

ADVISORY DESIGN PANEL

WEDNESDAY, JULY 30, 2025 AT 7:00 PM

**Council Chambers
Langley City Hall
(In-Person Meeting)**

A G E N D A

1) AGENDA

Adoption of the July 30, 2025 agenda.

2) MINUTES

Adoption of minutes from the April 16, 2025 meeting.

3) DEVELOPMENT PERMIT APPLICATION DP 10-24

20622 Langley Bypass.

4) NEXT MEETING

September – date to be confirmed.

5) ADJOURNMENT



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN CKF ROOM,
LANGLEY CITY HALL**

**WEDNESDAY, APRIL 16, 2025
AT 7:00 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Himanshu Chopra
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Tracey Macatangay
Tana McNicol
Samantha Stroman

Absent: Leslie Koole
Ritti Suvilai

Staff: C. Johannsen, Director of Development Services
A. Metalnikov, Planner
S. Salh, Executive Assistant

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the April 16, 2025 agenda

It was MOVED and SECONDED

THAT the April 16, 2025 agenda be adopted as circulated.

CARRIED

2) **MINUTES**

Adoption of minutes from the March 12, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the March 12, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 03-24** **20297 Fraser Highway.**

Mr. Johannsen introduced the application and advised that it is in a transit-oriented area and does not require rezoning, only a building permit.

Mr. Metalnikov spoke to the staff report regarding the application context, indicating that it is a 6-storey mixed-use building with apartments and commercial floor area.

The Applicant team entered the meeting:

Travis Tournier, Owner's Representative, Kerr Properties Ltd.
Jim Vasto, Principal, Gravity Architecture
Richard Anderson, Project Architect, Gravity Architecture
Clark Kavolinas, Landscape Architect, C Kavolinas & Associates Inc.

Mr. Vasto provided a PowerPoint presentation on the proposed development, providing information on the following:

- Noting the importance of the site and understanding the desire to revitalize the downtown core with the proximity to the new sky train station;
- The history of the property, with the approach needing to be different than a cookie cutter property;
- The proposed design including 78 rental units, and 7000 square feet for commercial retail space with parking below.

Mr. Anderson provided the following information:

- Site context and layout;
- Exterior design of the building;
- Interior layout;
- Project details.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of building:

- Really like the project with the wood panels in the random spots;
- Need clarity on the amenity space;
- Colour and character needed on the white wall facing Fraser Highway;
- The height of the roofline;

- Would prefer more greenery on the ground level and vertical surfaces;
- Amending the ground floor commercial retail units so they can use the street front for outdoor seating;
- Have large stairs at the front of the building where people can sit or can be used for greenery;
- More is needed in the front corner of the building, such as a public art piece, lighting detail, water feature, trees, or Indigenous art;
- The need for privacy screening between residents' balconies;
- Use of rooftop treatment to reduce heat island effect; provide environmentally friendly surface treatment;
- Suggestion to name the building Gabby's or add Gabby's down one side of the exterior walls;
- Extra sound treatment with the washrooms in the amenity/active areas due the condos on either side of them;
- Pre-ducting for future expansion of EV parking;
- Use Canada post hardware in the mailroom.

The applicant team left the meeting.

There was further discussion regarding the following:

- Update landscape plans with additional programming and furnishing details considering potential for outdoor displays and seating on the business frontages;
- Create a roll up wall for the commercial retail units; or set the curtain wall a little further back;
- Need to be strategic when planting trees – need protection around them or plant them against the building;
- An opportunity to test out different artistic interventions by projecting art onto that exterior wall;
- Green elements such as floating trellis or vines;
- Use LED strip lighting;
- Suggestion was not to have a water feature due to water restrictions and high maintenance;
- Landscaping in the back lane to add interest to the back of the building and to keep graffiti and loitering to a minimum;
- Stairs in front of the building, like areas in Vancouver and Bentall complex;
- Keep the bike racks simple;
- Bike parking underground or in the units;
- Sound attenuation in the amenity room;
- Operable windows in all the bedrooms.

