



**PUBLIC HEARING
AGENDA**

**Monday, October 2, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent**

Pages

1. CALL TO ORDER

Mayor Schaffer calls the Public Hearing to order.

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

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

2. BUSINESS

- a. Bylaw 3025 1

Discharge of Land Use Contract No. 06A-74 from the property located at 5040 205A Street to allow for a secondary suite.

The Mayor invites Roy Beddow, Deputy Director of Development Services to present the proposed bylaw.

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

- b. Bylaw 3030 5

Discharge Land Use Contract No. 23-73 from the property located at 20215 44A Avenue to allow for a secondary suite.

The Mayor invites Roy Beddow, Deputy Director of Development Services to present the proposed bylaw.

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

- c. Bylaw 3027 ****POSTPONED to October 23, 2017****

~~To amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 19753 55A Avenue from RS1—Single Family Residential Zone to CD-49 Comprehensive Development Zone to accommodate a 14-unit townhouse development.~~

~~The Mayor invites Fred Adab, F. Adab Architects to speak to the proposed bylaw and development permit.~~

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

3. **MOTION TO CLOSE PUBLIC HEARING**



EXPLANATORY 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 eighteenth day of September, 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



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 eighteenth 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.

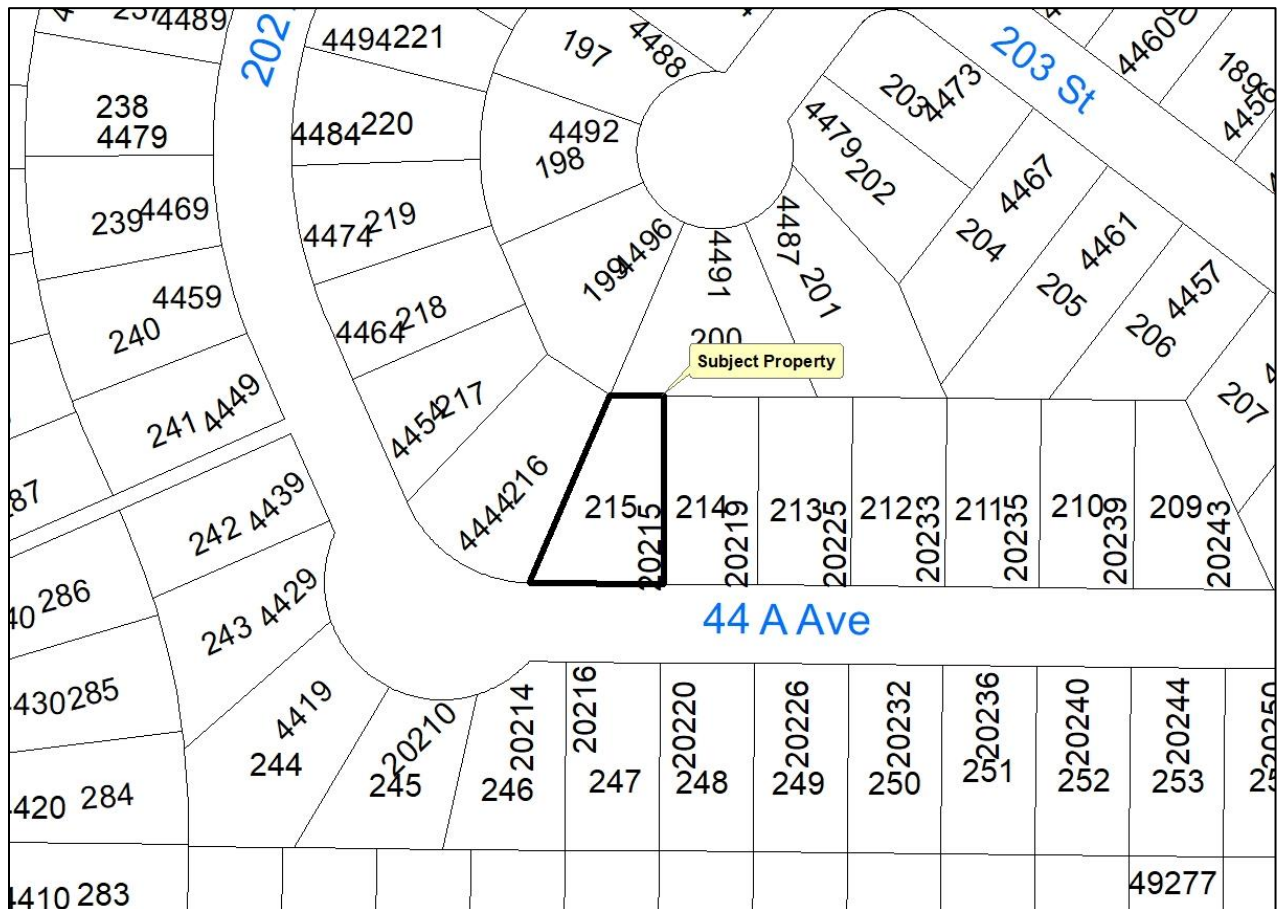
MAYOR

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





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
Variiances Requested:	None
Development Cost Charges:	\$233,544.50
Community Amenity Charge:	\$28,000.00



