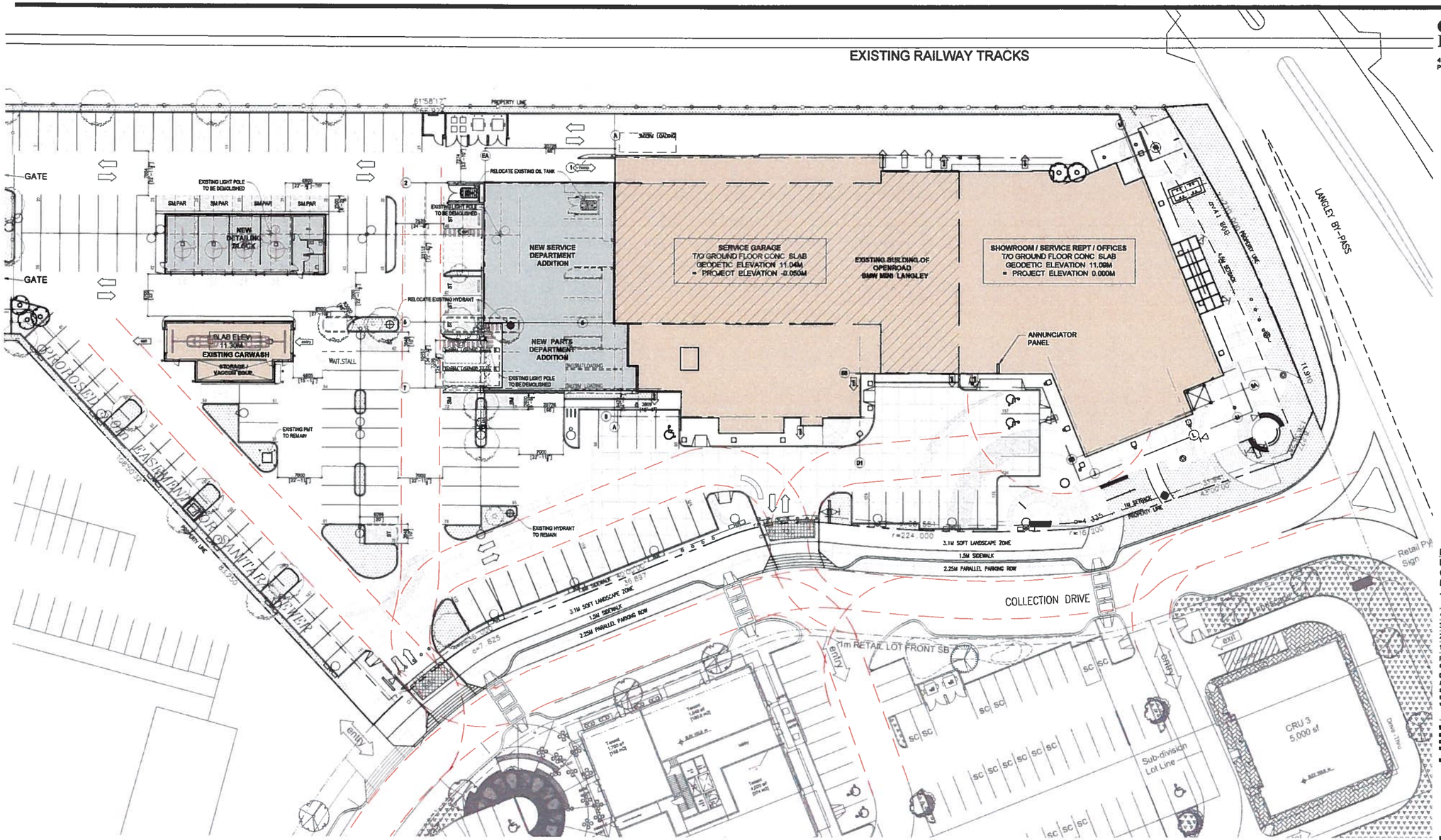
6025 Collection Drive, Langley, BC

SITE PLAN EXISTING

SCALE: 1:300 @ 36x24 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.001

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848



NOTE:
EXISTING T/O GROUND FLOOR CONCRETE SLAB GEODETIC ELEVATION AND CORRESPONDING ELEVATION OF NEW ADDITION FLOOR SLAB - - IS A SUBJECT OF SITE CONFIRMATION.

REV	DATE	DESCRIPTION
4	AUG 14, 2017	REISSUE FOR DEVELOPMENT PERMIT
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OpenRoad Auto Group

BMW + MINI Langley
SERVICE & PARTS DEPT EXPANSION

6025 Collection Drive, Langley, BC

SITE PLAN PROPOSED

SCALE: 1:300 @ 36x24 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.002

LEGEND

- EXISTING BUILDING
- NEW ADDITION
- DEMOLISHED LANDSCAPING, PARKING STALLS, LIGHT FIXTURES
- FIRE TRUCK ROUTE
- PROPERTY LINES

ON-GROUND PARKING STALLS CALCULATION:

- LOST WITH NEW ADDITION - 44 STALLS
- NEW LAYOUT GAINED - 12 STALLS

TOTAL LOSS OF PARKING STALLS WITH NEW ADDITION - 32 STALLS

PARKING INDICATION LEGEND

- EXISTING PARKING STALLS
- EXISTING OR NEW PARKING STALLS (CROSSED) - DEDICATED TO BMW-MINI STAFF
- NEW PARKING STALLS (HATCHED)

OPENROAD BMW+MINI LANGLEY STATISTICS

CIVIC ADDRESS:	6025 COLLECTION DRIVE, LANGLEY, BC V3A 0A3
LEGAL DESCRIPTION:	LOT A DISTRICT LOT 308 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP47533 AND AN UNDIVIDED 854/4028 SHARE IN LOT 4 DISTRICT LOT 308 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP44937 (SEE PLAN A5 TO LIMITED ACCESS)
ZONING:	COMPREHENSIVE DEVELOPMENT (CD23)
LOT AREA:	16 780 m2 (180 518.4 S.F.)

SITE	PERMITTED / REQUIRED		PROVIDED	
LOT COVERAGE:	55%		27%	
SET BACKS:				
FRONT YARD	1.0 m	3.28 ft	1.0 m	3.28 ft
REAR YARD	0	0	0	0
SIDE YARD - EXTERIOR	4.5 m	14.76 ft	4.5 m	14.76 ft
SIDE YARD - INTERIOR	0	0	0	0
BUILDING FOOTPRINT - EXISTING:	-	-	3 594.3 m2	38 688.7 sf
BUILDING FOOTPRINT - ADDITION	-	-	932.23 m2	10 034.4 sf
FLOOR AREA RATIO:	N/A		0.37	
OPEN SPACE:	N/A		63%	

BUILDING	PERMITTED / REQUIRED		PROVIDED	
GROSS FLOOR AREA:				
EXISTING BUILDINGS	m2	S.F.	m2	S.F.
CAR WASH	-	-	150.3	1617.8
GROUND FLOOR	-	-	3 444.0	37 070.9
SECOND FLOOR	-	-	1 652.5	17 895.0
ROOF	-	-	52.2	561.8
TOTAL EXISTING			5 298.8	57 145.6
NEW ADDITION				
CAR DETAILING BLOCK	-	-	243.76	2623.8
GROUND FLOOR (SERVICE / PARTS)	-	-	688.47	7 410.6
TOTAL NEW			932.23	10 034.4
TOTAL GROSS FLOOR AREA:			6 241.23	67 180.0
AREA BY USE:				
AUTOMOTIVE SALES & RENTAL			4 372.56	47 065.8
AUTOMOTIVE SERVICE			1 868.67	20 114.2
EXISTING AVERAGE GRADE:	-		11.09 m	
PROPOSED AVERAGE GRADE (AT BUILDING):	-		11.09 m	
BUILDING HEIGHT (FROM PROPOSED GRADE):	25 m	82 ft	15.24 m	50 ft
NUMBER OF STOREYS:	-		2	

PARKING	PERMITTED / REQUIRED	PROVIDED
AUTOMOTIVE SALES & RENTAL (2 STALLS / 93m2 OF GROSS AREA)	94	111
AUTOMOTIVE SERVICE (1 STALLS / SERVICE BAY)	26	26
TOTAL EXTERIOR PARKING:	120	137
INCLUDING:		
SMALL CAR STALL (MAX. 40% OF TOTAL REQUIRED)	48	10
H/C STALL (5% OF TOTAL SPACES REQUIRED)		3 (EXIST.)
LOADING (CLASS 'B'):	3	3
BICYCLE PARKING/STORAGE	10	10 (EXIST.)

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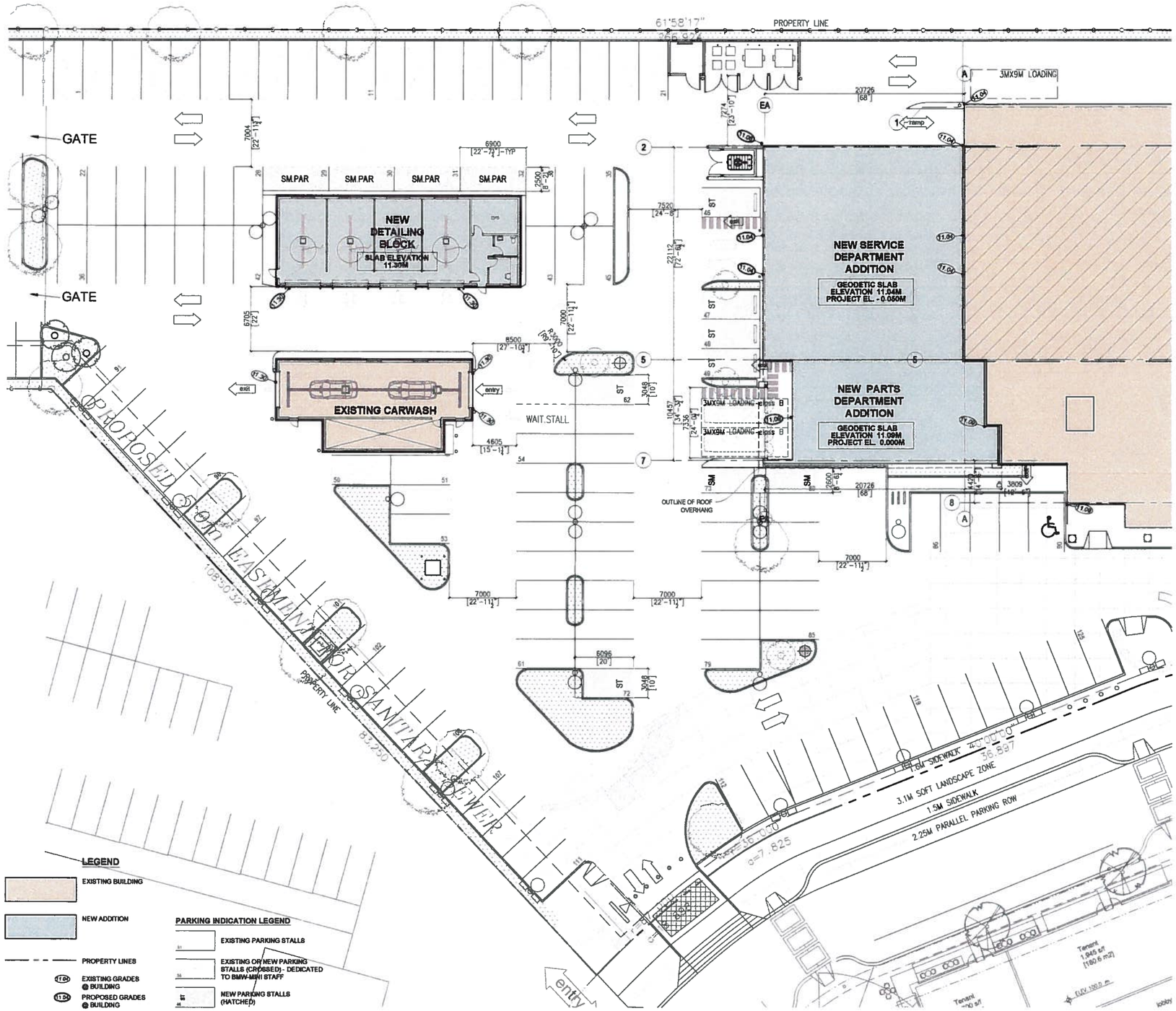

NOTE:
EXISTING T/O GROUND FLOOR CONCRETE SLAB GEODETIC ELEVATION AND CORRESPONDING ELEVATION OF NEW ADDITION FLOOR SLAB - - IS A SUBJECT OF SITE CONFIRMATION.

REV	DATE	DESCRIPTION
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2	AUG 03, 2017	ISSUE FOR DEVELOPMENT PERMIT
1	JUL 31, 2017	ISSUE FOR AUTO MALL REVIEW

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OpenRoad Auto Group

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6025 Collection Drive, Langley, BC

SITE PLAN PROPOSED - DETAIL
BUILDING GRADES

SCALE: 1:200 @ 36x24 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.003

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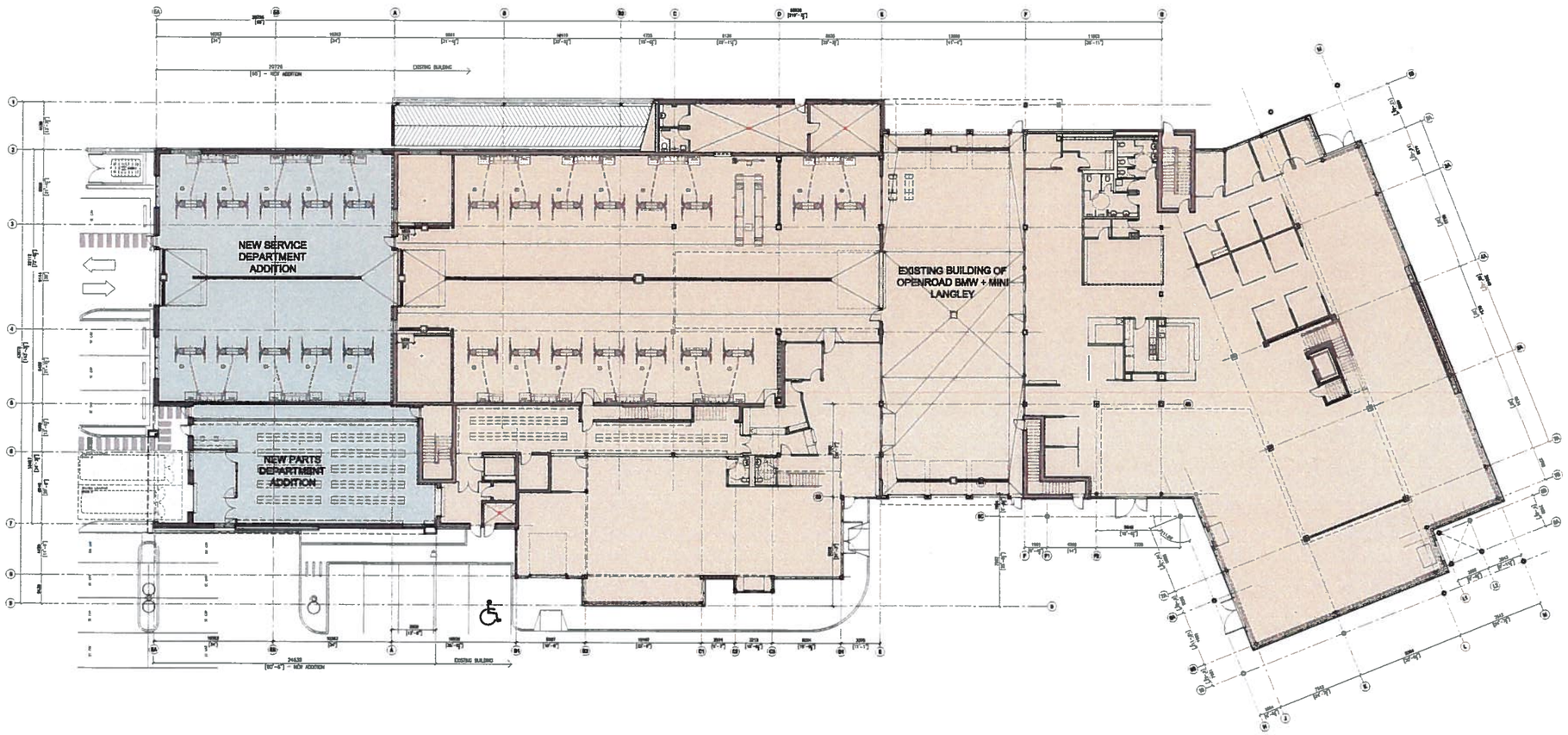

LEGEND

- EXISTING BUILDING
- NEW ADDITION

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MAIN FLOOR KEY-PLAN

SCALE: 1:200 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.011

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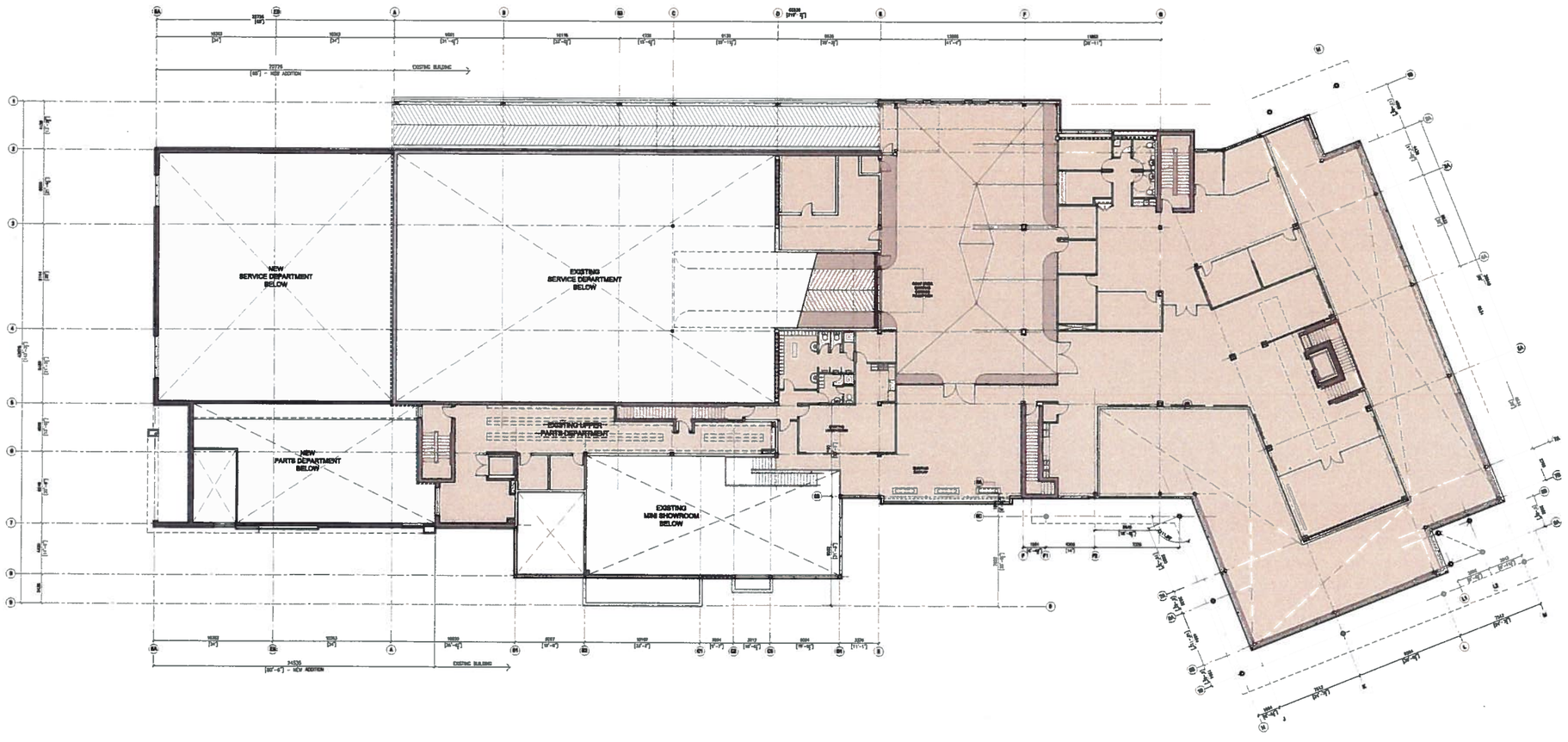