It was MOVED and SECONDED
THAT:

The ADP received the staff report dated April 11, 2025 for information; and

The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Provide more visual interest on the party wall;
- b. Consider more variation in the roofline heights;
- c. Explore opportunities for additional planting on site, including street trees;
- d. Enhance the east-facing wall at corner entrance (e.g. plantings, material variety, colour, lighting, projections, public art, etc.);
- e. Update landscape plans with additional programming and furnishing detail;
- f. Consider potential for outdoor displays and seating (including integrated into the stairs) on business frontages, including considering swapping the ground floor amenity with a CRU fronting the entry plaza to support outdoor seating;
- g. Provide more detail on balcony privacy screens;
- h. Include a high-reflectivity roof treatment, and consider decorating it;
- i. Ensure adequate sound attenuation is provided throughout the building;
- j. Use secure Canada Post hardware in the mailroom;
- k. Provide more design attention to the north-facing ground floor;
- l. Incorporate lighting into parkade podium and stairs;
- m. Use simple U-shaped bicycle racks;
- n. Ensure that all bedrooms have operable windows.

CARRIED

4) **NEXT MEETING**

To be confirmed.

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:28 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



EXECUTIVE ASSISTANT



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application
DP 10-24
(20622 Langley Bypass)**

From: Ji Woo Lee, BSc., MCRP
Planning Assistant

File #: 6630.00

Date: July 11, 2025

Bylaw #:
Doc #:

RECOMMENDATION:

THAT this report be received for information.

PROPOSAL

Development Permit Application for a 1,510.6 m² expansion to an existing automotive dealership.

CITY BYLAWS & POLICIES:

Applying to the subject properties:

- Official Community Plan (OCP):** Service Commercial; and
- Zoning:** C2 Service Commercial

The proposed development:

- Is consistent with the OCP (Service Commercial); and
- Is consistent with the property's existing C2 zoning; no rezoning required.

COMMENTS/ANALYSIS:

Background Information:

Applicant:

Civic Address:

Christopher Bozyk Architects Ltd.
20622 Langley Bypass

Legal Description:	Lot 6 Except: Firstly: Part On Plan 27727; Secondly: Part On Plan 28361; Thirdly: Parcel "B" (Right Of Way Plan 41136); Fourthly: Part Highway Statutory Right Of Way Plan 29755 Fifthly: Part In Plan BCP6882 District Lot 308 Group 2 New Westminster District Plan 2020
Site Area:	12,708 m ² (136,788 ft ²)
Gross Floor Area:	1,510.6 m ² (16,260 ft ²) proposed addition 4,534.7 m ² (48,811 ft ²) proposed new total
Floor Area Ratio:	0.36
Lot Coverage:	36%
Total Parking Required:	39 spaces (including 2 h/c spaces)
Parking Provided:	159 spaces (including 4 h/c spaces)
OCP Designation:	Service Commercial
Zoning:	C2 Service Commercial
Development Cost Charges:	\$435,929.61 (City - \$235,119.07, GVS&DD - \$87,966.40, GVWD - \$86,177.80, MV Parks – \$3,902.39, TransLink - \$22,763.95)
Community Amenity Contributions (CACs):	N/A