**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 eighteenth day of September, 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

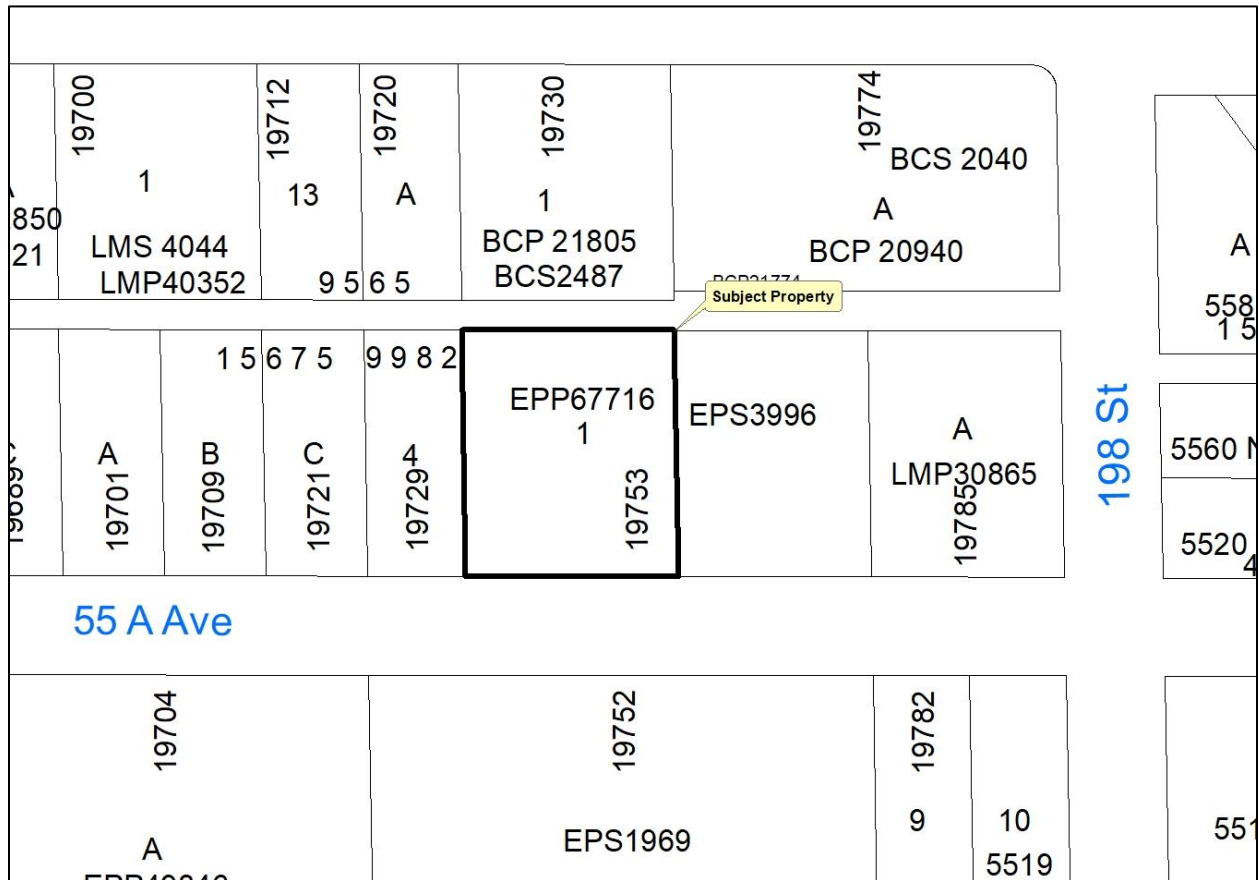
CORPORATE OFFICER

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**

From: Development Services & Economic Development
Department

File #: 6620.00

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.

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

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 \$14,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

To: Advisory Planning Commission

Date: August 11, 2017

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

Page 6

Prepared by:



Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, 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-CHRISTOPHER 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 932m² (10,034 ft²) 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



**F. ADAB
ARCHITECTS
INC.**

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

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Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



3



4



5



2



6



1 55A AVENUE NORTH STREETSCAPE

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:
**AERIAL MAP-
CONTEXT PHOTOS**

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



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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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: A-1.6
SCALE:	N/A	
DESIGN:	FA	
DRAWN:		
PROJECT NO:	0908	



