



# sheet schedule

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SD1.01	PROJECT DATA	SD2.02	UNIT PLANS
SD1.02	CONTEXT PLANS	SD2.03	UNIT PLANS
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SD1.21	SITE SECTIONS	SD2.05	UNIT PLANS
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SD1.33	3D MASSING PERSPECTIVES	SD3.03	3rd - 5th LEVEL PLANS
SD1.34	3D MASSING PERSPECTIVES	SD3.04	ROOF LEVEL PLAN
		SD4.01	BUILDING ELEVATIONS
		SD4.02	BUILDING ELEVATIONS
		SD5.01	DEVELOPMENT INFORMATION
		SD5.02	Unnamed

keystone architecture & planning ltd.

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F 1.855.398.4578 | abbotsford, bc v2s 2b1



**SKYLINE APARTMENTS**  
198A STREET & BRYDON CRESCENT, LANGLEY, BC

**COVER PAGE**  
SCALE:

**ISSUED FOR DEVELOPMENT PERMIT**  
19/12/24 REVISION K  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD0.01**



bridge community church



nicomekl elementary school



neighbouring apartment  
(brydon cresc. & 200 street)



nearby apartment  
(53a avenue)

## location

THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF LANGLEY ON 199A ST. AND BRYDON CRESC. IT IS SURROUNDED BY EXISTING RESIDENTIAL HOMES. THERE ARE MANY NEARBY APARTMENT BUILDINGS. WITHIN HALF A KILOMETER LIES BRIDGE COMMUNITY CHURCH AND NICOMEKL ELEMENTARY SCHOOL.

- bridge community church
- nearby aptm.  
(53a avenue)
- adjacent townhouse development
- skyline aptm.  
development location
- neighbouring aptm.  
(brydon cresc. & 200st.)
- nicomekl elementary school (0.5km away)



location map/langley



199a looking southeast



199a turnaround



corner of 199a st. & brydon cresc.



