

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

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 Architechts 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

1



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: $4,004 \text{ m}^2 (43,099 \text{ ft}^2)$

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	
GODDOD (F	E OFFICER



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

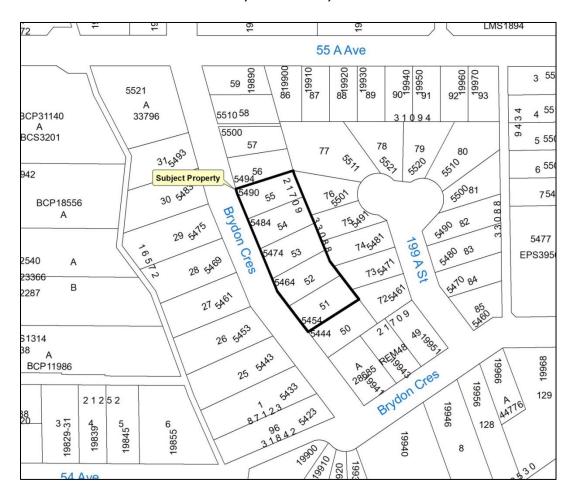
Civic Address: 5454, 5464, 5474, 5484, 5490 Brydon Crescent

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

Date: April 30, 2018

File #: 6620.00 Doc #: 156890

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.



Date: April 30, 2018

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

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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 m² (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 ResidentialProposed 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.



Date: April 30, 2018

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

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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 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.



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

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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



Date: April 30, 2018

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

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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.
- 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.



Date: April 30, 2018

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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:

Pov M. Poddow, MCID, PDD

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

& Economic Development



To: Advisory Planning Commission Date: April 30, 2018

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

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Concurrence:

Concurrence:

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

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) <u>RECEIPT OF MINUTES</u>

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:

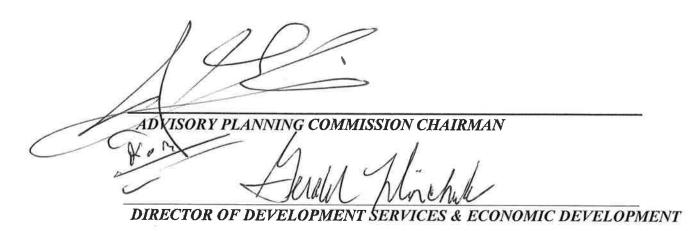
Wednesday, June 13th, 2018

4) <u>ADJOURNMENT</u>

MOVED BY Commission Member Millsip SECONDED BY Commission Member Buhler

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

CARRIED



Certified Correct

30 UNIT TOWNHOUSE DEVELOPMENT

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



LIST OF DRAWINGS

PROJECT INDEX - CONTACTS LIST CONTEXT PLAN - PROJECT STATISTICS AERIAL MAP -CONTEXT PHOTOS

SITE PLAN

A-1.4 A-1.5 PERSPECTIVE VIEW FROM BRYDON CRESCENT COLOURED ELEVATIONS

EXTERIOR FINISH

FLOOR PLANS - BLOCKS 1-2

A-2.2s FLOOR PLANS - BLOCK 3 (1ST & 2ND FLOORS)
A-2.2b FLOOR PLANS - BLOCK 3 (3RD & 4TH FLOORS)

FLOOR PLANS - BLOCKS 4-6

FLOOR PLANS - BLOCK 5

A-3.1 ELEVATIONS - BLOCKS 1-2 A-3.2 ELEVATIONS - BLOCK 3

ELEVATIONS - BLOCKS 4-8

A-3.4 ELEVATIONS - BLOCK 5

A-4.1 BLOCKS 1-2 SECTIONS A-4.2 BLOCKS 3 SECTIONS

BLOCKS 4-6 SECTIONS

A-4.4 BLOCKS 5 SECTIONS

DESIGN RATIONALE - SITE CHARACTERISTICS

AND CONTEXT-URBAN DESIGN, FORM AND CHARACTER DESIGN RATIONALE - SUSTAINABILITY AND A-5.2

GREEN MEASURES

DESIGN RATIONALE - CPTED

LO KEY PLAN

L1 L2

SHRUB PLAN - WEST

SHRUB PLAN - EAST LIGHTING AND FENCE PLAN

LANDSCAPE DETAILS

LANDSCAPE SPECIFICATION

CONTACT LIST:

OWNER:

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

ARCHITECT:

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

SURVEYOR:

CAMERON LAND SURVEYING LTD. 206-16055 68 FRASER HWY.

SURREY, B.C. V4N 0G2 TEL: 604 597 3777

CIVIL ENGINEER:

CENTRAS ENGINEERING LTD 216-2630 CROYDON DR.

SURREY, B.C. V3S 6T3 TEL: 604 782 6927

LANDSCAPE ARCHITECT:

M2 LANDSCAPING

220-26 LORNE MEWS, NEW WESTMINSTER, B.C. V3M 3L7

TEL: 604 553 0044 FAX: 604 553 0045



F. ADAB **ARCHITECTS** INC.



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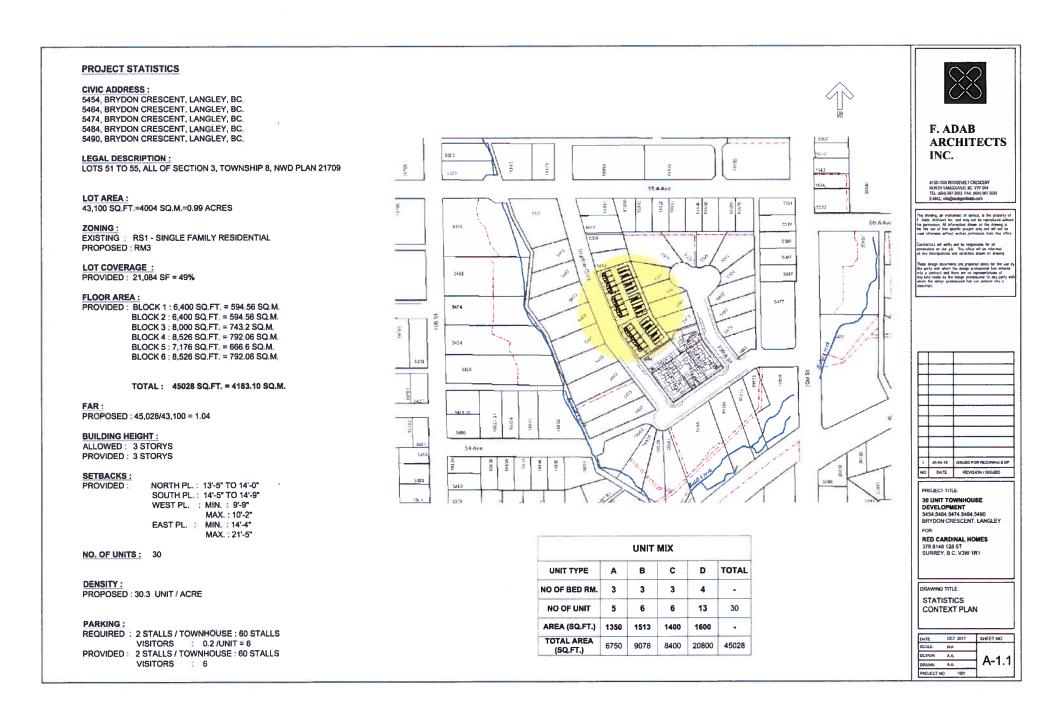
30 UNIT TOWNHOUSE DEVELOPMENT 5454,5464,5474,5484,5490 BRYDON CRESCENT, LANGLEY

RED CARDINAL HOMES 378 8148 128 ST SURREY, B.C. V3W 1R1

DRAWING TITLE:

PROJECT INDEX -CONTACTS LIST

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F. ADAB ARCHITECTS INC.