LEGEND

- EXISTING BUILDING
- NEW ADDITION

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SECOND FLOOR KEY-PLAN

SCALE: 1:200 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.012

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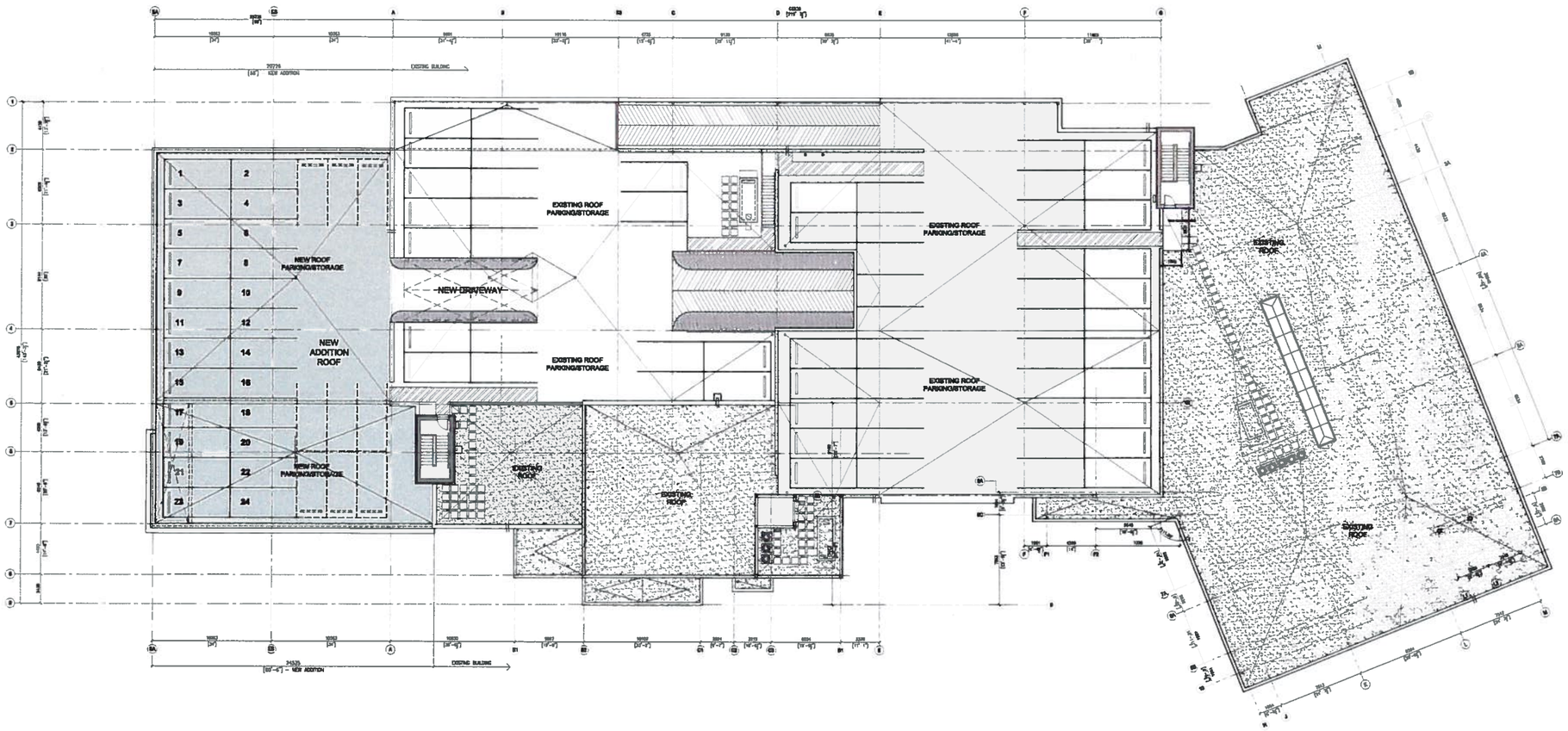

LEGEND

- EXISTING BUILDING
- NEW ADDITION

ADDITIONAL CAR PARKING STORAGE CALCULATION:

- LOST WITH NEW ADDITION - 4 STALLS
- NEW LAYOUT GAINED - 24 STALLS

TOTAL ROOF CAR STORAGE GAINED WITH NEW ADDITION - 20 STALLS

POTENTIAL OVERFLOW - 9 STALLS

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ROOF KEY-PLAN

SCALE 1:200 DATE JUN 2017 DRAWN NK
PROJECT NUMBER: 216020

A.012

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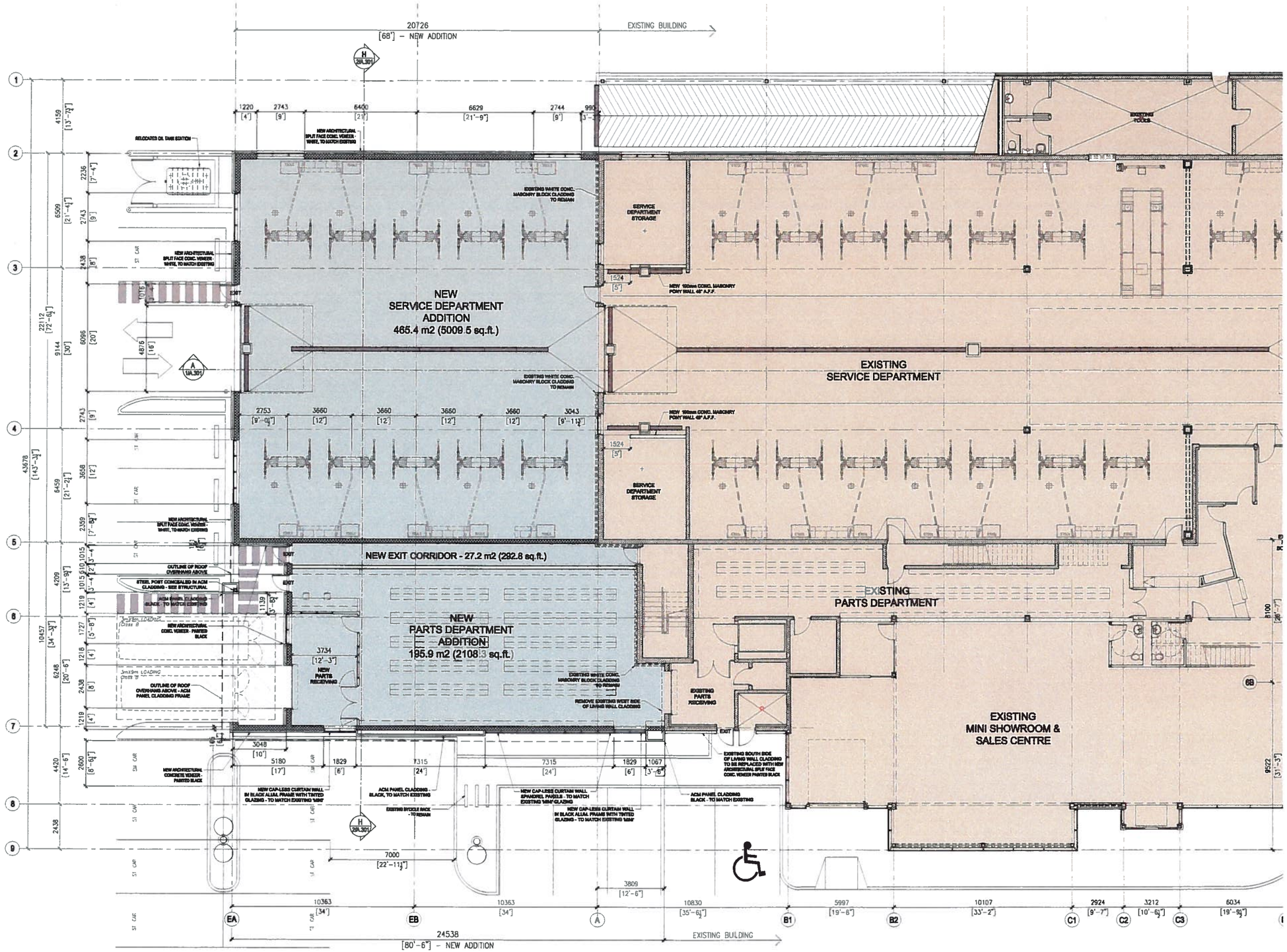

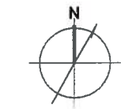

LEGEND

- EXISTING BUILDING
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MAIN FLOOR PLAN

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.101

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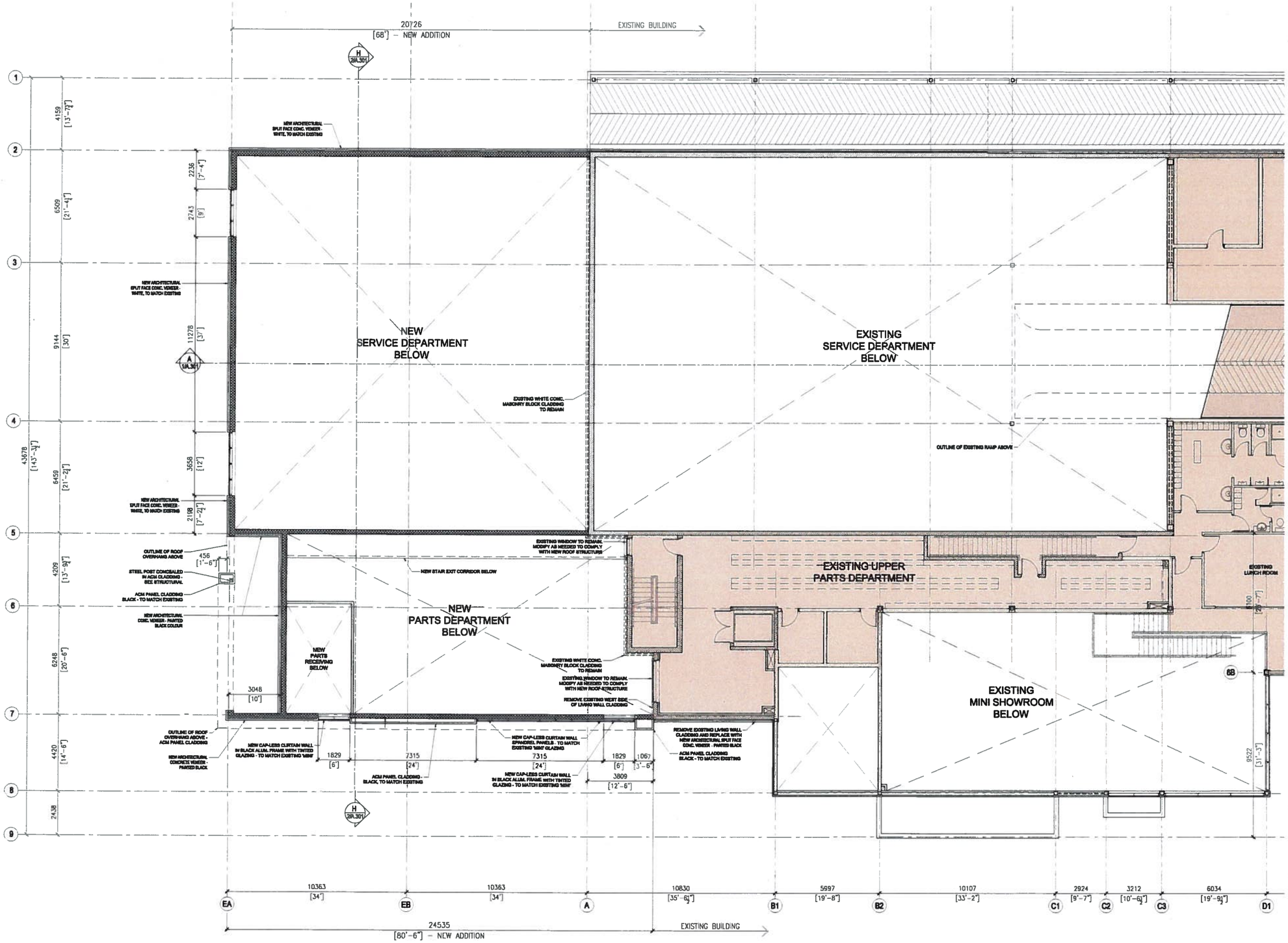

LEGEND

- EXISTING BUILDING
- NEW ADDITION

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6025 Collection Drive, Langley, BC

SECOND FLOOR PLAN

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.102

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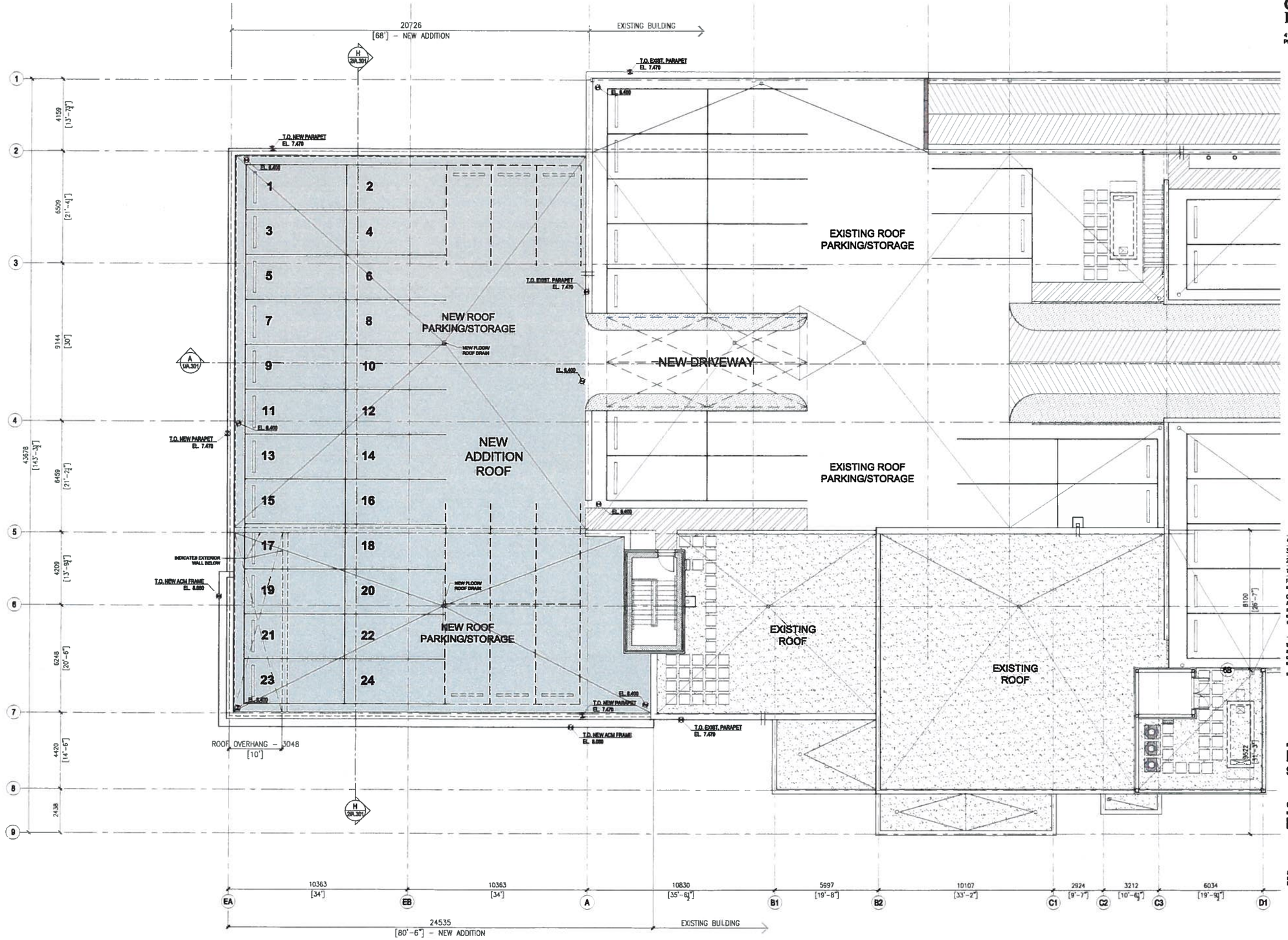

LEGEND

EXISTING BUILDING

NEW ADDITION

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ROOF PLAN

SCALE: 1:100 DATE: JUN 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.103

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NEW ADDITION SOUTH VIEW DROM COLLECTION DRIVE

NEW ADDITION S-W VIEW FROM PARKING LOT

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6025 Collection Drive, Langley, BC

BUILDING STREET VIEWS

SCALE: N.T.S. DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 218020

A.200

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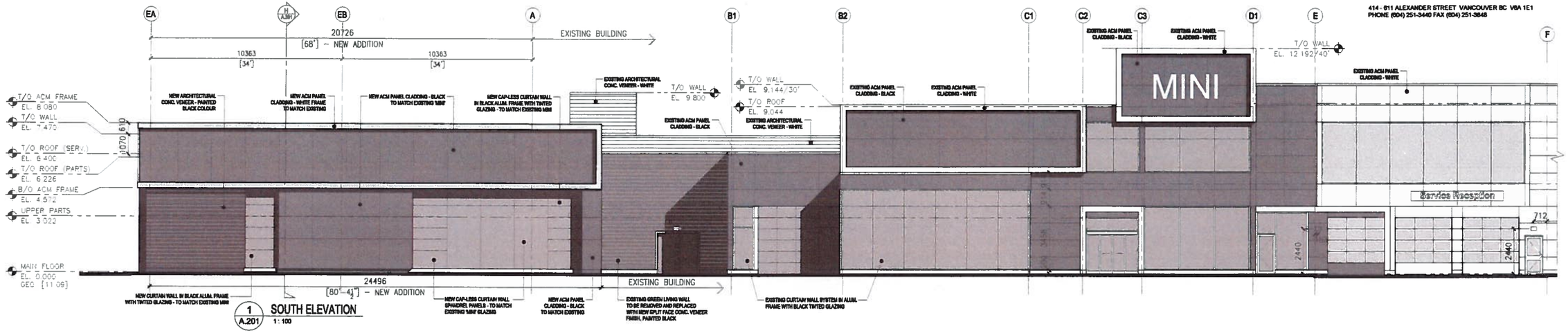
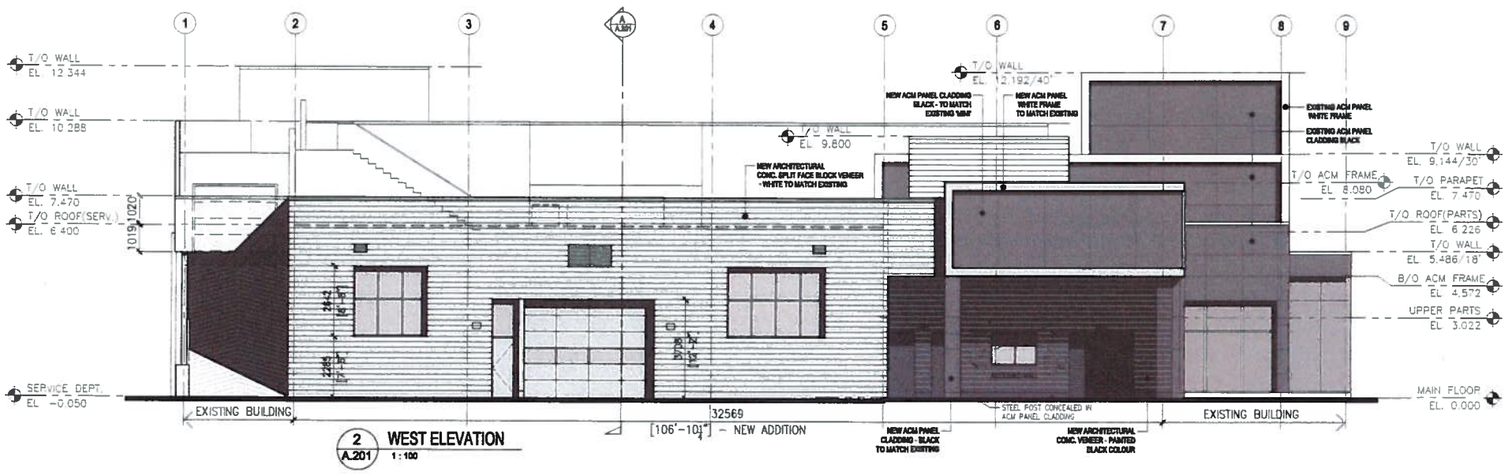
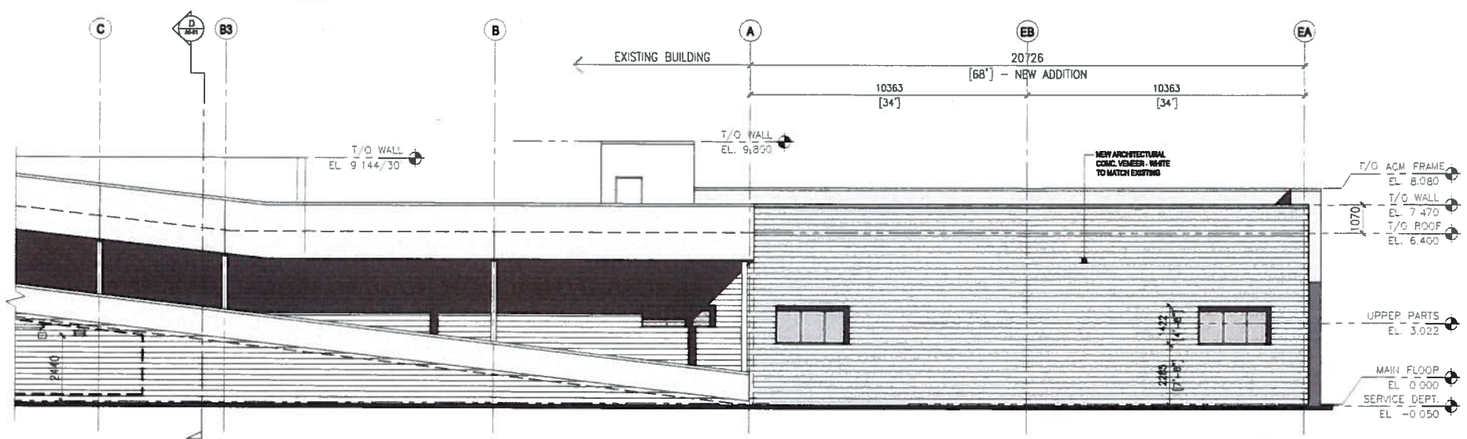


