



PUBLIC HEARING AGENDA

Monday, January 29, 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 3035 - Zoning Amendment

1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19941, 19943, 19951 and 5444 Brydon Crescent, and 5461 – 199A Street from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone to accommodate a 77 unit, 4-Storey condominium 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



EXPLANATORY MEMO

ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 141, 2018, No. 3035

PURPOSE:

To consider a rezoning application from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone to accommodate a 77 unit, 4-Storey condominium development located at 19941, 19943, 19951 and 5444 Brydon Crescent, 5461 – 199A Street.

Background Information:

Applicant:	Jagson Investment Ltd.
Owner:	J. Bhullar, K. Graves, C. Cafrine, J. Cafrine, S. Vincent
Civic Address:	19941,19943,19951 and 5444 Brydon Crescent, 5461 – 199A Street
Legal Description:	Parcel “A” (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709; Lots 49 & 50, Section 3, Township 8, New Westminster District, Plan 21709; Lot 72, Section 3, Township 8, New Westminster District, Plan 33088
Site Area:	4,190 m2 (45,100 ft2)
Lot Coverage:	40%
Floor Area Ratio:	1.611
Total Parking Required:	102 stalls (including 15 visitor stalls)
Total Parking Provided:	102 stalls (including 15 visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	RM3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$753,950.75 (includes \$104,387.50 SF Credit)
Community Amenity Charge:	\$154,000



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 141
BYLAW No. 3035

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19941, 19943, 19951 and 5444 Brydon Crescent, 5461 – 199A Street to RM3
(Multiple Residential High Density) 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. 141, 2018, No. 3035”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

Parcel “A” (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 49, Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 50, Section 3, Township 8, New Westminster District, Plan 21709 and

Lot 72, Section 3, Township 8, New Westminster District, Plan 33088

from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this fifteenth 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.

FINALLY ADOPTED this day of , 2018.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 08-17 DEVELOPMENT PERMIT APPLICATION DP 14-17

Civic Address: 19941, 19943, 19951, 5444 Brydon Crescent; 5461 – 199A Street

Legal Description: Parcel "A" (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District, Plan 21709; Lots 49 & 50, Section 3, Township 8, New Westminster District, Plan 21709; Lot 72, Section 3, Township 8, New Westminster District, Plan 33088

Applicant: Jagson Investment Ltd.

Owner: J. Bhullar, K. Graves, C. Cafrine, J. Cafrine, S. Vincent





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 08-17
Development Permit Application 14-17 –
Bylaw 3035**

From: Development Services & Economic
Development Department

File #: 6620.00
Doc #: 153284

Date: November 30, 2017

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 08-17/ Development Permit Application DP 14-17 to accommodate a 77 unit, 4- Storey condominium development located at 5444, 19941, 19943, 19951 Brydon Crescent and 5461 -199 A Street 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 77 unit, 4-Storey condominium development.

POLICY:

The subject properties are zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated as High-Density Residential in the Official Community Plan. All lands designated High Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	F. Adab Architects Inc.
Owners:	K.Graves, C.& J. Cafrine, S. Vincent, J.Bhullar
Civic Addresses:	5444, 19941, 19943, 19951 Brydon Crescent and 5461-199A Street
Legal Description:	Parcel "A" (Explanatory Plan 28685), Lots 47 & 48, Section 3, Township 8, New Westminster District, Plan 21709; Lot 48, Except: Southwesterly 10 Feet; Section 3, Township 8, New Westminster District Plan 21709; Lots 49 and 50, Section 3, Township 8, New Westminster District Plan 21709 and Lot 72,, Section 3, Township 8, New Westminster District Plan 33088
Site Area:	4,190 m ² (45,100 ft ²)
Lot Coverage:	40%
Total Parking Required:	102 stalls (including 15 visitor stalls)
Total Parking Provided:	102 stalls (including 15 visitor stalls)
Existing Zoning:	RS 1 Single Family Residential Zone
Proposed Zoning:	RM 3 Multiple Residential High Density Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$753,950.75 (includes \$104,387.50 SF Credit)
Community Amenity Charge:	\$154,000
Exterior Finishes :	Brick, Hardie Siding and Paneling, Asphalt Shingles

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **77 unit condominium 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 and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
5. New driveway crossing, removal of existing driveway crossings, and street trees are required on 199A Street and Brydon Crescent. Should over 50% of curb and gutter and sidewalks fronting the site be damaged during construction they will be completely replaced, at the Developer's cost.
6. The existing pavement on the 199A Street and Brydon Crescent frontages requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
7. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
8. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.

9. 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.
10. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer.
11. To improve site lines corner truncations are required at the southeast and southwest property corners.

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

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

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

1. Underground hydro 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. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.

4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A 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.
6. 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.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. 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 five existing single family residential properties with an attractive, 77 unit, 4 -Storey condominium apartment building. Access to the underground parkade for tenant parking is off 199A Street, with convenient surface parking for visitors off Brydon Crescent.

The proposed condominium offers a wide variety of suites, with 32 one – bedroom, 37 two-bedroom, and 8 three bedroom suites. A variety of architectural elements are incorporated into the design, such as corner windows, bay windows and vaulted ceilings, contribute to the architectural form and character of the building.

The proposed development benefited from a Comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

The subject application complies with the Official Community Plan’s Development Permit Area Guidelines for Multifamily Residential Areas.

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 December 13, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the January 15, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$ 753,950.75 to Development Cost Charge accounts, and \$154,000 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):



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, DECEMBER 13, 2017
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
Trish Buhler
Hana Hutchinson
Esther Lindberg
Rob McFarlane, School District No. 35
Corp. Steve McKeddie, Langley RCMP
Dan Millsip
Jamie Schreder

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

Absent: John Biemers
George Roman

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Schreder

THAT the minutes for the November 8, 2017 Advisory Planning
Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 08-17/DEVELOPMENT PERMIT APPLICATION DP 14-17- 5444, 19941, 19943, 19951-BRYDON CRESCENT AND 5461-199A STREET –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 drop-off area at entrance, parking, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 08-17/Development Permit Application DP 14-17 to accommodate a 77 unit, 4-storey condominium development located at 5444, 19941, 19943, 19951 –Brydon Crescent and 5461-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

CARRIED

4) **NEXT MEETING**

Wednesday, January 15th, 2018 (Tentative)

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Millsap

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

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

BRYDON CRESCENT APARTMENT

5444, 19941, 19943, 19951 BRYDON CRESCENT AND
5461 199A STREET, LANGLEY, BC.



CONTACT LIST:

OWNER :

JAGSON INVESTMENT LTD.
PO.BOX 43129 - RICHMOND CENTER
RICHMOND, B.C. V6Y 3Y3
TEL : 778 896 6596

SURVEYOR:

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

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:

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

GEOTECHNICAL:

BRAUN GEOTECHNICAL
106A-9785 192 STREET,
SURREY, B.C. V4N 4C7
TEL : 604 513 4190
FAX : 604 513 4195

CIVIL ENGINEER:

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

LIST OF DRAWINGS

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 PROJECT STATISTICS
- A-1.2 AERIAL MAP -CONTEXT PHOTOS
- A-1.3 CONTEXT MAP
- A-1.3a SURVEY
- A-1.4 PERSPECTIVE VIEW
- A-1.5 COLOURED ELEVATIONS
- A-1.6 COLOURED COURTYARD VIEW
- A-1.7 SITE PLAN
- A-1.8 DESIGN RATIONALE - SITE CHARACTERISTIC,
FORM & CHARACTER
- A-1.9 DESIGN RATIONALELIVABILITY, ENERGY SAVING &
SUSTAINABILITY
- A-1.10 DESIGN RATIONALE - CPTD
- A-1.11 EXTERIOR FINISH - ELEVATION RENDERING
- A-2.1 UNDERGROUND PARKING PLAN
- A-2.2 FIRST FLOOR PLAN
- A-2.3 SECOND & THIRD TYP. FLOOR PLAN
- A-2.4 FOURTH FLOOR PLAN
- A-2.5 ROOF PLAN
- A-3.1 ELEVATIONS
- A-3.2 ELEVATIONS
- A-4.1 SECTION A-A
- A-4.2 SECTION B-B
- L1 LANDSCAPE CONCEPT PLAN
- L2 LANDSCAPE DETAIL



F. ADAB ARCHITECTS INC.

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

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F. Adab, Architect Inc. and may not be reproduced without
his permission. All information shown on the drawing is
for the use of this specific project only and will not be
used otherwise without written permission from this office.

