

PUBLIC HEARING AGENDA

Monday, October 23, 2017 7:00 P.M. Council Chambers, Langley City Hall 20399 Douglas Crescent

Pages

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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 3027 - Zoning Amendment

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 and development permit to present their comments.

3. MOTION TO CLOSE PUBLIC HEARING

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 ft² (2179 m²)

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



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	
CORPORATI	E OFFICER



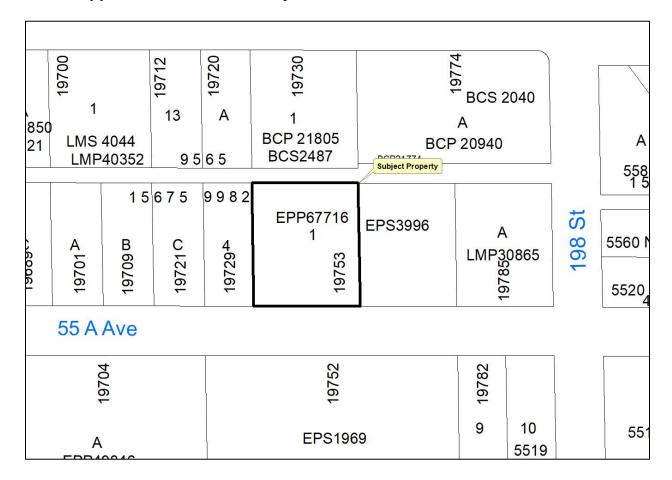
REZONING APPLICATION RZ 06-17 DEVELOPMENT PERMIT APPLICATION DP 08-17

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

Doc #:

From: Development Services & Economic Development

Department

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.



Date: August 11, 2017

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

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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 ft² (2179 m²)

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.



Date: August 11, 2017

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

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- 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.



Date: August 11, 2017

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

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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



Date: August 11, 2017

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

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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.



Date: August 11, 2017

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

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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) <u>DEVELOPMENT PERMIT APPLICATION DP 09-17 -6025</u> <u>COLLECTION DRIVE-CHRISTOPTER BOZYK ARCHITECTS</u> <u>LTD.</u>

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) <u>NEXT MEETING</u>

Wednesday, November 8th, 2017

5) <u>ADJOURNMENT</u>

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



CONTACT LIST:

OWNER:

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

CIVIL ENGINEER:

CITIWEST CONSULTANTS

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

ARCHITECT:

F. ADAB ARCHITECTS INC.

130 - 1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. V7P 3R4 TEL: 604 987 3003

FAX: 604 987 3033

LANDSCAPE ARCHITECT:

BENT PICTURE DESIGN GROUP

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

SURVEYOR:

CAMERON LAND SURVEYING LTD.

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

GEOTECHNICAL:

WESTERN GEOTECHNICAL

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

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

LANDSCAPE PLAN

A-4.1 BLOCK 3 SECTIONS

A-4.2 BLOCK 4 SECTIONS



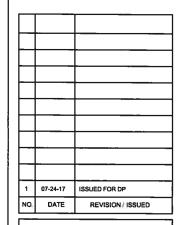
F. ADAB ARCHITECTS INC.

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

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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:

PROJECT INDEX -CONTACTS LIST

DATE	OCT 2016	SHEET NO:
SCALE	N/A	
DESIGN	FA.	7 , , ,
DRAWN:	A.A.	7 A-1.U
PROJECTIN	0906	7

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"

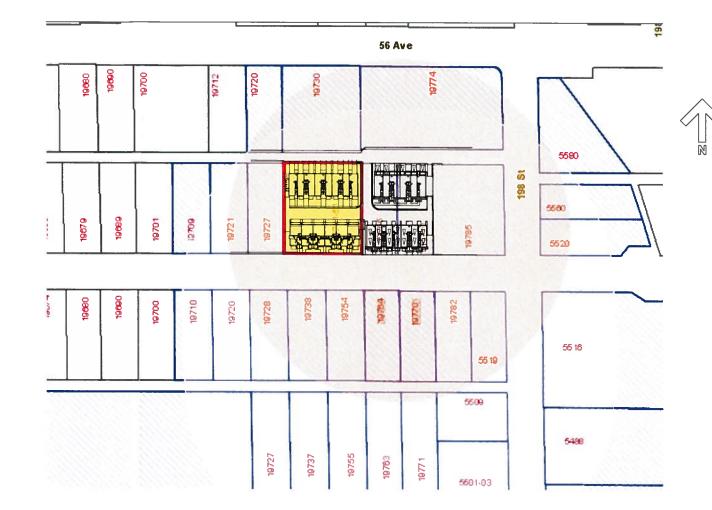
NO. OF UNITS: 14

DENSITY: 26.0 UNIT/ACRE

PARKING:

2 STALLS / TOWNHOUSE: 30 STALLS

VISITORS : 3



UNIT MIX						
UNIT TYPE	Α	A 1	В	С	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



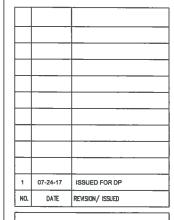
F. ADAB ARCHITECTS INC.

