

### PUBLIC HEARING AGENDA

### Monday, September 24, 2018 7:00 P.M. Council Chambers, Langley City Hall 20399 Douglas Crescent

**Pages** 

### 1. CALL TO ORDER

Mayor Schaffer calls the Public Hearing to order.

Mayor Schaffer reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any correspondence received.

### 2. BUSINESS

a. Bylaw 3077 - Zoning Bylaw Amendment and Development Permit To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent from RS-1 – Single Family Residential Zone to CD62 -Comprehensive Development Zone to accommodate a 127 unit, 4 Storey condominium development.

The Mayor invites Wes Friesen, Points West 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.

### 3. MOTION TO CLOSE PUBLIC HEARING

1



### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 154, 2018, BYLAW No. 3077 DEVELOPMENT PERMIT APPLICATION DP 12-18

To consider a Rezoning Application and Development Permit Application by Oaken Developments (Brydon) Inc. to accommodate a 4-storey, 127-unit condominium apartment development.

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

### **Background Information:**

Applicant: Points West Architecture

Owners: Oaken Developments (Brydon) Inc.,

City of Langley

**Civic Addresses:** 5423. 5433, 19900, 19910, 19920, 19930

**Brydon Crescent** 

**Legal Description:** Lot 96, Section 3, Township 8, New

Westminster District Plan 31842;

Parcel One, Section 3, Township 8, New Westminster District Reference Plan

87123:

Lot 229, 230, 231, 232 Section 3,

Township 8, New Westminster District Plan

56234;

0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909

Site Area: 2.54 Acres

Lot Coverage: 29%

Total Parking Required:189 Stalls (including 26 visitor stalls)Total Parking Provided:189 Stalls (including 26 visitor stalls)Existing Zoning:RS1 Single Family Residential ZoneProposed Zoning:CD 62 (Comprehensive Development

Zone)

OCP Designation: High Density Residential

Variances Requested: None

**Development Cost Charges:** \$1,579,149.75 **Community Amenity Charge:** \$254,000.00



### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 154

**BYLAW No. 3077** 

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD62) and to rezone the property located at 5423. 5433, 19900, 19910, 19920, 19930 Brydon Crescent and .103 hectare portion of closed road shown as Parcel A on Reference Plan EPP73909 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. 154, 2018, No. 3077".

### 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 – 62 (CD62) Zone: immediately after Comprehensive Development - 61 (CD61) Zone:

### "GGG. CD62 COMPREHENSIVE DEVELOPMENT ZONE

### 1. Intent

This Zone is intended to accommodate and regulate a 4-storey, 127-unit condominium development.

### 2. Permitted Uses

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

Bylaw No. 3077

- 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 CD62 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 016-718-496
  Parcel One, Section 3, Township 8, New Westminster District,
  Reference Plan 87123
- (b) PID: 004-457-251 Lot 96, Section 3, Township 8, New Westminster District, Plan 31842
- (c) PID: 005-440-114 Lot 229, Section 3, Township 8, New Westminster District Plan 56234
- (d) PID: 004-828-798 Lot 230, Section 3, Township 8, New Westminster District Plan 56234
- (e) PID: 005-440-483 Lot 231, Section 3, Township 8, New Westminster District Plan 56234
- (f) PID: 005-440-505 Lot 232, Section 3, Township 8, New Westminster District Plan 56234
- (g) 0.103 Ha portion of closed road shown as Parcel A on Reference Plan EPP73909

### 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 22 pages and dated July 6, 2018 prepared by Points West Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 12-18.

Bylaw No. 3077

### 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 third day of August, 2018.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this -- day of -- , 2018.

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

FINALLY ADOPTED this -- day of --, 2018.

MAYOR		
CORPOR	 	 

Bylaw No. 3077



# REZONING APPLICATION RZ 10-18 DEVELOPMENT PERMIT APPLICATION DP 12-18

Civic Address:

5423. 5433, 19900, 19910, 19920, 19930 Brydon Crescent

Legal Description: Lot 96, Section3, Township 8, New Westminster District, Plan

31842; Parcel One, Section 3, Township 8, New Westminster District, Reference Plan 87123; Lot 229, Section 3, Township 8, New Westminster District, Plan 56234; Lot 230, Section 3, Township 8, New Westminster District, Plan 56234; Lot 231, Section 3, Township 8, New Westminster District, Plan 56234; Lot 232, Section 3, Township 8, New Westminster District, Plan 56234; 0.103 Ha portion of closed road shown as Parcel A on

Reference Plan EPP73909.

Applicant: Points West Architecture

Owners: Oaken Developments (Brydon) Inc., City of Langley





# Advisory Planning Commission Report

To: Advisory Planning Commission

Subject Rezoning Application No. RZ 10-18

**Development Permit Application DP 12-18** 

From: Development Services & Economic

**Development Department** 

Date: July 20, 2018

File #: 6620.00

Doc #:

#### COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 10-18 and Development Permit Application DP 12-18 to accommodate a 127 unit, four storey condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

### PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Points West Architecture for a 127 unit, four storey condominium apartment development.

#### POLICY:

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



Date: July 20, 2018

Subject: Rezoning Application RZ 10-18/ Development Permit Application DP 12-18

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### **COMMENTS/ANALYSIS:**

### **Background Information:**

**Applicant:** Points West Architecture

Owner: Oaken Developments (Brydon) Inc.

**Civic Addresses:** 5423, 5433, 19900, 19910, 19920, 19930

**Brydon Crescent** 

**Legal Description:** Lot 96, Section3, Township 8, New

Westminster District Plan 31842;

Parcel One, Section 3, Township 8, New Westminster District Reference Plan

87123:

Lot 229, Section 3, Township 8, New Westminster District Plan 56234; Lot 230, Section 3, Township 8, New Westminster District Plan 56234; Lot 231, Section 3, Township 8, New Westminster District Plan 56234; Lot 232, Section 3, Township 8, New Westminster District Plan 56234;

.103 Ha portion of un-zoned closed road shown as parcel A on Reference Plan

EPP73909 2.54 Acres

Site Area: 2.54 A

Lot Coverage: 29%

Total Parking Required:189 Stalls (including 26 visitor stalls)Total Parking Provided:189 Stalls (including 26 visitor stalls)Existing Zoning:RS1 Single Family Residential ZoneProposed Zoning:CD 62 (Comprehensive Development

Zone)

**OCP Designation:** High Density Residential

Variances Requested: None

**Development Cost** \$1,579,149.75

Charges: (Includes \$147,447.00 DCC Credit)

Community Amenity \$254,000.00

Charge:



Date: July 20, 2018

Subject: Rezoning Application RZ 10-18/ Development Permit Application DP 12-18

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### **Engineering Requirements:**

These requirements have been issued for a rezoning and development permit for a proposed **127 Unit Condominium Apartment**. 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 by a Professional Engineer:

- 1. A Qualified Environmental Professional (QEP) must be engaged to complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
- 2. Design and construct a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail.
- 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".
- 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. 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.



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- 6. The Developer must replace the existing 450mm AC sanitary sewer main through the site in the statutory right-of-way. The 100mm AC sanitary service is to be abandoned. Works to be designed by the Developers engineer and approved by the City Engineer.
- 7. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.
- 8. The street lighting fronting the site shall be analyzed and, if necessary, upgraded to City of Langley Standards.
- 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.
- 10. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost.
- 11. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
- 12. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
- 13. 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.
- 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).



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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. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
- 2. Undergrounding of the existing overhead hydro and Telephone poles along the Brydon Crescent frontage is required.
- 3. Undergrounding of hydro, telephone and cable services to the development site are required.
- 4. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
- 5. 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.
- 6. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
- 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 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"



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Subject: Rezoning Application RZ 10-18/ Development Permit Application DP 12-18

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### **Discussion:**

The applicant is proposing to redevelop six existing single family residential properties with an attractive, 4 storey, 127 unit condominium apartment building. In addition, the City has executed a Road Closure and Sale Agreement with the owner, Oaken Developments (Brydon) Inc. for surplus right of way located in between two lots that will be consolidated within the development. Access to the underground parkade for tenant parking and designated visitor parking is off Brydon Crescent.

The proposed condominium offers a wide variety of suites, ranging from 578 ft² to 1,325 ft² to meet the needs of a wide range of homeowners. A wide variety of architectural elements are incorporated into the contemporary building design, such as heavy timber columns and brackets, dramatic sloped gables on roof, horizontal and vertical siding, cultured stone, and generous landscape decks above the parking structure providing private and comment outdoor space, contribute to the architectural form and character of the building.

In addition, the applicant has accommodated a 8m wide fire lane off Brydon Crescent that will link with a 3m wide pedestrian walkway and clear span bridge connecting Brydon Crescent and the Baldi Creek Trail network.

The proposed development benefited 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



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the August 8, 2018 meeting. A copy of the APC minutes will be presented to Langley City Council at the August 23, 2018 Special Council meeting.

### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,579,149.75 to Development Cost Charge accounts and \$254,000 in Community Amenity Charges.

### **ALTERNATIVES:**

Prepared by:

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

Madd Mirehall	
Gerald Minchuk, MCIP	
Director of Development Services & Eco	onomic Development
Director of Development Convides & Lee	monilo Bovolopinioni
Concurrence:	Concurrence:
Bomy	RITT
Rick Bomhof, P.Eng. Director of Engineering, Parks & Environment	Rory Thompson, Fire Chief
Attachment(s):	





### MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

### HELD IN LANGLEY CITY HALL CKF COMMUNITY BOARDROOM

### WEDNESDAY, AUGUST 8, 2018 7:00 PM

**Present:** Councillor Jack Arnold, Chairman

Councillor Paul Albrecht, Vice-Chairman

John Beimers Trish Buhler

Shelley Coburn, School District No. 35

Kimberley Lubinich

Ron Madsen Dan Millsip

Staff: Gerald Minchuk, Director of Development Services & Economic

Development

Absent: Constable Lisa Cormier, Langley RCMP

Kim Mullin Jamie Schreder

### 1) <u>RECEIPT OF MINUTES</u>

MOVED BY Commission Member Buhler SECONDED BY Commission Member Madsen

THAT the minutes for the June 13, 2018 Advisory Planning Commission meeting be received.

**CARRIED** 

# 2) <u>REZONING APPLICATION RZ 11-18/DEVELOPMENT PERMIT APPLICATION DP 13-18- 19610, 19618-19626, 19630-19632, 19638, 19648-19650 -55A AVENUE & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP83409</u>

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F..Adab Architects Inc. and Marlene Messer, PMG Landscape Architects who presented the proposed applications. Following discussion on building form and character, architectural design, lane closure, tandem parking, landscaping, Sustainability features, and CPTED security measures, it was:

MOVED BY Commission Member Madsen SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

That Rezoning Application RZ 11-18/Development Permit Application DP 13-18 to accommodate a 3-storey, 41-unit townhouse development located at 19610, 19618-19626, 19630-19632, 19638, 19648-19650-55A Avenue & Un-zoned Portion of Closed Road On Plan EPP83409 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**

# REZONING APPLICATION RZ 10-18/DEVELOPMENT PERMIT APPLICATION DP 12-18- 5423, 5433, 19900, 19910, 19920, 19930 BRYDON CRESCENT & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP73909

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Wes Freisen, Points West Architecture, who presented the proposed applications. Following discussion on site plan, building form and character, building exterior, parking, lane closure, new pedestrian walkway and bridge, site landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler SECONDED BY Commission Member Millsip

That Rezoning Application RZ 10-18/Development Permit Application DP 12-18 to accommodate a 127 unit, four-story condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent & Un-zoned Portion

of Closed Road on Plan EPP73909 be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

### **CARRIED**

### 4) REZONING APPLICATION RZ 13-18 - 20555-56 AVENUE

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed "microbrewery" Rezoning application, and introduced Bill Ulrich, Simcic & Ulrich Architects who presented the proposed application. Following discussion on proposed building tenant improvements, hours of operation, outdoor patio, occupant capacity, Provincial liquor licensing, it was:

MOVED BY Commission Member Millsip SECONDED BY Commission Member Buhler

That Rezoning Application RZ 13-18 to accommodate a 'microbrewery" located at 20555-56<sup>th</sup> 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 14-18/DEVELOPMENT PERMIT APPLICATION DP 14-18- 5475, 5483, 5493-BRYDON CRESCENT

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

MOVED BY Commission Member Beimers SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 14-18/Development Permit Application DP 14-18 to accommodate a 78 unit, 5-storey townhouse development located at 5475, 5483, 5493- Brydon Crescent be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

### **CARRIED**

### **Discussion**:

Discussion ensued regarding the Council decision relating to tandem parking and that staff report back to the Advisory Planning Committee on action items arising from Committee motions.

Shelley Coburn, School District No. 35 Trustee expressed concerns the School District is facing due to significant development activity, reduced classroom sizes, and Provincial school funding.

### 6) Next Meetings:

Wednesday, September 12, 2018

### 7) <u>ADJOURNMENT</u>

MOVED BY Commission Member Coburn SECONDED BY Commission Member Buhler

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

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



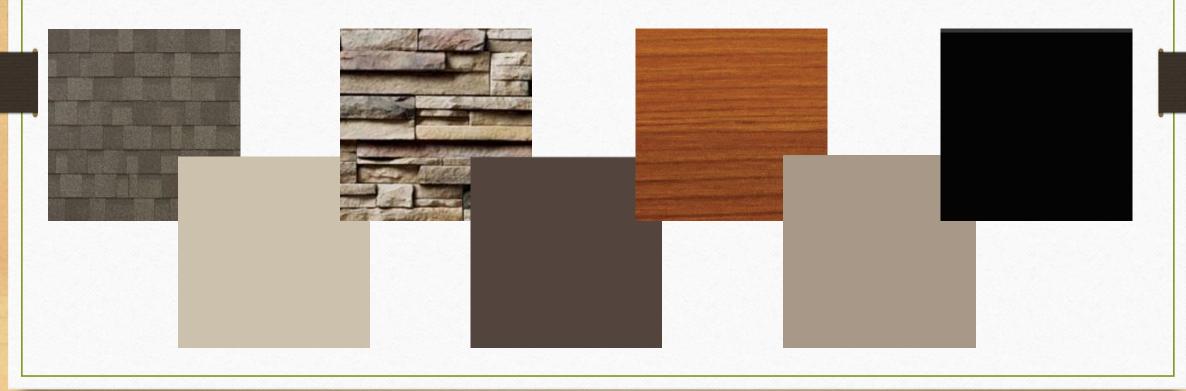
136 UNIT DEVELOPMENT IN LANGLEY, BC

ARCHITECTURE

# BRYDON CRESCENT BY REDDALE



# COLOUR SCEME FOR BRYDON CRESCENT



# 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.
- Site lighting will evenly illuminate all public areas.

### **Natural Access Control:**

- There are two clearly defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property.

### 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 24-48 hours.

### BRYDON REDDALE MULTIPLE FAMILY RESIDENTIAL

**CPTED REVIEW REPORT** 

REDDALE ENTERPRISES LTD.



LIAHONA SECURITY CONSORTIUM INC



P.O. Box 88 Mill Bay, BC. V0R 2P0 Phone: (250) 743-8948 Fax: (250) 743-8941 E-mail: liahonasecurity@shaw.c: Web:

Report Date: 07/June/2018

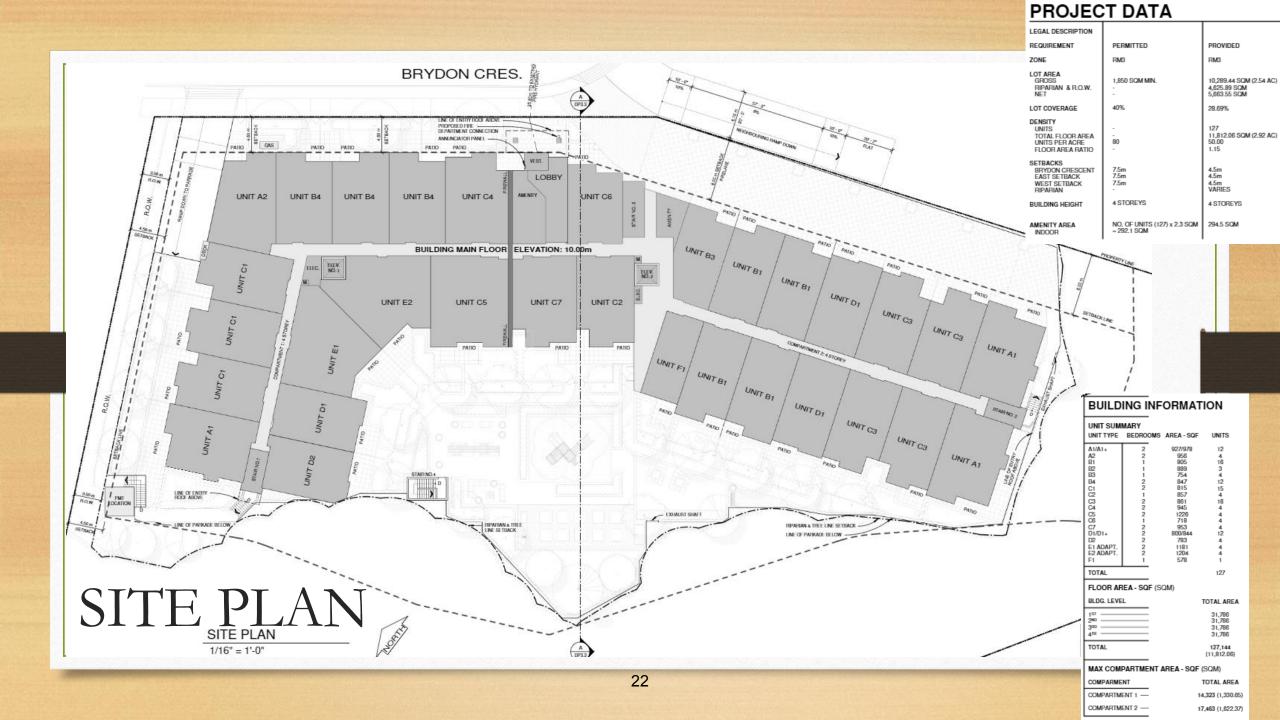
### **Territoriality:**

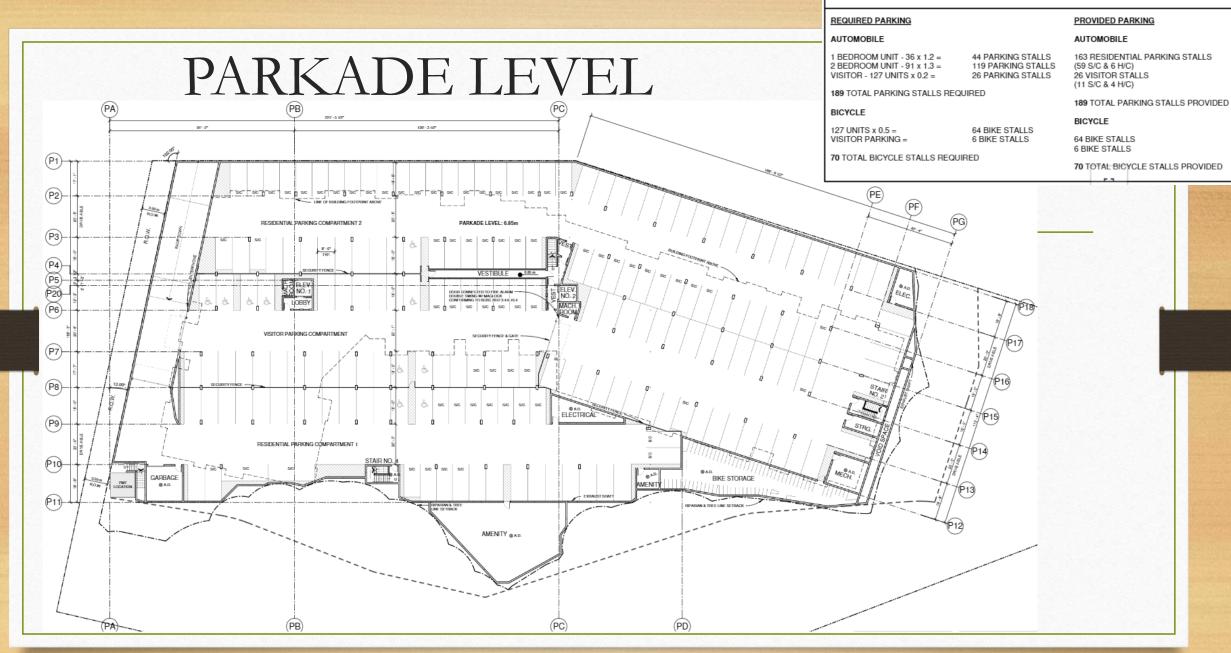
• Each 1<sup>st</sup> floor unit has a private, grassed yard area, which increases the sense of ownership.

# SUSTAINABILITY

Sustainability for the building has been addressed with the following items:

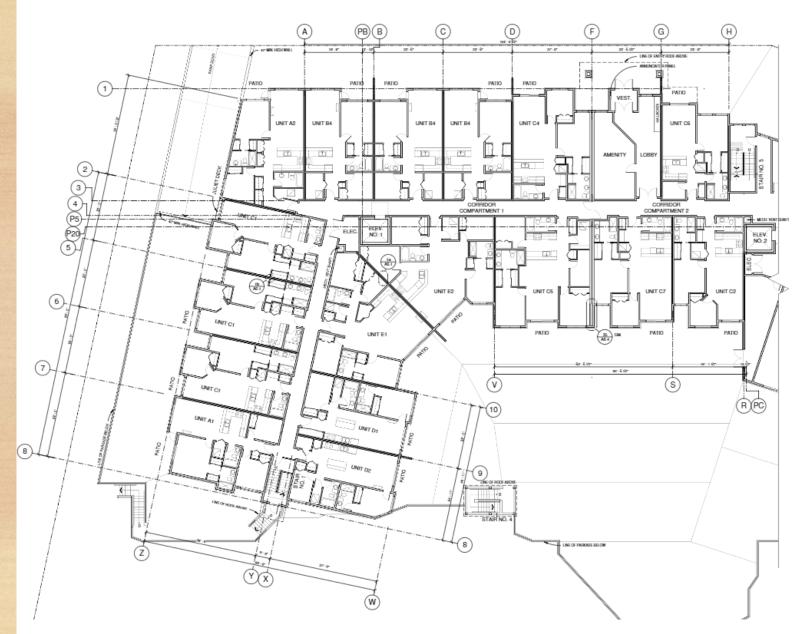
- Large decks and substantial overhangs create shade in the summer months.
- All outdoor lights are ground-oriented.
- Energy efficient lighting will be used.
- Low v.o.c. paints will be used.
- Renewable wood is a major building component.
- Low maintenance materials will contribute to low life-cycle costs.



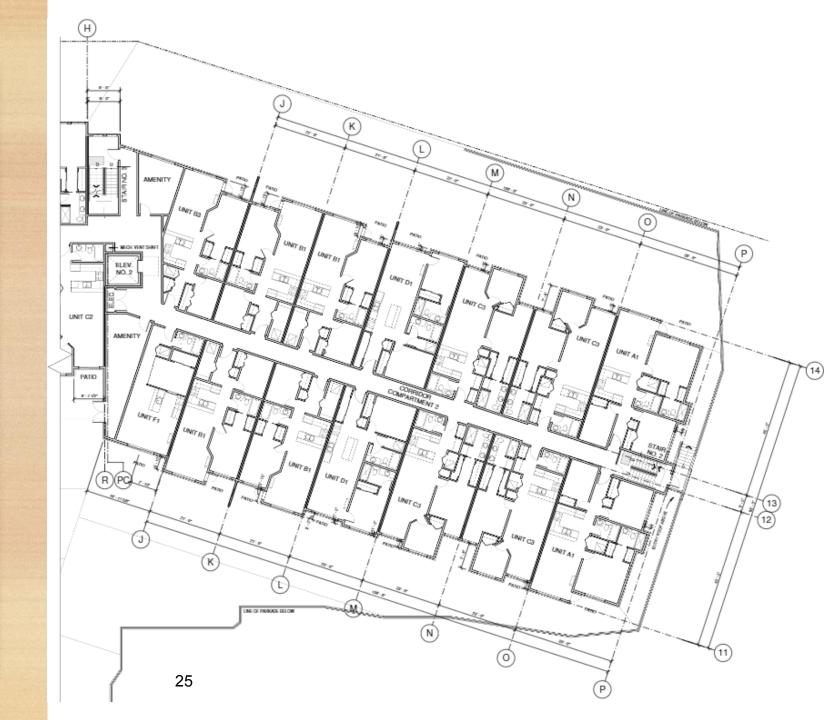


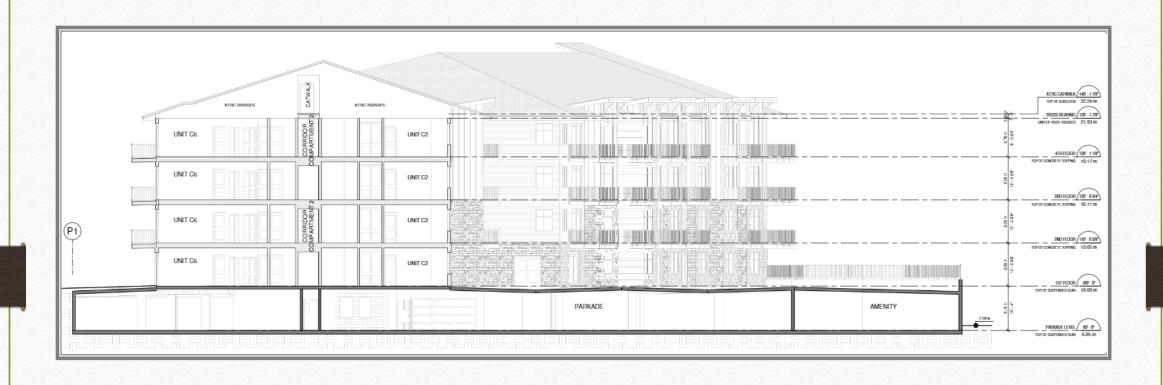
PARKING SUMMARY

1<sup>ST</sup> FLOOR PLAN ~
COMPARTMENT 1



1<sup>ST</sup> FLOOR PLAN ~
COMPARTMENT 2

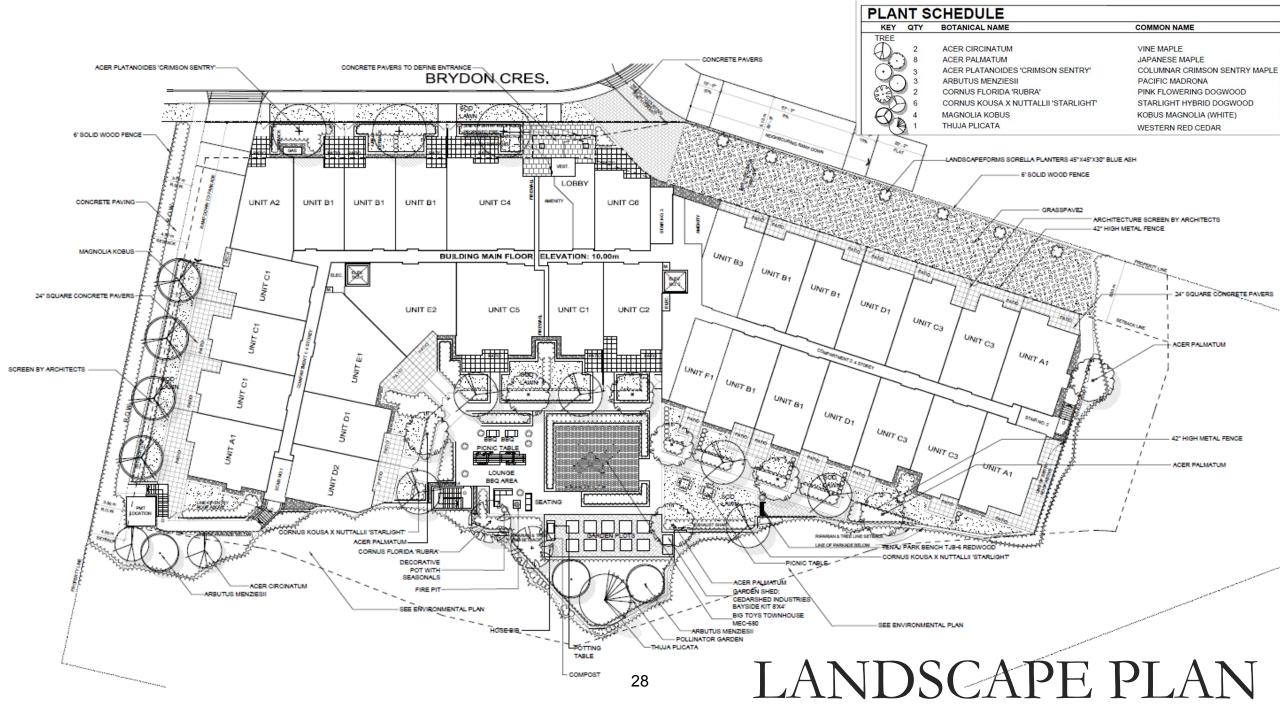




# SECTION

# LANDSCAPE BY





# PLANT SCEDULE

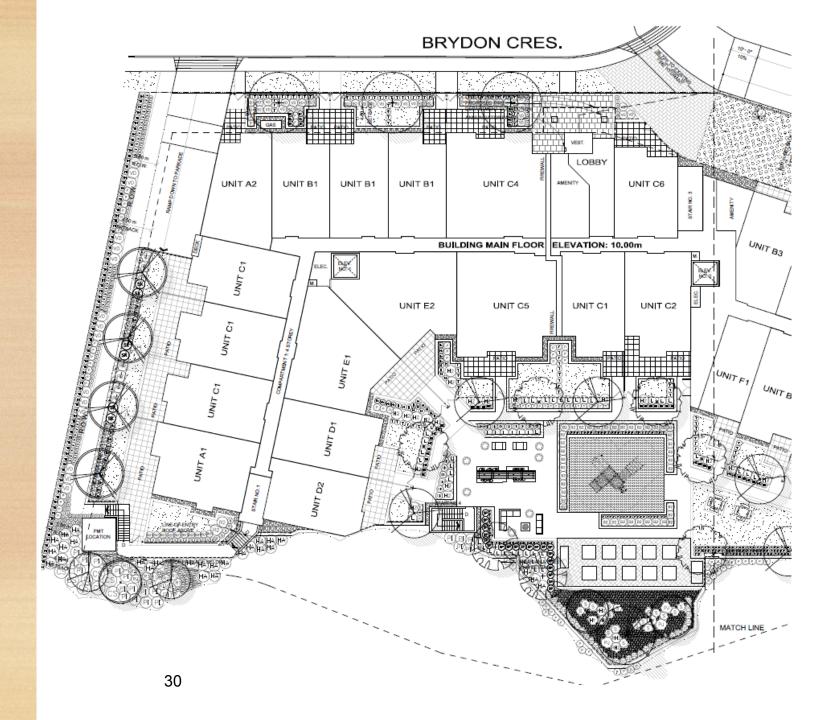
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE			
D 2	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B 3 STEM CLUMP
8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
(+) 3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
3	ARBUTUS MENZIESII	PACIFIC MADRONA	#3 POT #5 POT; B&B
2	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B
6	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	2.5M HT; B&B
Q) 4	MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)	2M HT; B&B (Specify STD Or Shrub Form)
	THUJA PLICATA	WESTERN RED CEDAR	2M HT; B&B

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

# SHRUB PLAN

#### PLANT SCHEDULE

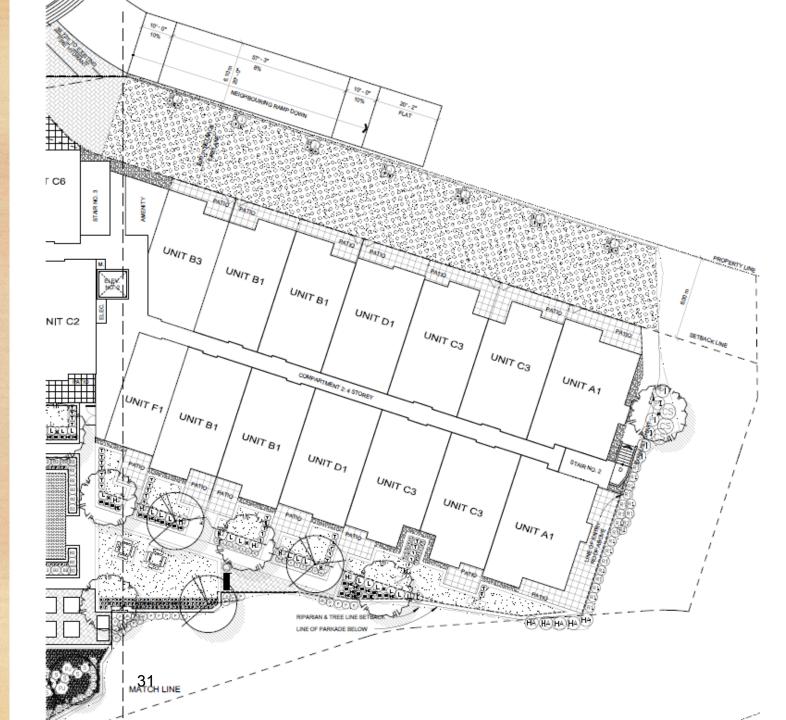
PLAN	PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME		
SHRUB					
(B)	18	BUXUS MICROPHYLLA 'GREEN VELVET'	BOXWOOD		
(i)	36	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	BLUEBEARD		
(G)	30	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC		
(CS)	10	CORNUS SERICEA	RED OSIER DOGWOOD		
(E)	33	HOLODISCUS DISCOLOR	OCEANSPRAY		
(H2)	24	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	BIGLEAF HYDRANGEA;		
(HY)	2	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA		
(I)	3	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS		
(J)	7	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER		
(NN)	96	MAHONIA NERVOSA	LONGLEAF MAHONIA		
(PI)	28	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE		
(PV)	3	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA		
	59	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		
(R2)	9	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL		
(RH2)	4	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK		
<b>30833308</b>	34	ROSA NUTKANA	NOOTKA ROSE		
(SK)	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA		
(s)	17	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK		
(SP)	20	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA		
Œ	105	TAXUS BACCATA	ENGLISH YEW		
TH (B2)	88	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR		
(B2)	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY		
(vo)	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM		
GRASS					
(CK)	19	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE		
H	17	HAKONECHLOA MACRA ' AUREOLA'	JAPANESE FOREST GRASS		
HE	51	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS		
(S1)	4	STIPA TENUISSIMA	MEXICAN FEATHER GRASS		
PERENN	IIAL				
(Ho)	36	HOSTA VAR	HOSTA;		
SE	4	SEDUM 'AUTUMN JOY'	STONECROP		
GC					
(A)	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK		
(A) (E) (F)	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK		
(F)	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY		
(A)	30	GAULTHERIA SHALLON	SALAL		
0	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE		
(P)	77	POLYSTICHUM MUNITUM	WESTERN SWORD FERN		
T	712	THYMUS SERPHLLUM	MOTHER OF THYME		



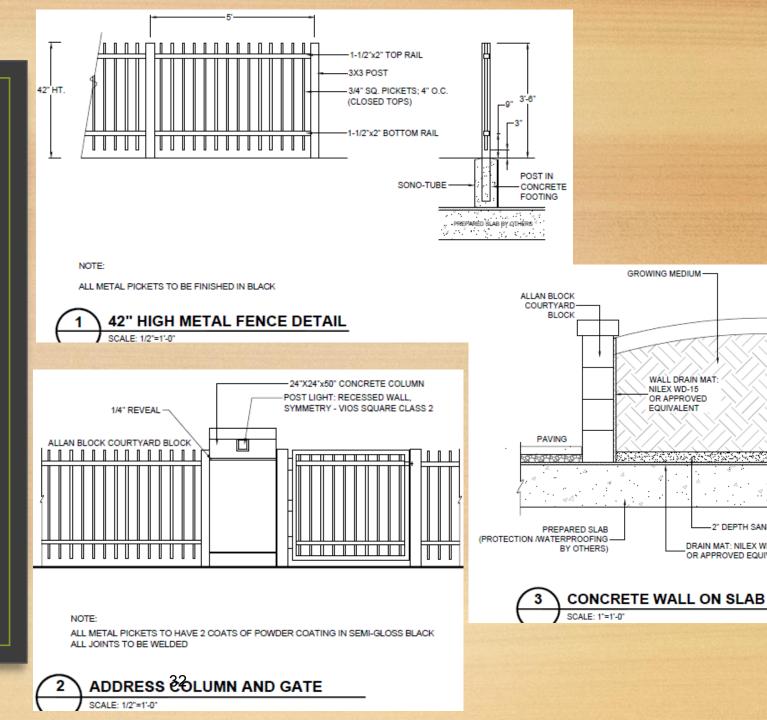
# SHRUB PLAN

### PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
(B)	18	BUXUS MICROPHYLLA 'GREEN VELVET'	BOXWOOD
(i)	36	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	BLUEBEARD
$\widetilde{(co)}$	30	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC
CS CS	10	CORNUS SERICEA	RED OSIER DOGWOOD
(HA)	33	HOLODISCUS DISCOLOR	OCEANSPRAY
HA H2	24	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	BIGLEAF HYDRANGEA;
(HY)	2	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA
$\Box$	3	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS
Ö	7	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER
(MN)	96	MAHONIA NERVOSA	LONGLEAF MAHONIA
(PT)	28	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE
(F)	3	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA
$\Box$	59	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
	9	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL
( <del>1</del>	4	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK
(R1)	34	ROSA NUTKANA	NOOTKA ROSE
(SK)	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA
(s)	17	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK
(SP)	20	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
$\Xi$	105	TAXUS BACCATA	ENGLISH YEW
$\stackrel{(\Pi)}{\longrightarrow}$	88	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
(B2)	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY
(W)	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM
GRASS			
(CK)	19	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE
$\stackrel{(H)}{=}$	17	HAKONECHLOA MACRA ' AUREOLA'	JAPANESE FOREST GRASS
(HE)	51	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
(S1)	4	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
PERENI	NIAL		
(Ho)	36	HOSTA VAR	HOSTA:
(SE)	4	SEDUM 'AUTUMN JOY'	STONECROP
GC			
(A)	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH: PINK
8	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY
$\overset{\smile}{\omega}$	30	GAULTHERIA SHALLON	SALAL
(	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
(F)	77	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
$\widetilde{\Box}$	712	THYMUS SERPHLLUM	MOTHER OF THYME



# LANDSCAPE DETAILS



GROWING MEDIUM -

WALL DRAIN MAT:

-2" DEPTH SAND LAYER

DRAIN MAT: NILEX WD 15

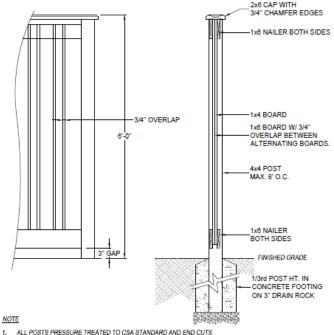
OR APPROVED EQUIVALENT

NILEX WD-15

EQUIVALENT

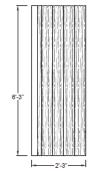
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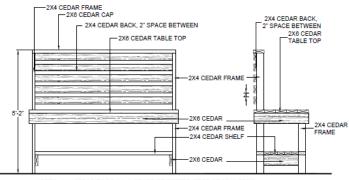
### LANDSCAPE DETAILS ALLAN BLOCK GROWING MEDIUM -COURTYARD-BLOCK 4: DEPTH WASHED 1" DIA ROUND RIVER ROCK WALL DRAIN MAT: NILEX WD-15 OR APPROVED EQUIVALENT -2" DEPTH SAND LAYER PREPARED SLAB (PROTECTION /WATERPROOFING -DRAIN MAT: NILEX WD-15 BY OTHERS) OR APPROVED EQUIVALENT DRAIN STRIP AT BUILDING



- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
- 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
- 3. ALL HARDWARE HOT DIPPED GALVANIZED.
- APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
- ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".







NOTES: ALL CEDAR TO BE NO. 2 GRADE OR BETTER, FREE OF SPLINTERS ALL PIECES TO BE SCREWED TOGETHER



# LANDSCAPE DETAILS



LANDSCAPEFORMS SORELLA PLANTER



**RATANA LOUNGE SEATING** 



**BAYVIEW PICNIC TABLE** 

# BRYDON CRESCENT

BY REDDALE