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

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

NO.	DATE	REVISION / ISSUED
2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:

19951-19943-19941-5444
BRYDON CRESCENT & 5461
199A STREET

FOR:

JAGSON INVESTMENT LTD.
P.O. BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

**PROJECT INDEX -
CONTACT LIST**

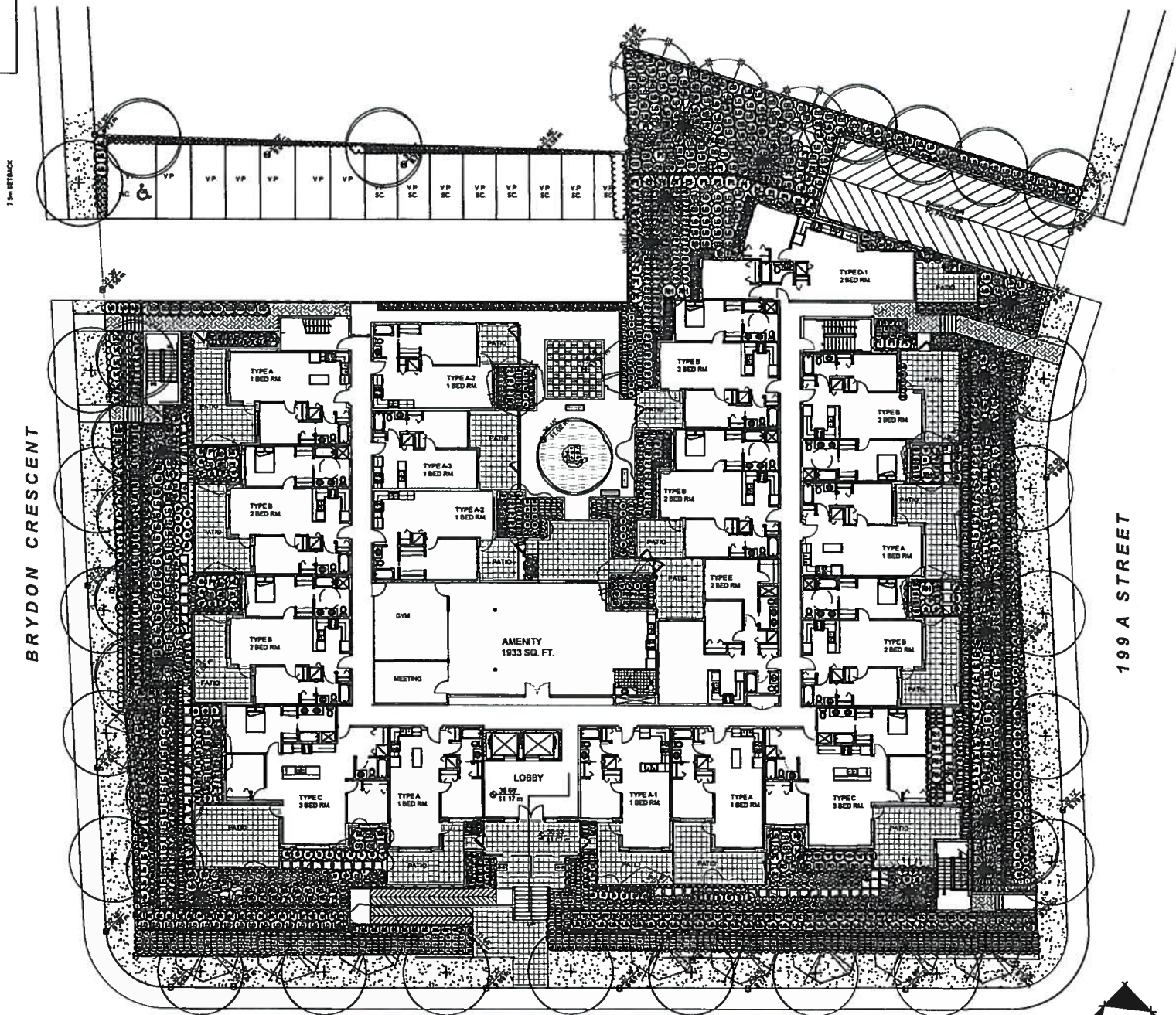
DATE	JUNE 2017	SHEET NO.
SCALE	NTS.	A-1.0
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO.	1705	

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-185

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
110		BERBERIS THUNBERGII 'ROYAL BURGUNDY'	'ROYAL BURGUNDY' BARBERRY	#2 POT; 30CM
437		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
78		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
39		NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	#1 POT; 20CM
49		PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM
10		RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT; 30CM
60		ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#3 POT; 60CM
2		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
83		HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
58		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT
138		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
1		ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
78		HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
284		IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
371		LAURENCEA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT
147		RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDBLOCKS'	RUDBECKIA; YELLOW-ORANGE	15CM POT
80		SEDUM SPURIMUM 'DRAGON'S BLOOD'	DRAGON'S BLOOD STONECROP	9CM POT
GC				
447		LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
98		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
228		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 ARE 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 5th Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	17 DEC 13	PLANTING PLAN	MM
1	17 DEC 04	NEW SITE PLAN	MM

CLIENT:

PROJECT:

CONDO DEVELOPMENT

BRYDON CR. & 199A ST.
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE
PLAN

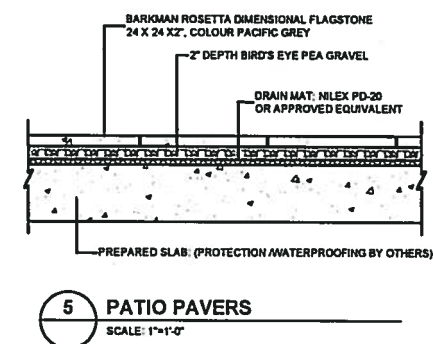
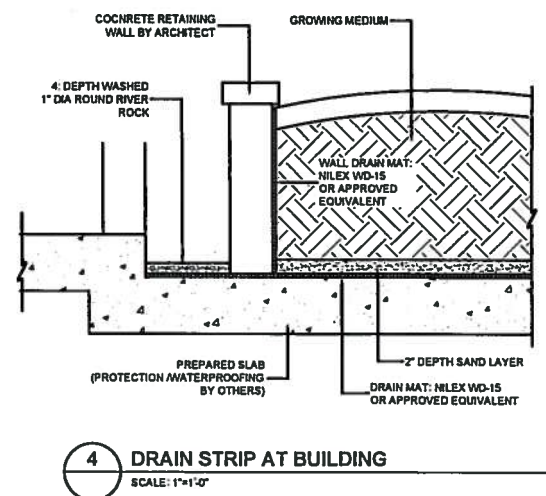
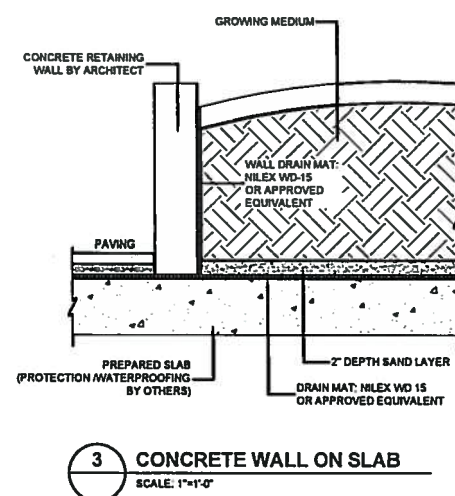
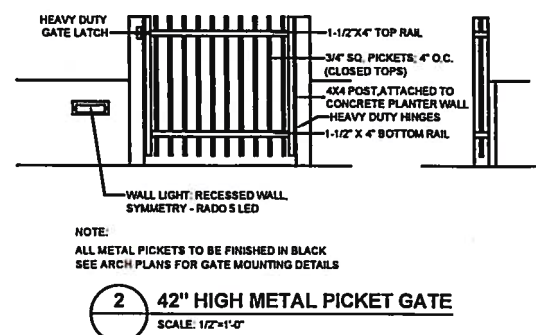
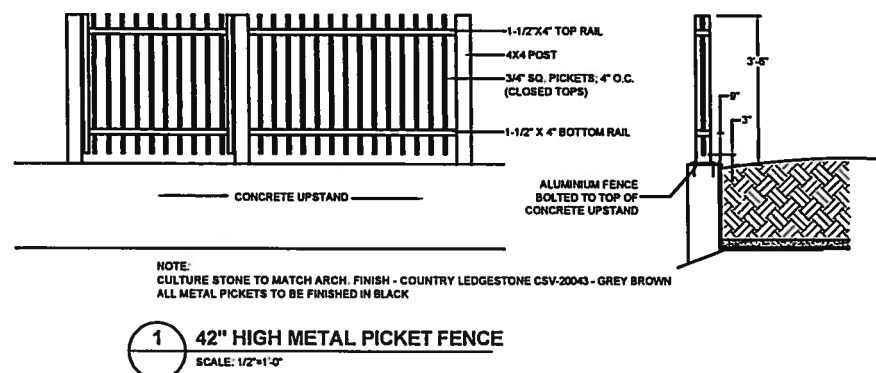
DATE: 17 SEPT 27 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MM OF 3

L2

17185-3.ZIP

PMG PROJECT NUMBER:

17-185



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p m g
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	
2	17 DEC. 13	PLANTING PLAN	M
1	17 DEC 04	NEW SITE PLAN	M

CLIENT:

PROJECT:

CONDO DEVELOPMENT

**BRYDON CR. & 199A ST.
LANGLEY, B.C.**

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 17. SEPT. 27 DRAWING NUMBER: L3
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHKD: OF 3

LE

17185-3.ZIP

PMG PROJECT NUMBER:

17-185

PROJECT DATA :

LEGAL DESCRIPTION :

LOT 49 AND 50 PLAN 21709, PARCEL "A" (EXPLANATORY PLAN 28685)
LOT 47 AND 48 PLAN 21709, LOT 72 PLAN 33088; ALL OF SECTION 3,
TOWNSHIP 8, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS :

5444 BRYDON CRECENT
19941 BRYDON CRECENT
19943 BRYDON CRECENT
19951 BRYDON CRECETN
5461 199A STREET

ZONING :

EXISTING RS1 (SINGLE FAMILY)
PROPOSED RM3

SITE AREA

EXISTING AREA 45,100 SQ.FT.=2826.7 SQ.M. =1.035 ACRE=0.42 HA.