lane

skyline aptm.  
development location



aerial view looking n/e



keystonearch.ca

**SKYLINE APARTMENTS**  
199A STREET & BRYDON CRESCENT, LANGLEY, BC

**CONTEXT PLANS**  
SCALE: N.T.S.

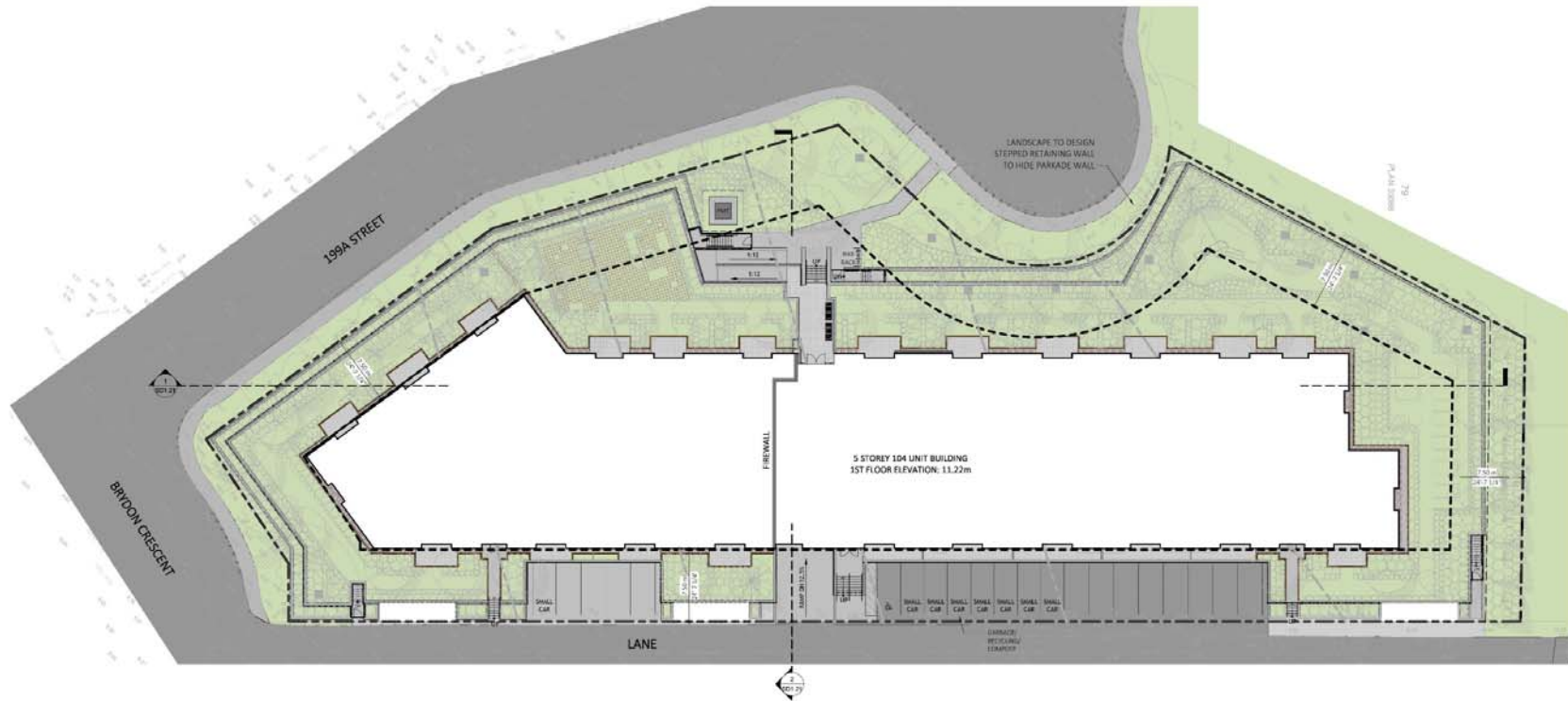


**ISSUED FOR DEVELOPMENT PERMIT**

19/12/24 REVISION #  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD1.02**





## site plan

1/16" = 1'-0"



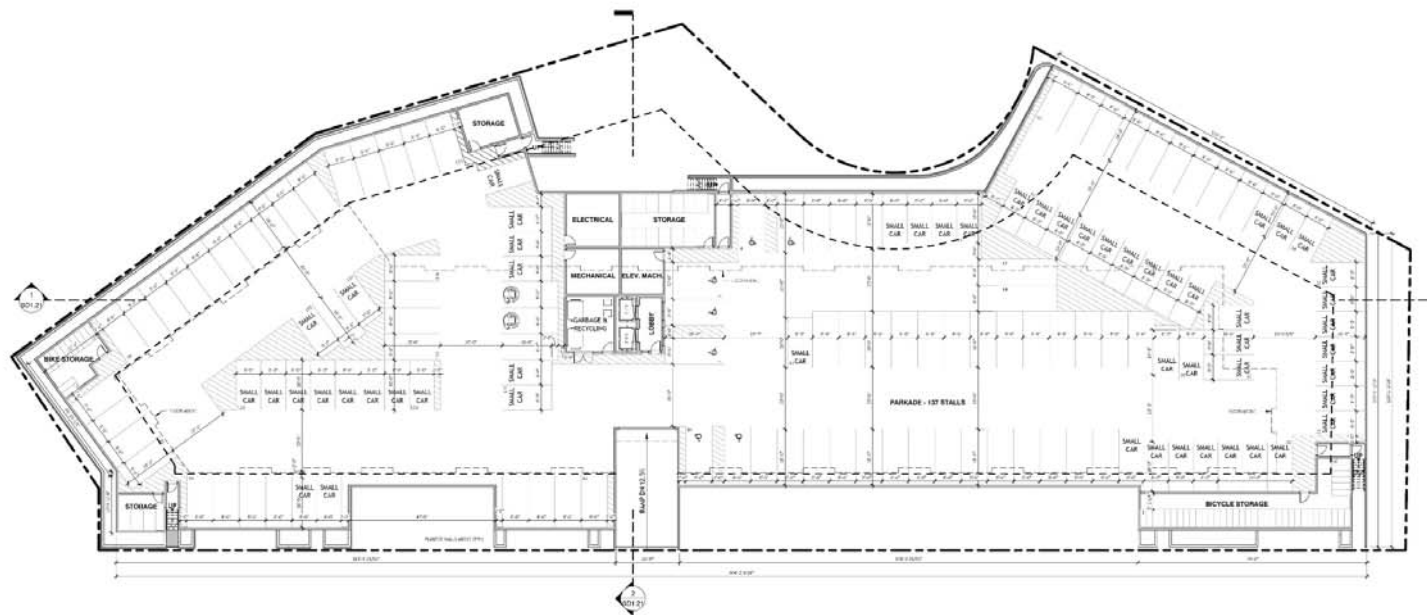
**SKYLINE APARTMENTS**  
199A STREET & BRYDON CRESCENT, LANSLEY, BC