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

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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	
DESIGN:	F.A.	7
DRAWN:	A.A.	7 A-1.1
PROJECT N	0906	7



3





4





5



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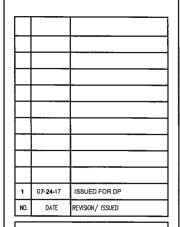
55A AVENUE NORTH STREETSCAPE



F. ADAB **ARCHITECTS** INC.

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

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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

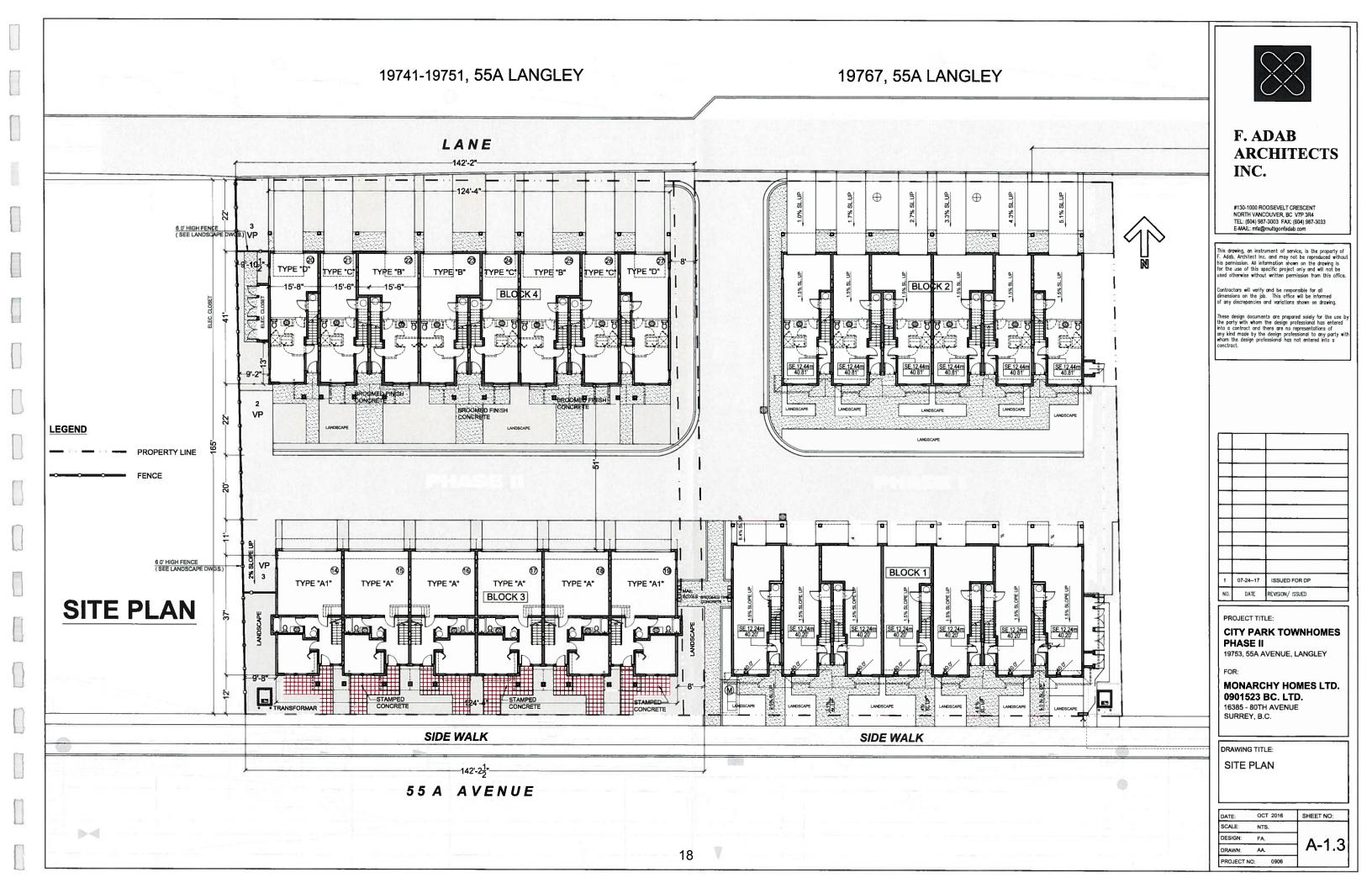
MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE

SURREY, B.C.

DRAWING TITLE:

AERIAL MAP-CONTEXT PHOTOS

DATE:	OCT 2016	SHEET NO
SCALE:	N/A	T
DESIGN:	F.A.	7 , , ,
DRAWN:	A.A.	7 A-1.2
PROJECT N	IO: 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 expressing 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.