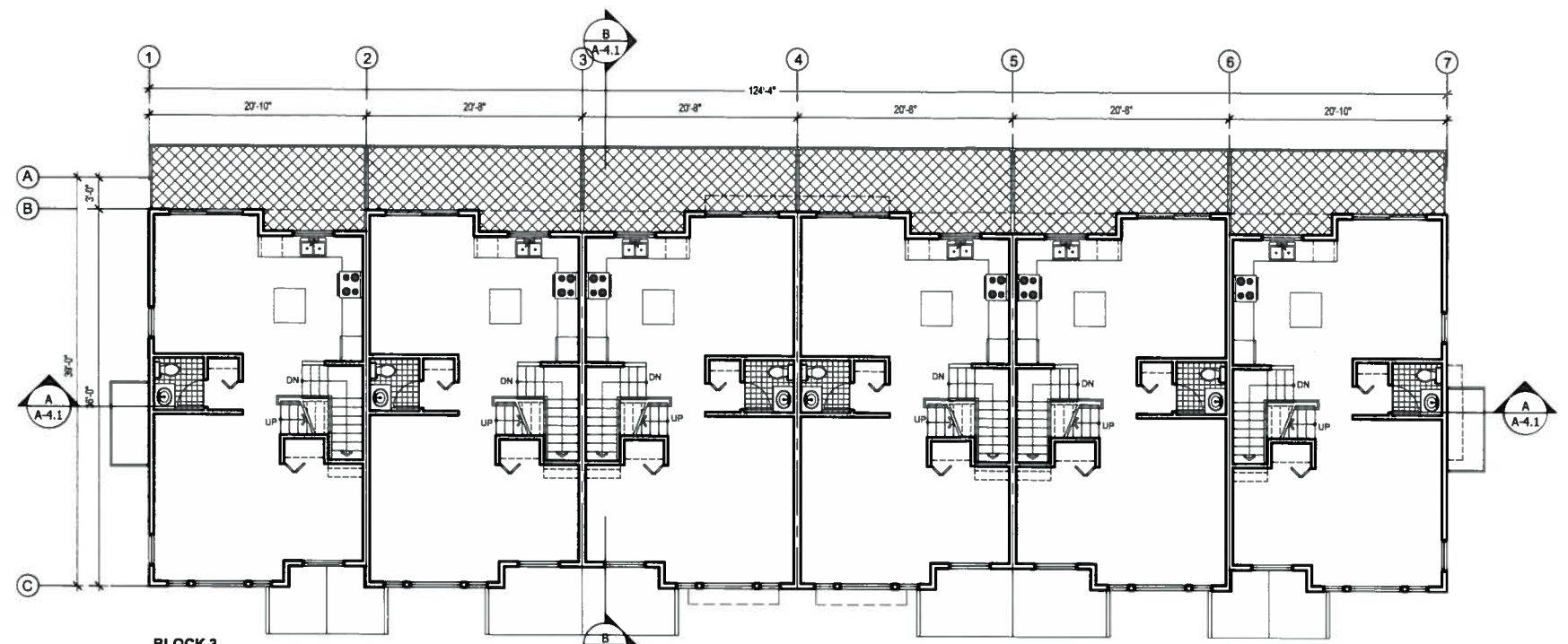
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