BUILDING AREA :

(INCLUDING LOBBY, CORRIDORS,
STAIRCASES AND ELEVATORS)

1ST FLOOR AREA 17,053 SQ.FT. = 1584.3 SQ.M.
2ND & 3RD FLOOR AREA 19,049 SQ.FT. = 1769.6 SQ.M.
4TH FLOOR AREA 17,527 SQ.FT. = 1628.2 SQ.M.

TOTAL FLOOR AREA 72,678 SQ.FT. = 6752 SQ.M.

FSR :

72,678 / 45,100 = 1.611

DENSITY :

80 UNIT/ ACRE

SITE COVERAGE :

MAXIMUM ALLOWED 40% = 18040 SQ.FT

PROPOSED

40.2% = 18108 SQ.FT

SETBACKS :

PROVIDED FRONT 7.5 m (24'-7 5/16") MIN
LEFT 7.5m (24'-7 5/16") MIN
RIGHT 7.5m (24'-7 5/16") MIN
REAR 7.5m (24'-7 5/16") MIN

BUILDING HEIGHT :

MAXIMUM ALLOWED 4 STOREY

PROPOSED

4 STOREY

INDOOR AMENITY AREA :

REQUIRED 24.76 SQ.FT. / UNIT
24.76X77 = 177.1m² (1906.52 SQ.FT.)
PROVIDED 1922 SQ.FT.

PARKING :

REQUIRED

1 BED RM. --- 1.2/UNIT= 38 STALL
2 BED RM. --- 1.3/UNIT= 48 STALL
3 BED RM. --- 2.0/UNIT= 16 STALL
TOTAL PARKING STALL = 102
102

PROVIDED

VISITOR PARKING:

REQUIRED

0.2 / UNIT
0.2X77=15
15

PROVIDED

HANDICAPPED STALLS :

REQUIRED

5% OF TOTAL STALLS
0.05X102=5.1
5

PROVIDED

SMALL CAR STALLS :

ALLOWED :

MAX. 40% OF TOTAL STALLS
0.4X102=40.8
23

PROVIDED

BICYCLE STALLS:

REQUIRED

0.5 / UNIT
0.5X77=39
39

PROVIDED

LOCKERS:

77 (1 PER UNIT)

UNIT MIX													
UNIT TYPE	A	A-1	A-2	A-3	B	B-1	C	D	D-1	E	E1	F	TOTAL
NO OF BED RM.	1	1	1	1	2	2	3	1	1	2	1	1	
NO OF UNIT	19	1	2	1	30	3	8	2	1	4	3	3	77
AREA	612	598	625	493	851	950	1100	932	811	915	800	556	
TOTAL AREA	11628	598	1250	493	25530	2850	8800	1864	811	3660	2400	1668	57484

NO OF 1 BED RM : 32
NO OF 2 BED RM : 37
NO OF 3 BED RM : 8
TOTAL NO OF UNITS : 77

NO OF ADAPTABLE SUITE : 16



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1	10-25-2017	ISSUED FOR REZONING & DP
NO	DATE	REVISION/ISSUED

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

PROJECT
STATISTICS

DATE	JUNE 2017	SHEET NO.
SCALE	NTS	A-1.1
DESIGN	FA	
DRAWN	R.L.	
PROJECT NO	1705	



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Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

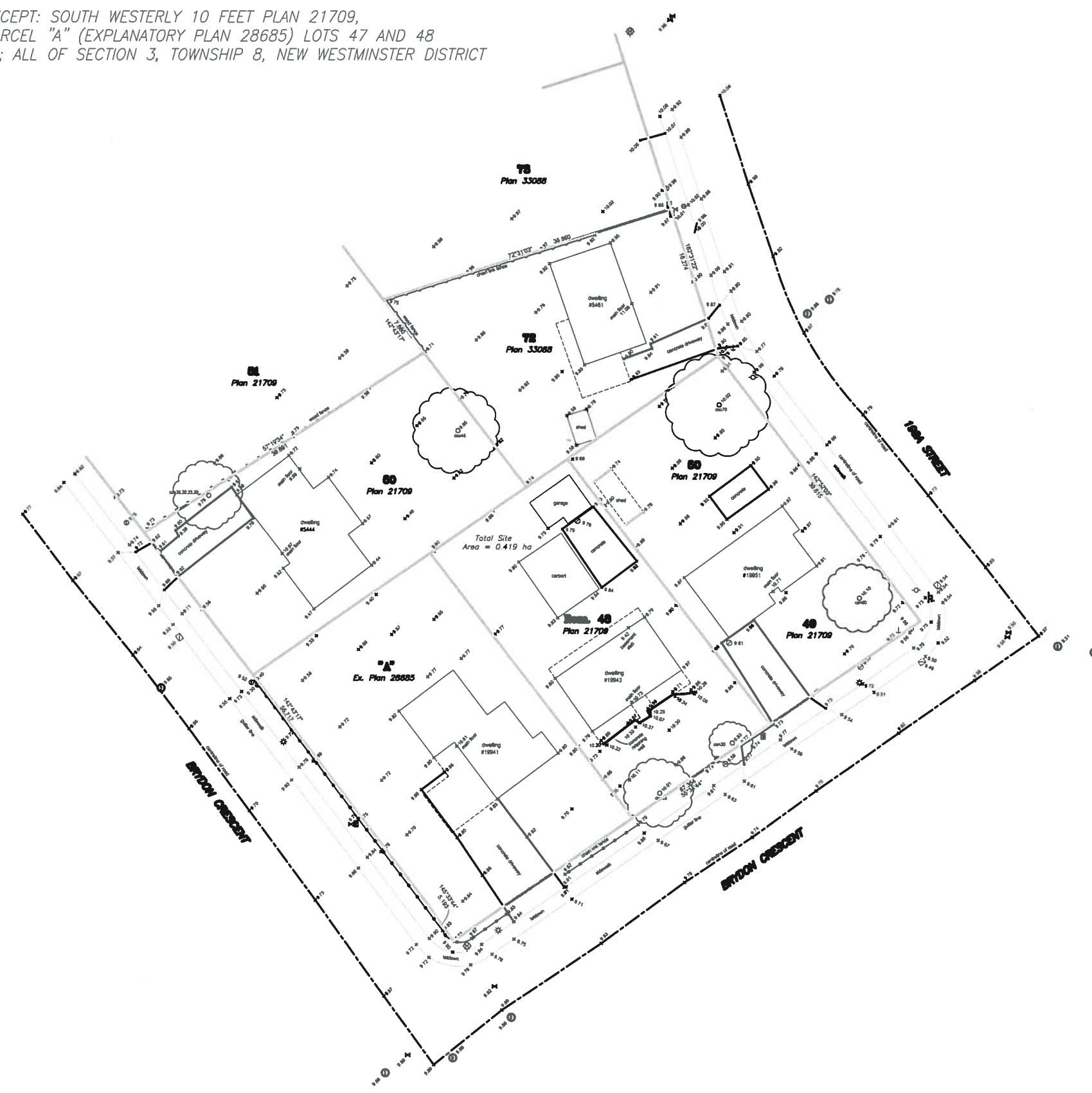
DRAWING TITLE:

CONTEXT MAP

DATE	JUNE 2017	SHEET NO.
SCALE	NTS	A-1.3
DESIGN	FA	
DRAWN	A.A	
PROJECT NO.	1705	


TOPOGRAPHIC PLAN OF LOT 48 EXCEPT: SOUTH WESTERLY 10 FEET PLAN 21709,
 LOTS 49 AND 50 PLAN 21709, PARCEL "A" (EXPLANATORY PLAN 28685) LOTS 47 AND 48
 PLAN 21709, LOT 72 PLAN 33088; ALL OF SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

- City of Langley
- 5444 Brydon Crescent
 - 19941 Brydon Crescent
 - 19943 Brydon Crescent
 - 19943 Brydon Crescent
 - 5481 199A Street
- 0 5 10 15 m
- SCALE - 1 : 250
- All distances are in metres
- LEGEND**
- ① Storm manhole
 - ② Storm manhole
 - ③ Water meter
 - ④ Water valve
 - ⑤ Lamp standard
 - ⑥ Power pole
 - ⑦ Catch basin
 - ⑧ Day wire anchor
 - ⑨ Fire hydrant
 - ⑩ Inspection chamber
 - ⑪ Sign
 - ⑫ Hydro manhole
- ⑬ 48cm # Deciduous tree
- ⑭ 60cm # Coniferous tree



NOTES:

- 1) Elevations are in metres and are geoidal.
- 2) Elevations are derived from Control Monument no. 7010-488 located in the southerly curb of Brydon Crescent at #19942. Elevation = 8.894 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Langley Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the
- 6) Property lines according to field survey.



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PROJECT TITLE:

19951-19943-19941-5444
 Brydon Crescent & 5461
 199A Street

FOR:

JAGSON INVESTMENT LTD.
 P.O. BOX: 43129
 RICHMOND, B.C.
 V6Y 3Y3

DRAWING TITLE:

SURVEY

DATE	JUNE 2017	SHEET NO.
SCALE	NTS	
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO	1705	

A-1.3A

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 208 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-587-3777
 Fax: 604-587-3783
 File: 6308-TP

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 1st day of June, 2017.

