



## PUBLIC HEARING AGENDA

Monday, July 9, 2018  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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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 3061 - Zoning Amendment Bylaw

1

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19727, 19737, 19755 and 19763 55 Avenue from RS1 Single Family Residential Zone to CD57 Comprehensive Development Zone to accommodate a 36 unit, 3 storey townhouse development.

The Mayor invites Fred Adab, F. Adab 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.

- b. Bylaw 3068 - Zoning Amendment 31  
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20105, 20109, 20119 and 20129 53A Avenue from RS1 Single Family Residential Zone to CD60 Comprehensive Development Zone to accommodate a 48 unit, 4 storey condominium apartment.
- The Mayor invites Lukas Wykpis, Keystone Architecture 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.
- c. Bylaw 3072 - Zoning Amendment 58  
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5471 and 5481 199A Street from RS1 Single Family Residential Zone to CD61 Comprehensive Development Zone to accommodate a 13 unit, 3 storey townhouse development.
- The Mayor invites Amir Moosavii, Wensley Architecture 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.
- d. Bylaw 3074 - Zoning Amendment 95  
To amend the Zoning Bylaw, 1996, No. 2100 to designate an un-zoned portion of road located adjacent to the lane off 204th Street and Park Avenue, dedicated by Plan EPP80213, to C1 Downtown Commercial Zone.
- The Mayor invites Roy Beddow, Deputy Director of Development Services to speak to 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. 148, 2018, BYLAW No. 3061  
DEVELOPMENT PERMIT APPLICATION DP 06-18**

To consider a Rezoning Application and Development Permit Application by 55 Avenue Holdings Inc. to accommodate a 3-storey, 36-unit townhouse development.

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

**Background Information:**

<b>Applicant:</b>	55 Avenue Holdings Inc.
<b>Owner:</b>	55 Avenue Holdings Inc., 1103300 BC Ltd.
<b>Civic Addresses:</b>	19727, 19737, 19755, 19763 -55 Avenue
<b>Legal Description:</b>	Lots 1,2,3, Section 3, Township 8, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 12439
<b>Site Area:</b>	4,550 m <sup>2</sup> (1.124 acres)
<b>Lot Coverage:</b>	50.8%
<b>Total Parking Required:</b>	72 spaces ( plus 7 designated visitor spaces)
<b>Total Parking Provided:</b>	72 spaces (plus 7 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD57 Comprehensive Development Zone
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$688,725 (City: \$448,472, GVS&DD: \$147,308, SD35: \$20,945)
<b>Community Amenity Charge:</b>	\$72,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 148**

**BYLAW NO. 3061**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD57) and to rezone the property located at 19727, 19737, 19755, 19763 -55 Avenue to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 148, 2018, No. 3061”.

**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 – 57 (CD57) Zone: immediately after Comprehensive Development -56 (CD56) Zone:

**“BBB. CD57 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 36-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 CD57 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-523-618  
Lot 1, Section 3, Township 8, New Westminster District, Plan 19625
- (b) PID: 010-523-634  
Lot 2, Section 3, Township 8, New Westminster District, Plan 19625
- (c) PID: 010-523-677  
Lot 3, Section 3, Township 8, New Westminster District, Plan 19625
- (d) PID: 002-324-733  
Lot 4, Section 3, Township 8, New Westminster District, Plan 12439

### 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 31 pages and dated April 16, 2018 prepared by F. Adab Architects Inc. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 06-18.

### 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 twenty fifth day of June, 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.

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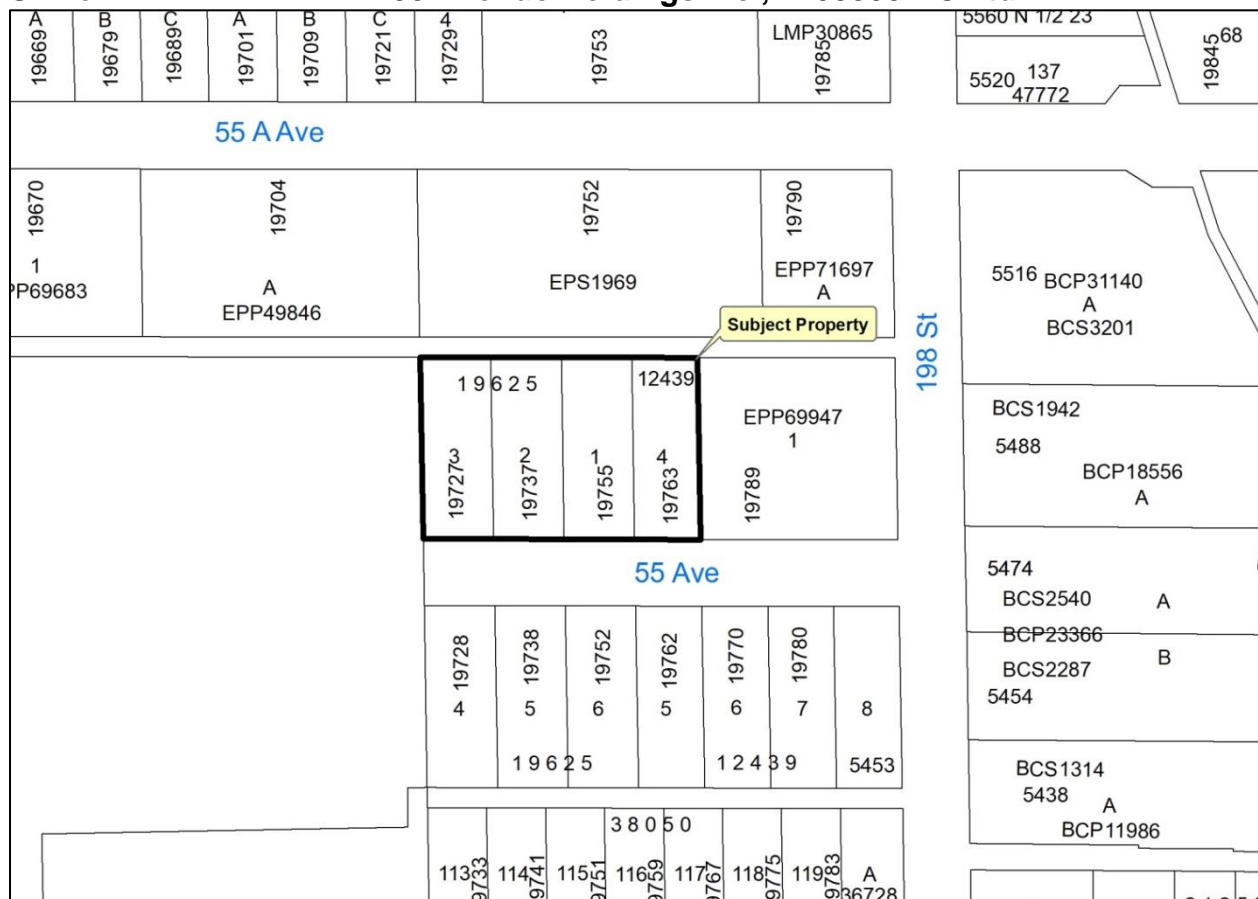
***MAYOR***

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***CORPORATE OFFICER***



**Civic Address:** 19727, 19737, 19755, 19763 – 55 Avenue  
**Legal Description:** Lots 1, 2, 3, Section 3, Township 8, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 12439  
**Applicant:** 55 Avenue Holdings Inc.  
**Owner:** 55 Avenue Holdings Inc., 1103300 BC Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 06-18/  
Development Permit Application DP 06-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: May 29, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 06-18 and Development Permit Application DP 06-18 to accommodate a 36-unit, three-storey townhouse development located at 19727, 19737, 19755, 19763 – 55 Avenue 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.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by 55 Avenue Holdings Inc. for a 36-unit, three storey townhouse development.

## POLICY:

The subject properties are designated “Medium 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:

<b>Applicant:</b>	55 Avenue Holdings Inc.
<b>Owner:</b>	55 Avenue Holdings Inc., 1103300 BC Ltd.
<b>Civic Addresses:</b>	19727, 19737, 19755, 19763 – 55 Avenue
<b>Legal Description:</b>	Lots 1, 2, 3, Section 3, Township 8, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 12439
<b>Site Area:</b>	4,550 m <sup>2</sup> (1.124 acres)
<b>No. of Units:</b>	36 units
<b>Density:</b>	79.1 units/ha (32.0 units/acre)
<b>Lot Coverage:</b>	50.8%
<b>Building Height:</b>	3 storeys
<b>Total Parking Required:</b>	72 spaces plus 7 visitor spaces
<b>Total Parking Provided:</b>	72 spaces plus 7 visitor spaces
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD57 Comprehensive Development
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$688,725 (City: \$448,472, GVS&DD: \$147,308, SD35: \$20,945)
<b>Community Amenity Charge:</b>	\$72,000
<b>Exterior Finishes :</b>	Brick facing, Hardie siding and panels, pvc panels

### Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed **Multi Family Development, at 19727 to 19763 55 Avenue**. 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. Design and construct a half-width road on 55 Avenue along the property frontage to a City of Langley modified local road standard (curb to curb width 11.0m); including pavement, barrier curb and gutter, 1.5m wide sidewalk, boulevard, street lighting, street trees and storm drainage. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. A cash-in-lieu amount for the top lift of pavement will be paid to the City.
2. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
3. 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".
4. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
5. Primary vehicular access to the site will be from the laneway north of the site.
6. 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.
7. 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.
8. All existing site services shall be capped at the main, at the Developer's expense, upon application for Demolition permit.

9. Undergrounding of the existing overhead Hydro and TELUS is required along the 55 Avenue site frontage.
10. 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.
11. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. The QEP shall propose measures to mitigate environmental impacts and compensate for lost habitat due to the infilling of the ditches along 55 Avenue and the lane, and must apply to applicable regulatory approvals.
12. 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.

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 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 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 proposed 36-unit, three storey townhouse development is intended to fill the existing gap between townhouse development site currently under construction and Huntsfield Green townhouse complex, at the west end of 55 Avenue. Situated on the site of four existing single family homes, the project is laid out with a north-south 8m wide internal laneway providing vehicular access to the City lane at the rear (and emergency access to 55 Avenue) and a single east-west lane for interior access only. Seven building blocks are arranged to frame the perimeters of the site. Four of the buildings feature side by side garages while the other three have tandem garages.

The overall development accommodates varying unit types and sizes, including rooftop amenity decks for outdoor space , secured within each unit.. Exterior finishes include brick facing, hardie siding/ panels and pvc panels to achieve a contemporary urban effect.



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 June 13, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$448,472 to City Development Cost Charge accounts and \$72,000 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 13, 2018  
7:00 PM**

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

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

**Absent:** Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

THAT the minutes for the May 9, 2018 Advisory Planning Commission  
meeting be received, as amended, to correct reference to 5491 -199A  
Street.

**CARRIED**

2) **DEVELOPMENT PERMIT APPLICATION DP 08-18- 20286**  
**MICHAUD CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced David Danyluck, David Danyluck Architects Inc. who presented the proposed application. Following discussion on building form and character, building setbacks, parking, landscaping, sustainability features, CPTED security measures and cash-in-lieu of parking provisions, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Millsip

That Development Permit Application DP 08-18 to accommodate a 4-storey mixed-use development located at 20286 Michaud Crescent be approved, including the proposed front and exterior side yard setback variances, and cash –in-lieu of 3 parking spaces, 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 06-18/DEVELOPMENT PERMIT**  
**APPLICATION DP 06-18- 19727, 19737, 19755, 19763-55 AVENUE**

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, parking, entry lighting, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 06-18/Development Permit Application DP 06-18 to accommodate a 36 unit, 3-storey townhouse development located at 19727, 19737, 19755, 19763-55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Buhler

That tandem parking be referred to City Council for review.

CARRIED

4) **REZONING APPLICATION RZ 08-18/DEVELOPMENT PERMIT  
APPLICATION DP 10-18- 20105, 20109, 20119, 20129-53A AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Lukas Wykpis, Keystone Architecture & Planning Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, community garden areas, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 08-18/Development Permit Application DP 10-18 to accommodate a 48 unit, 4-storey condominium apartment located at 20105, 20109, 20119, 20129 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

5) **REZONING APPLICATION RZ 09-18/DEVELOPMENT PERMIT  
APPLICATION DP 11-18- 5471 & 5481 - 199A STREET**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Amir Moosavi, Wensley Architecture Ltd., 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 Mullin

That Rezoning Application RZ 09-18/Development Permit Application DP 11-18 to accommodate a 13 unit, 3-storey townhouse development

located at 5471 and 5481-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

6) **Next Meetings:**

Wednesday, August 8, 2018

7) **ADJOURNMENT**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the meeting adjourn at 9:15 P.M.

CARRIED

  
\_\_\_\_\_  
ADVISORY PLANNING COMMISSION CHAIRMAN

  
\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

*Certified Correct*

# 36 UNIT TOWNHOUSE DEVELOPMENT

19727-19737-19755-19763, 55 AVENUE, LANGLEY



## CONTACT LIST:

### OWNER :

55 AVENUE HOLDING INC.  
7680 MONTANA ROAD  
RICHMOND, B.C. V7C 2K8  
TEL : 604 218 6051

### 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 :

HUB ENGINEERING INC.  
12992-76TH AVENUE  
SURREY, B.C. V3W 2V6  
TEL : 604 572 4326

### LANDSCAPE ARCHITECT:

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

## LIST OF DRAWINGS

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 CONTEXT PLAN - PROJECT STATISTICS
- A-1.2 AERIAL MAP - CONTEXT PHOTOS
- A-1.3 SITE PLAN
- A-1.4 PERSPECTIVE VIEW
- A-1.5 COLOURED ELEVATIONS
- A-1.6 EXTERIOR FINISH
- A-2.1a FLOOR PLANS - BLOCKS 1-2 (1ST & 2ND FLOOR)
- A-2.1b FLOOR PLANS - BLOCKS 1-2 (3RD FLOOR & ROOF PLAN)
- A-2.2 FLOOR PLANS - BLOCK 3
- A-2.3a FLOOR PLANS - BLOCK 4 (1ST & 2ND FLOOR)
- A-2.3b FLOOR PLANS - BLOCK 4 (3RD FLOOR & ROOF PLAN)
- A-2.4 FLOOR PLANS - BLOCK 5
- A-2.5a FLOOR PLANS - BLOCK 6 (1ST & 2ND FLOOR)
- A-2.5b FLOOR PLANS - BLOCK 6 (3RD FLOOR & ROOF PLAN)
- A-2.6a FLOOR PLANS - BLOCK 7 (1ST & 2ND FLOOR)
- A-2.6b FLOOR PLANS - BLOCK 7 (3RD FLOOR & ROOF PLAN)
- A-3.1 ELEVATIONS - BLOCKS 1-2
- A-3.2 ELEVATIONS - BLOCK 3
- A-3.3 ELEVATIONS - BLOCK 4
- A-3.4 ELEVATIONS - BLOCK 5
- A-3.5 ELEVATIONS - BLOCK 6
- A-3.6a ELEVATIONS - BLOCK 7
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- A-4.1 BLOCKS 1-2 SECTIONS
- A-4.2 BLOCK 3 SECTIONS
- A-4.3 BLOCK 4 SECTIONS
- A-4.4 BLOCK 5 SECTIONS
- A-4.5 BLOCK 6 SECTIONS
- A-4.6 BLOCK 7 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 - OPTED
- L0 LANDSCAPE KEY PLAN
- L1 TREE PLAN
- L2 SHRUB PLAN
- L3 LIGHTING / FENCE PLAN
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE SPECIFICATIONS



**F. ADAB  
ARCHITECTS  
INC.**

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

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

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

2	08-01-18	PREPARED FOR REVISIONING & D.P.
1	04-16-18	ISSUED FOR REVISIONING & D.P.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727,19737,19755,19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

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

DATE:	NOV 2017	SHEET NO.:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1706	

**A-1.0**







**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
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E-MAIL: [info@mutigonfab.com](mailto:info@mutigonfab.com)

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2	06-01-18	REISSUED FOR REZONING & DP
1	04-10-18	ISSUED FOR REZONING & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19755, 19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

DRAWING TITLE:  
AERIAL MAPS -  
CONTEXT PHOTOS

DATE:	OCT 2017	SHEET NO:  <b>A-1.2</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



# **F. ADAB ARCHITECTS INC.**

#100-1000 ROOSEVELT CRESCENT  
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E: fadab@fadabarchitects.com

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2	08-01-18	REISSUED FOR REZONING & DP
1	04-16-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727-19737, 19755, 19763  
55 AVENUE, LANGLEY  
**FOR:**  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

**DRAWING TITLE:**  
**SITE PLAN**

DATE:	OCT 2017	SHEET NO:
SCALE:	N.T.S.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1903	

**A-1.3**







**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
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3	08-01-16	REISSUED FOR REZONING & DP
1	04-16-16	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE**  
**DEVELOPMENT**  
19727,19737,19755,19763  
55 AVENUE, LANGLEY  
**FOR:**  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K6

DRAWING TITLE:  
**COLOURED ELEVATIONS**

DATE:	OCT 2017	SHEET NO:  <b>A-1.5</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



### 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 Brick being the dominant exposing material. Prefabricated panels and Hardie siding are introduced throughout the facades. Vinyl siding is not used in any areas.

The colours are selected with emphasis on dark and light grey panels, off-white siding and hazel oak wood colour as accent. Windows and railings are back resulting in further contrast between the exterior finishing materials.