**SITE PLAN**  
SCALE: 1/16" = 1'-0"



**ISSUED FOR DEVELOPMENT PERMIT**  
19/12/24 REVISION K  
CITY OF LANSLEY FILE #  
PROJECT NUMBER: 18-123

**SD1.20**



**SKYLINE APARTMENTS**  
198A STREET & BRYDON CRESCENT, LANSLEY, BC

**P1 LEVEL PLAN**  
SCALE: 1/16" = 1'-0"

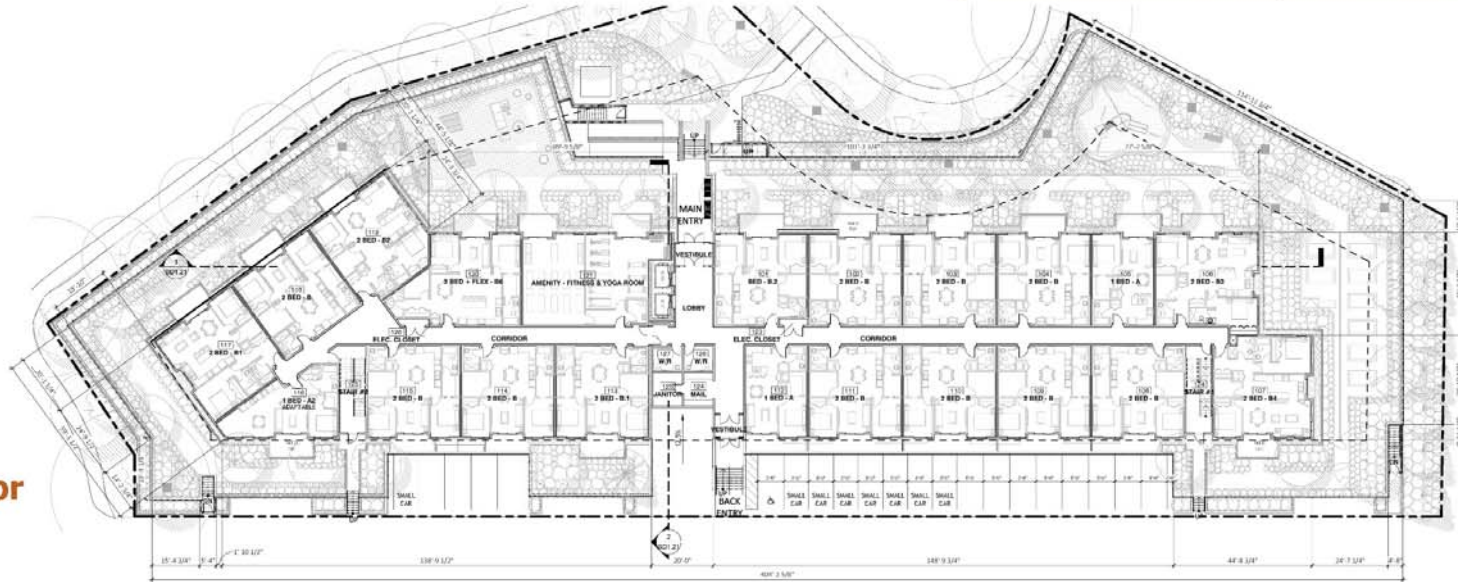


**ISSUED FOR DEVELOPMENT PERMIT**  
19/12/24 REVISION K  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD3.01**

## 1st floor

1/16" = 1'-0"



## 2nd floor

1/16" = 1'-0"



**SKYLINE APARTMENTS**  
199A STREET & BRYDON CRESCENT, LANSLEY, BC

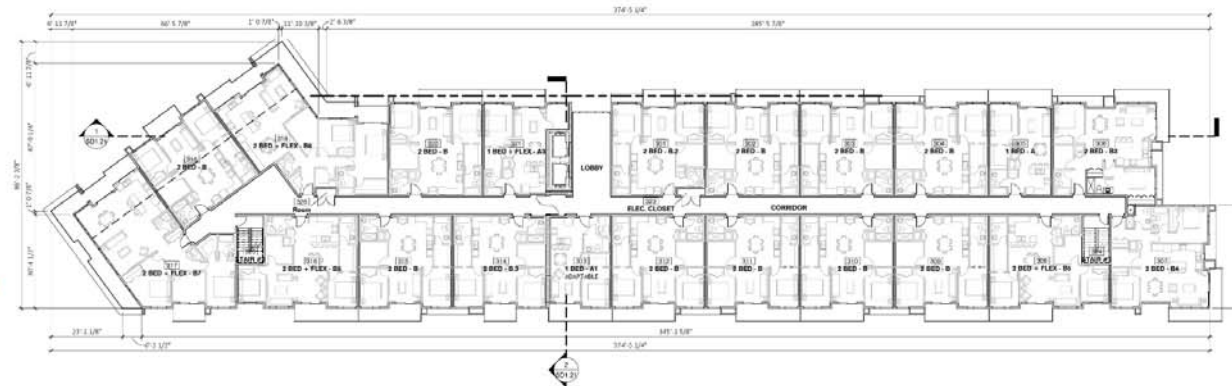
**1st & 2nd LEVEL PLANS**  
SCALE: 1/16" = 1'-0"



**ISSUED FOR DEVELOPMENT PERMIT**  
19/12/24 REVISION K  
CITY OF LANSLEY FILE #  
PROJECT NUMBER: 18-123

**SD3.02**

### 3rd floor

 $1/16'' = 1/8''$ 

### 4th-5th floor

$$1/16^2 = 1/256$$


**SKYLINE APARTMENTS**  
199A STREET & BRYSON CRESCENT, LANGLEY, BC

**3rd - 5th LEVEL PLANS**  
SCALE: 1/16" = 1'-0"



**ISSUED FOR DEVELOPMENT PERMIT**  
18/01/04 - REVISION #  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

SD3.03



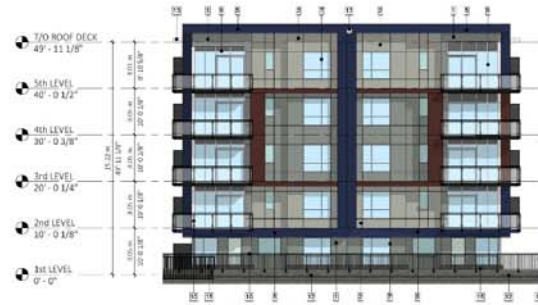


west elevation (north half)

3/32" = 1'-0"

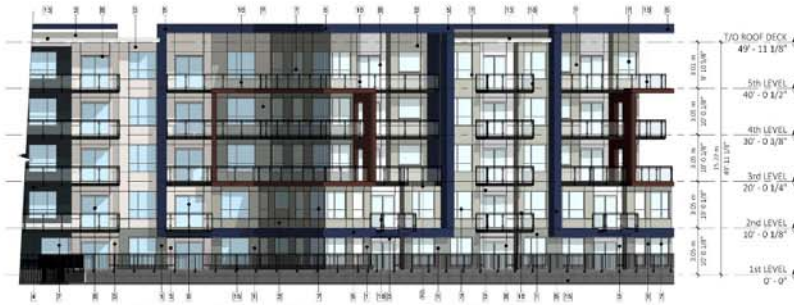
material legend

- [1] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)  
"SHADES HARDEN" COLOUR: NIGHT GRAY
- [2] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)  
"SHADES HARDEN" COLOUR: GRAY SLATE
- [3] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)  
"SHADES HARDEN" COLOUR: PEARL LARK
- [4] EXTERIOR BOARD WALKWAY (PANEL SYSTEM) (PULTRUSI TRIM ALUM. REVEALS)  
"SHADES HARDEN" COLOUR: EVENING BLUE
- [5] ALUMINUM RACKS COMPONENT (ALU 11)  
ARCHITECTURAL PANEL SYSTEM, COLOUR: BLUE
- [6] ALUMINUM RACKS COMPONENT (ALU 11)  
ARCHITECTURAL PANEL SYSTEM, COLOUR: RED
- [7] WINDOW VINYL  
COLOUR: "SHADES EXT. 2" WHITE INT.
- [8] SLIDING PATIO DOOR VINYL  
COLOUR: "SHADES EXT. 2" WHITE INT.
- [9] ALUMINUM GLAZED SYSTEM  
COLOUR: "CLEAR ANODIZED"
- [10] ALUMINUM METAL DECK RAILING  
COLOUR: BLACK
- [11] EXTERIOR METAL DECK  
"WILLOW WALKWAY" COLOUR: BLACK 21.93-30
- [12] CONCRETE WALL  
COLOUR: "GRAY C/M AND GRAY/WHITE COATING"
- [13] FIBREGLASS PANEL (SANDWICH)  
"SHADES HARDEN" COLOUR: ARCTIC WHITE
- [14] STEEL TRUSS  
COLOUR: STEEL DARK GRAY
- [15] BRICK  
"REDEAR BAR FACE BRICK" COLOUR: DARK GRAY
- [16] CORRUGATED METAL  
COLOUR: RED



north elevation

3/32" = 1'-0"



west elevation (south half)

