



PUBLIC HEARING AGENDA

Monday, May 7, 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 3054 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20689 and 20699 Eastleigh Crescent from RM1 – Multiple Residential Low Density Zone to CD55 - Comprehensive Development Zone to accommodate a 3-storey, 23 unit townhouse development.

The Mayor invites Tim Ankenman, Ankenman Marchand Architects to present the proposed bylaw and development permit application.

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

1

- b. Bylaw 3064 - Discharge Land Use Contract from 5139 – 206 Street
A bylaw to discharge Land Use Contract No. 22-77 from the property located at 5139 206 Street to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

The Mayor invites Gerald Minchuk, Director of Development Services to present the proposed bylaw.

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

3. **MOTION TO CLOSE PUBLIC HEARING**



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 146, 2018, BYLAW No. 3054

To consider a Rezoning Application and Development Permit Application by Dagneault Planning Consultants Ltd. to accommodate a 3-storey, 23 unit townhouse development located at 20689 and 20699 Eastleigh Crescent.

The subject property is currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated “Low Density Residential” in the Official Community Plan.

Background Information:

Applicant:	Dagneault Planning Consultants Ltd.
Owner:	Canada Haihua Investment Ltd.
Civic Addresses:	20689 and 20699 Eastleigh Crescent
Legal Description:	Lots 46 and 47, District Lot 37, Group 2, New Westminster District Plan 34280
Site Area:	3,732 m ²
Lot Coverage:	47 %
Total Parking Required:	51 stalls, including 7 visitor stalls
Total Parking Provided:	52 stalls, including 8 visitor stalls
Existing Zoning:	RM1 –Multiple Residential Low Density Zone
Proposed Zoning:	CD-55 Comprehensive Development Zone
OCP Designation:	Low Density Residential
Variances Requested:	None
Development Cost Charges:	\$150,135.75 (Includes 14 DCC credit)
Community Amenity Charge:	\$46,000



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 146
BYLAW No. 3054**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD55) and to rezone the property located at 20689 and 20699 Eastleigh Crescent 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. 146, 2018, No. 3054”.

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 – 55 (CD55) Zone: immediately after Comprehensive Development -54 (CD54) Zone:

“ZZ. CD55 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 23 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 55 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 007-000-995
Lot 46, District Lot 37, Group 2, New Westminster District Plan 34280
- (b) PID: 003-860-531
Lot 47, District Lot 37, Group 2, New Westminster District Plan 34280

(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 29 pages and dated January, 2018 prepared by Ankenman Marchand Architecture and Damon Oriente Ltd. Landscape Architecture 1 copy of which is attached to Development Permit 04-18.

(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 third day of April, 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.

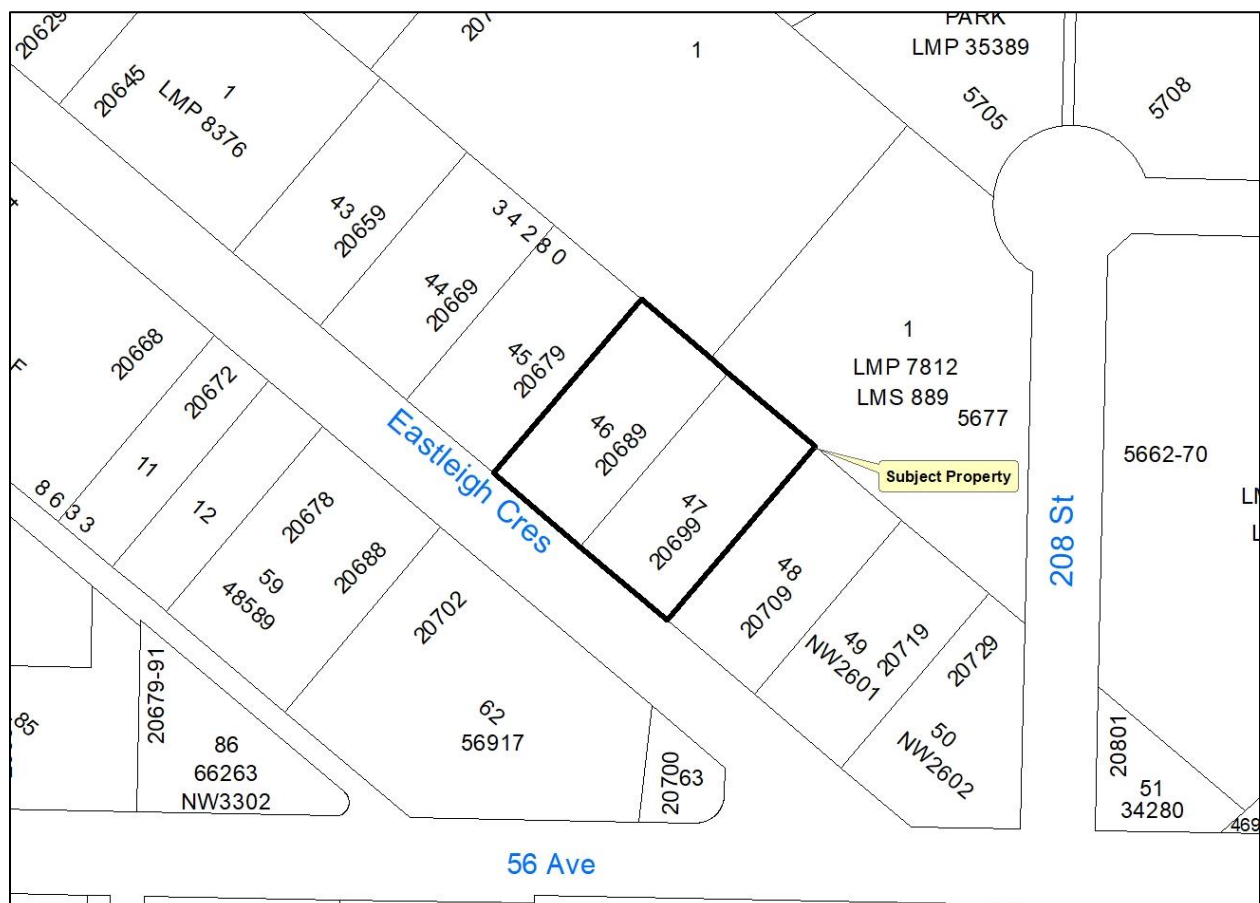
MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 03-18 DEVELOPMENT PERMIT APPLICATION DP 04-18

Civic Address: 20689 & 20699 Eastleigh Crescent
Legal Description: Lots 46 & 47, District Lot 37, Group 2, New Westminster District, Plan 34280
Applicant: Dagneault Planning Consultants Ltd.
Owner: Canada Haihua Investment Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 03-18/Development Permit Application DP 04-18- 20689 & 20699 Eastleigh Crescent**

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #:

Date: March 12, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 03-18/ Development Permit Application DP 04-18 to accommodate a 23-unit 3 –storey townhouse development located at 20689 and 20699 Eastleigh Crescent 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 Dagneault Planning Consultants Ltd. to accommodate a 23-unit 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent.

POLICY:

The subject properties are zoned RM1 Multiple Residential Low Density Zone and designated at Low-Density Residential in the Official Community Plan. All lands designated at Low- Density Residential are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Dagneault Planning Consultants Ltd.
Owner:	Canada Haihua Investment Ltd.
Civic Addresses:	20689 and 20699 Eastleigh Crescent
Legal Description:	Lots 46 and 47, District Lot 37, Group 2, New Westminster District Plan 34280
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Proposed Zoning:	CD-55 Comprehensive Development Zone
OCP Designation:	Low Density Residential
Variances Requested:	None
Development Cost Charges:	\$150,135.75 (includes 14 townhouse unit credit)
Community Amenity Charge:	\$46,000

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley Specifications & MMCD Standards.

These requirements have been issued to reflect the application for rezoning and development for a proposed **Multi Family Development, at 20689-20699 Eastleigh Crescent**. 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. 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.
4. Design and construct a half-width road on Eastleigh Crescent along the property frontage to a City of Langley modified local road standard (curb to curb width 12.0m); including pavement, barrier curb and gutter, 1.8m wide sidewalk, curb bulges, boulevard, driveway removal, 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.
5. Eliminate the existing overhead wiring and poles along the frontage of Eastleigh Crescent by replacing with underground ducting.
6. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
7. The condition of the existing pavement surrounding the site, including the lane, 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.

8. Street lighting along Eastleigh Crescent shall be designed by an approved lighting consultant, to ensure street lighting levels meet current City of Langley standards.
9. 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.
10. A stormwater management plan for the site, including Eastleigh Crescent, 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.
11. This development falls within the Flood Construction Level Boundary (Schedule A of Floodplain Elevation Bylaw No. 2768).
As such the Flood Construction Level will need to be calculated.

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

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.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.

3. A 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 for all surface parking areas, and is to drain into the storm sewer.
6. A "Stormceptor" or equivalent oil separator is required for all underground parking areas, and shall meet building and plumbing code requirements.
7. 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.
8. 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.
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
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 site is located on the north side of Eastleigh Crescent and consists of 14 existing townhouse units occupying two separate lots. The proposal consists of replacing the 14 existing townhouse units with 23 new, 3-storey ground-oriented townhouse units. The development consists of 6 clusters of buildings in 3 rows mirrored along a central access road.

The development orients itself toward Eastleigh Crescent and towards an internal road with addressing the street and public with front door access, as well as orients itself towards an internal road. The outdoor amenity area acts as a hub for community activities and is located centrally at the intersection of the access road and the internal road at the end of the central axis.

Each townhome unit has access to large patios, roof top decks and/or private gardens. The architecture is simple and clean and consists of a mix of modern and vernacular building materials (brick, wood, painted panels and glass). Deck and patio orientation provide natural surveillance allowing for a safer community. The buildings are located no less than 7m away from each other permitting for ample natural daylight and views.

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

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 March 14th meeting. A copy of the APC minutes will be presented to Langley City Council at the March 19, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$130,527 to City Development Cost Charge accounts and \$46,000.00 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

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, MARCH 14, 2018
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Trish Buhler
Shelley Coburn, School District No. 35
Kimberley Lubinich
Constable Lisa Cormier, Langley RCMP
Ron Madsen
Kim Mullin
Jamie Schreder

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

Absent: Dan Millsip

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Mullin

THAT the minutes for the February 14, 2018 Advisory Planning Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 03-18/DEVELOPMENT PERMIT
APPLICATION DP 04-18-20689 & 20699 EASTLEIGH CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian Dagneault, Dagneault Planning Consultants Ltd., and Tim Ankenman, Ankenman Marchand Architects, who presented the proposed applications. Following discussion on building form and character, enhancing east and west elevation with more glazing, landscaping, substitute pavers or stamped concrete where artificial grass is proposed along laneways, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 03-18/Development Permit Application DP 04-18 to accommodate a 23 unit, 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 07-17/DEVELOPMENT PERMIT
APPLICATION DP 11-17- 5520, 5521, 5511, 5501, 5491-199A
STREET AND PORTION OF ROAD DEDICATED ON PLAN 33088**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Carl Humphrey, Senior Designer, Wensley Architecture Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 07-17/Development Permit Application DP 11-17 to accommodate a 39 unit, 3-storey townhouse development

located at 5520, 5521, 5511, 5501, 5491-199A Street and Portion of Road Dedicated on Plan 33088 be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) **REZONING APPLICATION RZ 04-18 -19868 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning historical context for the proposed rezoning application, and introduced Fabian Leitner, Director of Development and Customer Care, Wesgroup, who presented the proposed rezoning application. Following discussion on minimum commercial unit size and overall project building form and character.