Sean Costello B.C.L.S. (900)

This plan lies within the Greater Vancouver Regional District



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Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

PERSPECTIVE VIEW
FROM SOUTH-WEST
CORNER OF BRYDON

DATE	JUNE 2017	SHEET NO
SCALE	N/A	A-1.4
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO	1705	



PERSPECTIVE VIEW FROM SOUTH-WEST CORNER OF BRYDON CRESCENT



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



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NO.	DATE	REVISION ISSUED

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

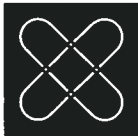
FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:
COLOURED ELEVATIONS

DATE:	JUNE 2017	SHEET NO.
SCALE:	NTS	A-1.5
DESIGN:	FA	
DRAWN:	A.A.	
PROJECT NO:	1705	



COURTYARD ELEVATION - SECTION



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Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

COLOURED COURTYARD
ELEVATION - SECTION

DATE	JUNE 2017	SHEET NO.
SCALE	NTS.	A-1.6
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO.	1705	



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PROJECT TITLE:

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DATE	JUNE 2017	SHEET NO: A-1.7
SCALE	NTS	
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO: 1705		

Design Rationale

Site characteristics and context

This proposed development consists of 4 lots along Brydon Crescent and one lot on 199A Street for a total site area of 2826 square meter or 45,100 square feet. The site is almost flat and presently occupied with single 5 family houses.

The existing zoning is RS1 and the proposed zoning is RM3, which allows for 80 units per acre. The setbacks, floor area ratio, height, site coverage, parking, bicycle storage, and garbage recycling are in accordance with the provisions of the RM3 zoning.

Different types of suites, ranging from one to three bedrooms, provide a variety of accommodations which cater to different categories of home owners.

The unit mixes and the approximate areas of each type range from:

- 32 one bedroom with an average area of 580 sq.ft.
- 37 two bedroom with an average area of 900 sq.ft.
- 8 three bedroom with an average area of 1,100 sq.ft.

Visitor parking, indoor and outdoor amenities are provided at the ground floor.

The entry to the parking is provided from 199A Street and the ramp is separated from the neighbouring property by a green buffer.

Orientation, Massing, Building Form and Character

The building orientation responds to the site setting and faces three streets. The proposed massing has frontages on every street resulting in the creation of a central courtyard. The main entry is located in the centre of the building. This entry has a high vaulted ceiling which helps to express a stronger architectural identity and articulation.

The building is raised by approximately 5'.0" from the street creating a podium with large private decks and planters for the residence. These large raised decks offer a presence at the street and connectivity to the public realm.

A second planter is introduced at grade to break the height of the parking structure and offer additional landscaping.

A variety of architectural elements are incorporated into the design to create a hierarchy of elements that contribute to the architectural form and character of the building.

Corner windows, bay windows and high vaulted ceilings create increased transparency and improved quality of living.

The façade is organized to create a horizontal base with vertical articulations. This is reinforced by projecting bay windows. This same attention to detail, articulation and use of material has been applied to all three street facades.

- By setting the parking structure back from the property lines and introducing enhanced landscaping at the perimeter of the building, as well as in the central courtyard, provides visual stimuli creating a multitude of points of interest which enrich the experience of the observer.



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Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O. BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

DESIGN RATIONALE -
SITE CHARACTERISTIC,
ORIENTATION & MASSING

DATE	JUNE 2017	SHEET NO.
SCALE	N/A	A-1.8
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO.	1705	

Livability / Energy Saving Measures

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

Glazing is provided in all doors and walls of the elevator vestibules, bicycle storage rooms and lockers..

Deep balconies and large overhangs provide shading for suites below.

Most of the units are located in a manner that takes advantage of solar orientation and maximizes daylight in the suites. Oversized windows offer plenty of natural daylight.

Indoor and outdoor amenities along with the large central courtyard offer a variety of social activities and green spaces. The courtyard faces west and takes advantages of afternoon sun.

The balconies and generous roof decks encourage the outdoor presence of people that provides “eyes on street” and security for the private and public spaces, and animates the building.

The use of a high performance building envelope, high R value glazing, and energy efficient mechanical systems will exceed the new code and comply with ASHRAE 90, 2010.

Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and is built within an existing urban neighbourhood rather than a suburban district.

The following design strategies and elements have also been introduced:

- Diverse unit types and sizes have been included for both small and large families with children.
- Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.
- All units have private patios at grade or deck / balconies on the upper floors that contribute to the livability of the units and create a family-oriented environment.
- Selection of materials is focused on durability and sustainability with the use of building materials that have high amounts of recycled content and are from local sources. Low emission adhesive paint and flooring will also be used throughout the units.
- The site is located in the urban fabric of the City and is close to public transportation and amenities.
- All common areas including the underground parking use energy efficient lighting with motion activated control systems that shut down most of the lights when no one is present.
- Electrical vehicle charging stations will be provided as per code requirements.



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199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

**DESIGN RATIONALE
LIVABILITY, ENERGY
SAVING, SUSTAINABILITY**

DATE	JUNE 2017	SHEET NO.
SCALE	N/A	A-1.9
DESIGN	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	

Crime Prevention Through Environmental Design
“CPTED”

Liahona Security has been hired by the developer and provided a CPTED report for the interior and exterior spaces of the building.

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 measures fall into the categories below:

- Create Identifiable secured entries to the lobby, visitor parking courtyard and underground parking.
- All units at grade are raised above the street and have identifiable private patios. This feature, along with the presence of the balconies on the upper floors, creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.
- The space in front and rear of the building is controlled by residents as well as cameras. The windows and the balconies along the streets ensure the presence of observers, which provide “eyes on the street” and security for the private and public spaces. Cameras will be installed at the main entry, and lobby, elevator cabs, and waiting areas, emergency exit stairs and parking entry gates.
- Provision for adequate lighting at the central courtyard as well as patio lighting for each unit.
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations and building materials are selected in a manner that they are easily maintained and controlled to prevent graffiti and damages. The Strata Corporation should implement a maintenance manual.

- The simplicity of the massing and it's orientation offers an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people.
- Children play area is located at the centre of the courtyard enjoying the ample visibility and supervision.
- Visitor parking apace are separated by low fence from the courtyard preventing access to the private areas.

Safety Measures for Underground Parking

The following measures are taken into consideration for underground parking:

- Lighting will be provided above the cars as well as aisles.
- Exposed concrete walls will be painted white.
- Glazing is provided on all doors and walls of the elevator vestibules.
- Exit doors have hardware that prevents access to the parking.
- Lockers and storage units have glazed doors and windows where possible.
- Convex mirrors will be installed in spaces as required.
- Lobbies and exits are marked with proper signage.
- Parking entrance is secured with a sectional overhead door security gate that is activated by remote control.
- Visitor parking is separated from the residential parking to avoid the possible unwanted entry to the private spaces.



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Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

DESIGN RATIONALE-
CPTED

DATE	JUNE 2017	SHEET NO
SCALE	N/A	A-1.10
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO	1705	



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199A Street

FOR
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

EXTERIOR FINISH

DATE	JUNE 2017	SHEET NO:
SCALE:	NTS	A-1.11
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	

Material and Colour

The selection of exterior finishes incorporates enhanced durability / longevity of construction materials and envisions a sustainable approach.

Prefabricated panels and Hardy siding is used on all facades. Wood trim and brackets are incorporated to enhance the architectural detailing.

The colours are selected with emphasis on dark and light grey panels, off-white siding and natural wood colour in selected areas. Colours and materials have been organized in manner to create harmony and connectivity throughout the building

Widows are white and railings are back resulting in further contrast between the exterior finishing materials



