



Nov.26, 2018

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Attn:

Gerald Minchuk, MCIP, RPP
Director Of Development Services & Economic Development
City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3

**Re: Response to City Public Hearing comment
5398, 5410, 5448 - 208 Street, City of Langley.
Planning File#: RZ 15-18
Development Permit Application: DP 16-18**

#2 Openings at parkade walls

The following is the response to council's comment regarding if there is a chance to add openings at south and east parkade walls on Public Hearing Meeting on Monday, November 19, 2018.

For the south and east parkade walls, the current limit distances to property lines are 0. The underground parking Major Occupancy Classification is F2. According to BC Building Code 2012, table 3.2.3.1 E, the maximum area of unprotected opening is 0. It is only possible to have openings along the walls if there is more than 1.2m setback from property lines. In order to accommodate, the underground parking area will be reduced and the parking stall numbers could not meet City's zoning bylaw requirement. The narrow "Gap" between the walls and neighbour sites will be hard to maintain. It will hard to provide natural surveillance and will cause safety issues by against CPTED principles. The direct openings to property lines may also cause discomfort and complaints from neighbour sites.



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When we start to prepare Building Permit set of drawings, we will work closely with mechanical engineer to make sure there is enough ventilation rate for the parkade by using natural, mechanical or mixed-mode ventilation system.

Based on above analysis, we hope City accept the current architectural and landscape treatments as shown in the application drawings.

Sincerely,

A handwritten signature in black ink, appearing to be 'P. Xu Yang', with a stylized, flowing script.

Patrick Xu Yang Architect.AIBC
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