MOVED BY Commission Member Biemers
SECONDED BY Commission Member Cormier

That Rezoning Application RZ 04-18 to allow a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 4,000 ft² for the development located at 19868 Langley Bypass 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.

CARRIED

4) **Next Meeting:**

Wednesday, May 9th, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Coburn

THAT the meeting adjourn at 8:30 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

OAKWAY

20689-20699 Eastleigh Crescent, City of Langley, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
ISSUED FOR DEVELOPMENT PERMIT/REZONING PERMIT - JANUARY 30TH 2018
RE-ISSUED FOR DEVELOPMENT PERMIT/REZONING PERMIT - MARCH 5TH 2018

Client Representative

Degenault Planning Consultants Ltd.
229-8777 Cook Road
Richmond, B.C. V6Y 3T8
Contact: Stan Degenault
Email: stan@degenaultplanning.com
Tel: 604.277.6367 Fax: 604.276.4255

Client

Canada Hai Hua Investment Ltd.
650-6111 Anderson Road
Richmond, B.C. V6Y 3Z8
Contact: Yi Liang Chen
Email: cylei@haihuainvest.com
Tel: 604.245.7888

Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, B.C. V6J 1N6
Contact: Tim Ankenman
Email: tim@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2595

Surveyor

Compass Land Surveying LTD.
13807-88th Avenue
Surrey, B.C. V3T 5A8
Contact: Shengping Liu
Email: shengping@compasssurvey.com
Tel: 604.588.3701

Landscape

Demon Oriente LTD.
4505-45th Street 10th Avenue
Vancouver, B.C. V6R 2H9
Contact: Demon Oriente
Email: dmo@demo.net
Tel: 604.222.9200

CPTED

Lathema Security
P.O. Box 88
Mill Bay, B.C. V0R 2P0
Contact: Greg Lathema
Email: lathema@lathema.com
Tel: 250.743.8948 Fax: 250.743.8941



SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A030	CONTEXT
A035	STREETSCAPE
A040	SURVEY
A100	SITE PLAN
A110	FLOOR PLANS
A120	FLOOR PLANS
A130	FLOOR PLANS
A140	ROOF PLANS
A200	ELEVATIONS
A210	ELEVATIONS
A220	ELEVATIONS
A230	ELEVATIONS
A240	ELEVATIONS
A250	ELEVATIONS
A260	ELEVATIONS

SHEET NUMBER	SHEET NAME
A270	ELEVATIONS
A300	SECTIONS
A600	SHADOW ANALYSIS - SPRING EQUINOX
A700	3D VIEWS
A800	AREA OVERLAY PLANS
A810	AREA OVERLAY PLANS
A820	AREA OVERLAY PLANS
A830	AREA OVERLAY PLANS
A900	FIRE ACCESS
A910	FIRE ACCESS
L0-01	LANDSCAPE
L1-02	LANDSCAPE
L1-03	LANDSCAPE
L1-04	LANDSCAPE
L2-01	LANDSCAPE
L2-02	LANDSCAPE

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N6

Tel: (604) 872-2595
Fax: (604) 872-2595
Email: office@amarchitects.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of

Langley, BC

Drawing:

COVER PAGE & DRAWING

LIST

Project Status:

Project Status

SUBMISSION

Date	Description
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2018-01-30	Issued for OPREZONE
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2018-03-05	Re-issued for OPREZONE
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REVISION

No.	Date	Description
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All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale:

DWG. NO:

A001

ANKENMAN MARCHAND

Tel: (604) 872-2595 Fax: (604) 872-2500
Email: office@AMArchitects.com

Scale:	DWG. NO:
	A002



20679 EASTLEIGH CRESCENT

20689 EASTLEIGH CRESCENT

20699 EASTLEIGH CRESCENT

20709 EASTLEIGH CRESCENT

20679 EASTLEIGH CRESCENT

20689 EASTLEIGH CRESCENT

20699 EASTLEIGH CRESCENT

20709 EASTLEIGH CRESCENT

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
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1645 West 5th Avenue
Vancouver, BC V6U 1N6
Tel: (604) 872-2595
Email: office@AMarchand.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of Langley, BC

Drawing:

STREETScape

Project Status:

Project Status

SUBMISSION

Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION

No.	Date	Description

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Scale:

DWG. NO:

A035

BC LAND SURVEYOR'S PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY PLAN OF LOT 46 AND 47 DISTRICT LOT 37 GROUP 2 NWD PLAN 34280

PID(LOT 46): 007-000-995
PID(LOT 47): 003-860-531

Civic Address:

#206889(Lot 46) - Eastleigh Crescent
#206999(Lot 47) - Eastleigh Crescent
City of Langley, B.C.

Note:

Preliminary Layout, subject to approval.
Areas and dimensions are subject to detailed
legal survey and calculations, and may vary.

Elevation Derivation

Elevations are geodetic derived
from the City of Langley
Control Monument No. 5969477
Datum: CV280VARD 2005
Elevation=8.794m

LEGEND :

- DT (●) Denotes deciduous tree
- CT (★) Denotes coniferous tree
- X 5.0' Denotes spot elevation
- R20 (●) Denotes round catch basin
- WM (●) Denotes water meter
- C (●) Denotes inspection chamber
- M (●) Denotes manhole
- TS (●) Denotes traffic sign
- PP (●) Denotes power pole
- LS (●) Denotes lamp stand
- GW (●) Denotes guy wire
- CR (●) Denotes rectangular catch basin

Lot dimensions according to field survey and
Land Title and Survey Authority records.
This plan does not show non-plan charges,
fines or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. This document
shows the relative location of the surveyed structures
and features with respect to the boundaries of the
parcel described above. This document shall not be
used to define property lines or property corners.

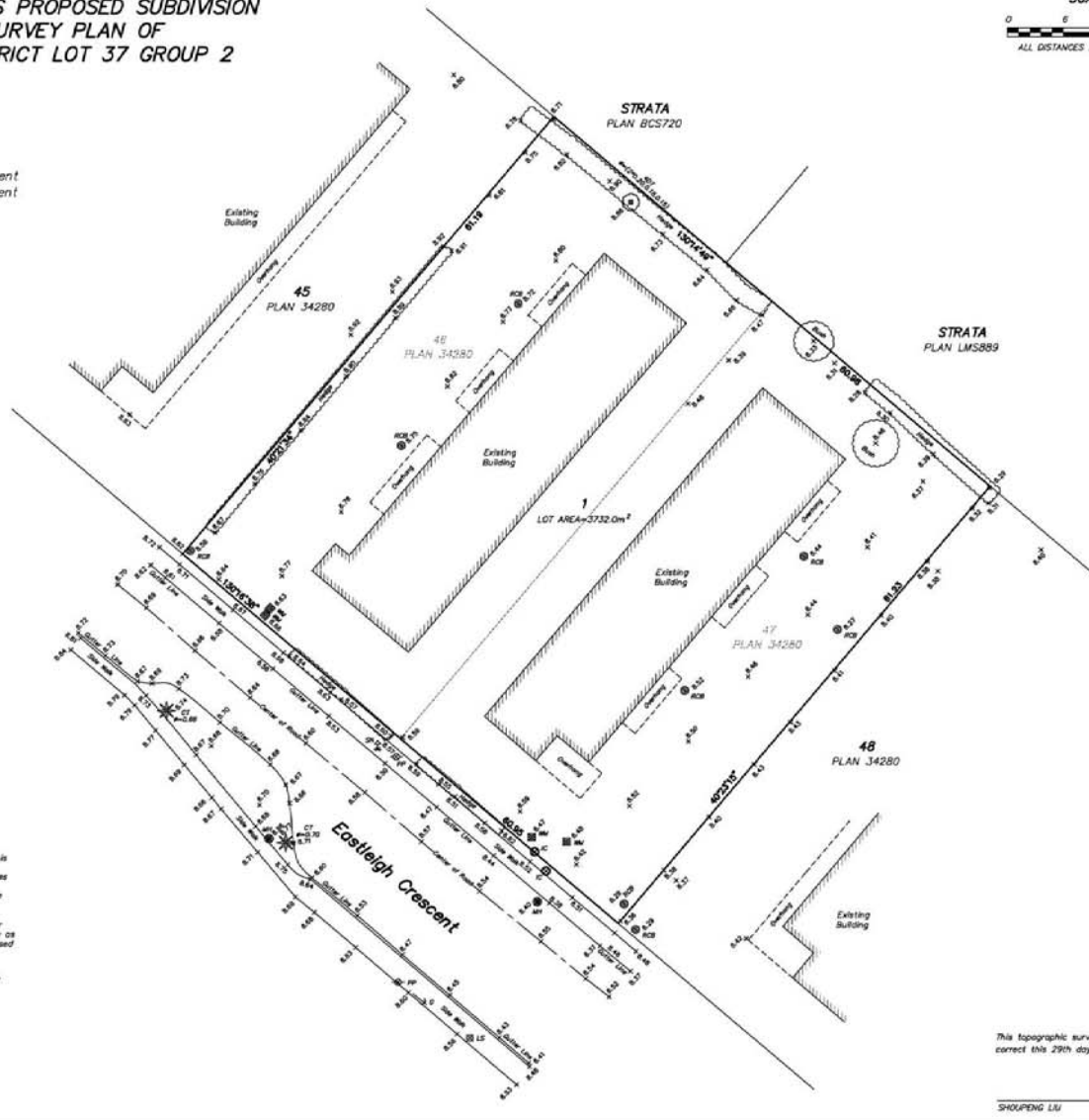
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COMPASS LAND SURVEYING LTD.
Professional Land Surveyors
11367-105th Avenue
Surrey, B.C. V3T 5M8
Tel: 504-588-3701
Email: Office@CompassSurveys.com
File : 1704024_71

SCALE 1 : 300
0 6 12 18 24
ALL DISTANCES ARE IN METRES AND DECIMALS



This topographic survey completed and certified
correct this 29th day of April, 2017

SHOUKENG LIU
B.C.L.S.