1 A.201 **SOUTH ELEVATION** 1:100



2 A.201 **WEST ELEVATION** 1:100



1 A.201 **NORTH ELEVATION** 1:100

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6025 Collection Drive, Langley, BC

BUILDING ELEVATIONS

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.201

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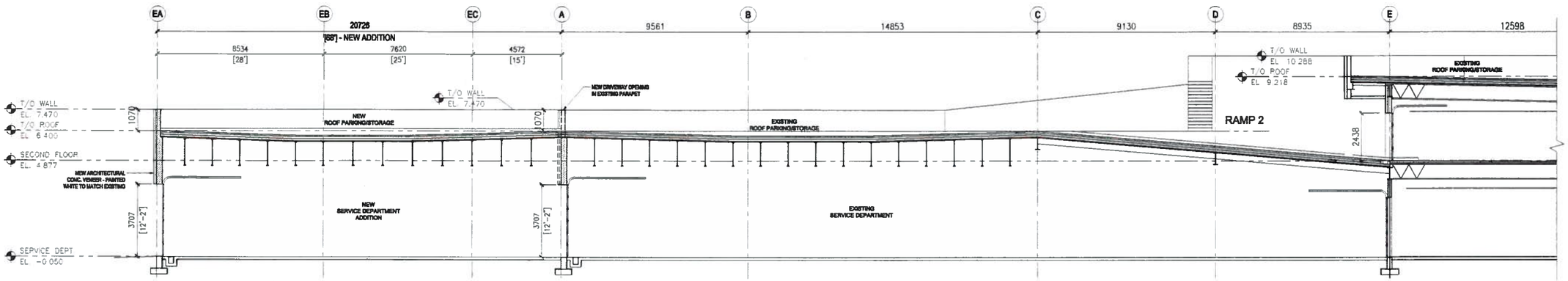
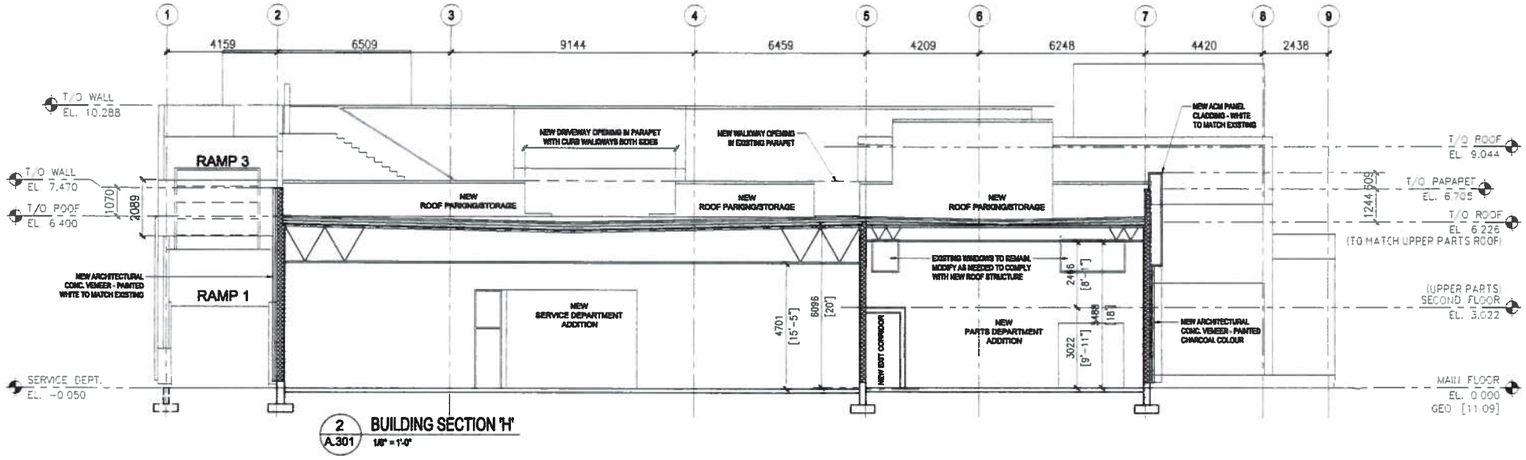


1 A.301 **BUILDING SECTION 'A'**
1/8" = 1'-0"



2 A.301 **BUILDING SECTION 'H'**
1/8" = 1'-0"

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6025 Collection Drive, Langley, BC

BUILDING SECTIONS

SCALE: 1:100 DATE: JUN. 2017 DRAWN: NK
PROJECT NUMBER: 216020

A.301

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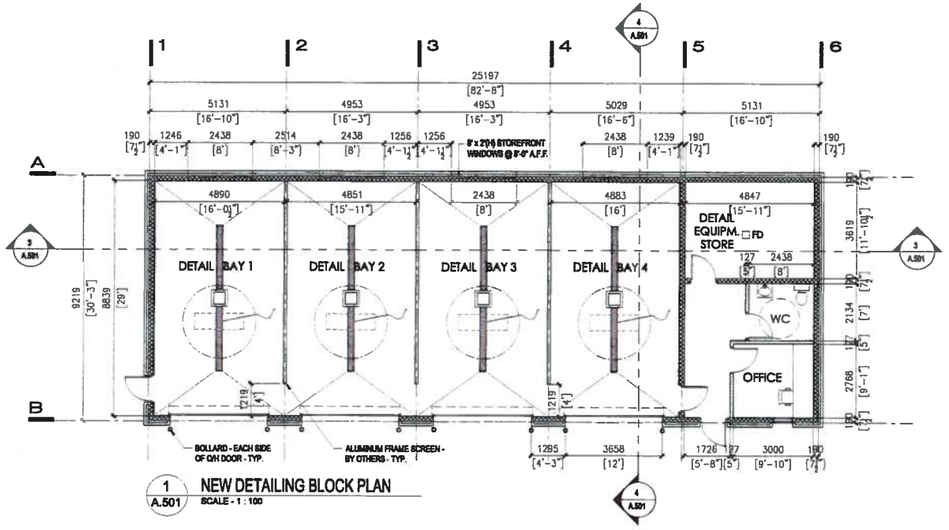
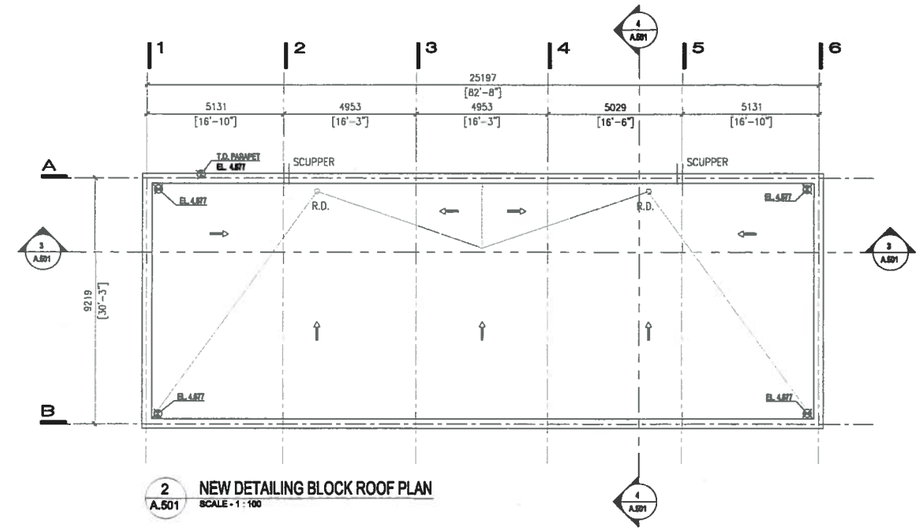
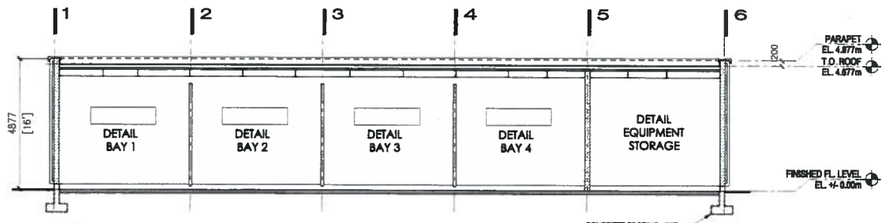


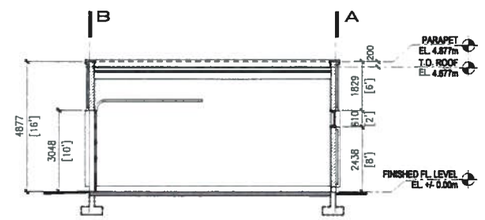
1 A.501 NEW DETAILING BLOCK PLAN
SCALE - 1 : 100



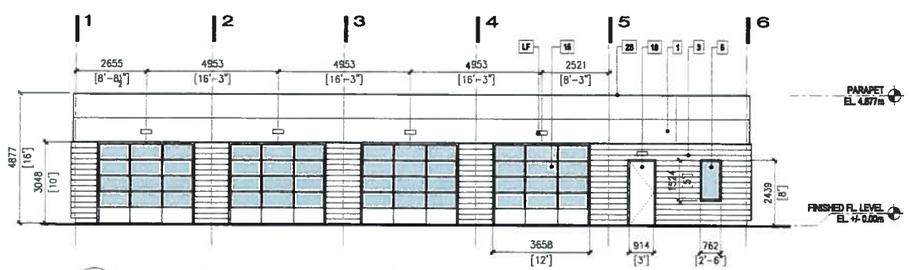
2 A.501 NEW DETAILING BLOCK ROOF PLAN
SCALE - 1 : 100



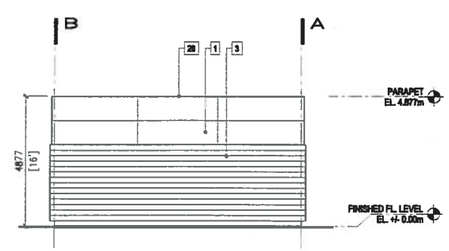
3 A.501 NEW DETAILING BLOCK SECTION
SCALE - 1 : 100



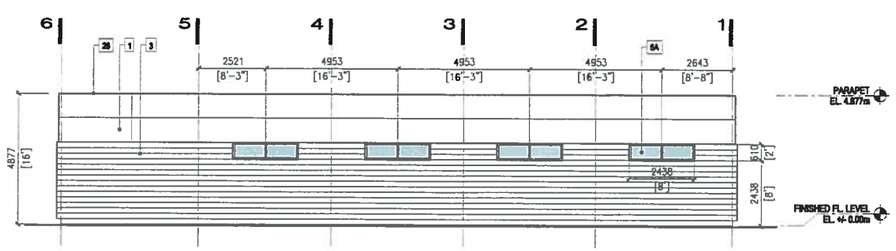
4 A.501 NEW DETAILING BLOCK SECTION
SCALE - 1 : 100



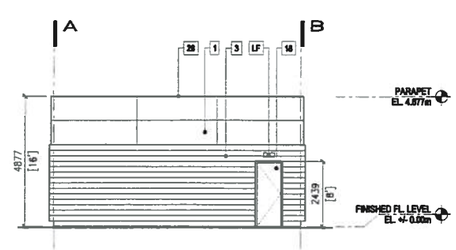
5 A.501 NEW DETAILING BLOCK SOUTH ELEVATION
SCALE - 1 : 100



6 A.501 NEW DETAILING BLOCK EAST ELEVATION
SCALE - 1 : 100



7 A.501 NEW DETAILING BLOCK NORTH ELEVATION
SCALE - 1 : 100



8 A.501 NEW DETAILING BLOCK WEST ELEVATION
SCALE - 1 : 100

MATERIALS LEGEND

1. ALUMINUM COMPOSITE PANEL - COLOUR: WHITE
3. ARCHITECTURAL CONCRETE BLOCK - COLOUR: WHITE
6. DOUBLE GLAZED LOW "E" UNITS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES
6A. WHITE TRANSLUCENT POLYCARBONATE PANELS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAMES
10. ALUMINUM OVERHEAD DOOR - COLOUR: WHITE C/W WHITE TRANSLUCENT POLYCARBONATE PANELS
18. HOLLOW METAL MAN DOORS, PAINTED WHITE
28. PREFINISHED WHITE METAL FLASHING
LF. WALL-MOUNT LIGHT FIXTURE, TO MATCH EXISTING

NOTE:
INTERIOR SIDES OF DETAIL BAYS WALLS TO BE FINISHED WITH PVC INTERLOCKING PANEL CLADDING - WHITE

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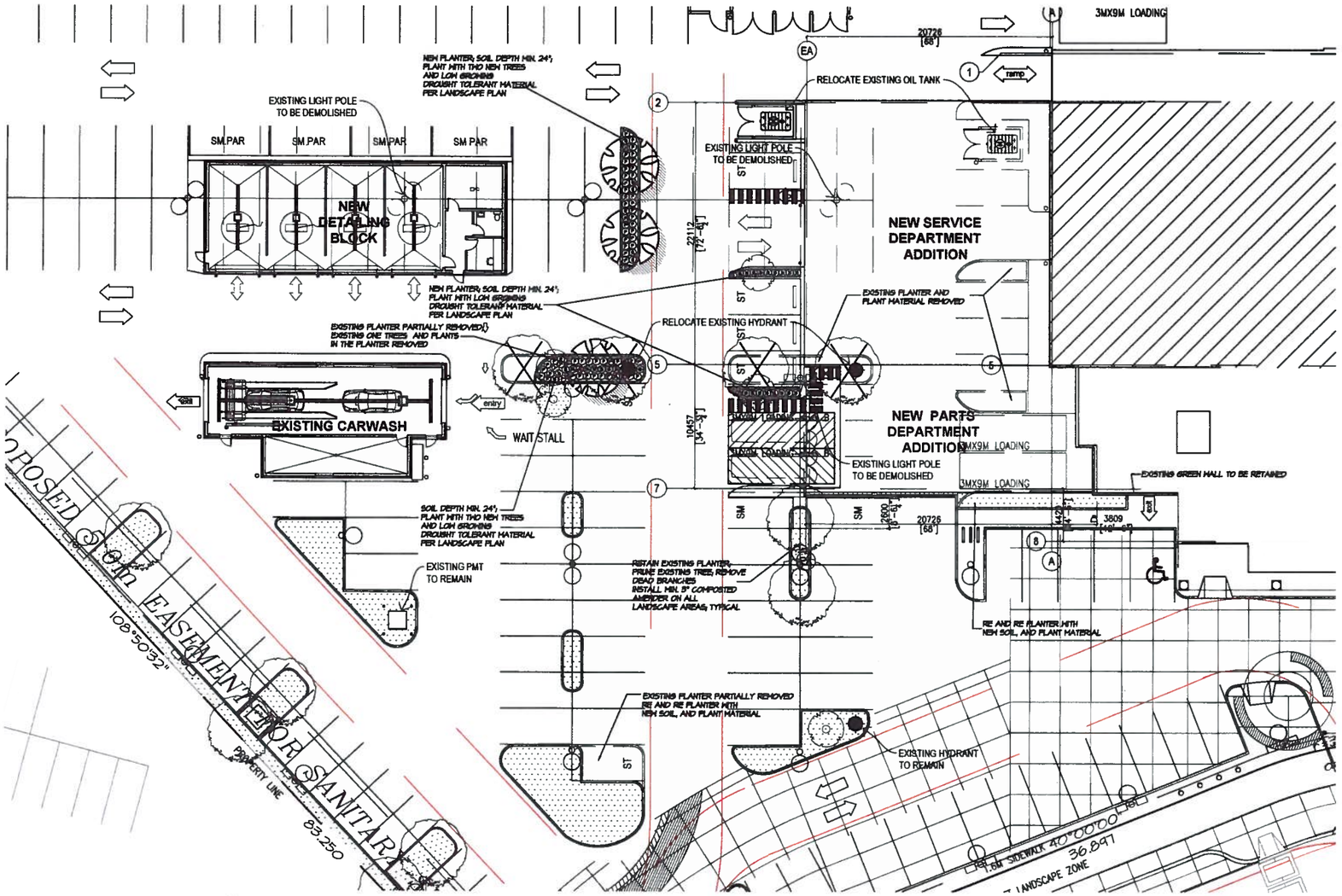
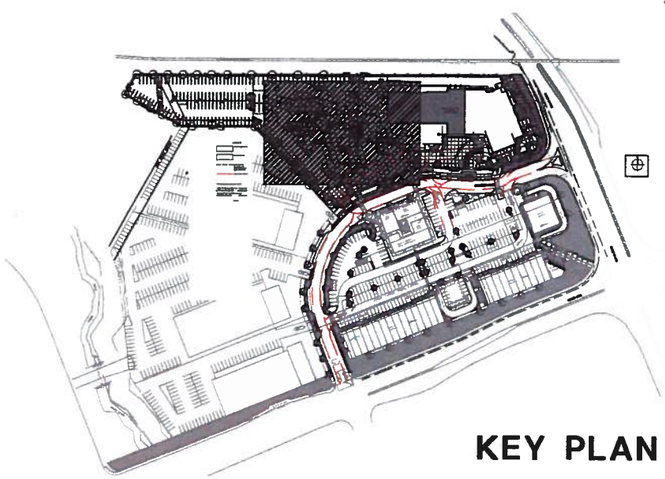
6025 Collection Drive, Langley, BC

NEW DETAILING BLOCK

SCALE: 1:100 @ 24x36 DATE: JUN. 2017 DRAWN: DON, NK

A.501





KEY PLAN

PLANT SCHEDULE

M2 JOB NUMBER: 17-058

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	TO MATCH THE EXISTING PARKING ISLAND TREES SPECIES		
SHRUB				
B	31	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT; 25CM
GRASS				
F	69	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT

BMW + MINI LANGLEY
6025 COLLECTION DRIVE
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE.	25.11.17	DRAWING NUMBER:	L1
SCALE	1"=15'-0"		
DRAWN	GL		
DESIGN	GL		
CHK'D	MM		OF 2
M2LA PROJECT NUMBER:		17-058	

17058-01.zip

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawn or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and stairs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparation of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.
.1.7 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil.
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas, Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast)	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P2), and Potash (soluble 3) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Yardworks, The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, hard, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; include cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Slope subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grade.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade
.4.1.1 Seeded and sodded lawn .... 6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers .... 15" (400mm)
.4.1.3 Groundcover only areas, if defined on plan .... 9" (225mm)
.4.1.4 Tree & large shrub pits .... depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab
.4.2.1 Irrigated lawn .... 9" (230mm)
.4.2.2 Groundcover areas .... 12" (300mm)
.4.2.3 Lawn without automatic irrigation .... 12" (300mm)
.4.2.4 Shrub & groundcover areas .... 15" (380mm)
.4.2.5 Trees and specimen shrubs .... 30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In particular seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Sotura Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated, 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112kg/ha (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of Lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 125% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (3) lbs/acre) (1/4 lb. 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space)). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3 SPECIAL	Rough Grass	see hydroseeding	

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance)). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and to Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the Landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. In, on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 3-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture local class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations. Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm) or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Grading details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the risk of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming: According to soil analysis.
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:
BMW +MINI LANGLEY
6025 COLLECTION DRIVE
LANGLEY, B.C.