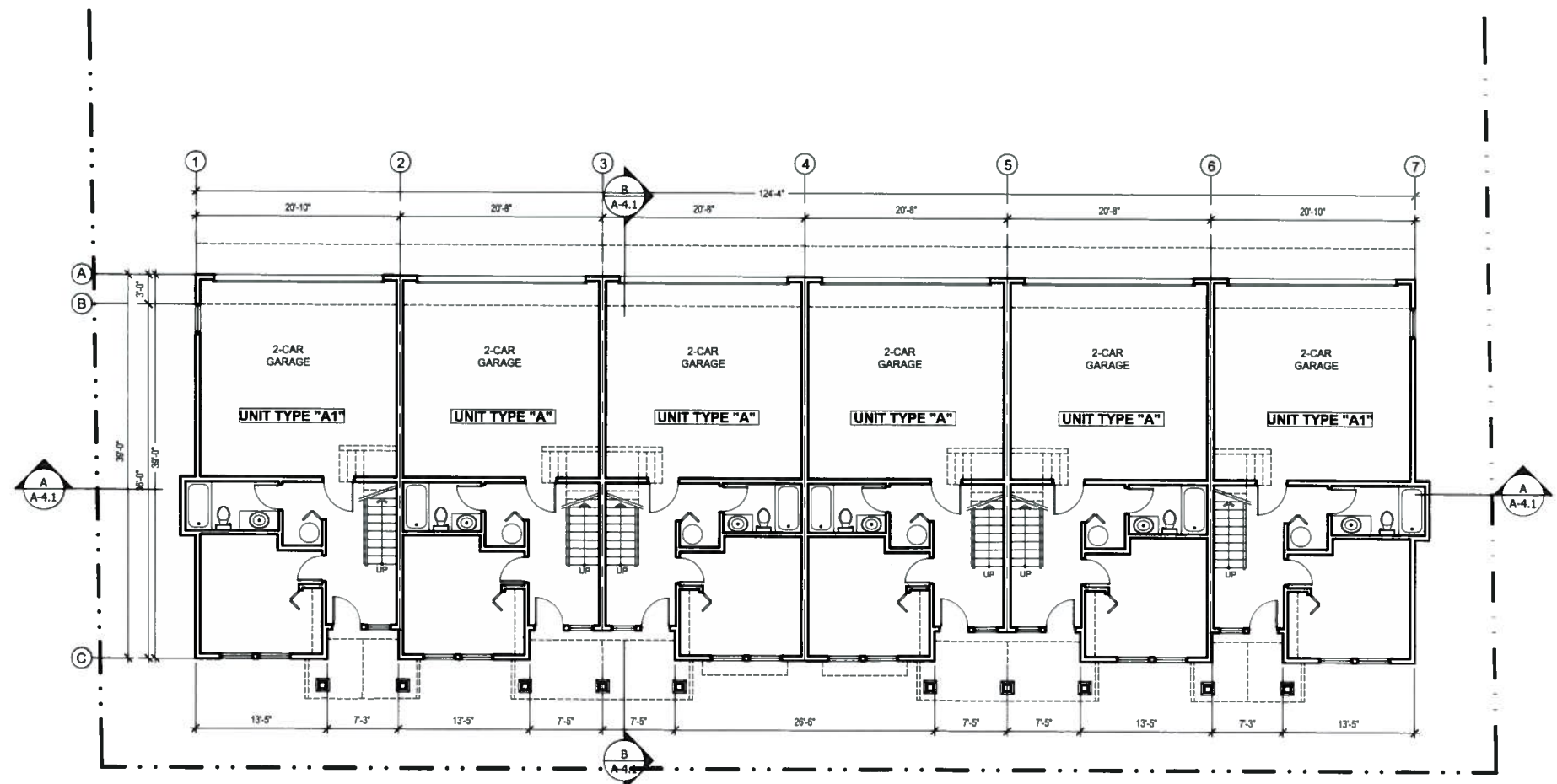
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**BLOCK 3
2ND FLOOR PLAN**