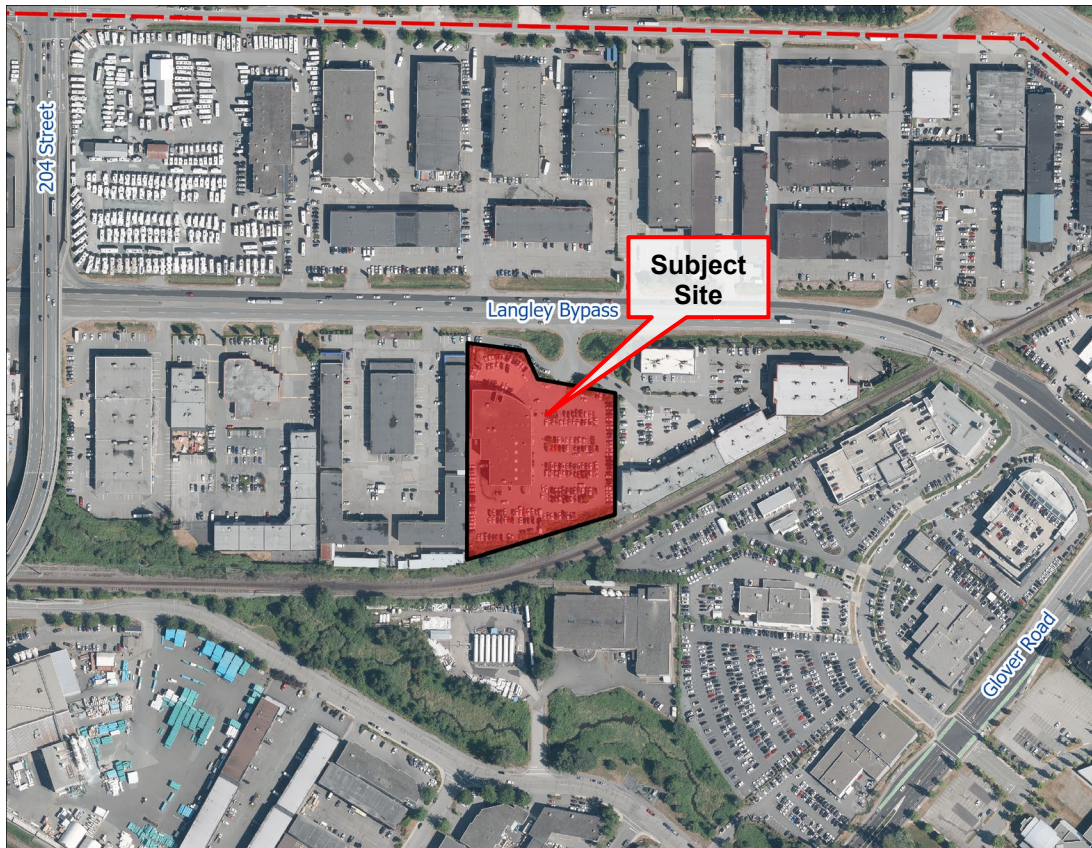
Discussion:

1. Context

The applicant is proposing a 1,510.6 m² addition to the existing automotive dealership. This site is designated as Service Commercial in the City's Official Community Plan, which aligns with the property's existing C2 Service Commercial zoning, which allows for automotive sales and services.

The property is located within an established auto-oriented commercial area, surrounded by large parcels that accommodate various buildings housing service commercial uses and facilities.

The property has a single access along a frontage road to the north, which is connected to the Langley Bypass, a Provincial highway that connects the site to major arterial roads, including Glover Road to the east and 200 Street to the west. To the west and east, the property is bounded by a light industrial complex, a shopping centre and bounded by a railway on the south.



Site context

2. Design

The applicant is proposing a 1,510.6m² addition to the existing building to expand the showroom, detail bays, and shop areas along the west, south, and east sides of the building. A second access from the frontage road is proposed to provide a more direct route to the front entrance and improve access for emergency vehicles. Because the subject site and its access are located off a Provincial highway, the application is being reviewed by the Ministry of Transportation and Transit.

The exterior building envelope is clad in white aluminum composite panels along the north elevation and the part of east elevation wrapping the show room area. The remaining portions of the east, south, and west elevations consist of tilt-up concrete walls and are painted in grey and white to match aluminum panels. The current north elevation which features a curved, two storey glazed lobby is reconfigured into a straight, continuous glazed façade as part of the expansion. The canopies over the main entrance and service reception are finished with red aluminum composite panels. A small entrance and vehicle display plaza is proposed between the new lobby and the proposed second access on the north side, to be paved and integrated into the site design.

Additional improvements include a new recycling waste storage enclosure and bicycle storage spaces along the south property line. As part of this expansion, landscaping beds are expanded and added and incorporated throughout the site. New hedges and trees are added along and within the property's perimeter. Five existing trees are proposed to be retained on site, and seven new trees in a mix of deciduous and coniferous species are proposed.

The concrete slab elevation of the existing structure is lower than the current Flood Construction Level elevation in the Floodplain Elevation Bylaw by approximately 700 mm and the applicant is seeking to construct the floor slab of the new addition at the same elevation as the existing slab.

The City is supportive of an exemption to the Floodplain Elevation Bylaw as we have received and accepted a report from a professional engineer certifying that the land may be safely used for the purpose intended, and that the Owner shall grant to the City a restrictive covenant under Section 219 of the *Land Title Act* with respect to the property.

3. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Providing enhanced recycling facilities to enhance the ability to recycle the full range of recyclable materials;
- Incorporating a construction recycling plan;
- Using drought-tolerant and non-water dependent planting materials;
- Using water-conserving toilets;
- Providing four parking stalls (two Level 2, two Level 3) in the exterior parking area with electric vehicle chargers, with an additional three stalls roughed in for future Level 3 charger installation.

4. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

5. Variances

The applicant has requested a variance from the Zoning Bylaw to reduce the required number of loading spaces from 3 to 1. The existing building is served by a single loading zone and the applicant has confirmed it would continue to adequately serve the dealership's operations with the proposed addition completed. Under the draft new Zoning Bylaw, the expanded building would be required to have one loading space.

Staff support this proposed variance based on the provisions in the draft new Zoning Bylaw and discussions with the applicant confirming no significant increase in loading use is expected.

6. Summary

The proposed development is consistent with the property's zoning and OCP designation and would further reinforce the Langley Bypass' role as a prominent regional commercial destination.

ENGINEERING REQUIREMENTS

1. The applicant has submitted a report by a professional engineer certifying that the land may be safely used for the purpose intended and has been accepted by the City.
2. Registration of a restrictive covenant against the title of the property under section 219 of the *Land Title Act*.
3. Updated fire flow and fire hydrant(s) coverage analysis to support the expansion.
4. Updated stormwater management plan as required per City Design Criteria Manual (DCM).
5. Service connection upgrade as required per City bylaws and DCM.

FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for both apparatus and firefighters. A construction fire safety plan shall be completed. The department is requesting the current FDC be replaced with 4" storz connection to be located on a remote pedestal in front of the building, near the northeast corner, exact location to be determined at a later date.

ADVISORY DESIGN PANEL

In accordance with Development Application Procedures Bylaw No. 3270, the subject Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the July 30, 2025 meeting.

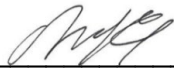
According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 3256, the proposed development would contribute \$235,119.07 to City Development Cost Charge accounts.

Prepared by:



Ji Woo Lee, BSc., MCRP
Planning Assistant

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



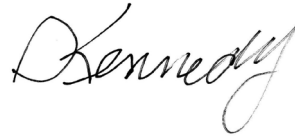
Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 10-24

Lot 6 Except: Firstly: Part On Plan 27727; Secondly: Part On Plan 28361; Thirdly: Parcel "B" (Right Of Way Plan 41136); Fourthly: Part Highway Statutory Right Of Way Plan 29755 Fifthly: Part In Plan Bcp6882 District Lot 308 Group 2 New Westminster District Plan 2020 Christopher Bozyk Architects Ltd.

Christopher Bozyk Architects Ltd.





20622 LANGLEY BYPASS, LANGLEY, BC V3A 6K8



CODE SUMMARY - BC BUILDING CODE 2024 PART 3

3.1.6.7 LOCATION OF FIRE DAMPERS AND SMOKE DAMPERS

1. EXCEPT AS PROVIDED IN ARTICLE 3.1.6.8, A FIRE DAMPER HAVING A FIRE PROTECTION RATING CONFORMING TO SENTENCE 3.1.6.4(2) SHALL BE INSTALLED IN CONFORMANCE WITH ARTICLE 3.1.6.9. IN DUCTS OR AIR-TRANSFER OPENINGS THAT PENETRATE AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION.

2. EXCEPT AS PROVIDED IN ARTICLE 3.1.6.9, A SMOKE DAMPER OR A COMBINATION SMOKE / FIRE DAMPER SHALL BE INSTALLED IN CONFORMANCE WITH ARTICLE 3.1.6.11. IN DUCTS OR AIR-TRANSFER OPENINGS THAT PENETRATE AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION, WHERE THE FIRE SEPARATION

- (a) SEPARATES A PUBLIC CORRIDOR.
- (b) CONTAINS AN EGRESS DOOR REFERRED TO IN SENTENCE 3.4.2.4(2).