130-1300 ROOSEVELT CRESCENT IOHTH VANCOUVER, SC V7P 3H4 EL, (SH) 887-305 FAX, (SH) 987-3025

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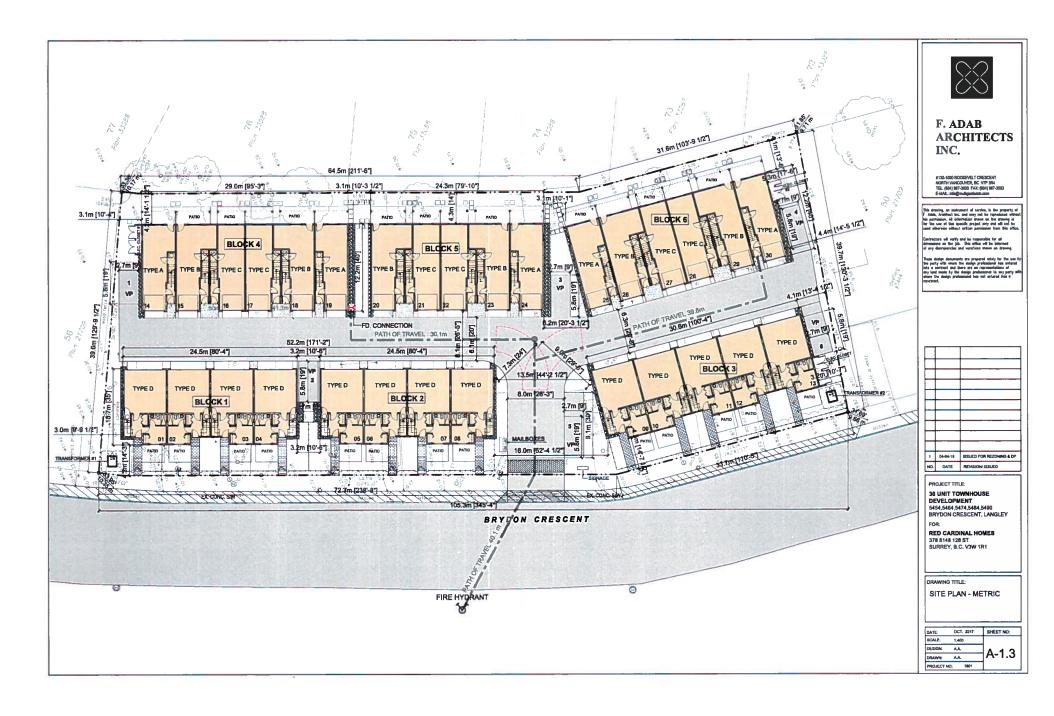
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AERIAL MAP-CONTEXT PHOTOS

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PERSPECTIVE VIEW FROM BRYDON CRESCENT



F. ADAB **ARCHITECTS** INC.

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RED CARDINAL HOMES 378 8148 128 ST SURREY, B.C. V3W 1R1

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BLOCKS 4 AND 6 SIDE ELEVATION



BLOCKS 1 AND 2 SIDE ELEVATION



BLOCKS 4 AND 6 FRONT ELEVATION



F. ADAB **ARCHITECTS** INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUNER, BC V7P 364 TEL. (634) 867-3003 FAIC (634) 867-3003 E-MAL. min@multiponindo.com



PROJECT TITLE:

30 UNIT TOWNHOUSE DEVELOPMENT 5454,5484,5474,5484,5490 BRYDON CRESCENT, LANGLEY

RED CARDINAL HOMES 378 8148 128 ST SURREY, B.C. V3W 1R1

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COLOURED ELEVATIONS

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Exterior Finishes and Colour

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

Emphasis is given on rich urban elements with stone being the dominant exposing material. Prefabricated panels in grey and hardie siding are introduced throughout the facades. Vinyl siding is not used in any areas.

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.



PVC SIDING CARAMEL CEDAR REF #8 BY SAGIPER



HARDIE SIDING SW 7102 WHITE FLOUR BY SHERWIN WILLIAMS



HARDIE PANEL SW 7665 WALL STREET -BY SHERWIN WILLIAMS



SHALE COUNTRY LEDGESTONE -



BLOCKS 1 AND 2 FRONT ELEVATION



F. ADAB ARCHITECTS INC.

P130-1900 ROOSEVELT CRESCENT NORTH WANCOUVER, BC Y7F 3R4 TEL (884) 887-3003 FAX: (884) 987-3023 CALLY unin Revolute factor (884) 987-3023

