PUBLIC HEARING
AGENDA

Monday, February 19, 2018
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 3036 - Zoning Amendment 1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19607, 19619, 19629, 19649, 19655 55A Avenue from RS-1 – Single Family Residential Zone to CD51 - Comprehensive Development Zone to accommodate a 33 unit, 3-Storey townhouse development.

The Mayor invites Fred Adab, Fred Adab Architecture 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

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 142, 2018, BYLAW NO. 3036
DEVELOPMENT PERMIT APPLICATION DP 15-17

To consider a Rezoning Application and Development Permit Application by F. Adab Architects Inc. to accommodate a 3-storey, 33-unit townhouse development.

The subject property is currently zoned RS1 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.

Background Information:

Applicant:	F. Adab Achitects Inc.
Owner:	1126337 B.C. Ltd.
Civic Addresses:	19607, 19619, 19629, 19649, 19655 -55A Ave.
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
Site Area:	4,998 m^2 (53,800 ft^2)
Lot Coverage:	44%
Total Parking Required:	75 spaces (includes 7 designated visitor spaces)
Total Parking Provided:	75 spaces (includes 7 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD51-Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$462,792 (includes 5 SF DCC Credits)

CITY OF LANGLEY

ZONING BYLAW, 1996, NO. 2100
AMENDMENT NO. 142

BYLAW NO. 3036

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD51) and to rezone the property located at 19607, 19619, 19629, 19649, 19655 -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. 142, 2018, No. 3036".

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 – 51 (CD51) Zone: immediately after Comprehensive Development -50 (CD50) Zone:

"VV. CD51 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 33-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 51 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 002-167-948
Lot 69, Section 3, Township 8, New Westminster District Plan 29479

(b) PID: 009-021-116
Lot 70, Section3, Township 8, New Westminster District Plan 29479

(c) PID: 007-733-381
Lot 71, Section 3, Township 8, New Westminster District Plan 29479
Except Plan BCP50018

(d) PID: 004-492-498
Lot "A", Section 3, Township 8, New Westminster District Plan 19555

(e) PID: 010-519-386
Lot "B", Section 3, Township 8, New Westminster District Plan 19555

(c) 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 30 pages and November, 2017 prepared by F. Adab Architects Inc. and PMG Landscape Architects 1 copy of which is attached to Development Permit 15-17.

(d) Special Regulations

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

(e) **Other Regulations**

In addition, land use regulations including the following are applicable:

(i) General provisions on use are set out in Section I.D. of this bylaw;

(ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

(iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title* Act."

READ A FIRST AND SECOND TIME this twenty-ninth day of January, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of --, 2018.

READ A THIRD TIME this -- day of --, 2018.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this -- day of --, 2018.

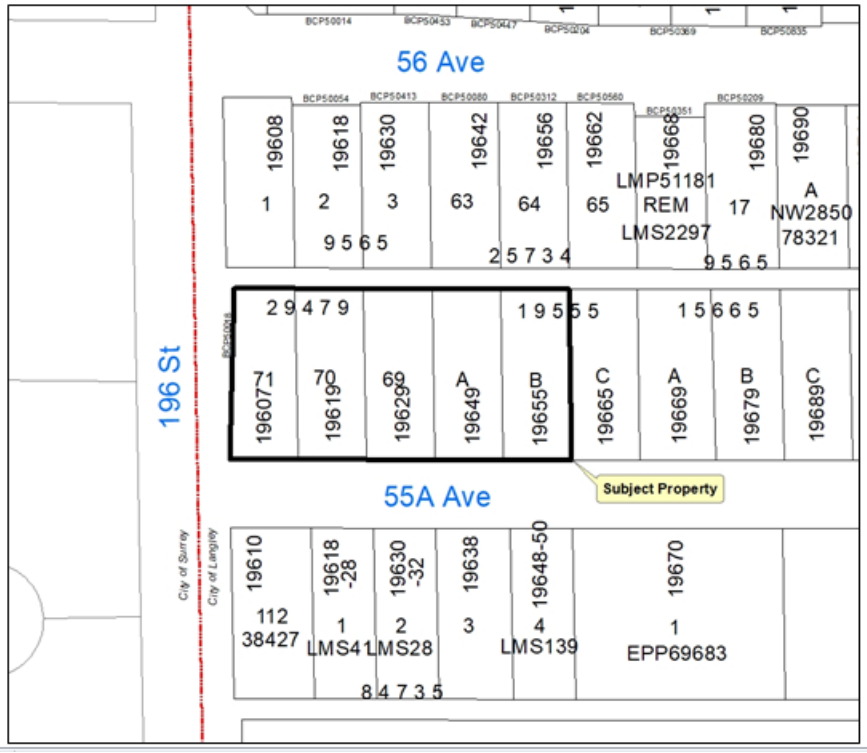
FINALLY ADOPTED this -- day of --, 2018.

_____
MAYOR

_____
CORPORATE OFFICER

REZONING APPLICATION RZ 09-17
DEVELOPMENT PERMIT APPLICATION DP 15-17

Civic Address:	**19607, 19619, 19629, 19649, 19655 – 55A Avenue**
Legal Description:	**Lots 69, 70, 71, Section 3, Township 8, Except Plan BCP50018, New Westminster District, Plan 29479; Lots A & B, Section 3, Township 8, New Westminster District, Plan 19555**
Owner/Applicant:	**1126337 B.C. Ltd.**



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 09-17**
Development Permit Application DP 15-17

File #: 6620.00

From: Development Services & Economic Development Department

Doc #:

Date: December 15, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-Storey townhouse development located at 19607, 19619, 19629, 19649, 19655-55A 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 F. Adab Architects Inc. to accommodate a 33 unit, 3 Storey townhouse development.

POLICY:

The subject properties are zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated as 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:	F. Adab Architects Inc.
Owners:	1126337 BC Ltd.
Civic Addresses:	19607, 19619, 19629, 19649, 19655 -55A Avenue
Legal Description:	Lots 69,70,71, Section 3, Township 8, Except Plan BCP50018, New Westminster District Plan 29479 and Lots A and B, Section 3, Township 8, New Westminster District Plan 19555
Site Area:	4,998 m^2 (53,800 ft^2)
Lot Coverage:	44%
Total Parking Required:	75 stalls (including 7 visitor stalls)
Total Parking Provided:	75 stalls (including 7 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 51 Comprehensive Development Zone
OCP Designation:	Medium Density Residential
Variances Requested:	None
Development Cost Charges:	$446,110.25 (includes 5 SF credits)
Community Amenity Charge:	$66,000

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **33 unit townhouse development.** These requirements may be subject to change upon receipt of a development application.

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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department. A hydrant is required within a ROW in the lane north of the site.
4. Design and construct a half-width road on 55A Avenue along the property frontage to a City of Langley Collector standard; including pavement, barrier curb and gutter, sidewalk, boulevard, street lighting, street trees and storm drainage. 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.
5. The full construction of the rear lane north of the site and construction of an 8.0m wide lane along the west side of the site, to 55A Avenue, is required. A corner truncation is required at the intersection of the lanes. A decorative concrete wall along the 196 Street fence line, adjacent the lane, is required. Drainage infrastructure shall be provided to collect and convey runoff generated within the lanes. There will be no vehicle access to the site from 55A Avenue.
6. New water, sanitary and storm sewer service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains should be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.
7. Undergrounding of the existing overhead Hydro and Telus is required along the 55A Avenue frontage.
8. A stormwater management plan for the site, including 55A Avenue and the lanes, is required. Rainwater management measures used on site shall

limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.

9. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55A Avenue and the lane, and must apply to DFO for approval.
10. 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.
11. Upgrade existing 150mm AC watermain on 55A Avenue to 200mm PVC for the full property frontage and tie-in at 196 Street. Replace existing fire hydrant.

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

1. A Security Deposit of 110% of the estimated offsite works construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A $20,000 bond for the installation of a water meter to current standards.

<u>C) The developer is required to adhere to the following conditions:</u>

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 water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to

be installed outside away from any structure in a vault as per the City's specifications.

4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of “as-built” drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in *.pdf* and *.dwg* format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley’s Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. 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.
10. Garbage and recycling enclosures shall be designed to meet Metro Vancouver’s “Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update”

Discussion:

The applicant is proposing to redevelop the last five existing single family residential properties at the north-west corner of 55A Avenue with an attractive, 3 storey, 33 unit townhouse development. Vehicular access is provided from the rear lane and internal roads. Units are oriented toward the 55 A Avenue where possible. Resident parking is provided in enclosed secure garages with a combination of tandem parking and side by side double garages.

The current unconstructed gravel lane to the north will be upgraded and constructed by the developer. In addition, an 8.0m wide lane will be dedicated and constructed along the western side of the site in order to allow for the lane to be connected to 55A Avenue.

The form and character of the townhouse complex integrates a variety of exterior finishes, including cultured stone, hardie siding/board and horizontal siding, providing a contemporary west coast architectural expression. All units will have private root top decks providing desired outdoor amenity space.

The proposed development benefited from a Crime Prevention Through Environmental Design (CPTED) report by a qualified consultant whose recommendations are incorporated in the plans.

The subject application complies with the Official Community Plan's Development Permit Area Guidelines for Townhouse Developments.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at their January 10, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 29, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $446,110.25 to Development Cost Charge accounts and $66,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:

Gerald Minchuk, MCIP, RPP
Director of Development Services & Economic Development

Concurrence:

Rick Bomhof, P.Eng.
Director of Engineering, Parks & Environment

Concurrence:

Rory Thompson, Fire Chief

Attachment(s):

CITY OF LANGLEY

MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

WEDNESDAY, JANUARY 10, 2018 7:00 PM

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Biemers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Corp. Steve McKeddie, Langley RCMP
Dan Millsip
Kim Mullin
Jamie Schreder

Staff: Gerald Minchuk, Director of Development Services & Economic Development
Roy Beddow, Deputy Director of Development Services & Economic Development

Absent: Ron Madsen

1) RECEIPT OF MINUTES

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

THAT the minutes for the December 13, 2017 Advisory Planning Commission meeting be received.

CARRIED

2) REZONING APPLICATION RZ 09-17/DEVELOPMENT PERMIT APPLICATION DP 15-17- 19607, 19619, 19629, 19649, 19655-55A AVENUE –F. ADAB ARCHITECTS INC.

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F. Adab Architects Inc. and Marlene Messer, PMG Landscape Architects, who presented the proposed applications. Following discussion on building form and character, landscaping, incorporating, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Biemers

That Rezoning Application RZ 09-17/Development Permit Application DP 15-17 to accommodate a 33 unit, 3-storey townhouse development located at 19607, 19719, 19629, 19649, 19655-55A 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

4) NEXT MEETING

Wednesday, February 14th, 2018

5) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Schreder

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

33 UNIT TOWNHOUSE DEVELOPMENT

19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY

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 - SITE CHARACTERISTICS AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER
A-1.5 DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES
A-1.6 DESIGN RATIONALE - CPTED
A-1.7 PERSPECTIVE VIEW FROM 55A AVENUE
A-1.8 BLOCK 3 COLOURED ELEVATIONS & BIRD EYE VIEW
A-1.9 55A AVENUE STREETSCAPE
A-1.10 EXTERIOR FINISH

A-2.1a FLOOR PLANS - BUILDING 1(1ST & 2ND FLOOR)
A-2.1b FLOOR PLANS - BUILDING 1(3RD & 4TH FLOOR)
A-2.2a FLOOR PLANS - BUILDING 2(1ST & 2ND FLOOR)
A-2.2b FLOOR PLANS - BUILDING 2(3RD & 4TH FLOOR)
A-2.3a FLOOR PLANS - BUILDING 3 (1ST & 2ND FLOOR)
A-2.3b FLOOR PLANS - BUILDING 3(3RD & 4TH FLOOR)
A-2.4a FLOOR PLANS - BUILDING 4 (1ST & 2ND FLOOR)
A-2.4b FLOOR PLANS - BUILDING 4 (3RD & 4TH FLOOR)

A-3.1a ELEVATIONS - BUILDING 1
A-3.1b ELEVATIONS - BUILDING 1
A-3.2a ELEVATIONS - BUILDING 2
A-3.2b ELEVATIONS - BUILDING 2
A-3.3a ELEVATIONS - BUILDING 3
A-3.3b ELEVATIONS - BUILDING 3
A-3.4a ELEVATIONS - BUILDING 4
A-3.4b ELEVATIONS - BUILDING 4

A-4.1 BUILDING 1 SECTIONS
A-4.2 BUILDING 2 SECTIONS
A-4.3 BUILDING 3 SECTIONS
A-4.4 BUILDING 4 SECTIONS

L1 LANDSCAPE PLAN
L2 LANDSCAPE DETAIL

CONTACT LIST:

OWNER :

1126337 BC LTD .
14479 75 AVE
SURREY, B.C. V3S 3T5
TEL : 604 575 2214

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 :

CENTRAS ENGINEERING LTD
216-2630 CROYDON DR.
SURREY, B.C. V3S 6T3
TEL : 604 782 6927

LANDSCAPE ARCHITECT:

PMG LANDSCAPE ARCHITECTS
C100-4185 STILL CREED DRIVE
BURNABY, B.C. V5C 6G9
TEL : 604 294 0011
FAX : 604 294 0022

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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E-MAIL: mfa@multigonfadab.com

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NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
PROJECT INDEX - CONTACTS LIST

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

PROJECT STATISTICS

CIVIC ADDRESS :
19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
LOT 69,70 &71 EXCEPT PLAN BCP50018, PLAN 29479, LOTS "A"&"B",
PLAN 19555, ALL OF SECTION 3, TOWNSHIP B,
NEW WESTMINSTER DISTRICT

LOT AREA :
53800 SQ.FT.=4998 SQ.M. = 1.235 ACRE

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

LOT COVERAGE :
PROPOSED : 23029 / 53800 : 42%

NO. OF UNITS : 33

FLOOR AREA :
52831 SQ.FT. = 4908 SQ.M.