NTS

ARCHITECTS

ANKENMAN MARCHAND

1565 West 5th Avenue
Vancouver, BC V6J 1N6

Tel: (604) 872-2897 x: (604) 872-2935
Email: office@AMarchand.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20699 Eastleigh Crescent, City of

Langley, BC

Drawing:

SURVEY

Project Status:

Project Status

SUBMISSION

Date Description

2018-01-30 Issued for OPREZONE

2018-03-05 Re-issued for OPREZONE

Scale:

DWG. NO:

A040

Scale: 1/16" = 1'-0"	DWG. NO: A100
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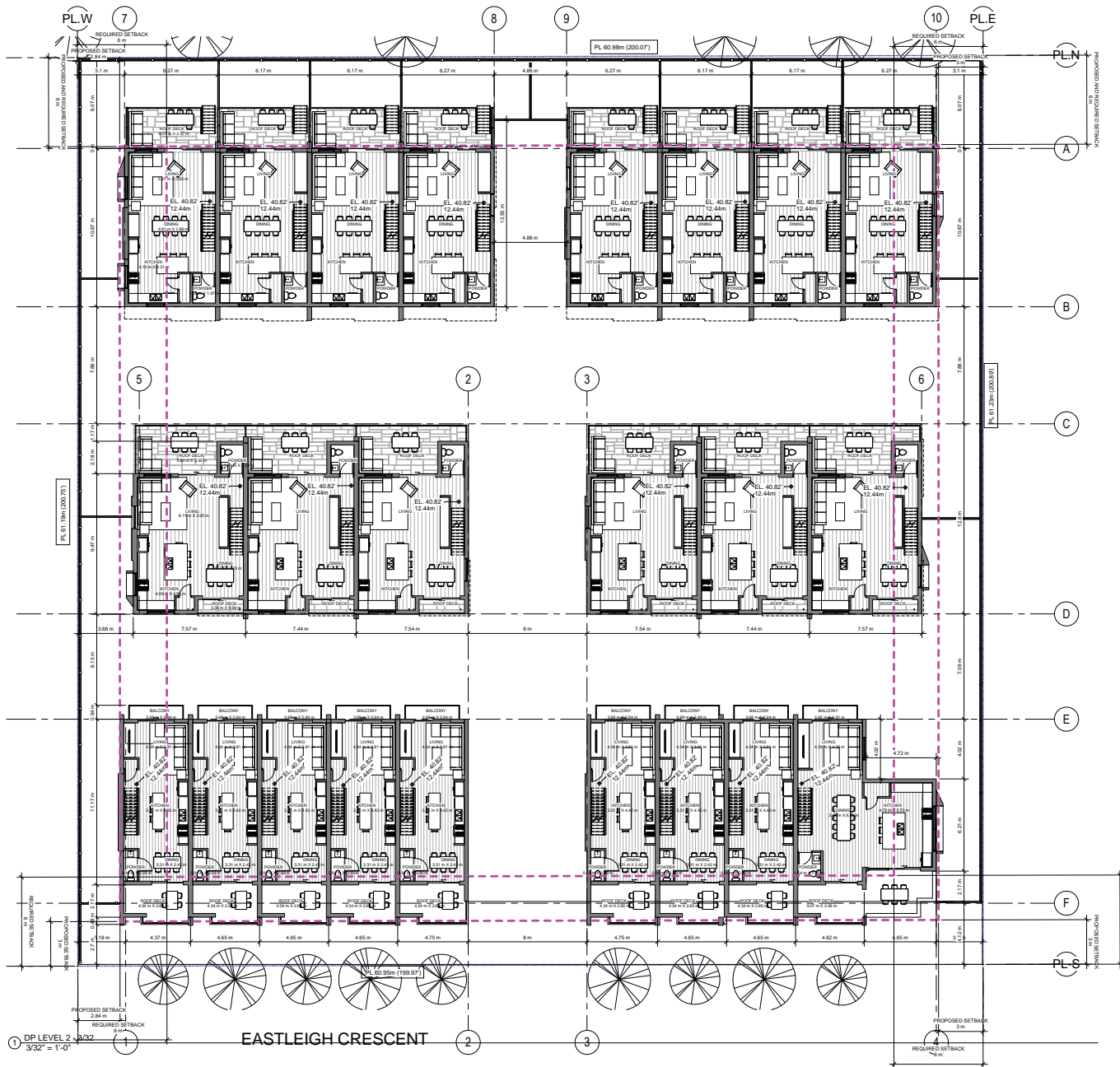


Total Site Area:
3732.0 sq.m.

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

A110





Legal Description:
Lot 46 District Lot 37 Group 2 NWD Plan 34280
PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

Proposed Use:
Multi-Family Residential

Survey Information:
Based on survey information by Compass Land Surveying LTD.
Professional Land Surveyors
Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.

Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
FLOOR PLANS

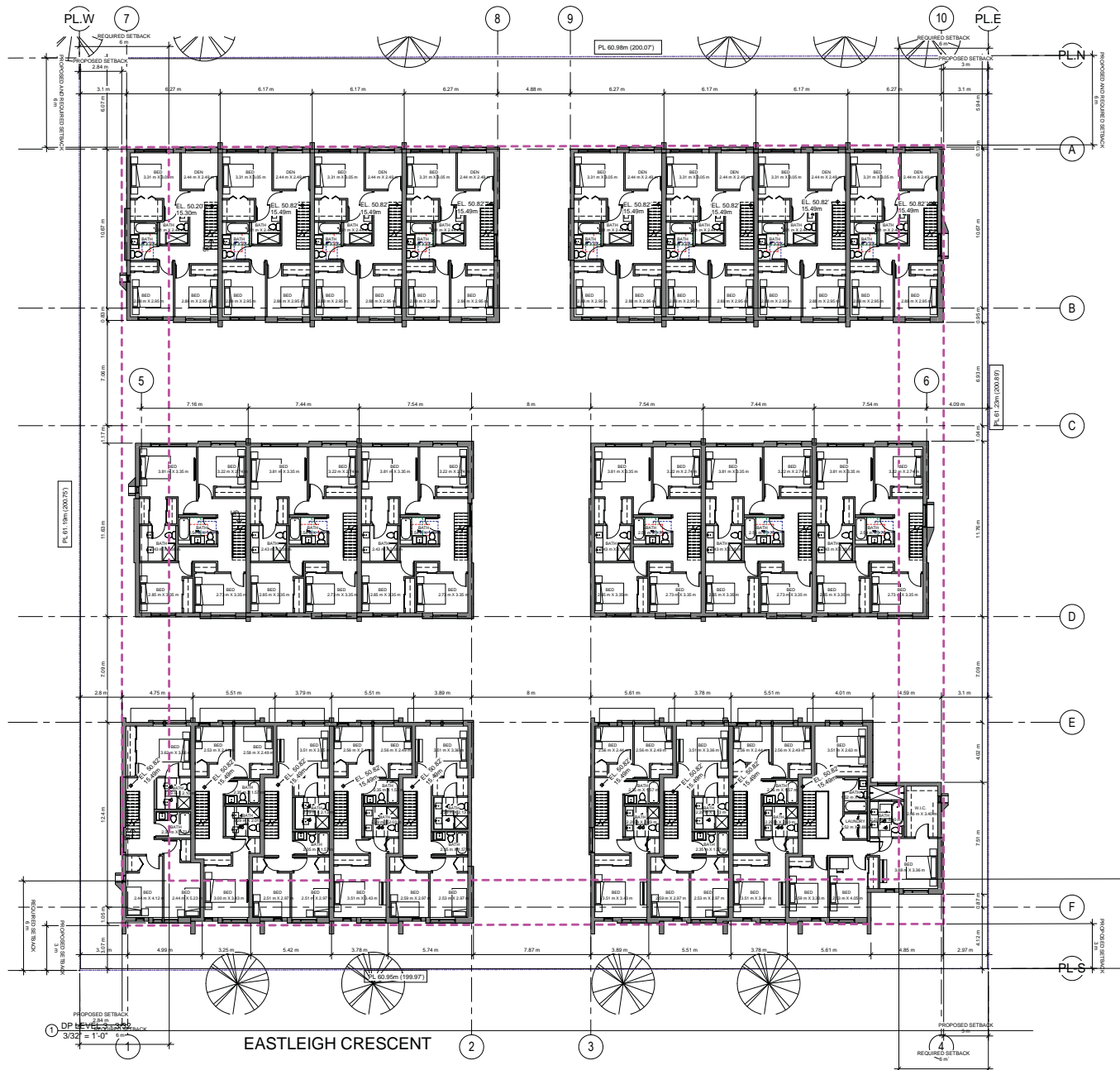
SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

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Scale:
3/32" = 1'-0"

DWG. NO.:
A120



Legal Description:
Lot 46 District Lot 37 Group 2 NWD Plan 34280
PID 007-000-995 - 20689 Eastleigh Crescent
Lot 47 District Lot 37 Group 2 NWD Plan 34280
PID 003-860-531 - 20699 Eastleigh Crescent

Civic Address:
20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
RM1 Multiple Residential Low Density Zone

Proposed Use:
Multi-Family Residential

Survey Information:
Based on survey information by Compass Land Surveying LTD.
Professional Land Surveyors
Dated: April 29th, 2017

Total Site Area:
3732.0 sq.m.

ARCHITECTS

ANKENMAN MARCHAND

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Vancouver, BC V6J 1N5
Tel: (604) 872-2957 x: (604) 872-2955
Email: office@AMarchand.com



Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
FLOOR PLANS

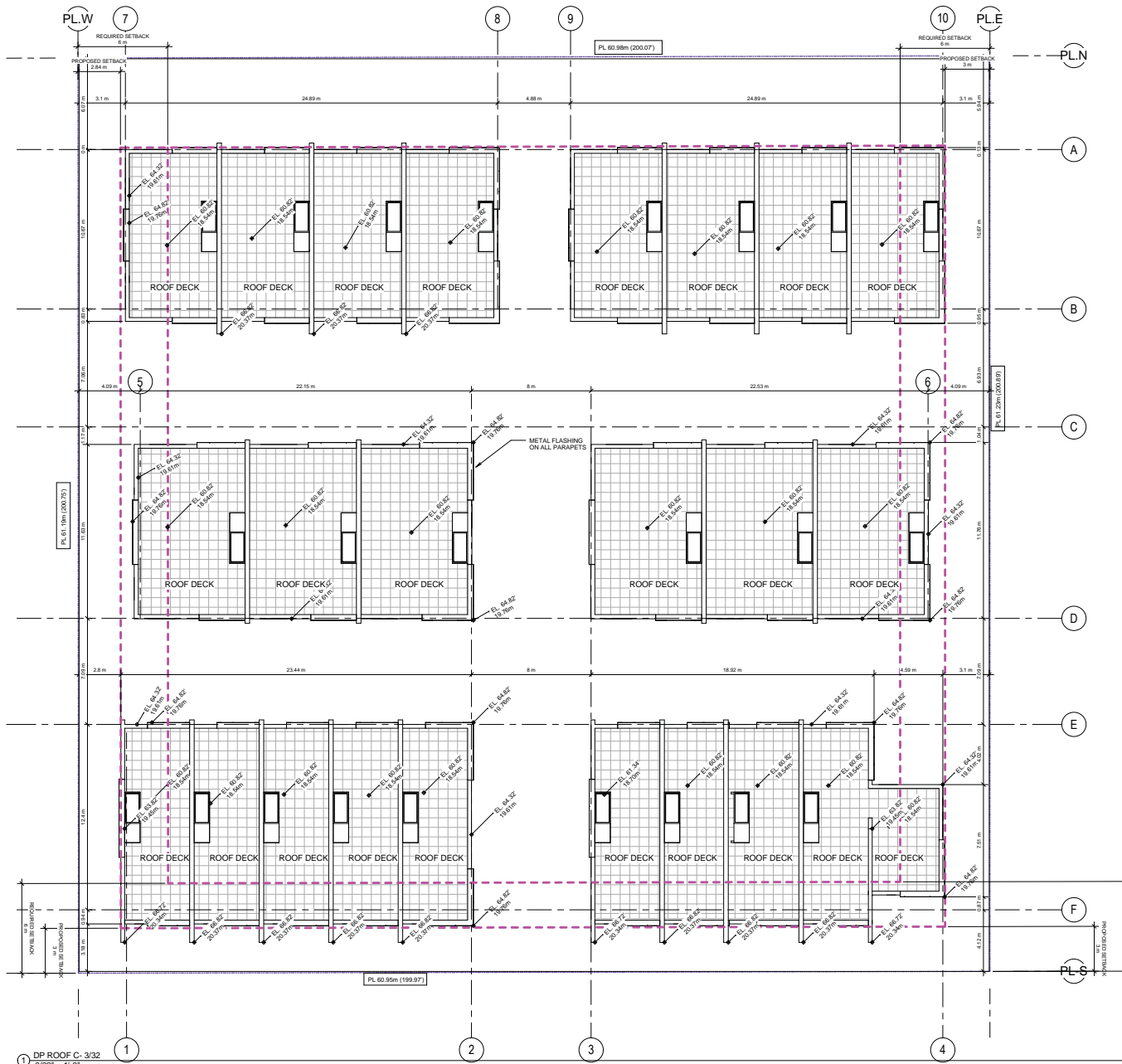
Project Status:
Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION
No. Date Description