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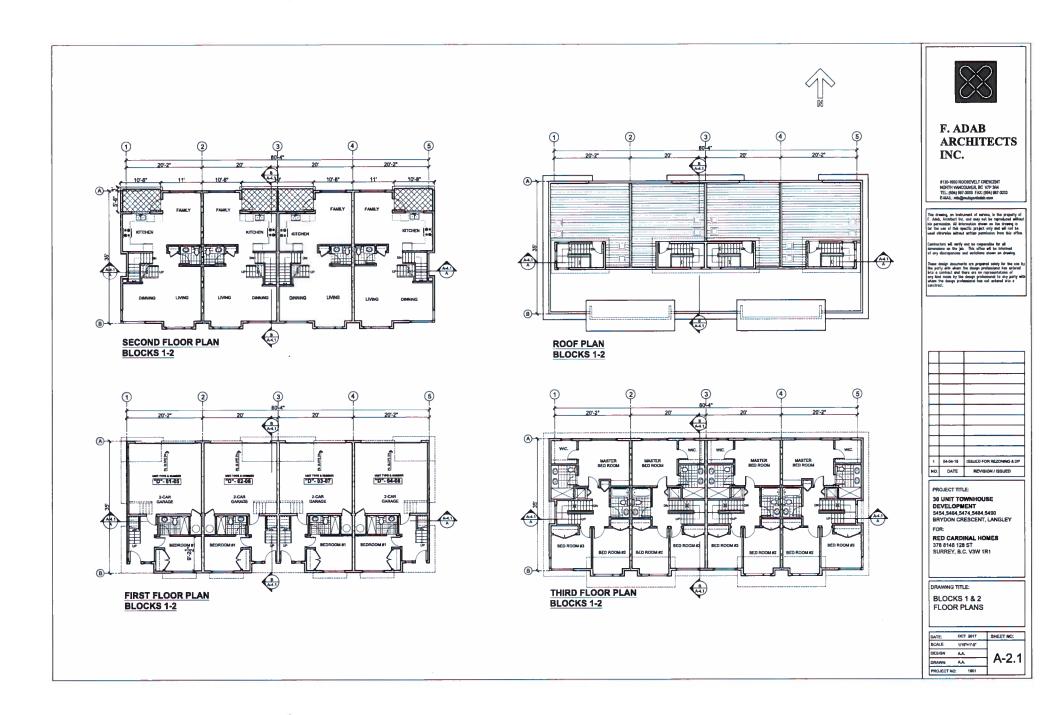
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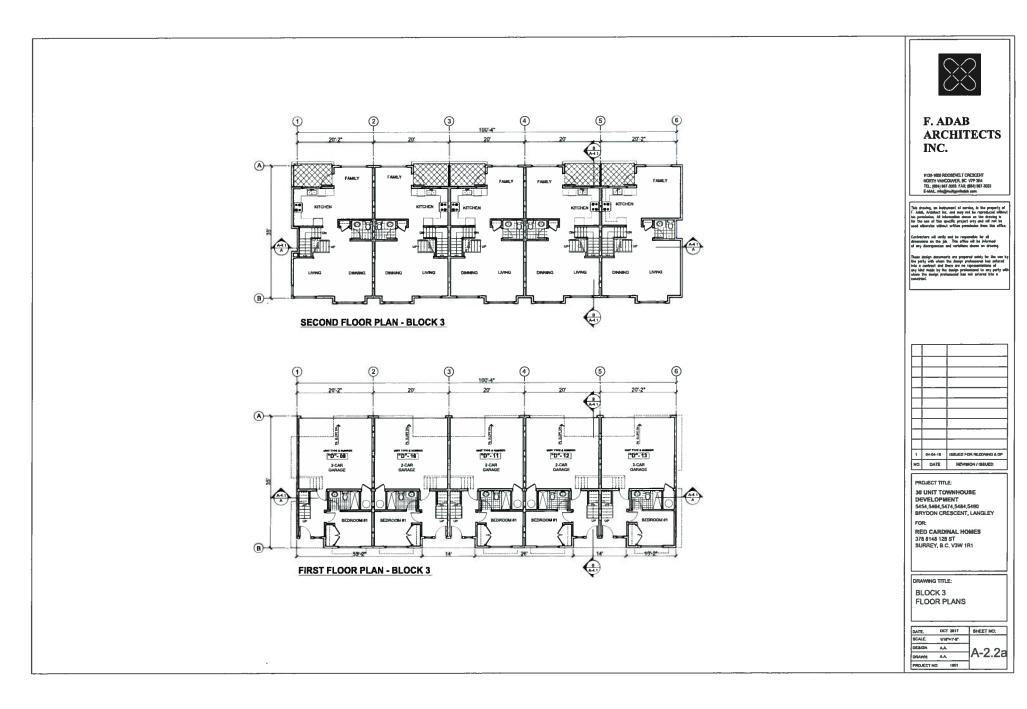
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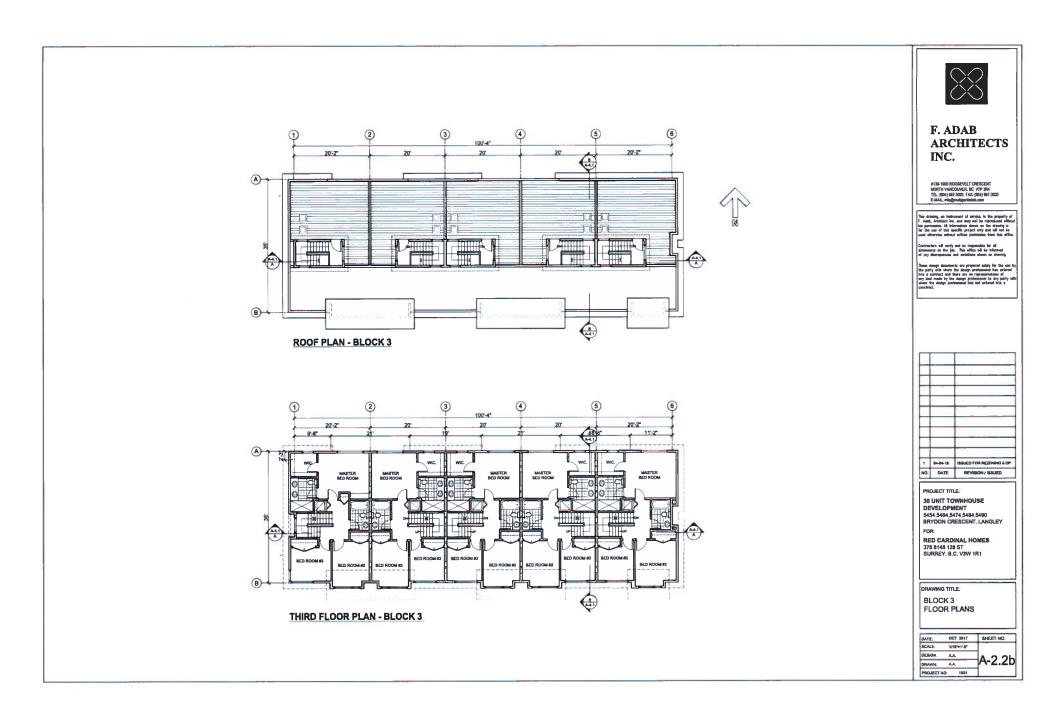