3/32" = 1'-0"



SKYLINE APARTMENTS  
198A STREET & BRYDON CRESCENT, LANSLEY, BC

BUILDING ELEVATIONS

SCALE: As indicated

ISSUED FOR DEVELOPMENT PERMIT

13/12/2014 REVISION K  
CITY OF LANSLEY FILE #  
PROJECT NUMBER: 18-123

SD4.01



east elevation (south half)

1/32" = 1'-0"

### material legend

- [1] CEMENT BOARD (SMOOTH PANEL BEING IN EAST TRIM ALUM. REVEALS)  
- "SMOOTH" BOARD - COLOUR: MIST GRAY
- [2] CEMENT BOARD (SMOOTH PANEL BEING IN EAST TRIM ALUM. REVEALS)  
- "SMOOTH" BOARD - COLOUR: GRAY SLATE
- [3] CEMENT BOARD (SMOOTH PANEL BEING IN EAST TRIM ALUM. REVEALS)  
- "SMOOTH" BOARD - COLOUR: PEARL GRAY
- [4] CEMENT BOARD (HORIZONTAL LIP BEING IN EAST TRIM ALUM. REVEALS)  
- "SMOOTH" BOARD - COLOUR: FURNING BLUE
- [5] ALUMINUM FACED COMPOSITE (ALU)  
- "ARCHITECTURAL PANEL SYSTEM" - COLOUR: "W/UP"
- [6] ALUMINUM FACED COMPOSITE (ALU)  
- "ARCHITECTURAL PANEL SYSTEM" - COLOUR: "RED"
- [7] WINDOW UNIT  
- COLOUR: "GRAY EXT. / WHITE INT."
- [8] SLIDING PATIO DOOR UNIT  
- COLOUR: "GRAY EXT. / WHITE INT."
- [9] ALUMINUM GLAZED SYSTEM  
- COLOUR: "1/4" RAIL ANODIZED"
- [10] ALUMINUM GLAZED DOOR PANELS  
- COLOUR: "BLACK"
- [11] KATHCON METAL DOOR  
- "BENJAMIN MOORE" - COLOUR: "BLACK 2133 30"
- [12] CONCRETE WALL  
- COLOUR: "GRAY 1200 ANTI-GRAFFITI COATING"
- [13] HARDY BOARD BOARD (SMOOTH)  
- "WILSON-JONES" - COLOUR: "ANTIC WHITE"
- [14] STEEL TRUSS  
- COLOUR: "STEEL" - DARK GRAY
- [15] BRICK  
- "MCKINNON FACE BRICK" - COLOUR: "DARK GRAY"
- [16] CONCRETE PAVING  
- COLOUR: "RED"



south elevation

1/32" = 1'-0"



east elevation (north half)

1/32" = 1'-0"



**SKYLINE APARTMENTS**  
199A STREET & BRYDON CIRCLE, LANGLEY, BC

**BUILDING ELEVATIONS**  
SCALE: As indicated

**ISSUED FOR DEVELOPMENT PERMIT**  
19/12/24 - REVISION #  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD4.02**





**SKYLINE APARTMENTS**  
198A STREET & BRYDON CRESCENT, LANGLEY, BC

**3D MASSING PERSPECTIVES**  
SCALE: 1/2" = 1'-0"

**ISSUED FOR DEVELOPMENT PERMIT**  
19/12/24 REVISION A  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD1.32**



**south/east perspective**



**south/west perspective**



**north/west perspective**



**north/east perspective**



**SKYLINE APARTMENTS**  
198A STREET & BRYDON CRESCENT, LANGLEY, BC

**3D MASSING PERSPECTIVES**  
SCALE: 1/2" = 1'-0"

**ISSUED FOR DEVELOPMENT PERMIT**  
19/12/24 REVISION K  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD1.33**





MAGUL BENCH



WILSONE BAYVIEW PICNIC TABLE



LANDSCAPE FORMS ROSA PLANTER



HAUSER LIGHT CONCRETE FIREBOWL 32"