All Drawings in this set to be read in
conjunction with each other. Any errors
or discrepancies to be reported to the
Architect before commencing work.
Contractors are responsible to ensure
that all work is executed to the
requirements of the appropriate
Building Code Authority.
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Scale:
3/32" = 1'-0"
DWG. NO.:
A130



Legal Description:
 Lot 46 District Lot 37 Group 2 NWD Plan 34280
 PID 007-000-995 - 20689 Eastleigh Crescent
 Lot 47 District Lot 37 Group 2 NWD Plan 34280
 PID 003-860-531 - 20699 Eastleigh Crescent

Civic Address:
 20689-20699 Eastleigh Crescent, City of Langley, BC

Zoning:
 RM1 Multiple Residential Low Density Zone

Proposed Use:
 Multi-Family Residential

Survey Information:
 Based on survey information by Compass Land Surveying LTD.
 Professional Land Surveyors
 Dated: April 29th, 2017

Total Site Area:
 3732.0 sq.m.

ARCHITECTS

ANKENMAN MARCHAND

1565 West 5th Avenue
 Vancouver, BC V6J 1N6
 Tel: (604) 872-2997 ext. (604) 872-2955
 Email: office@AMarchand.com



Project:
 Project Number
 Owner
OAKWAY TOWNHOMES
 20689-20699 Eastleigh Crescent, City of
 Langley, BC
 Drawing:
ROOF PLANS

Project Status:
 Project Status

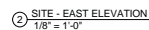
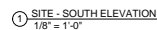
SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: 3/32" = 1'-0"
 DWG. NO: **A140**

DWG. NO:
A200

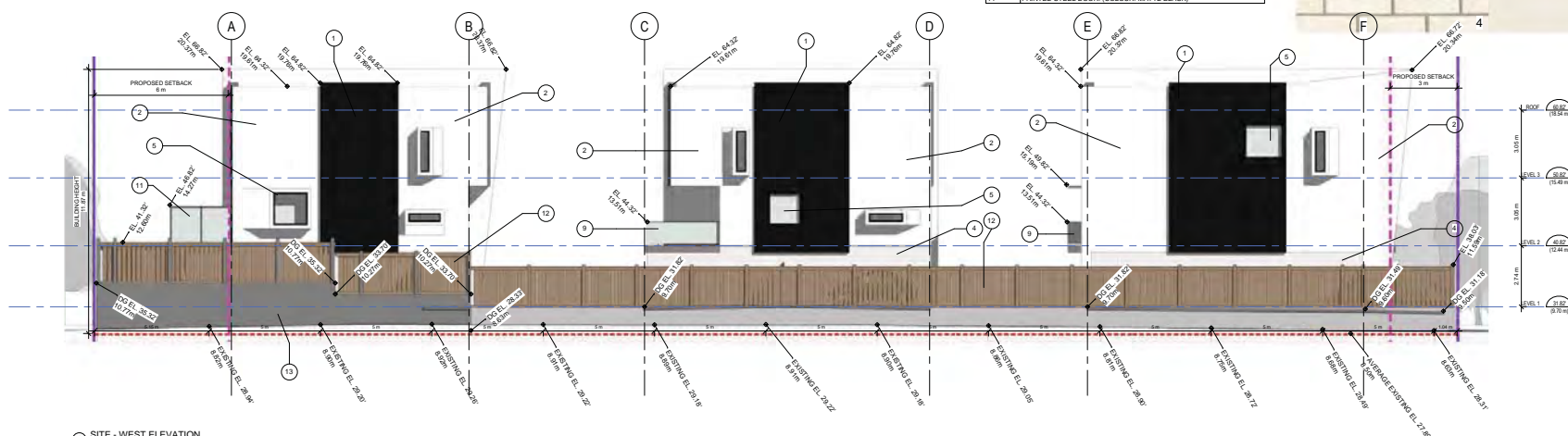
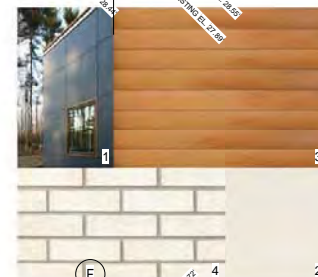


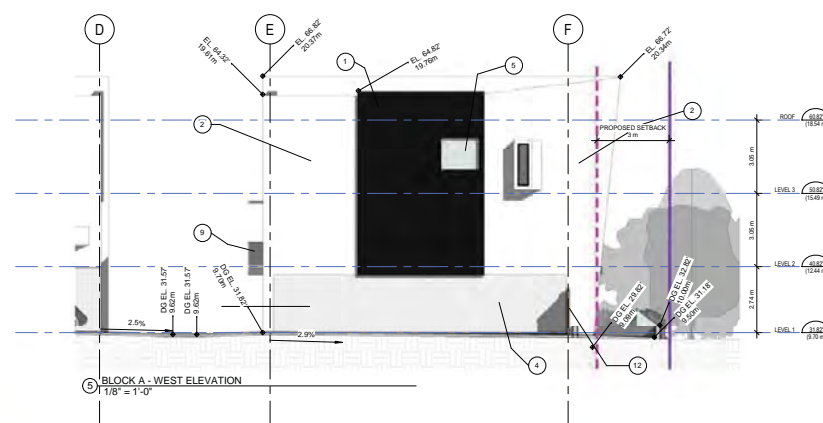
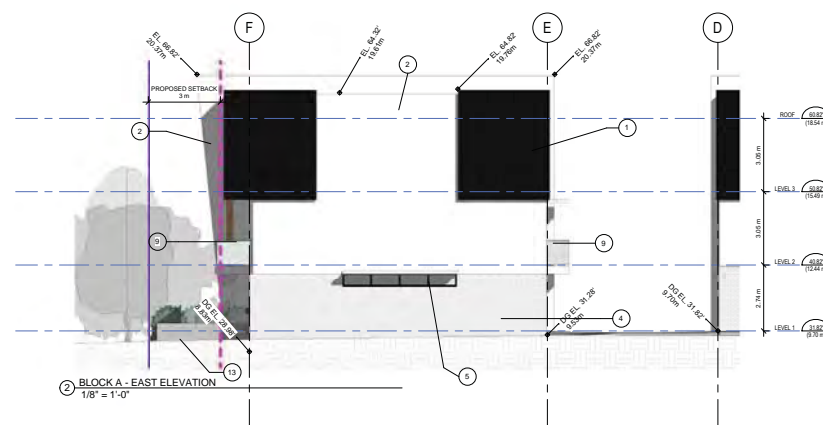
Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
ELEVATIONS

SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DP:REZONE
2018-03-05	Re-issued for DP:REZONE

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Scale: 1/8" = 1'-0"	DWG. NO: A210
------------------------	-------------------------





MATERIALS LEGEND	
Key Value	MATERIAL
1	PAINTED HARD PANELS. RECESSED SHADOW REVEALS. (COLOUR: MATTE BLACK)
2	PAINTED HARD PANELS. (COLOUR: ASPEN WHITE)
3	HORIZONTAL TONGUE AND GROOVE CEDAR SIDING
4	MODULAR BLOCK. (COLOUR: ASPEN WHITE)
5	VINTL WINDOWS. (FRAME COLOUR: MATTE BLACK)
6	VINTL SLIDING DOOR DOORS. (FRAME COLOUR: MATTE BLACK)
7	UNT. ENTRANCE DOOR. (COLOUR: VARIETY - AS INDICATED)
8	VINTL FROSTED WINDOWS. (FRAME COLOUR: MATTE BLACK)
9	ALUMINUM FROSTED GLASS RAILING. (FRAME COLOUR: MATTE BLACK)
10	GARDEN DOOR WITH FROSTED GLASS WINDOWS. (COLOUR: VARIETY - AS INDICATED)
11	IF HIGH ANKUM AND OBSCURE GLASS PRIVACY SCREEN. (FRAME COLOUR: MATTE BLACK)
12	IF HIGH CEDAR FENCE
13	CONCRETE FOUNDATION
14	PAINTED STEEL DOOR. (COLOUR: MATTE BLACK)



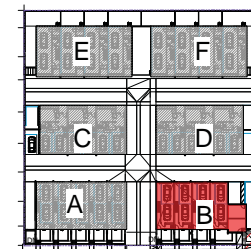
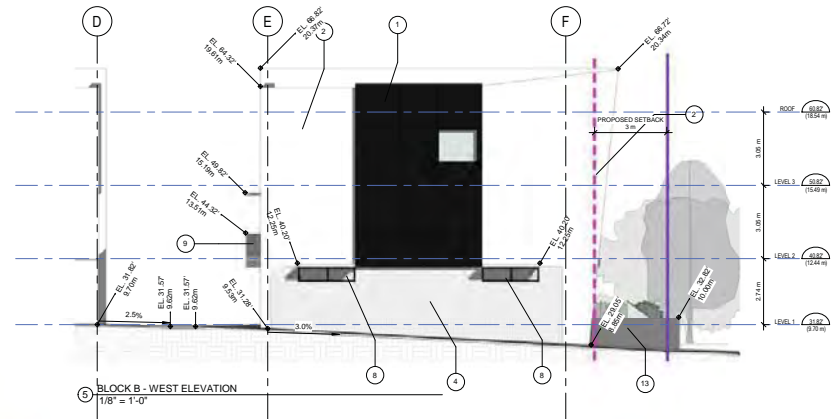
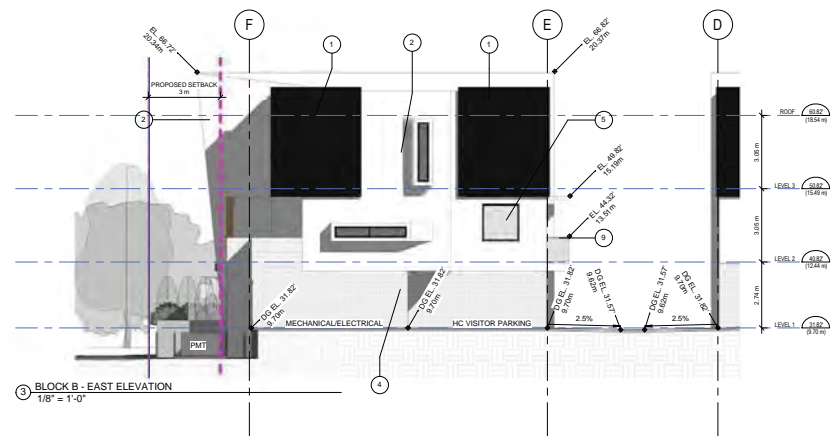
Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
ELEVATIONS

SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DPIREZONE
2018-03-05	Re-issued for DPIREZONE

[illegible]