DENSITY :
ALLOWED : 70 UNITS/ACRE
PROPOSED : 26.7 UNITS/ACRE

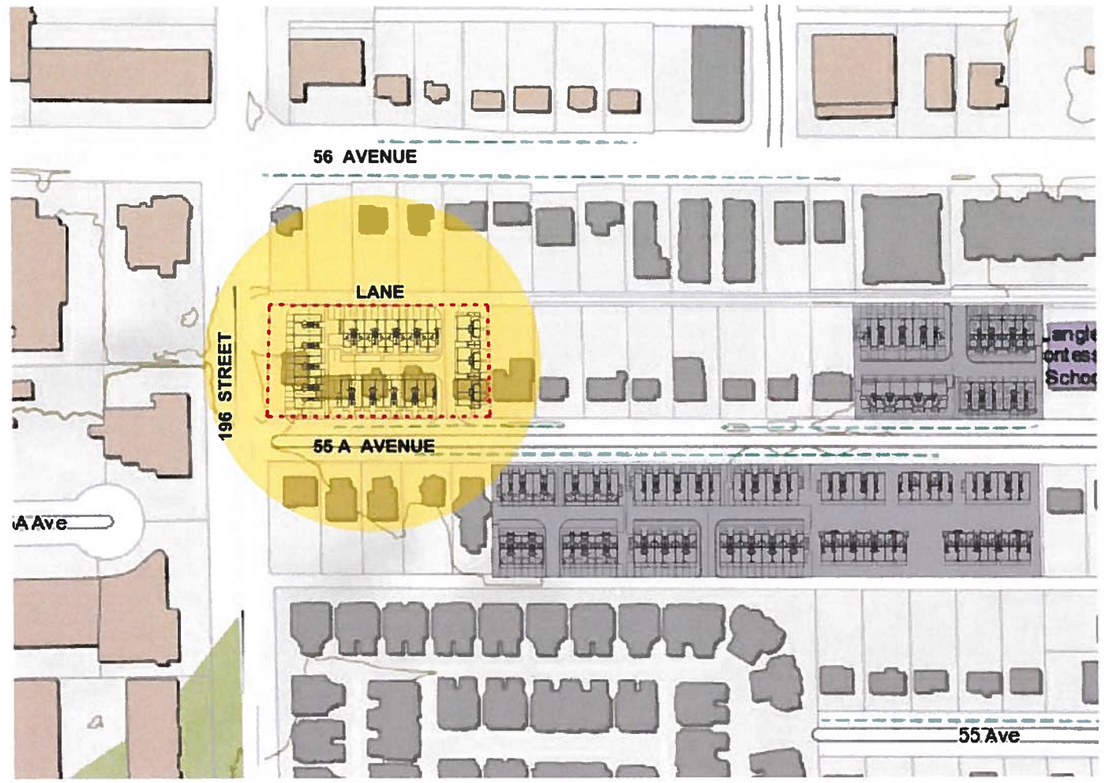
FAR :
52831 / 53800 = 0.982

BUILDING HEIGHT :
4 STOREYS (4TH STORY CONSISTS OF BAD ROOM & SUN DECK)

SETBACKS :

PROVIDED :
NORTH PL. : 11'-0" TO 21'-2"
SOUTH PL. : 11'-10" TO 14'-0"
EAST PL. : min. 11'-10"
max. 14'-5"
WEST PL. : min. 10'-0"
max. 12'-7"

PARKING :
2 STALLS / TOWNHOUSE : 66 STALLS
VISITORS : 0.2 X UNITS = 0.2 X33 = 7



UNIT MIX

UNIT TYPE	A	A1	A2	B	B1-B1s	B2	C	Cs	C2s	C1	C2	D, D-S	TOTAL
NO OF BED RM.	2	3	2	3	4	3	2	2	2	3	2	4	
NO OF UNIT	1	1	1	4	4	4	3	1	1	4	3	6	33
AREA	1680	1650	1430	1660	1660	1447	1497	1580	1360	1460	1248	1998	
TOTAL AREA	1680	1650	1430	6640	6640	5788	4491	1580	1360	5840	3744	11988	52831

NO OF 2 BED RM : 10 = 30%
NO OF 3 BED RM : 13 = 40%
NO OF 4 BED RM : 10 =30%
TOTAL NO OF UNITS : 33

TANDEM PARKING :18
1 CAR IN-1 CAR OUT : 9
DOUBLE CAR GARAGE : 6

VISITOR PARKING : 7

F. ADAB ARCHITECTS INC.

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

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
STATISTICS - CONTEXT PLAN

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

1

3

4

2

F. ADAB ARCHITECTS INC.

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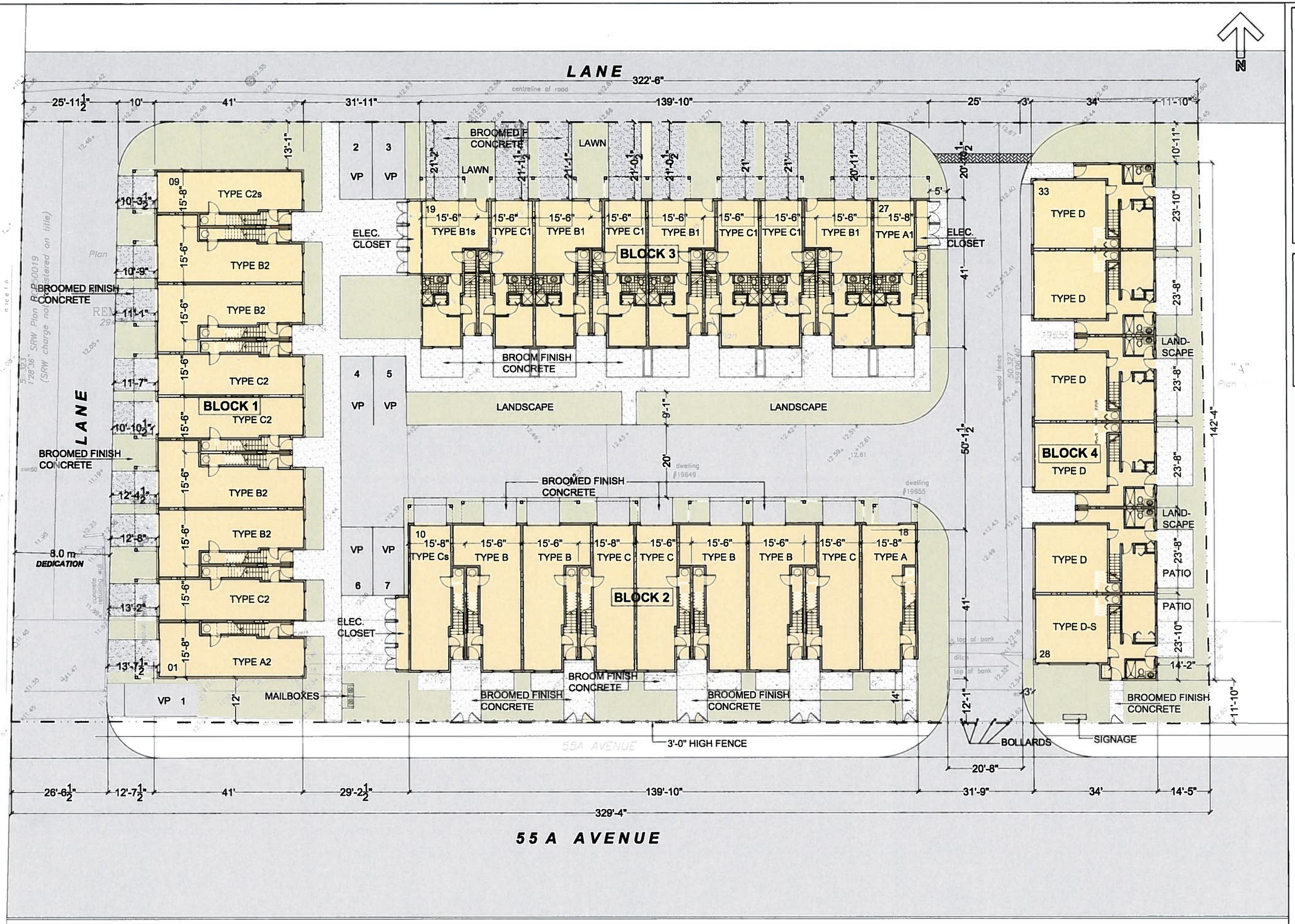
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

AERIAL MAP-
CONTEXT PHOTOS

DATE:	OCT 2017	SHEET NO.
SCALE:	1/16"=1'-0"	A-1.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



F. ADAB ARCHITECTS INC.

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NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
SITE PLAN

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design including the following items:

1. 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

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

3. 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

4. The site is located in the urban fabric of the City and is close to the public transportation and amenities

5. 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

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

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

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

9. 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

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SURREY, B.C. V3S 3T5

DRAWING TITLE:

DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

Crime Prevention Through Environmental Design. "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and It takes into account standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

Provision of identifiable territoriality
Provision of natural surveillance
Defining the hierarchy of space
Provision of access and perimeter control

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates 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

- 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

- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.

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DRAWING TITLE:
DESIGN RATIONALE - CPTED

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

PERSPECTIVE VIEW FROM 55A AVENUE

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55A AVENUE, LANGLEY

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SURREY, B.C. V3S 3T5

DRAWING TITLE:

PERSPECTIVE VIEW FROM 55A AVENUE

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.7
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

BIRD EYE VIEW

BLOCK 3 COULERED ELEVATION

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55A AVENUE, LANGLEY

FOR:

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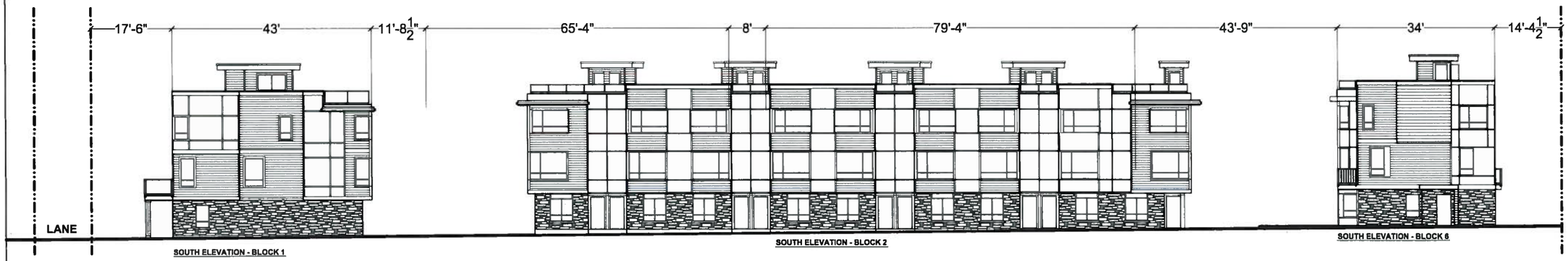
DRAWING TITLE:

BIRD EYE VIEW /
BLOCK 3
COLOURED ELEVATION

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.8
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



55A AVENUE STREETSCAPE

55A AVENUE STREETSCAPE RENDERING

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55A AVENUE, LANGLEY

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DRAWING TITLE:

55A AVENUE STREETSCAPE

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.9
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

Exterior Finishes and Colour

The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

A variety of building materials is used with emphasis on richer and urban elements with stone at the base of the buildings, prefabricated panels and hardie siding. No vinyl siding is introduced on any facades of the buildings.

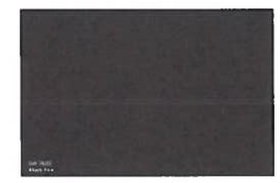
The colours are selected with emphasis on dark and light grey panels, off-white siding and the natural wood colour in selected areas.

Windows and railings are back resulting in further contrast between the exterior finishing materials.

BLACK COUNTRY LEDGESTONE
BY BORAL

CARAMEL CEDAR WOOD

HARDIE SIDING
REPOSE GRAY - SW 7015
BY SHERWIN WILLIAMS



HARDIE PANEL
BLACK FOX - SW 7020
BY SHERWIN WILLIAMS

BLOCK 4 FRONT ELEVATION

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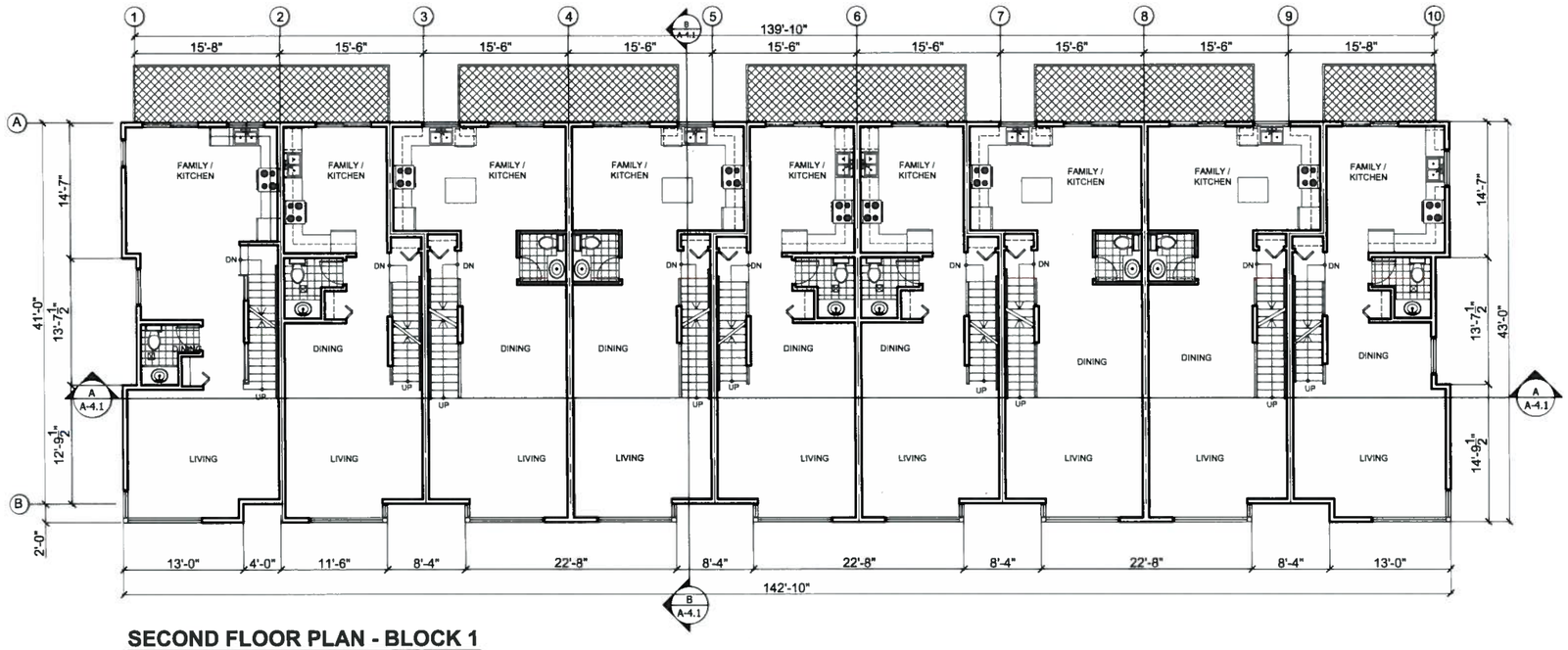
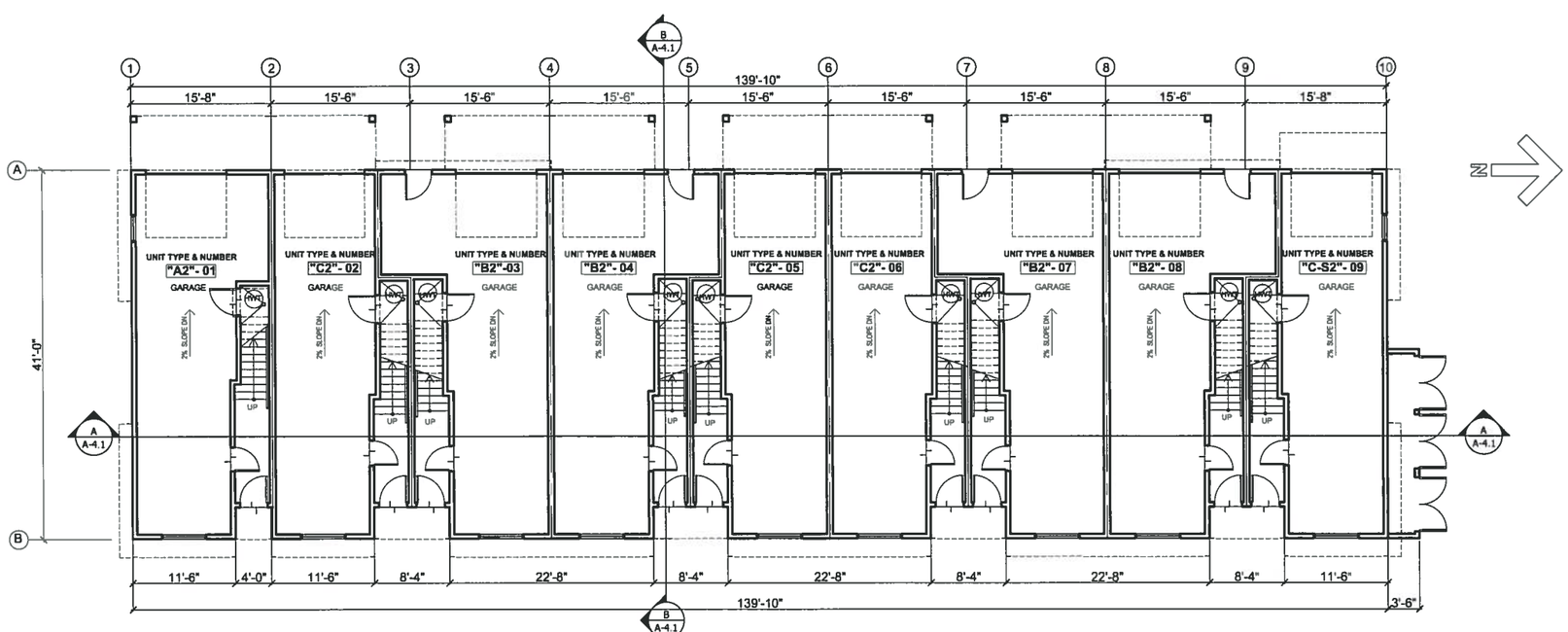
DRAWING TITLE:
EXTERIOR FINISH