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

DATE:	25.JUL.17	DRAWING NUMBER:
SCALE:	1"=16'-0"	L2
DRAWN:	GL	
DESIGN:	GL	
CHK'D:	MM	OF 2
M2LA PROJECT NUMBER:	17-058	

17058-01.zip

CITY OF LANGLEY

CITY OF LANGLEY

"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION

In order to appear before Council as a delegation at a Council Meeting, you need to submit a written request to the Corporate Officer by 12:00 p.m. noon on the Monday one week before the scheduled Council Meeting. The request can be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person, by mail or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall (20399 Douglas Crescent). Delegations are usually scheduled at the start of the meeting. You are limited to a maximum of five (5) minutes to present your material. You may speak on more than one (1) topic but you must keep your presentation within the five (5) minute time limit.

Please attach to this form any material that you wish Council to review in advance of the meeting.

DATE: Aug. 21/2017 REQUESTED MEETING DATE: September 18/2017

NAME: Greg Walker and Lara Gerrits

ORGANIZATION NAME: BC Lottery Corporation (BCLC)
(if applicable)

ADDRESS: 2940 Virtual Way, Vancouver, BC, V5M 0A6

CONTACT NUMBER: 604-228-3066

EMAIL ADDRESS: lgerrits@bclc.com

TOPIC: Community impacts of BCLC/gaming industry in Langley; Cascades casino performance; player health

AUDIO/VISUAL NEEDS (if yes, specify) Powerpoint

ACTION YOU WISH COUNCIL TO TAKE: (For information only.)

CITY OF LANGLEY

CITY OF LANGLEY

"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.
Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group of organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit.
Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: Aug. 31/17 REQUESTED MEETING DATE: Sept. 18/17

NAME: Carly Stromsten

ORGANIZATION NAME: (if applicable) Langley Environmental Partners Society

ADDRESS: #201-4839 221 st.

CONTACT NUMBER: 604-546-0347

EMAIL ADDRESS: conservation@leps.bc.ca

TOPIC: Community Spotlight: work done by Go Crew in the city of Langley over the summer.

AUDIO/VISUAL NEEDS (if yes, specify)

ACTION YOU WISH COUNCIL TO TAKE:

EXPLANATORY NOTE

BYLAW NO. 3025

The purpose of Bylaw No. 3025 is to authorize the discharge of Land Use Contract No. 06A-74 from the property located at 5040 – 205A Street.

The owner has applied to have Land Use Contract No. 06A-74 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 268 suites have been approved or are in the building permit application process for approval. In the same timeframe, 669 property owners discharged the land use contracts affecting their single family residential lots. There are 479 single family residential lots still affected by land use contracts in the City.

DISCHARGE OF LAND USE CONTRACT NO. 06A-74

BYLAW 3025

A Bylaw to authorize the discharge of Land Use Contract No. 06A-74 from the specified property.

WHEREAS Land Use Contract No. 06A-74 is registered against titles legally described in Schedule "A".

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 06A-74 discharged from title to the Lands.

AND WHEREAS Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

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

1. The Land Use Contract registered in the Land Title Office under M109922 is hereby discharged against the title legally described in Schedule "A" which is attached and forms part of this bylaw.

2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 06A-74 Bylaw, 2017, No. 3025".

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

_____

MAYOR

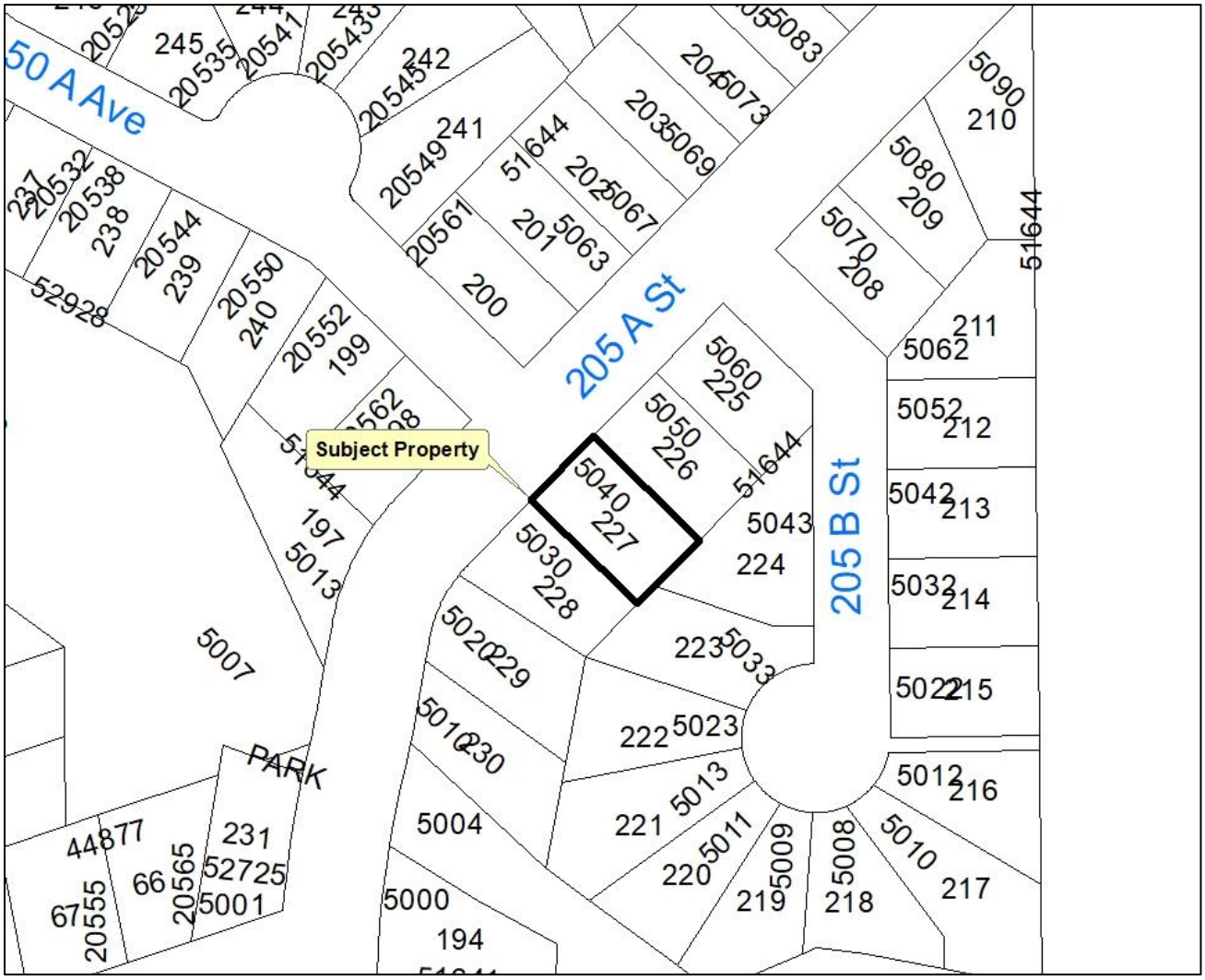
_____

CORPORATE OFFICER

BYLAW 3025

SCHEDULE "A"

Civic Address:	**5040 – 205A Street**
Legal Description:	**Lot 227, District Lot 304, Group 2, New Westminster District, Plan 51644**
PID:	**002-531-305**
Applicant:	**Lux Industries Inc.**
Owner:	**A. Bilgin**



EXPLANATORY NOTE

BYLAW NO. 3030

The purpose of Bylaw No. 3030 is to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20215 – 44A Avenue.

The owner has applied to have Land Use Contract No. 23-73 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 268 suites have been approved or are in the building permit application process for approval. In the same timeframe, 669 property owners discharged the land use contracts affecting their single family residential lots. There are 479 single family residential lots still affected by land use contracts in the City.

DISCHARGE OF LAND USE CONTRACT NO. 23-73

BYLAW, 2017, NO. 3030

A Bylaw to authorize the discharge of Land Use Contract No. 23-73 from the specified properties.

WHEREAS Land Use Contract No. 23-73 is registered against titles legally described in Schedule "A".

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 23-73 discharged from title to the Lands.

AND WHEREAS Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

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

1. The Land Use Contract registered in the Land Title Office under L80942 is hereby discharged against the title legally described in Schedule "A" which is attached and forms part of this bylaw.

2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 23-73 Bylaw, 2017, No. 3030".

READ A FIRST AND SECOND TIME this -- day of September, 2017.

PUBLIC HEARING, held this -- day of October, 2017.

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

FINALLY ADOPTED this -- day of -- , 2017.

_____

MAYOR

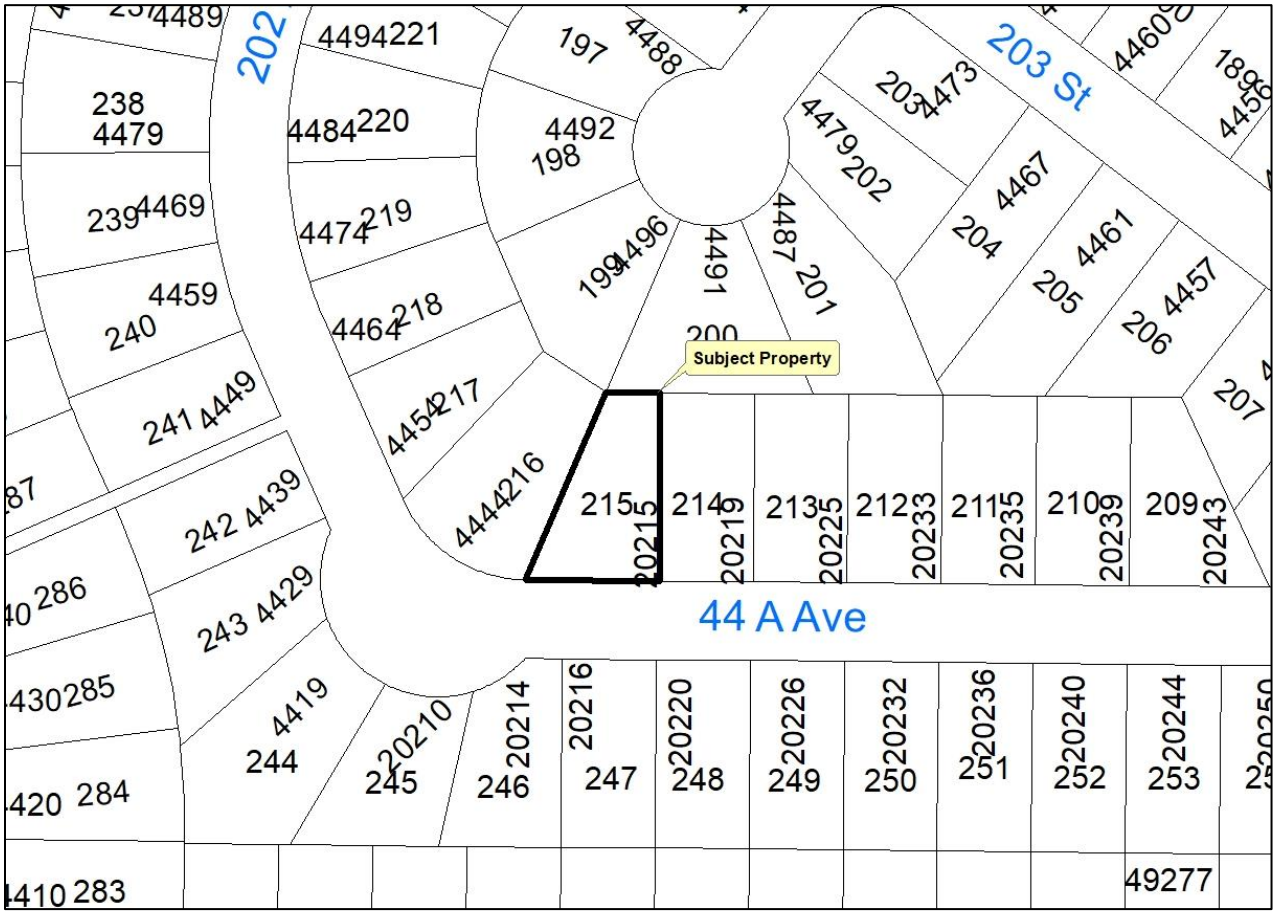
_____

CORPORATE OFFICER

BYLAW NO. 3030

SCHEDULE "A"

Civic Address:	**20215 – 44A Avenue**
Legal Description:	**Lot 215, Section 35, Township 7, New Westminster District, Plan 49277**
PID:	**000-934-984**
Owner/Applicant:	**K. Kearney, V. Kearney**



CITY OF LANGLEY

EXPLANATORY NOTE

OFFICER ESTABLISHMENT BYLAW 2855,
AMENDMENT BYLAW NO. 3, 2017
NO. 3026

The purpose of this amendment is to update the title of the position responsible for corporate administration for the City per Section 148 of the *Community Charter* from Manager of Legislative Services to Corporate Officer.

CITY OF LANGLEY

OFFICER ESTABLISHMENT BYLAW 2855, AMENDMENT BYLAW NO. 3, 2017 NO. 3026

A Bylaw to amend the Officer Establishment bylaw.

1. **Title**

(1) This bylaw shall be cited as the "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 3, 2017, No. 3026."

2. **Amendments**

(a) That Section 3(1)(c) be amended by striking out the title "Manager of Legislative Services" and replacing it with the title "Corporate Officer"; and

(b) That Section 4(3) be amended by striking out the title "Manager of Legislative Services" and replacing it with the title "Corporate Officer".

READ A FIRST, SECOND AND THIRD TIME this eleventh day of September, 2017.

ADOPTED this day of , 2017.

MAYOR

CORPORATE OFFICER

CITY OF LANGLEY

EXPLANATORY MEMO

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 139, 2017, BYLAW NO. 3027
DEVELOPMENT PERMIT APPLICATION DP 08-17

To consider a Rezoning Application and Development Permit Application by Monarchy Homes Ltd. to accommodate a 14-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:

Owner/Applicant:	Monarchy Homes Ltd./F. Adab Architects Inc.
Civic Addresses:	19753 -55A Avenue
Legal Description:	Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996
Site Area:	23,464 ft^2 (2179 m^2)
Number of Units	14 townhouse units
Lot Coverage:	43%
Total Parking Required:	31 spaces (including 3 visitor spaces)
Total Parking Provided:	31 stalls (including 3 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 49
OCP Designation:	Medium Density Residential
Exterior Finishes:	Hardy Siding and Shingles, Cultured Stone Trim, Aluminum Railings, Vinyl Windows
Variances Requested:	None
Development Cost Charges:	$233,544.50
Community Amenity Charge:	$28,000.00

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 139

BYLAW NO. 3027

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD49) and to rezone the property located at 19753 -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. 139, 2017, No. 3027".

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 – 49 (CD49) Zone: immediately after Comprehensive Development -48 (CD48) Zone:

"UU. CD49 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 14-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 49 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 030-037-484
Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716
Except: Phase One Strata Plan EPS3996

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 17 pages and dated October, 2016 prepared for Monarchy Homes Ltd. by F. Adab Architects Inc, 1 copies of which are attached to Development Permit 08-17.

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

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

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

APPROVED UNDER THE TRANSPORTATION ACT SBC 2004 c.44 this -- day of --, 2017.

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

FINALLY ADOPTED this -- day of --, 2017.

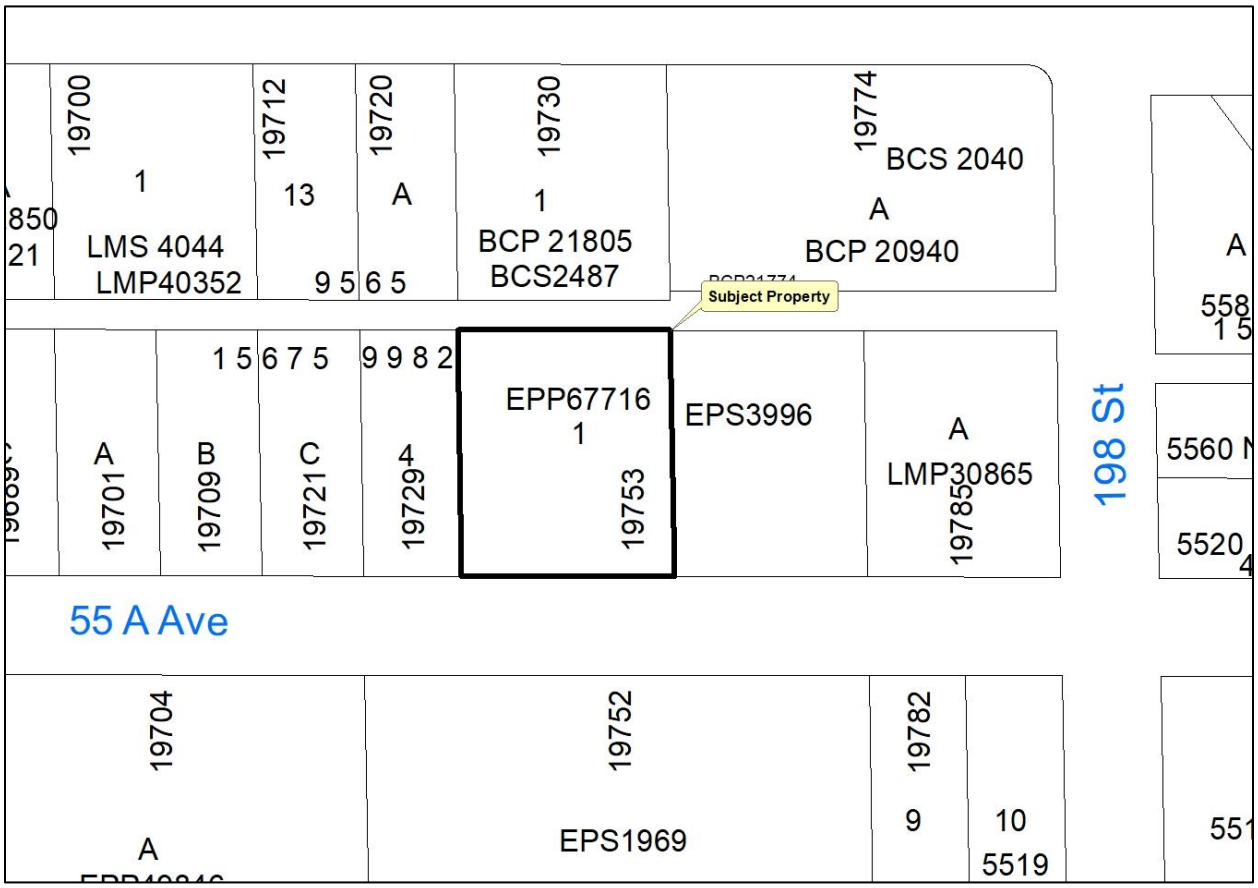
_____
MAYOR

_____
CORPORATE OFFICER

CITY OF LANGLEY

REZONING APPLICATION RZ 06-17
DEVELOPMENT PERMIT APPLICATION DP 08-17

Civic Address: **19753 – 55A Avenue**
Legal Description: **Lot 1, Section 3, Township 8, New Westminster District, Plan EPP67716 Except: Phase One Strata Plan EPS3996**
Owner/Applicant: **Monarchy Homes Ltd.**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ-06-17/Development Permit Application DP-08-17**

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: August 11, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ-06-17/ Development Permit Application DP-08-17 to accommodate a 3-storey, 14 –unit townhouse development located at 19753 -55A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Fred Adab Architects Inc. to accommodate a 3- storey, 14-unit townhouse development.