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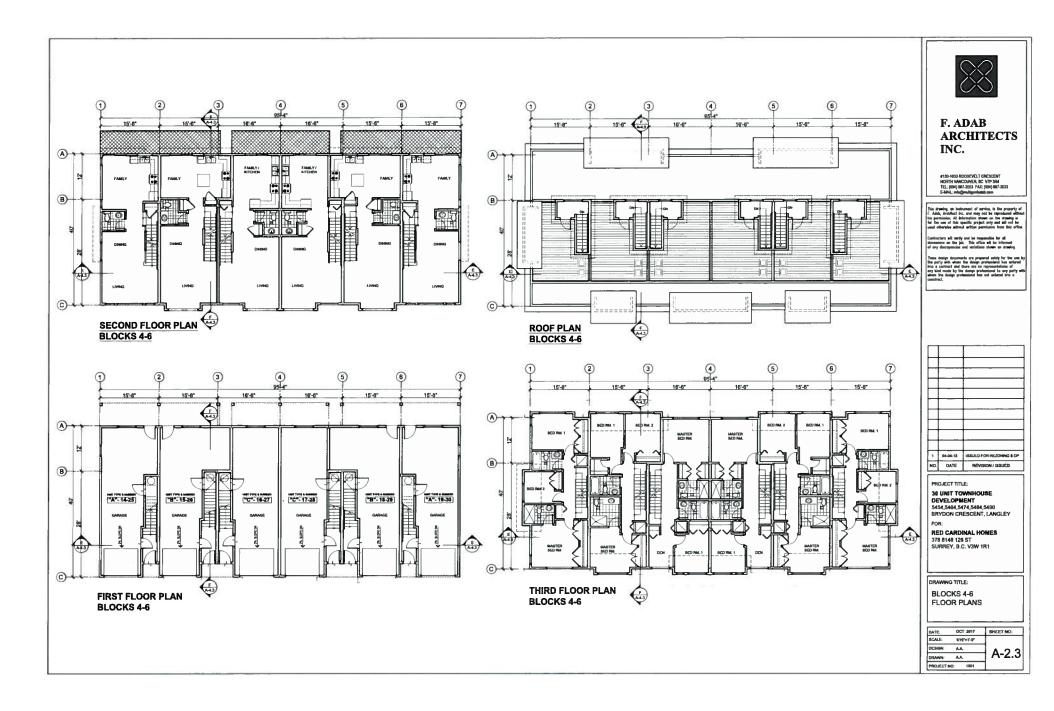
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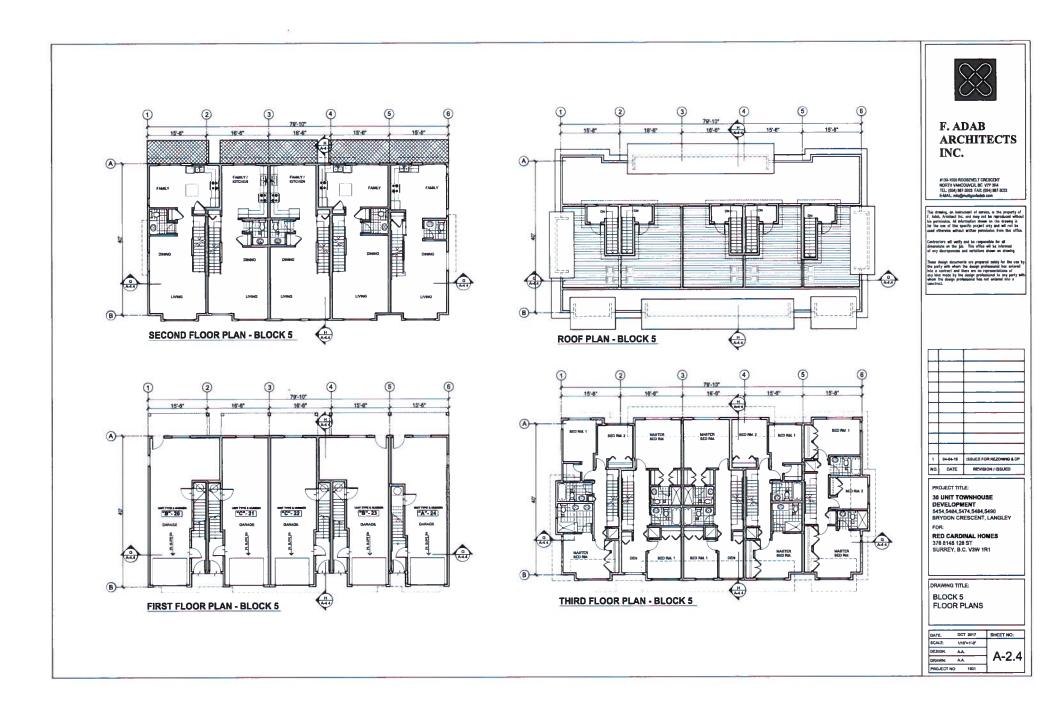
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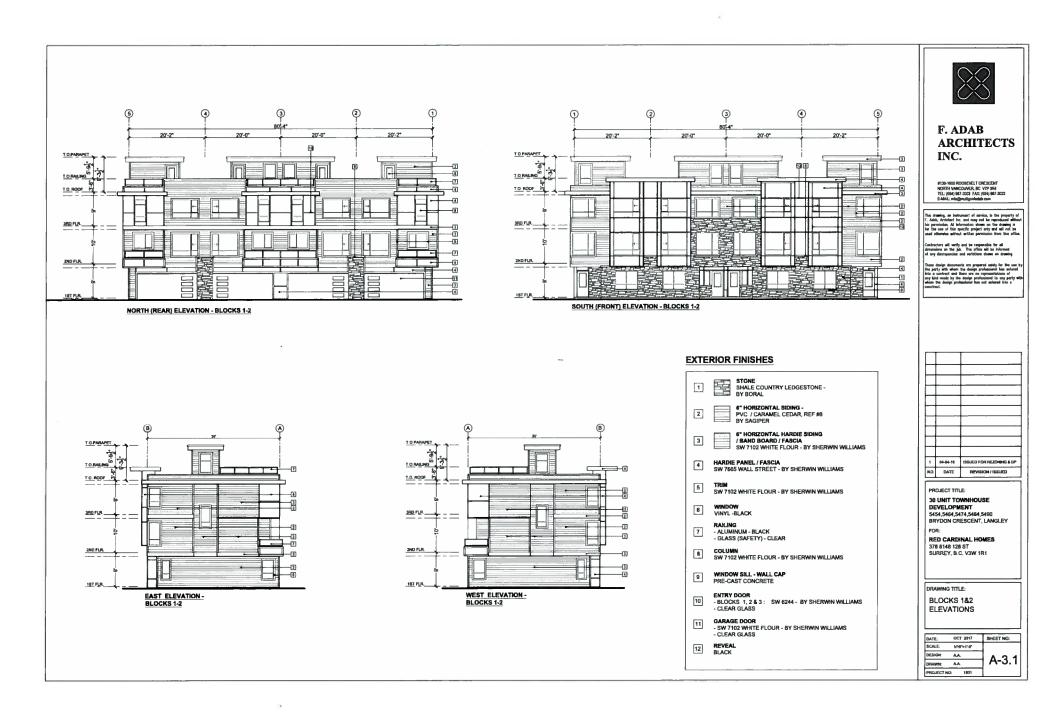