EXTERIOR FINISH



BRICK
CORAL BY MUTUAL MATERIAL



ASPHALT SHINGLE
DRIFTWOOD BY CERTAINTEED



HARDIE SIDING
GAUNTLET GRAY - SW 7019
BY SHERWIN WILLIAMS



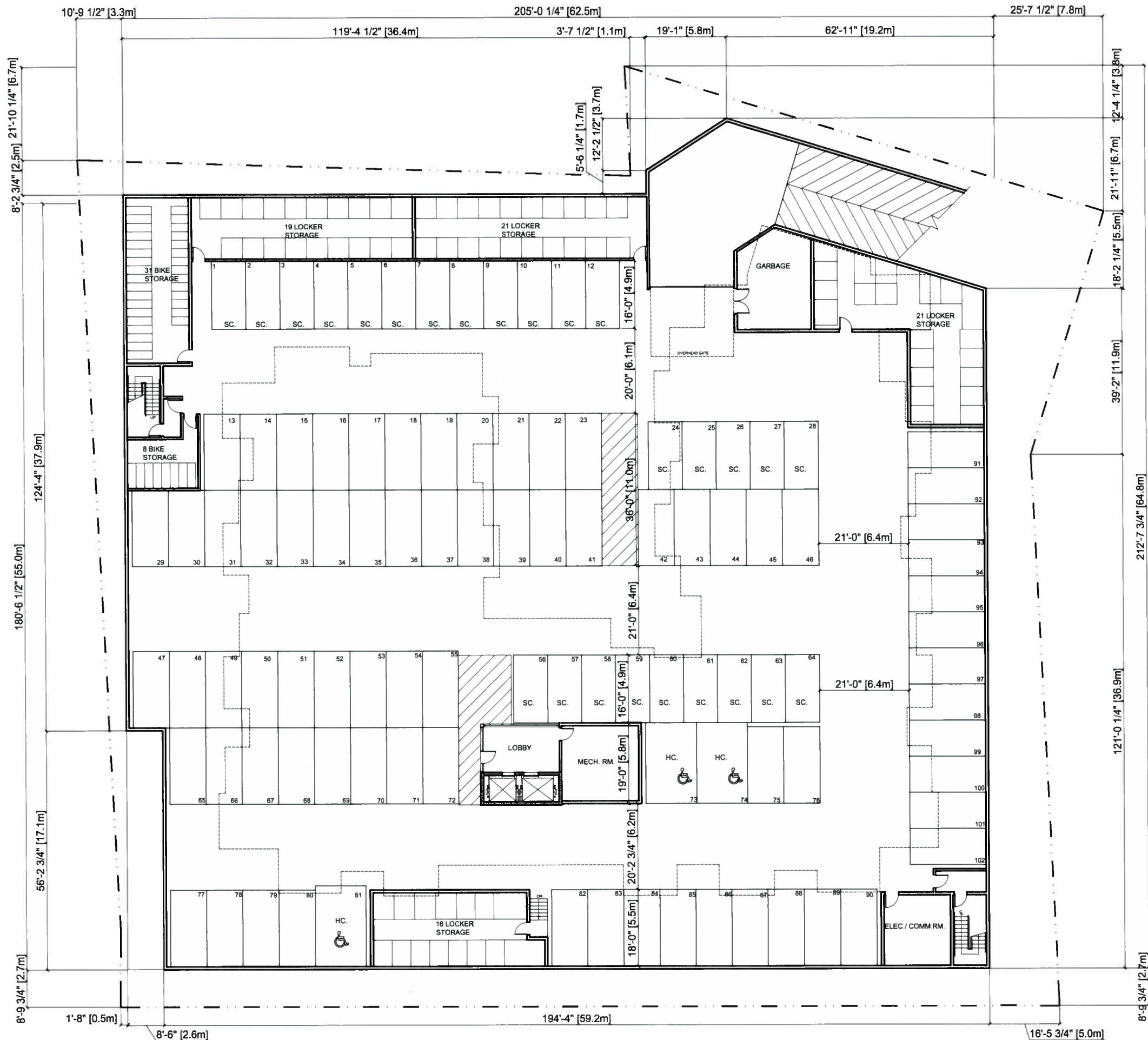
HARDIE PANEL
INCREDIBLE WHITE - SW 7028
BY SHERWIN WILLIAMS



CORNICE, TRIM, BANDBOARD
AMAZING GRAY - SW 7044
BY SHERWIN WILLIAMS



HARDIE PANEL
INTELLECTUAL GRAY - SW 7045
BY SHERWIN WILLIAMS



PARKING : 85 REGULAR
14 SMALL CAR
3 HANDICAP
TOTAL: 102
BIKE : 39 STALL
LOCKERS : 77

LEVEL P1 PLAN



F. ADAB ARCHITECTS INC.

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

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NO	DATE	REVISION ISSUED
2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

**UNDERGROUND
PARKING PLAN**

DATE:	JUNE 2017	SHEET NO:
SCALE:	NTS	
DESIGN:	FA	
DRAWN:	A.A.	
PROJECT NO:	1705	



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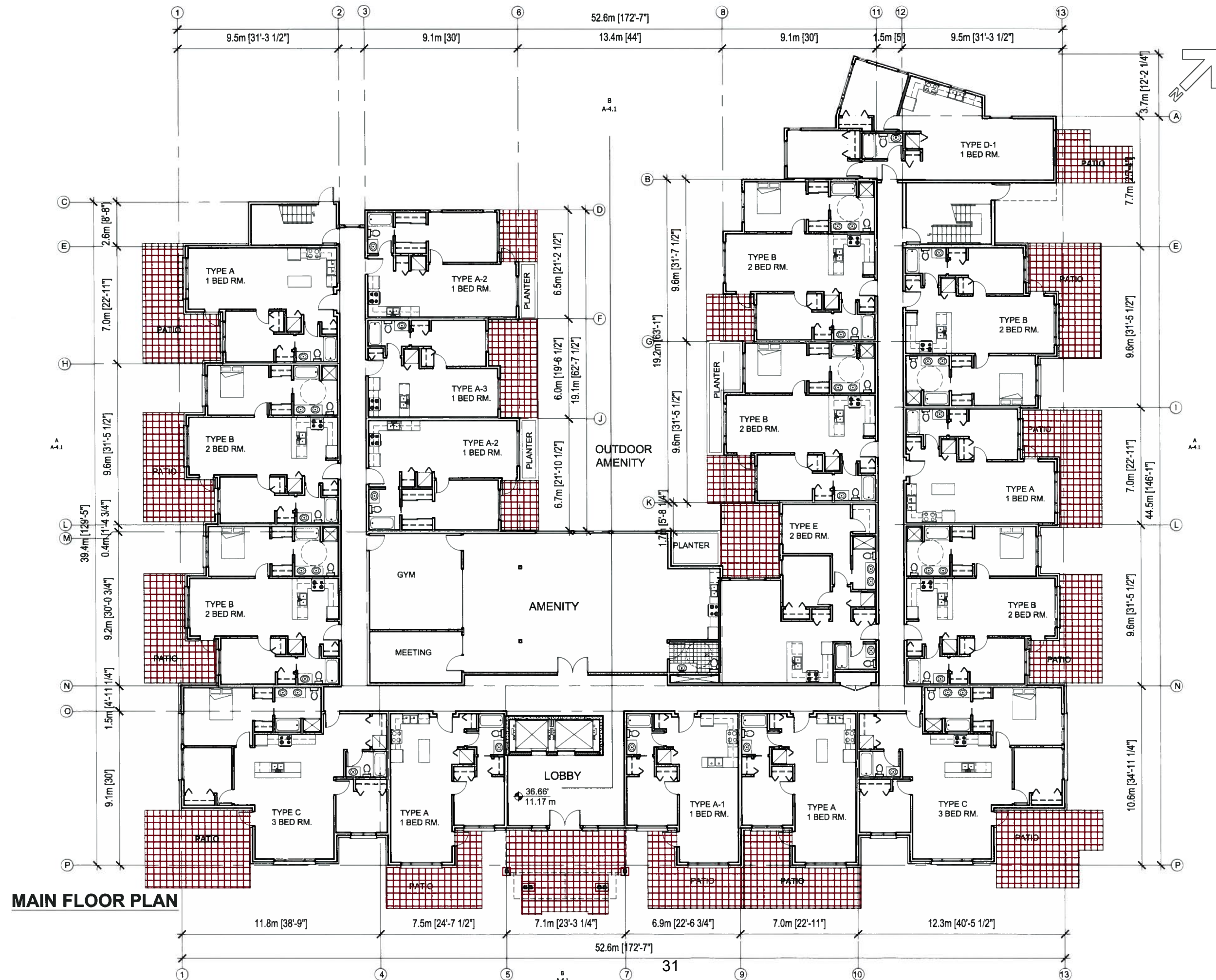
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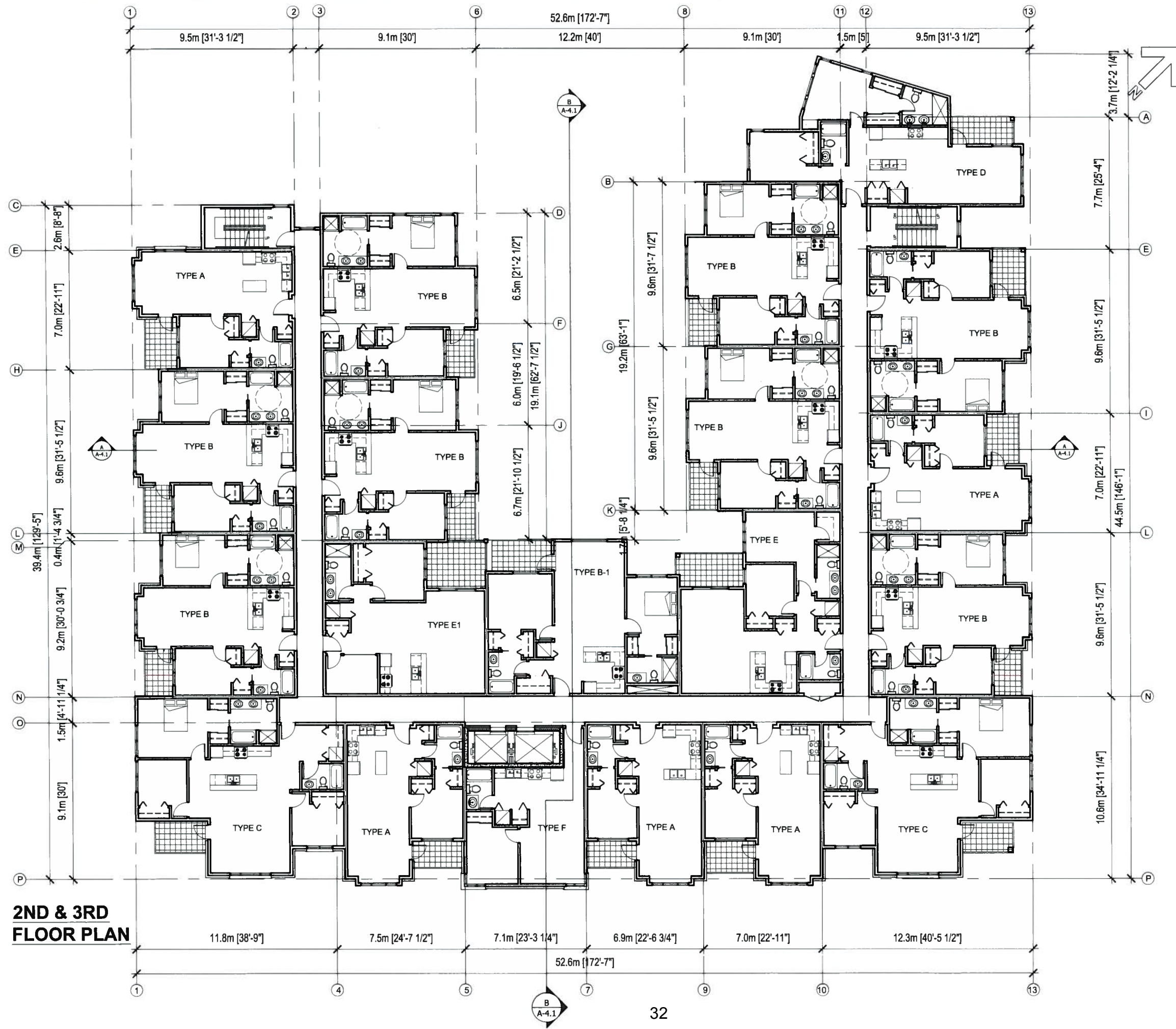
PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DATE	JUNE 2017	SHEET NO. A-2.2
SCALE	NTS	
DESIGN	FA	
DRAWN	R.L.	
PROJECT NO	1705	