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Scale: As indicated	DWG. NO: A230
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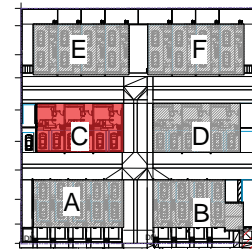
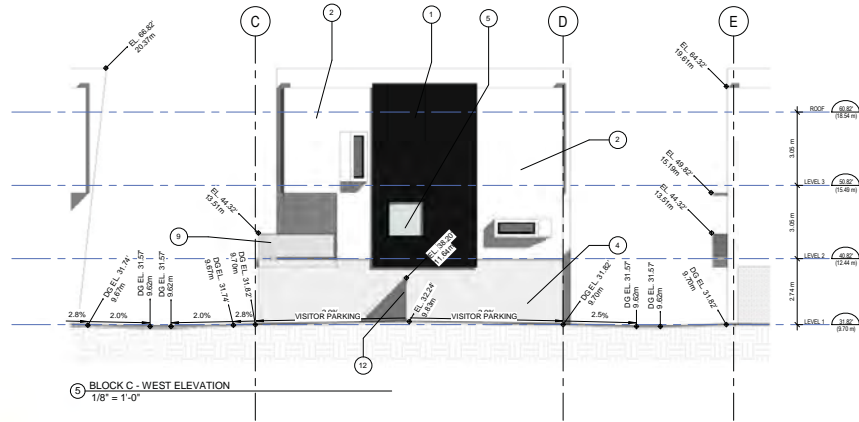
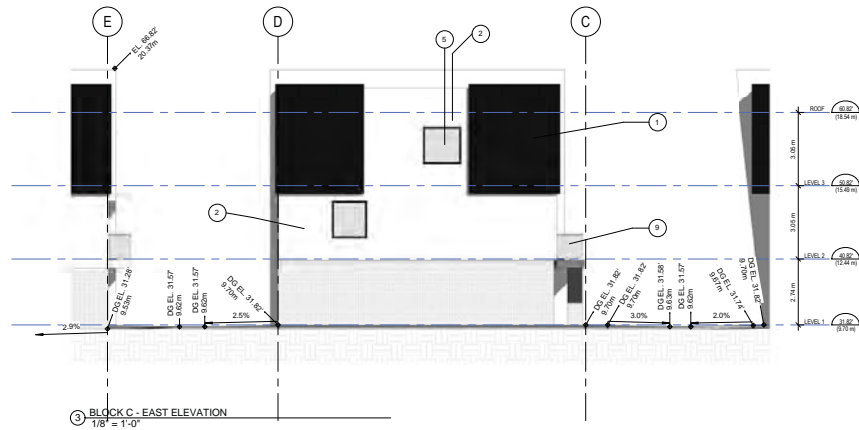
Project:
Project Number
 Owner
OAKWAY TOWNHOMES
 20689-20699 Eastleigh Crescent, City of
 Langley, BC
 Drawing:
ELEVATIONS

SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-01-30	Issued for DPIREZONE
2018-03-05	Re-issued for DPIREZONE

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale: As indicated	DWG. NO: A240
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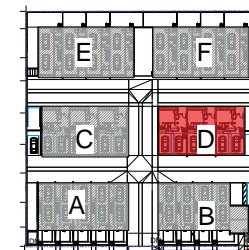
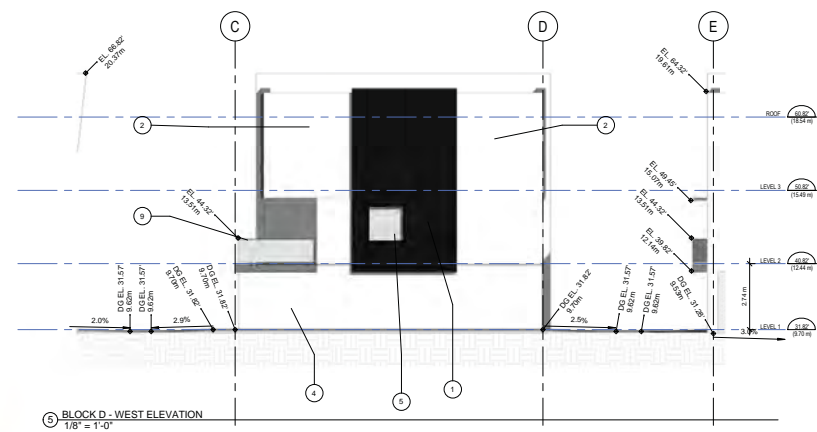
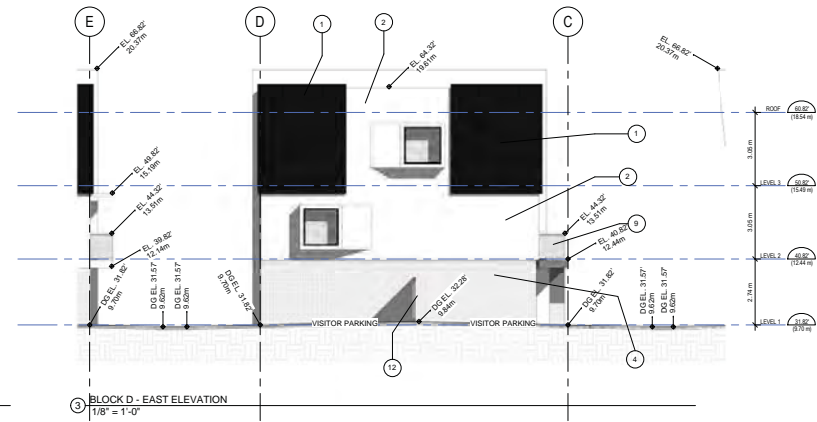


Project:
Project Number
 Owner
OAKWAY TOWNHOMES
 20689-20699 Eastleigh Crescent, City of
 Langley, BC
 Drawing:
ELEVATIONS
 73
 Project Status:-
Project Status

Date (YYYY-MM-DD)	DESCRIPTION
2018-01-30	Issued for DP/REZONE
2018-03-06	Re-issued for DP/REZONE

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A250



Scale: As indicated	DWG. NO: A260
------------------------	-------------------------



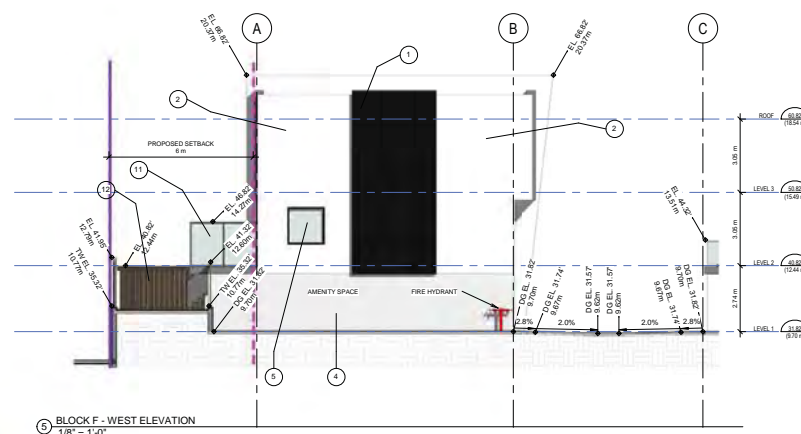
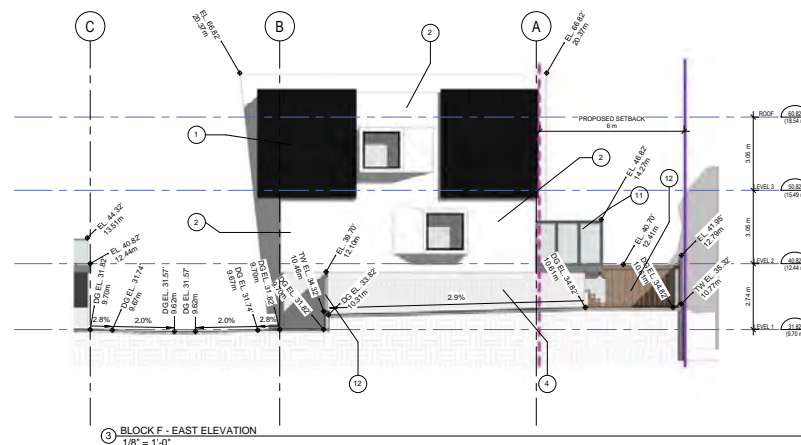
Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20699 Eastleigh Crescent, City of
Langley, BC
Drawing:
ELEVATIONS

Project Status:
Project Status

[illegible][illegible]

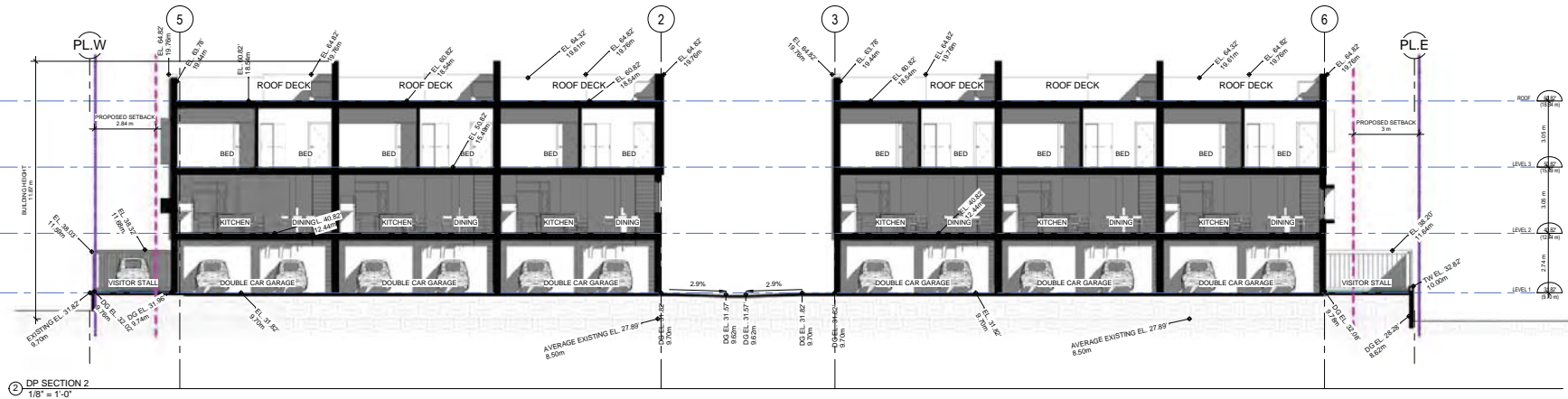
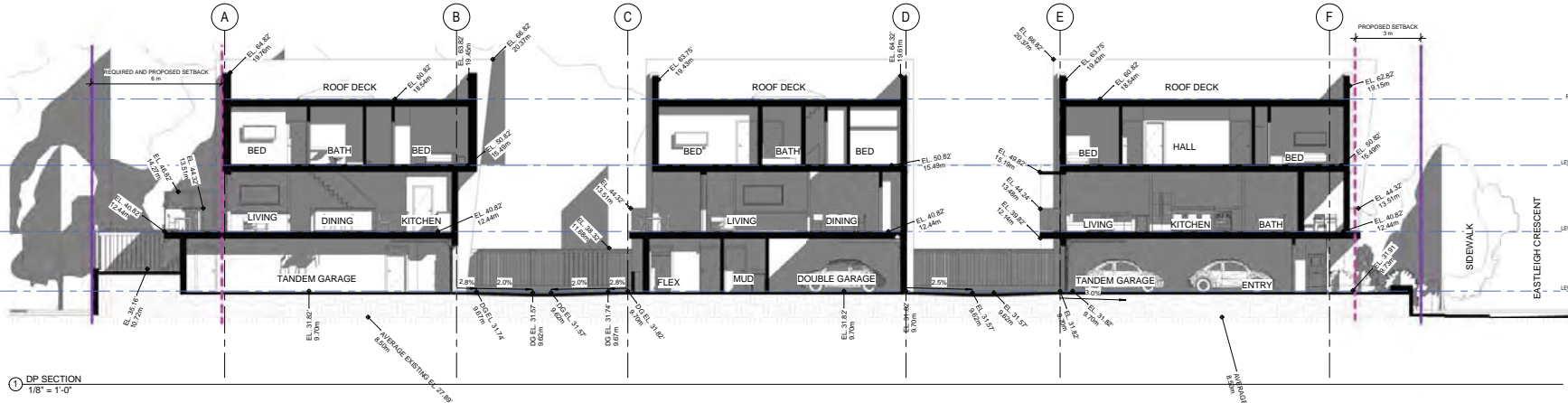
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Scale: As indicated	DWG. NO: A270
------------------------	-------------------------