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.10
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECOND FLOOR PLAN - BLOCK 1



FIRST FLOOR PLAN - BLOCK 1

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FOR:

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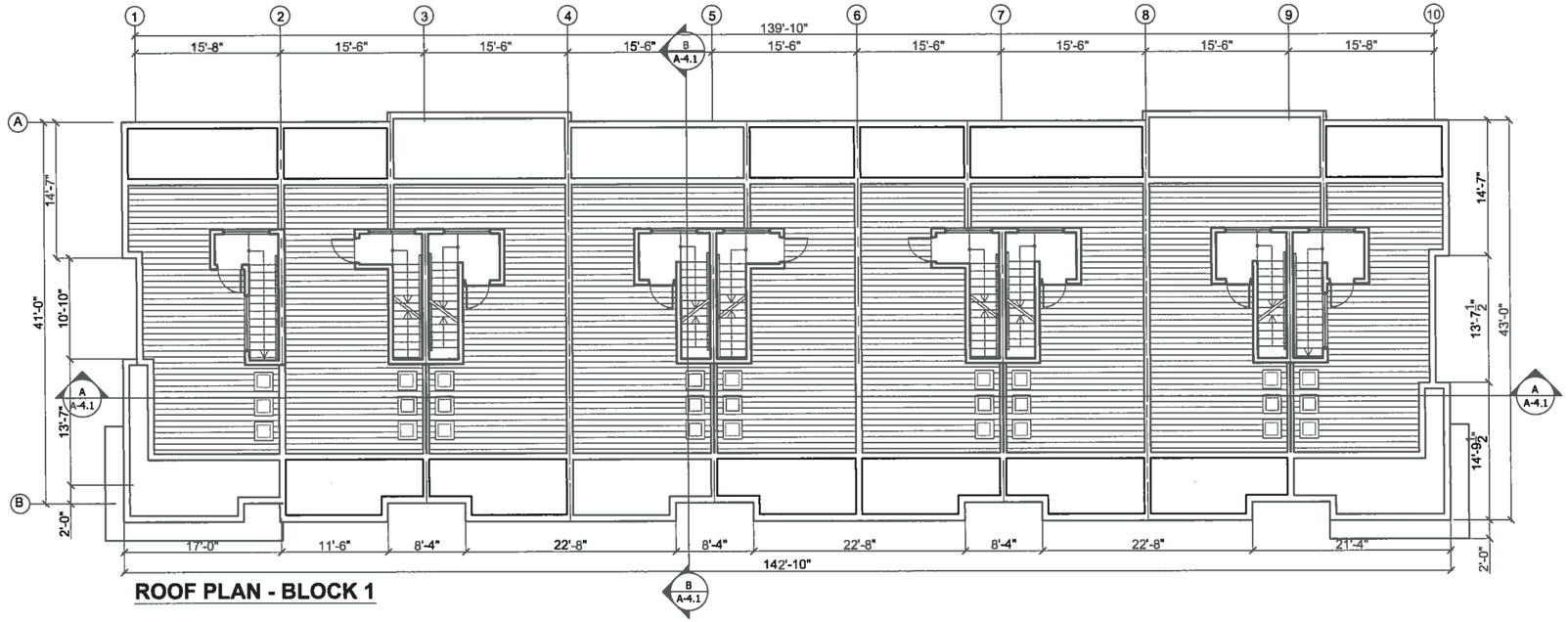
SURREY, B.C. V3S 3T5

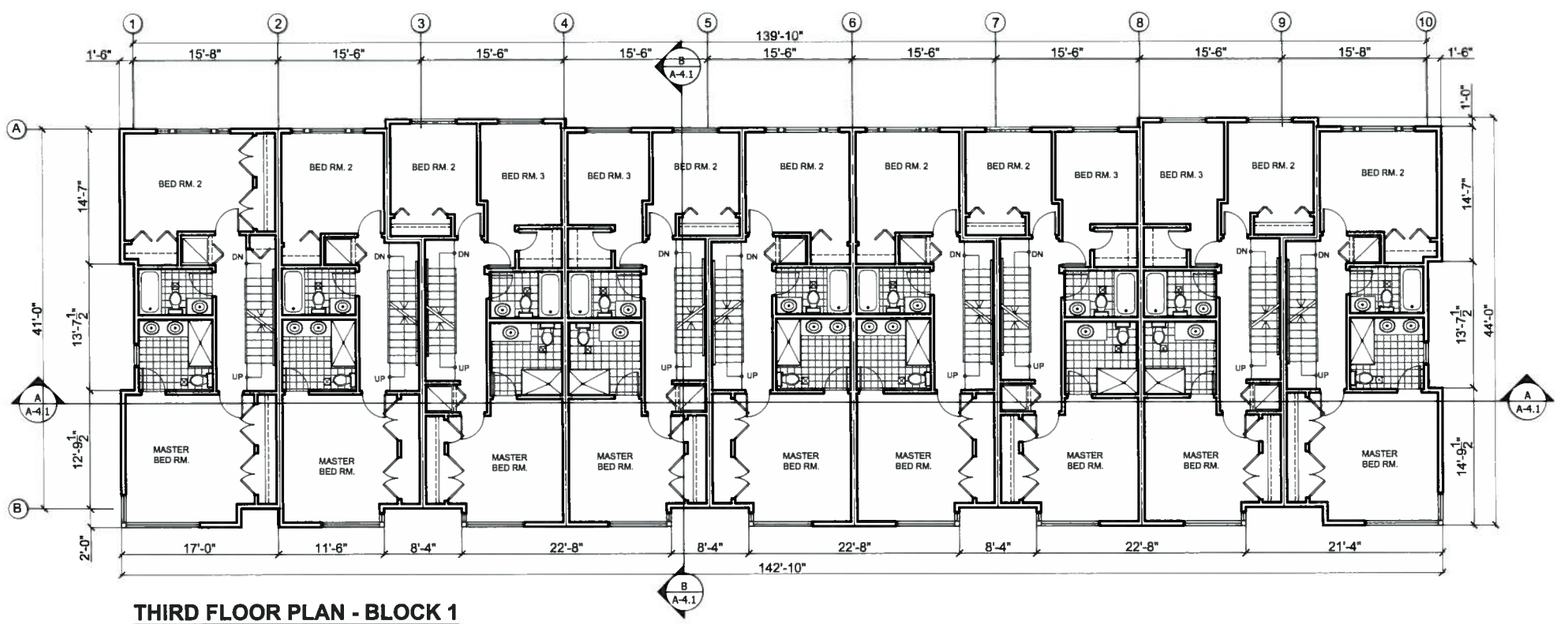
DRAWING TITLE:

BLOCK 1
FLOOR PLANS
FIRST & SECOND FLOORS

DATE:	SEP 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 1



THIRD FLOOR PLAN - BLOCK 1

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DRAWING TITLE:

BLOCK 1
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.1b
DESIGN:	A.A.	
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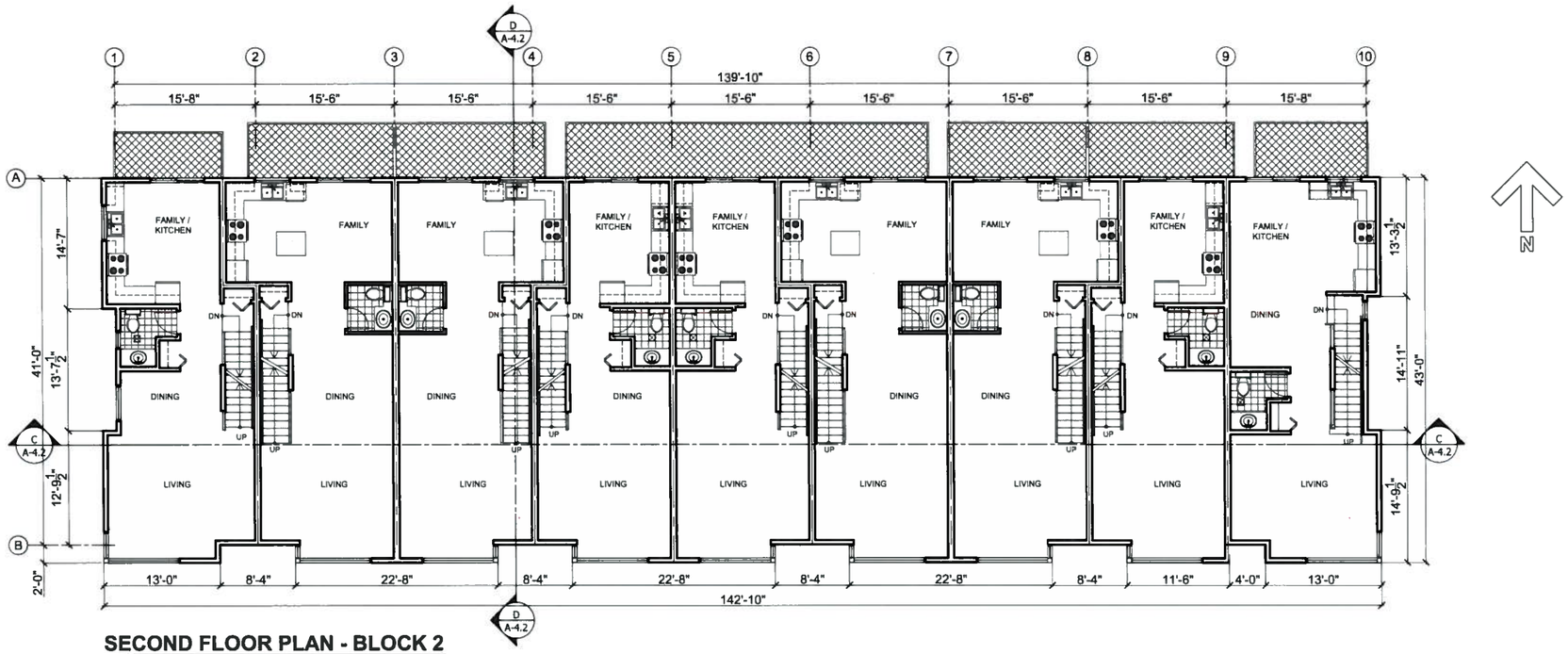
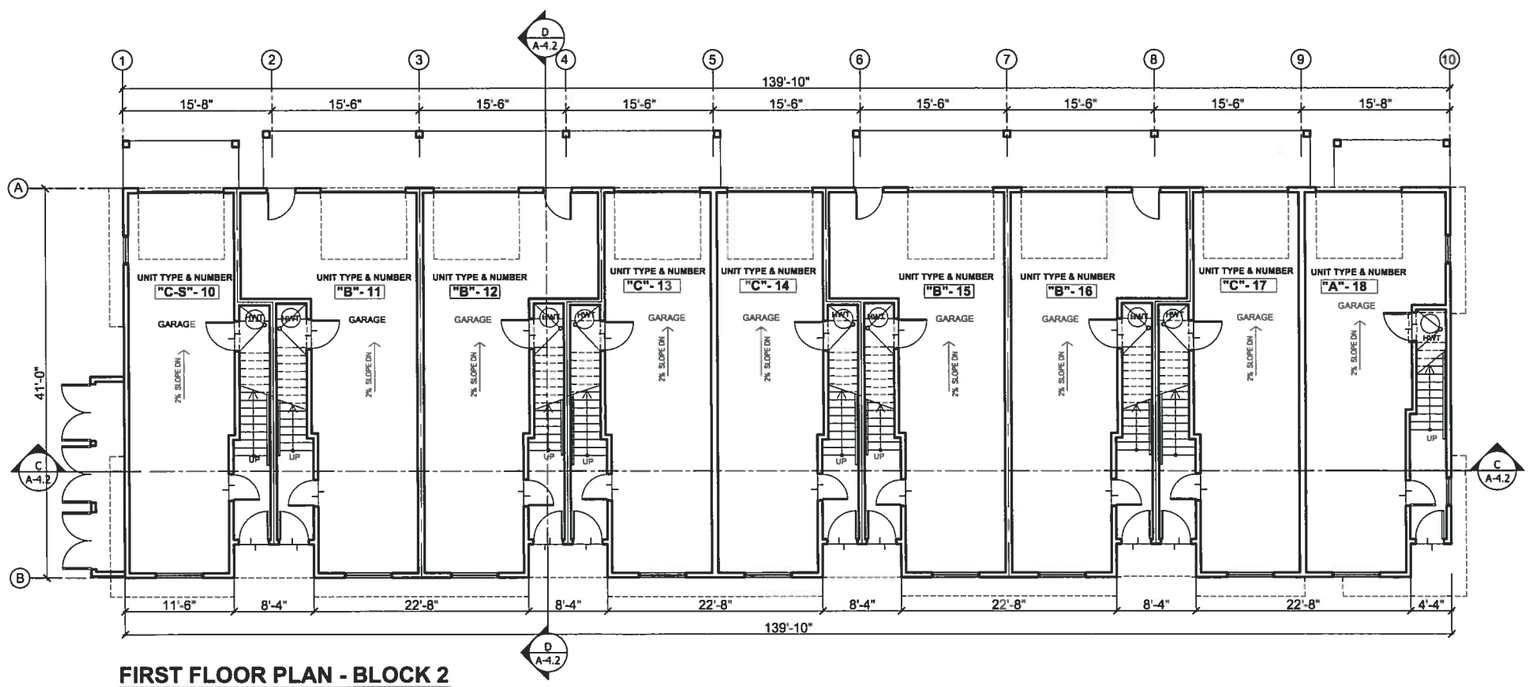