MAGUL BIKES RACK



SUBURBY CEDAR POTTING TABLE



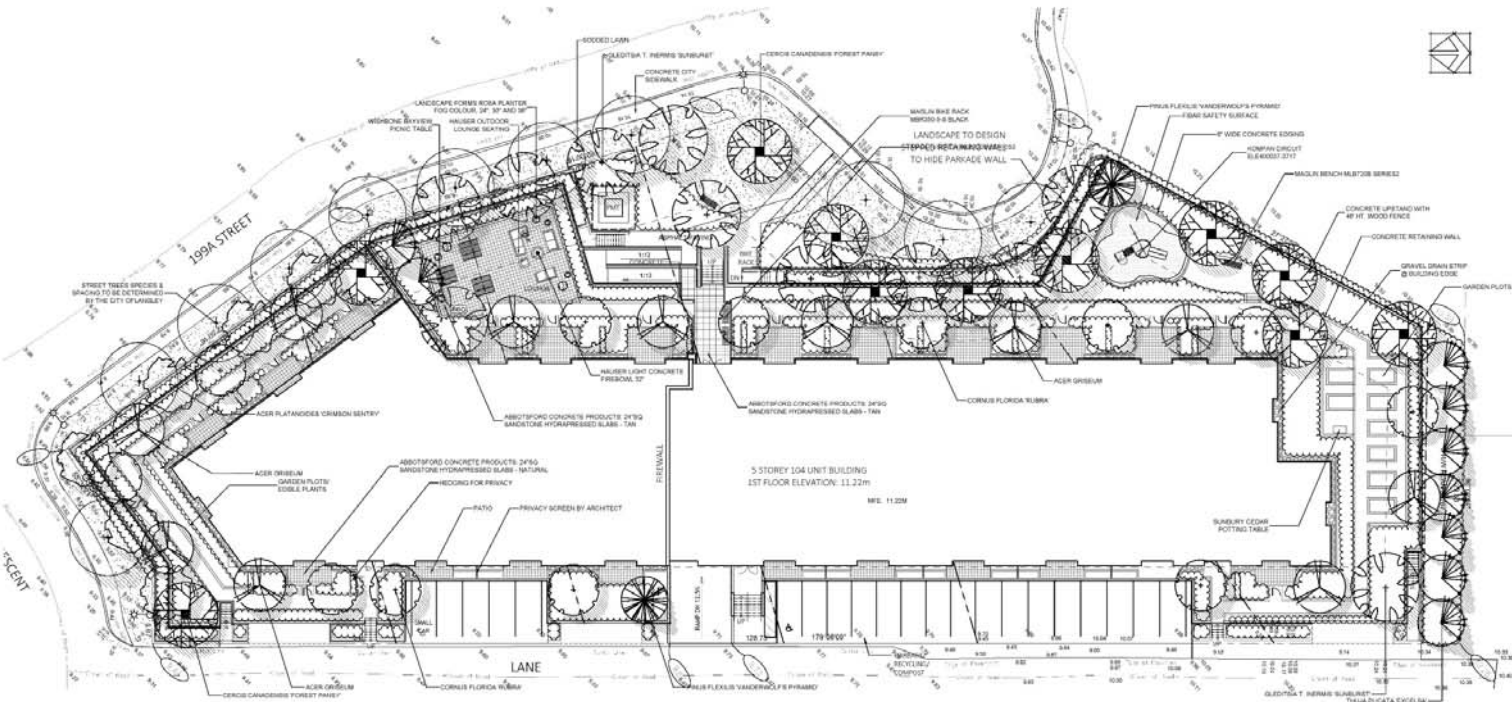
HAUSER OUTDOOR LOUNGE SEATING



KOMPAN - CIRCUIT BLUE 2007 2717

PLANT SCHEDULE		PMG PROJECT NUMBER: 18-177	
KEY	SYMBOL	COMMON NAME	PLANTED SIZE/REMARKS
1		ACER ORBICULUM	10CM CAL. 1.8M STD. 848
2		ACER PLATANOIDES 'ORIONSON BENTLEY'	10CM CAL. 2M STD. 848
3		ACER PLATANOIDES 'ORIONSON BENTLEY'	10CM CAL. 1.8M STD. 848
4		CORNUS FLORIDA RUBRA	10CM CAL. 1.8M STD. 848
5		QUERCUS T. NERANS 'SUNBURST'	10CM CAL. 1.8M STD. 848
6		PRUNUS P. VANDERKULP'S PYRAMID	10CM CAL. 1.8M STD. 848
7		THUJA PLICATA EXCELSA	2.5M HT. 848
8		WESTERN RED CEDAR	2.5M HT. 848
9		WESTERN RED CEDAR	2.5M HT. 848

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* BENCH AND TABLE: NAME PLANT MATERIAL AVAILABLE FOR 10% LOCAL REPLY 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 ANY SUBSTITUTION. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* NO SOLIDS NOT PERMITTED IN GROUND UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C102 - 4185 581 Street  
Burnaby, British Columbia, V5C 5G8  
p: 604.294.0011 f: 604.294.0022

SEAL:

1. 18-177-12  
NO. DATE REVISION DESCRIPTION DR.