VICINITY MAP



DRAWING LIST

Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	SITE PLAN
A0.2	FIRE DEPARTMENT ACCESS PLAN
A0.3	STREET ELEVATIONS
A0.4	WASTELAND MANAGEMENT PLAN
A0.4a	GARBAGE & RECYCLING ENCLOSURE
A0.5	SIGN DETAILS - FOR REFERENCE ONLY
A1.1	MAIN LEVEL
A1.2	SECOND LEVEL
A1.3	ROOF PLAN
A2.1	BUILDING SECTION
A2.2	BUILDING SECTION
A2.3	SOUTH & NORTH ELEVATION
A2.4	EAST ELEVATION
A2.5	WEST ELEVATION
A3.0	CONTRACT

ABBREVIATIONS

[illegible]

- OC OUTSIDE CANTER
- OH OVERHEAD
- PL PROPERTY LINE
- PTD PAINTED
- PVC POLYVINYL
- R RADIOUS OR RISSR
- RN RANGE AND HOOD FAN
- RO ROOF DRAIN
- REQD REQUIRED
- REV REVERSE
- RI RIGID INSULATION
- RO ROOF OPENING
- RWL RAW WATER LEADER
- S SINK
- SM SIMILAR
- SPEC SPECIFICATIONS
- ST STEEL
- STD STANDARD
- STRUCT STRUCTURAL
- TOT TOP OF
- TYPICAL
- US UNDERSIDE
- UNLESS NOTED OTHERWISE
- VB VAPOUR BARRIER
- VEST VESTIBULE
- WF W/OF IN FIELD
- W WIDTH
- W WITH

PROJECT TEAM

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 Delta, BC V4K1T9
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 Devon Falkmann T: 604.820.1554
 E: devon@bennettsurveys.com

2025.06.23	Re-Issued For DP
2025.05.02	Re-Issued For DP
2024.09.27	ISSUED 7 OF 18*
2023.07.31	RAMA Submission
ISSUED	SUBMISSION

SUBMISSION SCHEDULE

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.



2025-06-24
21022 - Go Auto Langley Toyota

20622 Langley Bypass,
Langley, BC V3A 0K8

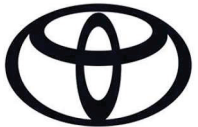
Langley, BC V3A 6K8

COVER SHEET

SCALE: As indicated	DATE: 2022.11.09	DRAWN: Author
PROJECT NUMBER		21022

A0.0

SCALE: As indicated	DATE: 2022.11.09	DRAWN: Author
PROJECT NUMBER		21022



2023.06.23	Revised For CP
2023.06.23	Revised For CP
2023.06.27	Revised For CP
2023.07.31	Final Submission
2023.07.31	Submission

SUBMISSION SCHEDULE

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2025-06-24

21022 - Go Auto Langley Toyota

20622 Langley Bypass,
Langley, BC V3A 6K8

SITE PLAN

SCALE: As indicated DATE: 2022.11.09 DRAWN BY: 21022

A0.1

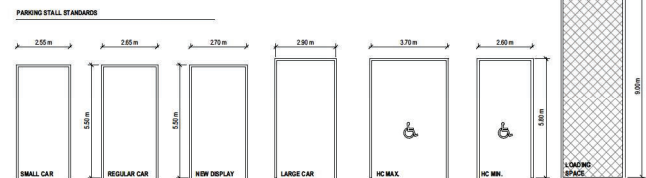


1 OVERALL SITE PLAN 1:200

NOTE: ZONING BYLAW, 1996 NO. 2103 - CITY OF LANGLEY
BICYCLE PARKING DESIGN CRITERIA

1. DIMENSIONS
MINIMUM STALL SIZE: 1.8m x 0.9m (5'9" x 3'0")
MINIMUM PARKING (UP TO 100) 1.8m x 0.9m (5'9" x 3'0")
MINIMUM PARKING (101 TO 200) 1.8m x 0.9m (5'9" x 3'0")
MINIMUM PARKING (201 TO 300) 1.8m x 0.9m (5'9" x 3'0")
2. SECURITY
EACH STALL MUST HAVE A SECURE DEVICE FOR FRAME AND WHEEL LOCKING.
3. RACKS
WHEEL SUPPORTED OR BELOW CENTER OF GRAVITY RACKS ARE NOT ALLOWED.