SECOND FLOOR PLAN - BLOCK 2



FIRST FLOOR PLAN - BLOCK 2

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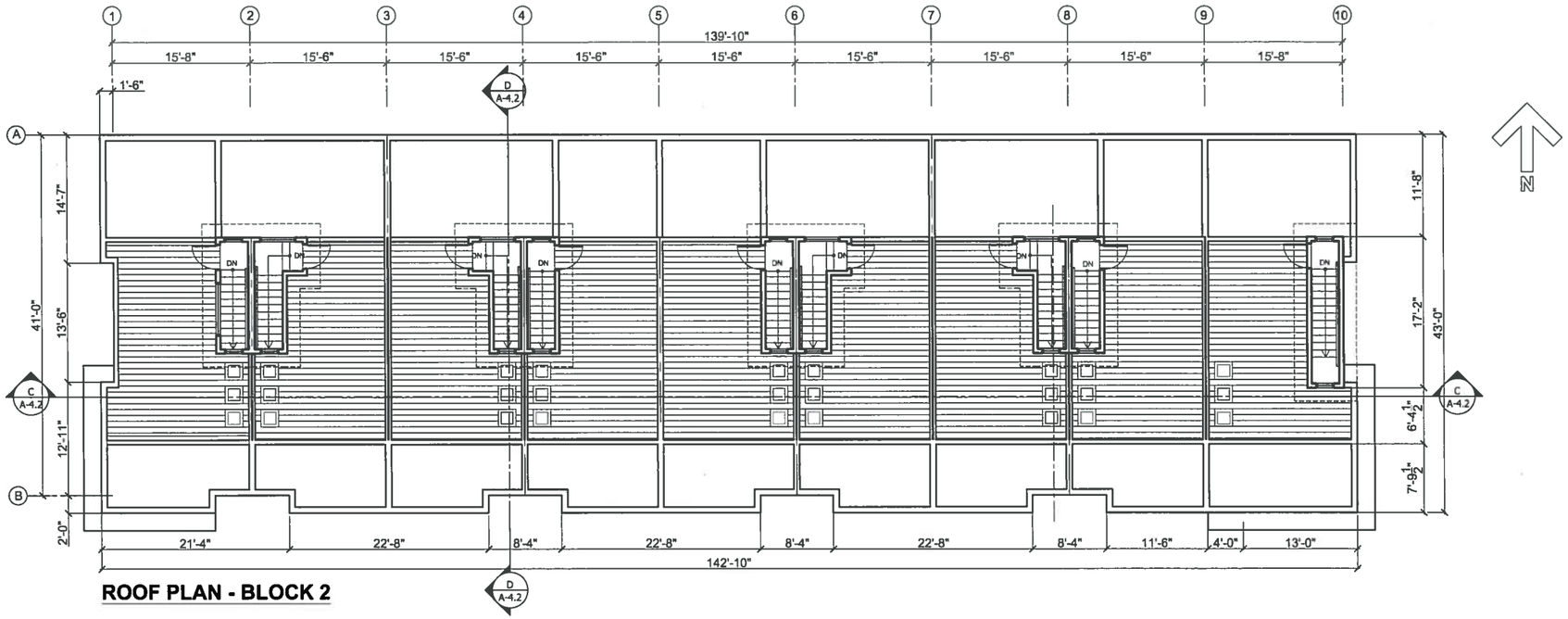
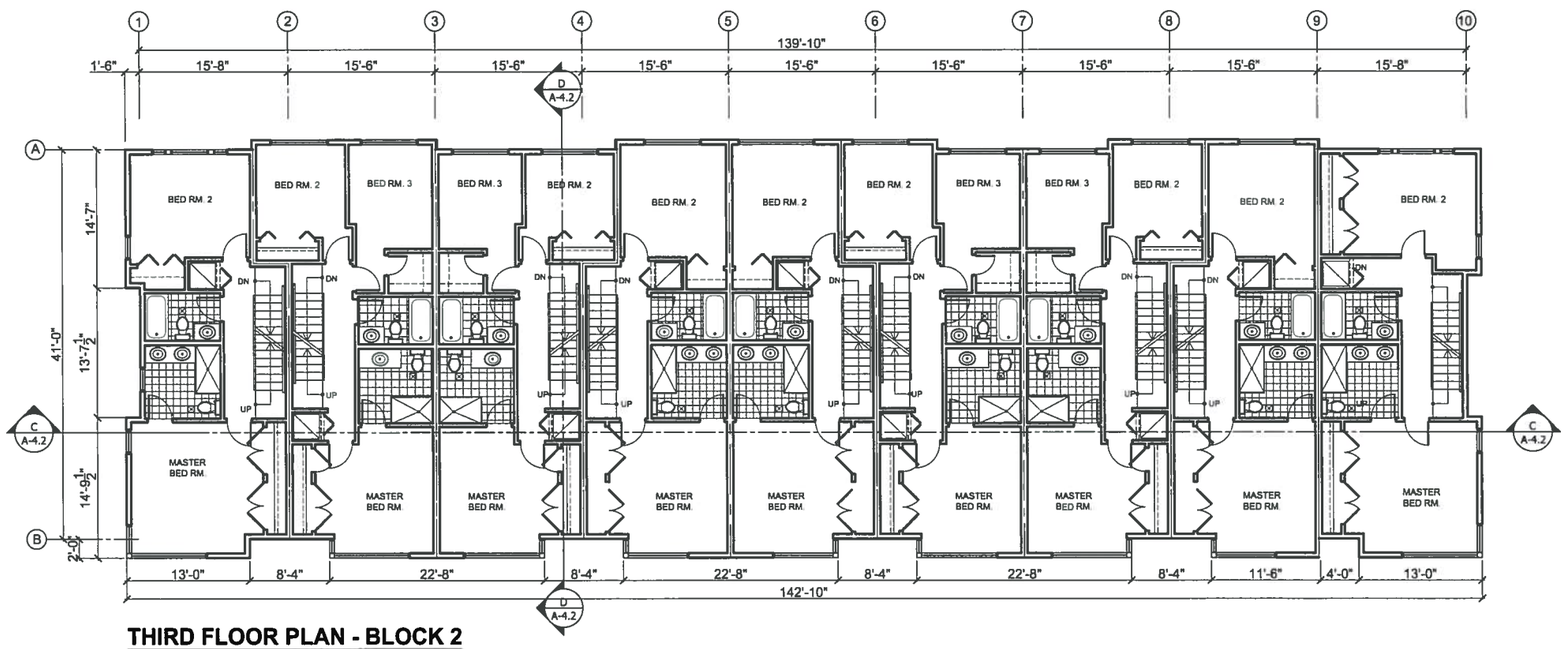
DRAWING TITLE:

BLOCK 2
FLOOR PLANS
FIRST & SECOND FLOORS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 2



THIRD FLOOR PLAN - BLOCK 2

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DRAWING TITLE:

BLOCK 2
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT 2017	SHEET NO:
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DESIGN:	A.A.	
DRAWN:	A.A.	
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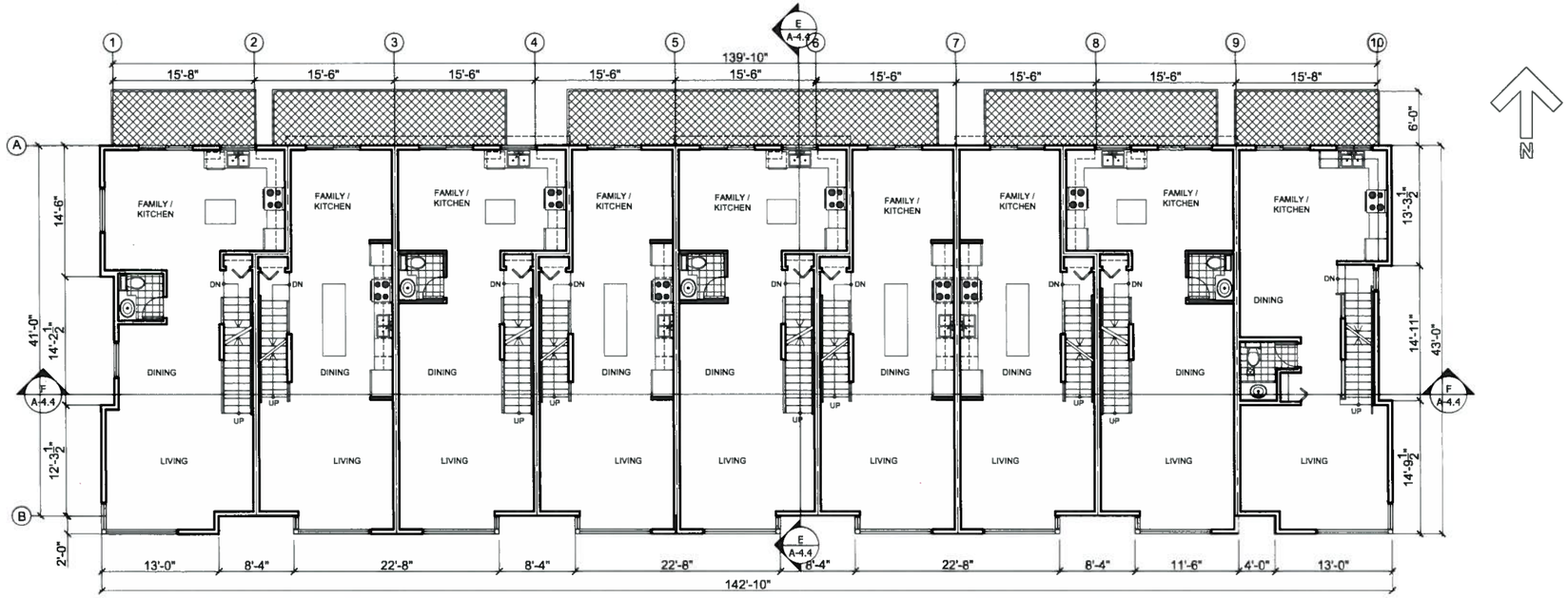
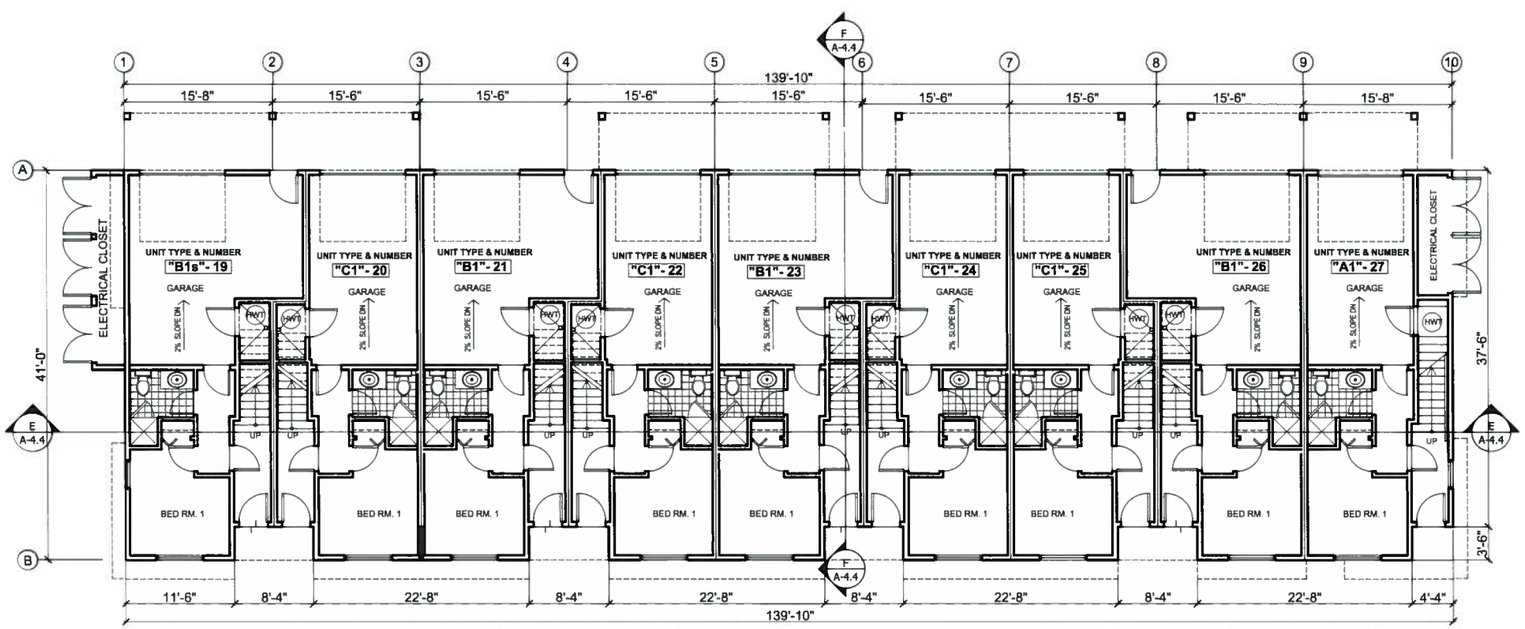


SECOND FLOOR PLAN - BLOCK 3



FIRST FLOOR PLAN - BLOCK 3

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NO	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

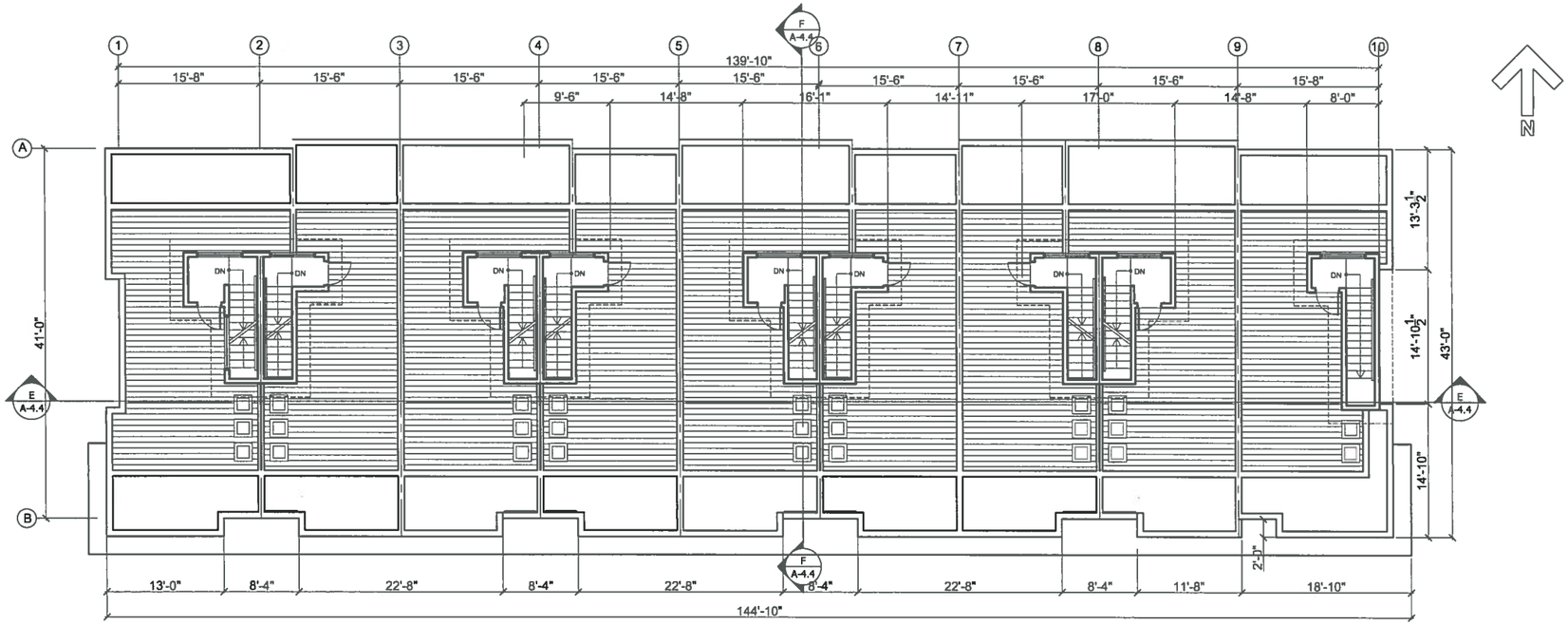
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

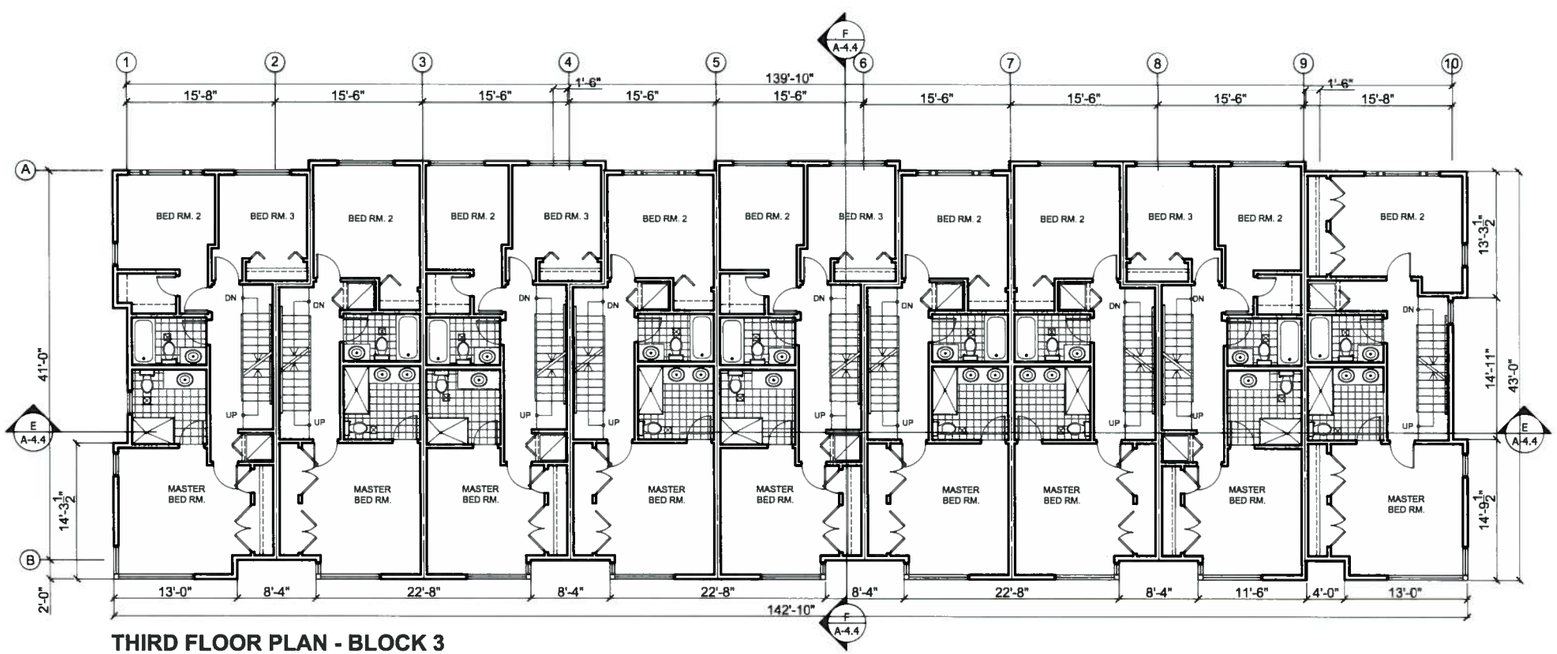
DRAWING TITLE:

BLOCK 3
FLOOR PLANS
FIRST & SECOND FLOORS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-2.3a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 3



THIRD FLOOR PLAN - BLOCK 3

F. ADAB ARCHITECTS INC.

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

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FOR:

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14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

BLOCK 3
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT 2017	SHEET NO:
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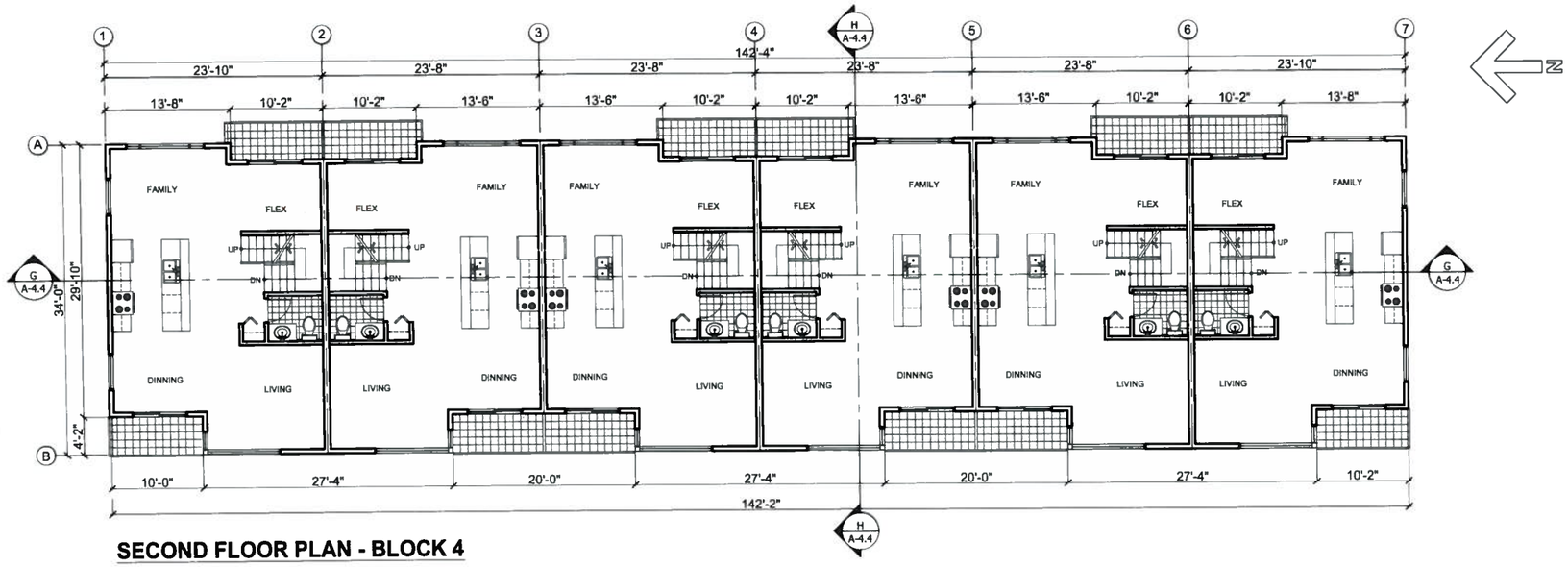
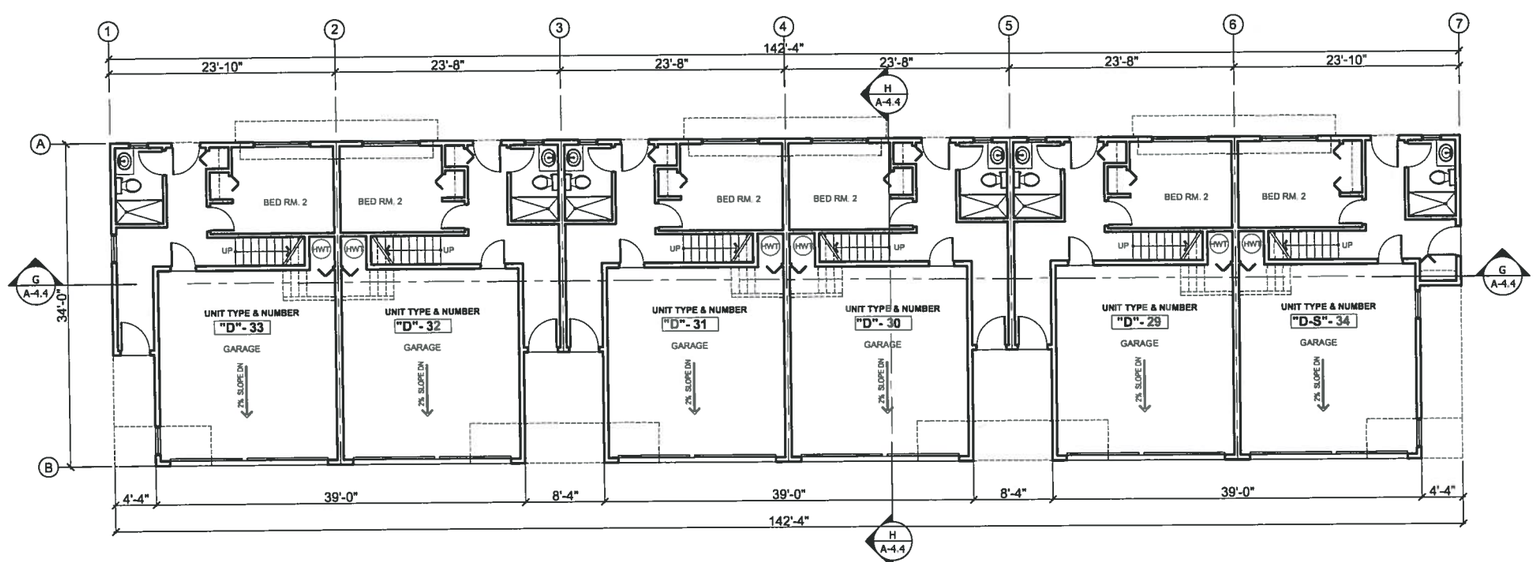
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1703	



SECOND FLOOR PLAN - BLOCK 4



FIRST FLOOR PLAN - BLOCK 4

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SURREY, B.C. V3S 3T5

DRAWING TITLE:

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FIRST & SECOND FLOORS

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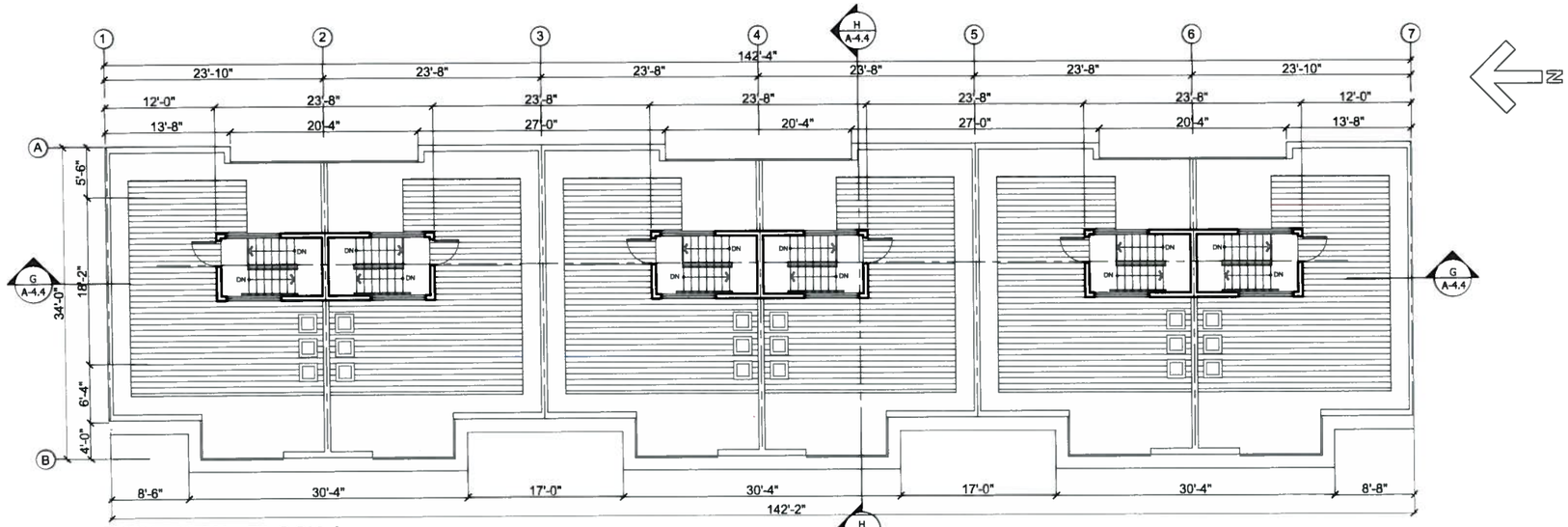
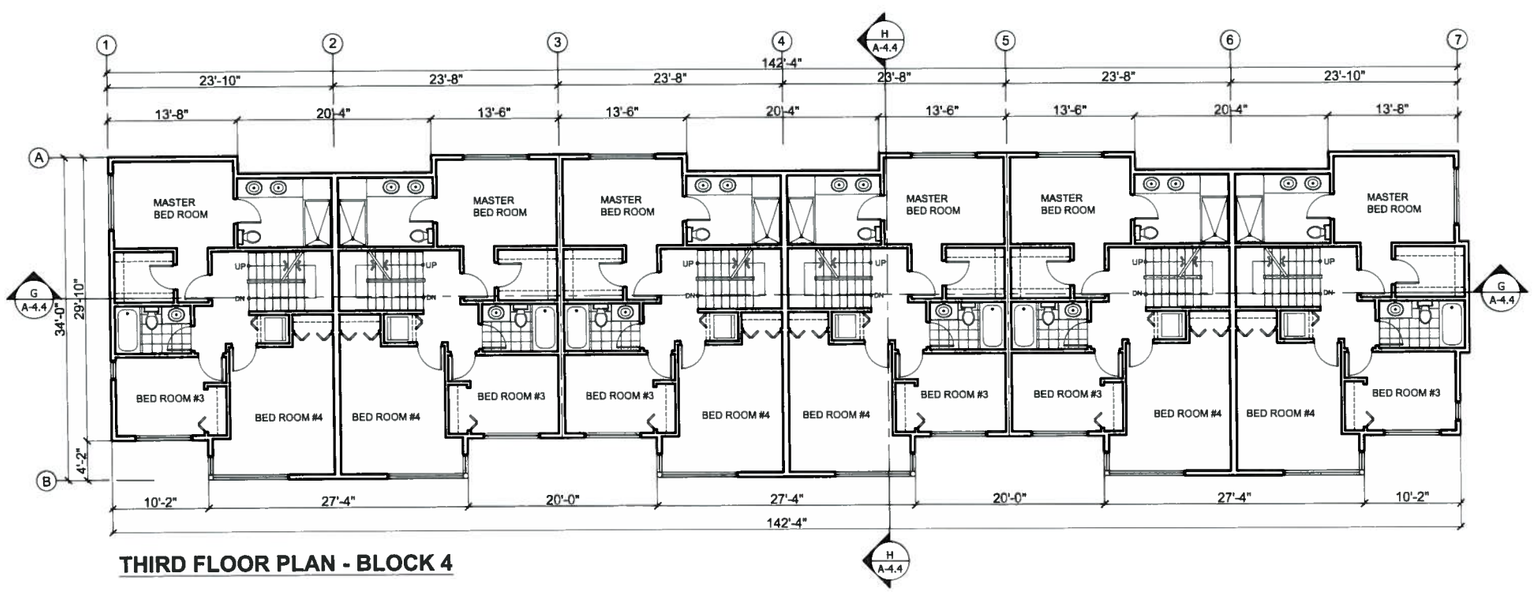
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



ROOF PLAN - BLOCK 4



THIRD FLOOR PLAN - BLOCK 4

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THIRD FLOOR & ROOF

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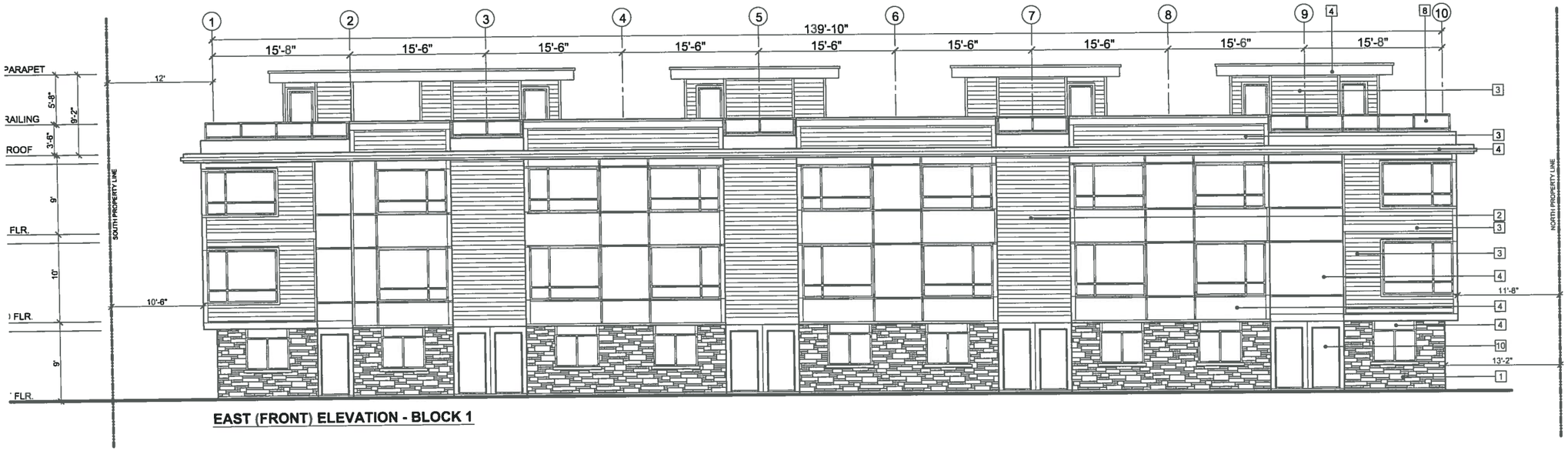
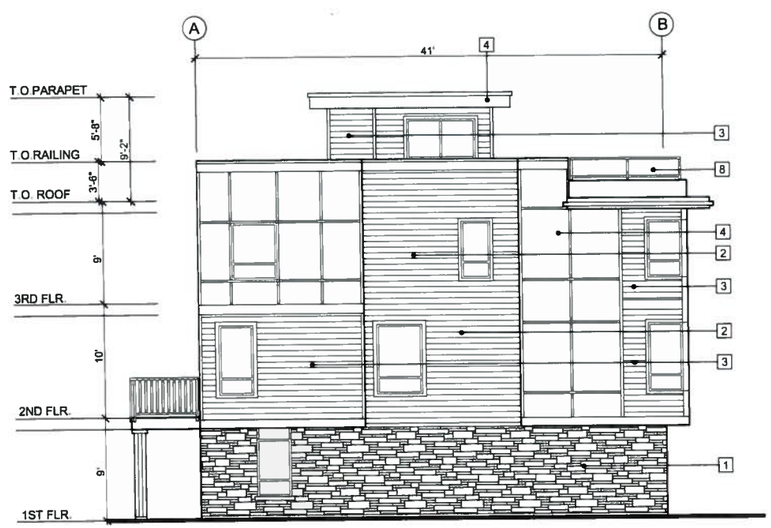