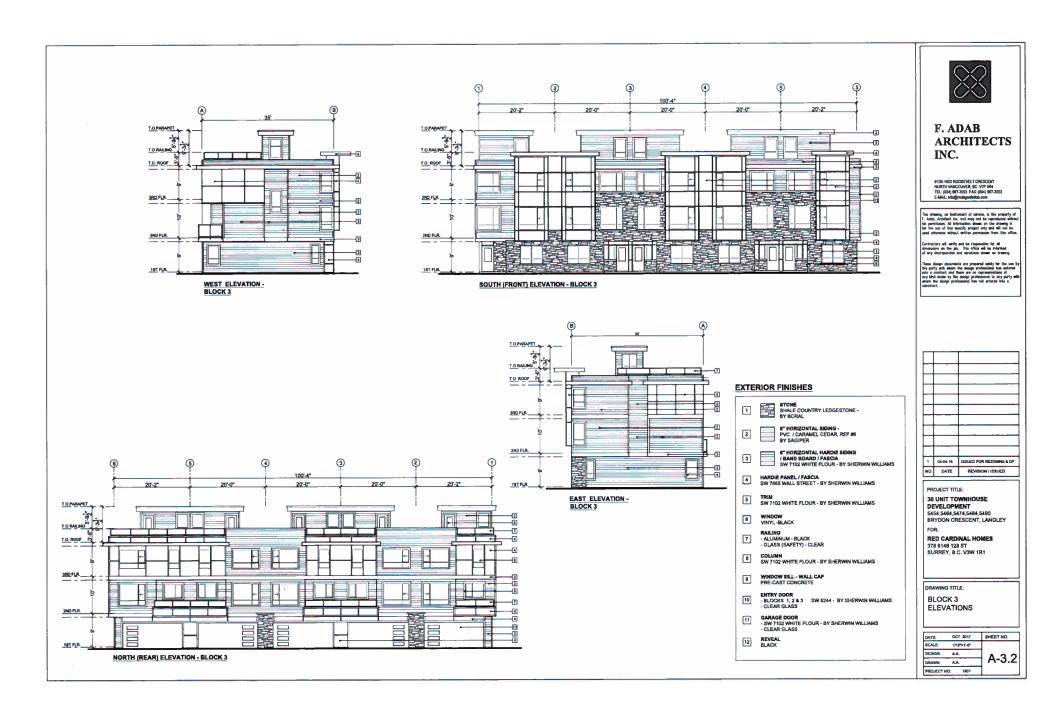


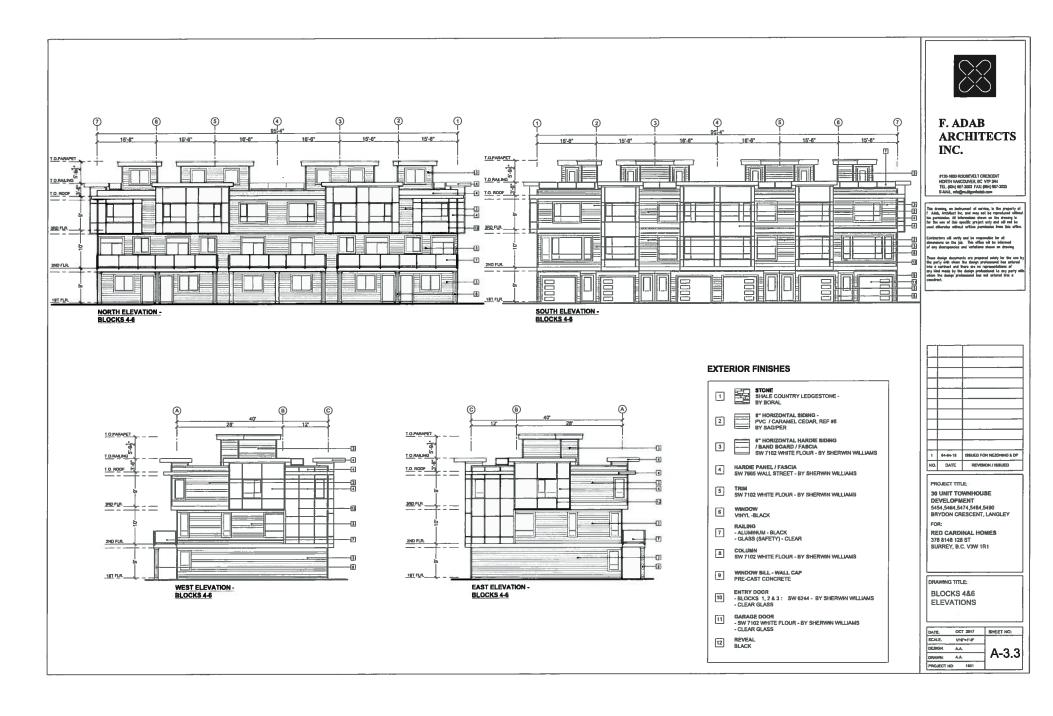


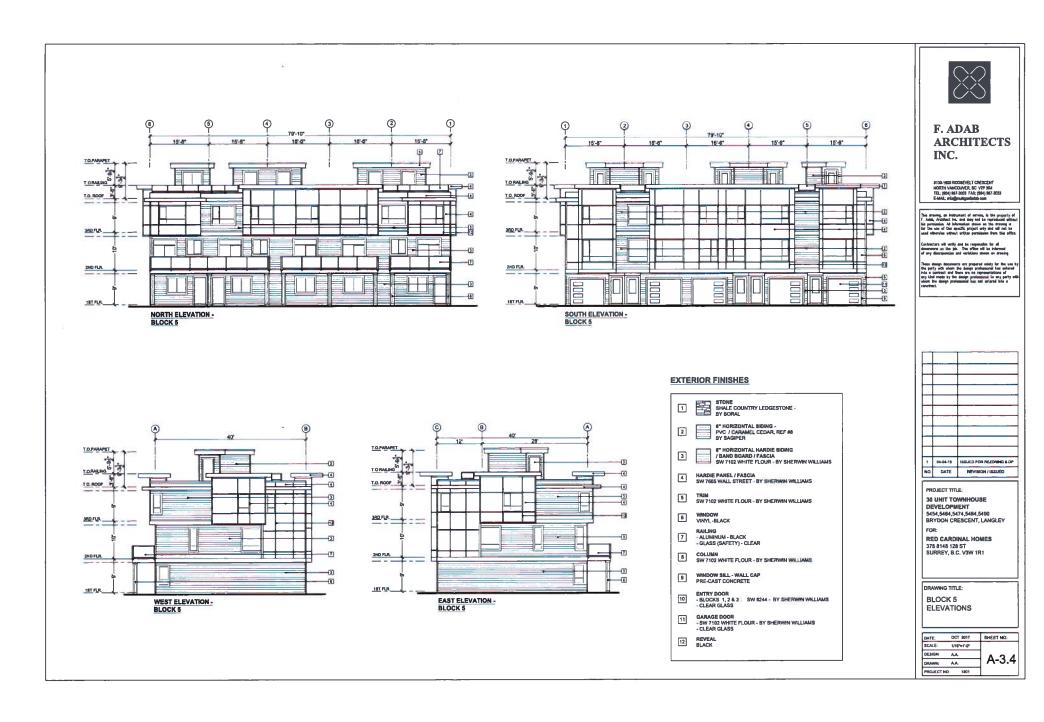


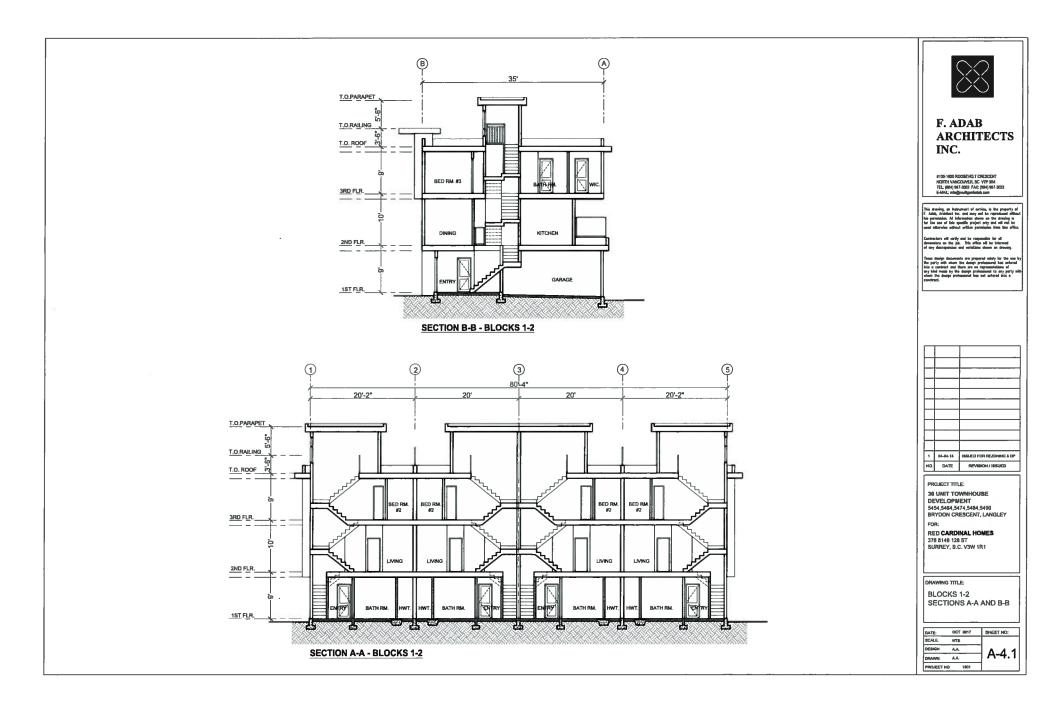


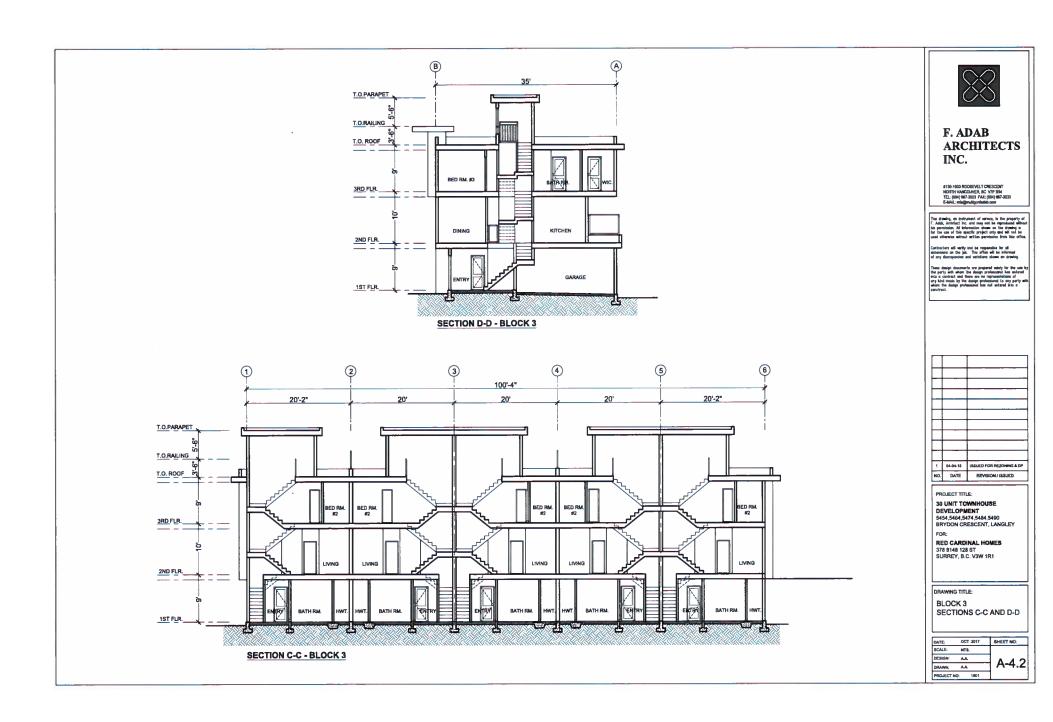


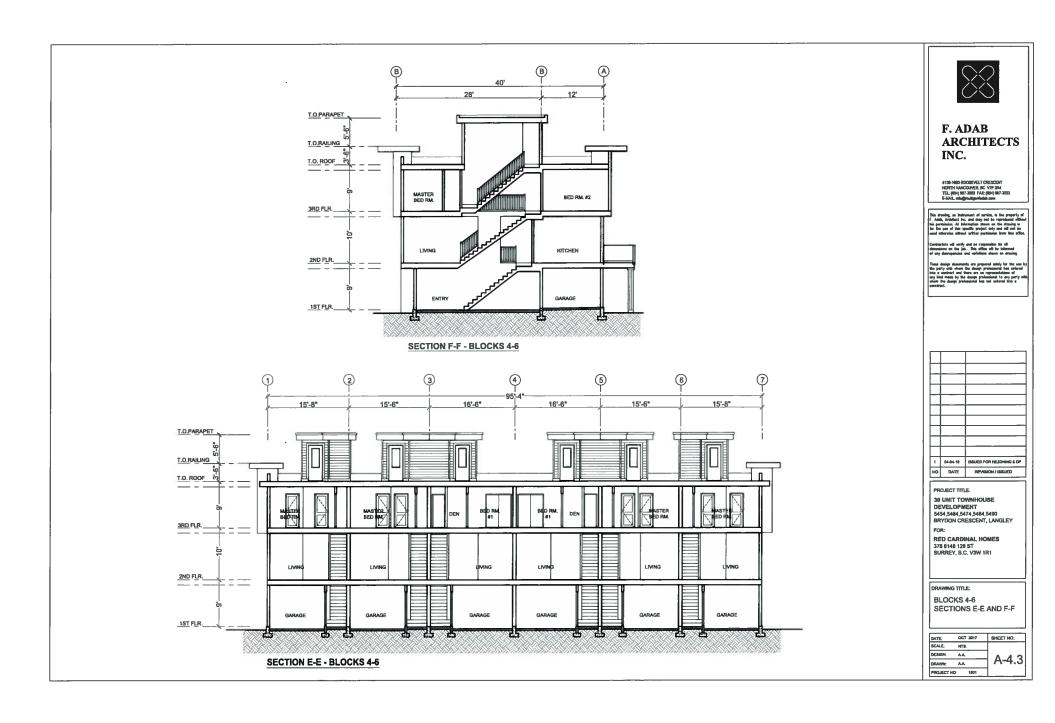


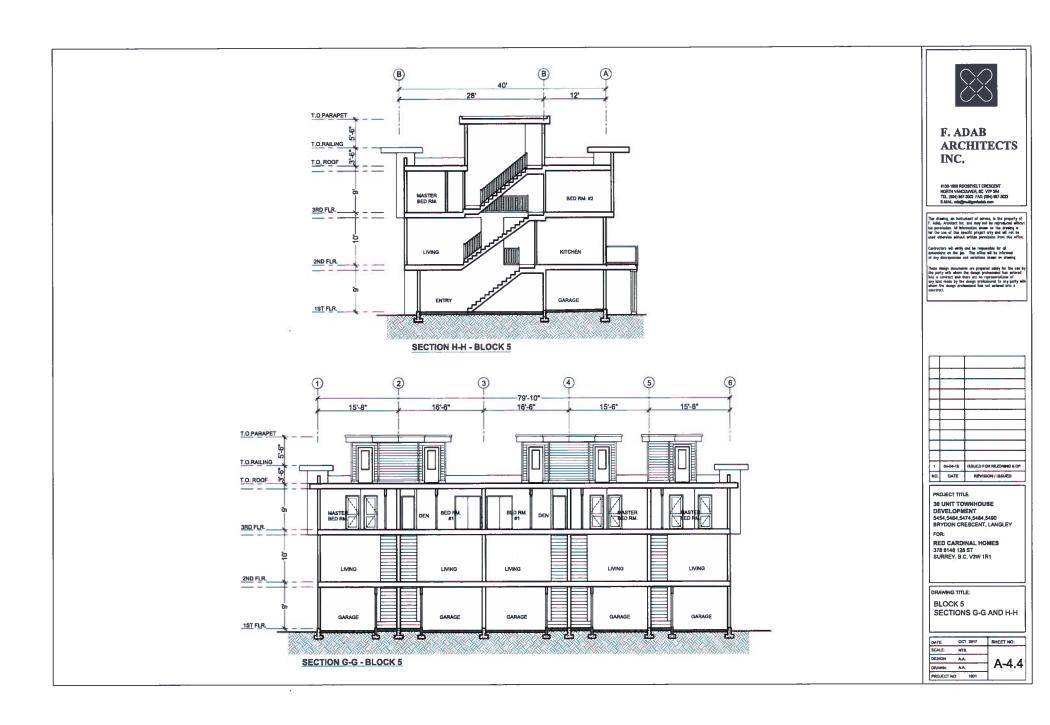












Design Rationale

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:

- a) Two bedroom and den, total of 6 units, with an area of 1,630 sqft per unit
- b) Three bedroom, total of 11units, 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.



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PROJECT TITLE: 30 UNIT TOWNHOUSE DEVELOPMENT 5454,5464,5474,5484,5480 BRYDON CRESCENT, LANGLEY

RED CARDINAL HOMES 378 8148 128 ST SURREY, B.C. V3W 1R1

DESIGN RATIONALE: SITE CHARACTRISTICS

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Urban Design, Form and Character

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

The units along Brydon Crescent have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood.

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.

Buildings are modulated with repetitive vertical bay windows on upper floors creating a form and character that introduces articulated architectural expression with a contemporary vocabulary.