**FIRST FLOOR PLAN
BLOCK 3**

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:
**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	



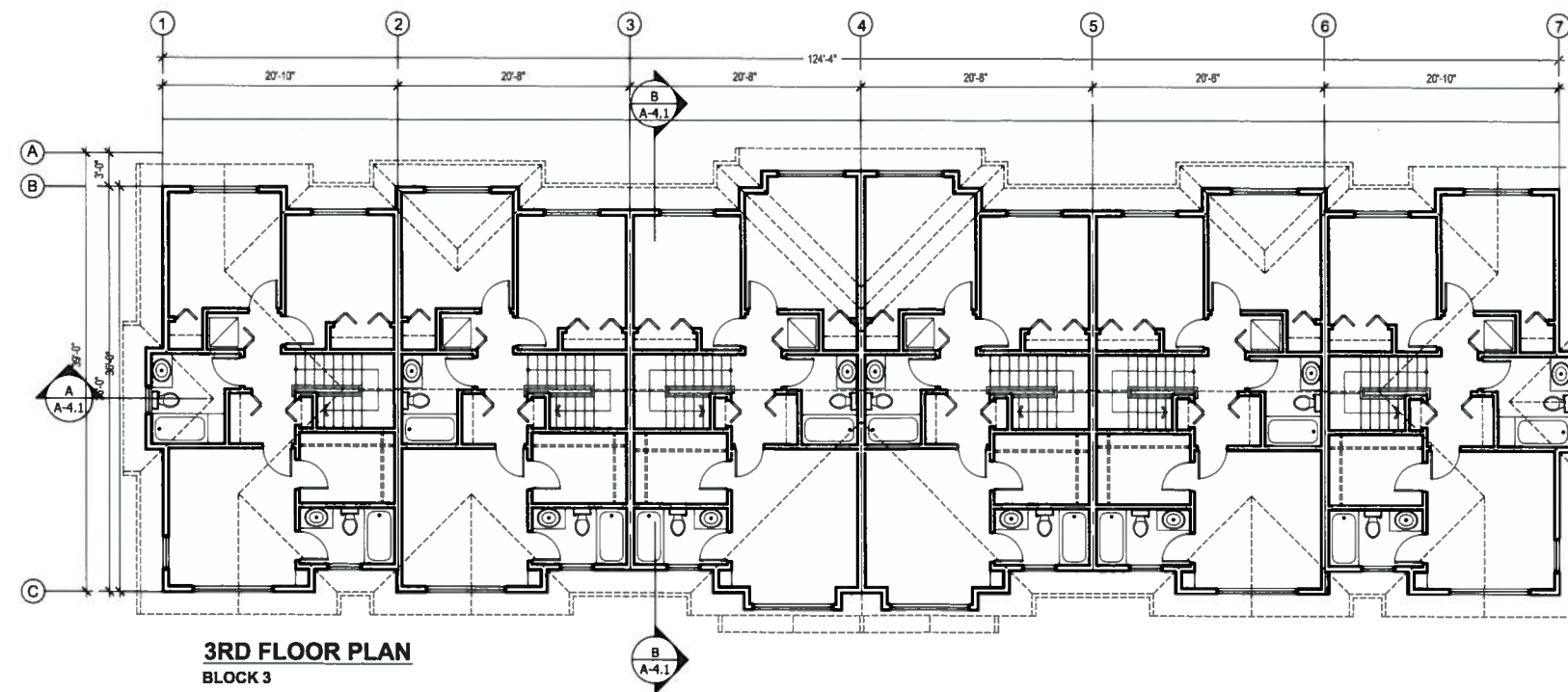
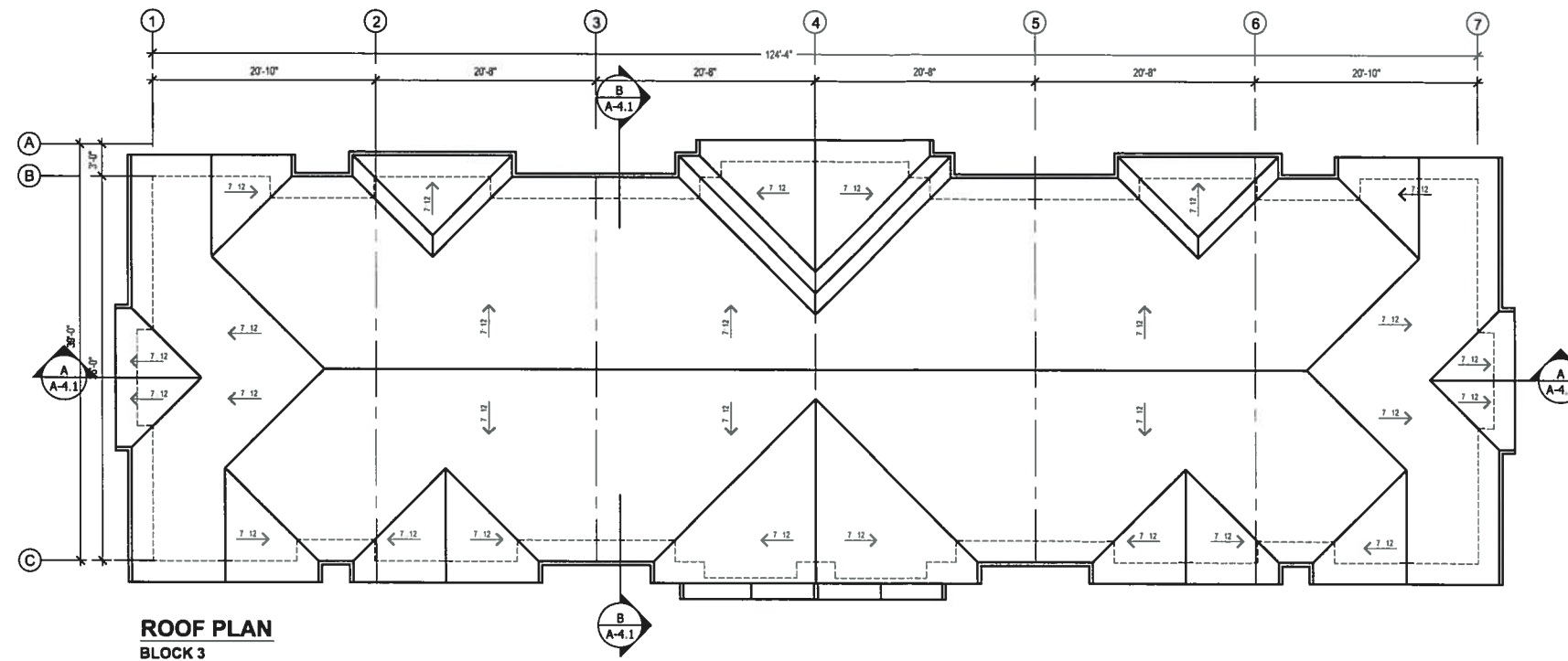
**F. ADAB
ARCHITECTS
INC.**

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NO.	DATE	REVISION/ISSUED
1	07-05-17	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 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	