MATERIALS LEGEND	
Key Value	MATERIAL
7	PAINTED HARDIE PANELS, RECESSED SHADOW REVEALS, (COLOUR: MATT BLACK)
8	PAINTED HARDIE PANELS, (COLOUR: ASPEN WHITE)
9	HORIZONTAL, TONGUE AND GROOVE CEDAR SILING
10	MODULAR BRICK, (COLOUR: ASPEN CEDAR)
11	VINYL WINDOWS, (FRAME COLOUR: MATT BLACK)
12	VINYL SLIDING PATIO DOORS, (FRAME COLOUR: MATT BLACK)
13	UNIT ENTRANCE DOOR, (COLOUR: VARIETY - AS INDICATED)
14	VINYL Frosted Windows, (FRAME COLOUR: MATT BLACK)
15	ALUMINUM Frosted Glass, (FRAME COLOUR: MATT BLACK)
16	GLASS DOOR WITH FROSTED GLASS WINDOWS, (COLOUR: VARIETY - AS INDICATED)
17	IF HIGH ALUMINUM AND OBUISCUR GLASS PRIVACY SCREEN, (FRAME COLOUR: MATT BLACK)
18	IF HIGH CEDAR FINE
19	CONCRETE FOUNDATION
20	PAINTED HARDIE PANELS, (COLOUR: MATT BLACK)





ARCHITECTS

ANKENMAN MARCHAND

1665 West 5th Avenue
Vancouver, BC V6U 1N6
Tel: (604) 872-2955 x: (604) 872-2955
Email: office@AnkenmanMarchand.com

Project:
Project Number
Owner
OAKWAY TOWNHOMES
20689-20689 Eastleigh Crescent, City of
Langley, BC
Drawing:
SECTIONS

Project Status:
Project Status

SUBMISSION	
Date	Description
2018-01-30	Issued for OPREZONE
2018-03-05	Re-issued for OPREZONE

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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Scale:
1/8" = 1'-0"
DWG. NO:
A300



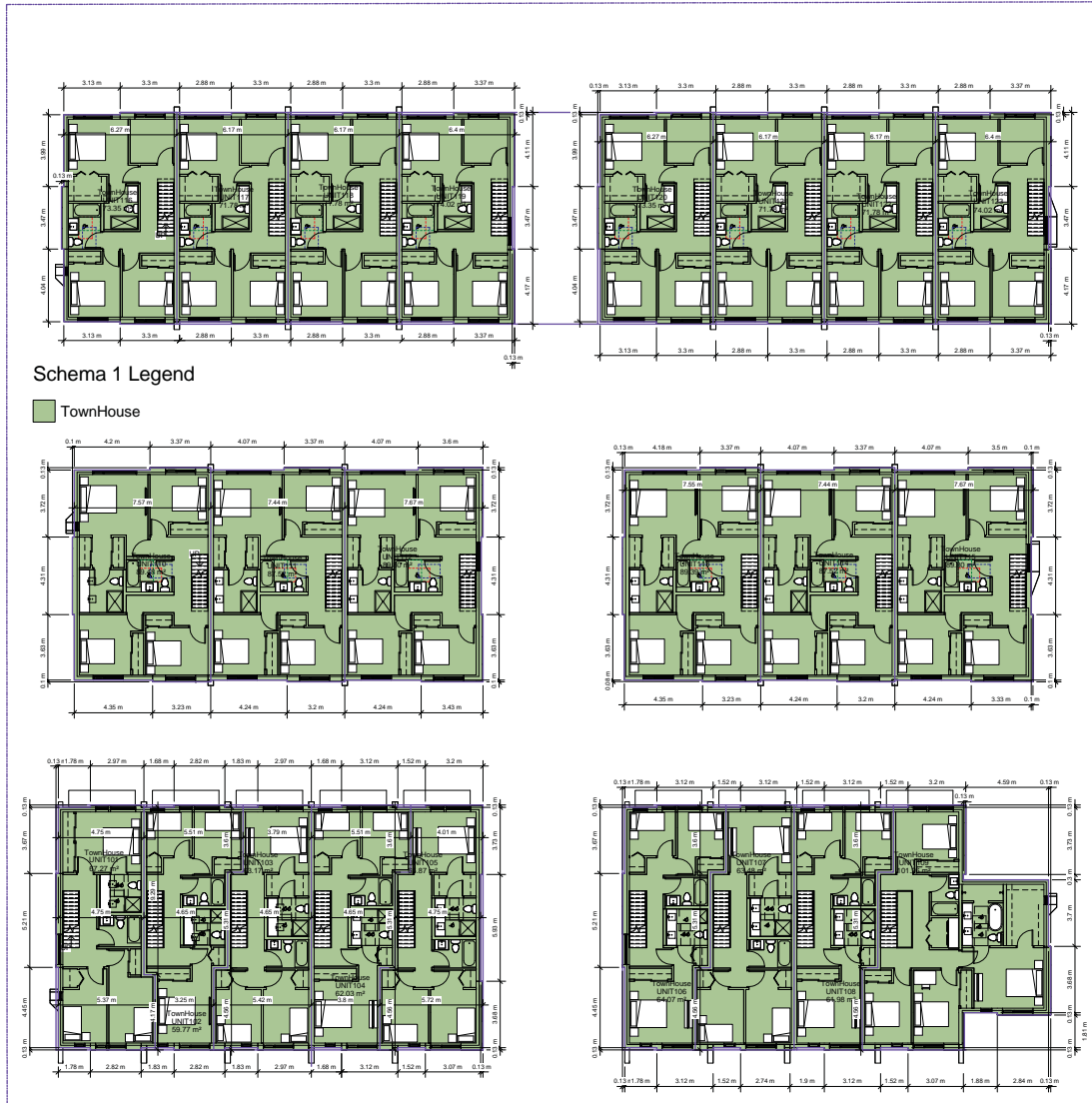
ELEC		LEVEL 1	17.45
MECH		LEVEL 1	18.13
: 2			35.58

DWG. NO:
A800



Area Schedule Balcony Totals			
Name	Unit #	Level	Area
110: 1			7.28
Balcony	111	LEVEL 2	6.47
111: 1			6.47
Balcony	112	LEVEL 2	6.19
112: 1			6.19
Balcony	113	LEVEL 2	6.82
113: 1			6.82
Balcony	114	LEVEL 2	6.74
114: 1			6.74
Balcony	115	LEVEL 2	6.58
115: 1			6.88
Balcony	116	LEVEL 2	4.77
116: 1			4.57
Balcony	117	LEVEL 2	4.50
117: 1			4.50
Balcony	118	LEVEL 2	4.50
118: 1			4.50
Balcony	119	LEVEL 2	4.57
119: 1			4.57
Balcony	120	LEVEL 2	4.57
120: 1			4.57
Balcony	121	LEVEL 2	4.50
121: 1			4.50
Balcony	122	LEVEL 2	4.50
122: 1			4.50
Balcony	123	LEVEL 2	4.57
123: 1			4.57
Grand total: 32			161.80

DWG. NO:
A810



① DP LEVEL 3
3/32" = 1'-0"

Area Schedule (Gross Building) DP LEVEL 3			
Name	Unit #	Level	Area
TownHouse 101	LEVEL 3	67.27	
TownHouse 102	LEVEL 3	59.77	
TownHouse 103	LEVEL 3	63.17	
TownHouse 104	LEVEL 3	62.03	
TownHouse 105	LEVEL 3	65.87	
TownHouse 106	LEVEL 3	64.07	
TownHouse 107	LEVEL 3	63.48	
TownHouse 108	LEVEL 3	61.98	
TownHouse 109	LEVEL 3	101.26	
TownHouse 110	LEVEL 3	89.48	
TownHouse 111	LEVEL 3	73.59	
TownHouse 112	LEVEL 3	71.78	
TownHouse 113	LEVEL 3	89.39	
TownHouse 114	LEVEL 3	87.52	

Area Schedule (Gross Building) DP LEVEL 3			
Name	Unit #	Level	Area
TownHouse 113	LEVEL 3	89.39	
TownHouse 112	LEVEL 3	89.80	
TownHouse 111	LEVEL 3	87.52	
TownHouse 117	LEVEL 3	71.78	
TownHouse 118	LEVEL 3	71.78	
TownHouse 119	LEVEL 3	74.02	
TownHouse 120	LEVEL 3	73.35	
TownHouse 121	LEVEL 3	71.78	
TownHouse 122	LEVEL 3	71.78	
TownHouse 123	LEVEL 3	74.02	
LEVEL 3: 23		1724.27	
Grand total: 23		1724.27	

Area Schedule (Gross Building) TOTAL			
Name	Unit #	Level	Area
TownHouse 101	LEVEL 3	67.27	
TownHouse 101	LEVEL 2	53.70	
TownHouse 101	LEVEL 1	13.29	
101: 3		134.25	

Area Schedule (Gross Building) TOTAL			
Name	Unit #	Level	Area
TownHouse 112	LEVEL 3	89.80	
TownHouse 112	LEVEL 2	72.94	
TownHouse 112	LEVEL 1	38.96	
112: 3		201.70	

TownHouse 102	LEVEL 3	59.77	
TownHouse 102	LEVEL 2	51.90	
TownHouse 102	LEVEL 1	12.68	
102: 3		124.36	

TownHouse 113	LEVEL 3	89.39	
TownHouse 113	LEVEL 2	73.57	
TownHouse 113	LEVEL 1	38.86	
113: 3		201.81	

TownHouse 103	LEVEL 3	63.17	
TownHouse 103	LEVEL 2	51.90	
TownHouse 103	LEVEL 1	12.68	
103: 3		127.76	

TownHouse 114	LEVEL 3	87.52	
TownHouse 114	LEVEL 2	72.07	
TownHouse 114	LEVEL 1	38.51	
114: 3		198.09	

TownHouse 104	LEVEL 3	62.03	
TownHouse 104	LEVEL 2	51.90	
TownHouse 104	LEVEL 1	12.68	
104: 3		126.61	