EAST (FRONT) ELEVATION - BLOCK 1



SOUTH (SIDE) ELEVATION - BLOCK 1

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEAL** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 1 & 4 : SW2847 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

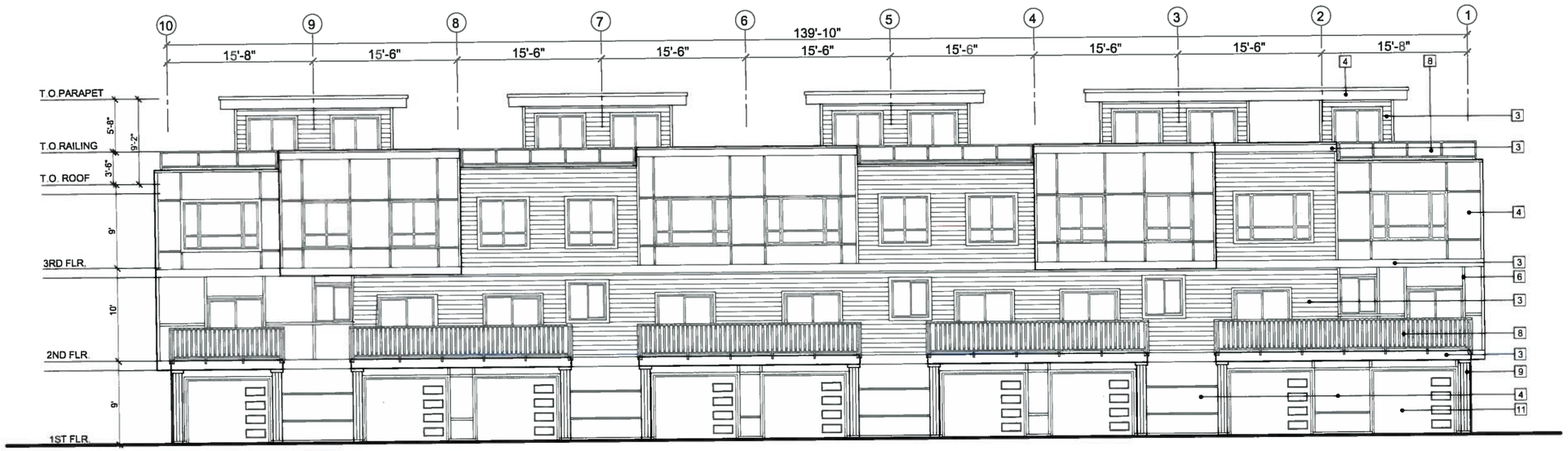
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S3T5

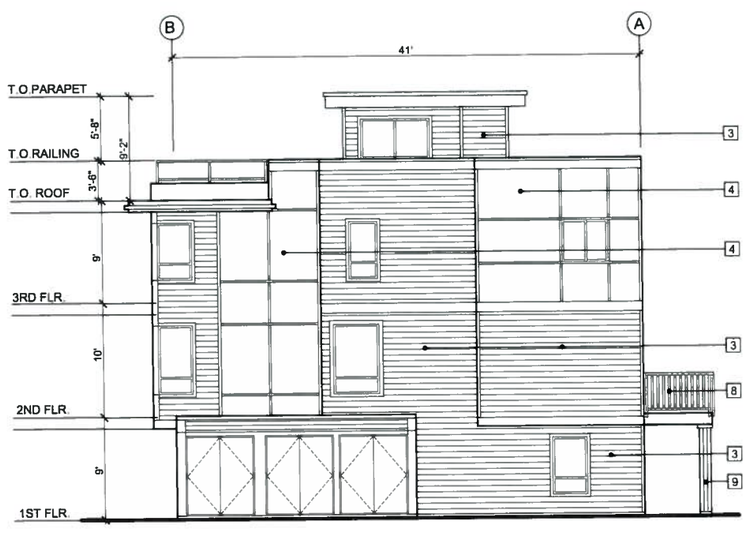
DRAWING TITLE:

BLOCK 1
ELEVATIONS

DATE	OCT 2017	SHEET NO.
SCALE	NTS.	A-3.1a
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	



WEST (REAR) ELEVATION - BLOCK 1



NORTH (SIDE) ELEVATION - BLOCK 1

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEAL** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 1 & 4 : SW2847 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

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19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

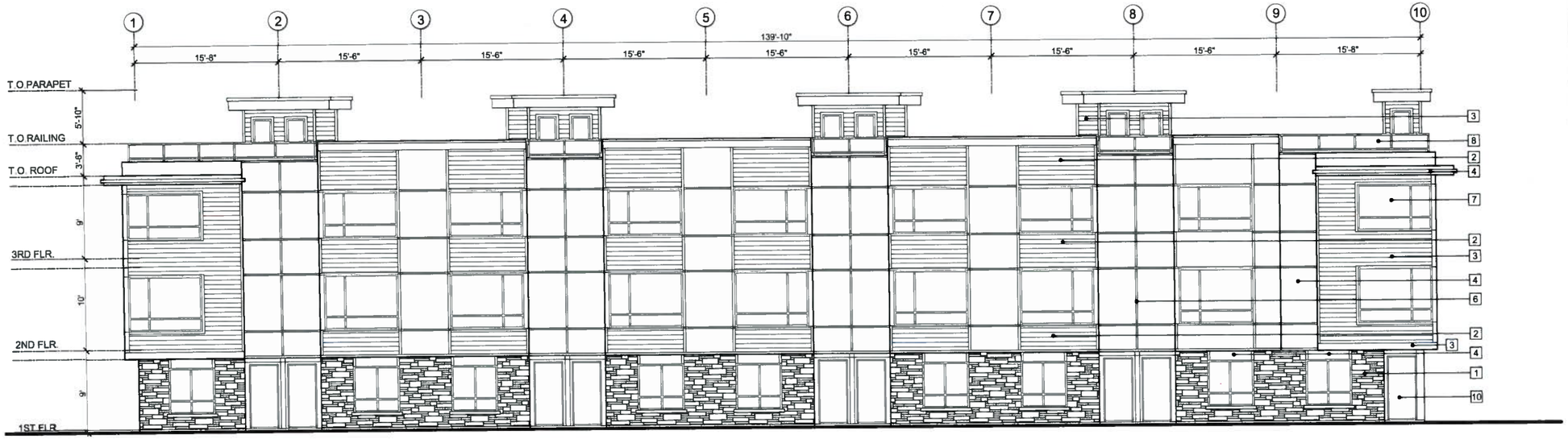
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S3T5

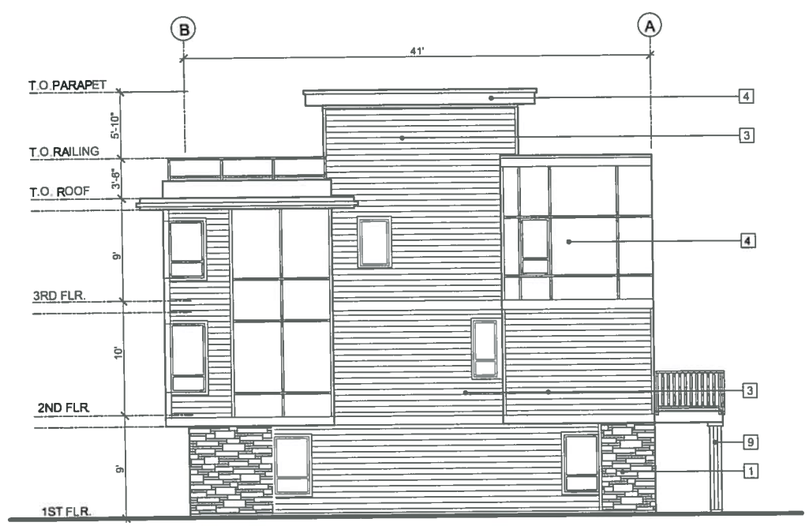
DRAWING TITLE:

BLOCK 1
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.1b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SOUTH (FRONT) ELEVATION - BLOCK 2



EAST (SIDE) ELEVATION - BLOCK 2

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEALS** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

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55A AVENUE, LANGLEY

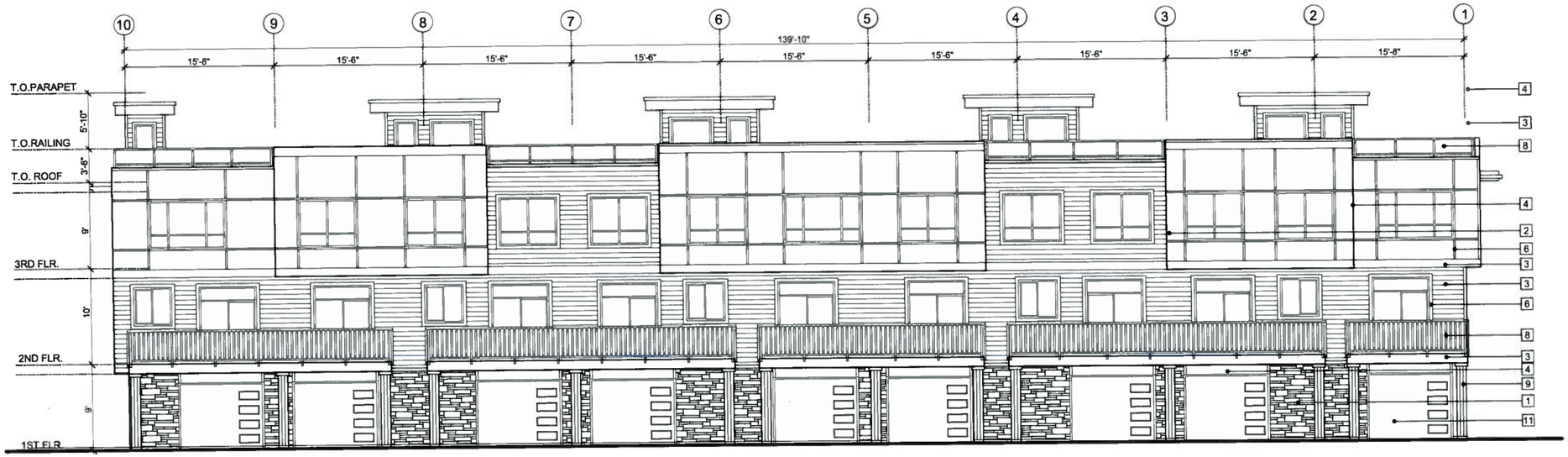
FOR:

1126337 BC LTD
14479 75TH AVE
SURREY, B.C. V3S 3T5

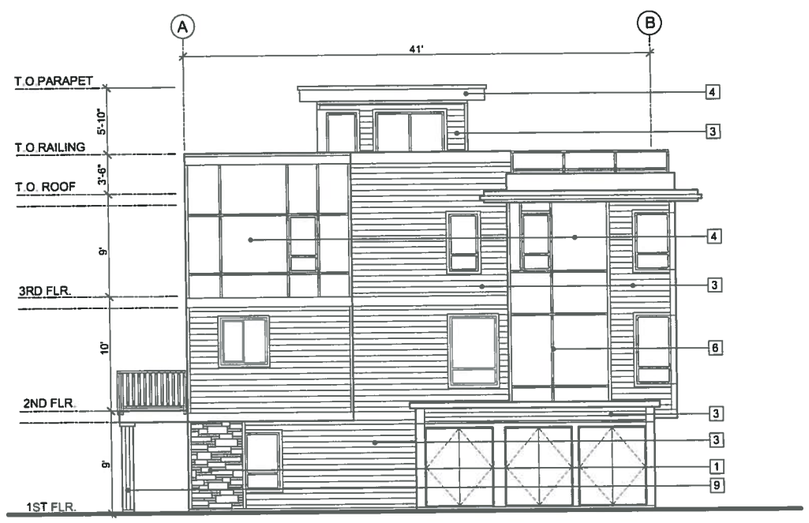
DRAWING TITLE:

BLOCK 2
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SOUTH (FRONT) ELEVATION - BLOCK 2



WEST (SIDE) ELEVATION - BLOCK 2

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
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5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEALS** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

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DRAWING TITLE:

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DESIGN:	A.A.	
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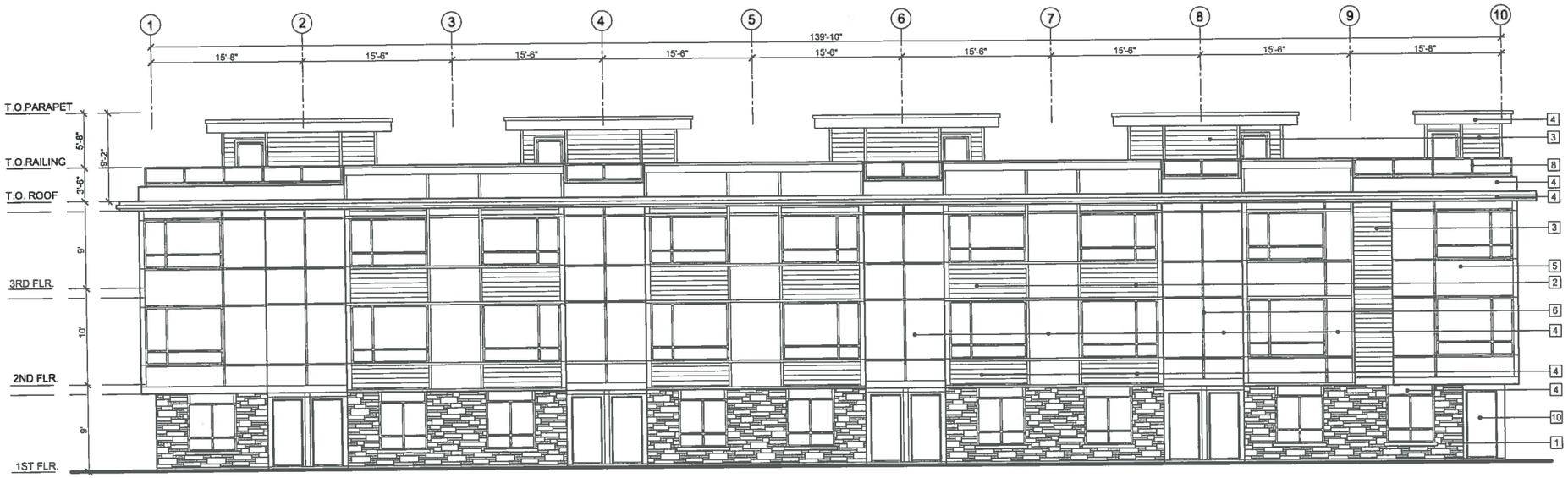
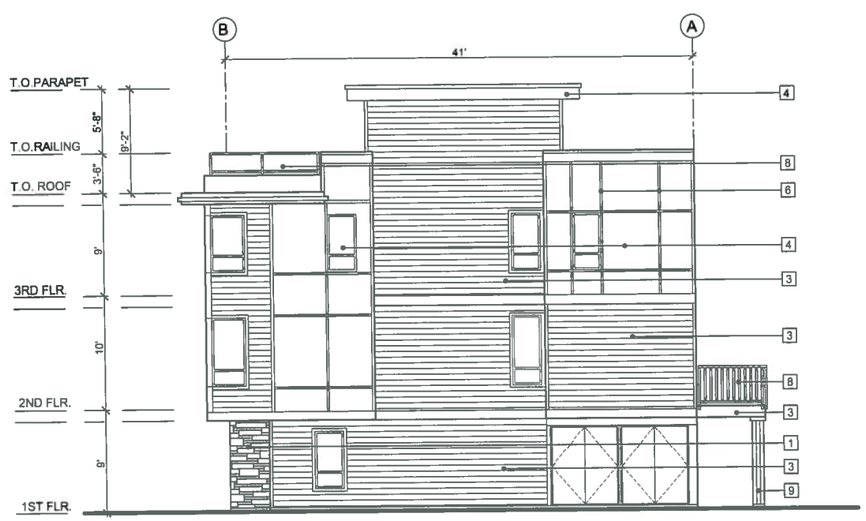