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PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

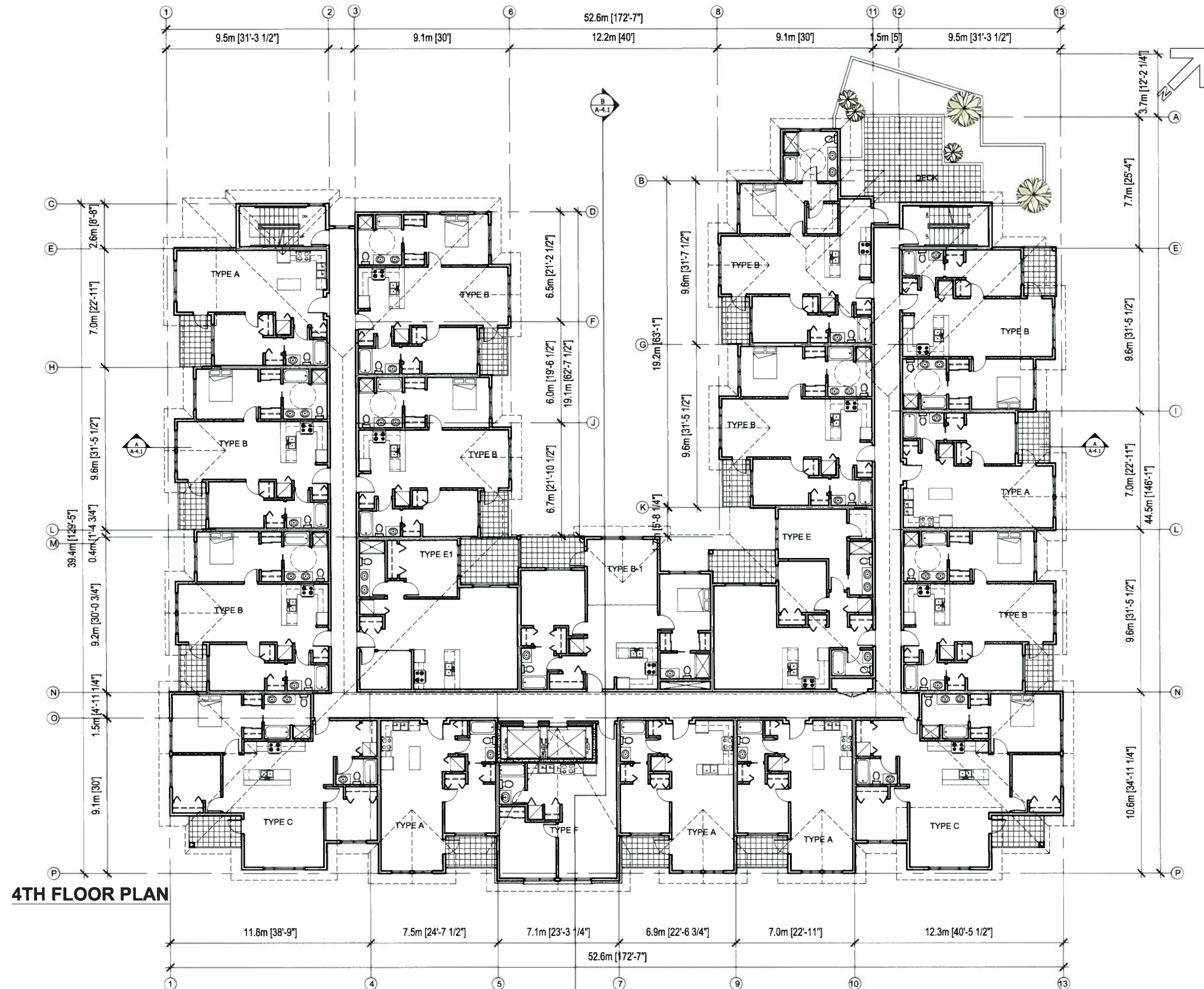
FOR:

JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

2ND-3RD FLOOR PLANS

DATE:	JUNE 2017	SHEET NO.:
SCALE:	NTS.	A-2.3
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO.:	1705	



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NO	DATE	REVISION/ISSUED
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1	10-25-2017	ISSUED FOR REZONING & DP

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

4th
FLOOR PLANS

DATE	JUNE 2017	SHEET NO.
SCALE	NTS	A-2.4
DESIGN	FA	
DRAWN	A.A.	
PROJECT NO.	1705	



F. ADAB ARCHITECTS INC.

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1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:

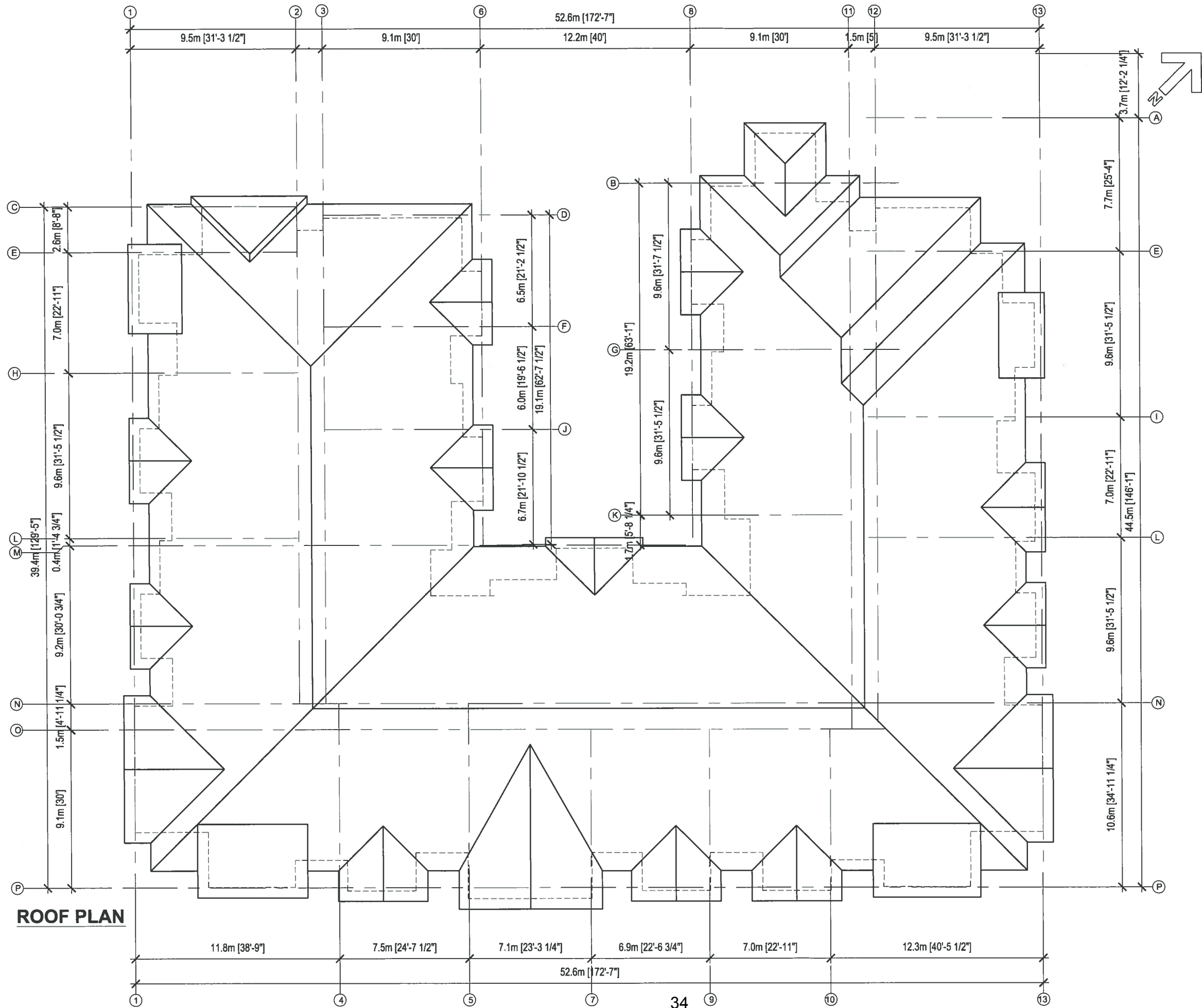
19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