**SOUTH ELEVATION - BLOCK 6**

### EXTERIOR FINISHES



**BRICK VENEER**  
EBONY BY MISSION



**HARDIE SIDING**  
SW 7004 SNOW BOUND  
BY SHERWIN WILLIAMS



**PVC SIDING**  
HAZEL OAK  
REF #6 BY SAGIPER



**HARDIE PANEL**  
SW 9163 TIN LIZZIE  
BY SHERWIN WILLIAMS



**F. ADAB  
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NO.	DATE	REVISION / ISSUED
2	08-01-18	REBUILT FOR REVISION & DP
1	06-10-18	REBUILT FOR REVISION & DP

**PROJECT TITLE:**  
36 UNIT TOWNHOUSE  
DEVELOPMENT  
18727, 18737, 18756, 18783  
55 AVENUE, LANGLEY  
FOR:  
55 AVENUE HOLDINGS INC.  
7550 MONTANA RD.  
RICHMOND, B.C. V7C 2K5

**DRAWING TITLE:**  
EXTERIOR FINISH

DATE:	OCT 2017	SHEET NO:	A-1.6
SCALE:	N/A		
DESIGN:	J.A.		
DRAWN:	J.A.		
PROJECT NO:	1803		





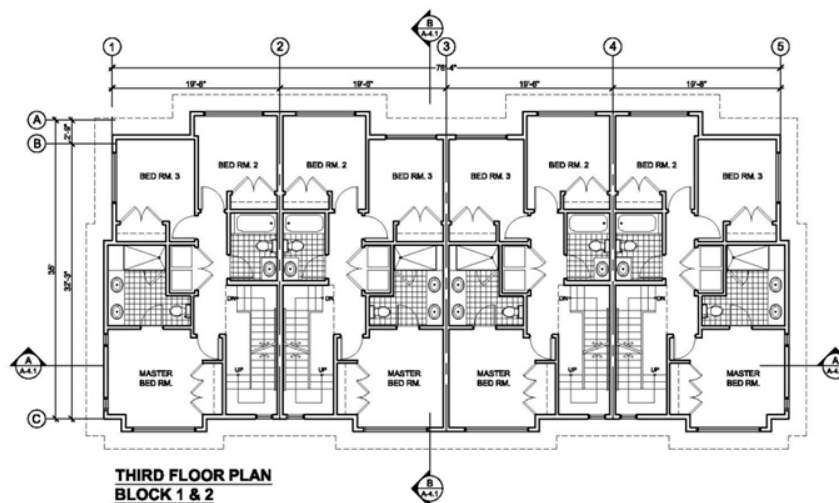
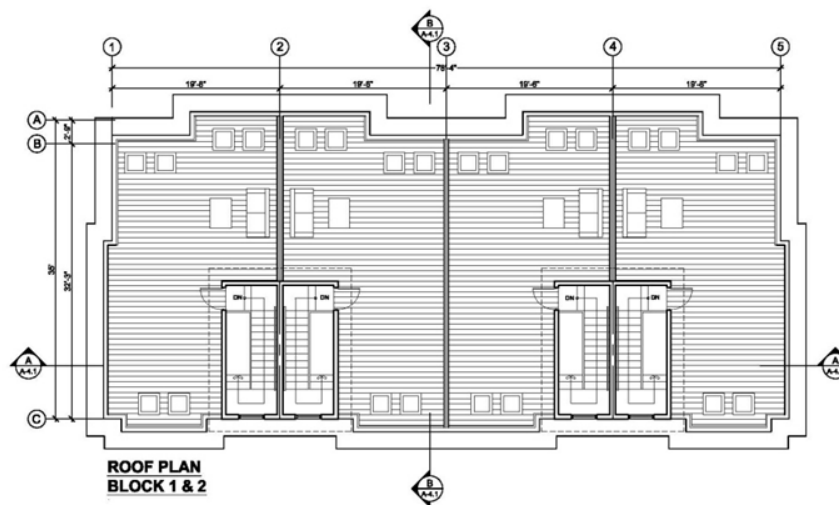
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

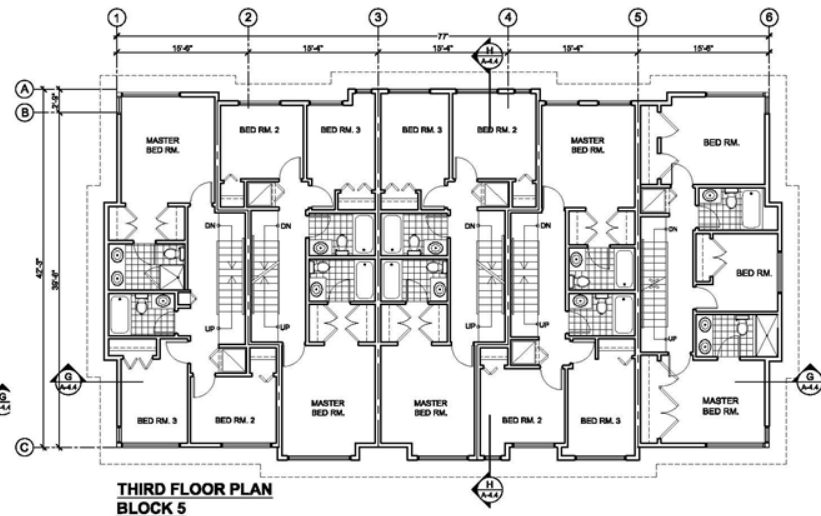
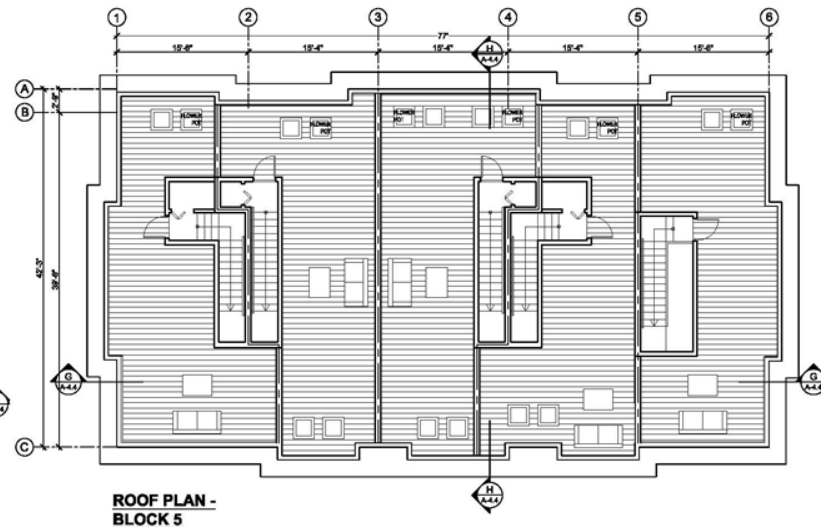
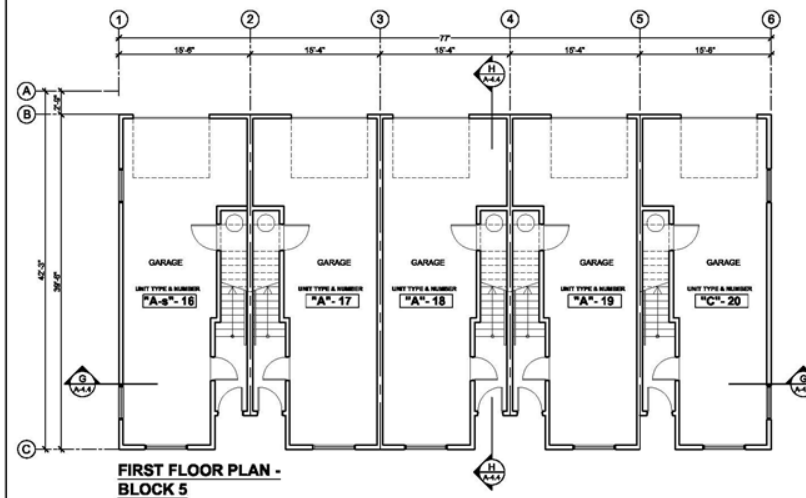
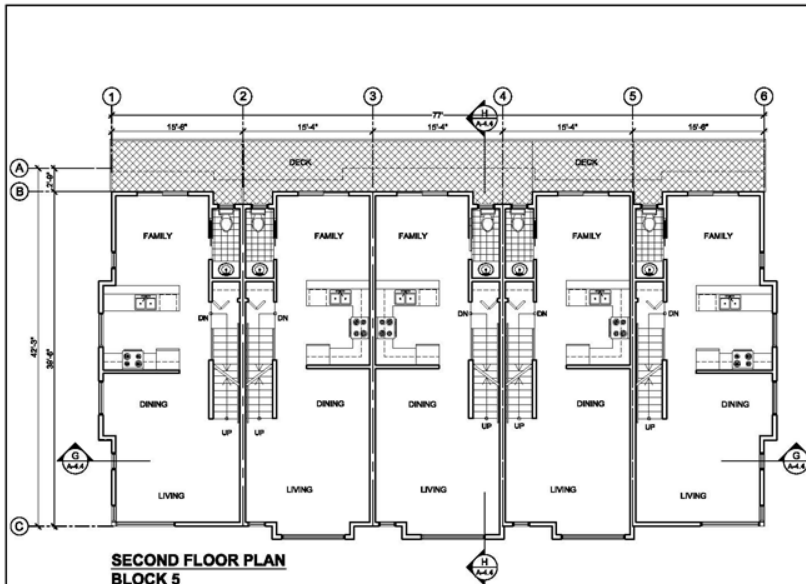
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1	04-10-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19755, 19783  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

DRAWING TITLE:  
BLOCK 1 & 2  
THIRD FLOOR  
AND ROOF PLAN

DATE: OCT 2017	SHEET NO:  <b>A-2.1b</b>
SCALE: NTS.	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1803	





# **F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
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NO.	DATE	REVISION / ISSUED
2	08-01-18	REISSUED FOR REZONING & DP
1	04-10-18	ISSUED FOR REZONING & DP

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
18727, 18737, 18755, 18763  
55 AVENUE, LANGLEY  
FOR:  
55 AVENUE HOLDINGS INC.  
7500 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

**DRAWING TITLE:**  
**BLOCKS 5  
FLOOR PLANS**

DATE:	OCT 2017	SHEET NO:
SCALE:	INTL.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

**A-2.4**





-	DRAWING	REV AS PER NEW SITE PLAN	DN
+/-	HWS-2208	PRELIMINARY PLAN	DN
NO.	DATE	REVISION DESCRIPTION	DR.

DATE: 2018.MAR.22	DRAWING NUMBER:
SCALE: N75	<b>LO</b>
DRAWN: ZN	
DESIGN: ZN	
CHK'D: MM	
MZLA PROJECT NUMBER:	OF: 2
	JOB NO. 88 02







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



NO.	DATE	REVISION DESCRIPTION	BY
1	2018-11-22	REV. AS PER NEW SITE PLAN	BR
2	2019-01-07	REV. AS PER NEW SITE PLAN	BR
3	2019-01-07	REV. AS PER NEW SITE PLAN	BR

SCALE:

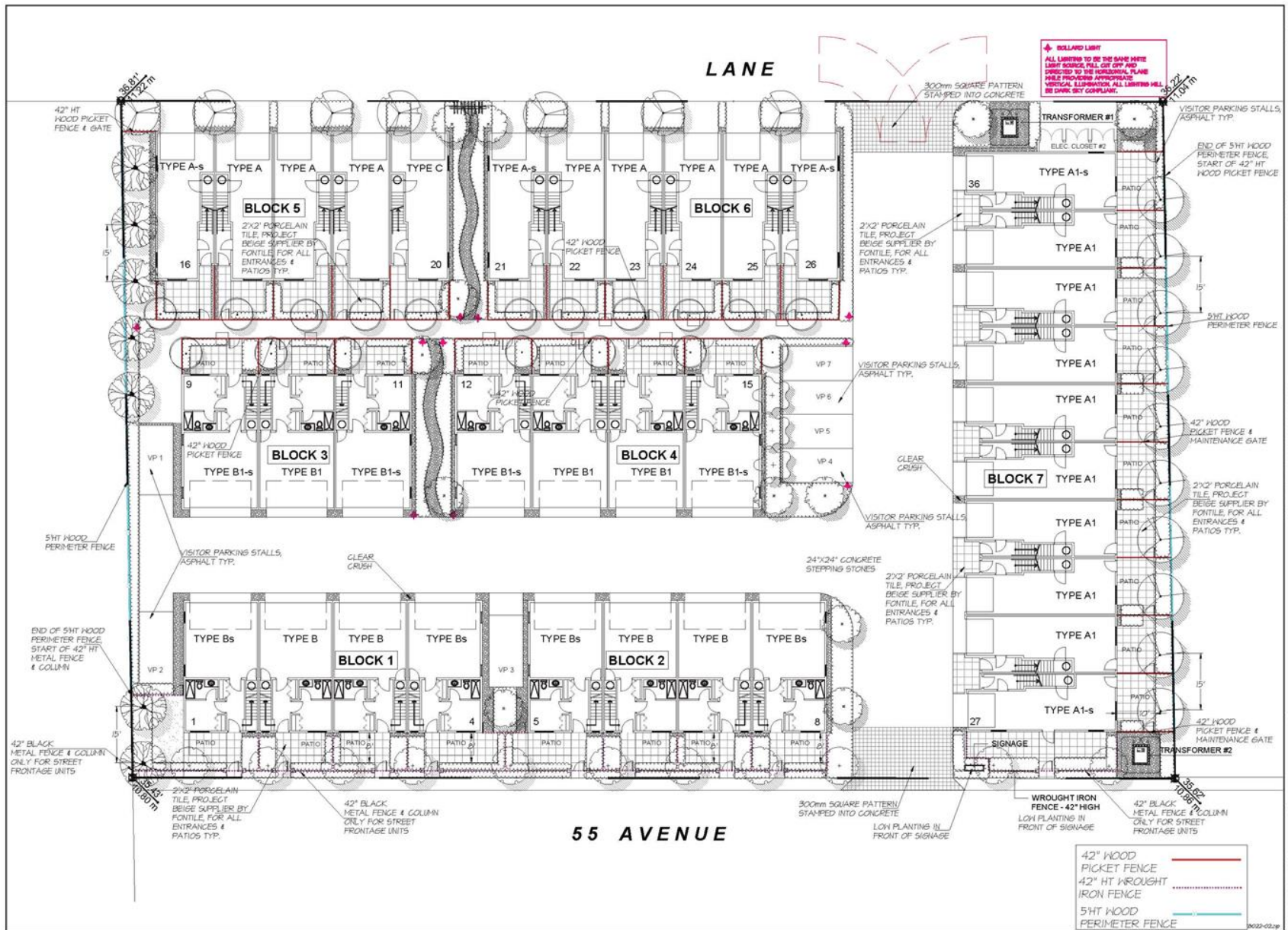
PROJECT:

19727, 19763  
55TH AVENUE,  
LANGLEY, BC

DRAWING TITLE:

**LIGHTING/FENCE PLAN**

DATE: 2018-11-22	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L3</b>
DRAWN: BR	OF 5
DESIGN: BR	
CHECK: HY	
NO. PROJECT NUMBER:	JOB NO. 18-022

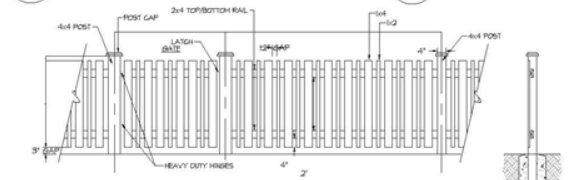




- NOTES:
1. ALL WOOD PICKET FENCE
  2. STAIN TWO COATS PREMIUM LEATHERPROOFING STAIN TO MATCH ARCHITECTURAL TRIM COLOR TO BE PREAPPROVED BY OWNER
  3. ALL HARDWARE NOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED WITH CONSTRUCTION NAILS
  4. GATE HARDWARE TO BE PREAPPROVED BY OWNER
  5. WEATHER TO BE HEAVY GAUGE
  6. HINGES LATCHES TO BE BORED INTO PLATE

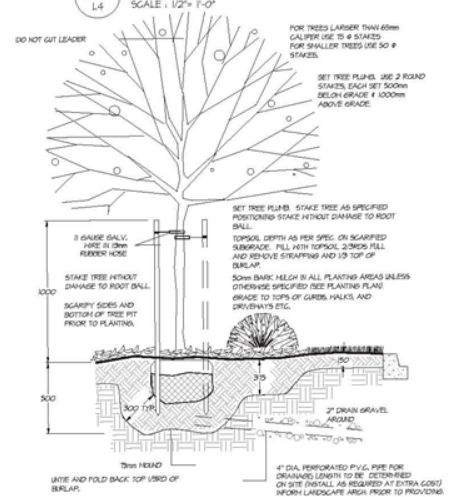
1 5HT PERIMETER FENCE  
SCALE: 1/2" = 1'-0"

2 12" DRIP STRIP  
SCALE: 1/2" = 1'-0"

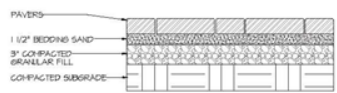


- NOTE:
1. ALL PICKETS PREPAINTED TO GSA STANDARD AND DED GITS TREATED WITH PRESERVATIVE
  2. ALL OTHER MEMBERS TO BE GEDRAL #2 CONSTRUCTION GRADE HEMLOCK
  3. ALL HARDWARE NOT DIPPED GALVANIZED
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FROM SELECTION AS APPROVED BY PROJECT ARCHITECT
  5. ALL PICKETS TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-8" STEPS MAX. GAPS TO GRADE TO FOLLOW EXISTING GRADE. GATE TO BE 3'-6"

3 42" HT. WOOD PICKET FENCE & GATE  
SCALE: 1/2" = 1'-0"



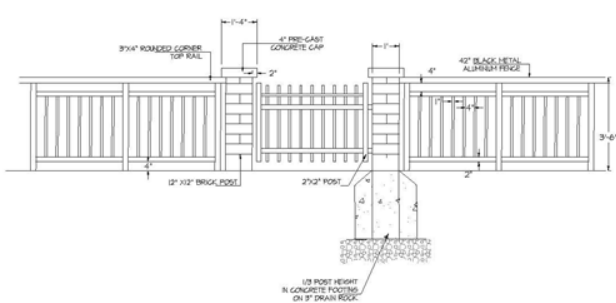
6 TREE PLANTING DETAIL  
SCALE: NTS



- NOTE:
- PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS USE HOLLAND PAVERS COLOR TO BE SELECTED BY OWNER ALL COMPACTION TO 95% PROCTOR DENSITY

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

5 BOLLARD DP-30  
SCALE: 1/2" = 1'-0"



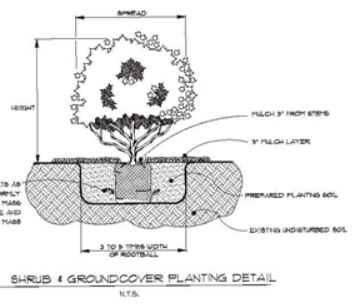
7 42" HT. BLACK METAL FENCE & GATE ( STREET FRONTAGE UNITS)  
SCALE: 1/2" = 1'-0"

# PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 18022	PLANTED SIZE / REMARKS
1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE		25H HT, B4B UPRIGHT FORM
12	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD		25H HT, B4B
1	PARROTIA PERGICA	PARSIAN IRONWOOD		25H HT, B4B
18	PRUNUS SEROTATA 'HANOBAH'	AMERICAN CHERRY		60H CAL, 15H STD, B4B
1	PRUNUS X YEDONENSIS 'AKESBONO'	AKESBONO CHERRY		60H CAL, B4B, 150H STD
10	SYRAX JAPONICUS	JAPANESE SNOEWELL		3M, B4B
3	SYRAXIA RETICULATA	IVORY SILK TREE		60H CAL, 15H STD, B4B
23	AZALEA PALMATUM 'BLOODGOOD'	AZALEA, SINGLE DEEP CRIMSON		42 POT, 25CH
17	ELONHUS ALATA 'CO-PACTUS'	COMPACT HINNED BURNING BUSH		42 POT, 25CH
141	ELONHUS FORTUNEI 'COLORATUS'	INTERCREEPER		42 POT, 30CH
64	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA		42 POT
226	PRUNUS LUSTANICA	PORTUGUESE LAUREL		1 1/2 B4B
51	RHOODENDRON ELIZABETH	RHOODENDRON, RED		42 POT
30	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA		42 POT
50	SPRAEA SHIROBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA		42 POT
152	TAXUS X MEDIA 'HIGSHI'	HIGGS YEN		42 POT
61	VIBURNUM DAVIDI	DAVIDS VIBURNUM		42 POT
1	HEUGHERA 'PALACE PURPLE'	PALACE PURPLE GORAL BELLS		42 POT
105	CALLUNA VULGARIS 'DARK BEAUTY'	HEATHER, PINK		42 POT
110	PACHYSANDRA TERMINALIS	JAPANESE SPIRGE		42 POT, 30CH

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER COSTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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



8 SHRUB & GROUND COVER PLANTING DETAIL  
SCALE: NTS

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Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
1	2008-02-28	PRELIMINARY PLAN	BN
2	2008-03-10	REV. AS PER NEW SITE PLAN	BN
3	2008-03-10	REV. AS PER NEW SITE PLAN	BN
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PROJECT:  
19727, 19763  
55TH AVENUE,  
LANGLEY, BC

DRAWING TITLE	DRAWING NUMBER
LANDSCAPE DETAILS	L4
DATE: 2008-03-22	SCALE:
DRAWN: BN	DESIGN: BN
CHECK: BN	MOA PROJECT NUMBER: JCB NO. 18 022



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 151, 2018, BYLAW No. 3068  
DEVELOPMENT PERMIT APPLICATION DP 10-18**

To consider a Rezoning Application and Development Permit Application by Keystone Architecture & Planning Ltd. to accommodate a 4-storey, 48-unit condominium apartment.

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:**

<b>Applicant:</b>	Keystone Architecture & Planning Ltd.
<b>Owner:</b>	RKDI (Langley) Homes Ltd.
<b>Civic Addresses:</b>	20105, 20109, 20119, 20129 -53A Avenue
<b>Legal Description:</b>	Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District, Plan 19625; Lot 4, Section 3, Township 8, New Westminster District, Plan 39394
<b>Site Area:</b>	26,173 ft <sup>2</sup> (2,431 m <sup>2</sup> )
<b>Lot Coverage:</b>	42.8%
<b>Total Parking Required:</b>	71 spaces ( including 10 designated visitor spaces)
<b>Total Parking Provided:</b>	71 spaces (including 10 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD60 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$554,274 (City: \$348,716, GVS&DD: \$147,728, SD35: \$21,830)
<b>Community Amenity Charge:</b>	\$96,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 151**

**BYLAW No. 3068**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD60) and to rezone the property located at 20105, 20109, 20119, 20129 -53A Avenue to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 151, 2018, No. 3068”.

**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 – 60 (CD60) Zone: immediately after Comprehensive Development -59 (CD59) Zone:

**“EEE. CD60 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 48-unit condominium apartment.

**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 CD60 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 008-575-142  
Lot 238, District Lot 305, Group 2, New Westminster District, Plan 39394
- (b) PID: 008-575-169  
Lot 239, District Lot 305, Group 2, New Westminster District, Plan 39394
- (c) PID: 008-575-177  
Lot 240, District Lot 305, Group 2, New Westminster District, Plan 39394
- (d) PID: 001-497-715  
Lot 241, District Lot 305, Group 2, New Westminster District, Plan 39394

### 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 15 pages and dated May 30, 2018 prepared by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 10-18.

### 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 twenty fifth day of June, 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.

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**MAYOR**

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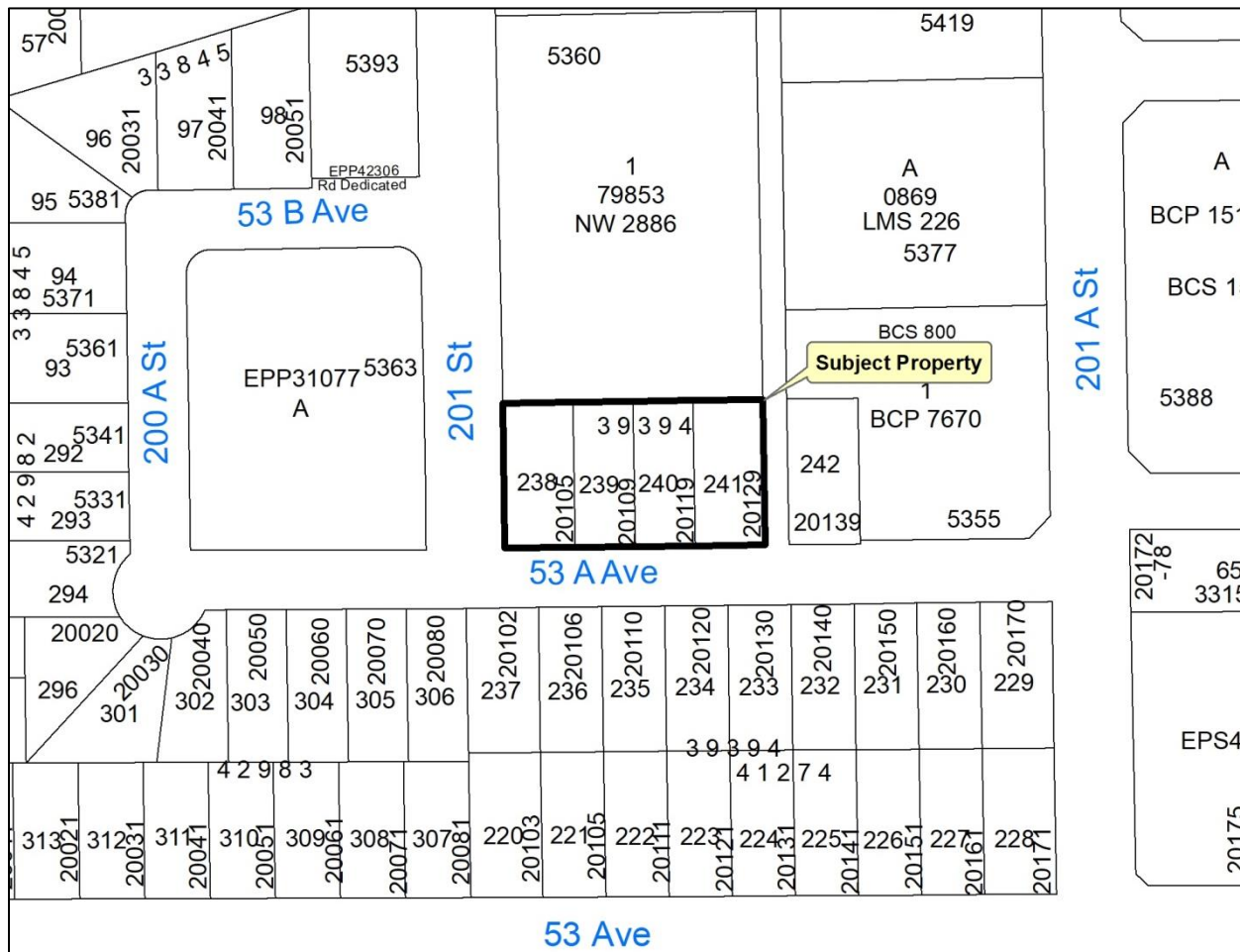
**CORPORATE OFFICER**





## REZONING APPLICATION RZ 08-18 DEVELOPMENT PERMIT APPLICATION DP 10-18

**Civic Address:** 20105, 20109, 20119, 20129 – 53A Avenue  
**Legal Description:** Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District, Plan 39394  
**Owner/Applicant:** RKDI (Langley) Homes Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 08-18/  
Development Permit Application DP 10-18**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Doc #:

Date: May 29, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 08-18/ Development Permit Application DP 10-18 located at 20105, 20109, 20119, 20129-53A Avenue to accommodate a 4 storey, 48 unit condominium apartment 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.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Keystone Architecture and Planning to accommodate a four-storey, 48 unit condominium apartment.

## POLICY:

The subject properties are designated as High Density Residential in the Official Community Plan. All lands designated High Density Residential are subject to a Development Permit to address building form and character.

**COMMENTS/ANALYSIS:**

**Background Information:**

<b>Applicant:</b>	Keystone Architecture & Planning Ltd.
<b>Owner:</b>	RKDI (Langley) Homes Ltd.
<b>Civic Addresses:</b>	20105, 20109, 20119, 20129-53A Ave.
<b>Legal Description:</b>	Lots 238, 239, 240, 241, District Lot 305, Group 2, New Westminster District Plan 39394
<b>Site Area:</b>	26,173 ft <sup>2</sup> (2431.6 m <sup>2</sup> )
<b>Lot Coverage:</b>	42.8%
<b>No. of Units:</b>	48
<b>Density:</b>	80 units per acre
<b>Total Parking Required:</b>	71 (including 10 visitor spaces)
<b>Total Parking Provided:</b>	71 (including 10 visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD60 Comprehensive Development
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$554,274.00 (City - \$348,716.00, GVS&DD - \$147,728.00, SD35 - \$21,830.00)
<b>Community Amenity Charge:</b>	\$96,000.00
<b>Exterior Finishes :</b>	Stone Veneer, Hardie Board Siding/Panelling, Vinyl Windows

**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 20105-20129 53A Ave.** 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. Design and construct a half-width road on 53A Avenue and 201 Street along the property frontage to a City of Langley modified local road standard (curb to curb width 11.0m); including pavement, barrier curb and gutter, 1.5m 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.
4. A Property dedication of approximately 2.5m (to be determined during detailed design and legal survey) along the frontage of 53A Ave will be required to provide an ultimate Road Right of Way of 20m.
5. Vehicular access to the site will be from the laneway east of the site. Access from the laneway east of the site will include a public right-of-way for vehicles to turn around in.
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. Existing street lighting along 53A Avenue and 201 Street shall be reviewed, by an approved lighting consultant, to ensure existing street lighting and 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 53A Avenue, 201 Street and the lane, 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.

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 proposed development is located on the northeast corner of 53A Avenue and 201<sup>st</sup> Street. The subject site proposes a four-storey, 48 –unit condominium apartment, with unit sizes ranging from 580 ft<sup>2</sup> to 998 ft<sup>2</sup>.

Access to the underground parkade for tenant parking is off 53A Avenue, with convenient surface parking for visitors off of the laneway at the east side of the proposed building.

The architecture is a conservative blend of natural simulated materials including exposed timber roof braces, balcony supports and entrance feature with some modern contemporary elements on the ground plane intended to enrich the neighborhood and blend into the existing west-coast/woodland design theme common in the area.

Exterior materials include cementitious board lap siding, flat panel siding with batten board, shakes and a blend of brick veneer stepped exterior treatments complementing a variation of colour, materials and tones, balance, interest, and a sense of human scale to the façade at the street level.

The colour palette follows a “west coast” woodland design theme, using natural earth tones which will blend seamlessly into the neighborhood. The roof is a pitched asphalt shingle design to provide a residential appearance that will complement the existing surrounding buildings.

Tiered planters are provided along the street to define the semi-private from public spaces, and to limit the height of any exposed wall along the parkade.

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

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

#### **Fire Department Comments:**

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

#### **Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the June 13, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25, 2018 Regular Council meeting.

#### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$348,716.00 to City Development Cost Charge accounts and \$96,000.00 in Community Amenity Charges.

#### **ALTERNATIVES:**

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

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 13, 2018  
7:00 PM**

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

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

**Absent:** Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

THAT the minutes for the May 9, 2018 Advisory Planning Commission  
meeting be received, as amended, to correct reference to 5491 -199A  
Street.

**CARRIED**

2) **DEVELOPMENT PERMIT APPLICATION DP 08-18- 20286**  
**MICHAUD CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced David Danyluck, David Danyluck Architects Inc. who presented the proposed application. Following discussion on building form and character, building setbacks, parking, landscaping, sustainability features, CPTED security measures and cash-in-lieu of parking provisions, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Millsip

That Development Permit Application DP 08-18 to accommodate a 4-storey mixed-use development located at 20286 Michaud Crescent be approved, including the proposed front and exterior side yard setback variances, and cash –in-lieu of 3 parking spaces, 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 06-18/DEVELOPMENT PERMIT**  
**APPLICATION DP 06-18- 19727, 19737, 19755, 19763-55 AVENUE**

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, parking, entry lighting, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 06-18/Development Permit Application DP 06-18 to accommodate a 36 unit, 3-storey townhouse development located at 19727, 19737, 19755, 19763-55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.



CARRIED

OPPOSED: Member Millsip, Member Buhler

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Buhler

That tandem parking be referred to City Council for review.

CARRIED

4)

**REZONING APPLICATION RZ 08-18/DEVELOPMENT PERMIT  
APPLICATION DP 10-18- 20105, 20109, 20119, 20129-53A AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Lukas Wykpis, Keystone Architecture & Planning Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, community garden areas, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 08-18/Development Permit Application DP 10-18 to accommodate a 48 unit, 4-storey condominium apartment located at 20105, 20109, 20119, 20129 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

5)

**REZONING APPLICATION RZ 09-18/DEVELOPMENT PERMIT  
APPLICATION DP 11-18- 5471 & 5481 - 199A STREET**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Amir Moosavi, Wensley Architecture Ltd., 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 Mullin

That Rezoning Application RZ 09-18/Development Permit Application DP 11-18 to accommodate a 13 unit, 3-storey townhouse development

located at 5471 and 5481-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

6) **Next Meetings:**

Wednesday, August 8, 2018

7) **ADJOURNMENT**

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Mullin

THAT the meeting adjourn at 9:15 P.M.

CARRIED

  
\_\_\_\_\_  
ADVISORY PLANNING COMMISSION CHAIRMAN

  
\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

*Certified Correct*



# 53A AVENUE CONDOS

MULTI-FAMILY RESIDENTIAL / LANGLEY, B.C.



**REDEKOP KROEKER**  
DEVELOPMENT INC.

**RKDI (LANGLEY) HOMES LTD.**

T 604.214.3487 | 210 - 11590 CAMBIE RD  
F 604.214.3449 | RICHMOND, BC, V6X 3Z5



**KEYSTONE**  
ARCHITECTURE  
KEYSTONEARCH.CA

**KEYSTONE ARCHITECTURE & PLANNING LTD.**

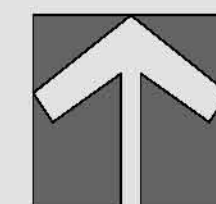
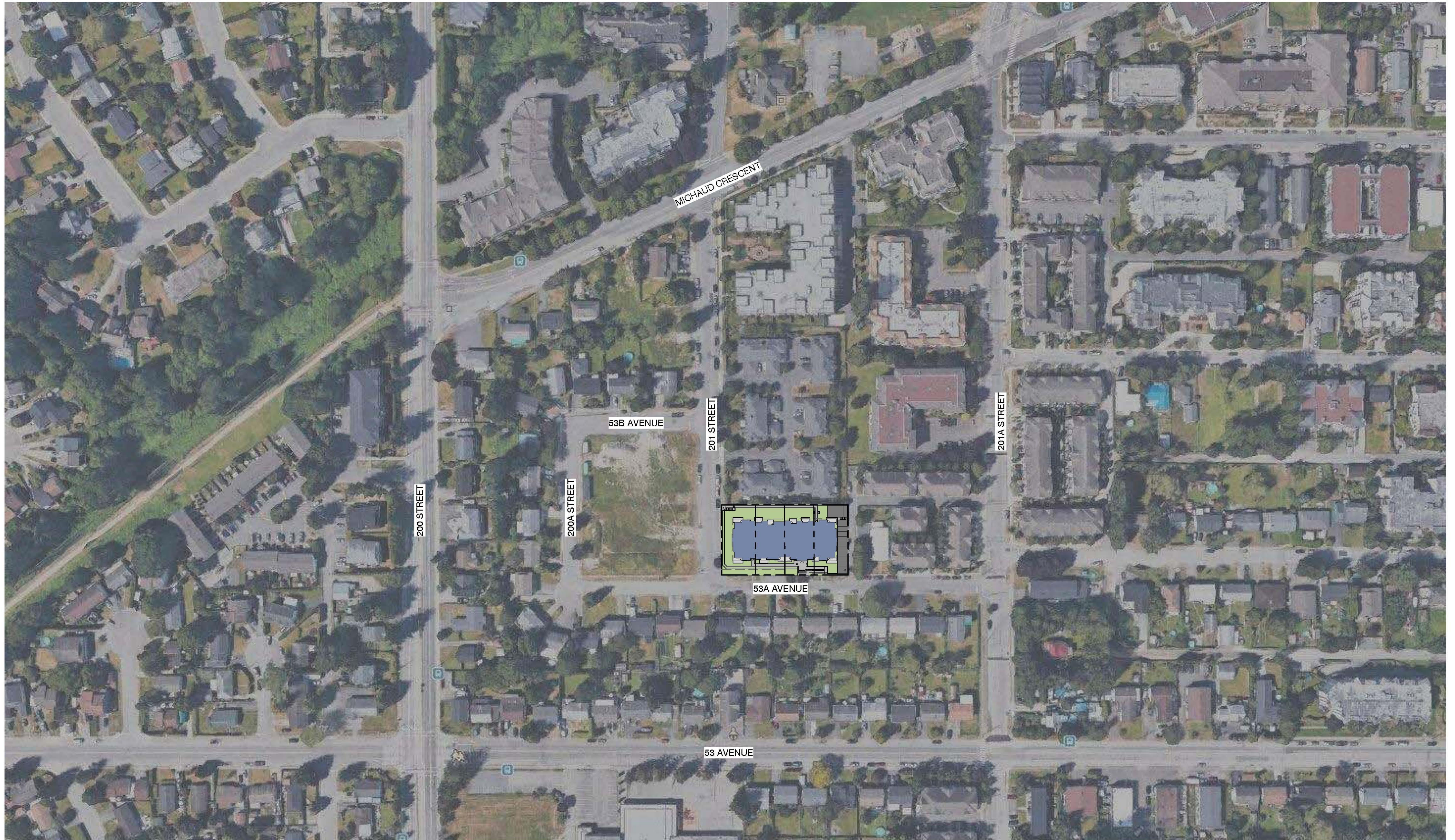
T 604.850.0577 | 110 - 2881 GARDEN STREET  
F 1.855.398.4578 | ABBOTSFORD, BC, V2T 4X1

## SHEET SCHEDULE

SD1-0	COVER PAGE
SD1-1	SITE PLAN
SD1-2	PROJECT INFO
SD1-3	CONTEXT PLAN
SD1-4	P1 LEVEL PLAN
SD1-5	1st LEVEL PLAN
SD1-6	2nd LEVEL PLAN
SD1-7	3rd LEVEL PLAN
SD1-8	4th LEVEL PLAN
SD1-9	ROOF PLAN
SD1-10	BUILDING ELEVATIONS
SD1-11	BUILDING ELEVATIONS
SD1-12	SITE PERSPECTIVES
SD1-14	UNIT PLANS
SD1-15	SECTIONS











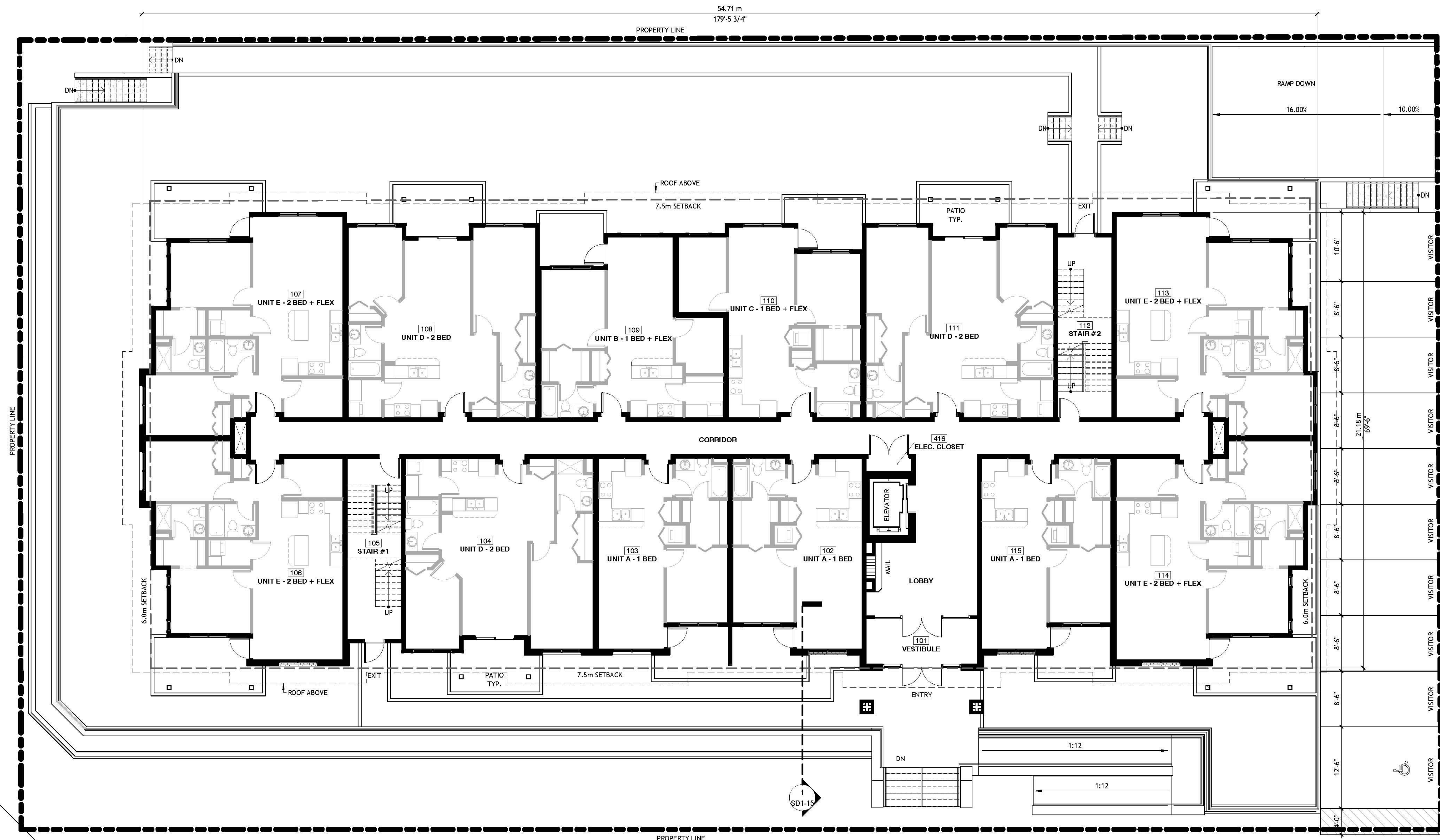




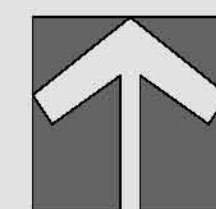


201 STREET

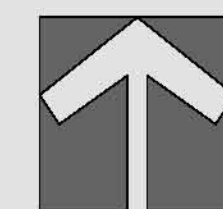
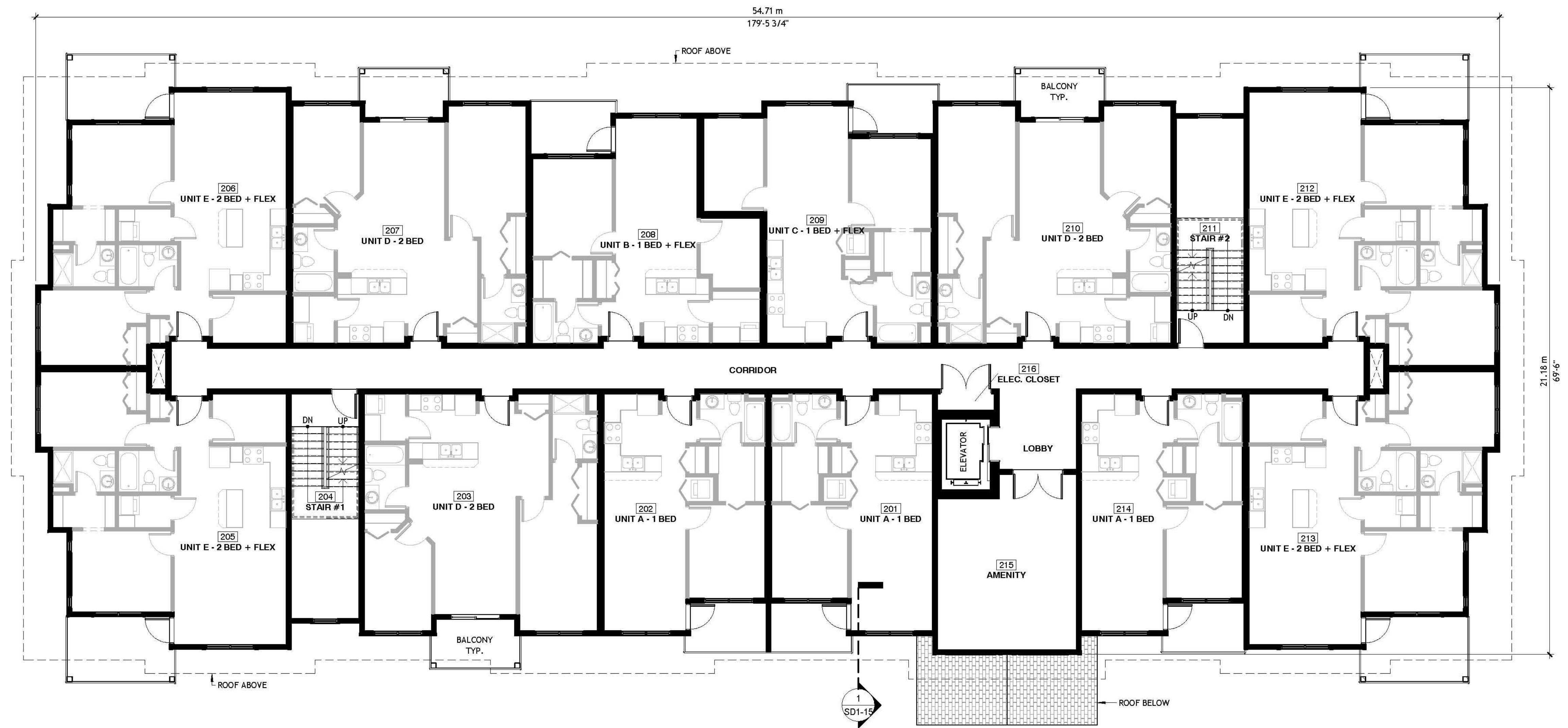
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53A AVENUE



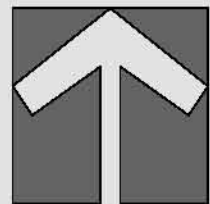
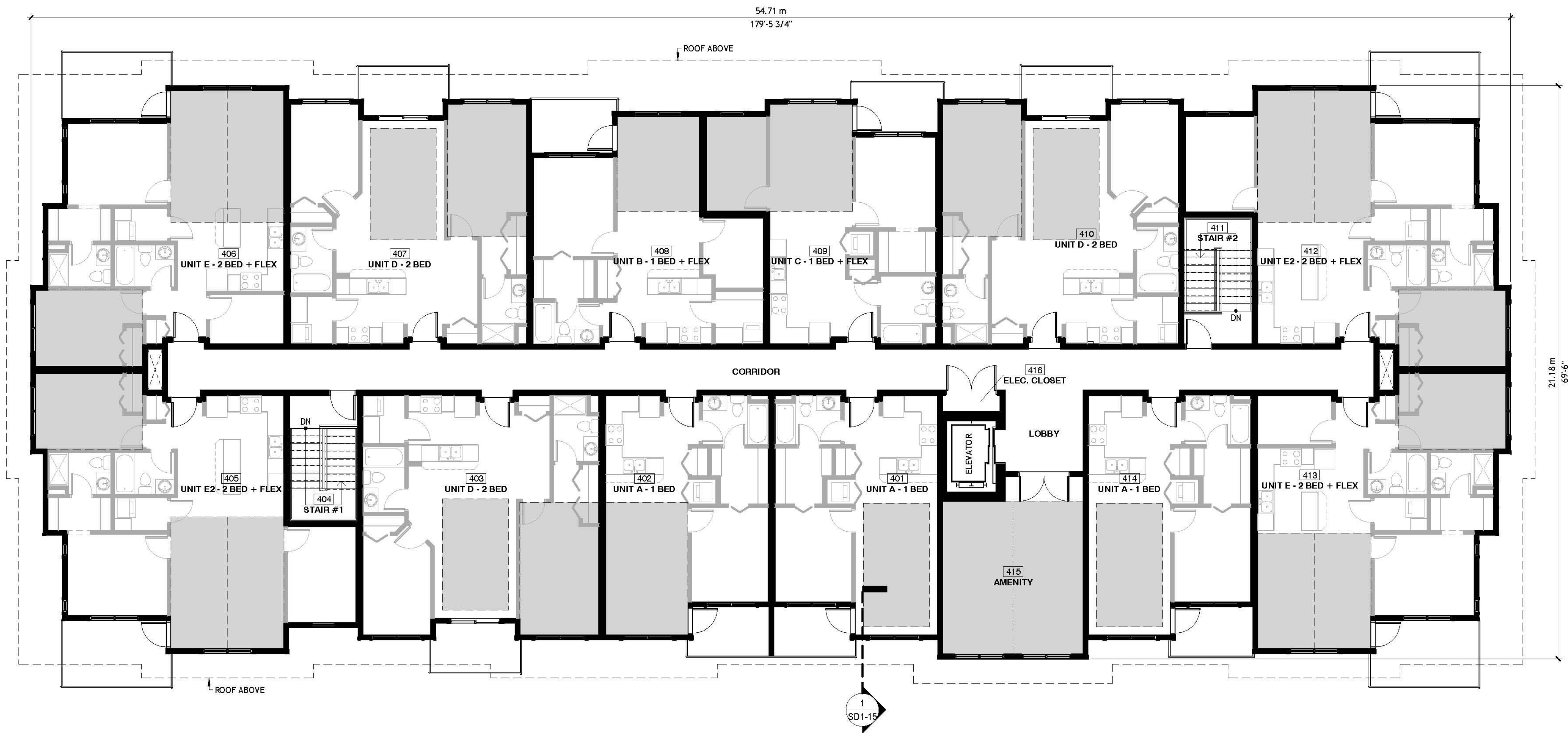






GENERAL NOTE

-INDICATES VAULTED CEILING







**SOUTH ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING: - JAMES HARDIE, COLOUR: COBBLE STONE
2	CEMENT BOARD SMOOTH PANEL SIDING: - JAMES HARDIE, COLOUR: 'KHAKI BROWN'
4	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: 'TIMBER BARK'
5	MANUFACTURED BRICK VENEER: - 'MUTUAL MATERIALS', COLOUR: 'TEAL BROWN' TEXTURE: 'MISSION'
6	ASPHALT ROOF SHINGLES 'CAMBRIDGE': - 'IKO', COLOUR: 'HARVARD SLATE'
7	WINDOW VINYL: - COLOUR: 'WHITE'
8	SLIDING PATIO DOOR VINYL: - COLOUR: 'WHITE'
9	ALUMINUM BALCONY RAILING: - COLOUR: 'ANODIZED ALUMINUM'
10	CEMENT BOARD CEDARMILL PANEL CLAD COLUMN: - JAMES HARDIE, COLOUR: 'TIMBER BARK'
11	HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE TIMBER BARK'
12	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'TIMBER BARK'
13	HARDIE TRIM (RUSTIC GRAIN): - JAMES HARDIE, COLOUR: 'COBBLE STONE'
14	WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'TO MATCH JAMES HARDIE TIMBER BARK'
15	METAL FLASHING: - 'GENTEK', COLOUR: 'TO MATCH SURROUNDING HARDIE'
16	EXTERIOR METAL GUARD - COLOUR: 'ANODIZED ALUMINUM'
17	EXTERIOR ALUMINUM RAILING: - COLOUR: 'ANODIZED ALUMINUM'
18	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
19	PLANTERS (LANDSCAPE TIES) - COLOUR: 'NATURAL WOOD'
20	ALUMINUM STOREFRONT SECTIONS: - COLOUR: 'WHITE'
21	EXTERIOR METAL DOOR: - COLOUR: 'CHARCOAL'
22	METAL GUTTER: - 'BENJAMIN MOORE', COLOUR: 'TBD'
23	PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE COBBLE STONE'
24	CEMENT BOARD SHAKES: - JAMES HARDIE, COLOUR: 'TIMBER BARK'





**NORTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

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1	CEMENT BOARD SMOOTH PANEL SIDING: - 'JAMES HARDIE', COLOUR: 'COBBLE STONE'
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5	MANUFACTURED BRICK VENEER: - 'MUTUAL MATERIALS', COLOUR: 'TEAL BROWN' TEXTURE: 'MISSION'
6	ASPHALT ROOF SHINGLES 'CAMBRIDGE': - 'IKO', COLOUR: 'HARVARD SLATE'
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20	ALUMINUM STOREFRONT SECTIONS: - COLOUR: 'WHITE'
21	EXTERIOR METAL DOOR: - COLOUR: 'CHARCOAL'
22	METAL GUTTER: - 'BENJAMIN MOORE', COLOUR: 'TBD'
23	PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'TO MATCH JAMES HARDIE COBBLE STONE'
24	CEMENT BOARD SHAKES: - 'JAMES HARDIE', COLOUR: 'TIMBER BARK'





**SOUTH/WEST PERSPECTIVE**



**SOUTH/EAST PERSPECTIVE**



**NORTH/EAST PERSPECTIVE**



**NORTH/WEST PERSPECTIVE**



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents of the building.
- Site lighting will evenly illuminated all public areas

Natural Access Control:

- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

Territoriality

- Each 1<sup>st</sup> floor unit has access to grassed yard area, which increases the sense of ownership

Maintenance & Management

- Owner will initial programs, such as:
  - Landscape maintenance program, to avoid overgrowth
  - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

ADDITIONAL PROJECT FEATURES

H/C Accessibility:

- Owner has agreed to provide 4 H/C accessible units which is above & beyond bylaw requirements.

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 26 tenant bike stalls provided in the parkade

Electric Car Parking:

- We have made allowance for 4 electric car parking stalls in the parkade

New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

Heat Island Effect:

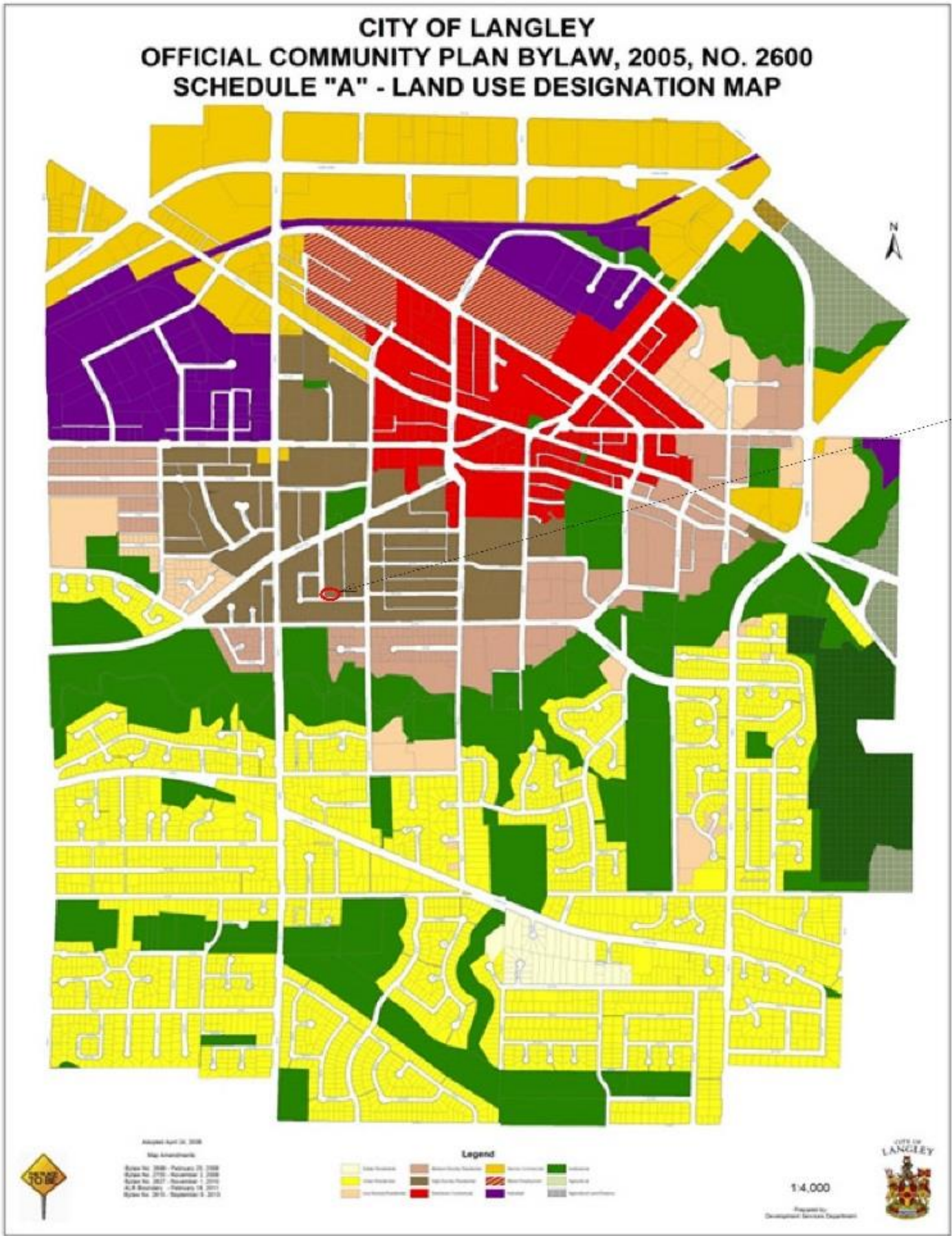
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.  
198 x 0.2432 Ha = 48 units max.

48 units proposed

- Therefore, the proposed development complies with the City of Langley’s Official Community Plan Bylaw.



SUBJECT PROPERTY  
OCP DESIGNATED -  
HIGH DENSITY RESIDENTIAL





**ZONING BYLAW, 1996, No. 2100**  
**AMENDMENT No. 152, 2018, BYLAW No. 3072**  
**DEVELOPMENT PERMIT APPLICATION DP 11-18**

To consider a Rezoning Application and Development Permit Application by Wensley Architecture Ltd. to accommodate a 3-storey, 13-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:**

<b>Applicant:</b>	Wensley Architecture Ltd.
<b>Owners:</b>	Geniale Russo, Gagandeep Chouhan, Dharambir Chouhan, Gurcharan Chouhan
<b>Civic Addresses:</b>	5471 and 5481 -199A Street
<b>Legal Description:</b>	Lots 73, 74, Section 3, Township 8, New Westminster District, Plan 33088
<b>Site Area:</b>	16,399 ft <sup>2</sup> (1,523 m <sup>2</sup> )
<b>Lot Coverage:</b>	46.8%
<b>Total Parking Required:</b>	26 spaces ( plus 3 designated visitor spaces)
<b>Total Parking Provided:</b>	26 spaces (plus 3 designated visitor spaces)
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD61 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$209,053 (includes \$49.149 SF DCC Credit)
<b>Community Amenity Charge:</b>	\$26,000



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 151**

**BYLAW No. 3068**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD61) and to rezone the property located at 5471 and 5481 -199A Street 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. 152, 2018, No. 3072”.

**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 – 61 (CD61) Zone: immediately after Comprehensive Development -60 (CD60) Zone:

**“FFF. CD61 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 13-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 CD61 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-766-511

Lot 73, Section 3, Township 8, New Westminster District, Plan 33088

- (b) PID: 004-067-819

Lot 74, Section 3, Township 8, New Westminster District, Plan 33088

**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 13 pages and dated May, 2018 prepared by Wensley Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 11-18.

**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 twenty fifth day of June, 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.

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***MAYOR***

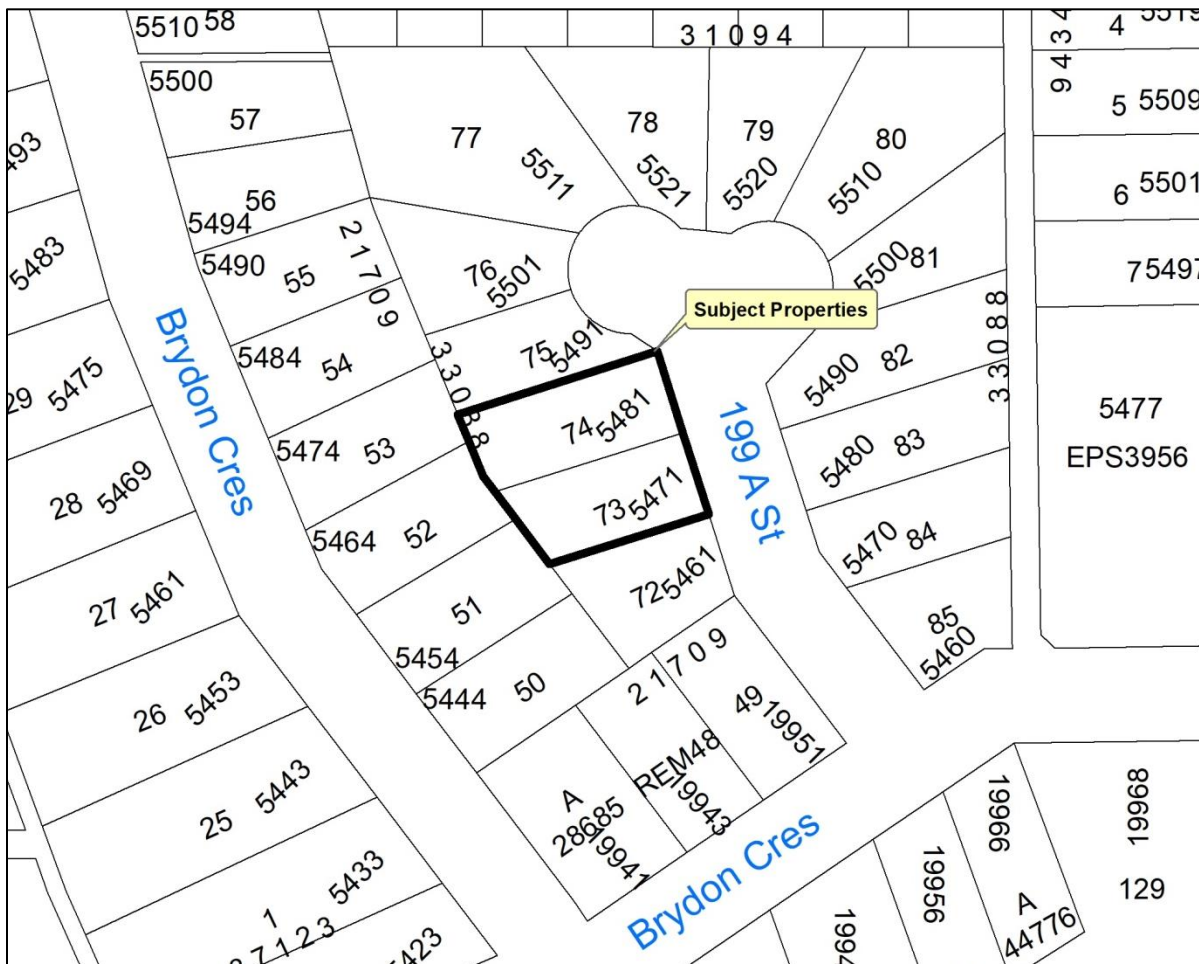
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***CORPORATE OFFICER***



## REZONING APPLICATION RZ 09-18 DEVELOPMENT PERMIT APPLICATION DP 11-18

**Civic Address:** 5471 & 5481 – 199A Street  
**Legal Description:** Lots 73 & 74, Section 3, Township 8, New Westminster District, Plan 33088  
**Applicant:** Wensley Architecture Ltd.  
**Owner:** G. Russo, G. Chouhan, D. Chouhan, G. Chouhan





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 09-18/  
Development Permit Application DP 11-18**

File #: 6620.00

From: Development Services & Economic  
Development Department

Doc #:

Date: June 1, 2018

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 09-18 and Development Permit Application DP 11-18 to accommodate a 13-unit, 3-Storey townhouse development located at 5471 and 5481 -199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Wensley Architecture Ltd. to accommodate a 13-unit, 3-Storey townhouse development.

## POLICY:

The subject property is located within the High Density Residential area in the Official Community Plan. All lands designated as High Density Residential are subject to a Development Permit to address building form and character.

## **COMMENTS/ANALYSIS:**

### **Background Information:**

<b>Applicant:</b>	Wensley Architecture Ltd. /Concosts Management Inc.
<b>Owners:</b>	Geniale Russo and Gagandeep Chouhan, Dharambir Chouhan, Gurcharan Chouhan
<b>Civic Addresses:</b>	5471 and 5481- 199A Street
<b>Legal Description:</b>	Lot 73, and Lot 74, Section 3, Township 8, New Westminster District Plan 33088
<b>Site Area:</b>	16,399 ft <sup>2</sup>
<b>Lot Coverage:</b>	46.8%
<b>Total Parking Required:</b>	26 stalls, plus 3 visitor stalls
<b>Total Parking Provided:</b>	26 stalls, plus 3 visitor stalls
<b>Existing Zoning:</b>	RS1 Single Family Residential Zone
<b>Proposed Zoning:</b>	CD 61 Comprehensive Development Zone
<b>OCP Designation:</b>	High Density Residential
<b>Variances Requested:</b>	None
<b>Development Cost Charges:</b>	\$209,053.75 (includes \$49,149 SF DCC Credit
<b>Community Amenity Charge:</b>	\$26,000.00

### **Engineering Requirements:**

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, 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 must 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.
5. A new driveway, sidewalk, curb, gutter and street trees will be required along the development frontage.
6. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
7. 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.
8. 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.
9. The existing pavement on 199A frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. 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.

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 would require 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 would require 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. Undergrounding of hydro, 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. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
5. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
6. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
7. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. Garbage and recycling enclosures shall be 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 proposed development is located off 199A Street and consists of two single family lots. The subject site proposes a three-storey, 13-unit townhouse development, with unit sizes ranging from 1,371 ft<sup>2</sup> to 1,426 ft<sup>2</sup>.

Each townhouse unit will be three bedrooms and include a private roof top patio. Access will be provided from an internal 8m wide lane. Parking is accommodated through tandem parking for each unit, with 3 visitor spaces located at the back of the building.

The proposed architectural style for this townhouse development will be contemporary modern style with roof overhangs and flat roofs, complementary with their adjacent townhouse development recently approved.

The proposed development benefitted from a comprehensive CPTED report by a qualified consultant whose recommendations were incorporated into the project 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 June 13, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 25, 2018 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$209,053.75 to Development Cost Charge accounts and \$26,000.00 in Community Amenity Charges.

**ALTERNATIVES:**

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

Prepared by:



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Gerald Minchuk, MCIP  
Director of Development Services & Economic Development

Concurrence:



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

Concurrence:



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Rory Thompson, Fire Chief

*Attachment(s):*

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 13, 2018  
7:00 PM**

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

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

**Absent:** Jamie Schreder

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Buhler

THAT the minutes for the May 9, 2018 Advisory Planning Commission  
meeting be received, as amended, to correct reference to 5491 -199A  
Street.

**CARRIED**

2) **DEVELOPMENT PERMIT APPLICATION DP 08-18- 20286**  
**MICHAUD CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Development Permit application, and introduced David Danyluck, David Danyluck Architects Inc. who presented the proposed application. Following discussion on building form and character, building setbacks, parking, landscaping, sustainability features, CPTED security measures and cash-in-lieu of parking provisions, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Millsip

That Development Permit Application DP 08-18 to accommodate a 4-storey mixed-use development located at 20286 Michaud Crescent be approved, including the proposed front and exterior side yard setback variances, and cash –in-lieu of 3 parking spaces, 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 06-18/DEVELOPMENT PERMIT**  
**APPLICATION DP 06-18- 19727, 19737, 19755, 19763-55 AVENUE**

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, parking, entry lighting, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Mullin  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 06-18/Development Permit Application DP 06-18 to accommodate a 36 unit, 3-storey townhouse development located at 19727, 19737, 19755, 19763-55 Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

MOVED BY Commission Member Millsip

SECONDED BY Commission Member Buhler

That tandem parking be referred to City Council for review.

CARRIED

4) **REZONING APPLICATION RZ 08-18/DEVELOPMENT PERMIT  
APPLICATION DP 10-18- 20105, 20109, 20119, 20129-53A AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Lukas Wykpis, Keystone Architecture & Planning Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, community garden areas, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler

SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 08-18/Development Permit Application DP 10-18 to accommodate a 48 unit, 4-storey condominium apartment located at 20105, 20109, 20119, 20129 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

5) **REZONING APPLICATION RZ 09-18/DEVELOPMENT PERMIT  
APPLICATION DP 11-18- 5471 & 5481 - 199A STREET**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Amir Moosavi, Wensley Architecture Ltd., 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 Mullin

That Rezoning Application RZ 09-18/Development Permit Application DP 11-18 to accommodate a 13 unit, 3-storey townhouse development

located at 5471 and 5481-199A Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

OPPOSED: Member Millsip, Member Buhler

6) **Next Meetings:**

Wednesday, August 8, 2018

7) **ADJOURNMENT**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the meeting adjourn at 9:15 P.M.

CARRIED

  
\_\_\_\_\_  
ADVISORY PLANNING COMMISSION CHAIRMAN

  
\_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

*Certified Correct*



Advisory Planning Commission

June 13, 2018

# TWINS TOWNHOUSES 199 A STREET

Advisory Planning Commission

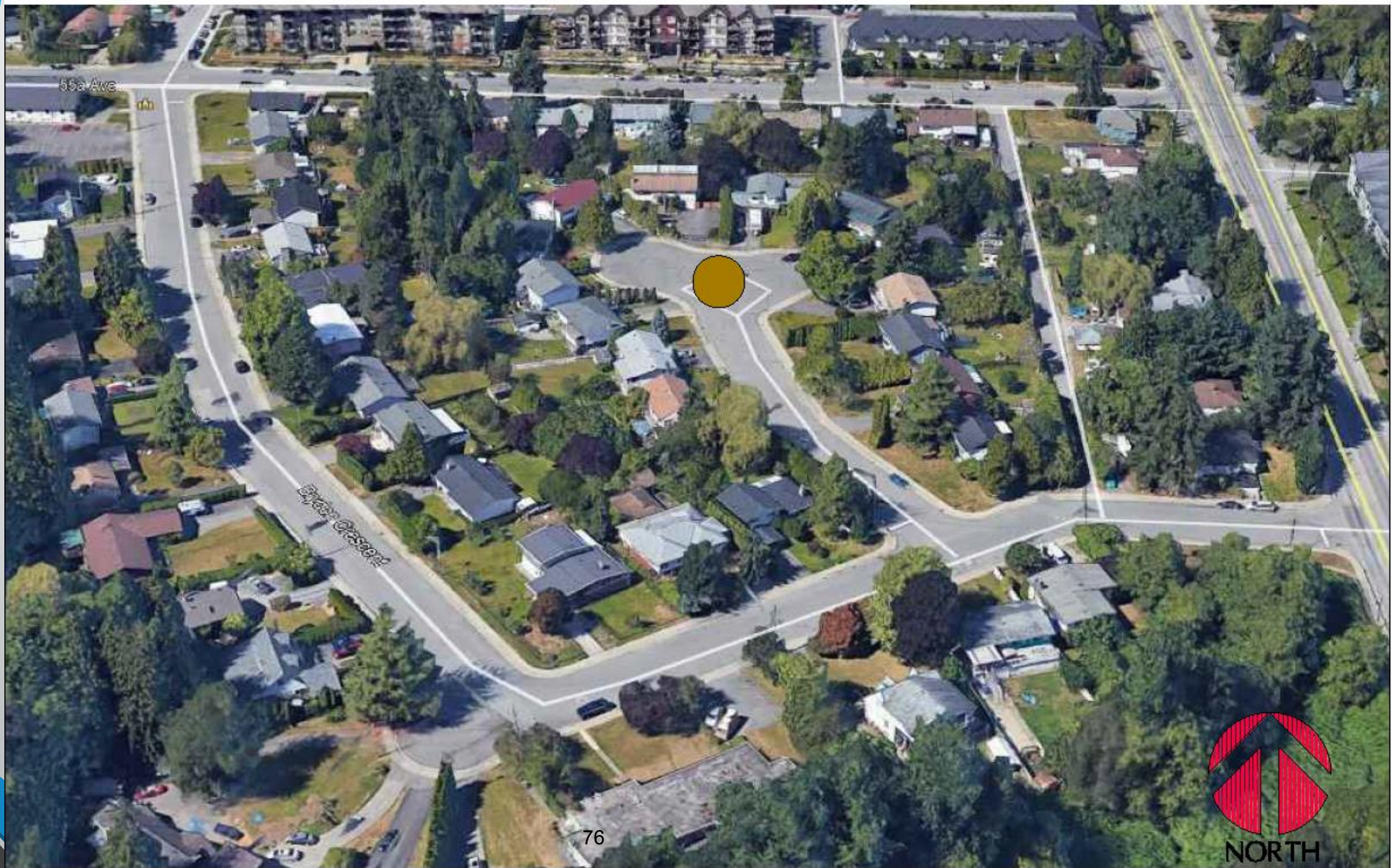
June 13, 2018

# TWINS TOWNHOUSES 199 A STREET









55a Ave

Bryon Crest

76





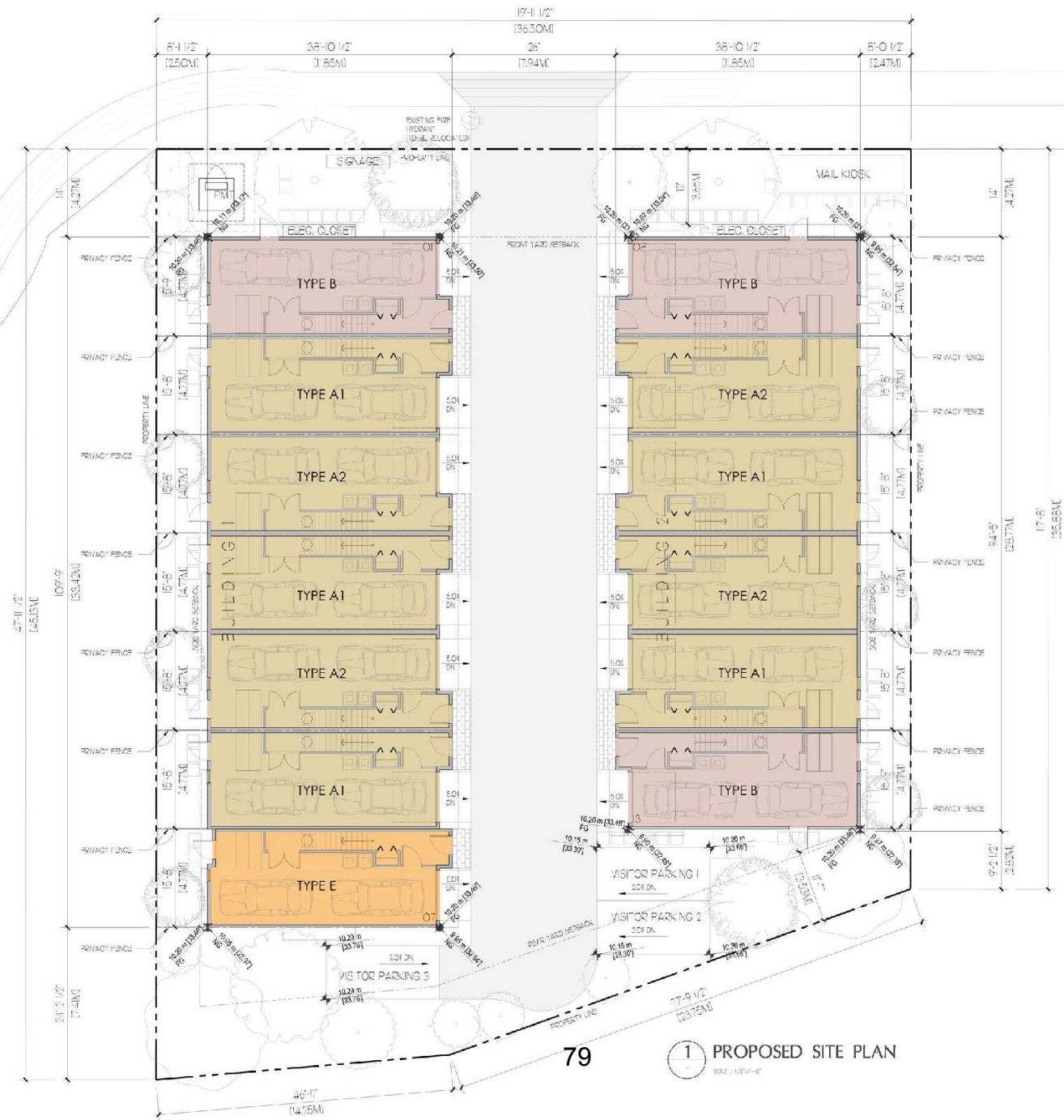


NORTH





# 199A STREET



79

1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



## PROJECT STATISTICS

## Twins Townhouses, Langley, BC

Project No.18036

REVISION NO.01		DATE:	6-Jun-18
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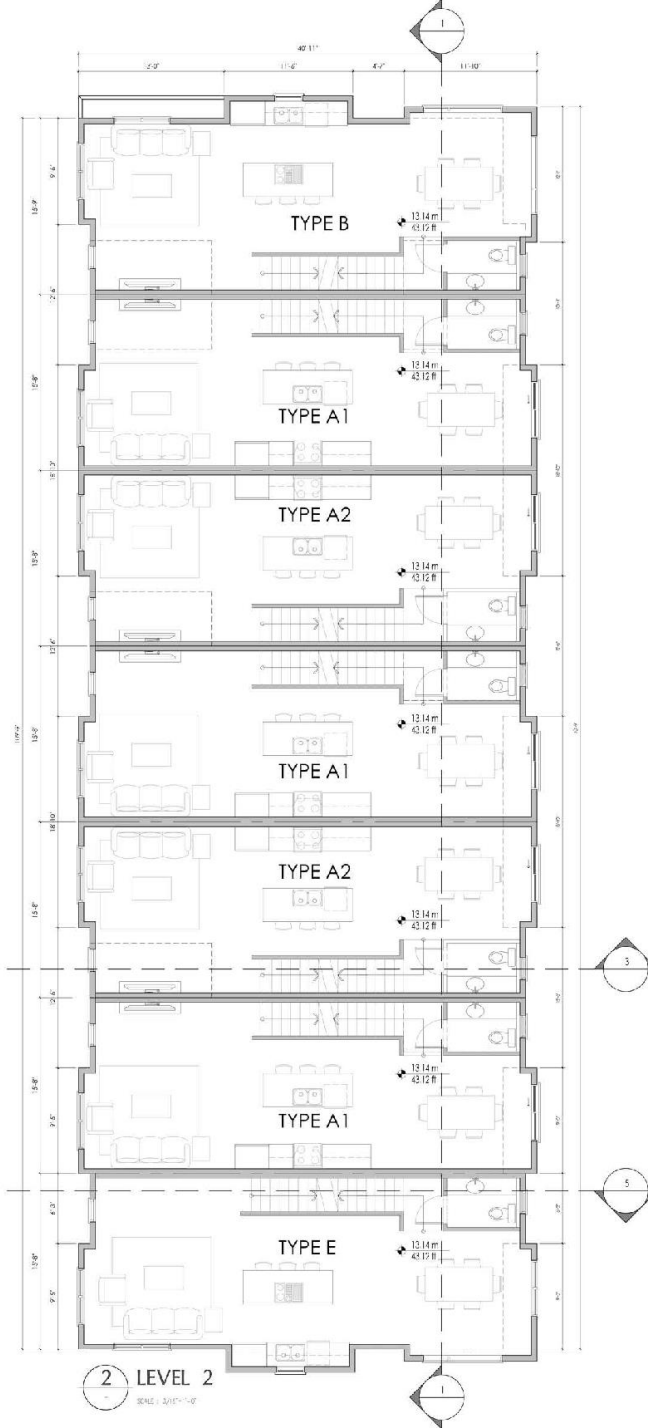
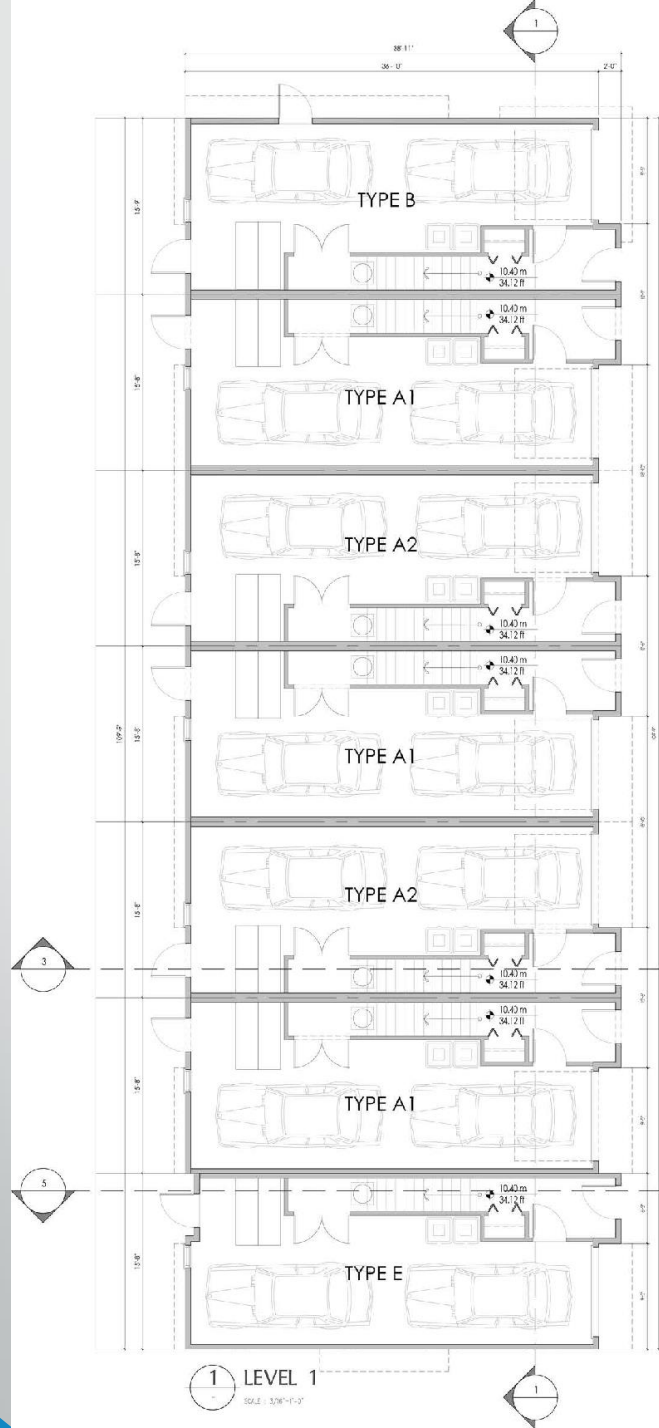
SITE INFORMATION				
LEGAL DESCRIPTION	Plan NWP33088 Lot 73 & 74			
CIVIC ADDRESS	5471, 5481 199A St., Langley, BC V3A 1J7			
ZONING	RM3	PROPOSED	CD	
SITE AREA (ft²)	16,399	TBC BY SURVEYOR	1.11 FSR	
SITE DATA			ALLOWED	PROPOSED
DENSITY			80 units/acre	35 units/acre
SITE COVERAGE				46.81
BUILDING HEIGHT			4 storeys	4 Storeys
SETBACKS	Front		24.61' (7.5m)	14.00' [4.27m]
	Side (West)		24.61' (7.5m)	8.12' [2.50m]
	Side (East)		24.61' (7.5m)	8.04' [2.47m]
	Rear		24.61' (7.5m)	11.58' [3.53m]

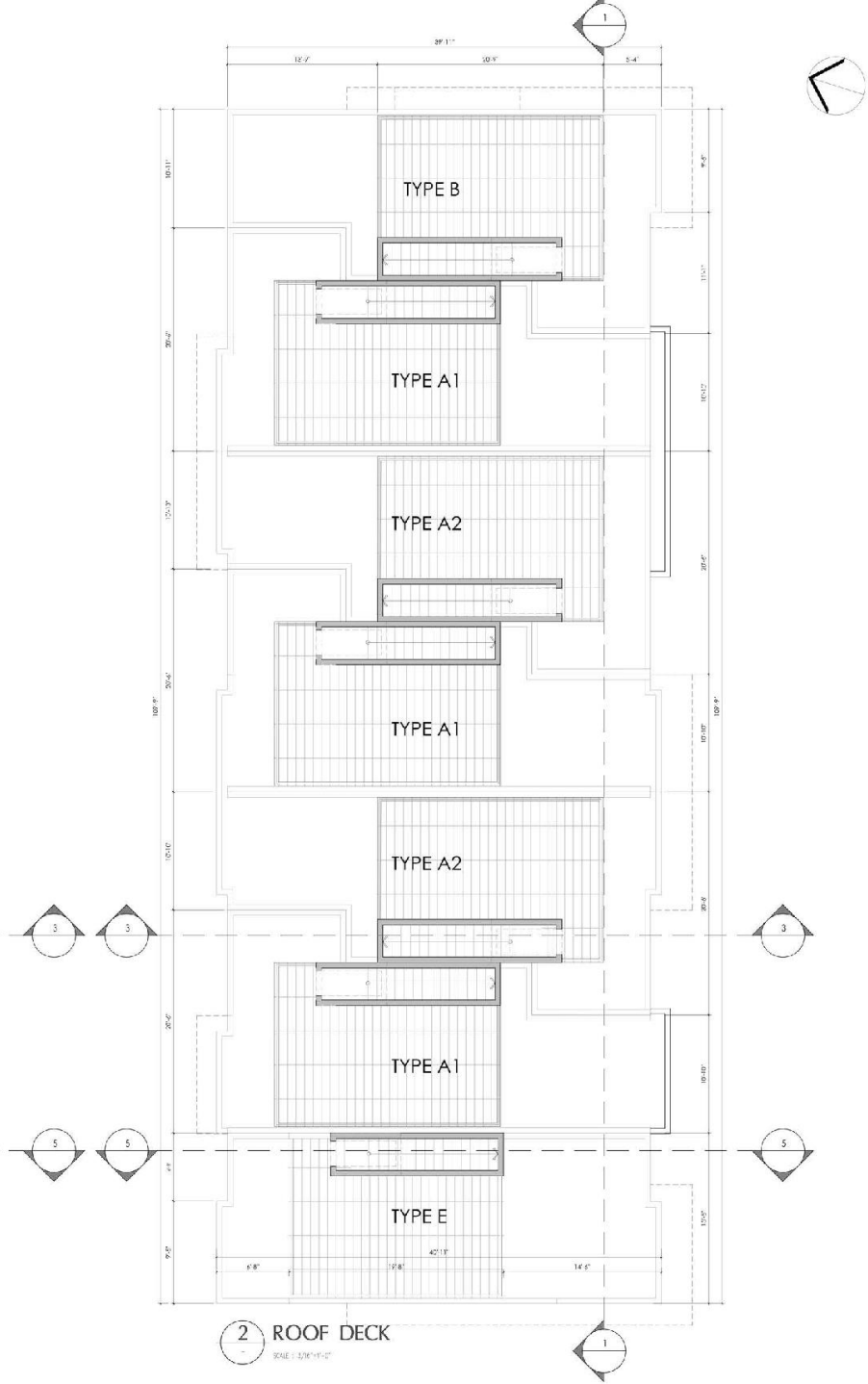
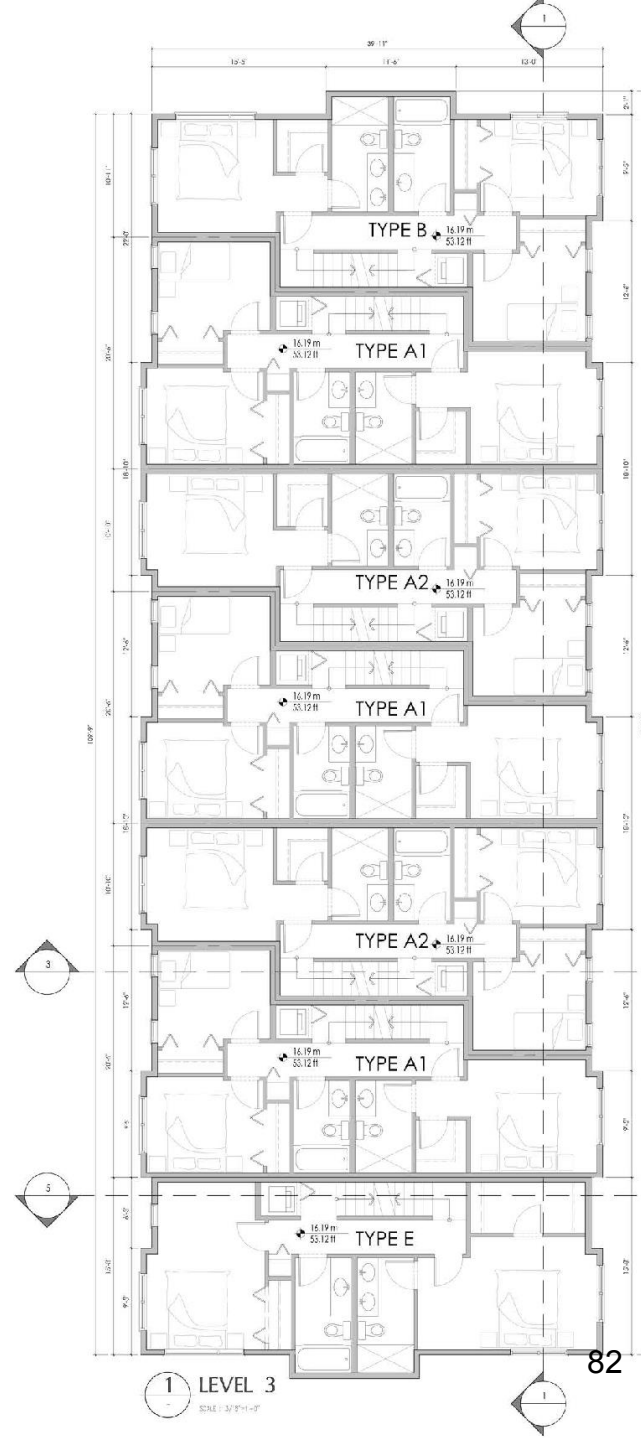
BUILDING DATA				
UNIT GROSS AREA	DESCRIPTION	AREA (ft²)	# OF UNITS	COMBINED (ft²)
3 BR				
A	3BR + 3BATH	1,389.00	9	12,501.00
B	3BR + 3BATH	1,457.00	3	4,371.00
2 BR				
E	2BR + 3BATH	1,459.00	1	1,459.00
TOTAL GROSS AREA	(Saleable Area)		13	18331
TOTAL BUILDING AREA (Horizontal Projection)				7677
PARKING DATA				
	DESCRIPTION	QUANTITY	# OF UNITS	PROVIDED
REQUIRED PARKING	Spaces per Studio/1 Bed	1.2		0
	Spaces per 2 Bed	1.3	1	1.3
	Spaces per 3 Bed	2	12	24
	Visitor Parking	0.2/unit	13	2.6
Accessible Parking -min 5%	Small car parking-max 40%			0
TOTAL REQUIRED PARKING				27.9
PROPOSED PARKING	Spaces per Unit	2	13	26
	Visitor Parking	3		3
TOTAL PROPOSED PARKING				29

\*Building height calculated from proposed grade (at driveway), to top of gable roof peak.

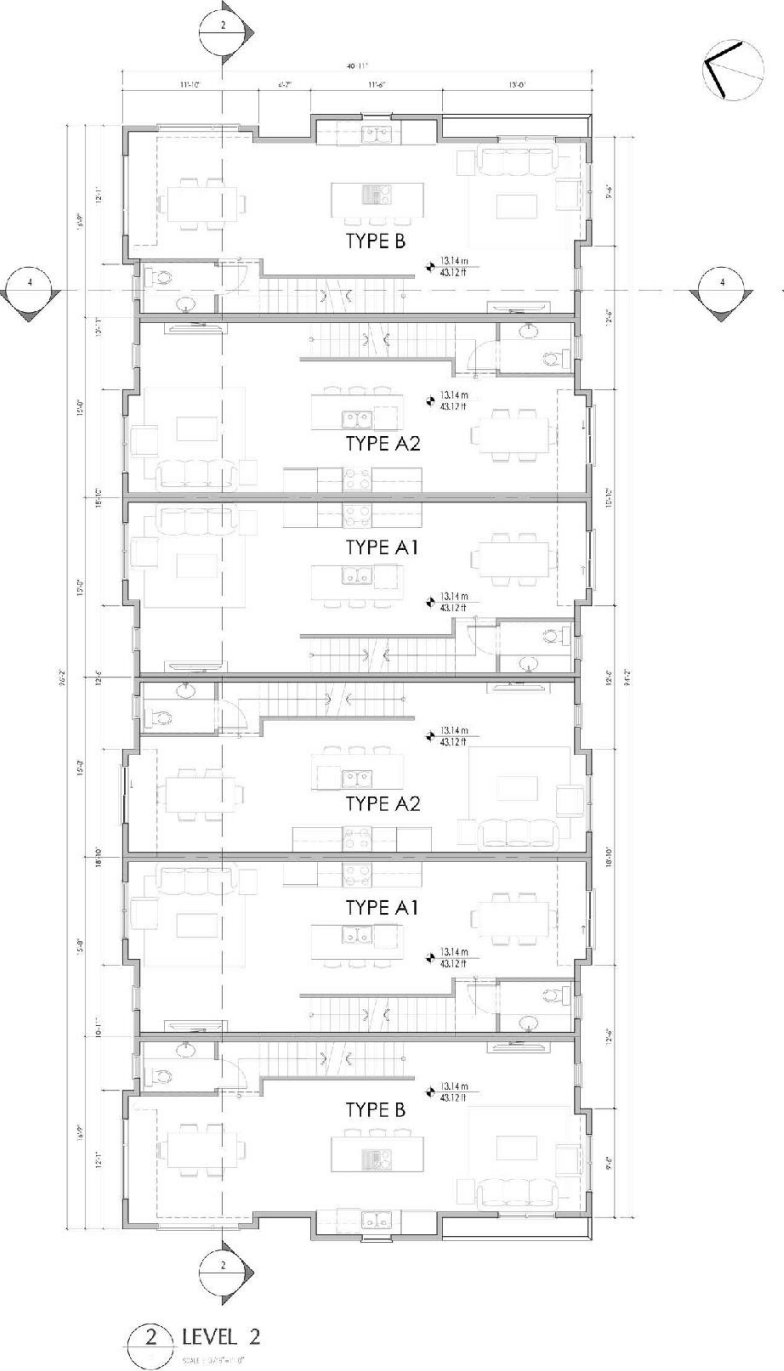
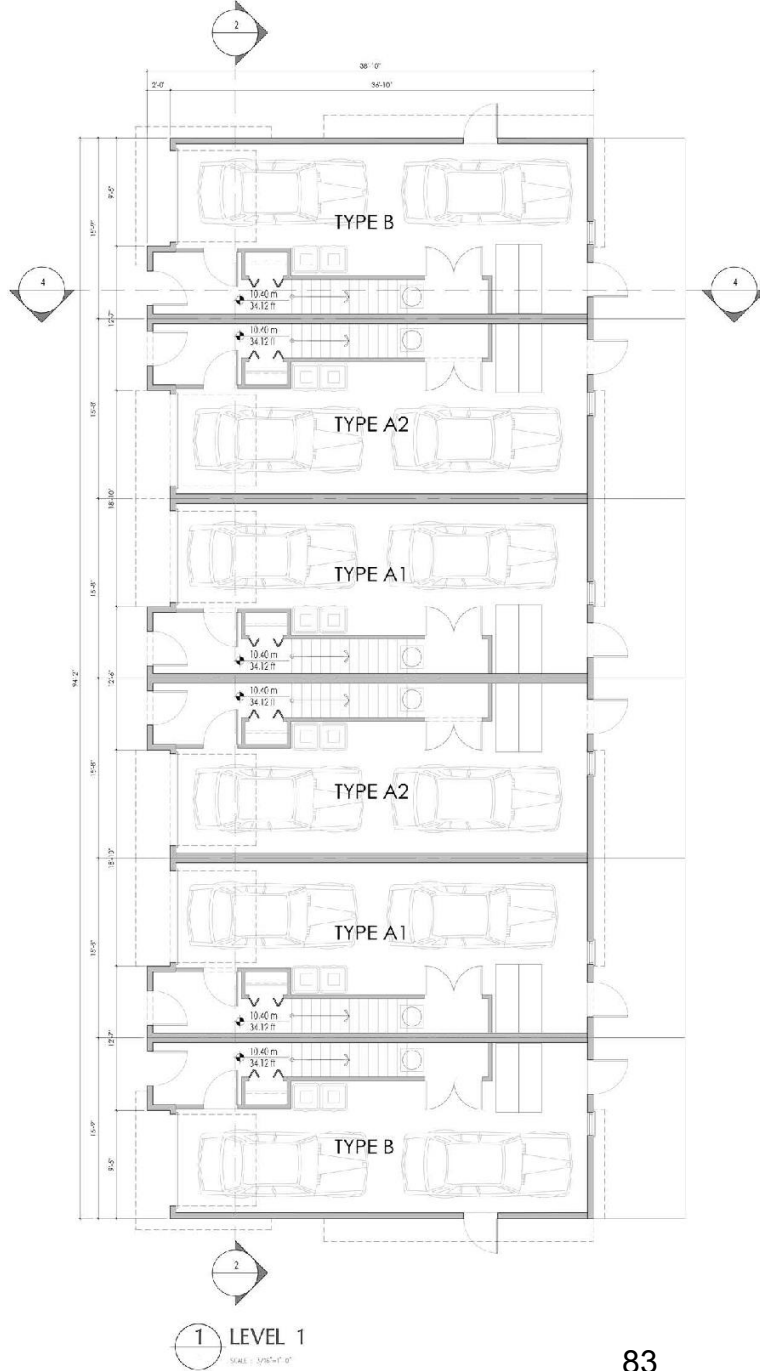
\*\*Suite areas have been calculated using center line of party walls and outside face of exterior wall sheathing.

Resulting areas have been rounded up to the nearest whole number. Legal surveys of suite areas may differ from

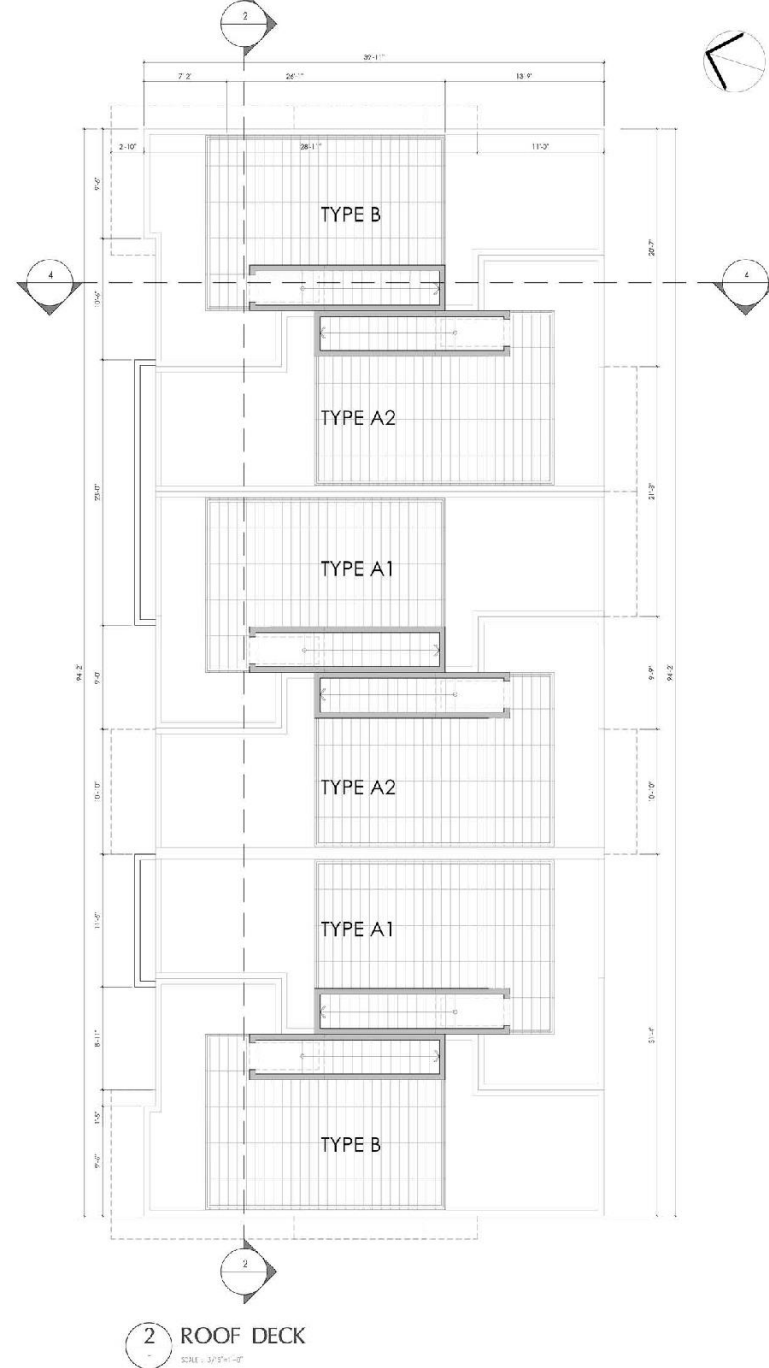
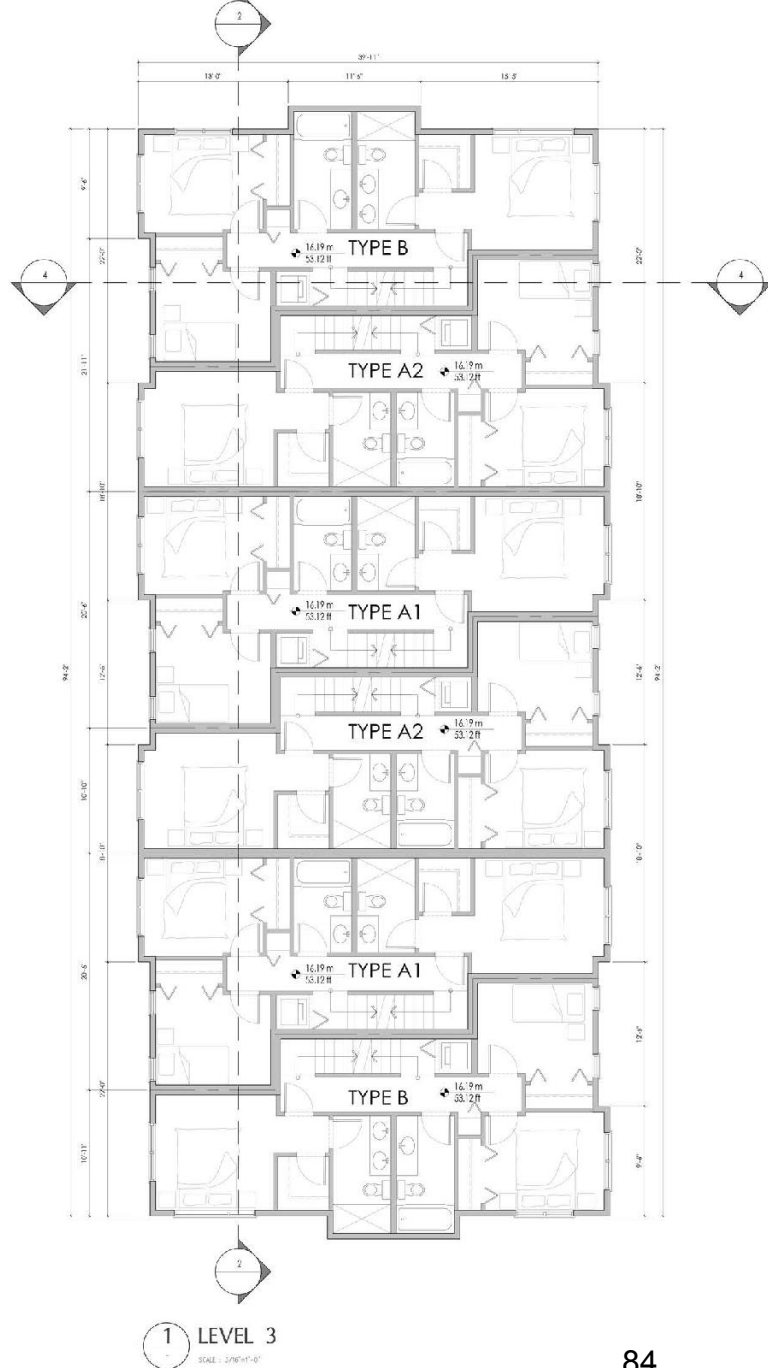


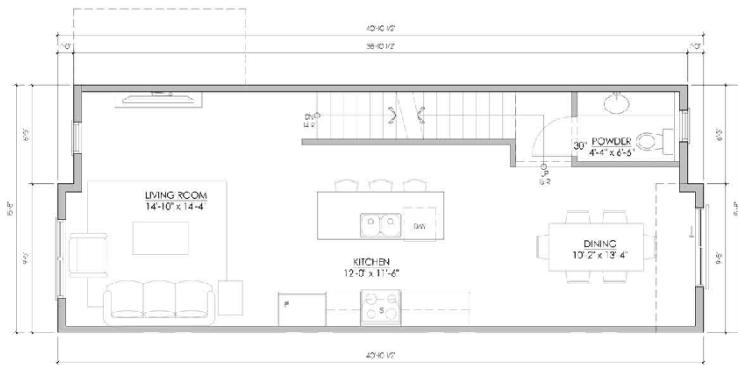




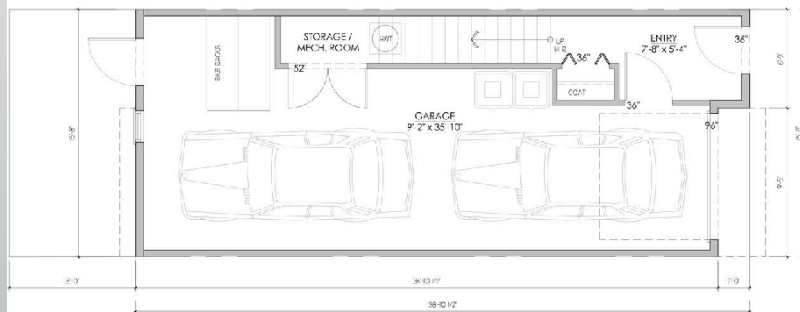




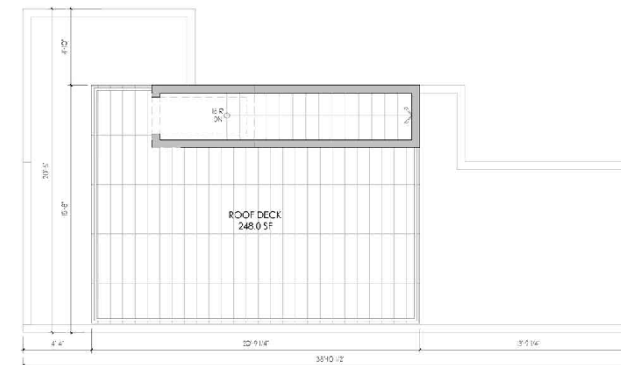




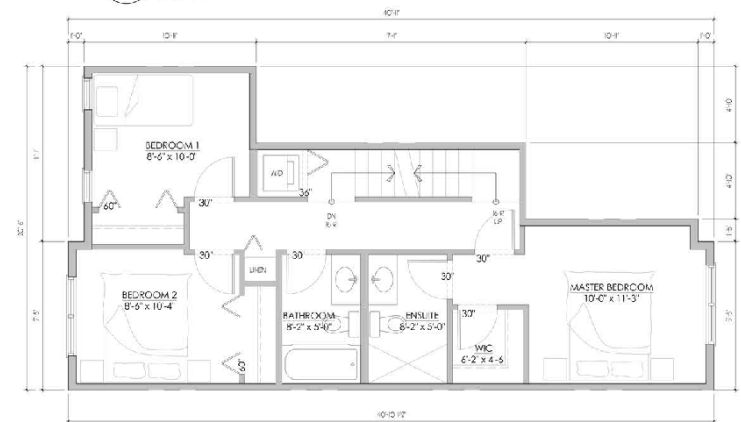
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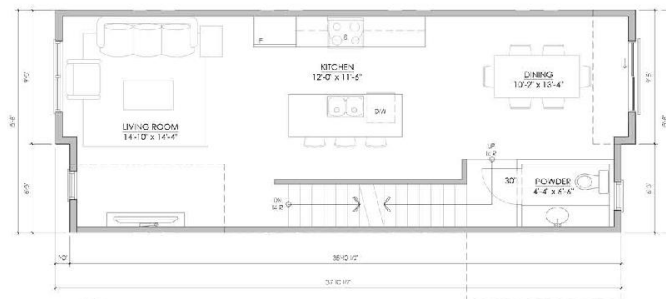
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SCALE: 1/4"=1'-0"



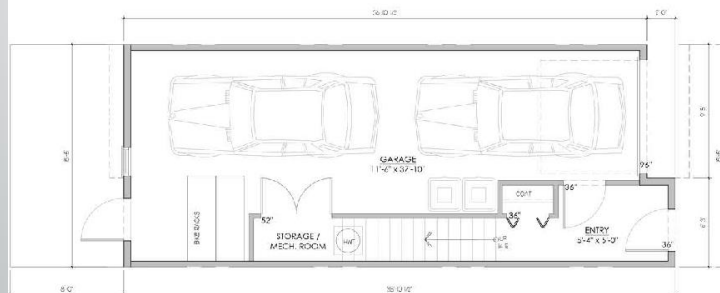
3 UNIT A1 - ROOF DECK  
SCALE: 1/4"=1'-0"



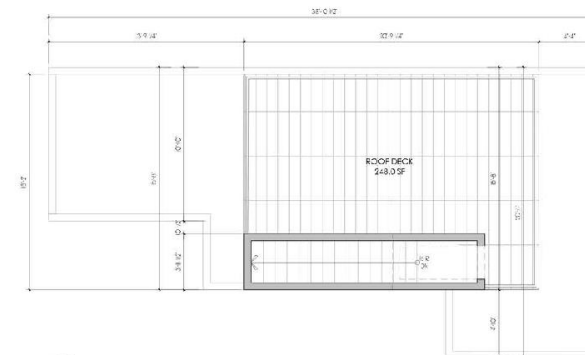
4 UNIT A1 - LEVEL 3  
SCALE: 1/4"=1'-0"



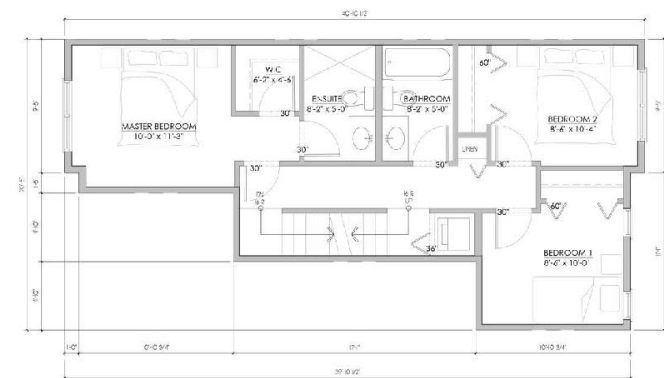
1 UNIT A2 - LEVEL 2  
SCALE: 1/8"=1'-0"



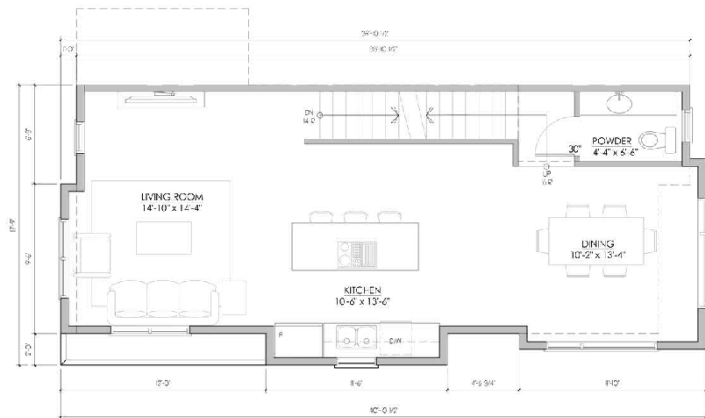
2 UNIT A2 - LEVEL 1  
SCALE: 1/8"=1'-0"



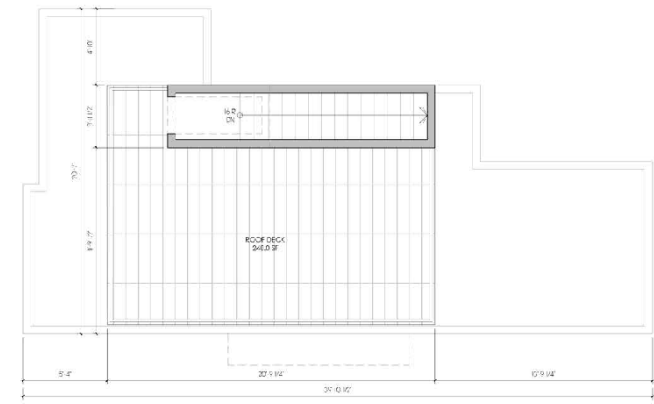
3 UNIT A2 - ROOF DECK  
SCALE: 1/8"=1'-0"



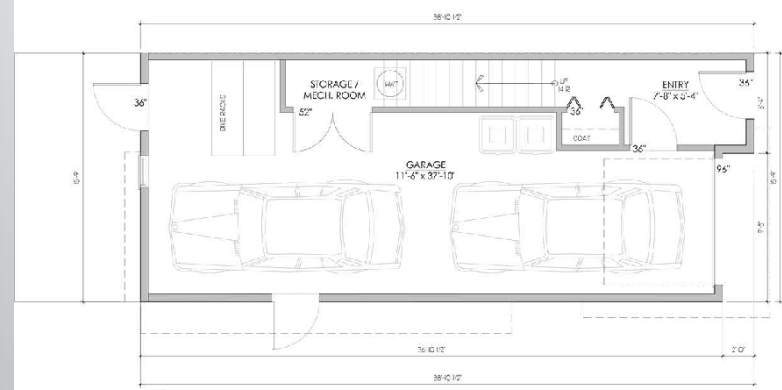
4 UNIT A2 - LEVEL 3  
SCALE: 1/8"=1'-0"



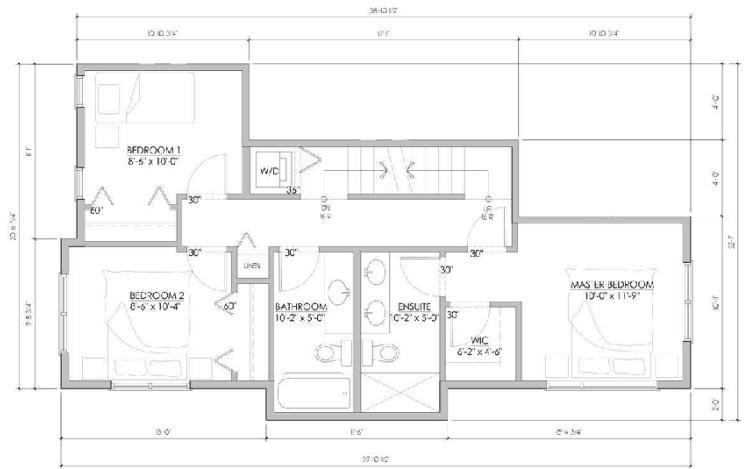
1 UNIT B - LEVEL 2  
SCALE: 1/4"=1'-0"



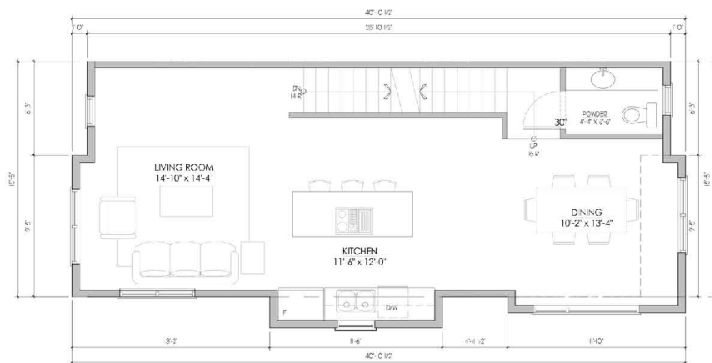
3 UNIT B - ROOF DECK  
SCALE: 1/4"=1'-0"



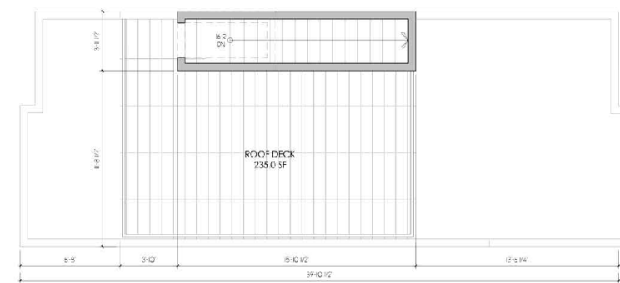
2 UNIT B - LEVEL 1  
SCALE: 1/4"=1'-0"



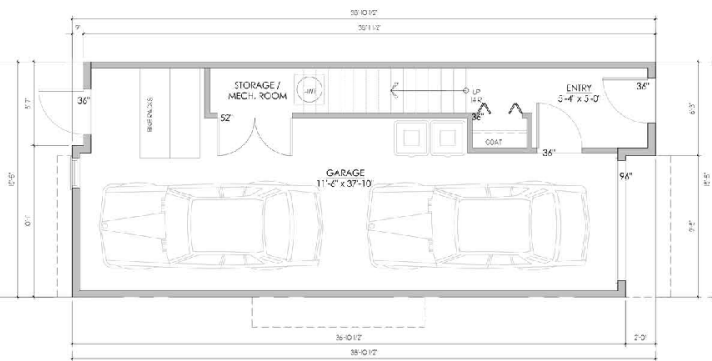
4 UNIT B - LEVEL 3  
SCALE: 1/4"=1'-0"



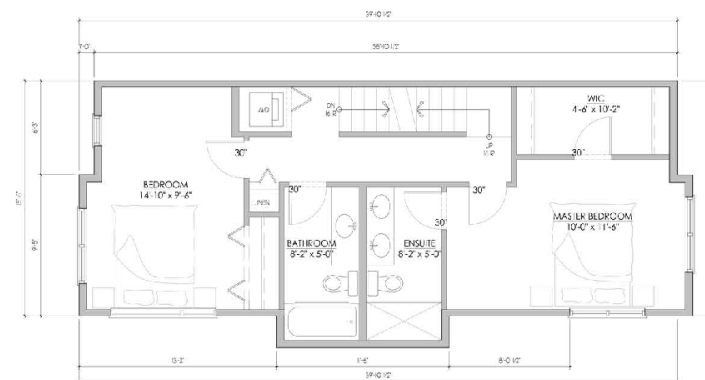
1 UNIT E - LEVEL 2  
SCALE: 1/4"=1'-0"



3 UNIT E - ROOF DECK  
SCALE: 1/4"=1'-0"



2 UNIT E - LEVEL 1  
SCALE: 1/4"=1'-0"



4 UNIT E - LEVEL 3  
SCALE: 1/4"=1'-0"





1 EAST ELEVATION  
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



3 WEST ELEVATION  
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



3 EAST ELEVATION  
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



1 VINYL SHINGLE SIDING



2 FIBRE CEMENT SMOOTH PANELS



8 STANDING SEAM ROOFING



4 RESIDENTIAL VINYL FRAME WINDOW UNIT  
- DOUBLE GLAZED



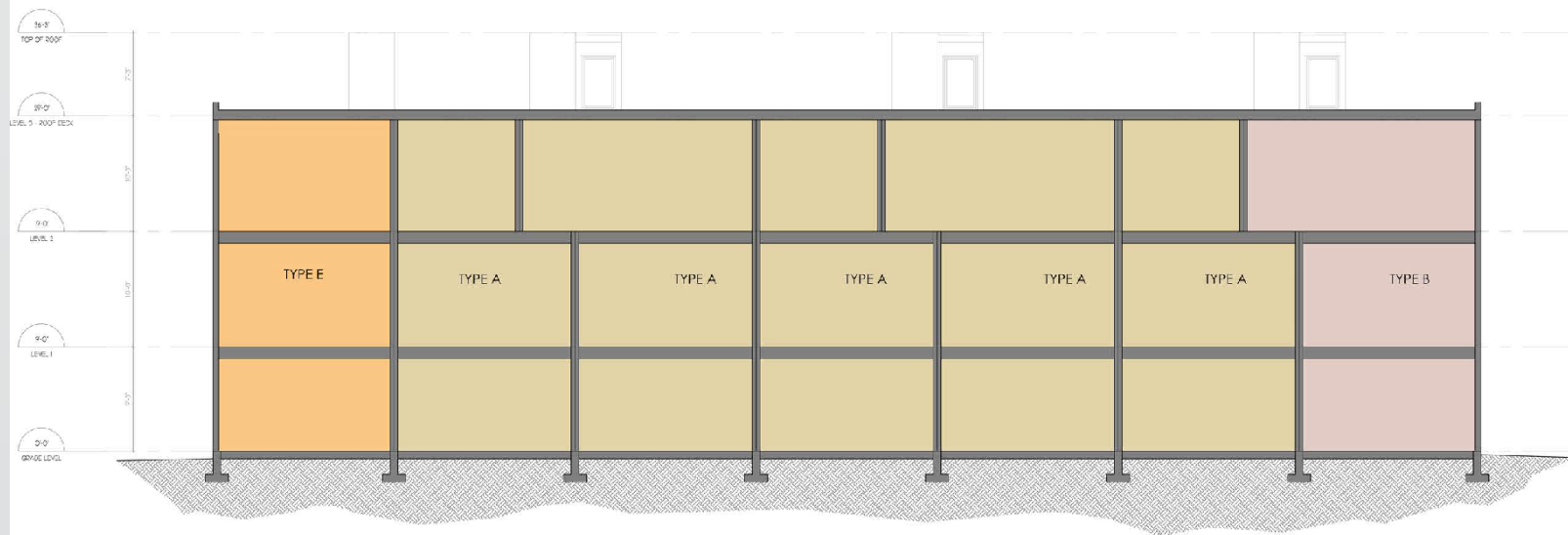
9 RESIDENTIAL VINYL ENTRY DOORS



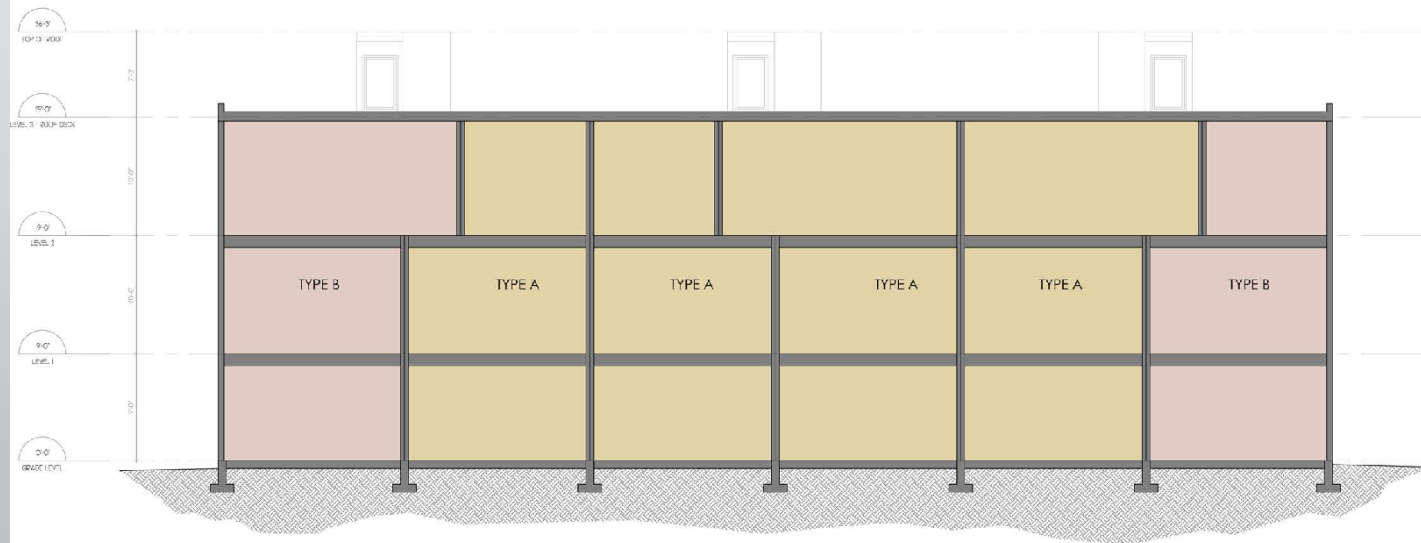
10 RESIDENTIAL OVERHEAD GARAGE DOOR  
W/ TRANSLUCENT PANELS- INSULATED



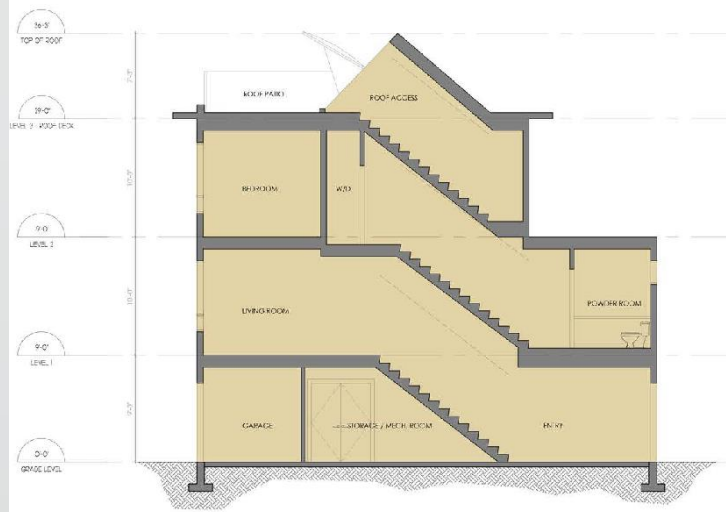




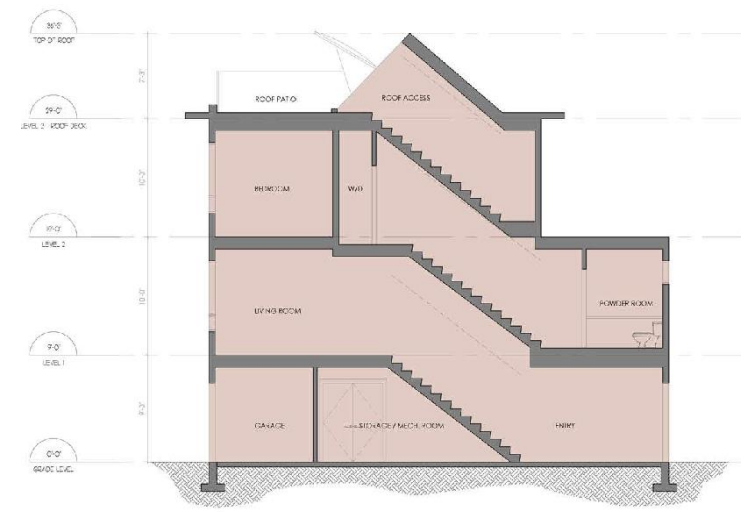
1 SECTION 1  
SCALE: 1/8"=1'-0"



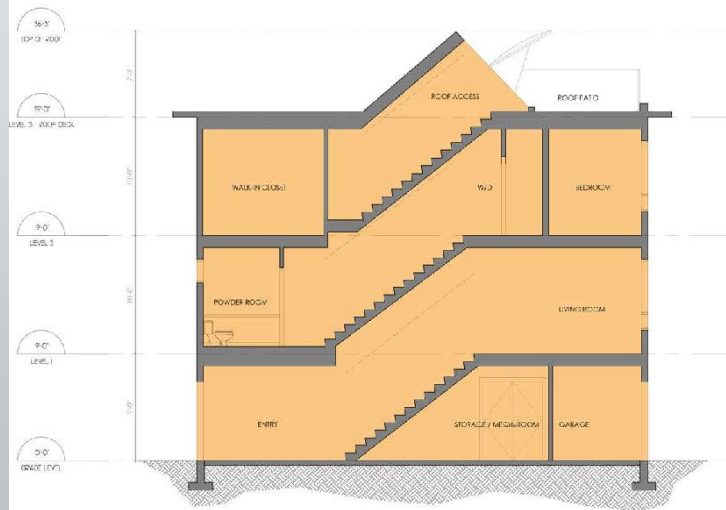
2 SECTION 2  
SCALE: 1/8"=1'-0"



1 SECTION 3  
SCALE: 3/8"=1'-0"



2 SECTION 4  
SCALE: 3/8"=1'-0"



3 SECTION 5  
SCALE: 3/8"=1'-0"



# THANK YOU



WA

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▼ WENSLEY ARCHITECTURE LTD



EXPLANATORY NOTE  
ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 153, 2018, BYLAW No. 3074

The purpose of Zoning Bylaw 3074 is to designate the unzoned portion of road (294.7 m<sup>2</sup>) located adjacent to the lane off 204<sup>th</sup> Street and Park Avenue, dedicated by Plan EPP80213 to C1 Downtown Commercial Zone, as the City intends to the sell the property as the subject portion of the road is no longer required.





## ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 153, 2018, BYLAW No. 3074

### A Bylaw to amend the Zoning Bylaw

WHEREAS the Council adopted City of Langley Zoning Bylaw, 1996, No. 2100, and wishes to amend the bylaw;

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

#### 1. Title

This bylaw shall be cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 153, 2018, No. 3074”.

#### 2. Effective Date

This bylaw shall come into force on the date of adoption.

#### 3. Amendment to Zoning Bylaw

City of Langley Zoning Bylaw, 1996, No. 2100 is amended by designating the zoning of land shown on Schedule A attached to this bylaw (outlined in black and labeled “Plan EPP80213), as C1 – Downtown Commercial Zone on the Zoning Map, attached as Schedule “A” to City of Langley Zoning Bylaw, 1996, 2100 and by amending that Zoning Map accordingly.

READ A FIRST and SECOND TIME this twenty fifth day of June, 2018.

PUBLIC HEARING HELD this -- day of --, 2018.

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

ADOPTED this -- day of --, 2018.

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**MAYOR**

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**CORPORATE OFFICER**

# SCHEDULE "A"