SOUTH (FRONT) ELEVATION - BLOCK 3



EAST (SIDE) ELEVATION - BLOCK 3

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL	
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4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS	
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
6	**REVEALS** BLACK	
7	**WINDOW** VINYL -BLACK	
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS	
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
10	**ENTRY DOOR** BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS	
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	

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FOR:

1126337 BC LTD
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SURREY, B.C. V3S 3T5

DRAWING TITLE:

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DESIGN:	A.A.	
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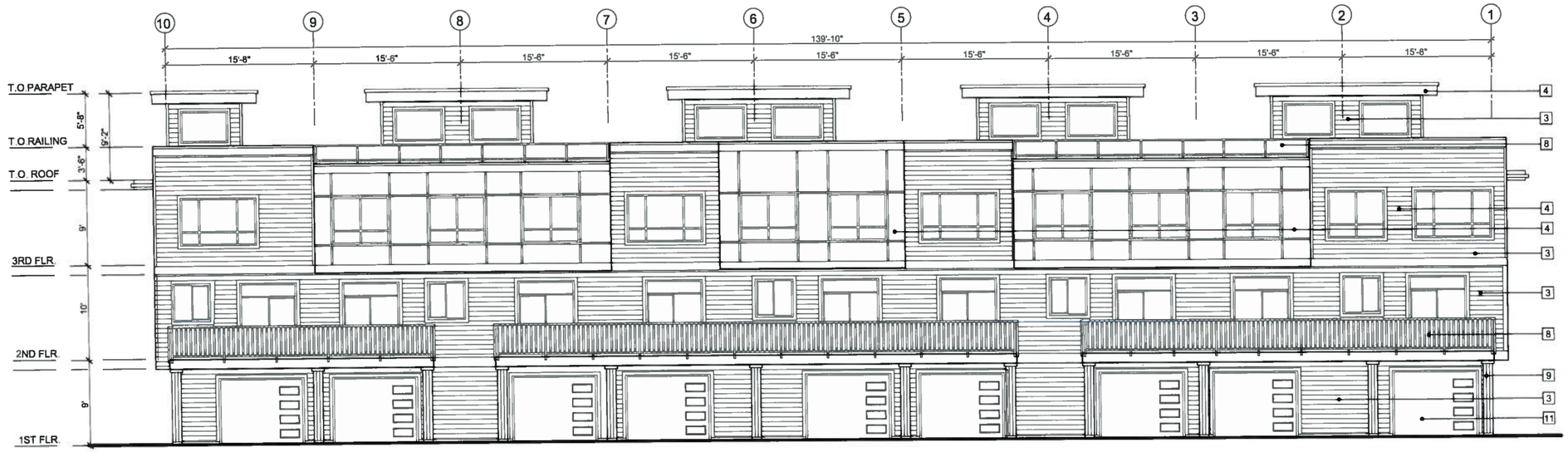
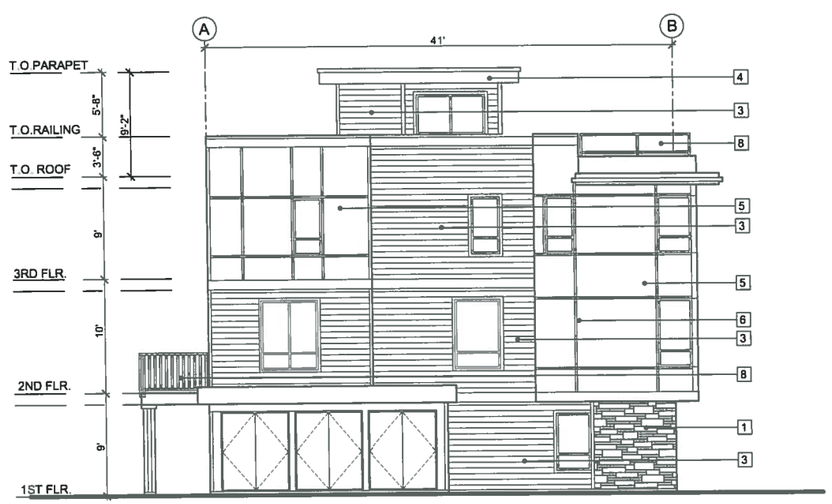


NORTH (REAR) ELEVATION - BLOCK 3



WEST (SIDE) ELEVATION - BLOCK 3

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6	**REVEALS** BLACK
7	**WINDOW** VINYL -BLACK
8	**RAILING** - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10	**ENTRY DOOR** BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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NO	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

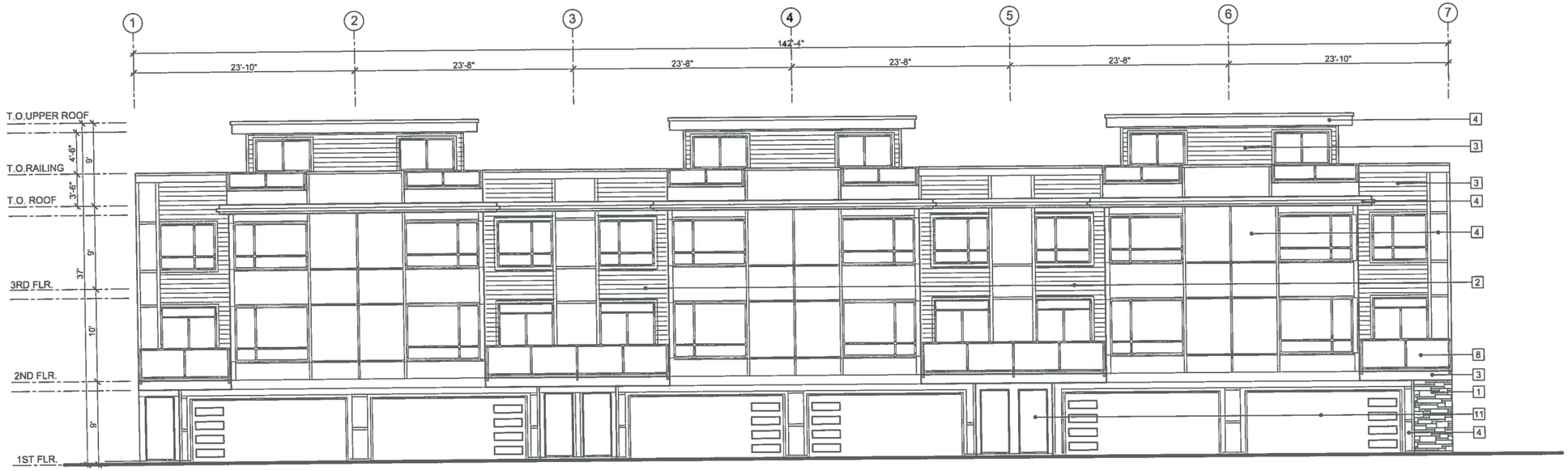
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

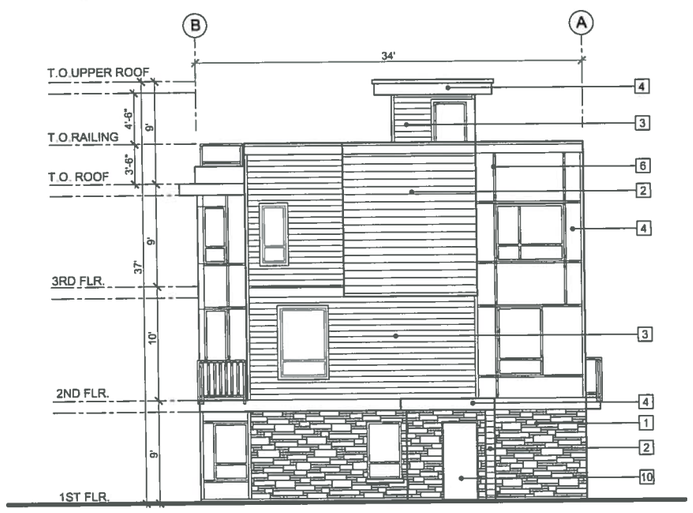
DRAWING TITLE:

BLOCK 3
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.3b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



WEST (FRONT) ELEVATION - BLOCK 4



SOUTH (SIDE) ELEVATION - BLOCK 4

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL	
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER	
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS	
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
6	**REVEALS** BLACK	
7	**WINDOW** VINYL -BLACK	
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR	
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
10	**ENTRY DOOR** BLOCKS 1&6 :	SW 2847 - BY SHERWIN WILLIAMS
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	

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E-MAIL: mfa@multigonfadab.com

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NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

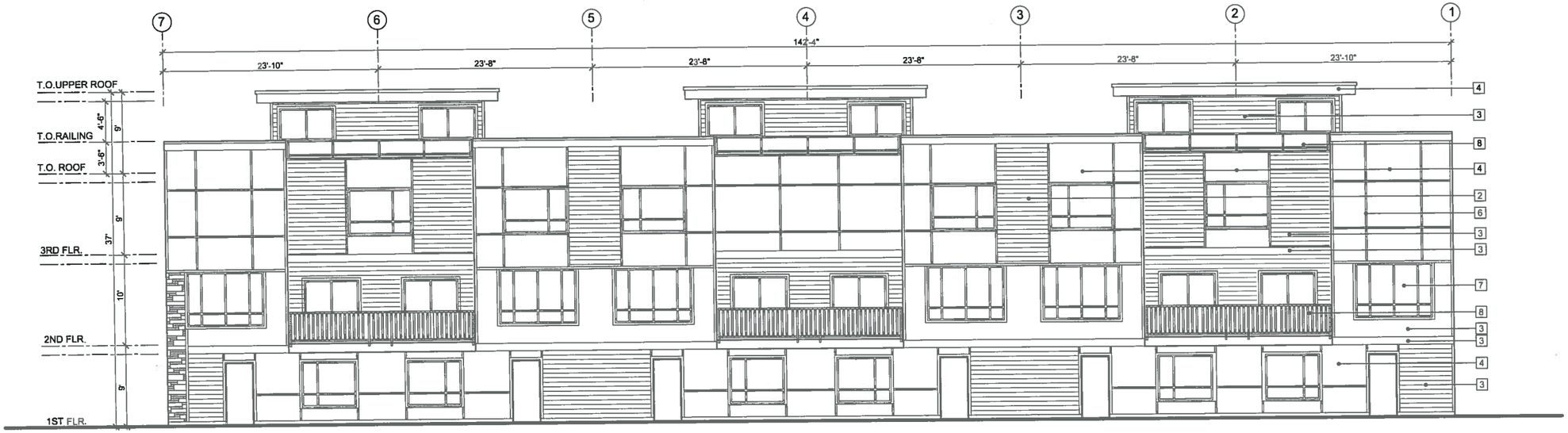
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

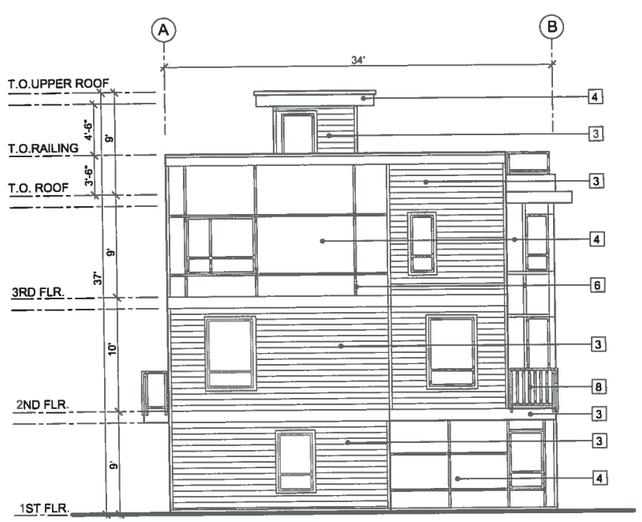
DRAWING TITLE:

BLOCK 4
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.4a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



EAST (REAR) ELEVATION - BLOCK 4



NORTH (SIDE) ELEVATION - BLOCK 4

EXTERIOR FINISHES

1	**CULTURED STONE** CSV-449974, BLACK RUNDLE - BY BORAL	
2	**6" HORIZONTAL SIDING -** PVC / CARAMEL REF #8 BY SAGIPER	
3	**6" HORIZONTAL HARDIE SIDING / BAND BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
4	**HARDIE PANEL / BOARD** SW 7020 BLACK FOX - BY SHERWIN WILLIAMS	
5	**HARDIE PANEL / BOARD** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
6	**REVEALS** BLACK	
7	**WINDOW** VINYL -BLACK	
8	**RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR	
9	**COLUMN** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	
10	**ENTRY DOOR** BLOCKS 1&5 : SW 2847 - BY SHERWIN WILLIAMS	
11	**GARAGE DOOR** SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS	

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NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

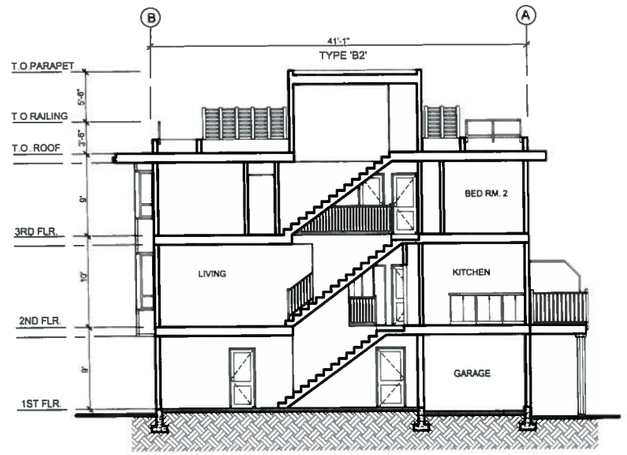
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

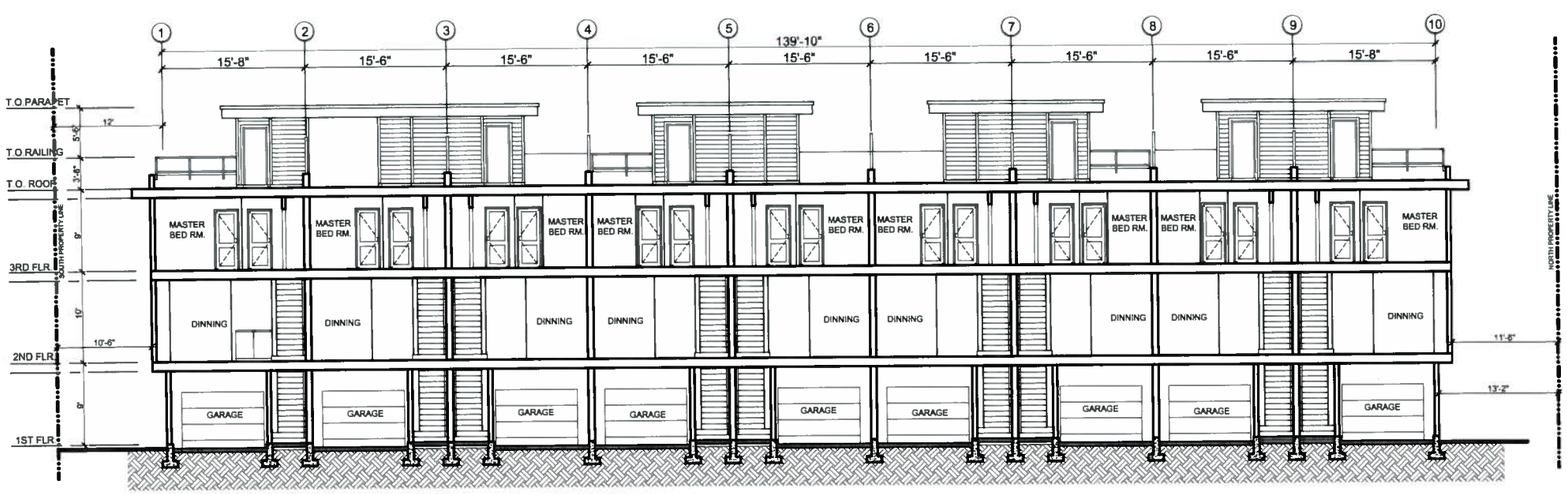
DRAWING TITLE:

BLOCK 4
ELEVATIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.4b
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION B-B BLOCK 1



SECTION A-A BLOCK 1

F. ADAB ARCHITECTS INC.

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

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NO.	DATE	REVISION/ ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	09-30-17	ISSUED FOR DP

PROJECT TITLE:

33 UNITS TOWNHOUSE
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

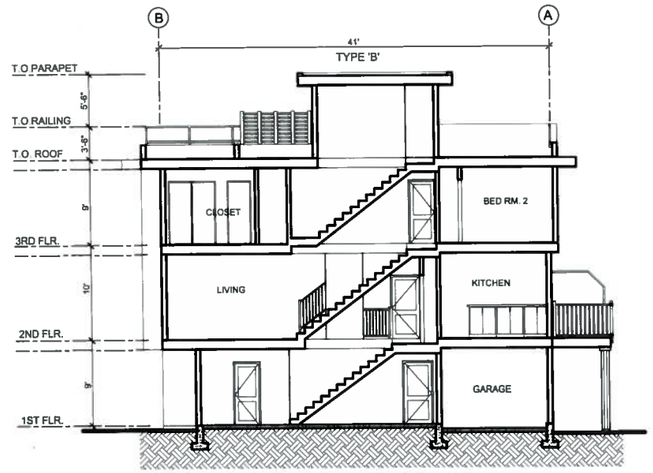
FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

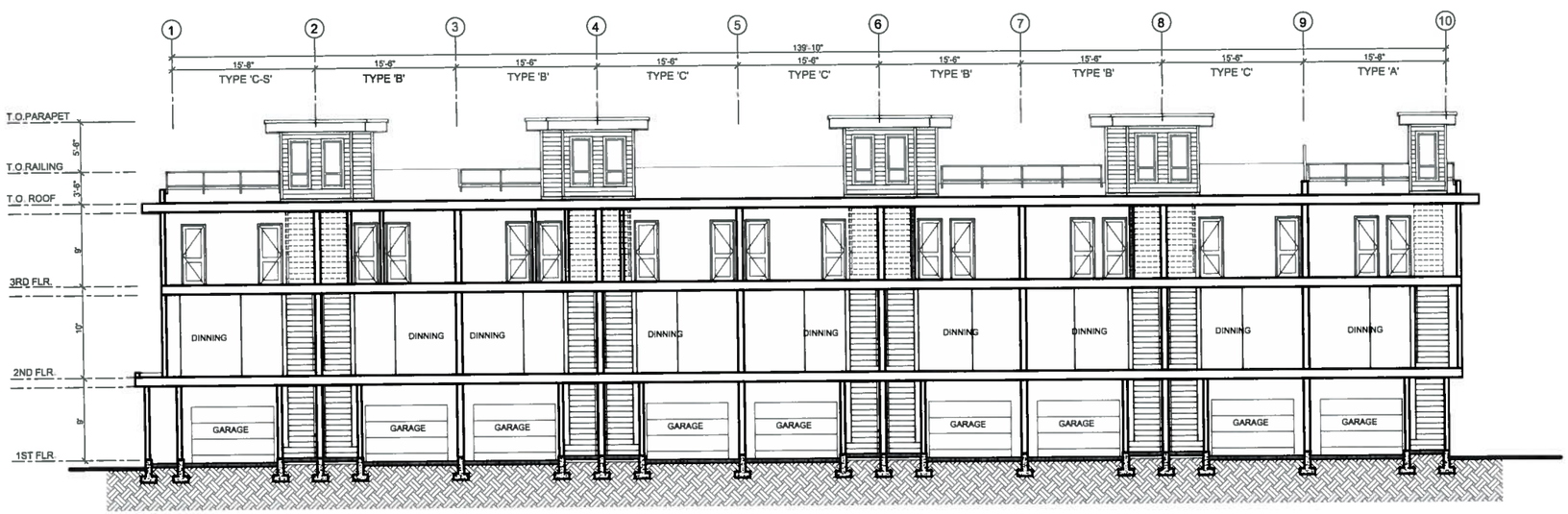
DRAWING TITLE:

BLOCK 1
SECTIONS

DATE:	SEP 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION D-D BLOCK 2



SECTION C-C BLOCK 2

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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NO.	DATE	REVISION/ ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

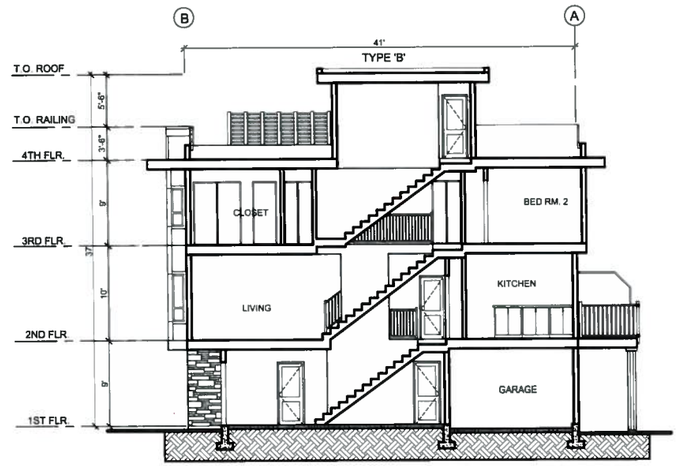
FOR:

1126337 BC LTD+
14479 75 AVE
SURREY, B.C.V3S 3T5

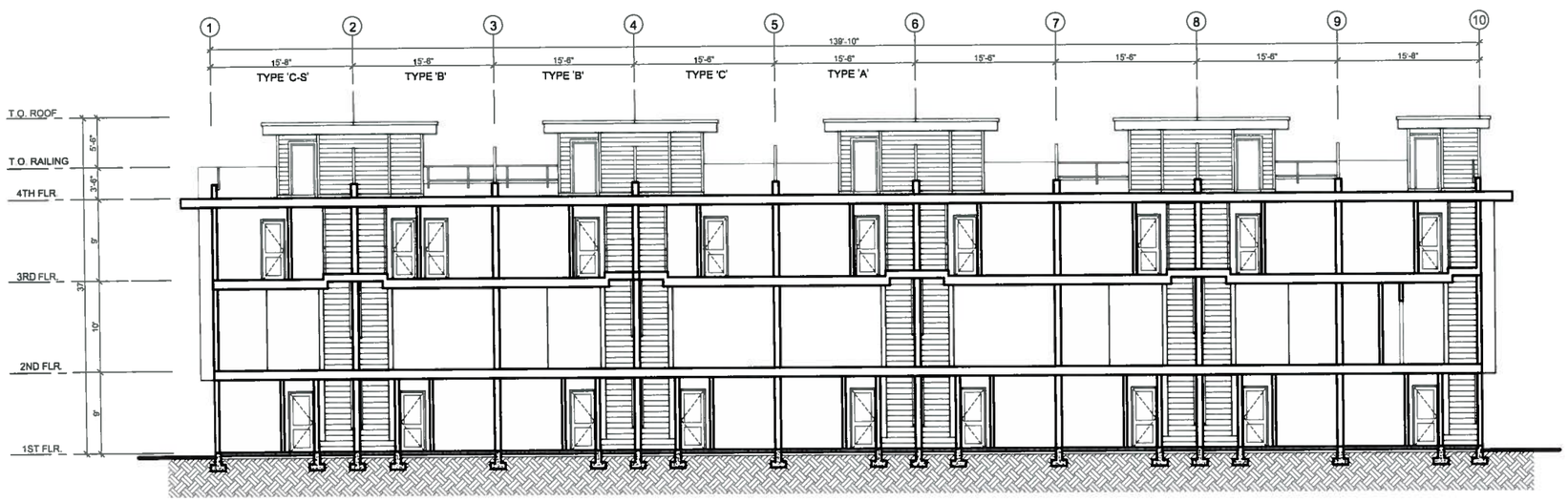
DRAWING TITLE:

BLOCK 2
SECTIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION F-F BLOCK 3



SECTION E-E BLOCK 3

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

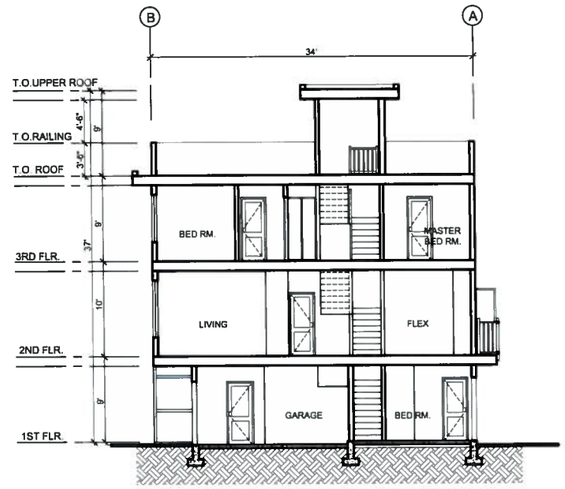
FOR:

1126337 BC LTD
14479 75 AVE.
SURREY, B.C.
V3S 3T5

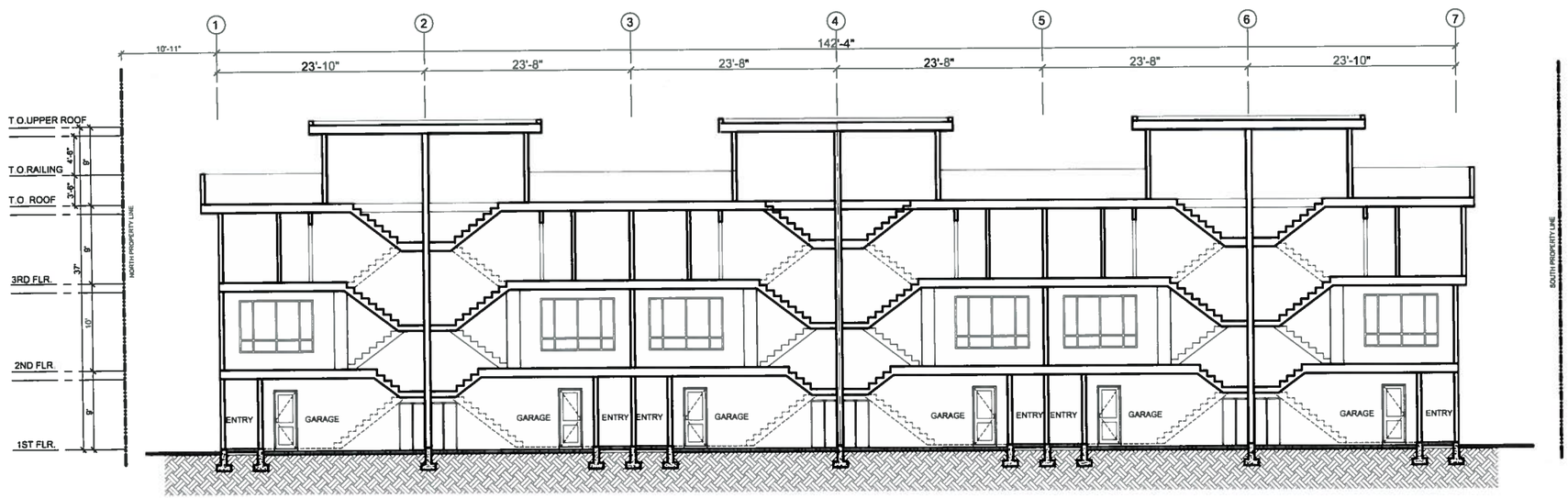
DRAWING TITLE:

BLOCK 3
SECTIONS

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	A-4.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



SECTION H-H BLOCK 4



SECTION G-G BLOCK 4

F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

BLOCK 4
SECTIONS

DATE:	OCT 2017	SHEET NO.
SCALE:	1/16"=1'-0"	A-4.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-182

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	8	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	6CM CAL; B&B
	16	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B
	3	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT; B&B
	7	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B SINGLE LEADER
SHRUB				
A2	8	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#3 POT; 40CM
B	70	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CE	23	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
HM	5	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
IC	59	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
R1	8	RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON; BLUSH PINK	#3 POT; 50CM
SK	44	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
Y	55	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VD	43	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
C	8	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
HA	141	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
HS	119	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
M2	30	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
PO	180	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
LC	5	LYSIMACHIA CLETHROIDES	GOOSENECK LOOSESTRIFE	#1 POT
PV	3	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
QC				
V	45	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 20CM
X	56	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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 CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL

NO	DATE	REVISION DESCRIPTION	DR.
2	17.NOV.30	NEW SITE PLAN	
1	17.OCT.20	REV. NOTATIONS	

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

55A AVE.
LANGLEY, B.C.

DRAWING TITLE:

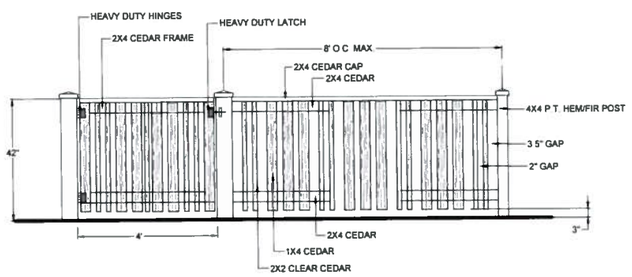
LANDSCAPE PLAN

DATE: 17. SEPT.22
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D:

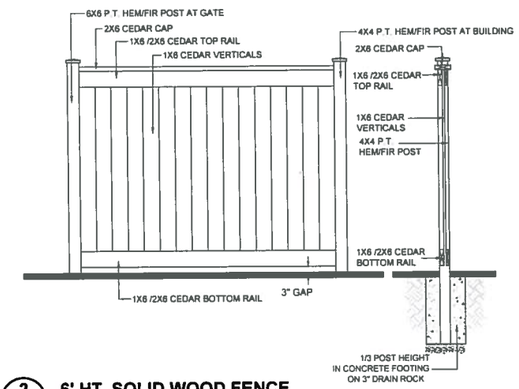
DRAWING NUMBER: **L1** OF 2

PMG PROJECT NUMBER: **17-182**

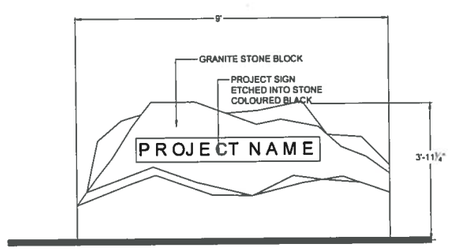
17182-3.ZIP



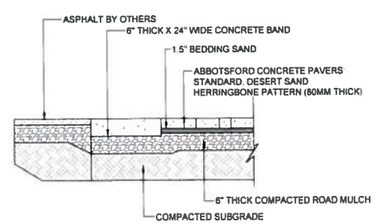
1 42" HT. WOOD PICKET FENCE
1/2"=1'-0"



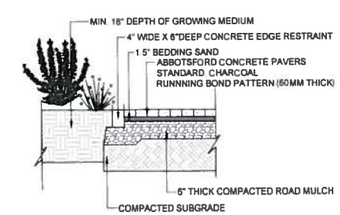
2 6' HT. SOLID WOOD FENCE
1/2"=1'-0"



3 PROJECT SIGNAGE
1/2"=1'-0"



4 PAVERS IN ROAD
1/2"=1'-0"



5 PATIO PAVERS
1/2"=1'-0"

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SEAL

NO	DATE	REVISION DESCRIPTION	DR

CLIENT

PROJECT

TOWNHOUSE DEVELOPMENT

55A AVE.
LANGLEY, B.C.

DRAWING TITLE

LANDSCAPE DETAILS

DATE	17. SEPT.22	DRAWING NUMBER
SCALE	AS NOTED	**L2**
DRAWN	MM	
DESIGN	MM	
CHK'D		**OF 2**

PMG PROJECT NUMBER **17-182**

17182-1.ZIP