Stone is introduces 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 the verticality of the bay windows.

All units have private roof top decks acting as outdoor amenity as well as large balconies.

Livability, Energy Saving and Green Measures

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

- Variety of unit types and sizes are introduced for both small and large families with children
- 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
- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
- All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
- The water consumption strategy in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
- 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.
- All units have private roof top deck with ample landscaping to be used as amenity.



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#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P SR4 TEL. (804) 987-3003 FAX: (804) 987-3033 E-MAL. cris@muliporfadab.com

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PROJECT TITLE
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5464,5474,5484,5480
BRYDON CRESCENT, LANGLE

RED CARDINAL HOMES 378 8148 128 ST SURREY, B.C. V3W 1R1

DRAWING TITLE:

DESIGN RATIONALE: URBAN DESIGN AND ENERGY SAVING

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Crime Prevention Through Environmental Design. "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development. Architectural and the landscape designs have incorporated the recommendations in their designs.

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

The proposed CPTED measure fall into the following categories:

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

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows and the balconies along the Courtyard ensure the outdoor presence of the people, which provide "eyes on the road".
- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system
- The simplicity of the massing and it's orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people

- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Stone has been introduced at the base of the buildings representing a durable and high quality base free of graffiti.
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.



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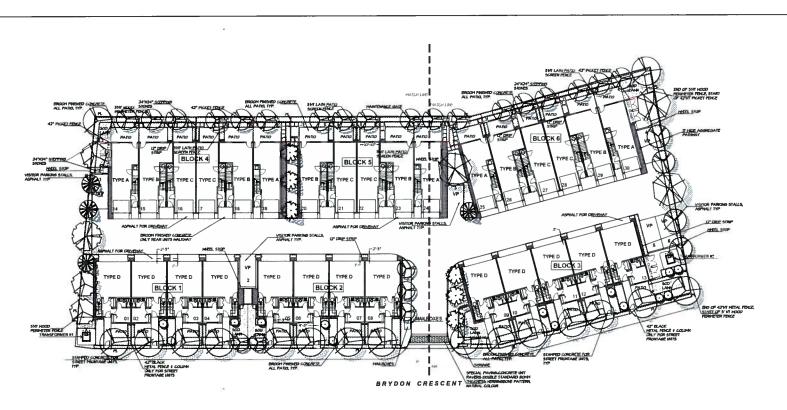
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30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY

RED CARDINAL HOMES 378 8148 128 ST SURREY, B.C. V3W 1R1

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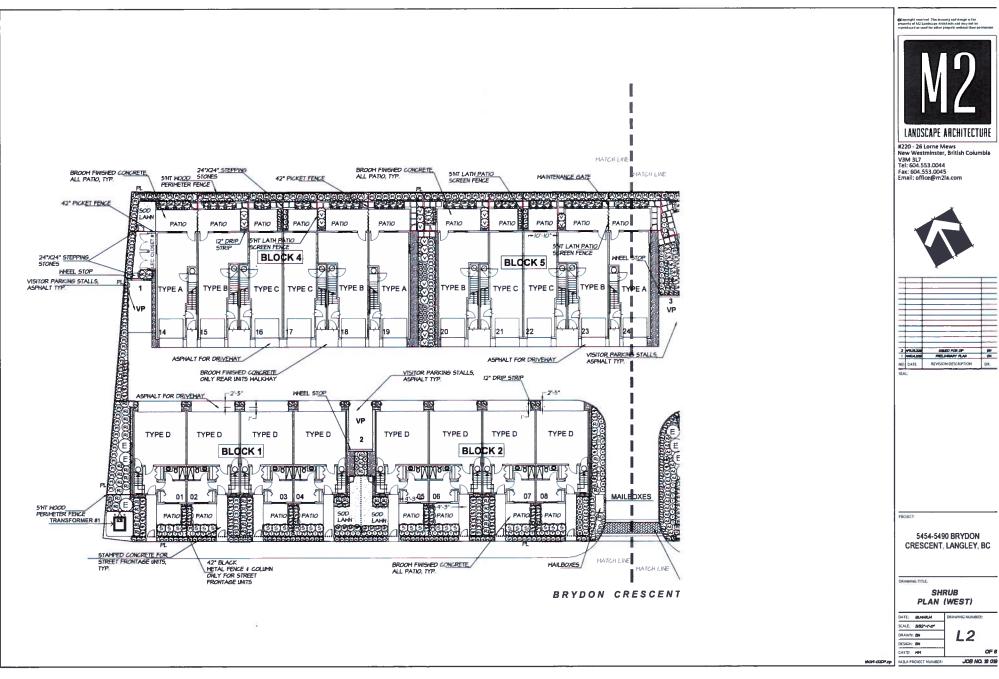
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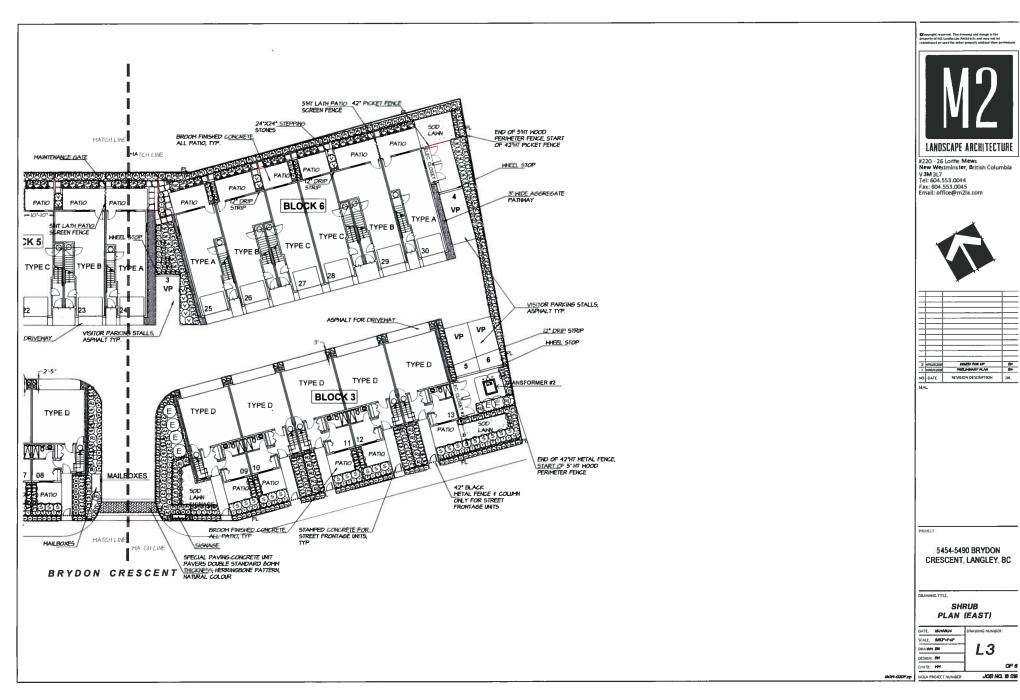
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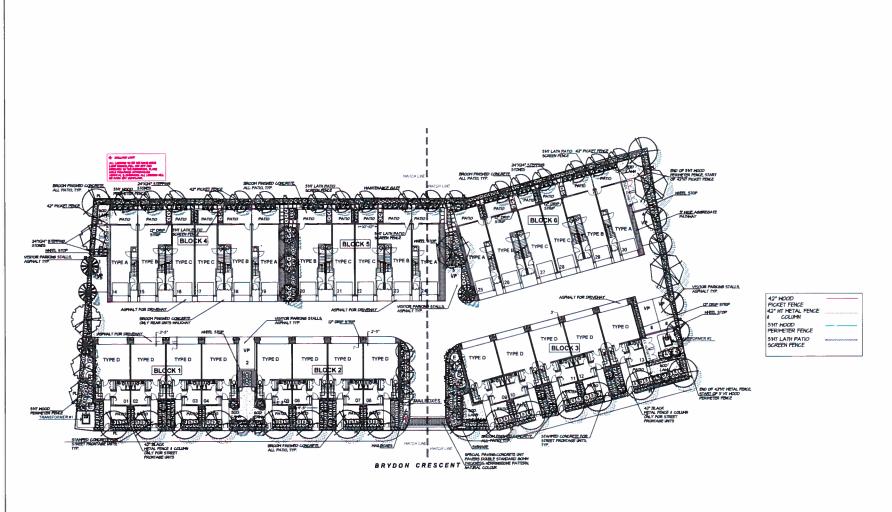
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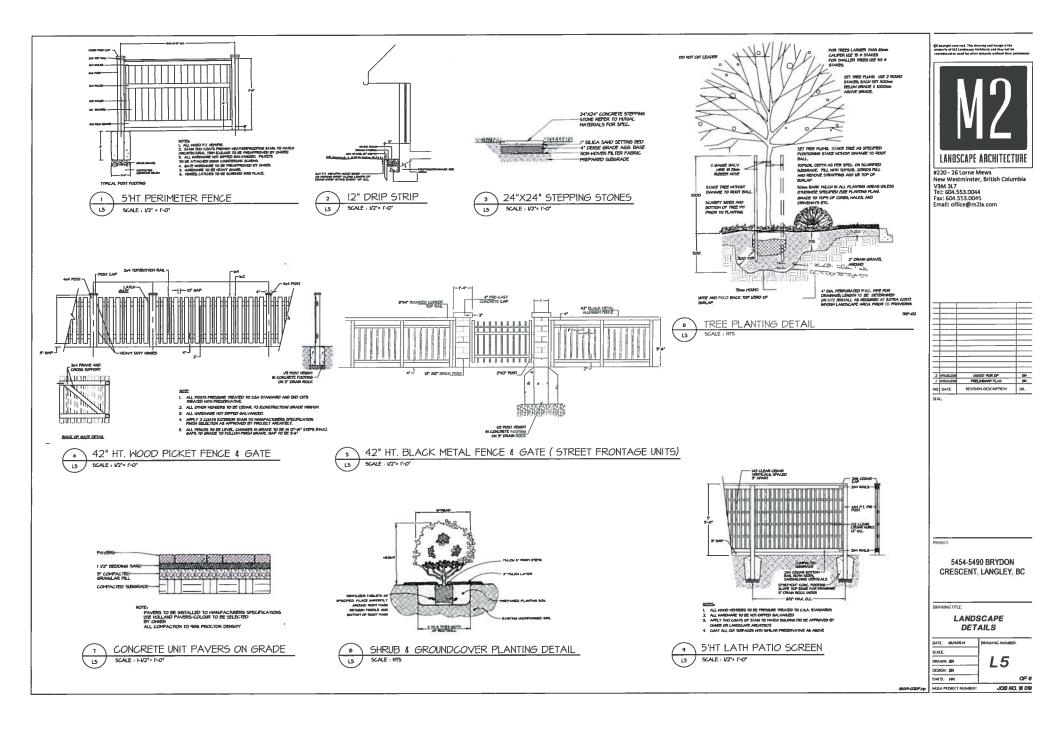
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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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DRAWING TITLE

LANDSCAPE SPECIFICATION

DATE INNAULA	DRAWING NUMBER:
SCALE: 5/52*+1*-0*	
DRAWN: ØN	16
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JOB NO. 15 019 MIZEA PROJECT NUMBER: