



PUBLIC HEARING AGENDA

Monday, June 11, 2018
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. CALL TO ORDER

Deputy Mayor Storteboom calls the Public Hearing to order.

Deputy Mayor Storteboom 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 3062 - Zoning Amendment

1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent from RS1 – Single Family Residential Zone to CD58 - Comprehensive Development Zone to accommodate a 3 storey, 30 unit townhouse development.

The Deputy Mayor invites Fred Adab, Fred Adab Architects Inc. to present the proposed bylaw and development permit application.

The Deputy 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. 149, 2018, BYLAW No. 3062
DEVELOPMENT PERMIT APPLICATION DP 05-18**

To consider a Rezoning Application and Development Permit Application by Red Cardinal Homes Inc. to accommodate a 3-storey, 30-unit townhouse development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “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.

Background Information:

Applicant:	Red Cardinal Homes Inc.
Owner:	G. Dhillon, B. Dhillon, K. Dhillon
Civic Addresses:	5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description:	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Site Area:	4,004 m ² (43,099 ft ²)
Lot Coverage:	48.9%
Total Parking Required:	66 spaces (includes 6 designated visitor spaces)
Total Parking Provided:	66 spaces (includes 6 designated visitor spaces)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD58 Comprehensive Development Zone
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$532,980 (City: \$343,045, GVS&DD: \$113,710, SD35: \$16,225)
Community Amenity Charge:	\$60,000



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 149**

BYLAW No. 3062

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD58) and to rezone the property located at 5454, 5464, 5474, 5484, 5490 Brydon 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. 149, 2018, No. 3062”.

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 – 58 (CD58) Zone: immediately after Comprehensive Development -57 (CD57) Zone:

“CCC. CD58 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 3-storey, 30-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

1. 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 CD58 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 004-894-243
Lot 51, Section 3, Township 8, New Westminster District, Plan 21709
- (b) PID: 001-110-365
Lot 52, Section 3, Township 8, New Westminster District, Plan 21709
- (c) PID: 010-501-100
Lot 53, Section 3, Township 8, New Westminster District, Plan 21709
- (d) PID: 000-440-736
Lot 54, Northeast Quarter Section 3, Township 8, New Westminster District Plan 21709
- (e) PID: 008-320-560
Lot 55, Section 3, Township 8, New Westminster District Plan 21709

4. **Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 30 pages and dated April 4, 2018 prepared by F. Adab Architects Inc. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 05-18.

5. **Special Regulations**

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

6. **Other Regulations**

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

- a. General provisions on use are set out in Section I.D. of this bylaw;

- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

READ A FIRST AND SECOND TIME this fourteenth day of May, 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.

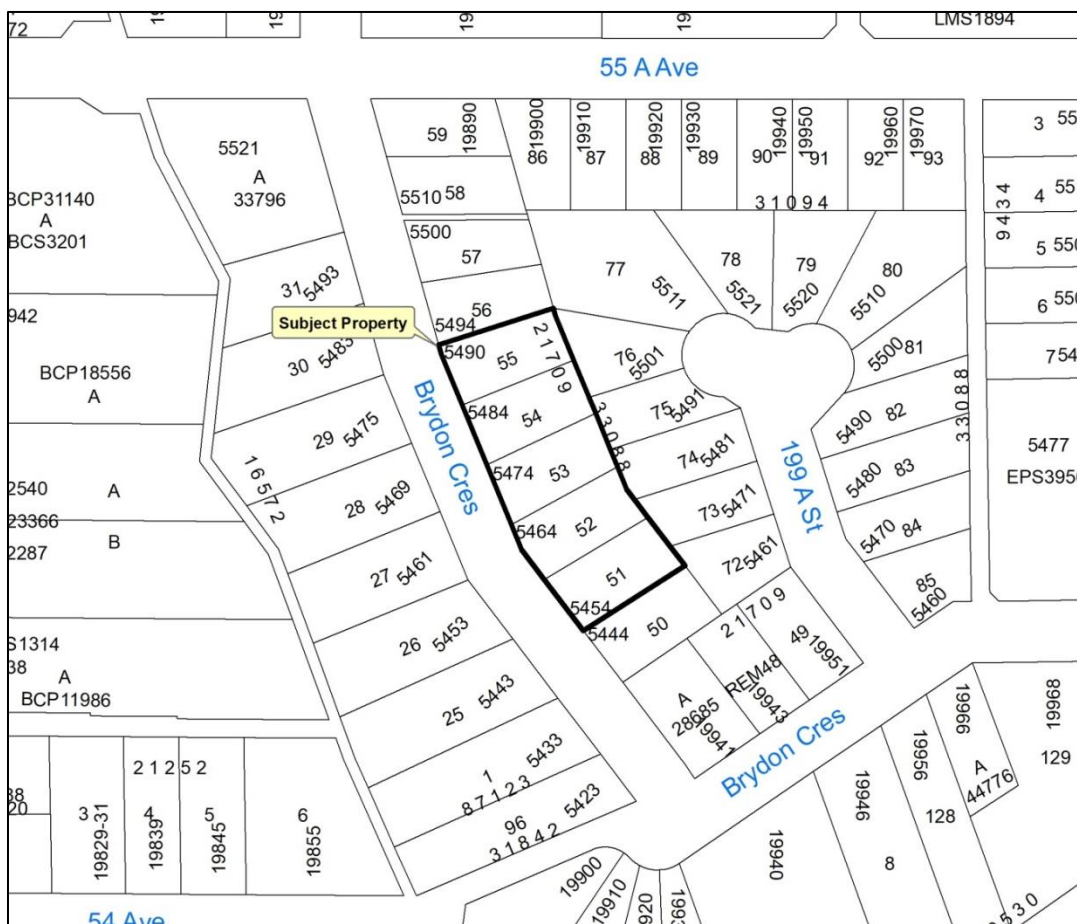
MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 05-18 DEVELOPMENT PERMIT APPLICATION DP 05-18

Civic Address: 5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description: Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Applicant: Red Cardinal Homes Inc.
Owner: G. Dhillon, B. Dhillon, K. Dhillon





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-18**
Development Permit Application DP 05-18

From: Development Services & Economic
Development Department

File #: 6620.00

Doc #: 156890

Date: April 30, 2018

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-18 and Development Permit Application DP 05-18 to accommodate a 30-unit, three-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by Red Cardinal Homes Inc. for a 30-unit, three storey townhouse development.

POLICY:

The subject properties are designated "High Density Residential" in the Official Community Plan and are thus part of the Multifamily Residential Development Permit Area to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Red Cardinal Homes Inc.
Owner:	G. Dhillon, B. Dhillon, K. Dhillon
Civic Addresses:	5454, 5464, 5474, 5484, 5490 Brydon Crescent
Legal Description:	Lots 51, 52, 53, 54, 55, Section 3, Township 8, New Westminster District, Plan 21709
Site Area:	4,004 m ² (43,099 sq ft)
No. of Units:	30 units
Density:	74.9 units/ha (30.3 units/acre)
Lot Coverage:	48.9%
Building Height:	3 storeys
Total Parking Required:	66 spaces (incl. 6 visitor)
Total Parking Provided:	66 spaces (incl. 6 visitor)
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD58 Comprehensive Development
OCP Designation:	High Density Residential
Variances Requested:	None
Development Cost Charges:	\$532,980 (City: \$343,045, GVS&DD: \$113,710, SD35: \$16,225)
Community Amenity Charge:	\$60,000
Exterior Finishes :	Stone facing, vinyl siding, Hardie siding and panels, vinyl windows, asphalt shingle roof

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed **30-Unit Townhouse Development at 5454, 5464, 5474, 5484 5490 Brydon Crescent.**

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water and 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 servicing 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.
5. 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.
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 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. The existing pavement on Brydon Crescent frontage requires top lift. This requirement will be fulfilled by a cash-in-lieu payment to the City for future top lift paving.
9. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
10. Street lighting on Brydon Crescent to be upgraded to LED fixtures to meet City standards fronting.

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

1. The City requires a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City requires 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. The City requires a \$20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

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

1. Undergrounding of hydro, telephone and cable services to the development site is required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost. A double detector check valve assembly is required to

- be installed outside away from any structure in a vault as per the City's specifications.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
 5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
 6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
 7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
 8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
 9. Garbage and recycling enclosures shall be accommodated on the site and 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 a 30-unit townhouse development comprising six 3-storey building blocks in a double row oriented to Brydon Crescent. Vehicular access to the site is provided by a single entrance driveway from Brydon Crescent since there is no municipal lane at the rear of the site. The architectural design features modern, flat-roofed buildings with generous roof overhangs accenting large bay window articulations. Decorative stone facings and cedar-look siding enrich the exterior appearance, providing a westcoast contemporary theme to the project. Rooftop patios contribute additional private amenity space beyond that provided in the conventional ground level patios. The proposed development engages the Brydon Crescent streetfront with attractive metal fencing and masonry columns softened by planted beds and street trees leading to the unit entrances.

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 is consistent with the City's Development Permit Area guidelines for townhouse developments.

Fire Department Comments:

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

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the May 9, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 14, 2018 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$343,045 to the City's Development Cost Charge accounts and \$60,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services
& Economic Development

Concurrence:



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

Concurrence:



Rory Thompson, Fire Chief

Attachment(s):



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, MAY 9, 2018
7:00 PM**

- Present:** Mayor Ted Schaffer (Acting Chairman)
John Beimers
Trish Buhler
Constable Lisa Cormier, Langley RCMP
Rob McFarlane, School District No. 35
Dan Millsip
Ron Madsen
Kim Mullin
- Staff:** Gerald Minchuk, Director of Development Services & Economic Development
- Absent:** Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
Kimberley Lubinich
Jamie Schreder

1) RECEIPT OF MINUTES

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Mullin

THAT the minutes for the March 14, 2018 Advisory Planning Commission meeting be received, as amended, to correct reference to 5491 -199A Street.

CARRIED

2) **REZONING APPLICATION RZ 05-18/DEVELOPMENT PERMIT APPLICATION DP 05-18- 5454, 5464, 5474, 5484, 5490 BRYDON CRESCENT**

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. who presented the proposed applications. Following discussion on building form and character, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 05-18/Development Permit Application DP 05-18 to accommodate a 30 unit, 3-storey townhouse development located at 5454, 5464, 5474, 5484, 5490 Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report be approved.