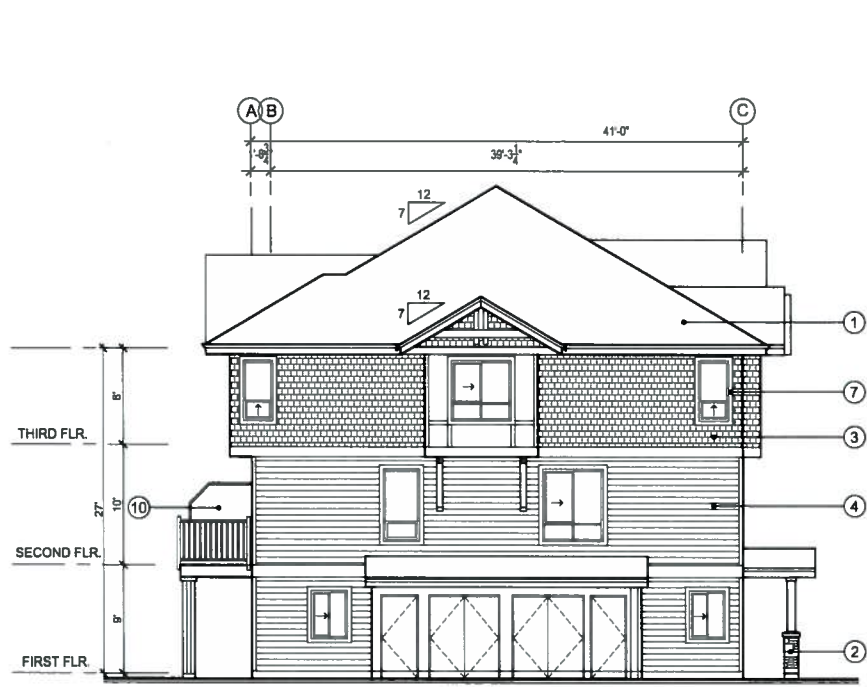
F. ADAB ARCHITECTS INC.

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

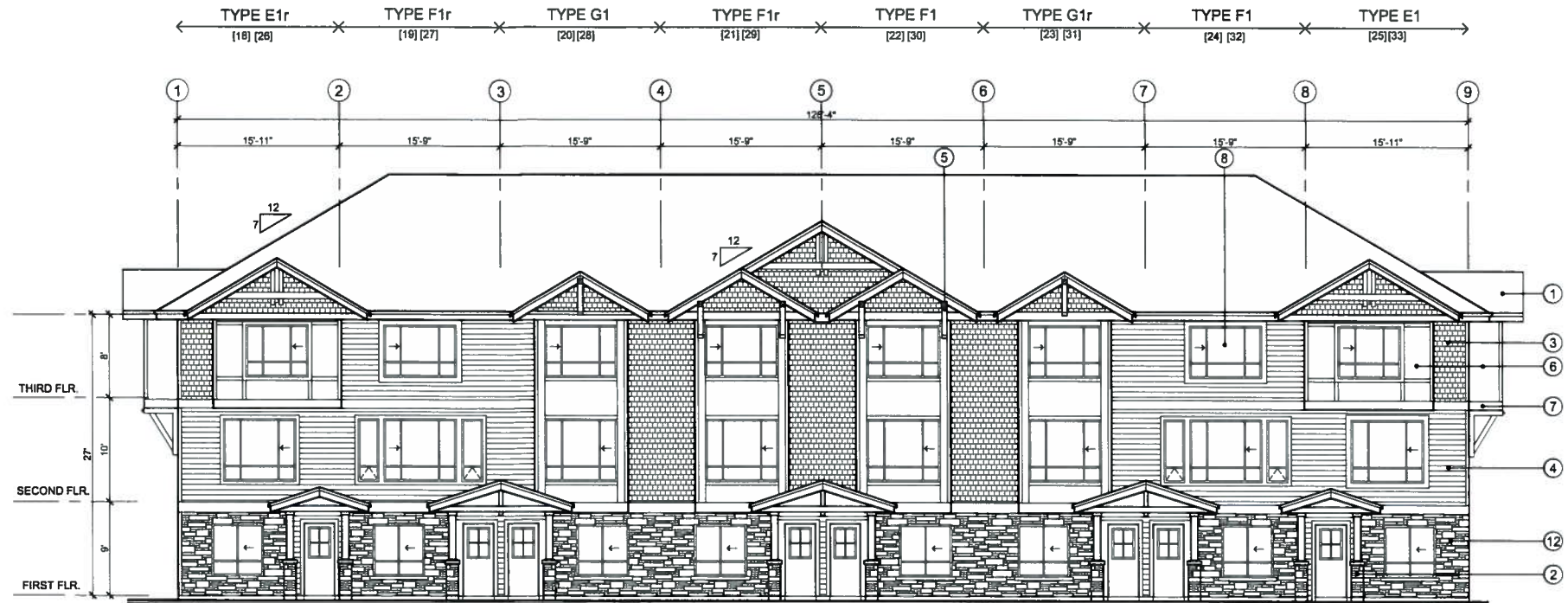
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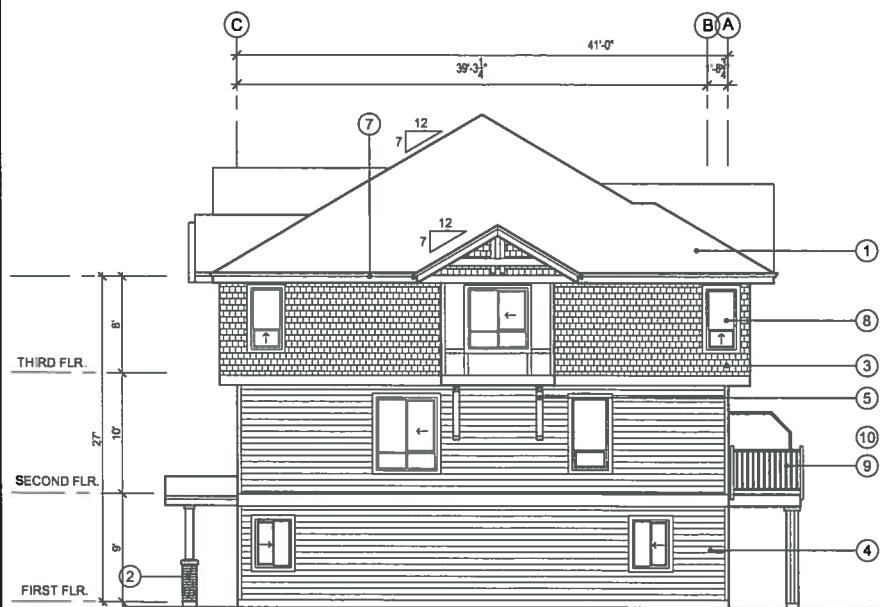
WEST ELEVATION - BLOCK 4