TownHouse 115	LEVEL 3	89.80	
TownHouse 115	LEVEL 2	72.94	
TownHouse 115	LEVEL 1	38.96	
115: 3		201.68	

TownHouse 105	LEVEL 3	65.87	
TownHouse 105	LEVEL 2	53.04	
TownHouse 105	LEVEL 1	12.85	
105: 3		131.76	

TownHouse 116	LEVEL 3	73.35	
TownHouse 116	LEVEL 2	67.37	
TownHouse 116	LEVEL 1	18.79	
116: 3		159.51	

TownHouse 106	LEVEL 3	64.07	
TownHouse 106	LEVEL 2	53.70	
TownHouse 106	LEVEL 1	13.29	
106: 3		131.06	

TownHouse 117	LEVEL 3	71.78	
TownHouse 117	LEVEL 2	65.85	
TownHouse 117	LEVEL 1	18.79	
117: 3		156.41	

TownHouse 107	LEVEL 3	63.48	
TownHouse 107	LEVEL 2	51.90	
TownHouse 107	LEVEL 1	12.67	
107: 3		128.06	

TownHouse 118	LEVEL 3	71.78	
TownHouse 118	LEVEL 2	65.85	
TownHouse 118	LEVEL 1	18.79	
118: 3		156.42	

TownHouse 108	LEVEL 3	61.98	
TownHouse 108	LEVEL 2	51.90	
TownHouse 108	LEVEL 1	12.72	
108: 3		126.60	

TownHouse 119	LEVEL 3	74.02	
TownHouse 119	LEVEL 2	66.93	
TownHouse 119	LEVEL 1	19.67	
119: 3		160.62	

TownHouse 109	LEVEL 3	101.26	
TownHouse 109	LEVEL 2	82.36	
TownHouse 109	LEVEL 1	12.64	
109: 3		196.26	

TownHouse 120	LEVEL 3	73.35	
TownHouse 120	LEVEL 2	67.37	
TownHouse 120	LEVEL 1	18.79	
120: 3		159.51	

TownHouse 110	LEVEL 3	89.48	
TownHouse 110	LEVEL 2	73.59	
TownHouse 110	LEVEL 1	38.86	
110: 3		201.93	

TownHouse 121	LEVEL 3	71.78	
TownHouse 121	LEVEL 2	65.85	
TownHouse 121	LEVEL 1	18.79	
121: 3		156.41	

TownHouse 111	LEVEL 3	87.52	
TownHouse 111	LEVEL 2	72.02	
TownHouse 111	LEVEL 1	38.51	
111: 3		198.05	

TownHouse 122	LEVEL 3	71.78	
TownHouse 122	LEVEL 2	65.85	
TownHouse 122	LEVEL 1	18.79	
122: 3		156.41	

TownHouse 123	LEVEL 3	74.02	
TownHouse 123	LEVEL 2	66.93	
TownHouse 123	LEVEL 1	19.67	
123: 3		160.63	
Grand total: 69		3695.79	



Project:

Project Number

Owner

OKAWAY TOWNHOMES

20669-20669 Eastleigh Crescent, City of

Langley, BC

Drawing:

AREA OVERLAY PLANS

Project Status:

Project Status

SUBMISSION

Date: 01/18/2018 Description

2018-01-30 Issued for OPREZONE

2018-03-05 Re-issued for OPREZONE

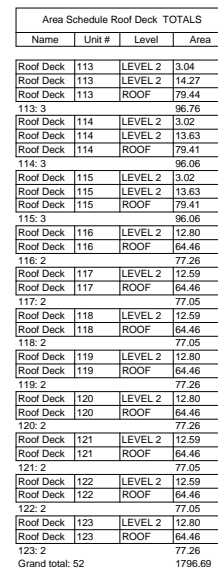
REVISION

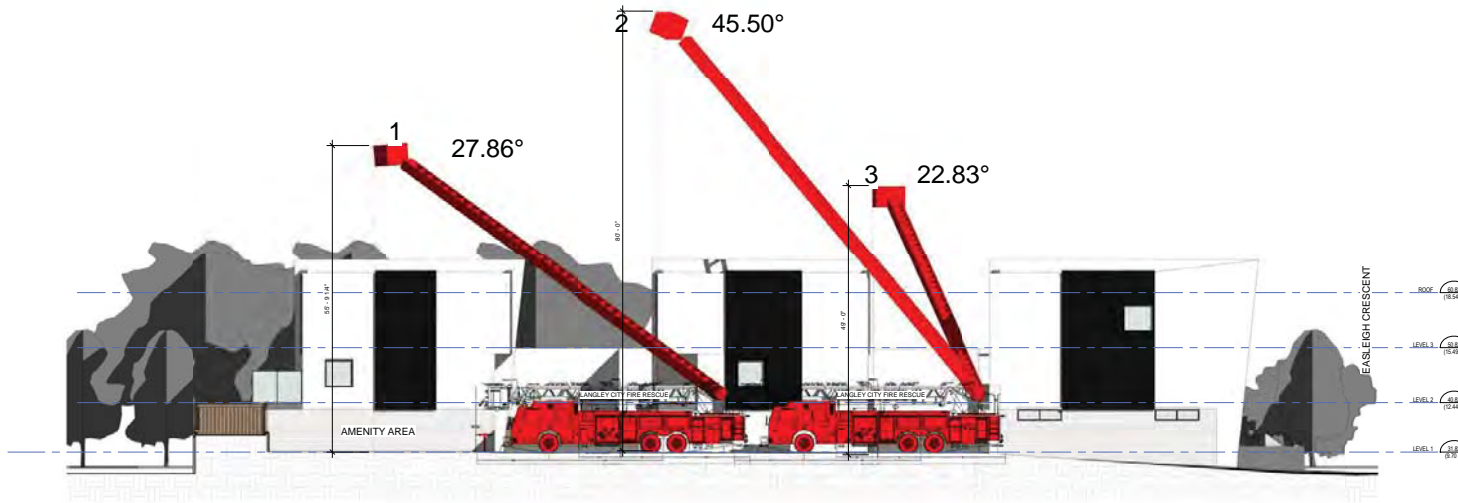
No. Date Description

Scale: 3/32" = 1'-0"

DWG. NO:

A820





① DP - FIRE ACCESS SECTION
3/32" = 1'-0"



② DP - FIRE ACCESS SECTION 2
3/32" = 1'-0"

ARCHITECTS

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Tel: (604) 872-2957 x: (604) 872-2955
Email: office@AMarchand.com

Project:

Project Number

Owner

OAKWAY TOWNHOMES

20689-20689 Eastleigh Crescent, City of Langley, BC

Drawing:

FIRE ACCESS

Project Status:

Project Status

SUBMISSION	
Date	Description
2017-10-03	

REVISION		
No.	Date	Description

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Scale: 3/32" = 1'-0"
DWG. NO: **A900**



DAMON ORIENTE LTD.
landscape architects

#306 - 4461 West 10th Avenue
Vancouver, BC, Canada
V6R 2H9
t: 604-222-0200
f: 604-222-5212
e: doro@teus.net
w: damonorienteltd.ca

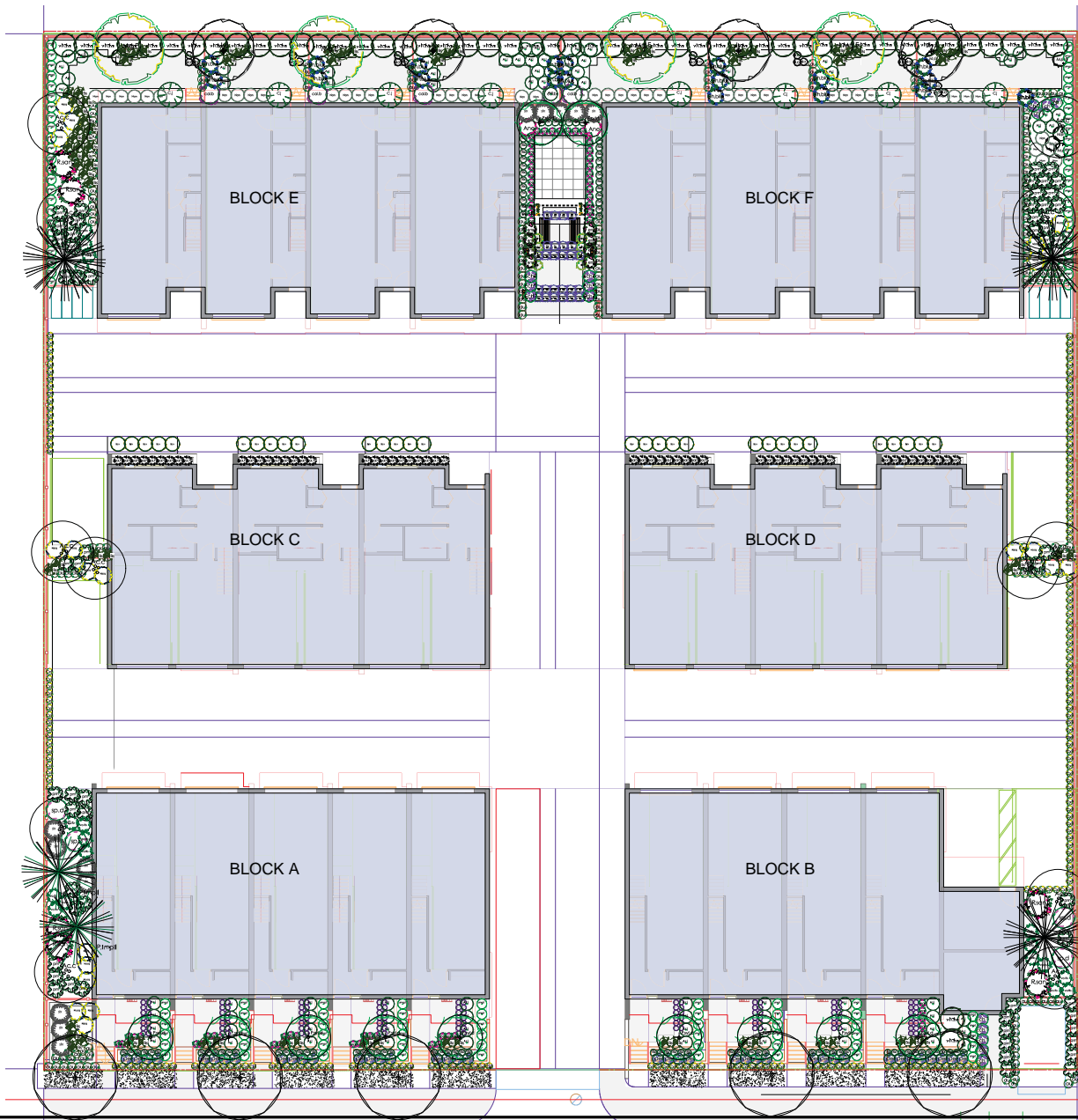
Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
LANDSCAPE CONCEPT PLAN

Issue:
29 January 2018 Development Permit Submission
05 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

Scale: 1/10" = 1'-0"
Date: Dec 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Draw
10.01