ROOF PLAN

DATE:	JUNE 2017	SHEET NO.:
SCALE:	NTS.	A-2.5
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	





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FINISH MATERIALS SCHEME

- 1 ASPHALT SHINGLE :**
DRIFTWOOD - CERTAINEED
- 2 BRICK VENEER :**
CORAL- MUTUAL MATERIAL
- 3 HARDIE PANELS:**
SW7045, INTELLECTUAL GRAY - SHERWIN WILLIAMS
- 4 HARDIE PANELS:**
SW7028, INCREDIBLE WHITE - SHERWIN WILLIAMS
- 5 VINYL SIDING :**
SW7019,GAUNTLET GRAY - SHERWIN WILLIAMS
- 6 WINDOWS :**
VINYL, BLACK
- 7 TRIMS & BRACKETS :**
CLEAR CEDAR
- 8 BAND BOARDS, CORNICES, WINDOW TRIMS & BARGE BOARDS:**
SW7044, AMAZING GRAY- SHERWIN WILLIAMS
- 9 RAILING :**
ALUMINUM, BLACK, CLEAR GLASS
- 10 COLUMNS :**
TOP : CLEAR CEDAR
BASE : CORAL- MUTUAL MATERIAL
- 11 EXPOSED CONCRETE**

2	12-01-2017	REISSUED FOR APC
1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION ISSUED

PROJECT TITLE:

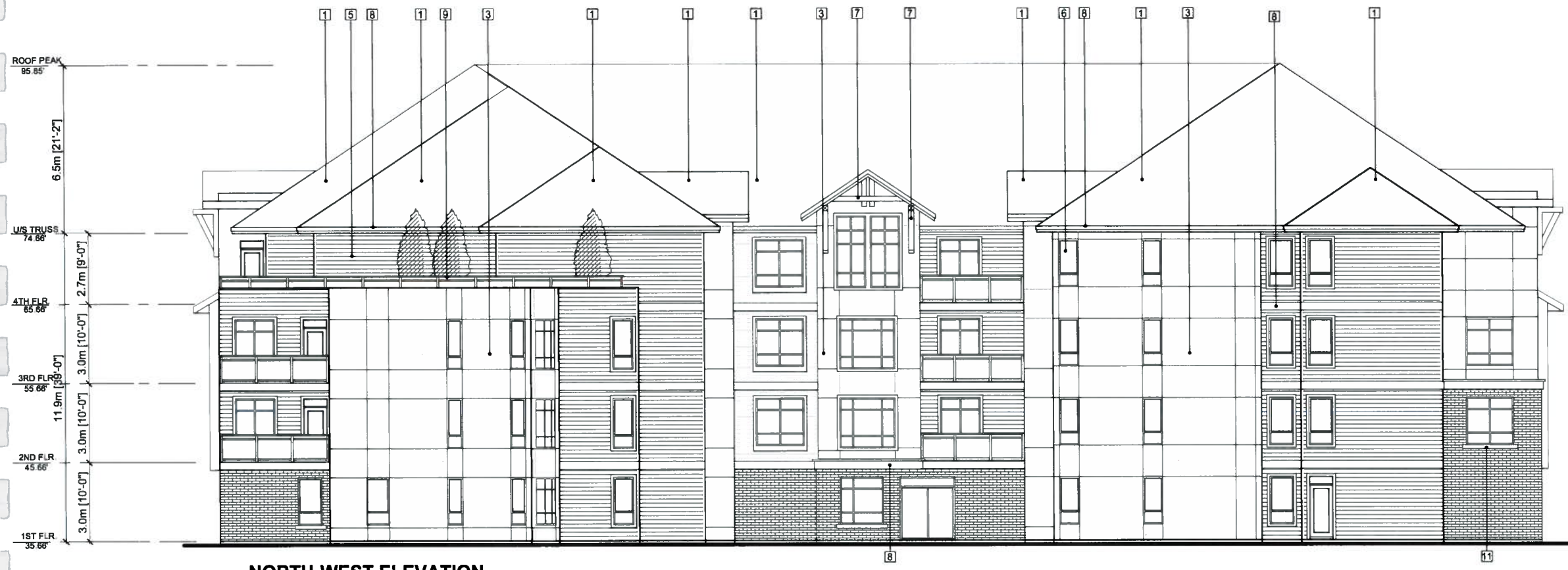
19951-19943-19941-5444
Brydon Crescent & 5461
199A Street

FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

DRAWING TITLE:

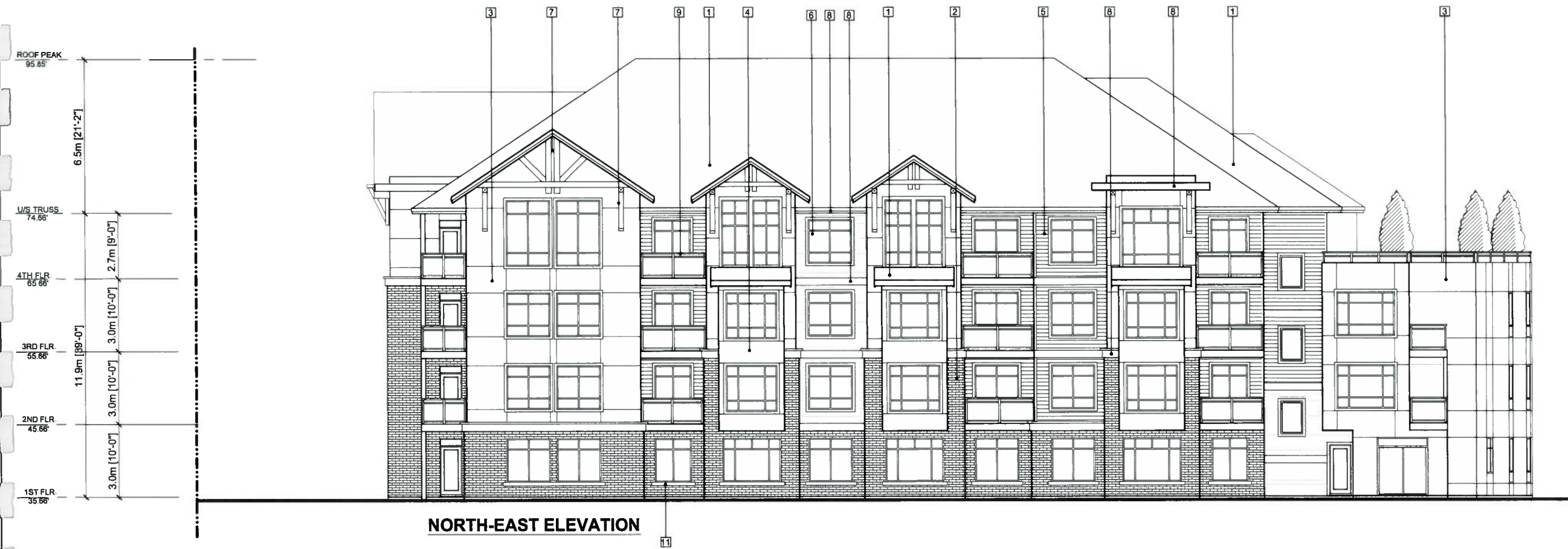
SOUTH-EAST & SOUTH-WEST ELEVATIONS

DATE:	JUNE 2017	SHEET NO: A-3.1
SCALE:	1/16" = 1'-0"	
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1705	



NORTH-WEST ELEVATION

- FINISH MATERIALS SCHEME**
- 1 ASPHALT SHINGLE :**
DRIFTWOOD - CERTAINTED
 - 2 BRICK VENEER :**
CORAL- MUTUAL MATERIAL
 - 3 HARDIE PANELS:**
SW7045, INTELLECTUAL GRAY - SHERWIN WILLIAMS
 - 4 HARDIE PANELS:**
SW7028, INCREDIBLE WHITE - SHERWIN WILLIAMS
 - 5 VINYL SIDING :**
SW7019, GAUNTLET GRAY - SHERWIN WILLIAMS
 - 6 WINDOWS :**
VINYL, BLACK
 - 7 TRIMS & BRACKETS :**
CLEAR CEDAR
 - 8 BAND BOARDS, CORNICES, WINDOW TRIMS & BARGE BOARDS:**
SW7044, AMAZING GRAY- SHERWIN WILLIAMS
 - 9 RAILING :**
ALUMINUM, BLACK, CLEAR GLASS
 - 10 COLUMNS :**
TOP : CLEAR CEDAR
BASE : CORAL- MUTUAL MATERIAL
 - 11 EXPOSED CONCRETE**



