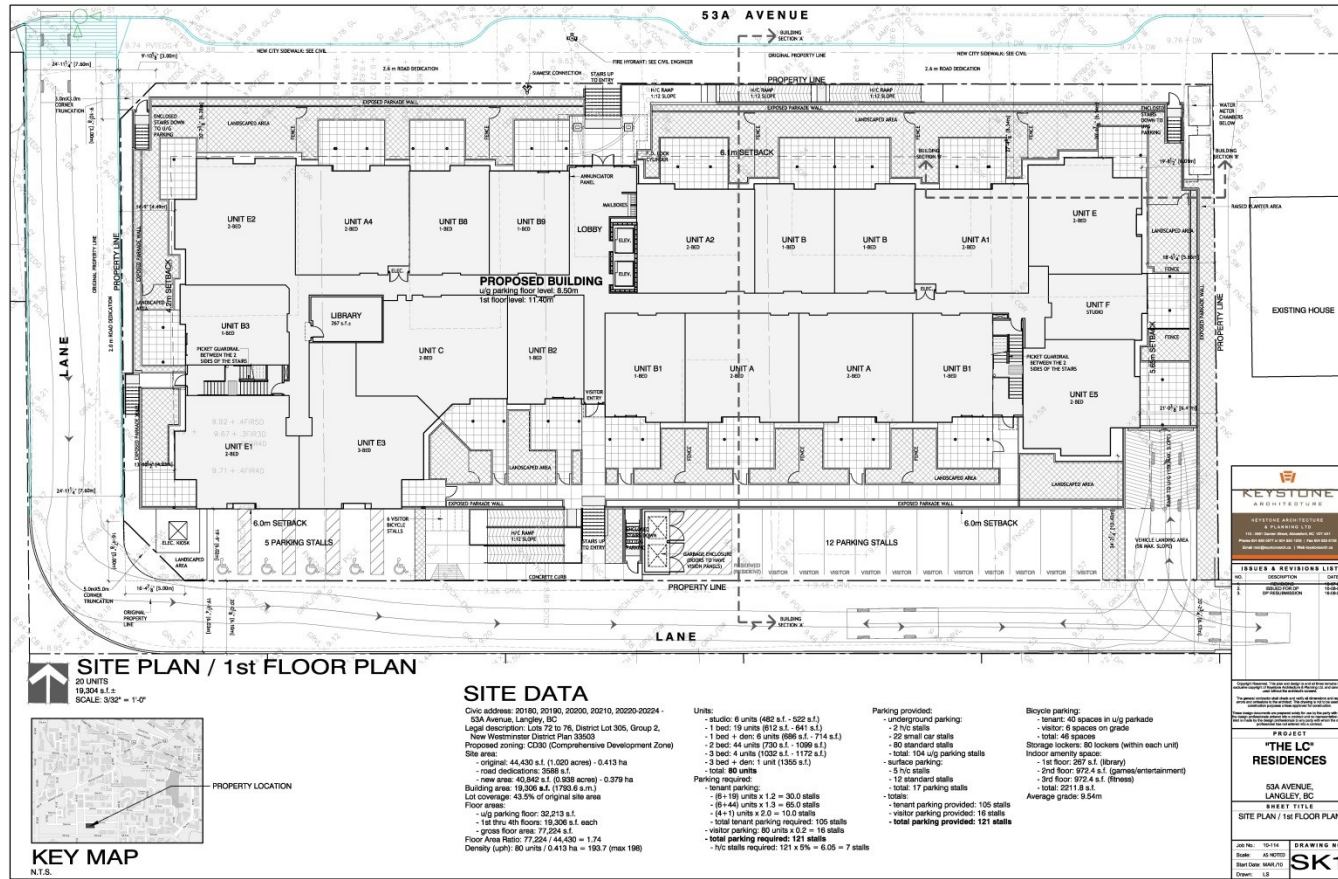


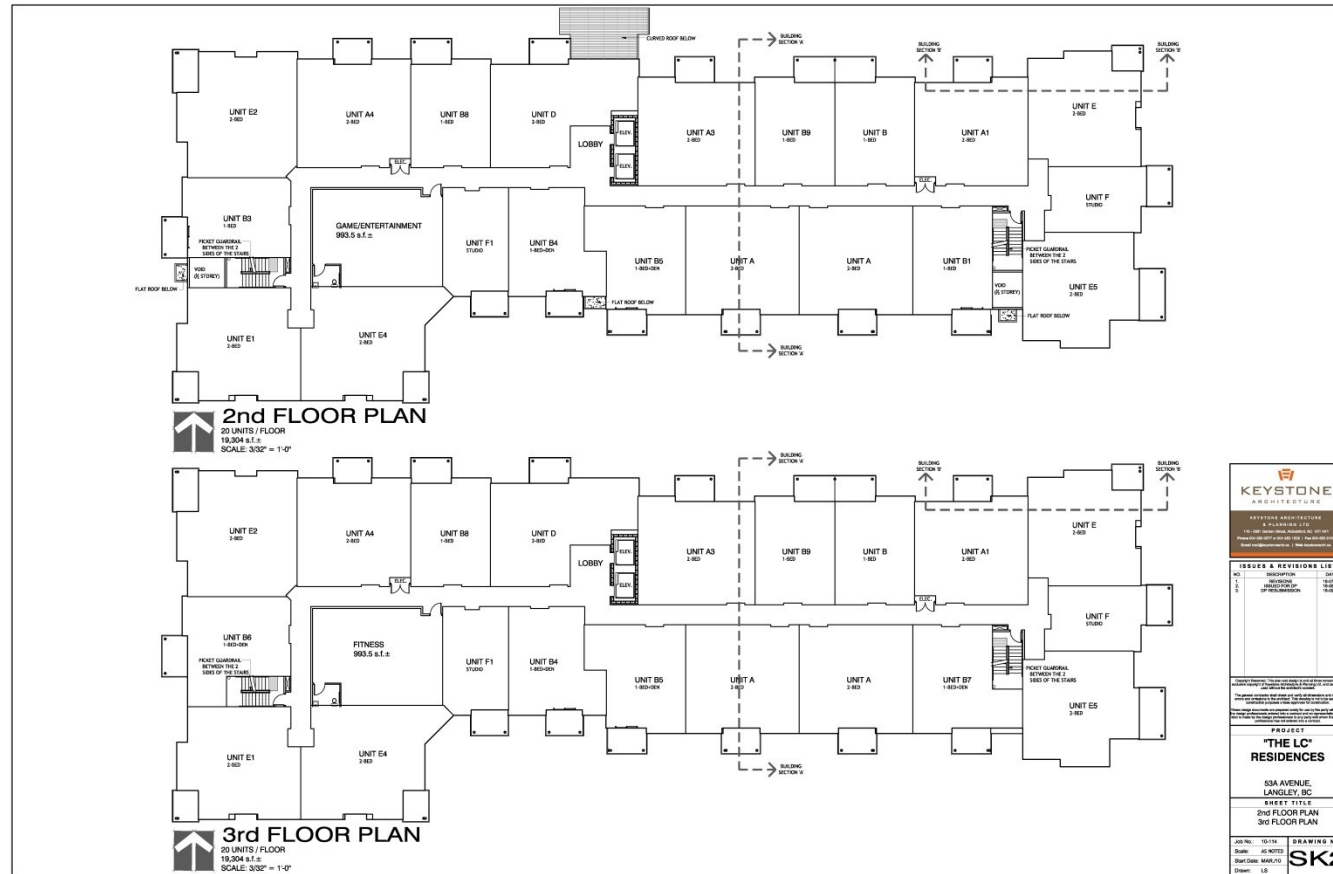


Solaris – Site Plan/1st Floor Plan



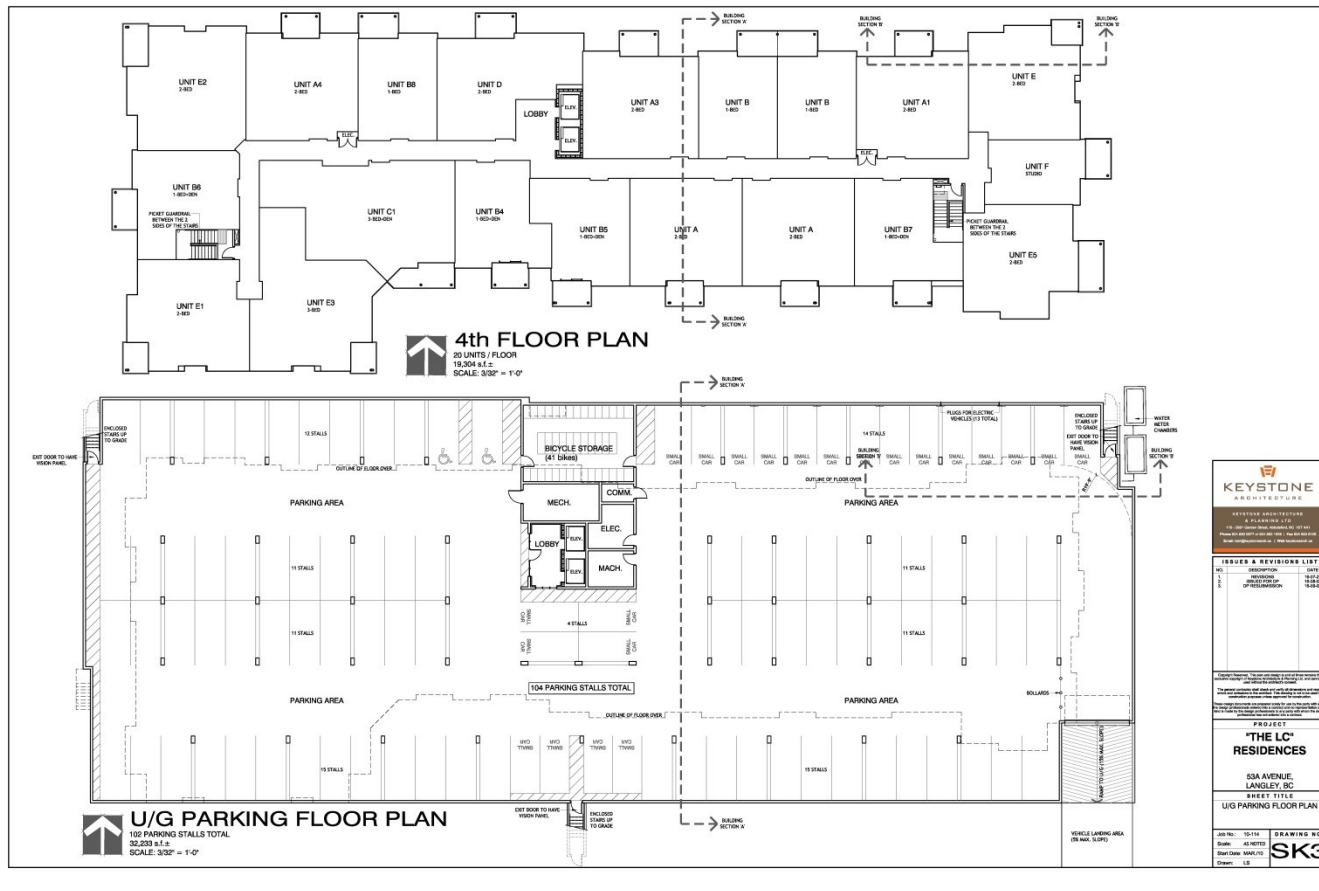


Solaris – Second & Third Floor Plans





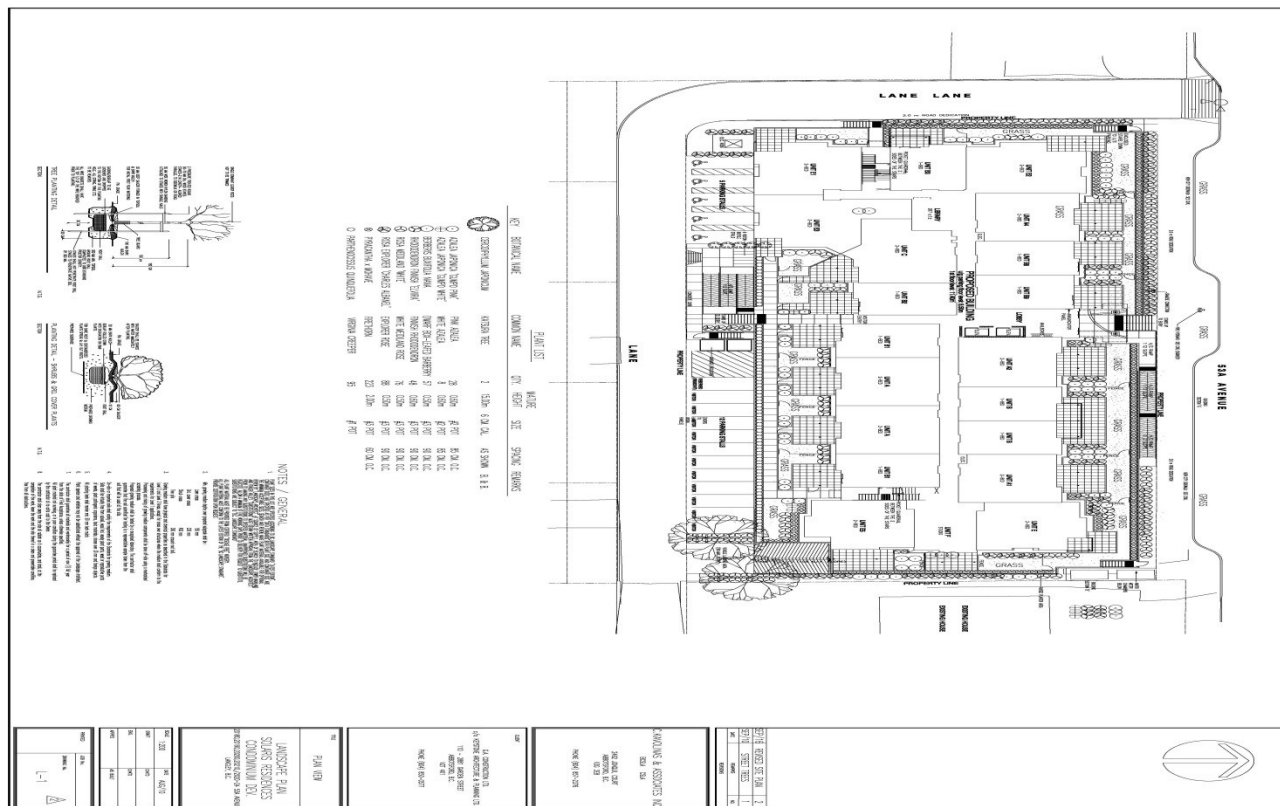
Solaris – Fourth Floor & U/G Parking Plans







Solaris – Landscape Plan





Crime Prevention Through Environmental Design **(CPTED) Principles**

- **Natural Surveillance:**

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking is for tenants only; visitor parking is surface only
- Site lighting will evenly illuminate all public areas

- **Natural Access Control:**

- There are 2 clearly-defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property
- The tenant underground parking access is gated and controlled by residents

- **Territoriality**

- Clearly defined spaces and physically and visually direct people from public to semi-public to semi-private to private spaces
- Each 1st floor unit has a private grassed yard area, which increases the sense of ownership
- Clear signage used to avoid any confusion

- **Maintenance & Management**

- We recommend that the owner implement 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
 - Community spirit programs, such as block parties, Block Watch, etc., which will heighten the sense of ownership



Project Sustainability Principles

- **Bike Parking:**

- 40 tenant bike stalls provided in the parkade
- 6 visitor bike stalls provided at the visitor entry

- **Electric Car Parking:**

- We have made allowance for 13 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 the majority of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaped on top of our parkade where the building is not located.



City of Langley Official Community Plan Bylaw, 2005, No. 2600

- The City's OCP Bylaw states:
 - ✓ "Underground parking access should be from lanes" and
 - ✓ "Provide visitor parking at-grade" and
 - ✓ "Provide resident parking underground"
- ✓ Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.