F. ADAB ARCHITECTS INC.

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07-24-17	ISSUED FOR DP
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:

DESIGN RATIONALE -HISTORY AND CONTEXT, FORM AND CHARACTER

DATE	OCT 2016	SHEET NO:
SCALE	N/A	
DESIGN:	FA.	
DRAWN:		A-1.4
PROJECT NO:	0906	7

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.



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.

DESIGN RATIONALE -SUSTAINABILITY AND CPTED

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PROJECT TITLE:

CITY PARK TOWN HOMES PHASE II

19753, 55A AVENUE, LANGLEY

FOR

MONARCHY HOMES LTD. 0901523 BC. 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	
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PROJECT N	0 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



SUEDE DRYSTACK LEDGESTONE -



BLOCK 4 SOUTH ELEVATION



F. ADAB **ARCHITECTS** INC.

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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

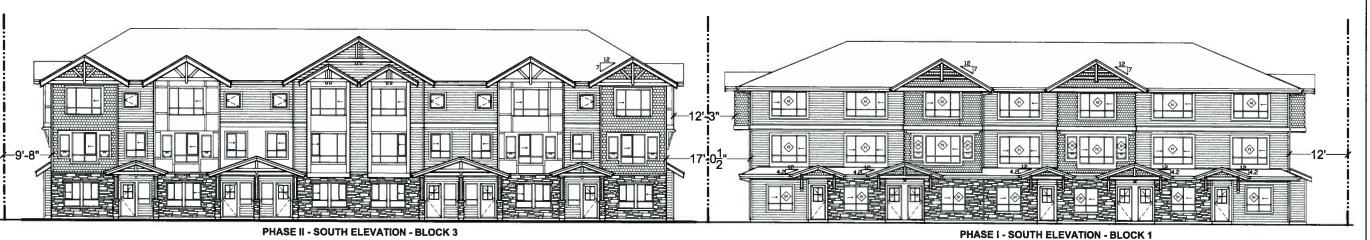
19753, 55A AVENUE, LANGLEY

MONARCHY HOMES LTD. **0901523 BC. LTD.** 16385 - 80TH AVENUE

SURREY, B.C.

EXTERIOR FINISH -BLOCK 4 SOUTH ELEVATION RENDERING

DATE	OCT 2016	SHEET NO:
SCALE:	N/A	
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55A AVENUE STREETSCAPE



PHASE I

55A AVENUE STREETSCAPE



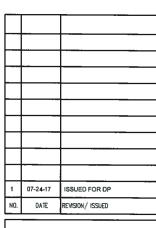
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PROJECT TITLE

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19753, 55A AVENUE, LANGLEY

FOR:

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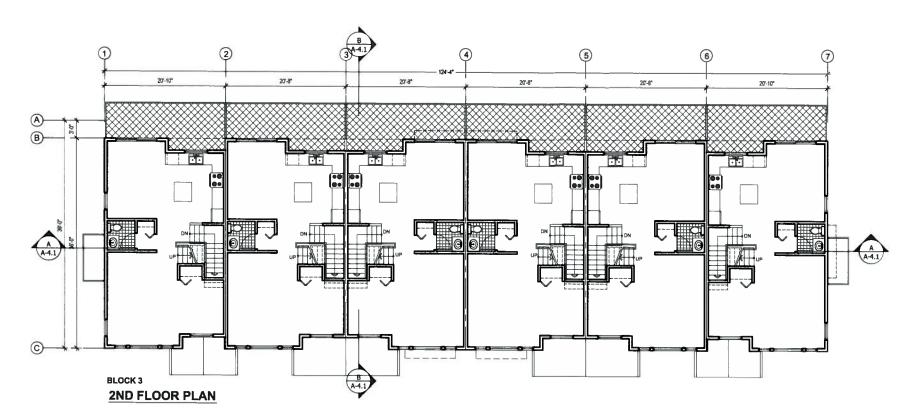
16385 - 80TH AVENUE SURREY, B.C.

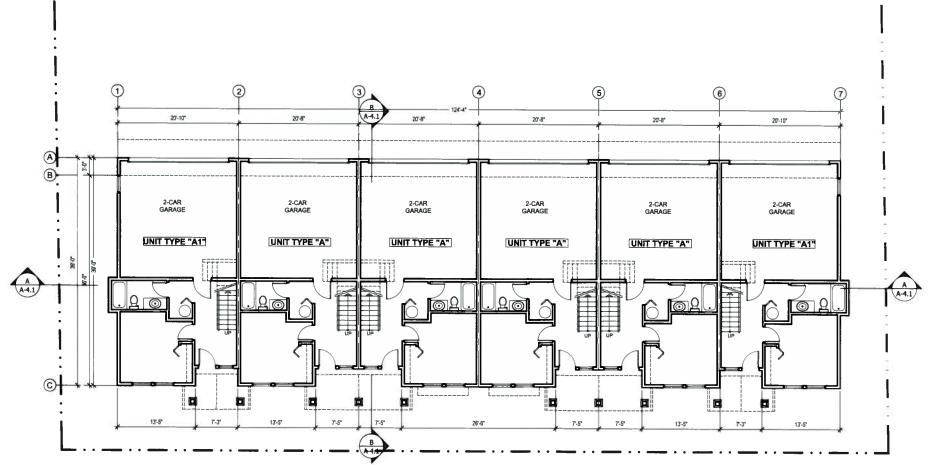
DRAWING TITLE:

55A AVENUE STREETSCAPE

DATE	OCT 2016	SHEET NO
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FIRST FLOOR PLAN
BLOCK 3



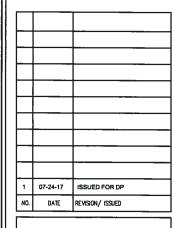
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19753, 55A AVENUE, LANGLEY

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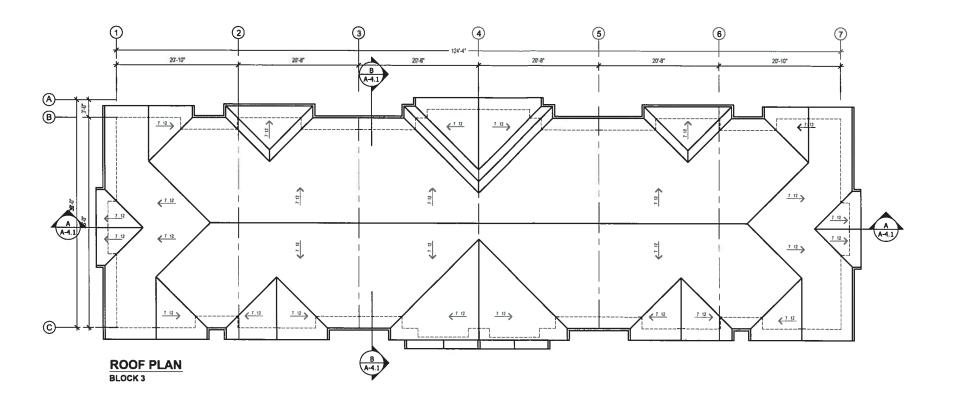
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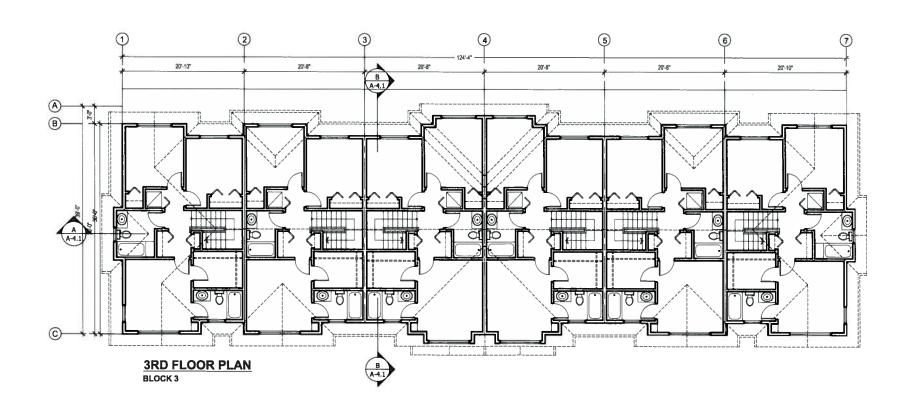
DRAWING TITLE:

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

DATE	OCT 2016	SHEET NO:
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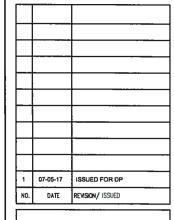


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CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