POLICY:

The subject property is zoned RS-1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan. All lands designated Medium Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Fred Adab Architects Inc.
Owner:	0901523 BC Ltd.
Civic Addresses:	19753 -55A Avenue
Legal Description:	Lot 1 Except Phase 1, Strata Plan EPS 3996, Section 3, Township 8, New Westminster District Plan EPP 67716
Site Area:	23,464 ft^2 (2179 m^2)
Lot Coverage:	43%
Total Parking Required:	31 spaces (including 3 visitor spaces)
Total Parking Provided:	31 stalls (including 3 visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 49
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$233,544.50
Community Amenity Charge:	$28,000.00

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.

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

A) The developer is responsible for the following work which shall be designed 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. Design and construct a half-road on 55A Avenue for the full property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. The existing pavement may be suitable for a mill and fill construction, depending on the results of a geotechnical inspection as required by the City's Subdivision and Development Bylaw. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City, amount to be calculated by the developer's engineer.
3. Water, sanitary and storm sewer service connections are available to connect to from Phase one. The developer's engineer will verify that the connections are adequate for the proposed development. All existing services shall be capped at the main, at the Developer's expense.
4. A stormwater management plan for the site, including 55A Avenue and the lane, is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
5. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to comply with the Riparian Area Regulation. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditch along 55A Avenue, and must apply to DFO for approval.
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.

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

1. The City would require a Security Deposit of 110% of 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 cash-in-lieu amount will be determined for the undergrounding of overhead hydro/tel lines.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
4. 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.
5. 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.
6. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
7. The development falls within the area requiring approval from the Ministry of Transportation and Infrastructure for rezoning. The developer agrees to comply with any requirements that the Ministry may impose on the development.
8. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Multi-Family and Commercial Building Recycling Space - Draft Sample Bylaw for Municipalities".
9. Reciprocal access agreements shall be registered to facilitate access to adjacent properties indicated as potentially being linked by an internal driveway. The City shall be included as a third party to such agreements.

Discussion:

The applicant is proposing to now apply to rezone and develop the second phase of the "*Parkridge*" townhouse development located on the north –side of 55A Avenue, west of the first phase, into an attractive 3-storey, 14 unit townhouse project. The first phase of the "Parkridge", consisted of 13 townhouse units, was completed and successfully marketed earlier in 2017. The second phase site is currently occupied by three manufactured trailer units. Normally, it is the City's desire to have all the tenants vacated from a development site before accepting their rezoning/development permit application. However, pursuant to Section 42 of the Manufactured Homes Park Tenancy Act, SBC 2002, c 77, the owner must have all approvals in place before issuing termination notices

to its tenants. Therefore, the owner must abide by its legal statutory obligations to its tenants in order to legally terminate the tenancies.

The proposed townhouse development site plan layout and orientation follows the same urban concept pedestrian-oriented streetscape theme expressed in the first phase townhouse development. From a massing point of view, the buildings are similarly organized into two separate blocks. However, the form and character of the proposed townhouse development introduces an articulated architectural expression but with a different design vocabulary and different architectural articulations.
The proposed development complies with the Multiple Family Residential Development Permit Area Guidelines for townhouse developments reflected within the Official Community Plan, including CPTED report integration into the architectural and landscaping designs.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 13th, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 18th Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $233,544.50 to 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
Director of Development Services & Economic Development

attachments

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, SEPTEMBER 13, 2017 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Hana Hutchinson
Esther Lindberg
Jamie Schreder

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

Absent: Shelley Coburn, School District No. 35
Corp. Steve McKeddie, Langley RCMP
George Roman
Dan Millsip

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Hutchinson

THAT the minutes for the August 9, 2017 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 06-17/DEVELOPMENT PERMIT APPLICATION DP 08-17-19753-55A AVENUE-FRED ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed applications and introduced , Fred Adab, F. Adab Architects Inc and Mr Dhall, Bent Picture Design Group. Mr. Adab and Mr. Dhall presented the proposed rezoning/development permit applications. Following discussion on building form and character, on-site landscaping, parking, compatibility with first phase townhouse development, Manufactured Homes Park Tenancy Act implications, sustainability features and CPTED security features, it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Buhler

That Development Permit Application DP 07-17 to accommodate a 3 storey, 14 unit townhouse development located at 19753-55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 09-17 -6025 COLLECTION DRIVE-CHRISTOPTER BOZYK ARCHITECTS LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced , Nikolav Kalinov, Christopher Bozyk Architects Ltd. Mr. Kalinov presented the proposed development permit application. Following discussion on building form and character, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Schreder

That Development Permit Application DP 09-17 to accommodate a 932m^2 (10,034 ft^2) parts and service department expansion for the BME Mini dealership located at 6025 Collection Drive be approved.

CARRIED

4) **NEXT MEETING**

Wednesday, November 8th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 8:00 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

CITY PARK TOWNHOMES

19753, 55A AVENUE, LANGLEY- PHASE II

PROJECT INFORMATION

CIVIC ADDRESS :
19753, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
LOT 1 EXCEPT PHASE 1, STRATA PLAN EPS3996,
SECTION 3, TOWNSHIP 8, NWD, PLAN EPP67716

LIST OF DRAWINGS

A-1.0 PROJECT INDEX - CONTACTS LIST
A-1.1 CONTEXT PLAN - PROJECT STATISTICS
A-1.2 AERIAL MAP -CONTEXT PHOTOS
A-1.3 SITE PLAN
A-1.4 DESIGN RATIONALE - HISTORY & CONTEXT, FORM & CHARACTER
A-1.5 DESIGN RATIONALE - SUSTAINABILITY, CPTED
A-1.6 PERSPECTIVE RENDERING
A-1.7 EXTERIOR FINISH-ELEVATION RENDERING
A-1.8 55A STREETSCAPE

A-2.1a FLOOR PLANS - BLOCK 3
A-2.1b FLOOR PLANS - BLOCK 3
A-2.2a FLOOR PLANS - BLOCK 4
A-2.2b FLOOR PLANS - BLOCK 4

A-3.1 ELEVATIONS - BLOCK 3
A-3.2 ELEVATIONS - BLOCK 4

A-4.1 BLOCK 3 SECTIONS
A-4.2 BLOCK 4 SECTIONS

L-1 LANDSCAPE PLAN

CONTACT LIST:

OWNER :

0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2
TEL : 604 374 6900

ARCHITECT :

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

SURVEYOR:

CAMERON LAND SURVEYING LTD.
206-16055 FRASER HIGHWAY
SURREY, B.C. V4N 0G2
TEL : 604 597 3777
FAX : 604 597 3783

CIVIL ENGINEER :

CITIWEST CONSULTANTS
101-9030 KING GEORGE BLVD.
SURREY, B.C. V3V 7Y3
TEL : 604 591 2213
FAX : 604 591 5518

LANDSCAPE ARCHITECT:

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

GEOTECHNICAL:

WESTERN GEOTECHNICAL
103-19162 22ND AVENUE
SURREY, B.C. V3S 3S6
TEL : 604-385-4244

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NO	DATE	REVISION / ISSUED
1	07-24-17	ISSUED FOR DP

PROJECT TITLE:
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

FOR:
MONARCHY HOMES LTD
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
PROJECT INDEX - CONTACTS LIST

DATE	OCT 2016	SHEET NO.
SCALE	N/A	A-1.0
DESIGN	F.A.	
DRAWN	A.A.	
PROJECT NO.	0906	

PROJECT STATISTICS

CIVIC ADDRESS :
19753, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
LOT 1 EXCEPT PHASE 1, STRATA PLAN EPS3996,
SECTION 3, TOWNSHIP 8, NWD, PLAN EPP67716

LOT AREA :
23,464 SQ.FT.=2179.8 SQ.M.=0.538 ACRES

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

LOT COVERAGE :
PROVIDED : 10,196 / 23,464 = 43%

FLOOR AREA :
PROVIDED : 22,198 SQ.FT. = 2062.2 SQ.M.

FAR :
21,494 / 23,464 = 0.916

BUILDING HEIGHT :
3 STORIES

SETBACKS :

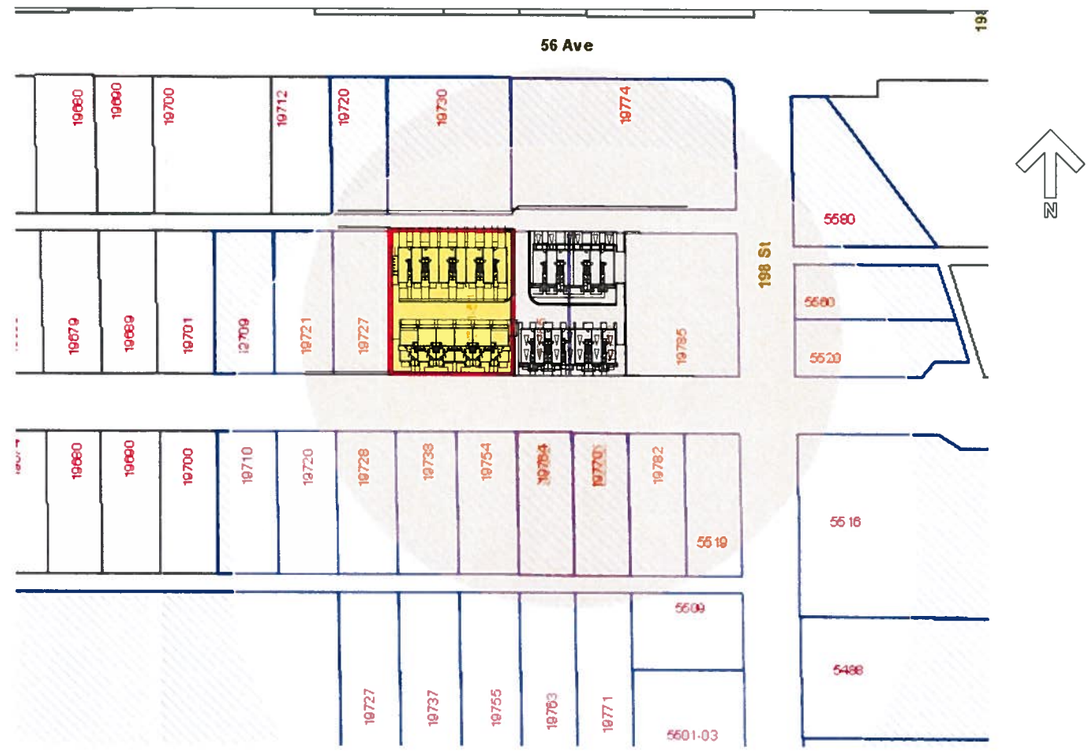
NORTH PL. : 22'-0"
SOUTH PL. : 12'-0"
EAST PL. : 8'-0"
WEST PL. : MIN. 9'-2"

NO. OF UNITS : 14

DENSITY : 26.0 UNIT / ACRE

PARKING :

2 STALLS / TOWNHOUSE : 30 STALLS
VISITORS : 3



UNIT MIX						
UNIT TYPE	A	A1	B	C	D	TOTAL
NO OF BED RM.	4	4	3	2	3	
NO OF UNIT	4	2	3	3	2	14
AREA	1743	1765	1485	1231	1422	
TOTAL AREA	6972	3530	4455	3693	2844	21494

NO OF 2 BED RM. : 3
NO OF 3 BED RM. : 5
NO OF 4 BED RM. : 6
NO. OF VISITOR PARKING : 2
TOTAL AREA : 21494 SQ.FT
LOT AREA : 23464 SQ.FT

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PROJECT TITLE:
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

FOR:
MONARCHY HOMES 0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
PROJECT STATISTICS - CONTEXT PLAN

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	0906	

3

4

5

2

6

1 55A AVENUE NORTH STREETSCAPE

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PROJECT TITLE:

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19753, 55A AVENUE, LANGLEY

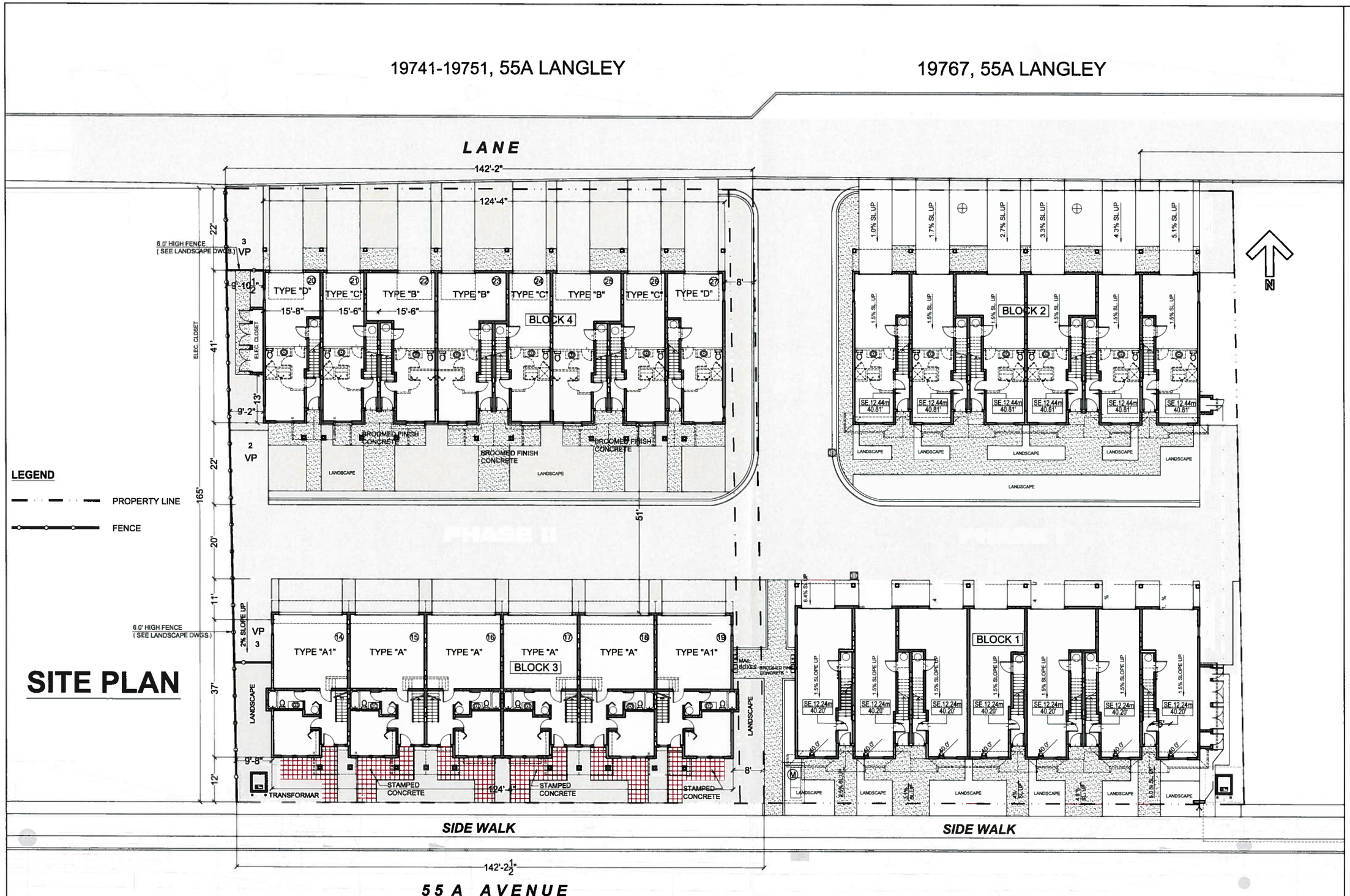
FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:

AERIAL MAP-
CONTEXT PHOTOS

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	0906	



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CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:

SITE PLAN

DATE:	OCT 2016	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	

History, Characteristics and Context

The proposed development is the 2nd phase of the "Parkridge" townhouse development designed by FAA on the north side of the 55A Avenue.
The first phase is completed and successfully marketed in 2017.

Both phases share an internal road, vehicular and pedestrian entries and servicing infrastructure.

This 2nd phase proposal occupies a lot area of 2180 square meter (0.54 acre) and has an overall density of 25 units per acre.

The first phase consisted of 13 units of two and three bedroom townhouses with tandem parking. The 2nd phase proposes 14 unit townhouses with combination 6 large units with side by side garages and 8 units with tandem parking.

Proposed project consists of 14 three storey two, three and four bedroom town homes. The average size of the two bedroom homes is 1,200 sq ft. the three bedroom townhouse is 1,450 and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 198 Street and passes this site toward west.

The site presently occupies 3 trailer homes that would be removed after rent expiry date.

Photos of the Phase one development ***"Parkridge"*** and 33 unit development ***"Marquee"*** opposite side which was completed 3 years ago are shown on the rendering material provided in this submission package.

Urban Design, Form and Character

From a massing point of view, the buildings are organized in two separate blocks.
The larger units with double car garages located on the south side facing 55A Avenue and the other block facing the courtyard.

The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the phase one townhouse developments to the east side.

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

The form and character introduces an articulated architectural expression similar to phase one development but with a different design vocabulary and different articulations.

Architectural expression shows a recognizable form and character expres - sing the identity of a "base and top" with transition in massing and change to the material and color.

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

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

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19753, 55A AVENUE, LANGLEY

FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
DESIGN RATIONALE - HISTORY AND CONTEXT, FORM AND CHARACTER

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.4
DESIGN:	F.A.	
DRAWN:		
PROJECT NO:	0906	

Sustainability and Green Measures

- An attempt has been made to create a friendly and vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality.