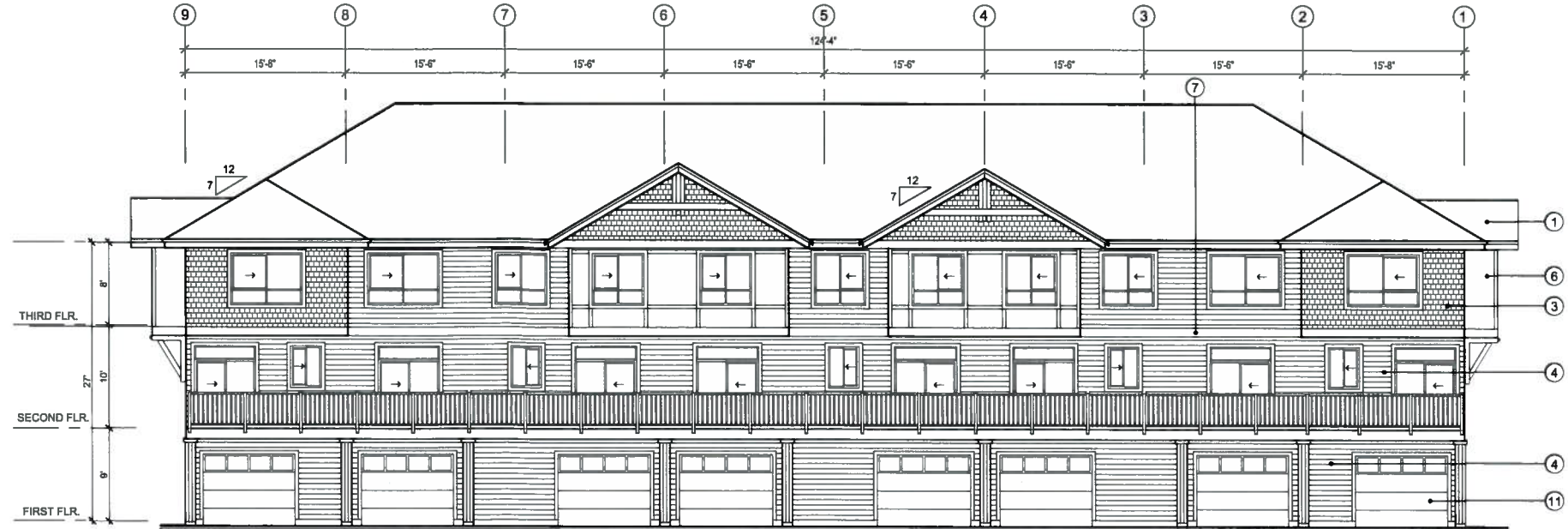
SOUTH ELEVATION - BLOCK 4

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

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

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 ELEVATIONS

DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	A-3.2
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO.	0908	

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 (FOCUSSED 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.



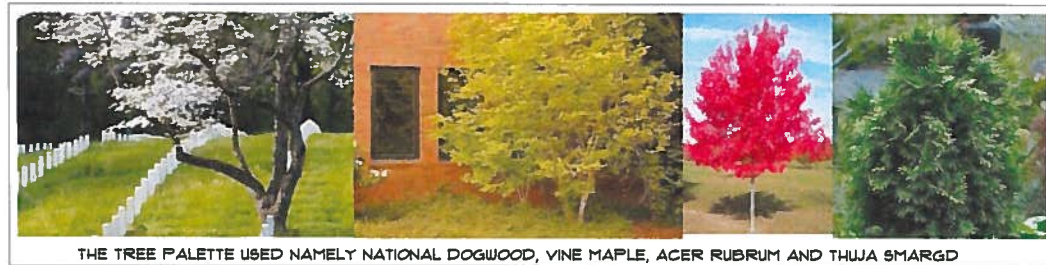
THE NEW MULTI-FAMILY DEVELOPMENT ON THE EASTERN SIDE OF THE 198 ST.