RECOMMENDED PLANT LIST TREES

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.c	12	Acer circinatum	Vine maple	3.0m ht.	
C.kou	5	Comus kousa chinensis	Chinese Dogwood	6 cm. cal	
Fsy.d	11	Fagus sylvatica 'Dawyckii'	Dawyckii Beech	7 cm. cal	
Mg.E	4	Magnolia x 'Blossfeldii'	Blossfeld Magnolia	7 cm. cal.	
P.tmpil	2	Pinus parviflora 'Templehof'	Japanese White Pine	3.5 m. ht.	
p.syl	3	Pinus sylvestris	Scotch Pine	3.0 m. ht.	
styx	4	Styrax japonicus	Japanese Snowbell Tree	6 cm cal	
	0				Conform to street tree standards

SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Az.j	70	Azalea japonica	Japanese azalea	#3 pot	
Br.v	30	Barberis verticillata	Warty Barberry	#3 pot	
Bs	82	Blechnum spicant	Deer Fern	#2 pot	
Bx	31	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
calb	5	Calliopsis bodinieri 'Profusion'	Profusion Beautyberry	#3 pot	
CJ	8	Camellia japonica	Japanese Camellia	1.0 m. ht	
M.oa	20	Mahonia aquifolium	Oregon grow	#3 pot	
nan	45	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot	
pm	59	Polystichum munilum	Western swordfern	#2 pot	
Rh.bl	21	Rhododendron x 'Blue Diamond'	Blue Diamond Rhododendron	#3 pot	
R.xan	6	Ribes sorsculum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot	
RtB	8	Rosa rugosa x 'Theresa Bugnet'	Theresa Bugnet Japanese Rose	#1 pot	
stk	12	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot	
sa.h	55	Sarcococca hookeriana var. humilis	Himalayan Sarcococca	#2 pot	
sp.d	4	Spiraea douglasii	Hardhack spiraea	#2 pot	
smg	101	Thuja occidentalis 'Emerald'	Emerald Cedar	2.5 m. ht.	
vo.tb	18	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
vitw	50	Viburnum tinus 'Compactum' (V.I. Spring Bouquet)	Spring Bouquet Laurustinus	#3 pot	

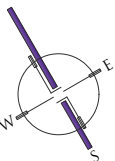
PERENNIALS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ane	2	Anemone japonica	Japanese anemone	#1 pot	
Az.j	15	Azalea japonica	Japanese azalea	#3 pot	
Ba	61	Bergenia cordifolia	Heartleaf Bergenia	#1 pot	
Bx	60	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot	
Ech.T	10	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
hl.o	21	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot	
M.sh	6	Miscanthus sinensis	Maiden grass	#2 pot	
per	40	Perovskia atriplicifolia	Russian Sage	#1 pot	

GROUND COVER

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
au	163	Arctostaphylos uva-ursi 'Vancouver'	Vancouver Jade Kinikinnick	#1 pot	
Cx.e	196	Carex oshimensis 'Evercolor'	Everest Variegated Sedge, green	#1 pot	
Ech.T	5	Echinacea purpurea	Purple Coneflower 'Big Sky Twilight'	#1 pot	
gpn	120	Ophiopogon planicarpus 'Nigrescens'	Black mondo grass	#1 pot	
po.AG	6	Rosa 'Autumn Sunset'	Autumn Sunset climbing rose	#3 pot staked	
Sc.Ang	8	Scedum rupestre 'Angelina'	Angelina sedum	#1 pot	
thy	26	Thymus serpyllum	Woolly Thyme	#1 pot	

All materials and workmanship to BCSLA/BCLNA standards, latest edition
Street tree installation must comply with current standard of the City of Langley Street Tree Program for tree quality, size and planting details.



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Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PLANTING PLAN

Issue: 29 January 2018 Development Permit Submission
03 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

Scale: 1/10" = 1'-0"
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

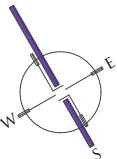
Dwg
L1-03



RECOMMENDED PLANT LIST

TREES & PERENNIALS - ROOF DECKS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Hib	13	Miscousyrnacus 'Lucy'	Lucy Rose Of Sharon	1.5m. ht	
Maln	104	Miscanthus sinensis	Maiden grass	#2 pot	
RtB	86	Rosa rugosa x 'Therese Bugnet'	Therese Bugnet Japanese Rose	#1 pot	



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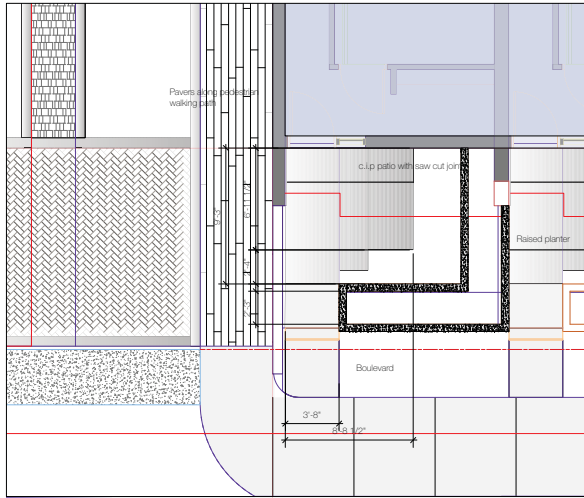
Project
EASTLEIGH TOWNHOMES
Langley BC

Drawing
PLANTING PLAN - ROOF
Type
Date

Issue: 29 January 2018 Development Permit Submission
03 March 2018 Development Permit Re-Submission
13 April 2018 Development Permit Re-Submission

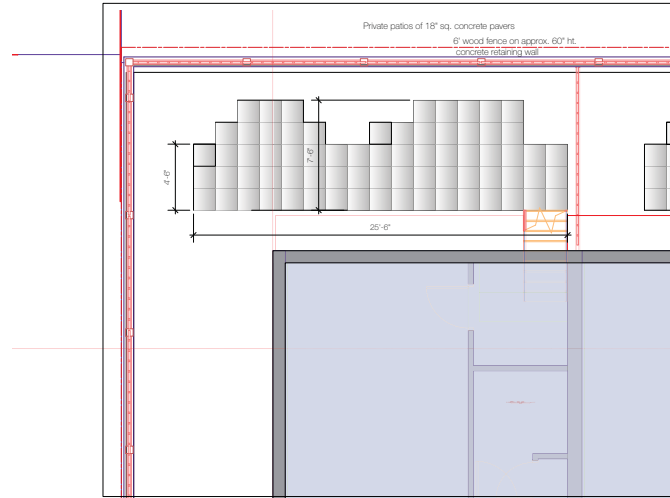
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Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Draw
L1-04



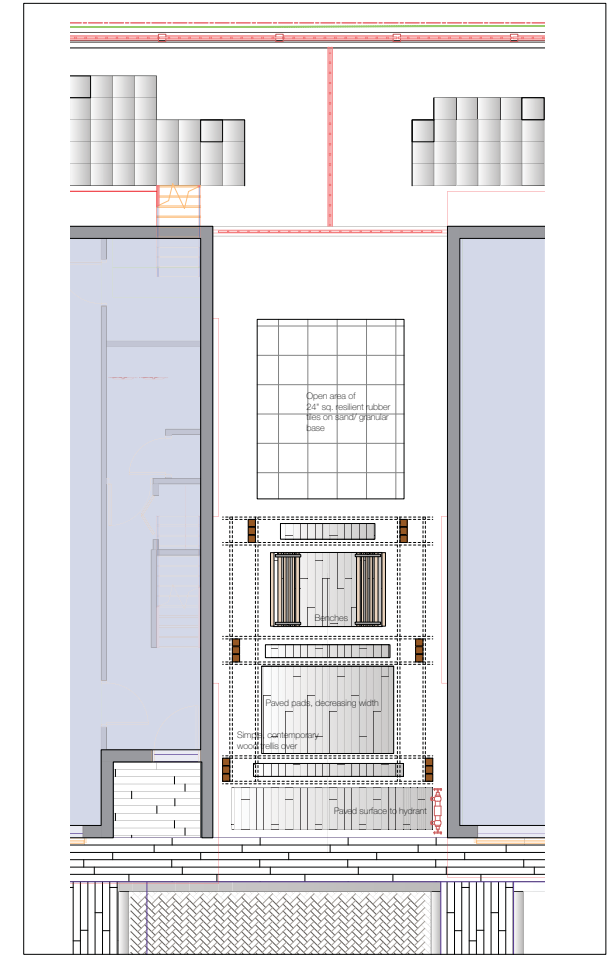
1 Typical Street Front Entry & Patio - Detail Plan

1/4" = 1'-0"



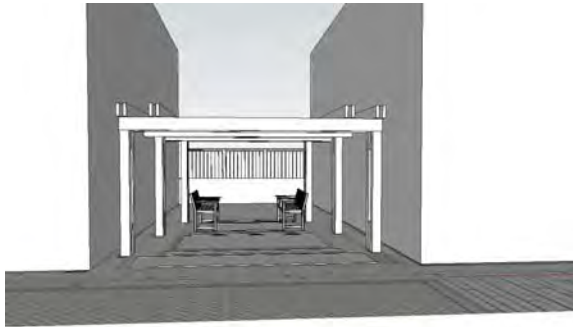
2 Typical Back Unit Patio - Detail Plan

1/4" = 1'-0"



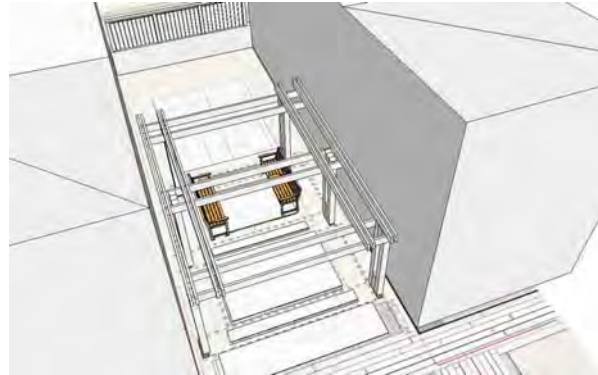
3 Central Amenity Space - Detail Plan

1/4" = 1'-0"



4 Central Amenity Space - Schematic Sketches

N.T.S



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Project:
EASTLEIGH TOWNHOMES
Langley BC

Drawing:
PRELIMINARY DESIGN DETAILS

Issue: 29 January 2018 Development Permit Submission
09 March 2018 Development Permit Re-Submission

Scale: As noted
Date: December 2017
Development Permit No: Dev. Permit No.
Building Permit No: Bldg. Permit No.
Project Number: 2017-

Draw
12.01



EXPLANATORY NOTE

BYLAW NO. 3064

The purpose of Bylaw No. 3064 is to authorize the discharge of Land Use Contract No. 22-77 from the property located at 5139 – 206 Street.

The owner has applied to have Land Use Contract No. 22-77 discharged from the title of the property to facilitate a Building Permit application for a secondary suite.

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 288 suites have been approved or are in the building permit application process for approval. In the same timeframe, 673 property owners discharged the land use contracts affecting their single family residential lots. There are 477 single family residential lots still affected by land use contracts in the City.



DISCHARGE OF LAND USE CONTRACT NO. 22-77 BYLAW NO. 3064

A Bylaw to authorize the discharge of Land Use Contract No. 22-77 from the specified property.

WHEREAS Land Use Contract No. 22-77 is registered against titles legally described in Schedule "A".

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 22-77 discharged from title to the Lands.

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

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

1. The Land Use Contract registered in the Land Title Office under N74579 is hereby discharged against the title legally described in Schedule "A" which is attached and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.
3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 22-77 Bylaw, 2018, No. 3064".

READ A FIRST AND SECOND TIME this twenty third day of April, 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