PROJECT:  
**SKYLINE APARTMENTS**  
**BRIDON & 199 A**  
**LANGLEY, B.C.**

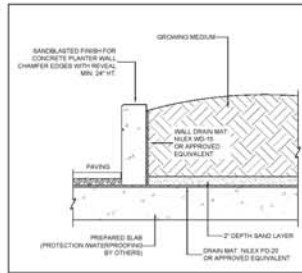
DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: 18-177-12  
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DRAWN: SMM  
DESIGN: SMM  
CHECK: MCV

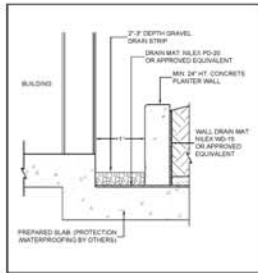
DRAWING NUMBER:  
**L1**  
OF 2

PMG PROJECT NUMBER: 18-177

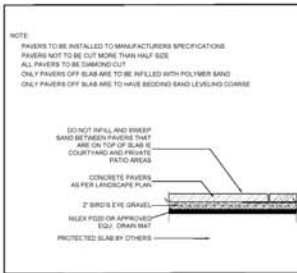




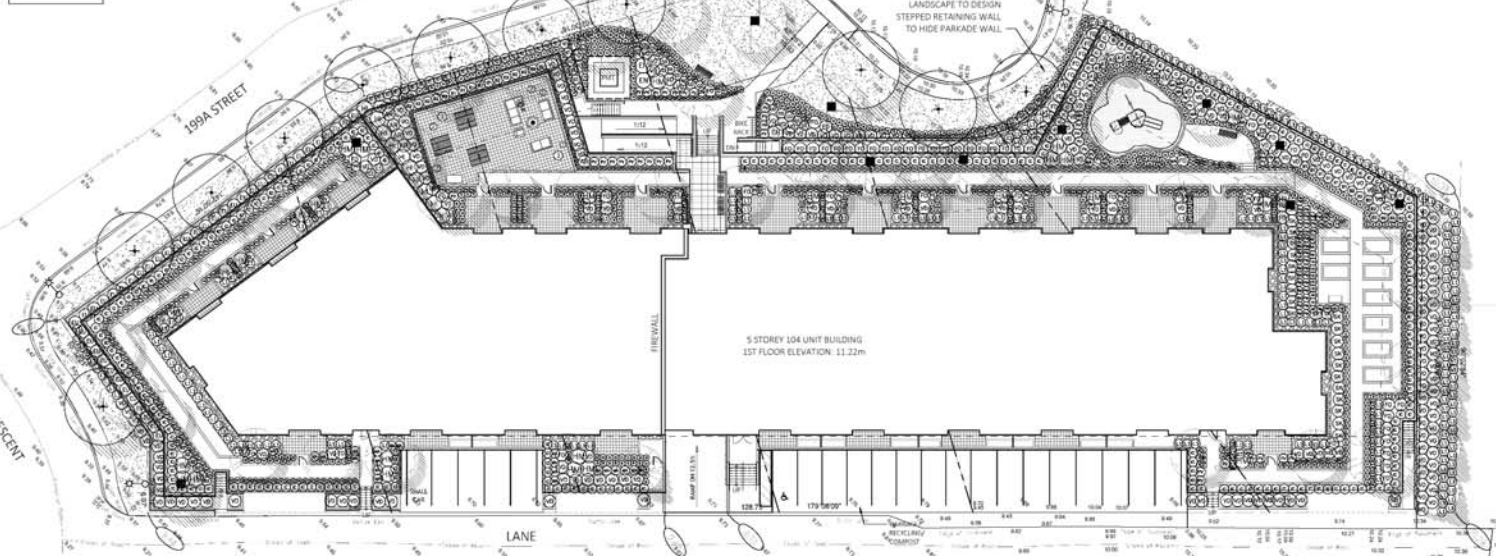
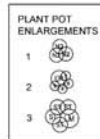
1 PLANTER WALL ON SLAB  
1/4" = 1'-0"