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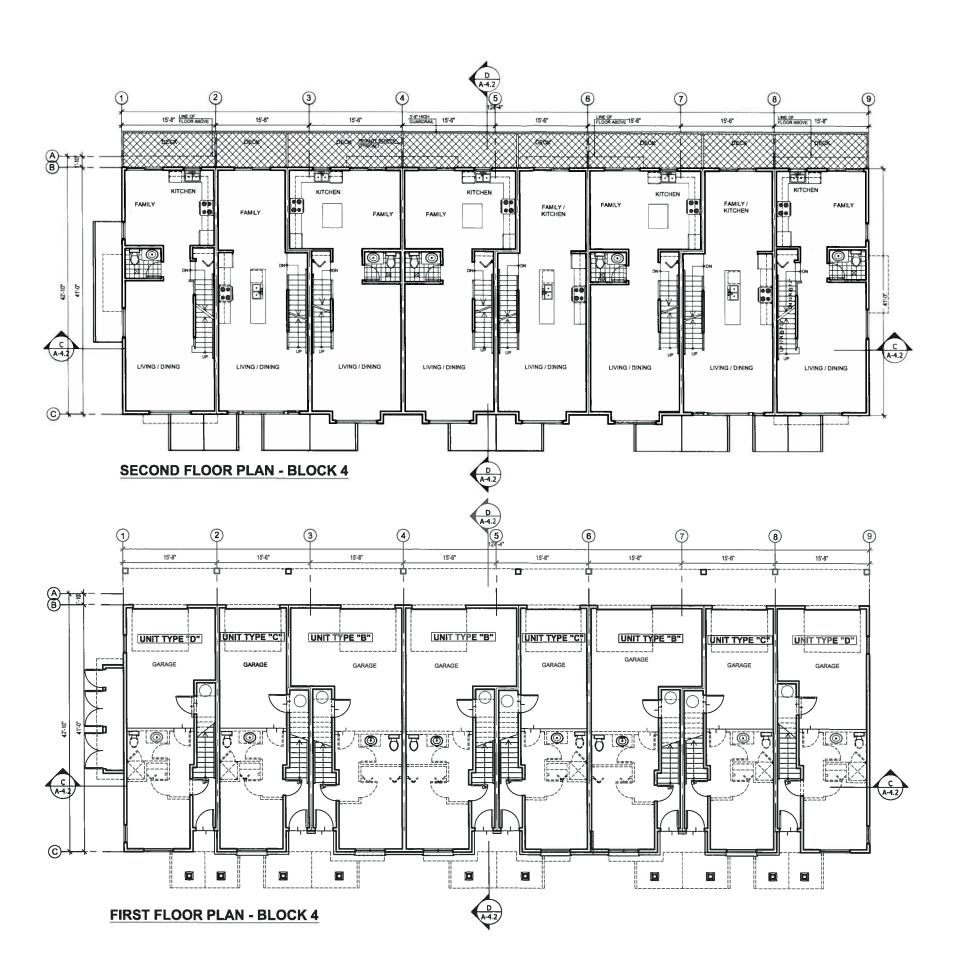
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SURREY, B.C.

DRAWING TITLE:

BLOCK 3 FLOOR PLANS (3RD FLOOR AND ROOF)

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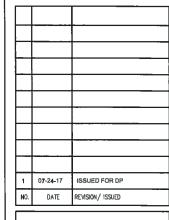


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CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

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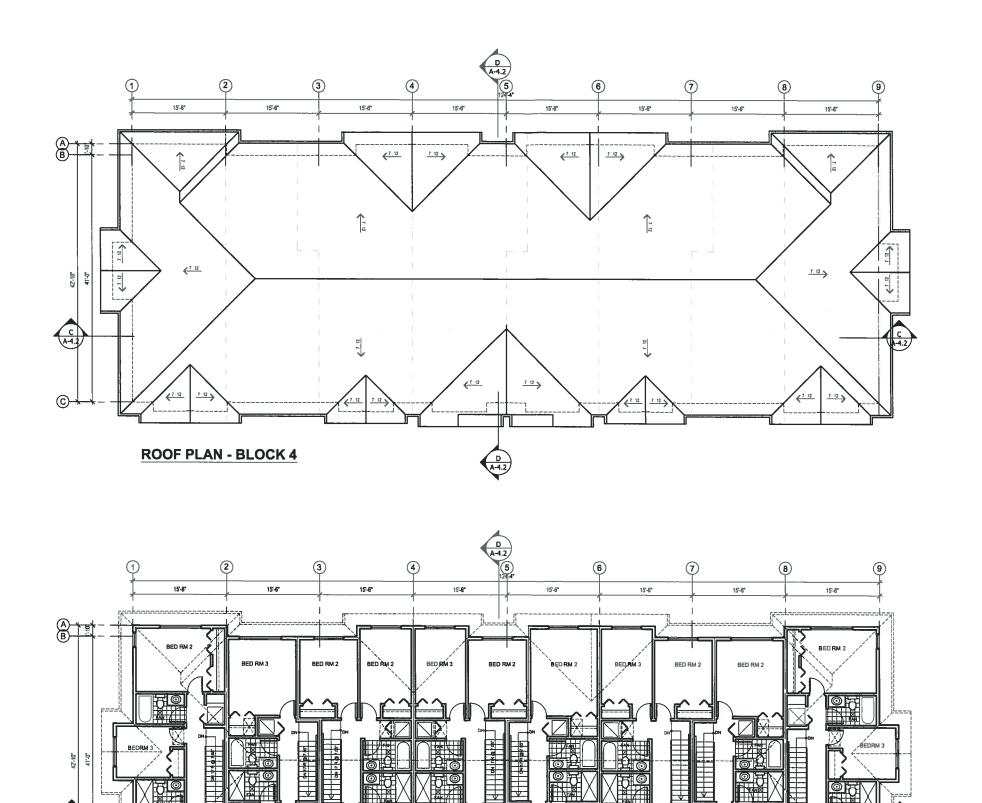
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16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

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

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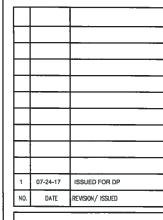