- Close to the public transportation and amenities

- Variety of unit types and sizes are introduced for both small and large families with children

- Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units

- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010

- Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows as shading device

- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water

- All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment

- The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line

• *Crime Prevention Through Environmental Design. "CPTED"*

- The services of Liahona Security have been hired; a report has been prepared for the site and their recommendations have been incorporated into the design

Items include:

- Enhance the safety and strengthen the perception of safety measure in site planning and landscaping designs

- Provision of identifiable Territoriality

- Provision and enhancement of Natural Surveillance

- Access and Perimeter Control

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

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

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

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

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

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

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19753, 55A AVENUE, LANGLEY

FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
DESIGN RATIONALE - SUSTAINABILITY AND CPTED

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.5
DESIGN:	F.A.	
DRAWN:		
PROJECT NO:	0906	

F. ADAB ARCHITECTS INC.

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

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NO.	DATE	REVISION / ISSUED
1	07-24-17	ISSUED FOR DP

PROJECT TITLE:

CITY PARK TOWN HOMES PHASE II
19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:

PERSPECTIVE VIEW FROM 55A AVENUE

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.6
DESIGN:	F.A.	
DRAWN:		
PROJECT NO:	0906	

Exterior Finishes

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

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

6" HORIZONTAL HARDIE SIDING
IRON GREY BY JAMES HARDIE

HARDIE SHINGLES
COBBLE STONE BY JamesHardie

6" HORIZONTAL HARDIE SIDING
652 MIDNIGHT SURF BY GENTEK

STONE
SUEDE DRYSTACK LEDGESTONE -
BY BORAL

BLOCK 4 SOUTH ELEVATION

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:

EXTERIOR FINISH - BLOCK 4 SOUTH ELEVATION RENDERING

DATE:	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.7
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	

PHASE II - SOUTH ELEVATION - BLOCK 3

PHASE I - SOUTH ELEVATION - BLOCK 1

55A AVENUE STREETSCAPE

PHASE II

PHASE I

55A AVENUE STREETSCAPE

F. ADAB ARCHITECTS INC.

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CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

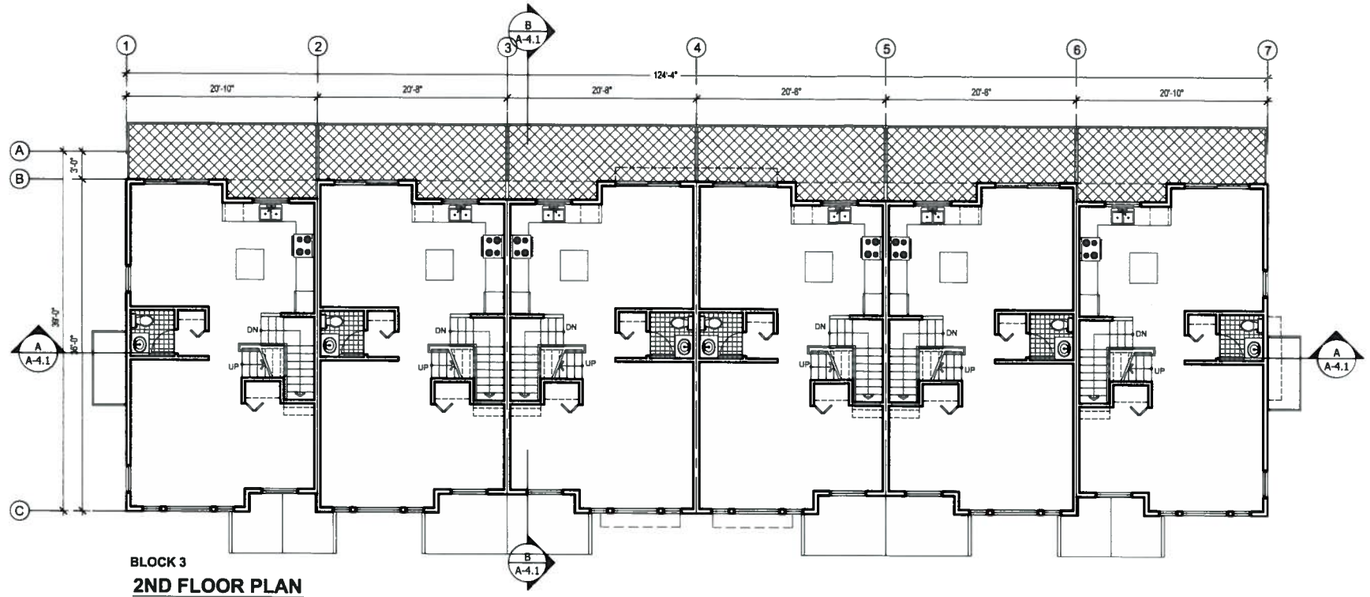
FOR:

MONARCHY HOMES LTD
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:

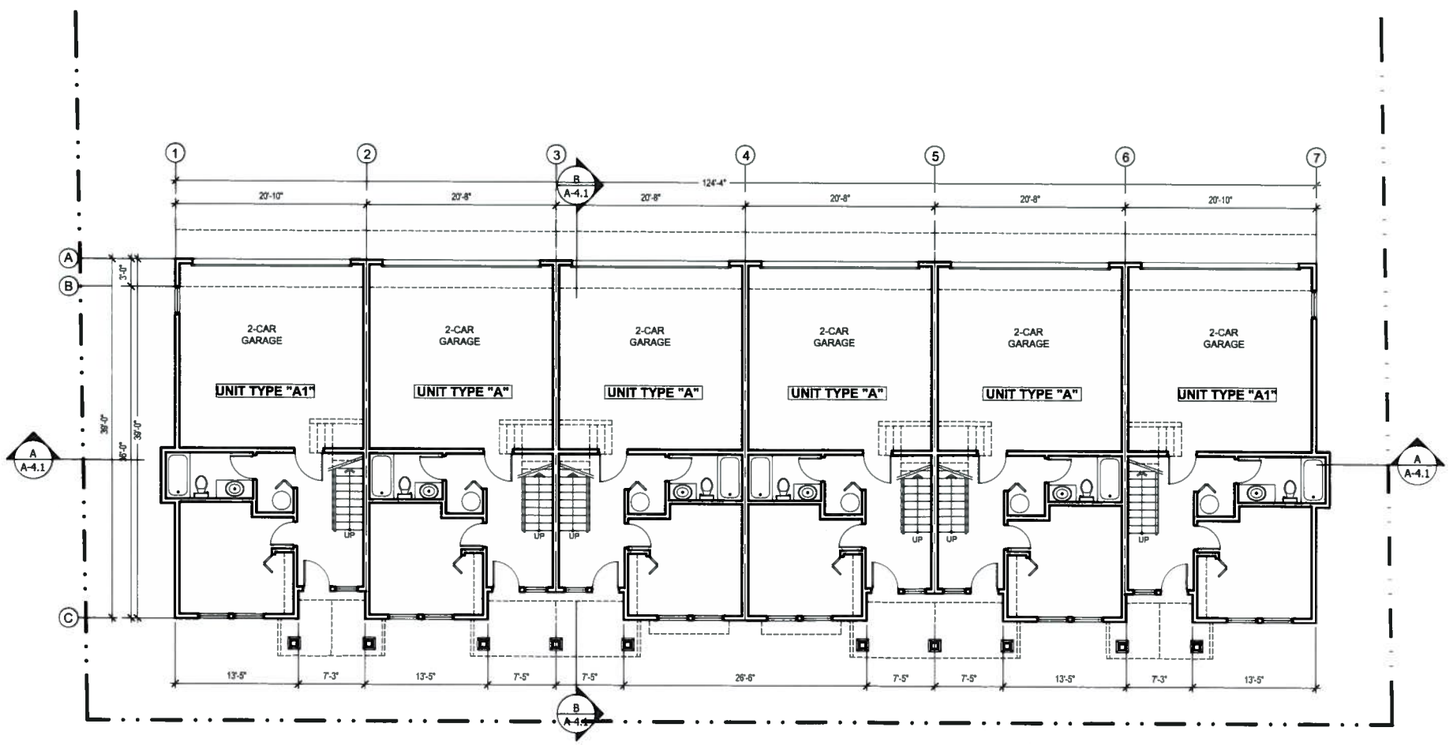
55A AVENUE STREETSCAPE

DATE:	OCT 2016	SHEET NO:
SCALE:	NTS.	A-1.8
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



BLOCK 3

2ND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK 3

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

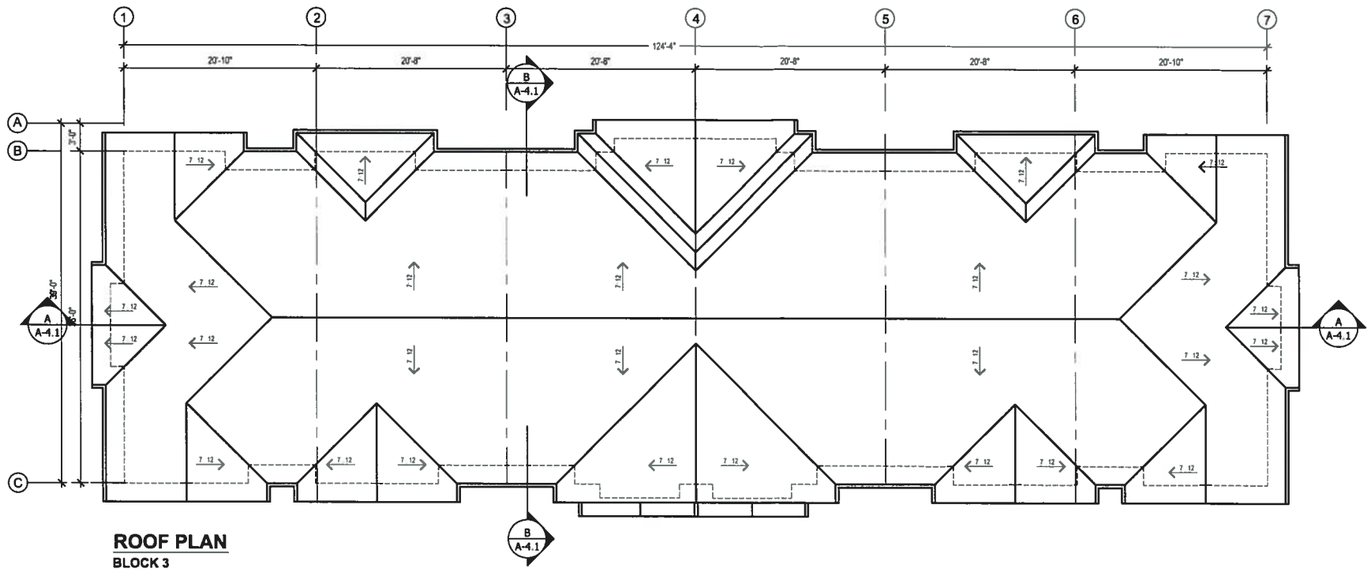
FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

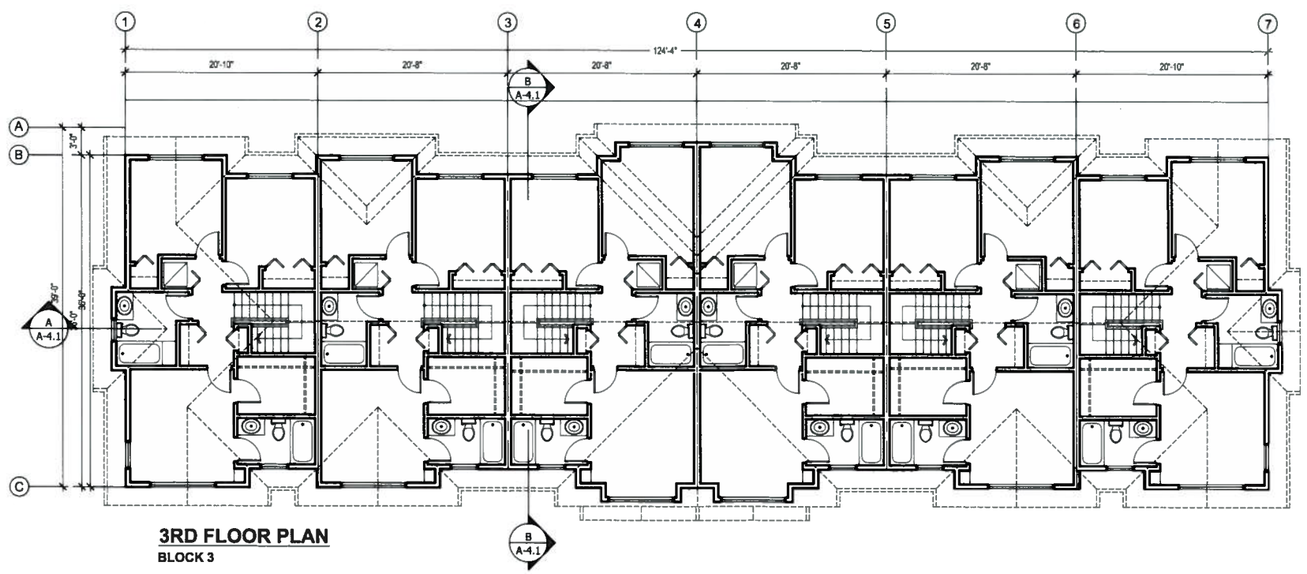
DRAWING TITLE:

BLOCK 3 FLOOR PLANS (1ST AND 2ND FLOORS)

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1a
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



ROOF PLAN
BLOCK 3



3RD FLOOR PLAN
BLOCK 3

F. ADAB ARCHITECTS INC.

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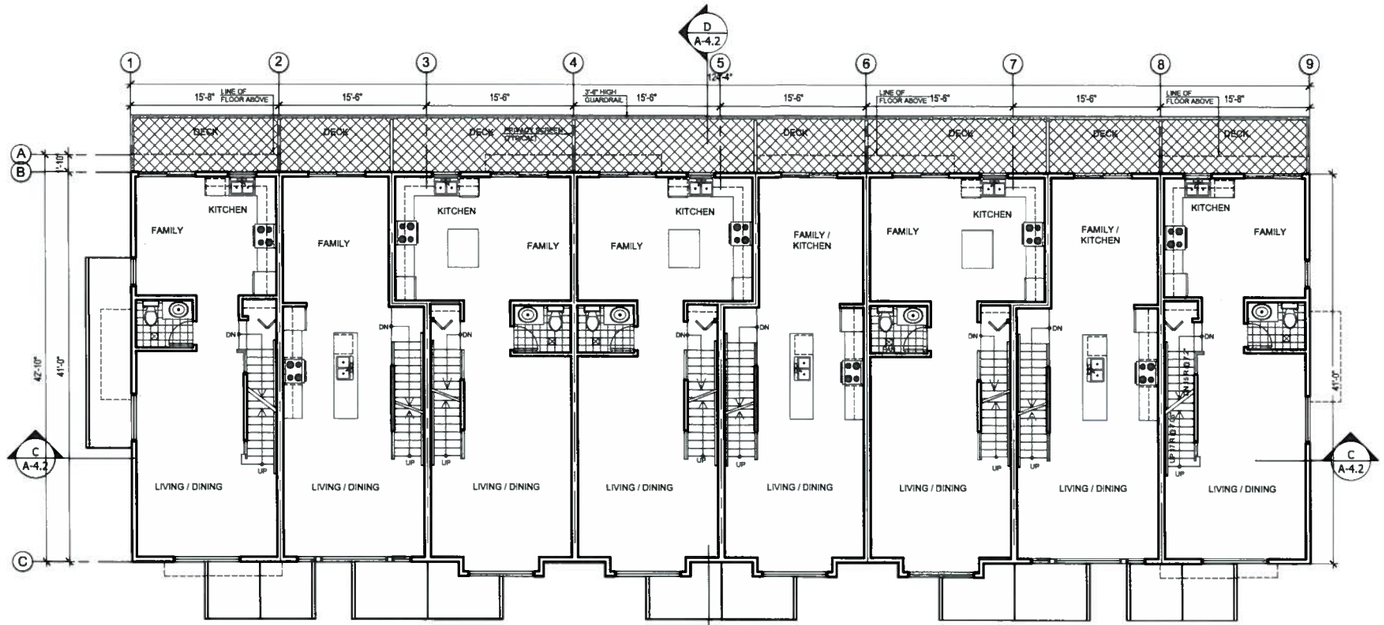
PROJECT TITLE:
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

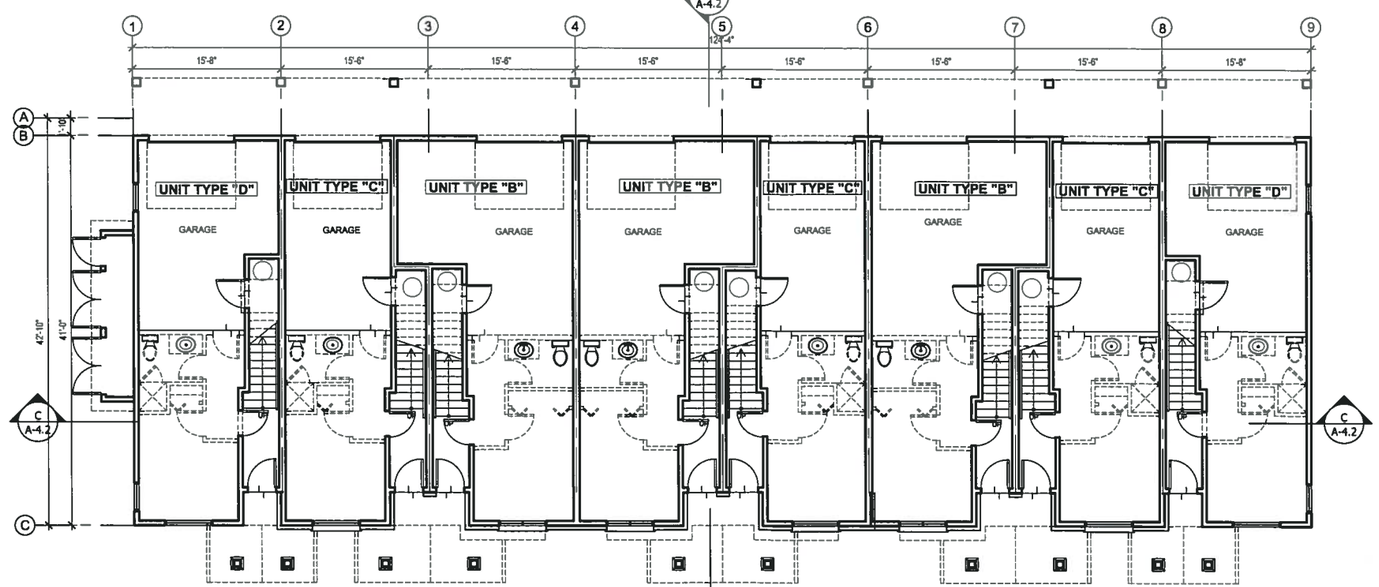
FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
BLOCK 3 FLOOR PLANS (3RD FLOOR AND ROOF)

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1b
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



SECOND FLOOR PLAN - BLOCK 4



FIRST FLOOR PLAN - BLOCK 4

F. ADAB ARCHITECTS INC.

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CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

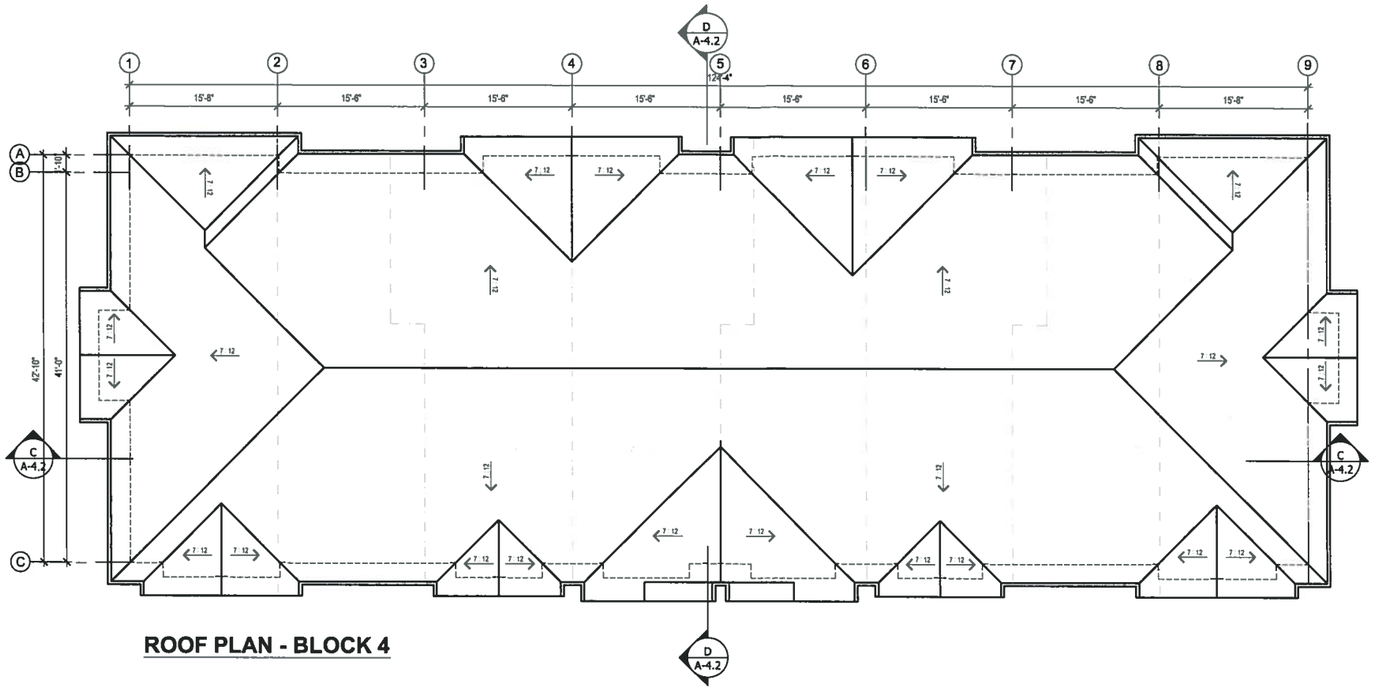
FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