NORTH-EAST ELEVATION



**F. ADAB
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INC.**

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E-MAIL. mfa@muligonfadam.com

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1	10-25-2017	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:

19951-19943-19941-5444
Brydon Crescent & 5461
199A Street


FOR:
JAGSON INVESTMENT LTD.
P.O.BOX: 43129
RICHMOND, B.C.
V6Y 3Y3

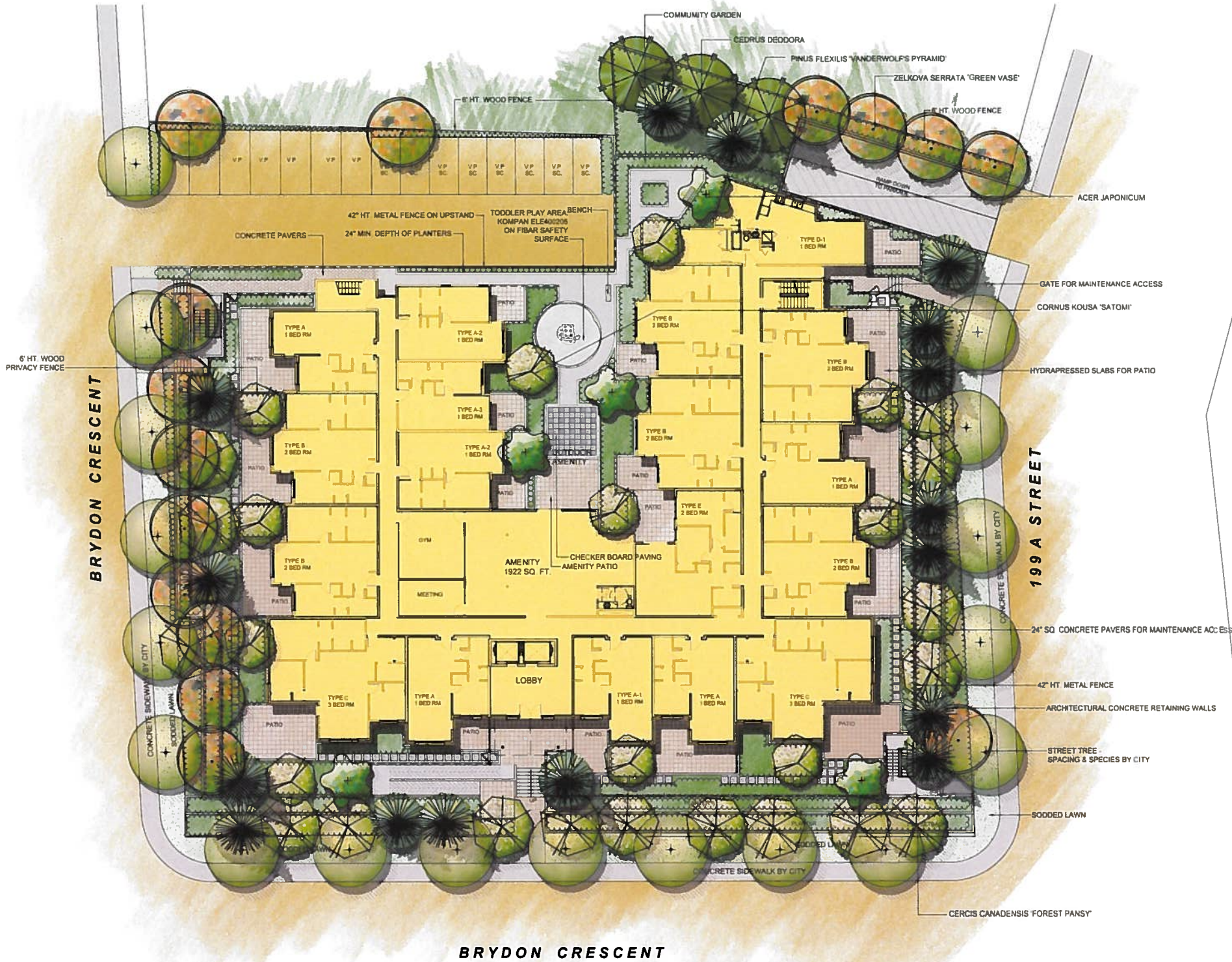
DRAWING TITLE:

**NORTH-EAST &
NORTH-WEST
ELEVATIONS**

DATE	JUNE 2017	SHEET NO
SCALE	1/16" = 1'-0"	
DESIGN	FA.	
DRAWN	A.A.	
PROJECT NO	1705	

A-3.2

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-185	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	5	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT. B&B	
	3	CEDRUS DEODORA	HIMALAYAN CEDAR	2.5M HT. B&B	
	16	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. B&B	
	11	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT. B&B	
	16	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT. B&B	
	15	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL. 1.5M STD. B&B	
<p>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.</p>					



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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

CLIENT

PROJECT

CONDO DEVELOPMENT

BYRDON CR. & 199A ST.
LANGLEY, B.C.

DRAWING TITLE

LANDSCAPE
CONCEPT PLAN

DATE 17 SEPT 27 DRAWING NUMBER

SCALE 1/16"=1'-0"

DRAWN MM

DESIGN MM

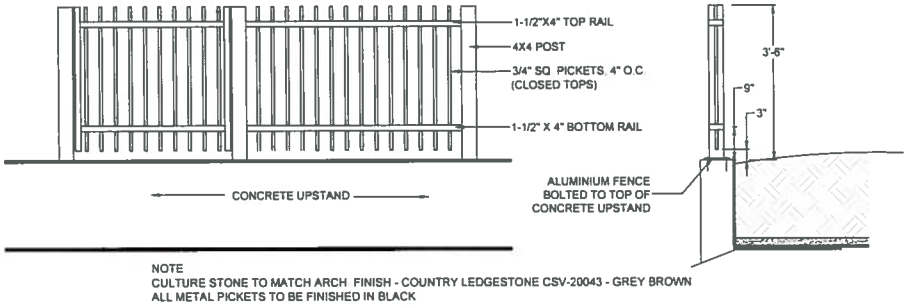
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L1

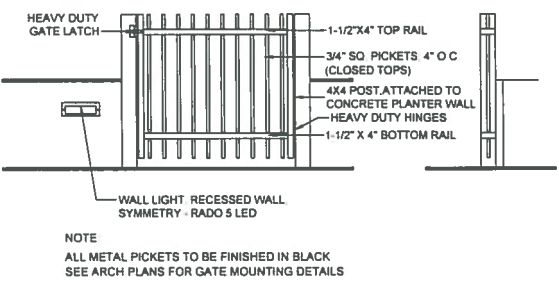
OF 2



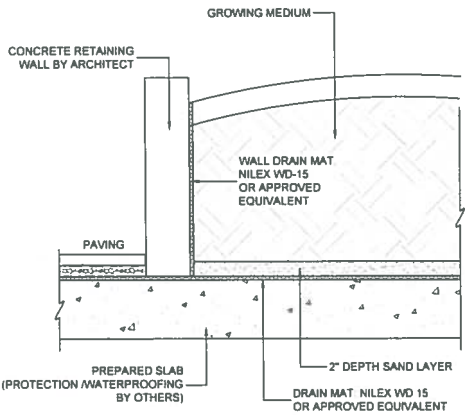
SEAL



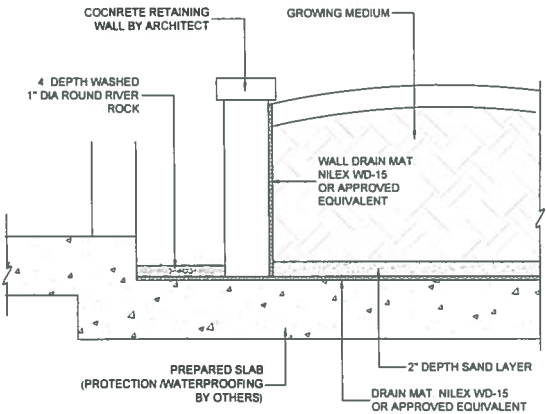
1 42" HIGH METAL PICKET FENCE
SCALE 1/2"=1'-0"



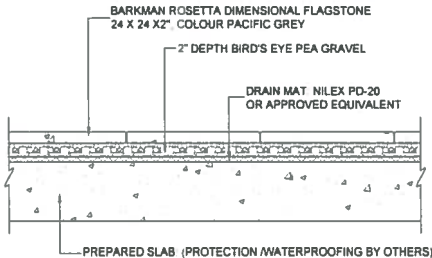
2 42" HIGH METAL PICKET GATE
SCALE 1/2"=1'-0"



3 CONCRETE WALL ON SLAB
SCALE 1"=1'-0"



4 DRAIN STRIP AT BUILDING
SCALE 1"=1'-0"



5 PATIO PAVERS
SCALE 1"=1'-0"

NO. DATE REVISION DESCRIPTION DR.

CLIENT

PROJECT

CONDO DEVELOPMENT

**BRYDON CR. & 199A ST.
LANGLEY, B.C.**

DRAWING TITLE

**LANDSCAPE
DETAILS**

DATE 17 SEPT. 27 DRAWING NUMBER
SCALE AS NOTED
DRAWN MM
DESIGN MM
CHK'D

L2

OF 2

PMG PROJECT NUMBER

17-185