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19753, 55A AVENUE, LANGLEY

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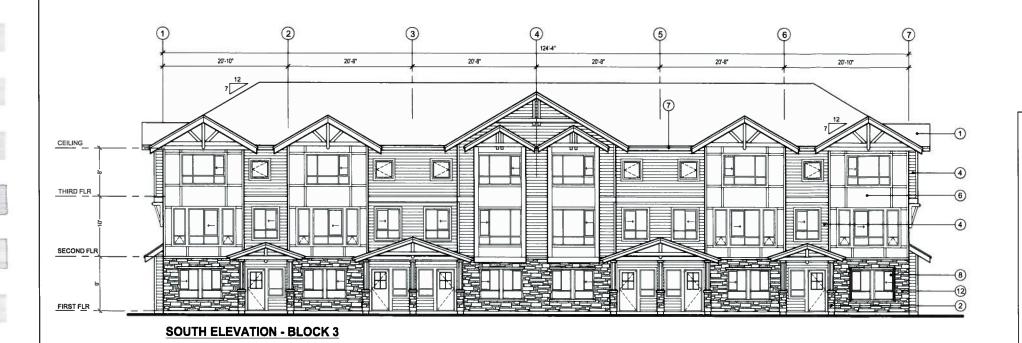
16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 4 FLOOR PLANS (3RD FLOOR AND ROOF)

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PROJECT N	IO: 0906	7

THIRD FLOOR PLAN - BLOCK 4



EXTERIOR FINISHES

1 ASPHALT SHINGLES ROOF

WINDOWS VINYL FRAMED - WHITE

COLUMNS : TOP : 6" * 6" LUMBER BASE : CULTURED STONE

COBBLE STONE by JamesHardi

PRIVACY SCREEN

6" HORIZONTAL HARDIE SIDING IRON GREY BY JamesHardie

GARAGE DOOR OTTERTAIL CLW 1002W - GP.

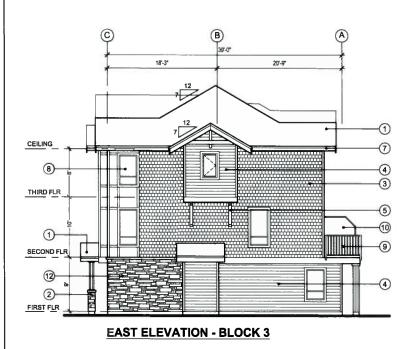
5 BRACKETS OTTERTAIL CLW 1002W - GP.

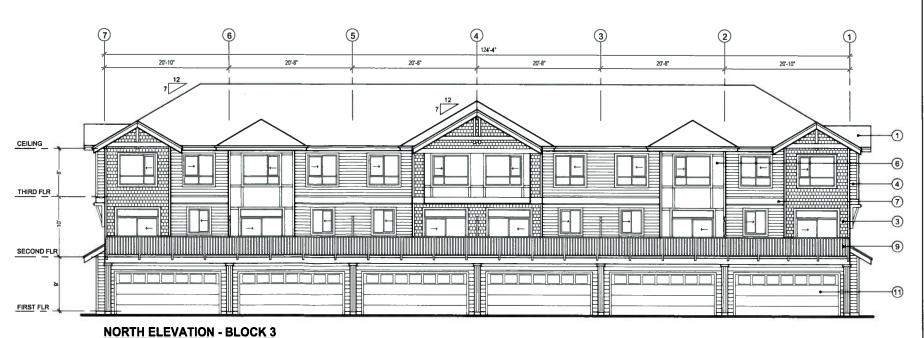
HARDIE BOARD OTTERTAIL CLW 1002W - GP.

OTTERTAIL CLW 1002W - GP.

STONE
SUEDE DRYSTACK LEDGESTONE BY BORAL

BANDBOARDS, TRIMS, FASCIAS





1 07-24-17 ISSUED FOR DP DATE REVISION/ ISSUED

F. ADAB

INC.