CARRIED

3) **Next Meeting:**

Wednesday, June 13th, 2018

4) **ADJOURNMENT**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

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

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct

**5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY**



RED CARDINAL HOMES LTD.
378-8148, 128 STREET
SURREY, B.C. V3W 1R1
TEL: 778 229 7044

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
FAX : 604 987 3033

CAMERON LAND SURVEYING LTD.
206-16055 68 FRASER HWY.
SURREY, B.C. V4N 0G2
TEL : 604 597 3777

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

M2 LANDSCAPING
220-26 LORNE MEWS,
NEW WESTMINSTER, B.C. V3M 3L7
TEL : 604 553 0044
FAX : 604 553 0045

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 CONTEXT PLAN - PROJECT STATISTICS
- A-1.2 AERIAL MAP - CONTEXT PHOTOS
- A-1.3 SITE PLAN
- A-1.4 PERSPECTIVE VIEW FROM BRYDON CRESCENT
- A-1.5 COLOURED ELEVATIONS
- A-1.6 EXTERIOR FINISH

- A-2.1 FLOOR PLANS - BLOCKS 1-2
- A-2.2a FLOOR PLANS - BLOCK 3 (1ST & 2ND FLOORS)
- A-2.2b FLOOR PLANS - BLOCK 3 (3RD & 4TH FLOORS)
- A-2.3 FLOOR PLANS - BLOCKS 4-6
- A-2.4 FLOOR PLANS - BLOCK 5

- A-3.1 ELEVATIONS - BLOCKS 1-2
- A-3.2 ELEVATIONS - BLOCK 3
- A-3.3 ELEVATIONS - BLOCKS 4-6
- A-3.4 ELEVATIONS - BLOCK 5

- A-4.1 BLOCKS 1-2 SECTIONS
- A-4.2 BLOCKS 3 SECTIONS
- A-4.3 BLOCKS 4-6 SECTIONS
- A-4.4 BLOCKS 5 SECTIONS

- A-5.1 DESIGN RATIONALE - SITE CHARACTERISTICS
AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER
- A-5.2 DESIGN RATIONALE - SUSTAINABILITY AND
GREEN MEASURES
- A-5.3 DESIGN RATIONALE - CPTED

- L0 KEY PLAN
- L1 TREE PLAN
- L2 SHRUB PLAN - WEST
- L3 SHRUB PLAN - EAST
- L4 LIGHTING AND FENCE PLAN
- L5 LANDSCAPE DETAILS
- L6 LANDSCAPE SPECIFICATION



**F. ADAB
ARCHITECTS
INC.**

#136-1600 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3003
E-MAIL: info@vancouverlab.com

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1	04-04-18	ISSUED FOR REZONING & S
NQ.	DATE	REVISION / ISSUED

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**PROJECT INDEX -
CONTACTS LIST**

DATE:	OCT 2017	SHEET NO: A-1.
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

PROJECT STATISTICS

CIVIC ADDRESS :

5454, BRYDON CRESCENT, LANGLEY, BC.
5464, BRYDON CRESCENT, LANGLEY, BC.
5474, BRYDON CRESCENT, LANGLEY, BC.
5484, BRYDON CRESCENT, LANGLEY, BC.
5490, BRYDON CRESCENT, LANGLEY, BC.

LEGAL DESCRIPTION :

LOTS 51 TO 55, ALL OF SECTION 3, TOWNSHIP 8, NWD PLAN 21709

LOT AREA :

43,100 SQ.FT.=4004 SQ.M.=0.99 ACRES

ZONING :

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : RM3

LOT COVERAGE :

PROVIDED : 21,084 SF = 49%

FLOOR AREA :

PROVIDED : BLOCK 1 : 6,400 SQ.FT. = 594.56 SQ.M.
BLOCK 2 : 6,400 SQ.FT. = 594.56 SQ.M.
BLOCK 3 : 8,000 SQ.FT. = 743.2 SQ.M.
BLOCK 4 : 8,526 SQ.FT. = 792.06 SQ.M.
BLOCK 5 : 7,176 SQ.FT. = 666.6 SQ.M.
BLOCK 6 : 8,526 SQ.FT. = 792.06 SQ.M.

TOTAL : 45028 SQ.FT. = 4183.10 SQ.M.

FAR :

PROPOSED : 45,028/43,100 = 1.04

BUILDING HEIGHT :

ALLOWED : 3 STORIES
PROVIDED : 3 STORIES

SETBACKS :

PROVIDED : NORTH PL. : 13'-5" TO 14'-0"
SOUTH PL. : 14'-5" TO 14'-9"
WEST PL. : MIN. : 9'-9"
MAX. : 10'-2"
EAST PL. : MIN. : 14'-4"
MAX. : 21'-5"

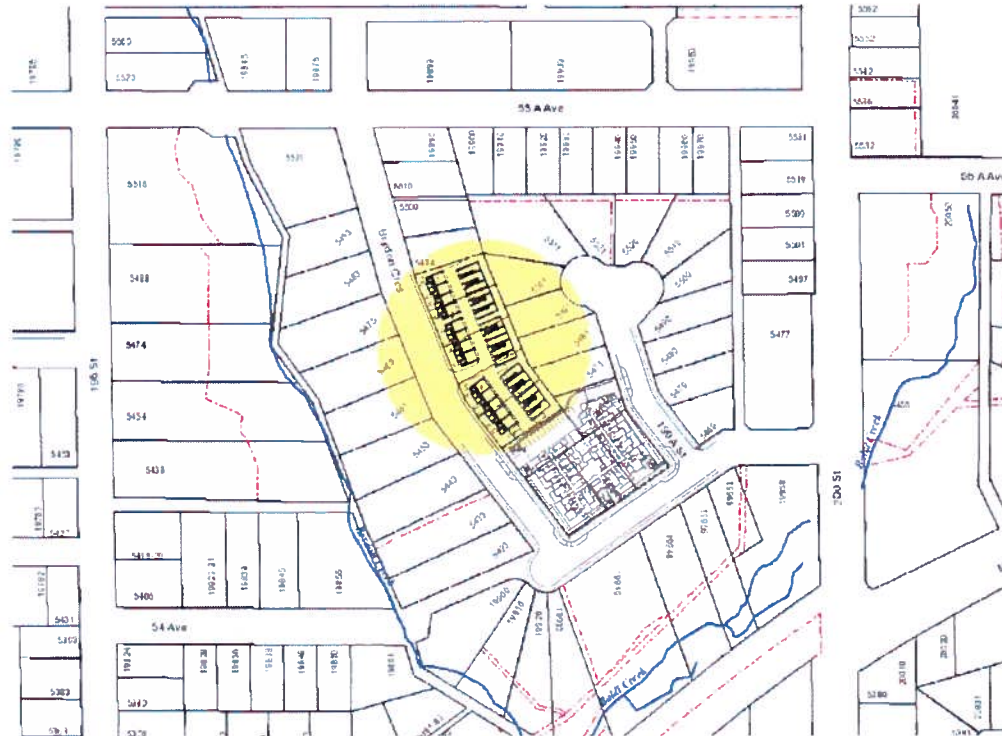
NO. OF UNITS : 30

DENSITY :

PROPOSED : 30.3 UNIT / ACRE

PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 60 STALLS
VISITORS : 0.2 / UNIT = 6
PROVIDED : 2 STALLS / TOWNHOUSE : 60 STALLS
VISITORS : 6



UNIT MIX

UNIT TYPE	A	B	C	D	TOTAL
NO OF BED RM.	3	3	3	4	-
NO OF UNIT	5	6	6	13	30
AREA (SQ.FT.)	1350	1513	1400	1600	-
TOTAL AREA (SQ.FT.)	6750	9078	8400	20800	45028



**F. ADAB
ARCHITECTS
INC.**

#135-1355 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 5H4
TEL: (604) 967-3023 FAX: (604) 967-3023
E-MAIL: info@f.adabarchitects.com

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NO	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR RECORDING & DP

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454 5484 5474 5484 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**STATISTICS
CONTEXT PLAN**

DATE	OCT 2017	SHEET NO
SCALE	N/A	A-1.1
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1801	



1



2



3



4



**F. ADAB
ARCHITECTS
INC.**

#120-1203 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 2H4
TEL: (604) 887-3023 FAX: (604) 887-3023
E-MAIL: info@f.adabarchitects.com

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1	04-04-18	ISSUED FOR REZONING & DP							
NO.	DATE	REVISION / ISSUED							

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454.5464.5474.5484.5490
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FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
AERIAL MAP-
CONTEXT PHOTOS

DATE	OCT 2017	SHEET NO
SCALE	N/A	A-1.2
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1801	



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[illegible]

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
SITE PLAN - METRIC

DATE:	OCT. 2017	SHEET NO: A-1.3
SCALE:	1:400	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



**F. ADAB
ARCHITECTS
INC.**

#130-1600 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 5H4
TEL: (604) 967-3023 FAX: (604) 967-3023
E-MAIL: info@fadamadab.com

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PERSPECTIVE VIEW FROM BRYDON CRESCENT

1	04-04-18	ISSUED FOR REDLINING & CP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
36 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 6148 126 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
PERSPECTIVE VIEW
FROM BRYDON CRES.

DATE:	OCT 2017	SHEET NO.
SCALE:	NA	A-1.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



**F. ADAB
ARCHITECTS
INC.**

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

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1	04-04-16	ISSUED FOR REZONING & E
NO	DATE	REVISION / ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**COLOURED
ELEVATIONS**

DATE:	OCT 2017	SHEET NO: A-1.5
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

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

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

Widows and railings are black resulting in further contrast between the exterior finishing materials.



BLOCKS 1 AND 2 FRONT ELEVATION



**F. ADAB
ARCHITECTS
INC.**

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

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1	06-04-18	ISSUED FOR REZONING & DP
NOL.	DATE	REVISION / ISSUED

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5484,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
EXTERIOR FINISH

DATE:	OCT 2017	SHEET NO: A-1.6
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



**F. ADAB
ARCHITECTS
INC.**

6130-1880 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3K4
TEL: (604) 987-3053 FAX: (604) 987-3053
E-MAIL: info@fadabarchitects.com

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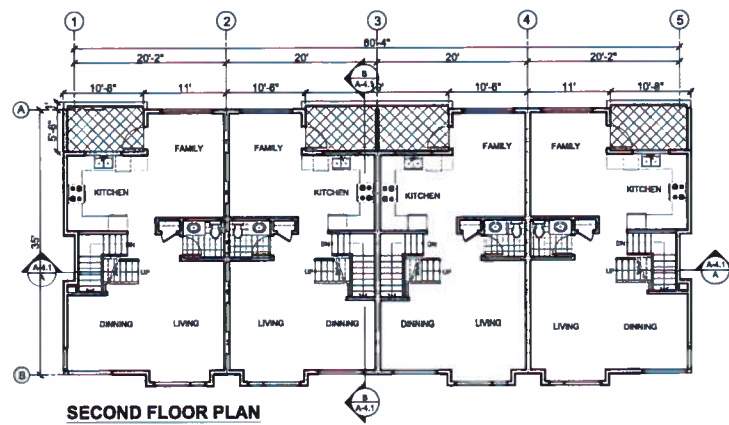
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1	04-04-18	ISSUED FOR REDLINING & D.P.
NO.	DATE	REVISION / ISSUED

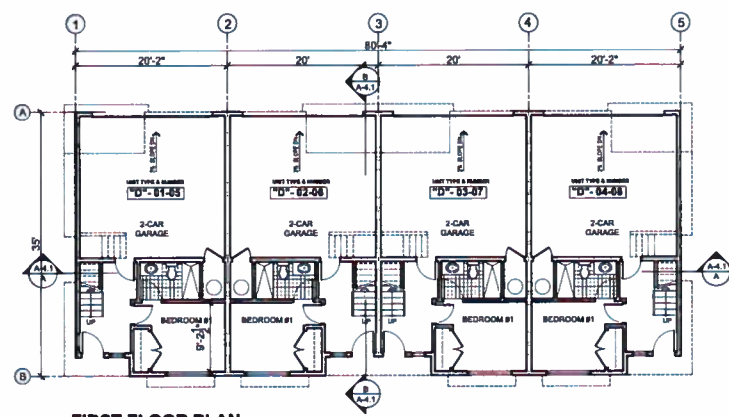
PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454 5456, 5474 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
375 8145 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCKS 1 & 2
FLOOR PLANS**

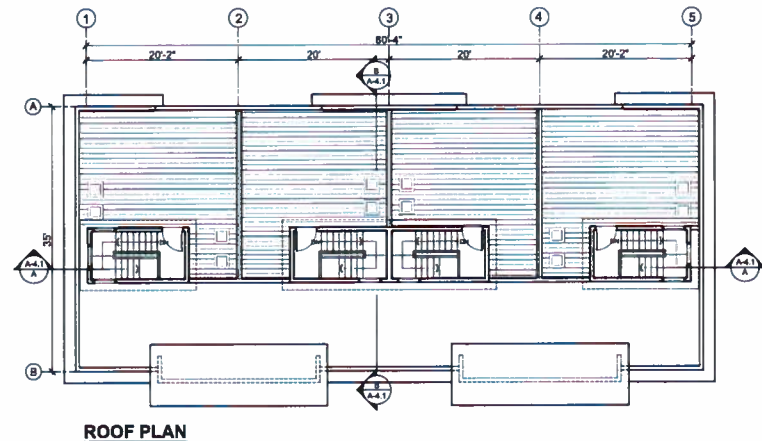
DATE:	OCT 2017	SHEET NO:	A-2.1
SCALE:	1/16"=1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1801		



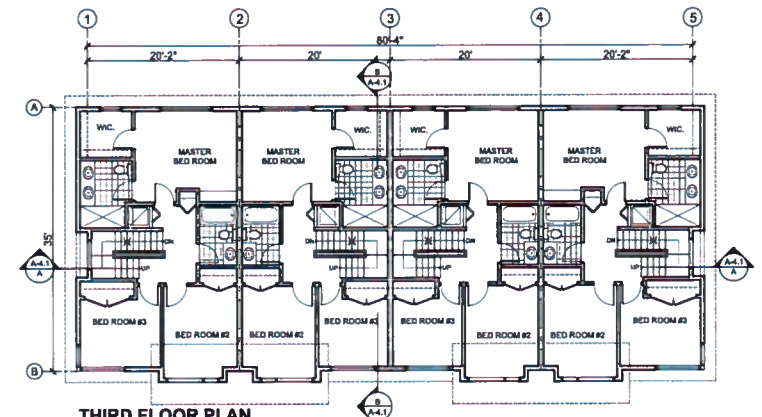
**SECOND FLOOR PLAN
BLOCKS 1-2**



**FIRST FLOOR PLAN
BLOCKS 1-2**



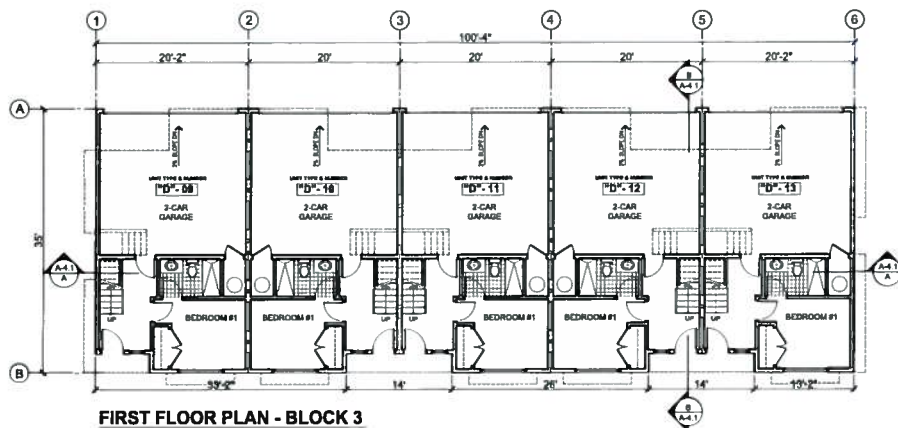
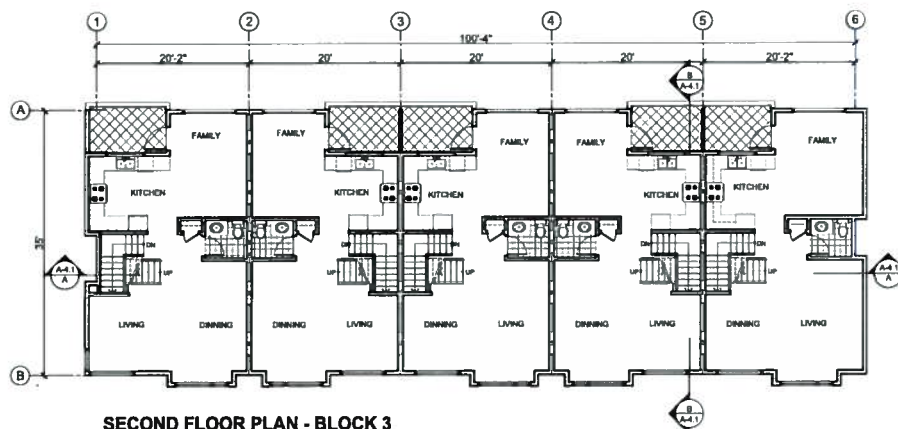
**ROOF PLAN
BLOCKS 1-2**



**THIRD FLOOR PLAN
BLOCKS 1-2**



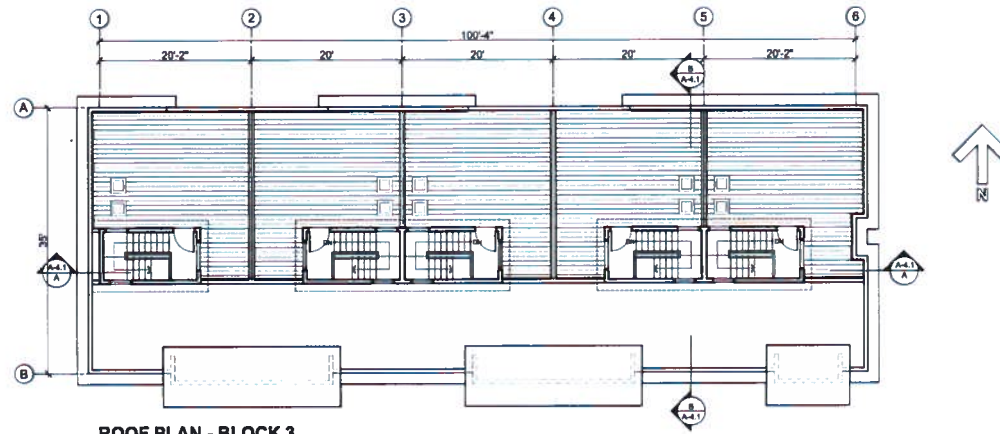
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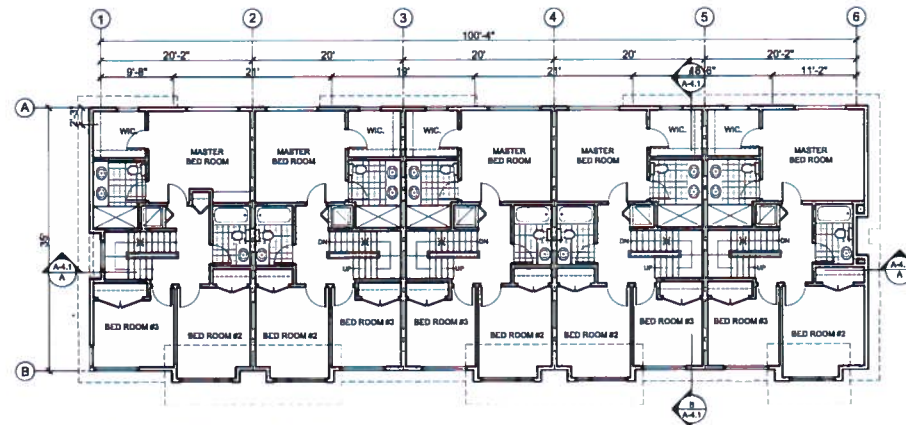
PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
376 8148 128 ST
SURREY, B.C. V3W 1R1

DATE	OCT 28/17	SHEET NO: A-2.2
SCALE	1/16"=1'-0"	
DESIGN	AA	
DRAWN	AA	
PROJECT NO	1801	

A-2.2a



ROOF PLAN - BLOCK 3



THIRD FLOOR PLAN - BLOCK 3



**F. ADAB
ARCHITECTS
INC.**

#136-1800 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3B4
TEL: (604) 987-3323 FAX: (604) 987-3323
E-MAIL: info@f-adab.com

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1	04-06-18	ISSUED FOR REZONING & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCK 3
FLOOR PLANS**

DATE:	OCT 2017	SHEET NO.
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1801	

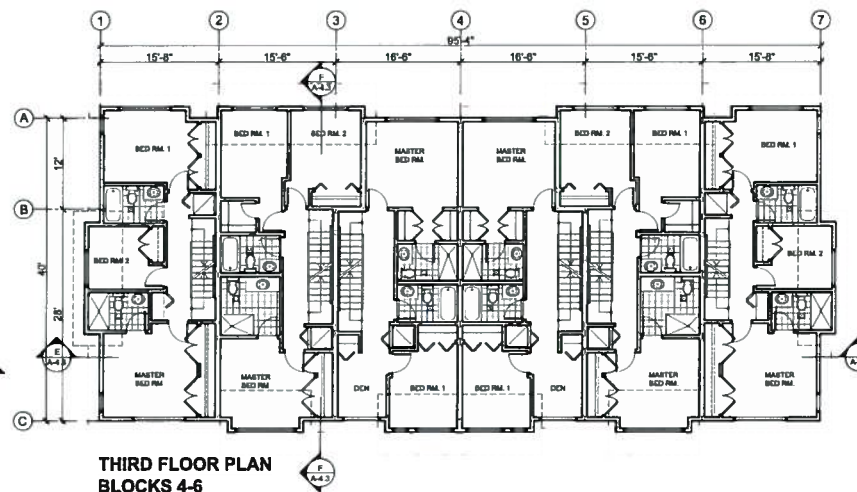
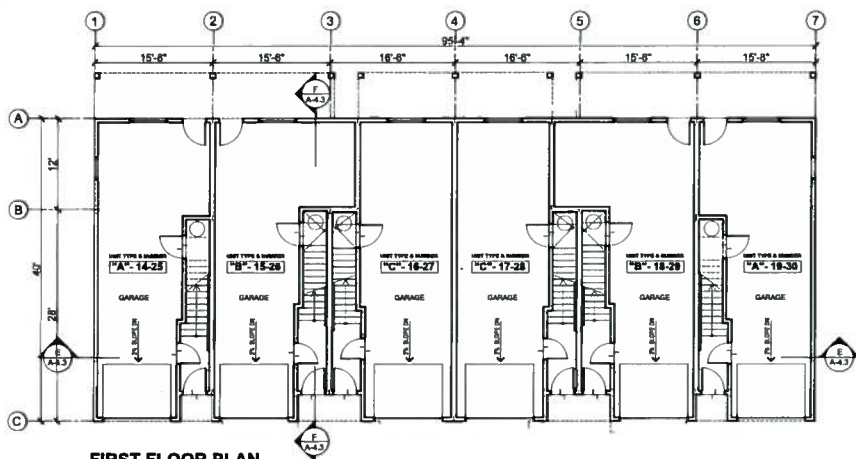
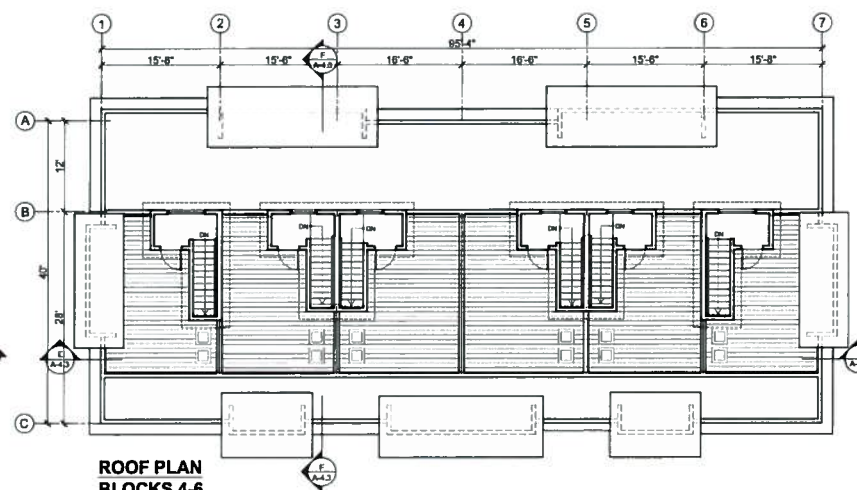
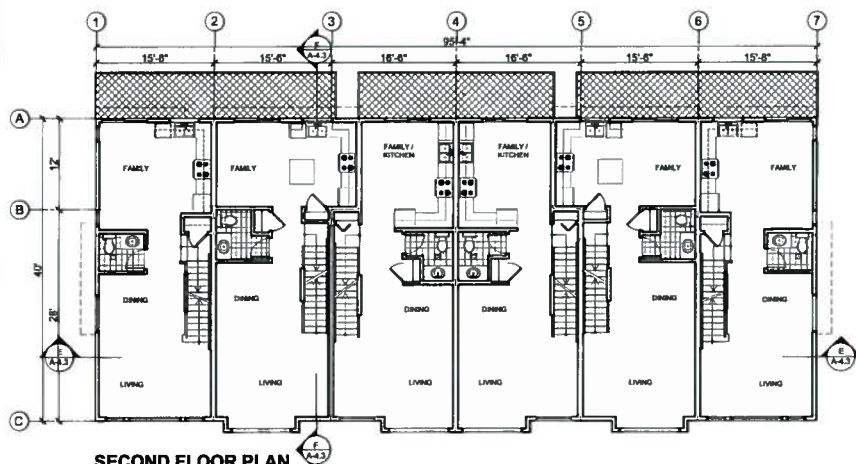
A-2.2b



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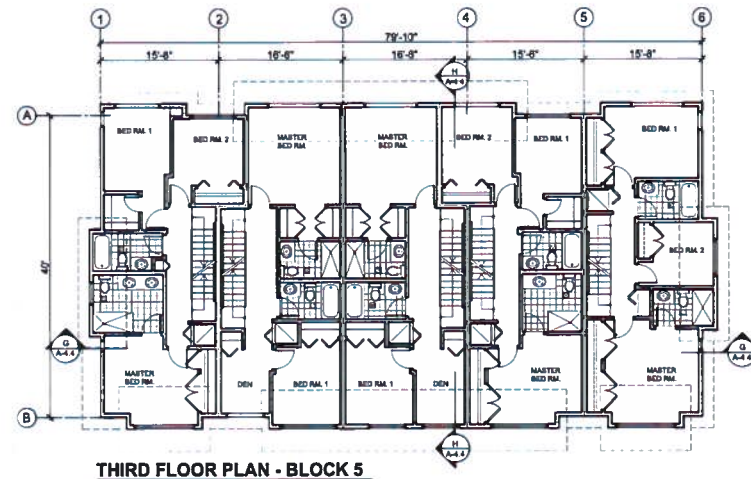
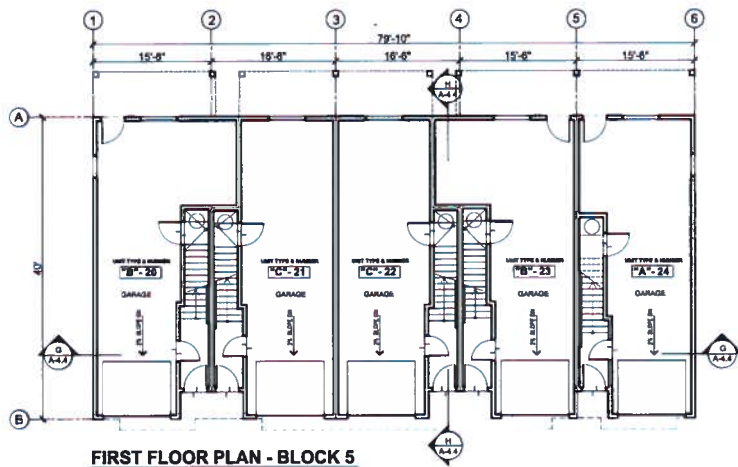
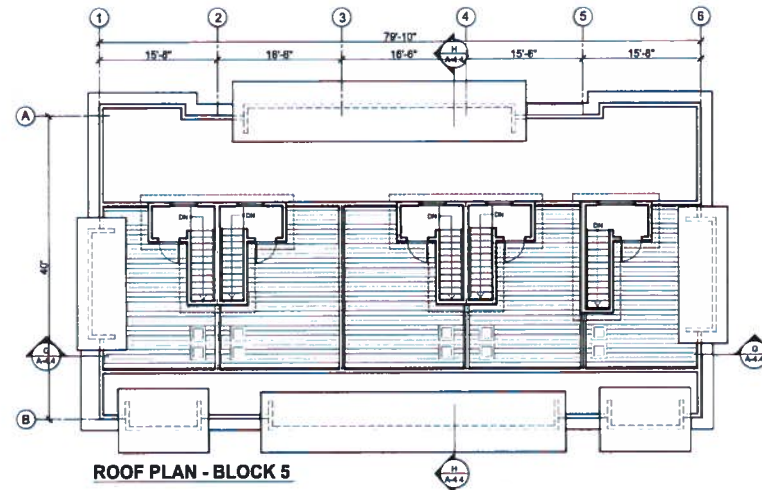
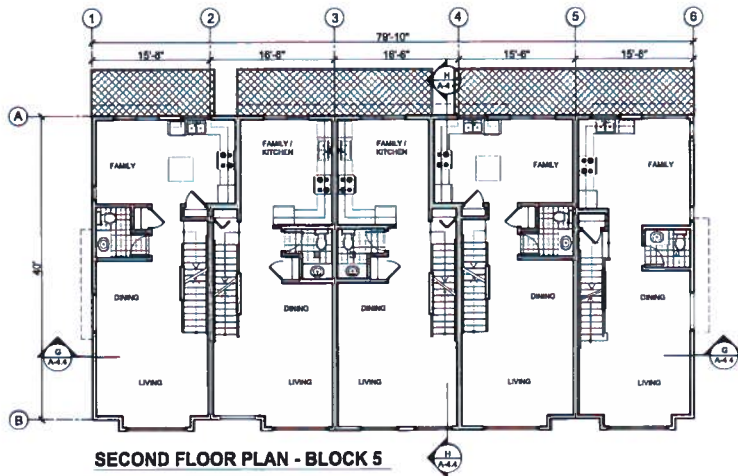
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PROJECT TITLE:
36 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

A-2.3



F. ADAB ARCHITECTS INC.

9130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3H4
TEL: (604) 967-3000 FAX: (604) 967-3000
E-MAIL: info@f-adab.com

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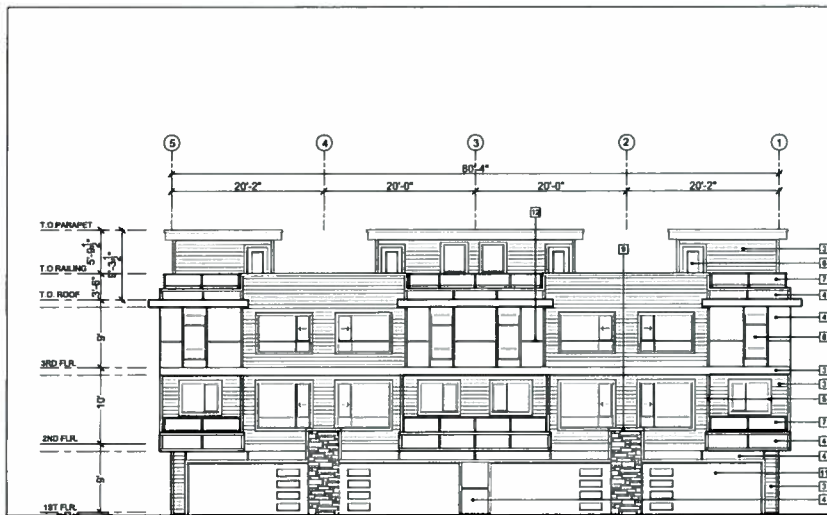
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NO.	DATE	REVISION / ISSUED
1	04-06-18	ISSUED FOR REZONING & DP

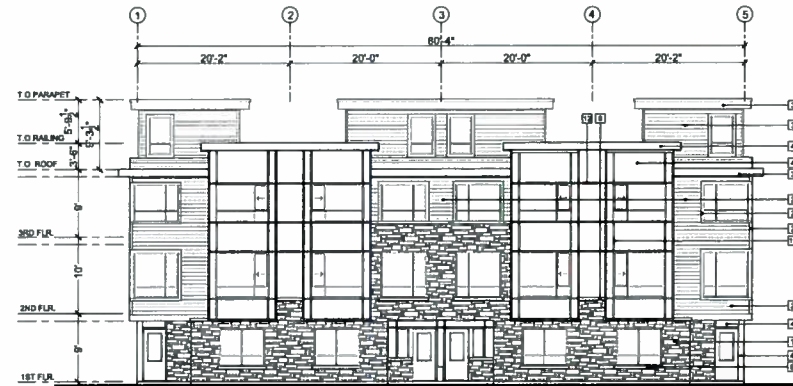
PROJECT TITLE:
36 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 B.148 128 ST.
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCK 5
FLOOR PLANS**

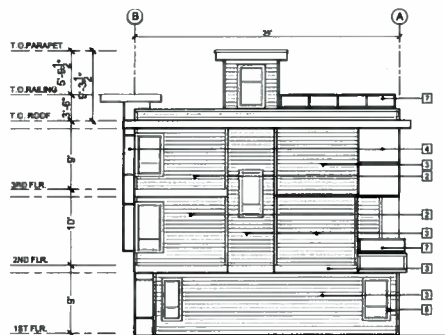
DATE: OCT 2017	SHEET NO:
SCALE: 1/16"=1'-0"	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	A-2.4



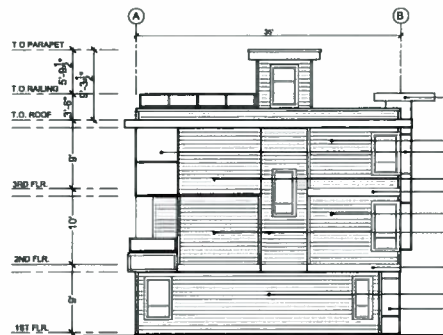
NORTH (REAR) ELEVATION - BLOCKS 1-2



SOUTH (FRONT) ELEVATION - BLOCKS 1-2



EAST ELEVATION -
BLOCKS 1-2



WEST ELEVATION -
BLOCKS 1-2

EXTERIOR FINISHES

- 1 STONE
SHALE COUNTRY LEDGESTONE -
BY BORAL
- 2 6" HORIZONTAL SIDING -
PVC / CARAMEL CEDAR, REF #8
BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING
/ BAND BOARD / FASCIA
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / FASCIA
SW 7665 WALL STREET - BY SHERWIN WILLIAMS
- 5 TRIM
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 6 WINDOW
VINYL - BLACK
- 7 RAILING
- ALUMINUM - BLACK
- GLASS (SAFETY) - CLEAR
- 8 COLUMN
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 9 WINDOW SILL - WALL CAP
PRE-CAST CONCRETE
- 10 ENTRY DOOR
- BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 11 GARAGE DOOR
- SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 12 REVEAL
BLACK



F. ADAB ARCHITECTS INC.

#138 1800 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3H4
TEL: (604) 967-3023 FAX: (604) 967-3023
E-MAIL: info@fadamadab.com

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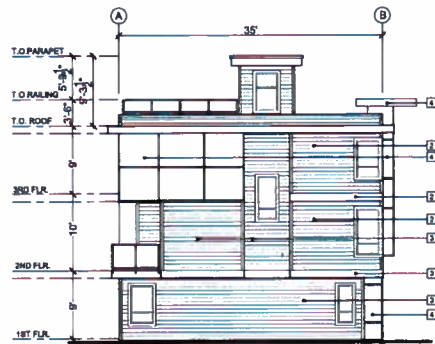
1	04-04-18	ISSUED FOR REDZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

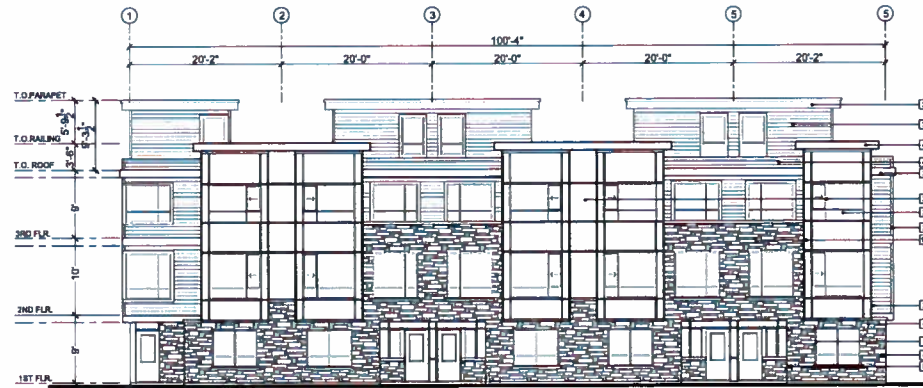
DRAWING TITLE:
**BLOCKS 1&2
ELEVATIONS**

DATE:	OCT 2017	SHEET NO.:	
SCALE:	1/8"=1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1801		

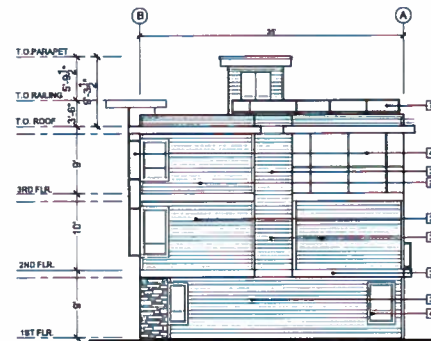
A-3.1



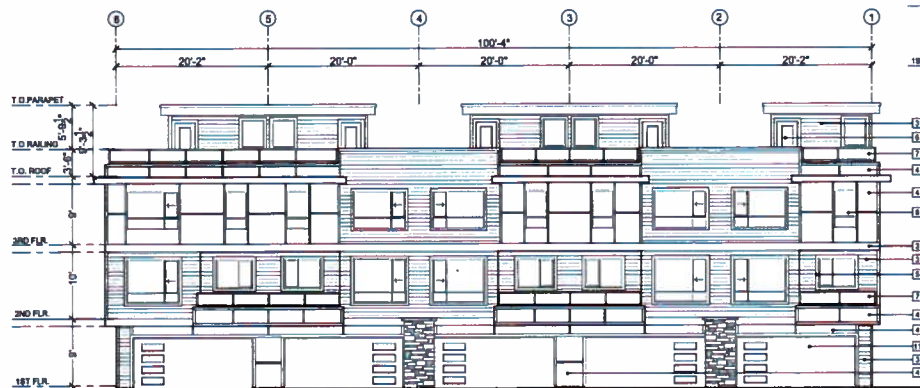
WEST ELEVATION -
BLOCK 3



SOUTH (FRONT) ELEVATION - BLOCK 3



EAST ELEVATION -
BLOCK 3



NORTH (REAR) ELEVATION - BLOCK 3

EXTERIOR FINISHES

- 1 STONE
SHALE COUNTRY LEDGESTONE -
BY BORAL
- 2 6" HORIZONTAL SIDING -
PVC / CARAMEL CEDAR, REF #6
BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING
/ BAND BOARD / FASCIA
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / FASCIA
SW 7665 WALL STREET - BY SHERWIN WILLIAMS
- 5 TRIM
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 6 WINDOW
VINYL - BLACK
- 7 RAILING
- ALUMINUM - BLACK
- GLASS (SAFETY) - CLEAR
- 8 COLUMN
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 9 WINDOW SILL - WALL CAP
PRE-CAST CONCRETE
- 10 ENTRY DOOR
- BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 11 GARAGE DOOR
- SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 12 REVEAL
BLACK



F. ADAB ARCHITECTS INC.

#136-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 5H4
TEL: (604) 987-3353 FAX: (604) 987-3353
E-MAIL: info@fadiadab.com

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NO	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCK 3
ELEVATIONS**

DATE:	OCT 2017	SHEET NO.:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1801	

A-3.2



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1	 STONE SHALE COUNTRY LEDGESTONE - BY BORAL
2	 #" HORIZONTAL SIDING - PVC / CARAMEL CEDAR, REF #8 BY SAGPAPER
3	 #" HORIZONTAL HARDIE SIDING / BAND BOARD / FABCIA SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
4	HARDIE PANEL / FABCIA SW 7665 WALL STREET - BY SHERWIN WILLIAMS
5	TRIM SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
6	WINDOW VINYL - BLACK
7	RAILING - ALUMINUM - BLACK - GLASS (SAFETY) - CLEAR
8	COLUMN SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
9	WINDOW SILL - WALL CAP PRE-CAST CONCRETE
10	ENTRY DOOR - BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS - CLEAR GLASS
11	GARAGE DOOR - SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS - CLEAR GLASS
12	REVEAL

1	04-04-18	ISSUED FOR MEASURING & D
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5484, 5474, 5484, 5490
BRYDOON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCKS 4&6
ELEVATIONS**

DATE:	OCT 2017	SHEET NO: A-3.5
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



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DATE: OCT 2017	SHEET NO:
SCALE: 1/16"=1'-0"	A-3.4
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1801	



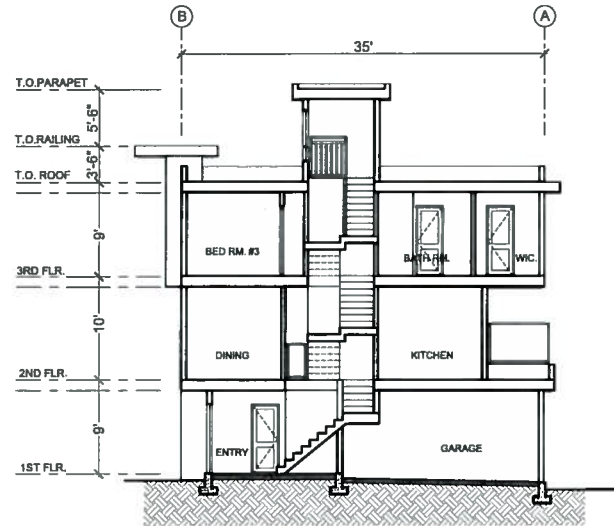
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3N4
TEL: (604) 987-3333 FAX: (604) 987-3333
E-MAIL: info@fadamadab.com

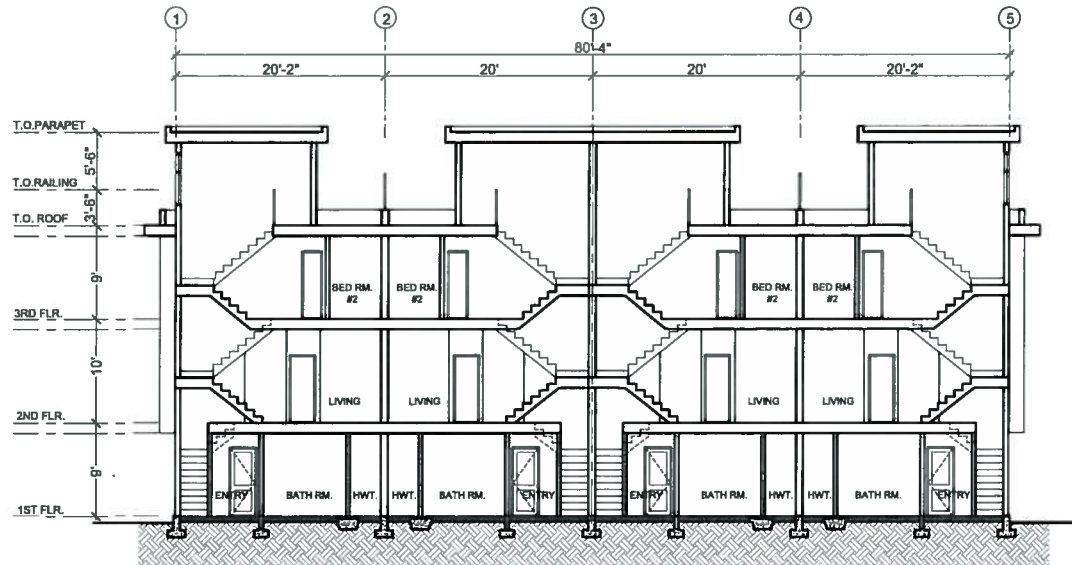
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SECTION B-B - BLOCKS 1-2



SECTION A-A - BLOCKS 1-2

NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & CP

PROJECT TITLE:
**36 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 B148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCKS 1-2
SECTIONS A-A AND B-B**

DATE:	OCT 2017	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1801		

A-4.1

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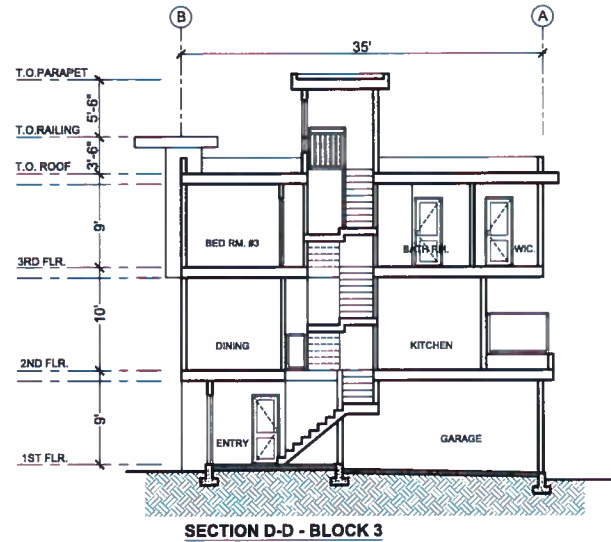
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1	04-04-18	ISSUED FOR RECOMMEND & DP
NO.	DATE	REVISION / ISSUED

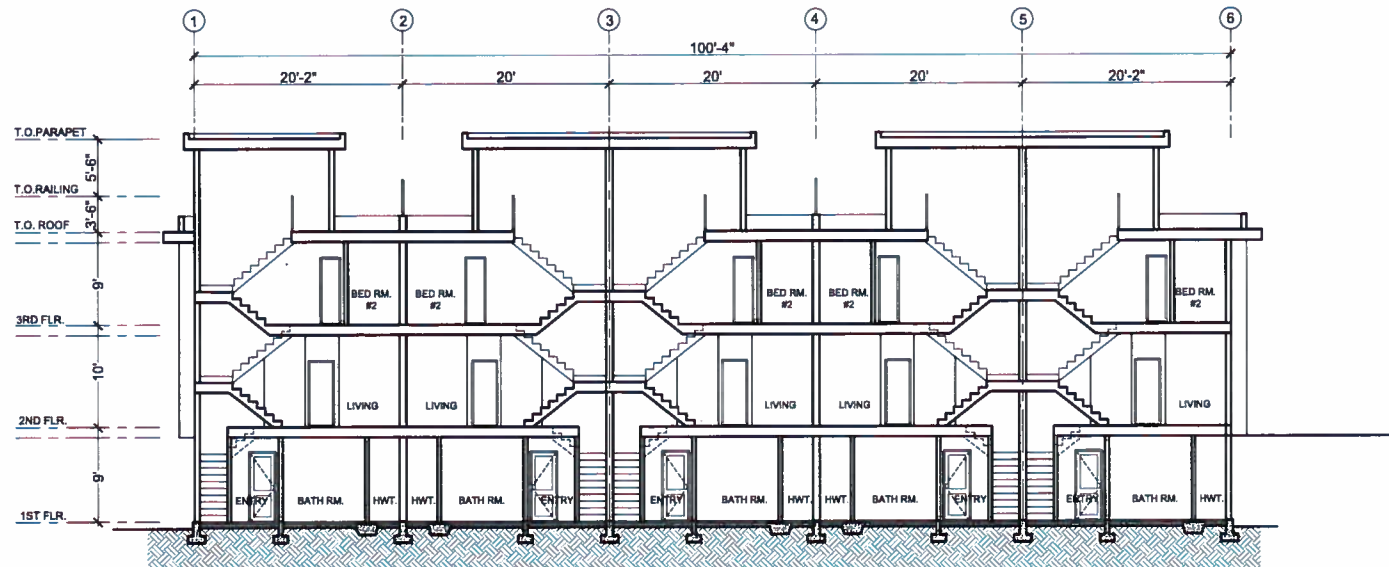
PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 3
SECTIONS C-C AND D-D

DATE: OCT 2017	SHEET NO: A-4.2
SCALE: NTS.	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	



SECTION D-D - BLOCK 3



SECTION C-C - BLOCK 3



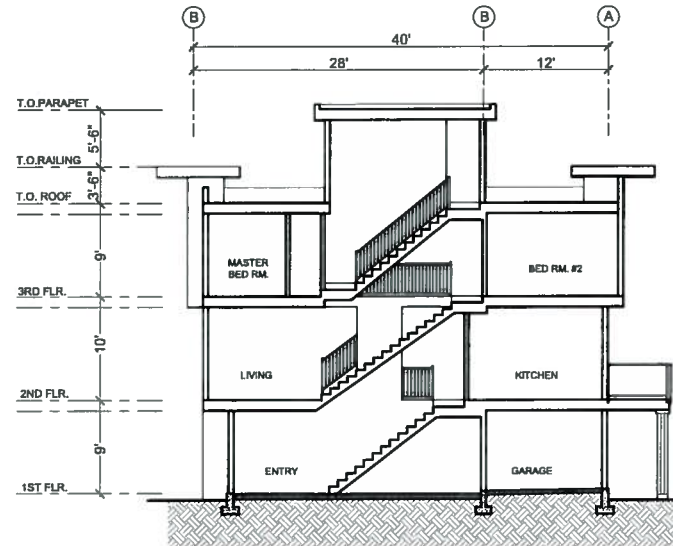
F. ADAB ARCHITECTS INC.

#130-1880 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V1P 3H4
TEL: (604) 987-3333 FAX: (604) 987-3333
E-MAIL: info@f.adabarchitects.com

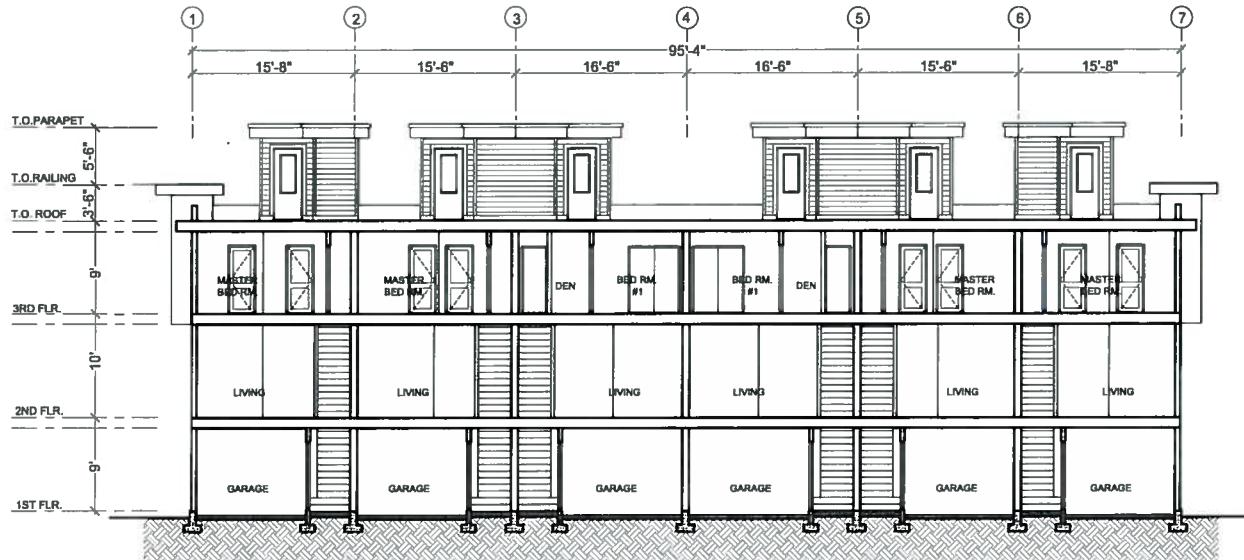
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SECTION F-F - BLOCKS 4-6



SECTION E-E - BLOCKS 4-6

1	04-04-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
30 UNIT TOWNHOUSE
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5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
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378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCKS 4-6
SECTIONS E-E AND F-F

DATE:	OCT 2017	SHEET NO.:
SCALE:	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1801	

A-4.3



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PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5484,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
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378 8148 128 ST
SURREY, B.C. V3W 1R1

DATE:	OCT 2017	SHEET NO:	A-4.4
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1801		



Design Rationale

Site Characteristics and Context

The proposal would occupy 5 lots along Brydon Crescent south of 55A Avenue and east of Brydon Creek. The total lot area of the site is 43,100 sqft (4004 sq m)

The site has a moderate slope of approximately 2 meters from south to north with south west corner having the lowest and north east corner having the highest elevation.

Our firm is involved in designing a 4 storey apartment building to the south which has been approved by the council to allow for 77 unit market condominium.

Site is also surrounded by single family houses to the east and north.

Zoning, Orientation, and Massing

The proposed development consists of 6 separate building blocks with a total of 30 townhouse units each with 2 car garages.

Townhouses along Brydon Crescent are larger and have double car garages and the townhouses at the back are smaller with tandem parking.

The site is designated for multi- family residential development "RM3 zoning". This density allows for a 4 storey development with a density up to a maximum of 70 units per acre. The proposed density is 30 unit per acre and floor space ratio is 1.04

Attempt has been made to create a vibrant environment introducing a pedestrian friendly development with identifiable entries and Individual canopies, creating active engaging interest and fostering vitality

The clustering of the blocks, their distances from each other and their orientation have resulted in creation of a courtyard with ample open space allowing for a rich landscaping environment.

Unit mixes introduce a variety of residential options in terms of number of bedrooms and sizes. Below is the summary of unit type and sizes:

- Two bedroom and den, total of 6 units, with an area of 1,630 sqft per unit
- Three bedroom, total of 11 units, with an area of approx.1,450 sqft per unit.
- Four bedroom, total of 13 units, with an area of 1,595 sqft per unit.



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 5M4
TEL: (604) 917-3333 FAX: (604) 917-3333
E-MAIL: info@fadamarchitects.com

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30 UNIT TOWNHOUSE
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5454, 5464, 5474, 5484, 5490
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378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE:
SITE CHARACTERISTICS

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

A-5.1

The townhouses are arranged in a small clusters allowing for open spaces to be integrated into the development and along the courtyard.

Vehicular entry is located in the middle of the site as well as pedestrian entry to the rear units. Visitor parkings are located between the buildings creating small clusters and plenty of open spaces.

Stone is introduced on building blocks with emphasis given to the facades along the roads. The stone presents a solid base and horizontal expression in order to respond to the verticality of the bay windows.

Livability, Energy Saving and Green Measures

1. Variety of unit types and sizes are introduced for both small and large families with children
2. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.

3. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities
4. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
5. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010
6. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
7. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
8. The water consumption strategy is enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
9. Mechanical system is equipped with has heat recovery system 'HRV' for recycling the heat energy and domestic cold water line is used for sprinkler system.
10. All units have private roof top deck with ample landscaping to be used as amenity.



**F. ADAB
ARCHITECTS
INC.**

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

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1	04-04-18	ISSUED FOR REZONING & CP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
30 UNIT TOWNHOUSE DEVELOPMENT
5454, 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE:
URBAN DESIGN AND
ENERGY SAVING

DATE: OCT 2017	SHEET NO:
SCALE: N/A	A-5.2
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	

**F. ADAB
ARCHITECTS
INC.**

#130-1800 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3005 FAX: (604) 987-3003
E-MAIL: info@mtgtrifidclub.com

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1	04-04-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

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30 UNIT TOWNHOUSE
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5454, 5464, 5474, 5484, 5490
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FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE:
CPTED

DATE: OCT 2017	SHEET NO. A-5.3
SCALE: N/A	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	

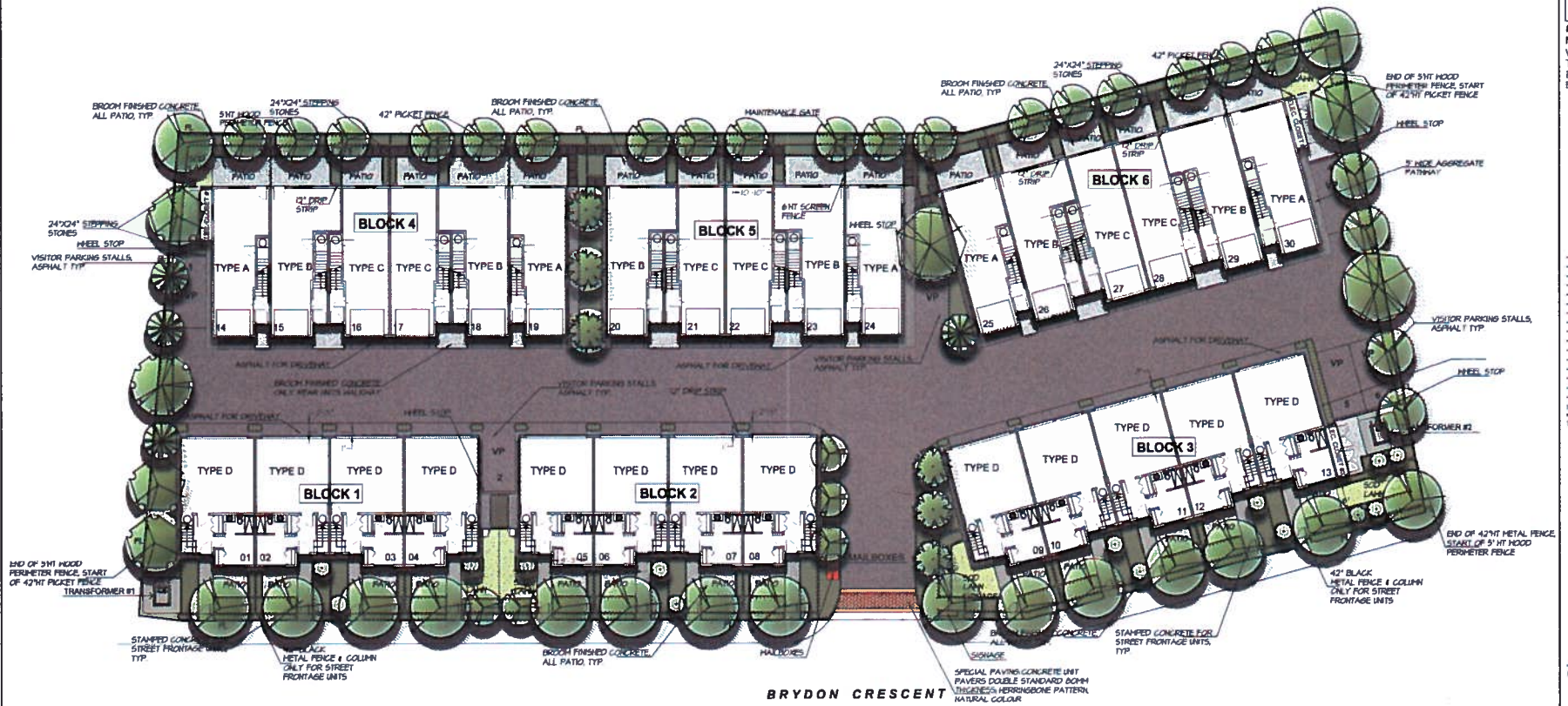
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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



1	PRELIMINARY PLAN	BN
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BRYDON CRESCENT

PROJECT:

5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE:

KEY
PLAN

DATE: 10/10/2014	DRAWING NUMBER:
SCALE: NTS	
DRAWN: BN	
DESIGN: BN	
CHECK: BN	
M2LA PROJECT NUMBER	JOB NO. 10 010

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1	04/04/2018	PRELIMINARY PLAN	BN
2	04/04/2018	GROUP FOR DP	BN
3	04/04/2018	FINAL PLAN	BN

PROJECT

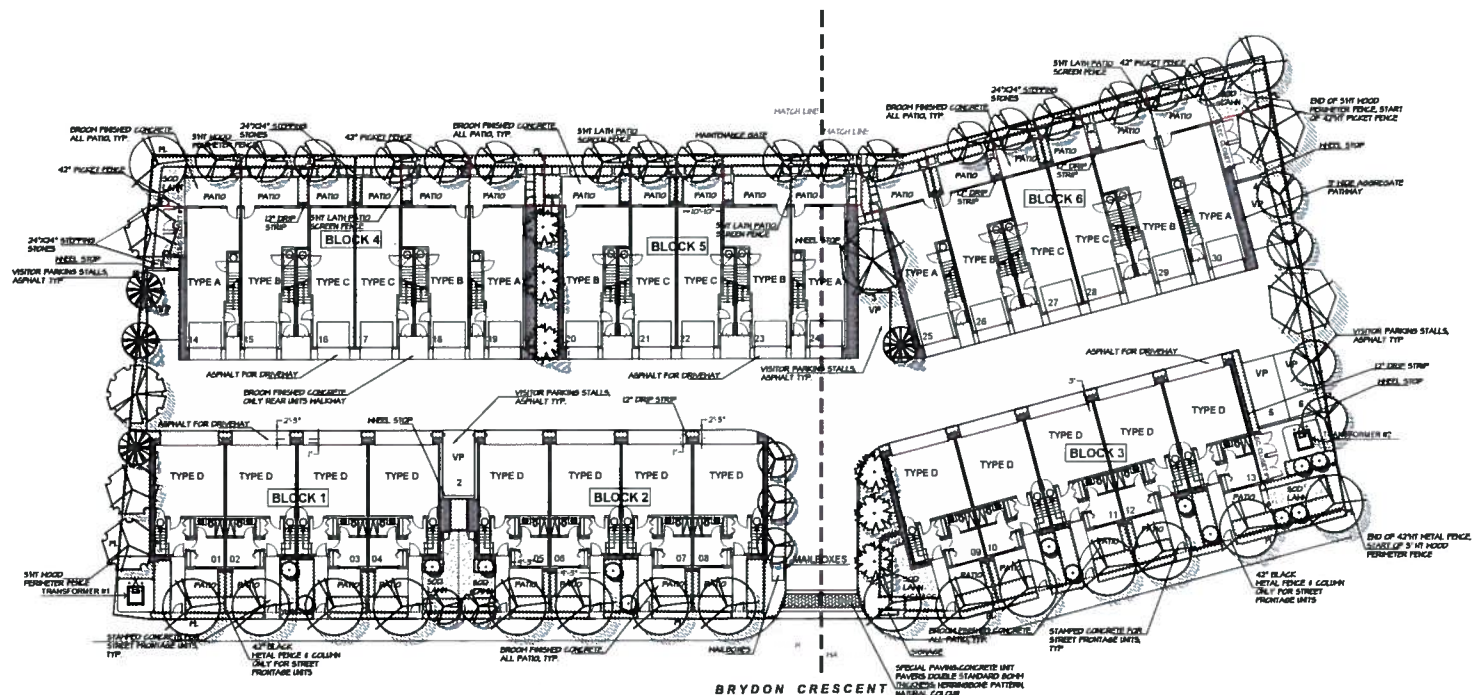
5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE

TREE PLAN

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SCALE:	1/8" = 1'-0"		
DRAWN BY:	BN		
DESIGNED BY:	BN		
CHECKED BY:	BN		
MALA PROJECT NUMBER:		JOB NO. 18 09	

NOT TO SCALE



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER CAMPESTRIS	REDICE MAPLE	3/4" HT.
2	1	ACER PALMATHUM 'BLOODGOOD'	JAPANESE MAPLE	3/4" HT.
3	1	AMMOCYTARIS NOCTICATENSIS	NOCTICA CYPRUS	234 HT. DBB
4	1	CORONIS BODIES WHITE HONOR	WHITE HONOR DOGWOOD	3/4" CAL. 1/4" DBB
5	1	CORONIS BODIES SATONIA	SATONIA DOGWOOD	3/4" HT. DBB
6	1	LIQUIDAMBAR STYRACIFLUA VARIETY	COLLUMBAR SHEET BIRCH	104 CAL. 1/4" DBB
7	1	LIQUIDAMBAR STYRACIFLUA SLIMMER SILVER	SILVER BIRCH	3/4" CAL. DBB
8	1	PIGEA OXYRHOIZA	SERBIAN SPRUCE	3/4" HT. DBB
9	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
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90	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
91	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
92	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
93	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
94	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
95	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
96	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
97	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
98	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
99	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB
100	1	STYRAX JAPONICA	JAPANESE SNOWBELL	3/4" DBB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFERRED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND PRINCE 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 BC LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

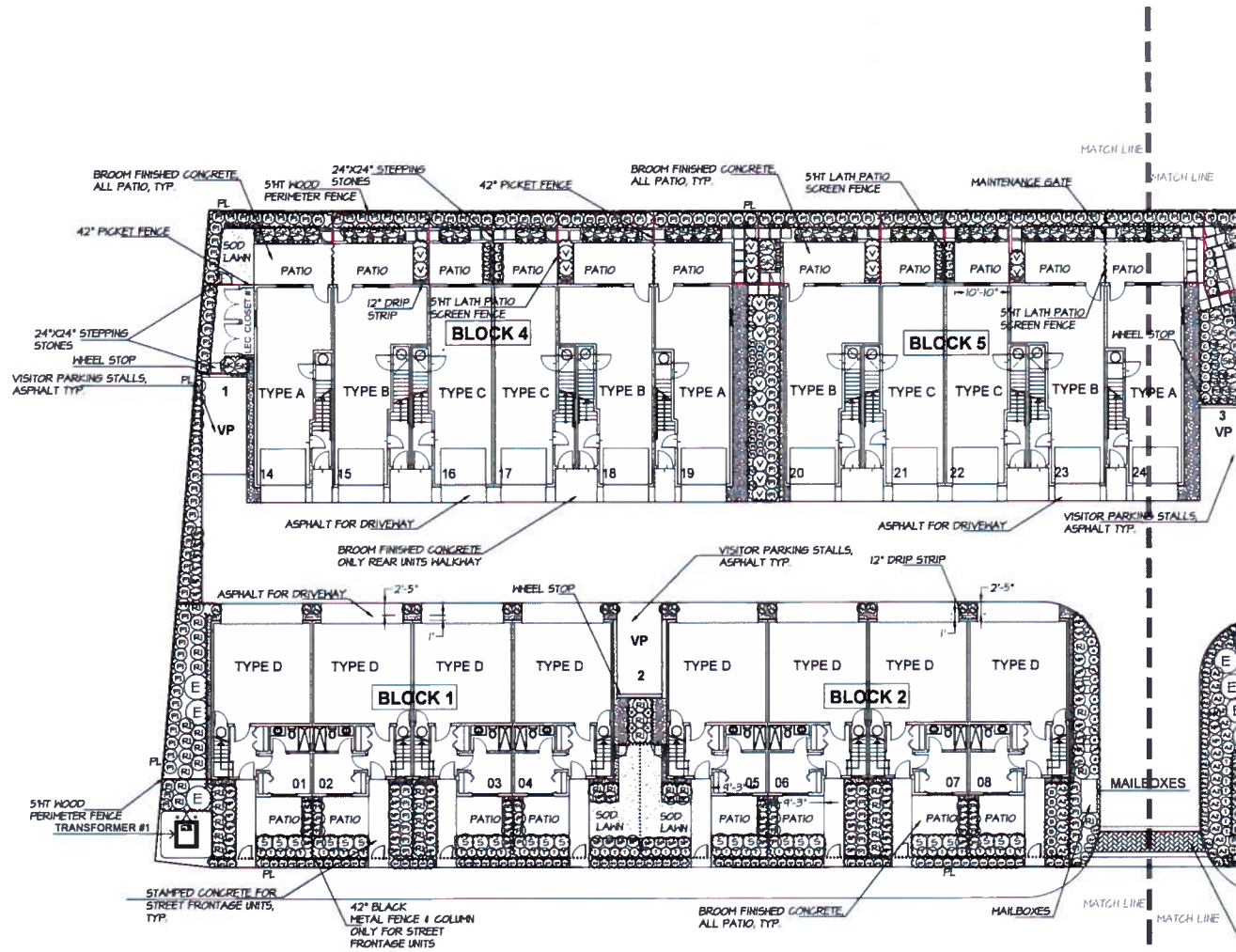
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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



1	PROPOSED	USED FOR	BY
2	PROPOSED	PRELIMINARY PLAN	BY
NO.	DATE	REVISION DESCRIPTION	DR.
SCALE:			



BRYDON CRESCENT

PROJECT:
5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:
SHRUB PLAN (WEST)

DATE: 10/10/10	DRAWING NUMBER:
SCALE: 5/32"=1'-0"	L2
DRAWN BY: BN	
DESIGN BY: BN	
CHECKED BY: PM	OF 6

M2LA PROJECT NUMBER: JOB NO. 10 010

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#230 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



1	PROPOSED	PROPOSED FOR 10"	DN
2	PROPOSED	PROPOSED FOR 10"	DN
3	PROPOSED	PROPOSED FOR 10"	DN
4	PROPOSED	PROPOSED FOR 10"	DN
5	PROPOSED	PROPOSED FOR 10"	DN
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99	PROPOSED	PROPOSED FOR 10"	DN
100	PROPOSED	PROPOSED FOR 10"	DN

PROJECT

5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE

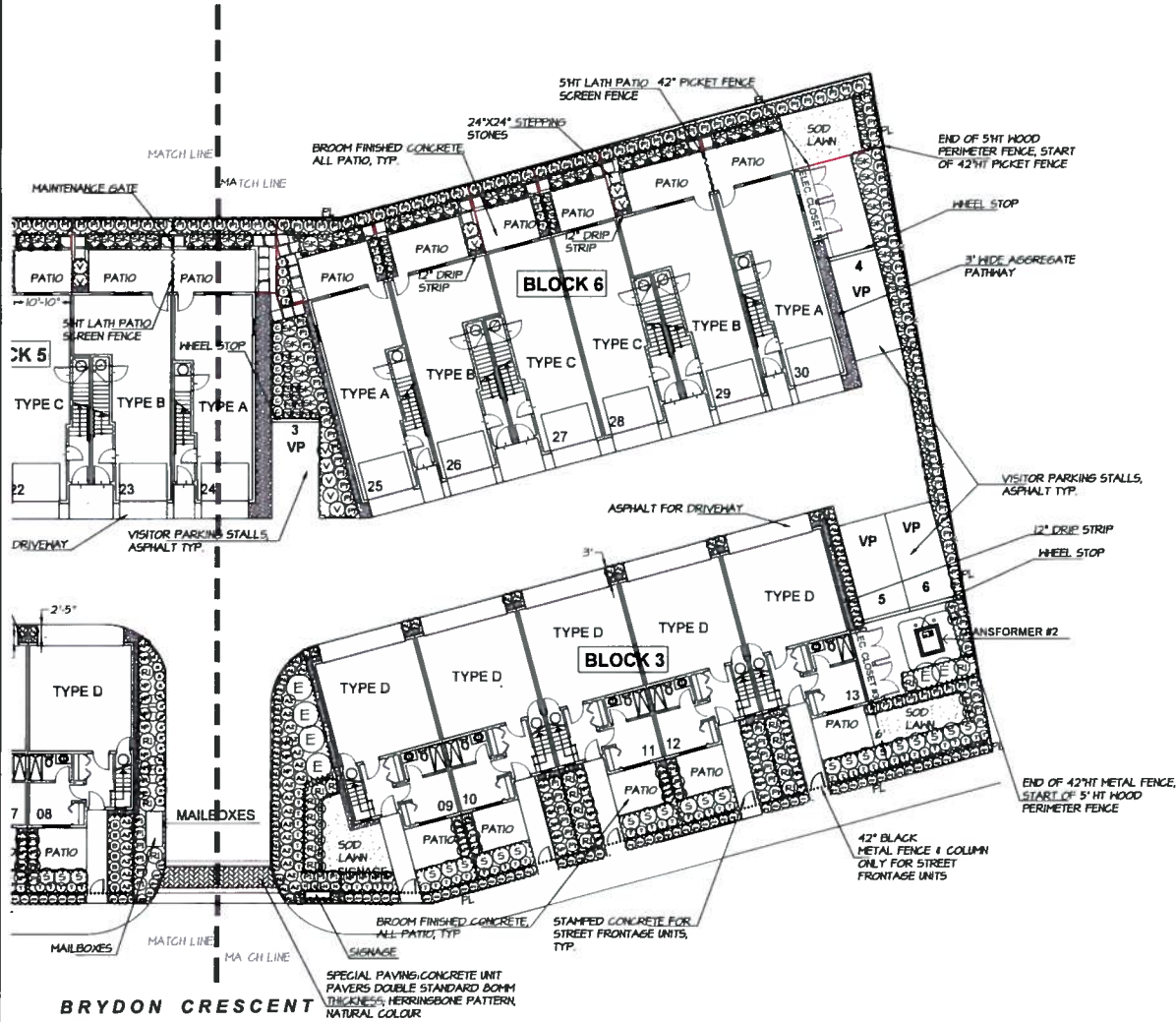
**SHRUB
PLAN (EAST)**

DATE:	10/10/14	DRAWING NUMBER:	
SCALE:	1/8"=1'-0"		
DRAWN BY:	BN		
DESIGNED BY:	BN		
CHECKED BY:	PH		
DATE:	10/10/14		

L3

OF 8

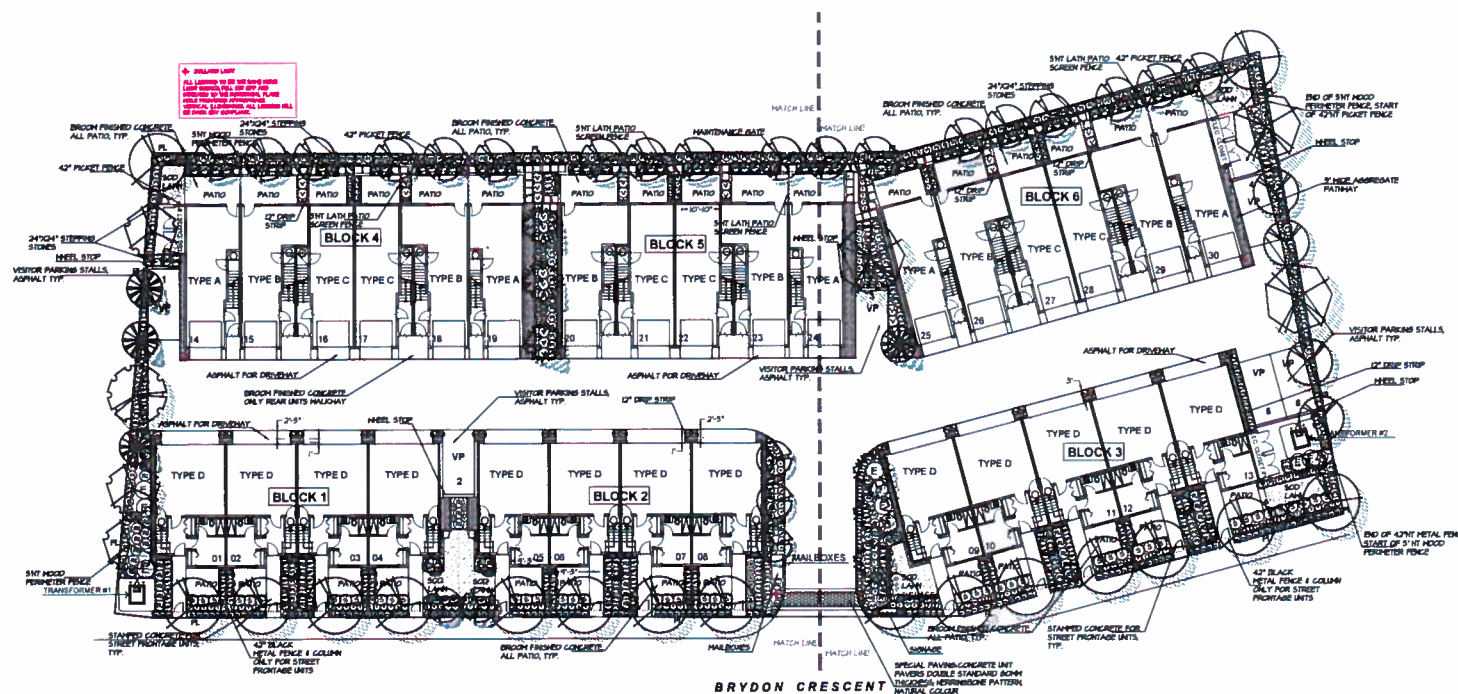
ANLA PROJECT NUMBER JOB NO. 13 018



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#220 - 25 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



- 42" HOOD PICKET FENCE
- 42" HT METAL FENCE & COLUMN
- 5HT HOOD PERIMETER FENCE
- 5HT LATH PATIO SCREEN FENCE

NO.	DATE	REVISION DESCRIPTION	BY
1		PRELIMINARY PLAN	BN
2		BASED FOR CP	BN
3			BN

PROJECT:

5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:

LIGHTING & FENCE PLAN

DATE: 10/10/14 DRAWING NUMBER:

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

DRAWN: BN

DESIGN: BN

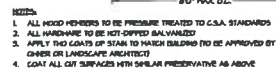
CHECKED: MM

M2LA PROJECT NUMBER: JOB NO. 18 018

OF 8



1 CONCRETE UNIT PAVERS ON GRADE
15 SCALE: 1-1/2" = 1'-0"



5'HT LATH PATIO SCREEN
SCALE: 1/2" = 1'-0"



M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

[illegible]

5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 18-MAR-14	DRAWING NUMBER L5 OF
SCALE:	
DRAWN BY	
DESIGN BY	
CHECKED BY	
MCLA PROJECT NUMBER: JOB NO. 81	