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



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



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

Recommended Plant List

Trees

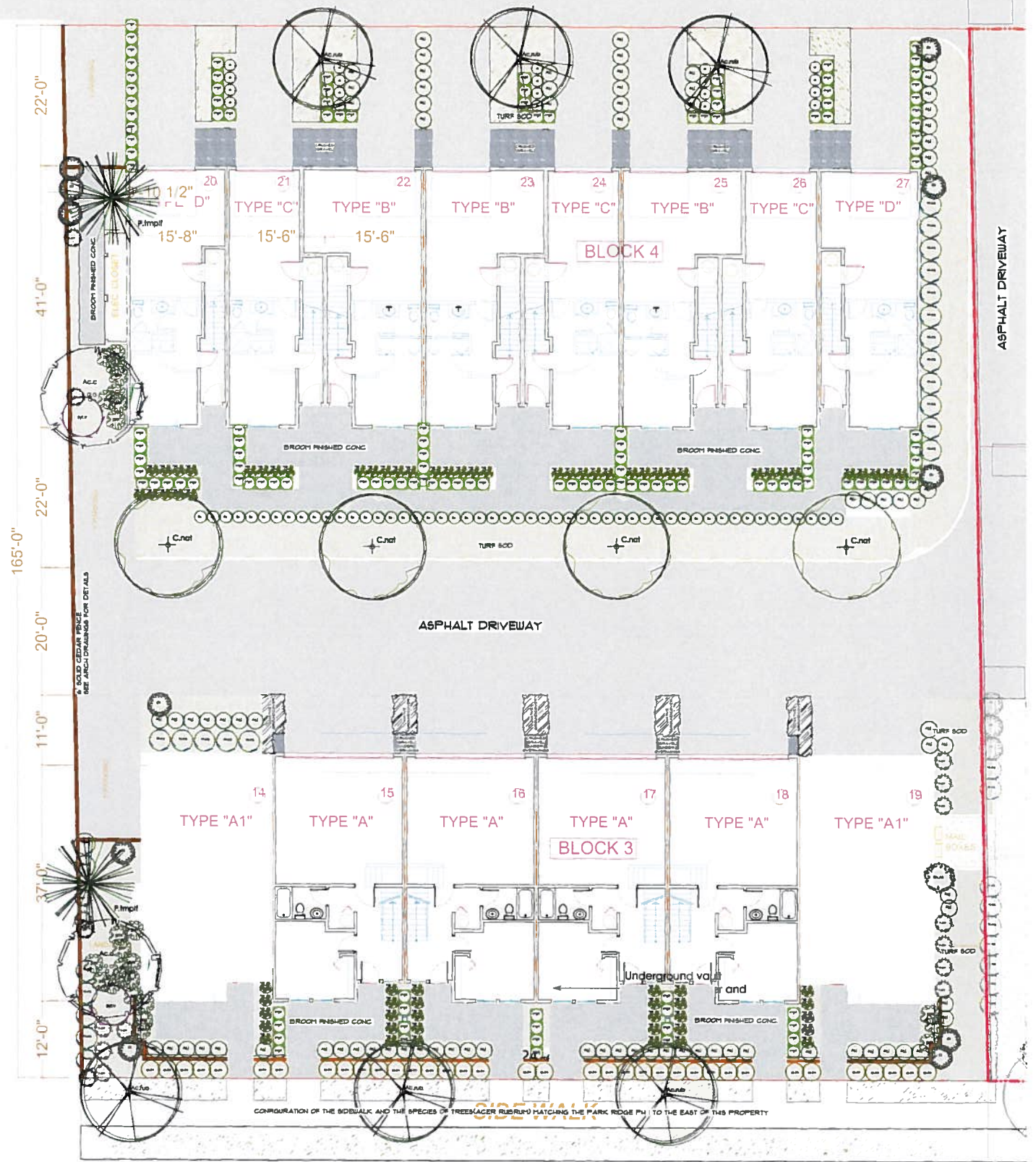
ID	Quantity	Latin Name	Common Name	Scheduled Size Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht
AC.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
C.nat	4	Coronus nuffallii 'National'	National Dogwood	3.0 m. ht.
P.tmpif	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.
syr.v	11	Syringa 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

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 aquatfolium	Oregon grape	#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 Spiraea	#3 pot
v.ov	13	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

Groundcover

	200	Coloneaster dammeri	Bearberry Coloneaster	#1 pot
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DEVELOPMENT Permit Application

bent picture
CREATIVE VENTURES LTD.

19753 55A Av
PARKRIDGE PH II

1361 129th Street, Surrey, BC, V4A3X7
604 783 1450
ruchirdhall@gmail.com

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	40 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