ARCHITECTS

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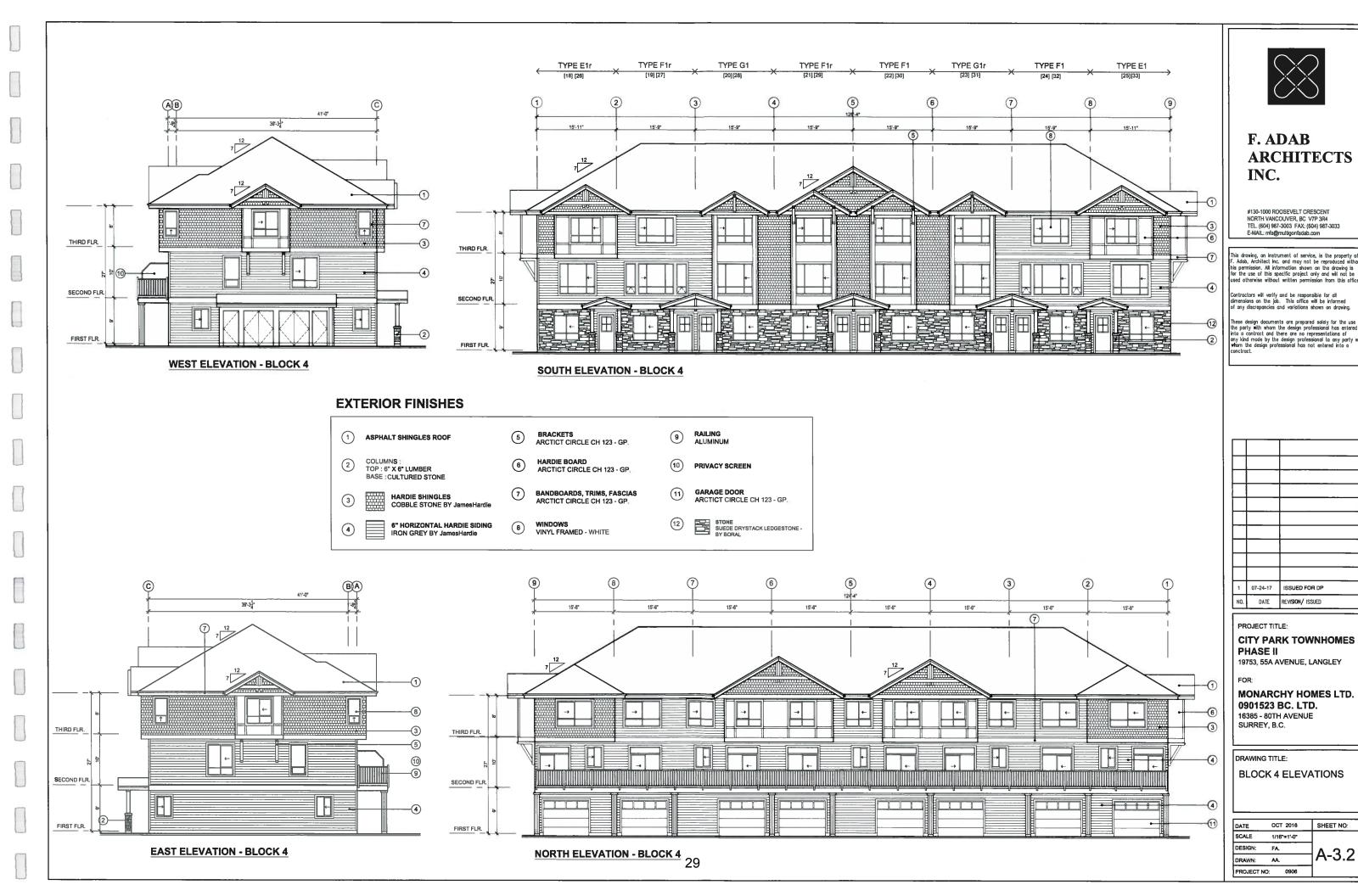
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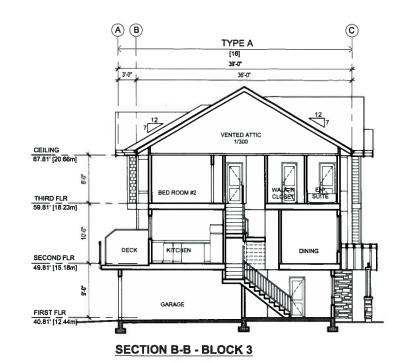
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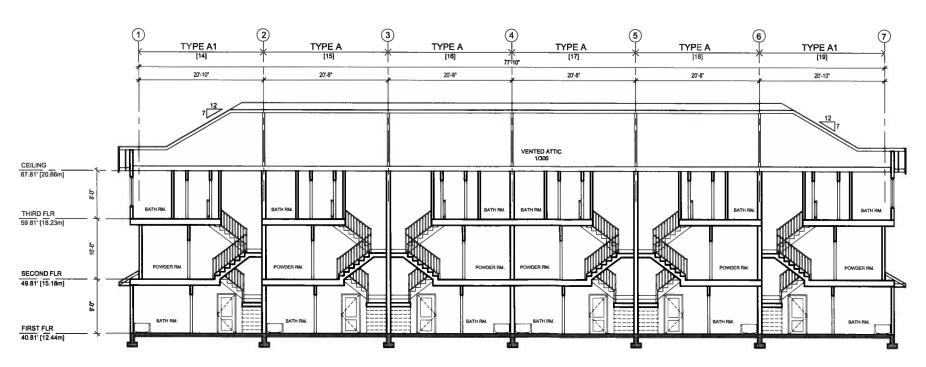
DRAWING TITLE:

BLOCK 3 ELEVATIONS

DATE	OCT 2016	SHEET NO
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SECTION A-A - BLOCK 3