2 DRAIN ROCK STRIP AT BUILDING  
1/4" = 1'-0"



3 HYDRAPRESSED SLABS ON SLAB  
1/4" = 1'-0"



PLANT SCHEDULE			PMS PROJECT NUMBER: 18-177
REF.	SYMBOL	COMMON NAME	PLANTED SIZE / PREPARED
1	1	ARBITUS LINDO COMPACT	COMPACT STRAWBERRY BUSH
2	2	ADALEA JAPONICA PURPLE SPLENDOR	ADALEA RED-VIOLET
3	3	CORNUS ALBA VIRESC	SIBERIAN DOGWOOD
4	4	EMANTHUS CAMPANULATUS	EMANTHUS
5	5	ECORYNUS ALATA SELECT	FIRE BALL BURNING BUSH
6	6	FOETIDISSIMA MAJOR INDIST ARV	INDIST ARV FOETIDISSIMA
7	7	HERCULIS BYRADIUS ORANGE BLUE	BLUE ROSE OF SHARON
8	8	HYDRANGEA PANDOLATA LIME LIGHT	LIME LIGHT HYDRANGEA, LIME GREEN PINK
9	9	LEX CRENATA GREEN THUMB	HOLLY COMPACT
10	10	SHAMBA JAPONICA (10N MALE)	JAPANESE SHAMBA
11	11	SPINARIA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPINARIA, PINK
12	12	TALUS A MEDIA VIOLET	HOLLY VIOLET
13	13	VACCINIUM CUPRESS	CUPRESSA BLUEBERRY
14	14	VACCINIUM NORTHERN	NORTHERN BLUEBERRY
15	15	VACCINIUM OVALIFOLIUM	OVAL LEAF BLUEBERRY
16	16	VIBURNUM CHIN	CHINESE VIBURNUM
17	17	VIBURNUM CHIN	CHINESE VIBURNUM
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19	19	VIBURNUM CHIN	CHINESE VIBURNUM
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100	100	VIBURNUM CHIN	CHINESE VIBURNUM

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Suite C100 - 4185 58th Street  
Burnaby, British Columbia, V5C 5G5  
p: 604 294 0011 f: 604 294 3022

SCALE:

1	24 AUG 12	REV: 40 (FOR ARCH COMMENTS)	MM
2	28 SEP 12	REV: 50 (FOR ARCH)	MM

NO. DATE REVISION DESCRIPTION OR

CLIENT:

PROJECT:

SKYLINE APARTMENTS

BRYDON & 199 A  
LANGLEY, B.C.

DRAWING TITLE:

LANDSCAPE  
SHRUB PLAN

DATE: 08 SEP 12 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: MM  
DESIGN: MM  
CHKD: MM

L2

OF 2

PMS PROJECT NUMBER:

18-177

## 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 illuminate all public areas

### Natural Access Control:

- There are two clearly-defined entry points.

### 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

### Adaptable Units:

- 6 adaptable 1 bed or 1 bed + flex units

### A/C:

- We have provided A/C rough in for each unit

## PROJECT SUSTAINABILITY PRINCIPALS

### Bike Parking:

- 52 tenant bike stalls provided in the parkade and 6 on the surface

### Electric Car Parking:

- We have made allowance for electric car rough ins for all 137 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:

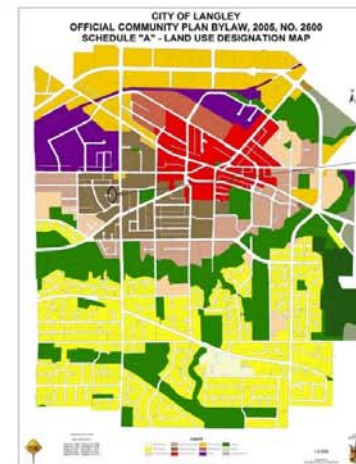
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

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

- Land use designation proposed – High Density Residential
- Proposed Density 198 Units/Hectare.  
198 x 0.537 Ha = 106 units.

### 104 units proposed

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



SUBJECT PROPERTY  
OCP DESIGNATED -  
HIGH DENSITY RESIDENTIAL



**SKYLINE APARTMENTS**  
198A STREET & BRYDON CRESCENT, LANGLEY, BC

**DEVELOPMENT INFORMATION**  
SCALE: N.T.S.

**ISSUED FOR DEVELOPMENT PERMIT**  
18/10/05 REVISION #  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 18-123

**SD5.01**