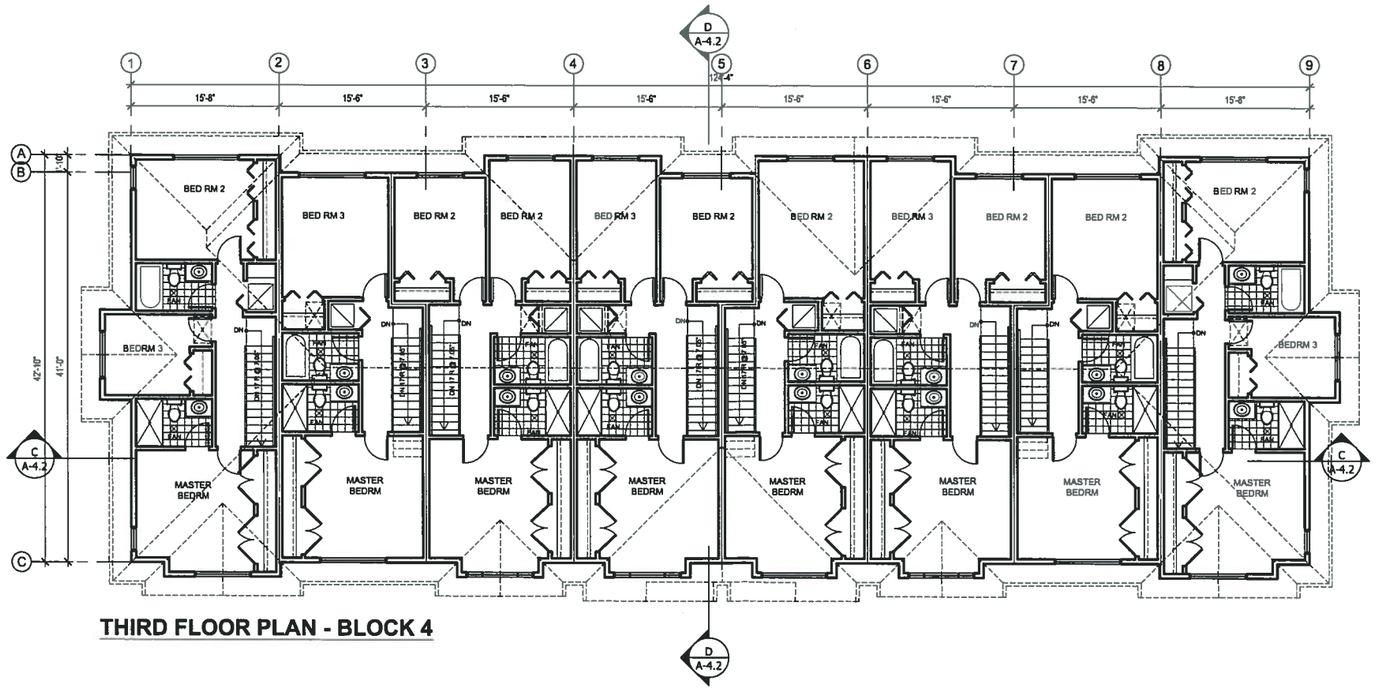
DRAWING TITLE:

BLOCK 4 FLOOR PLANS (1ST AND 2ND FLOORS)

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.2a
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



ROOF PLAN - BLOCK 4



THIRD FLOOR PLAN - BLOCK 4

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

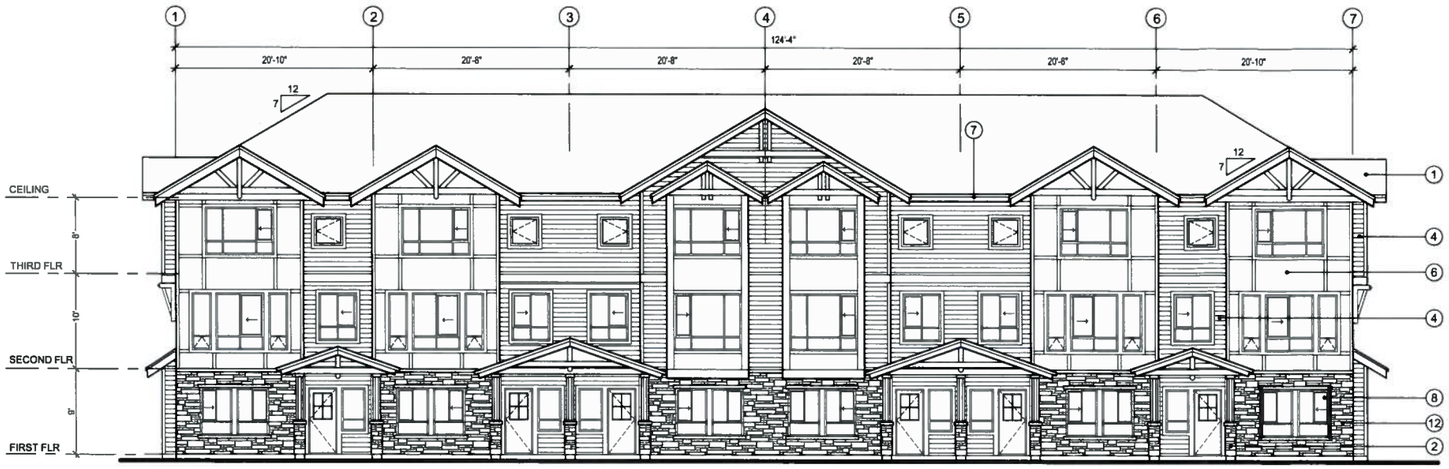
FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

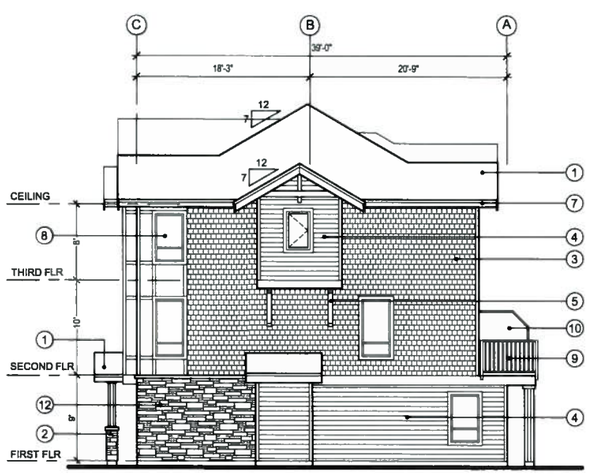
DRAWING TITLE:

BLOCK 4 FLOOR PLANS (3RD FLOOR AND ROOF)

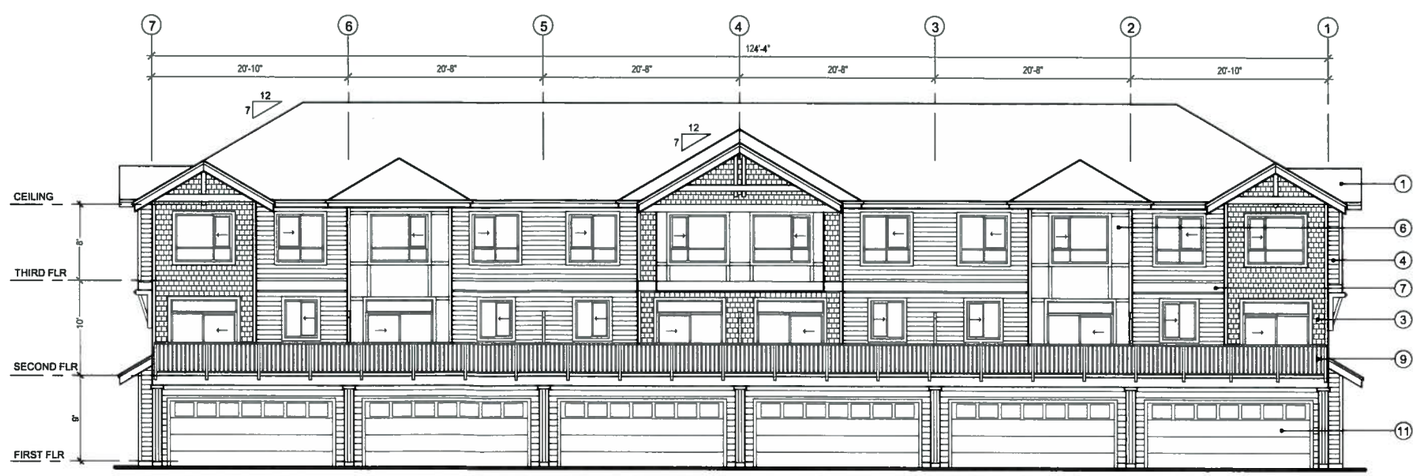
DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.2b
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	0906	



SOUTH ELEVATION - BLOCK 3



EAST ELEVATION - BLOCK 3



NORTH ELEVATION - BLOCK 3

EXTERIOR FINISHES

1. **ASPHALT SHINGLES ROOF**
2. COLUMNS :
   TOP : 6" * 6" LUMBER
   BASE : CULTURED STONE
3. **HARDIE SHINGLES**
   COBBLE STONE BY JamesHardie
4. **6" HORIZONTAL HARDIE SIDING**
   IRON GREY BY JamesHardie
5. **BRACKETS**
   OTTERTAIL CLW 1002W - GP.
6. **HARDIE BOARD**
   OTTERTAIL CLW 1002W - GP.
7. **BANDBOARDS, TRIMS, FASCIAS**
   OTTERTAIL CLW 1002W - GP.
8. **WINDOWS**
   VINYL FRAMED - WHITE
9. **RAILING**
   ALUMINUM
10. **PRIVACY SCREEN**
11. **GARAGE DOOR**
    OTTERTAIL CLW 1002W - GP.
12. **STONE**
    SUEDE DRYSTACK LEDGESTONE - BY BORAL

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CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

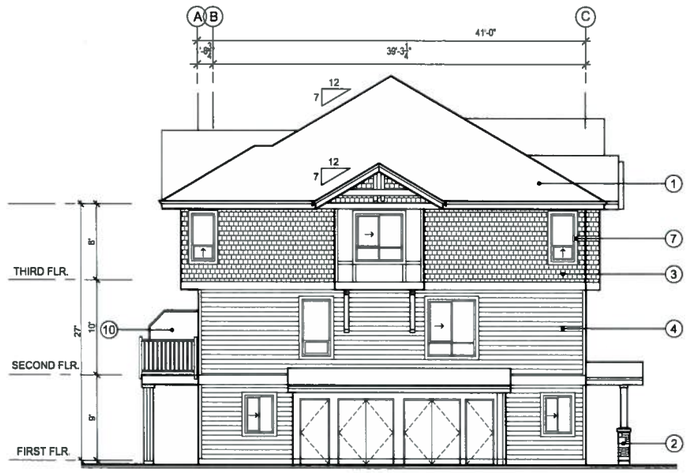
FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

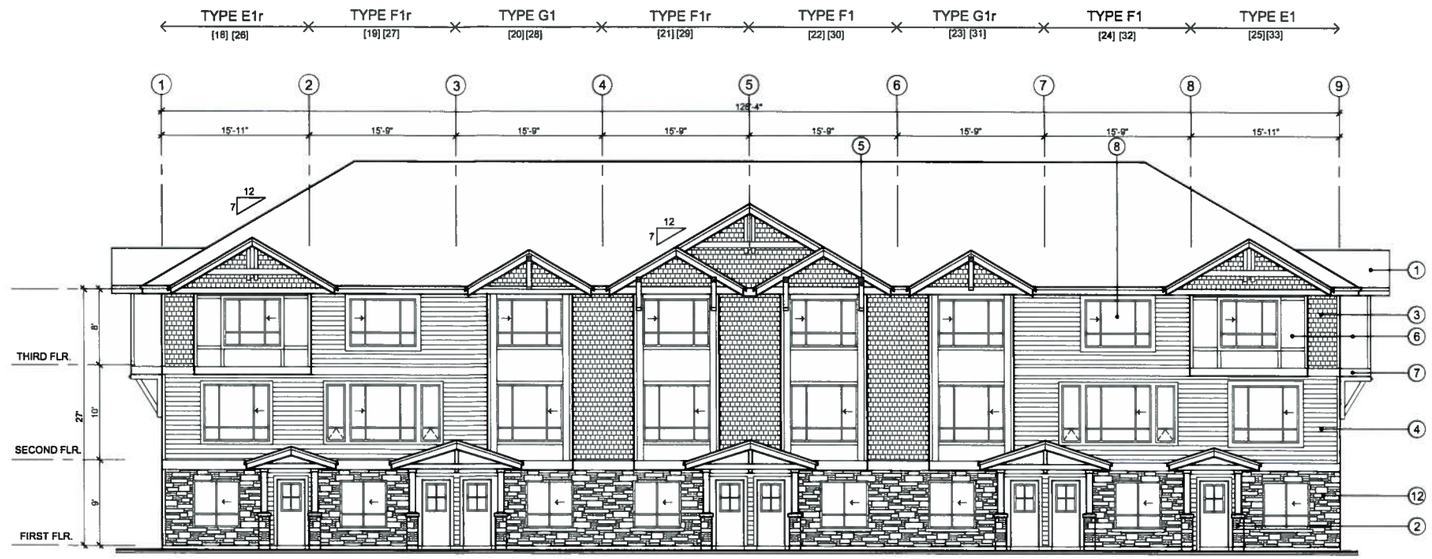
DRAWING TITLE:

BLOCK 3 ELEVATIONS

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-3.1
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



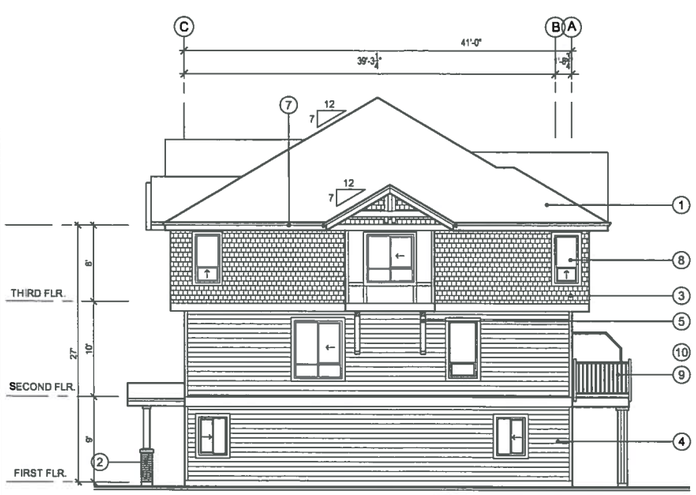
WEST ELEVATION - BLOCK 4



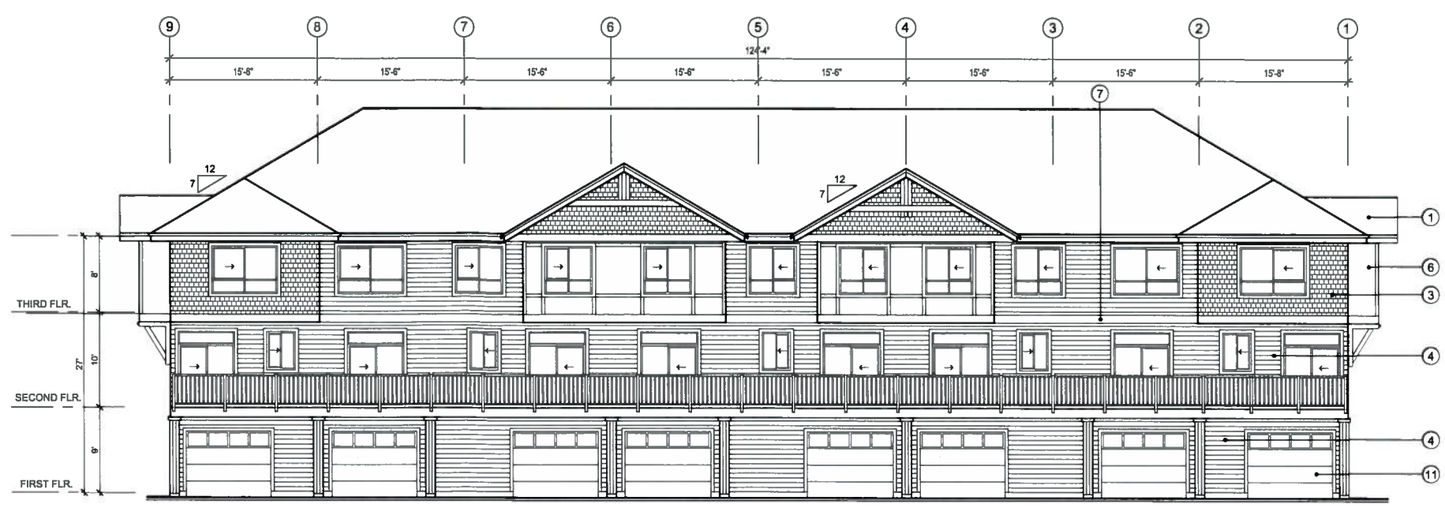
SOUTH ELEVATION - BLOCK 4

EXTERIOR FINISHES

1	ASPHALT SHINGLES ROOF	5	BRACKETS ARCTICT CIRCLE CH 123 - GP.	9	RAILING ALUMINUM
2	COLUMNS : TOP : 6" X 6" LUMBER BASE : CULTURED STONE	6	HARDIE BOARD ARCTICT CIRCLE CH 123 - GP.	10	PRIVACY SCREEN
3	HARDIE SHINGLES COBBLE STONE BY JamesHardie	7	BANDBOARDS, TRIMS, FASCIAS ARCTICT CIRCLE CH 123 - GP.	11	GARAGE DOOR ARCTICT CIRCLE CH 123 - GP.
4	6" HORIZONTAL HARDIE SIDING IRON GREY BY JamesHardie	8	WINDOWS VINYL FRAMED - WHITE	12	STONE SUEDE DRYSTACK LEDGESTONE - BY BORAL



EAST ELEVATION - BLOCK 4



NORTH ELEVATION - BLOCK 4

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19753, 55A AVENUE, LANGLEY

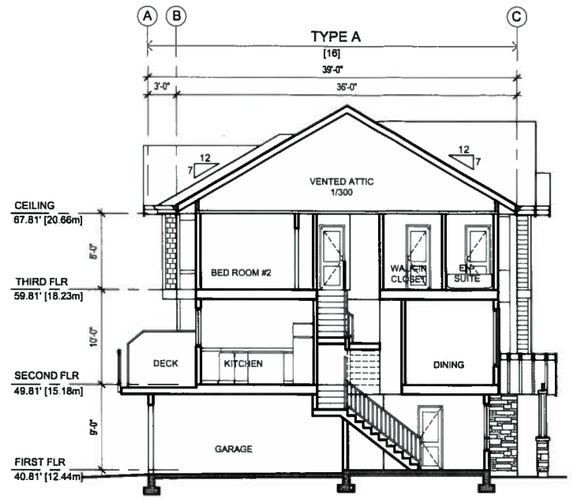
FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

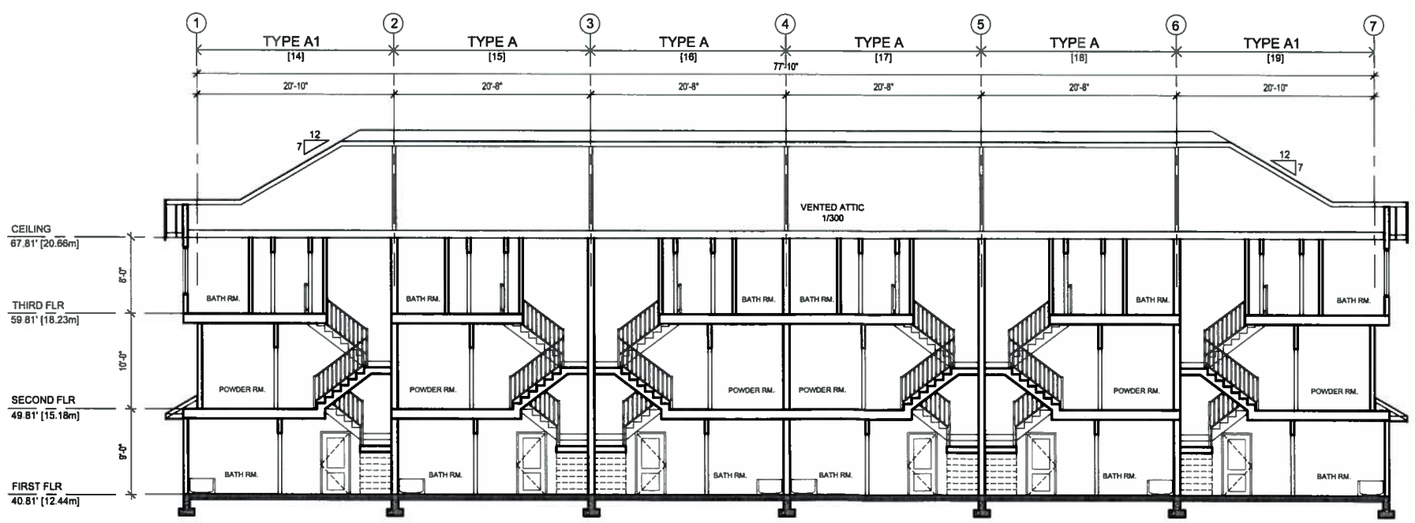
DRAWING TITLE:

BLOCK 4 ELEVATIONS

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	A-3.2
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



SECTION B-B - BLOCK 3



SECTION A-A - BLOCK 3

F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
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CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

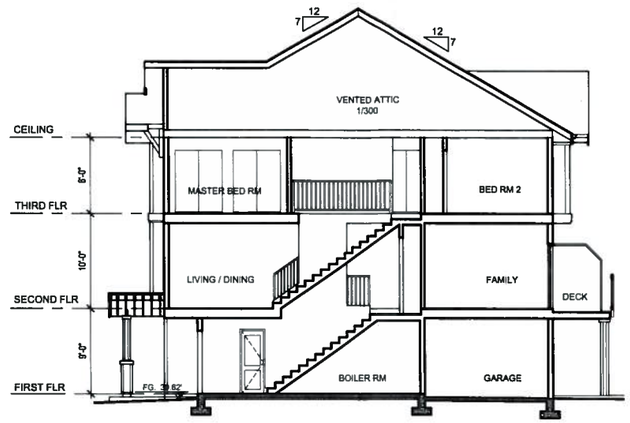
FOR:

MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

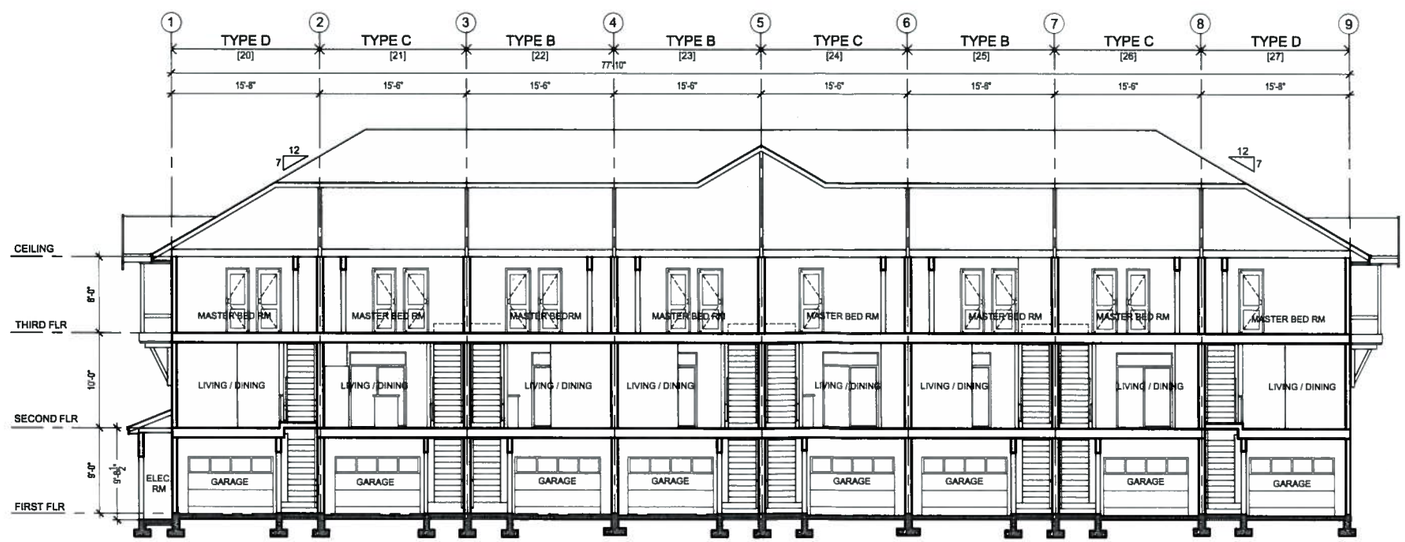
DRAWING TITLE:

BLOCK 3 SECTIONS

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	0906	



SECTION D-D - BLOCK 4



SECTION C-C - BLOCK 4

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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1	07-24-17	ISSUED FOR DP

PROJECT TITLE:
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY

FOR:
MONARCHY HOMES LTD.
0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
BLOCK 4 SECTIONS

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.2
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	

DESIGN RATIONALE AND SUMMARY

THIS MULTI-FAMILY DEVELOPMENT IS A CONTINUATION OF THE FIRST PHASE DIRECTLY TO THE EAST AND ADJACENT TO THIS DEVELOPMENT.THEREFORE, THE DESIGN CONCEPT AND THE RATIONALE IS TO KEEP IT CONSISTENT AND AVOID ANY DISCORDANT FEATURES, ELEMENTS OR STYLES. WE HAVE TRIED TO BE AS CONSISTENT AS POSSIBLE TO KEEP THE IDENTICAL FORM AND CHARACTER AND HAVE TAKEN OUR CUES NOT FROM THE ORIGINAL DESIGN BUT FROM THE IFC(ISSUED FOR CONSTRUCTION) DRAWINGS.

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

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED IN BROOM FINISHED CONCRETE TO MAINTAIN THE THEME OF THE PHASE I OF THIS DEVELOPMENT AND THE MAIN ACCESS AND THE DRIVEWAYS ARE MAINTAINED AS ASPHALT. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS IS ONCE AGAIN BROOM FINISHED CONCRETE TO MATCH THE FIRST PHASE AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE.

THE TREE PALETTE USED NAMELY NATIONAL DOGWOOD, VINE MAPLE, ACER RUBRUM AND THUJA SMARGD

THE NEW MULTI-FAMILY DEVELOPMENT ON THE EASTERN SIDE OF THE 198 ST.

THE TWO PROPERTIES IN THE CURRENT CONDITION WITH A PRONOUNCED DITCH ALONG 55A AVE.

THE FRONT VIEW OF THE EXISTG TRAILER PARK ON THE SUBJECT PROPERTY.

Recommended Plant List

Trees

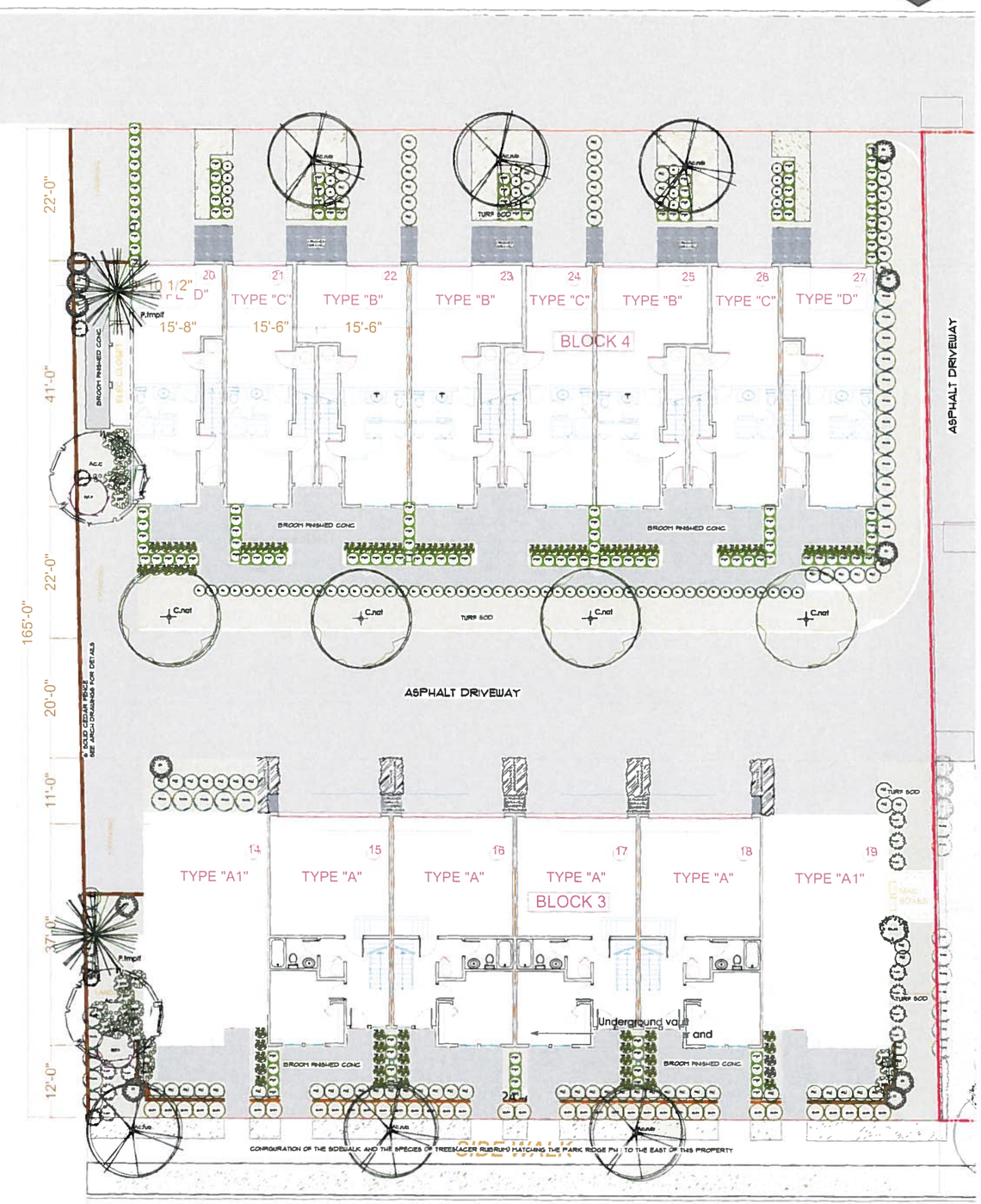
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht	
Ac.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
C.nat	4	Corunus nuttalli 'National'	National Dogwood	3.0 m. ht.	
P.tmplf	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.	
syr.v	11	Syringa vulgaris 'White'	Angel White Lilac	1 m. ht.	flowering age
smgd	3	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5 m. ht.	
v.ov	109	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
	4				

Shrubs

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Az.j	83	Azalea japonica	Japanese azalea	#3 pot	
Bx	51	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
M.aq	24	Mahonia aquafolium	Oregon grapw	#3 pot	
pm	25	Polystichum munitum	swordfern	#2 pot	
P.ply	72	Polystichum polyblepharum	Tassel Fern	#2 pot	
Rh.Ak	1	Rhododendron 'Anna Kruschke'	Rhododendron 'Anna Kruschke	#5 pot	
sk	20	Skimmia japonica	Japanese Skimmia	#2 pot	
sp.lm	36	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
v.ov	13	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
	0				

Groundcover

	200	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot



DEVELOPMENT Permit Application

bent picture CREATIVE VENTURES Ltd.
landscape architecture urban design planning architectural design
1361 129th Street, Surrey,BC, V4A3X7 . 604 783 1450 . ruchirdhall@gmail.comm

19753 55A Av
PARKRIDGE PH II

Landscape Concept Plan
LA-001-06/07/17

Drawn By	DR	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP
Contractors		Consultants	FRED ADAB ARCHITECTS
Authorities	City of Langley	Documents	DP Package

NOTES
Applies to existing properties consolidated as 19753 55A Avenue

142'-2 1/2"

1

Scale 1/16"- 1'0"

N

CITY OF LANGLEY

EXPLANATORY MEMO

FIRE PROTECTION AND SAFETY BYLAW NO. 2784, AMENDMENT NO 2 BYLAW, 2017 NO. 3028

The purpose of the bylaw amendment is to allow the use of outdoor propane or natural gas fireplaces or fire pits.

Currently all open burning is banned in the City with the exception of grills and barbeques used for the purpose of cooking food that utilize natural gas, propane or briquettes as a fuel source; or fires for the purpose of fire training. Notwithstanding the current bylaw, there are some restaurants in the City who have installed propane or natural gas fueled fireplaces for aesthetic appeal. These are contrary to the City's Fire Protection and Safety Bylaw.

There have been regular requests by the public for the allowance of ornamental fireplaces or fire pits utilizing propane or natural gas. These would be typically located on backyard patios.

The following metro-Vancouver municipalities allow outdoor fireplaces or fire pits fueled by propane or natural gas.

- Langley Township
- North Vancouver District
- Pitt Meadows
- Port Moody
- Richmond
- Surrey
- Vancouver
- West Vancouver
- White Rock

CITY OF LANGLEY

FIRE PROTECTION AND SAFETY BYLAW 2009, AMENDMENT NO 2 BYLAW, 2017 NO. 3028

A Bylaw to amend the Fire Protection and Safety Bylaw.

1. **Title**

(1) This bylaw shall be cited as the "Fire Protection and Safety Bylaw, 2009, No. 2784, Amendment No. 2 Bylaw, 2017, No. .3028."

2. **Amendments**

(a) Fire Protection and Safety Bylaw, 2009, No. 2784 is hereby amended by:

(i) Deleting section 16(3)(a); and

(ii) Inserting a new section 16(3)(a) as follows

charcoal, natural gas or propane fires contained within ULC/CSA approved appliances for that particular product; or

READ A FIRST, SECOND AND THIRD TIME this eleventh day of September, 2017.

ADOPTED this -- day of --, 2017.

MAYOR

CORPORATE OFFICER

REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Traffic Calming at Michaud Crescent and 201A Street**

Report #: 17-048

File #: 5240.01

Doc #:

From: Kara Jefford, P.Eng. Manager of Engineering Services

Date: September 12, 2017

RECOMMENDATION:

THAT Council approve Traffic Calming Options A and B for Michaud Crescent and 201A Street - 50A Avenue - including three speed humps on Michaud Crescent, two speed humps on 201A Street and temporary painted curb bulges with delineators at the intersection of Michaud Crescent and 201A Street for an estimated budget of $55,000.

PURPOSE:

To present the results of the Michaud Crescent and 201A Street public input to Council and to recommend the preferred concept for Traffic Calming to be implemented on Michaud Crescent and 201A Street fronting Linwood Park.

POLICY:

Traffic Calming Policy – CO-47

COMMENTS/ANALYSIS:

The City has received numerous traffic calming requests to address speed and safety concerns on Michaud Crescent and 201A Street. The main concerns communicated to staff involve vehicle speeds exceeding 30 km/hr on both 201A Street and Michaud Crescent and vehicles not stopping for pedestrians at the intersection of the two streets. Staff evaluated these requests based on factors outlined in the City Traffic Calming Policy CO-47. The traffic volumes and speeds were measured on Michaud Crescent and 201A Street and met the warrant criteria for traffic calming.

The 2018 capital plan includes $75,000 to complete a Michaud Crescent Greenway Concept Plan. This plan will include traffic calming features in addition to widened pedestrian and cycling pathways. Once the concept plan is complete a construction cost estimate will be done and included in a future capital plan for Council's consideration. As construction would not occur until 2019 or later it is felt that some interim traffic calming should be considered now.

To gauge community support for traffic calming, 485 ballots were sent out to the area surrounding Linwood Park and 155 were returned, representing a 32% response rate. The results of the returned ballots were as follows:

a) Traffic Calming on Michaud Cres & 201A St; 136 YES (88%) / 11 NO (7%)
b) Traffic calming on Michaud Only; 8 (5%) YES
c) 201A St Only; 0

Two concept plans were created to show various traffic calming measures which could be implemented on an interim basis, as well as an overview with the future plans for Michaud Crescent which includes the development of a greenway concept. These options were presented at a Public Open House held at City Hall in Council Chambers on July 27, 2017 and on the City website. Copies of the two concepts presented for public input are attached.

Thirty people attended the open house and twenty-eight (28) submitted comment forms– the concept plans were on the website for two weeks following the public open house for additional comments from those unable to attend the meeting. A summary of the public feedback on the traffic calming concept plans is shown in the table below:

Option	**A**	**B**	**A & B**
# votes	10	1	17
Estimated Cost	$30,000	$25,000	$55,000
Features	Speed humps (5)	Temporary Curb bump-outs using paint and delineators	

Staff recommends installing both traffic calming measures in Option A and B for an estimated budget of $55,000.00.

On the feedback forms there were many common requests. Here is a detailed listing with the number of people requesting in brackets:

- 4 way stop for calming – (11 for, 3 against)

Action: Do a traffic count and evaluate need for a four-way stop using the Transportation Association of Canada guidelines.

- Speed bumps also on 201 St and 55A Ave – 10
  Action: Do speed and traffic volume checks on 201 St and 55A Ave and evaluate separately for traffic calming.
- Keep as much street parking as possible – 6
  No action required at this time.

If the traffic count and four-way stop evaluation supports a four-way stop at 201A Street and Michaud Crescent then the stop signs will be added to the interim intersection improvements.

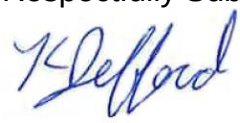
BUDGET IMPLICATIONS:

This project is within the 2017 Traffic Calming budget of $400,000;

ALTERNATIVES:

1. Not proceed with traffic calming on Michaud Crescent or 201A Street; or
2. Proceed with alternative traffic calming measures.

Respectfully Submitted,



Kara Jefford, P.Eng.
Manager of Engineering Services

Attachment(s): Traffic Calming Option A;
Traffic Calming Option B

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.
Chief Administrative Officer

Proposed 1st Step
Traffic Calming Option A
Estimated Cost: $30,000

Langley City

Proposed 2nd Step
Traffic Calming Option B
Estimated Cost: $25,000

Langley City

Paula Kusack

Subject: FW: Proclamation Request - Big Brothers Big Sisters
Attachments: Proclamation_Request_Langley.pdf

Hello,

I am emailing you on behalf of Big Brothers of Greater Vancouver and Big Sisters BC Lower Mainland.

This **September**, we will be celebrating **Big Brothers Big Sisters Month,** and on September 18th, Big Brothers Big Sisters Day. To celebrate the wonderful community partnership our agencies have with the **City of Langley** and the community as a whole, we'd like to formally submit a **request for proclamation**. Please see the attached.

We were fortunate enough to have the City of Vancouver proclaim September 18th as Big Brothers Big Sisters Day last year. Given that our programs support children and youth across the Lower Mainland, we hope to have other municipalities join us this year, the City of Langley being a very important partner.

Thank you for your time and consideration.

Best regards,

■ **WES MARTIN** // Marketing Officer, Volunteer Engagement
Office: 604.876.2447 ext. 230
Big Brothers of Greater Vancouver// bigbrothersvancouver.com
Facebook // Twitter // Instagram

Big Brothers of Greater Vancouver
Also Serving the Sea to Sky Corridor

Big Sisters of BC Lower Mainland

PROCLAMATION

Big Brothers Big Sisters Month

September *2017*

WHEREAS, *Big Brothers of Greater Vancouver* and *Big Sisters BC Lower Mainland* are important community organizations committed to helping children and youth reach their full potential by matching them with caring, volunteer mentors;

AND WHEREAS, evidence-based research has shown that for every dollar invested in Big Brothers Big Sisters mentoring, society gets a return of $18 dollars. In addition, youth who have a Big Brother or a Big Sisters are less likely to bully or be bullied, feel better about school, and are more likely to have a healthy and positive outlook on life well into adulthood;

AND WHEREAS, we believe that by changing the course of young lives we can in turn be changing the course of a community's future. That it could lead to a reduction in poverty and unemployment; to safer schools and neighbourhoods; or to a renewed optimism for growth.

AND WHEREAS, *Big Brothers of Greater Vancouver* and *Big Sisters BC Lower Mainland* rely heavily on the strength and dedication of its volunteers who, through their commitment and support, make a profound difference in the lives of children and youth in our community;

AND WHEREAS, the agency's goal is to expand its recruitment drive in order to serve more children and youth in our community;

NOW THEREFORE, I, Jack Forese Mayor of Langley, **DO HEREBY PROCLAIM** September, *2017* as **Big Brothers Big Sisters Month**. I encourage everyone to Volunteer or Donate by visiting www.imaginebbbs.ca and learn more about how you can get involved in giving young people the confidence to achieve more.