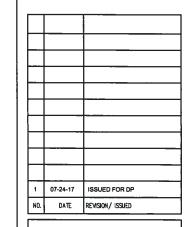


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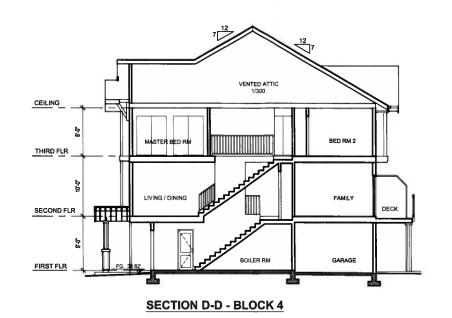
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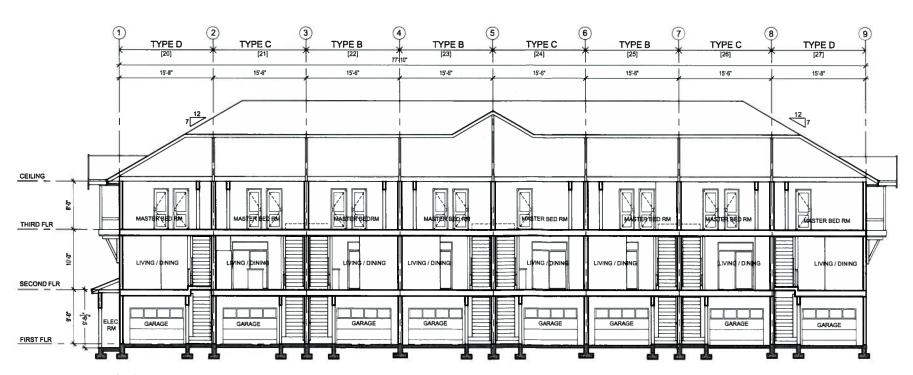
16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 3 SECTIONS

DATE	OCT 2016	SHEET NO:
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SECTION C-C - BLOCK 4

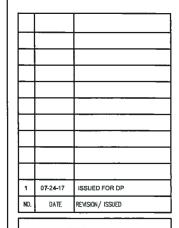


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MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE

SURREY, B.C.

DRAWING TITLE;

BLOCK 4 SECTIONS

DATE	OCT 2016	SHEET NO
SCALE	1/16"=1"-0"	
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ENTRY ACCESS

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)

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 SHUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY AFFORDING LIMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN VARYING CLIMATIC CONDITIONS AND SOILS, ACER RUBRIM 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 FINSHED 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 FINSHED 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

Recommended Plant List

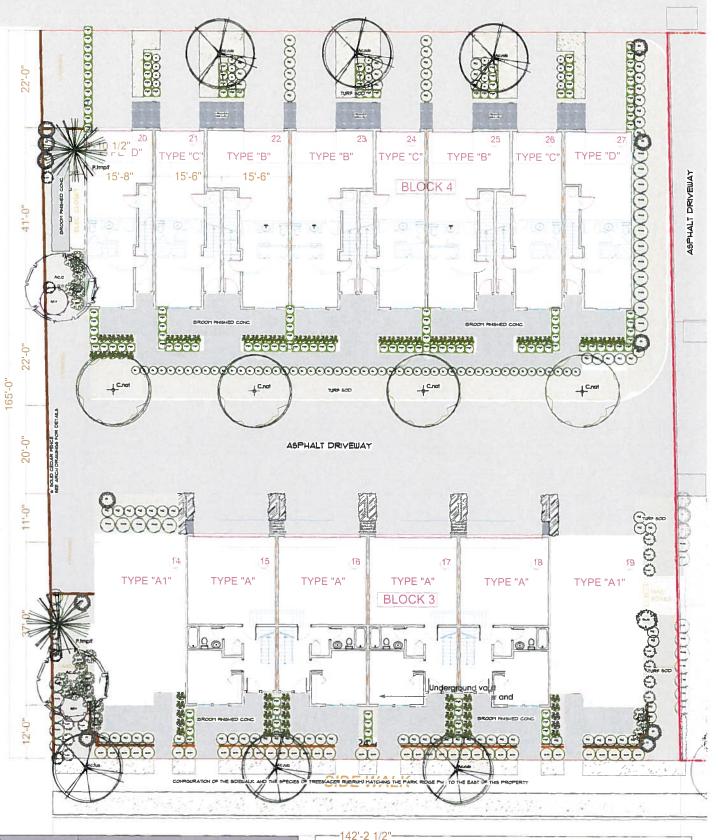
Trees					
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht	
Ac.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.	
C.nat	4	Corunus nuttallii 'National'	National Dogwood	3.0 m, ht.	
P.tmplf	'n	Pinus parviflora	Japanese White Pine	3.0 m. ht.	
\$yr.v	11	Syringa vulgaris 'White'	Angel White Lilac	1 m. ht.	flowering a
smgd	3	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5 m. ht.	
v.ov	109 4	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	Mahania 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				
Groundco	ver				
	200 (Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot	







THE FRONT VIEW OF THE EXISTE TRAILER PARK ON THE SUBJECT

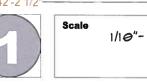


DEVELOPMENT Permit Application



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

own By	Checked By Ruchir	NOTES
Nowed By Ruchir	Singe DP	Applies to existing properties consolidated as 19753 55A Avenue
ntractors	FRED ADAB ARCHITECTS	
City of Langley	Documents DP Package	



1/10"-1'0"