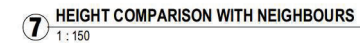
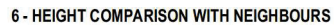
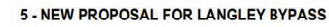
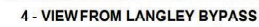
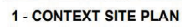
BUILDING LEGEND	PARKING STALL LEGEND



NOTE:
1. PARKING AND LOADING DESIGN SHALL CONFORM TO REQUIREMENTS ESTABLISHED IN CITY OF LANGLEY ZONING BYLAW PART (E) (B) (C) AND PART (F) (P), PARKING AND LOADING.
2. MINIMUM MANEUVERING AISLE WIDTHS TO COMPLY WITH PART (I) OF ZONING BYLAW.
3. ON-SITE PARKING SPACES SHALL COMPLY WITH REQUIREMENTS ESTABLISHED IN PART (E) (B), (C), (D), (E) FOR ACCESSIBLE SPACES WHICH SHALL COMPLY WITH CITY OF LANGLEY PART (I) (B) (C) (D) (E) (F) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

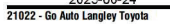


A0.2



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20622 Langley Bypass,
Langley, BC V3A 6K8

STREET ELEVATIONS

SCALE: As indicated DATE: 2022.11.09 DRAWN: Author

PROJECT NUMBER 21022



NOTE:

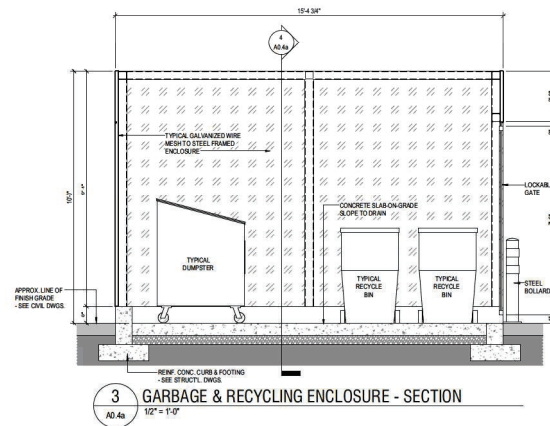
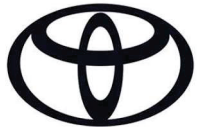
1. PARKING AND LOADING DESIGNS SHALL CONFORM TO REQUIREMENTS ESTABLISHED IN CITY OF LANGLEY ZONING BYLAW PART I (E): PARKING AND LOADING.
2. MINIMUM MANEUVERING AISLE WIDTHS TO COMPLY WITH PART I OF ZONING BYLAW.
3. ON-STREET PARKING SPACES SHALL COMPLY WITH REQUIREMENTS ESTABLISHED IN PART I (E) 5(b), EXCEPT FOR ACCESSIBLE SPACES WHICH SHALL COMPLY WITH CITY OF LANGLEY PART I 5(b) (i).

*ZONING BYLAW ACCESSIBLE PARKING REQUIREMENTS

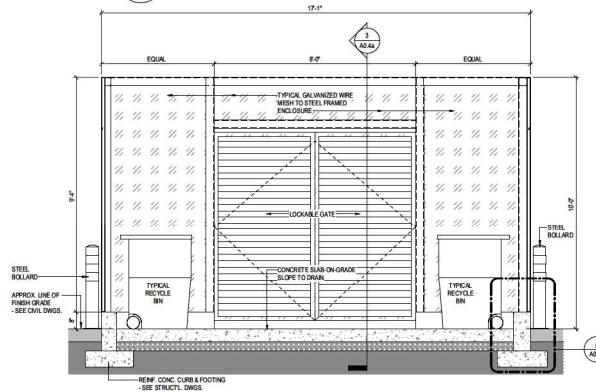
SCALE: As indicated DATE: 2022.11.09 DRAWN: Author

PROJECT NUMBER 21022

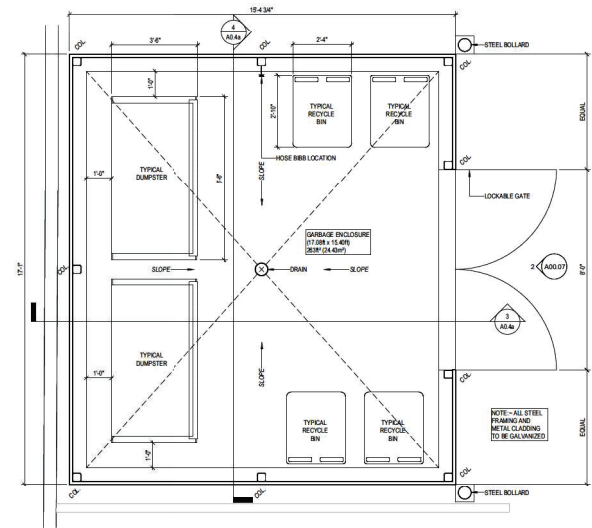
A0.4



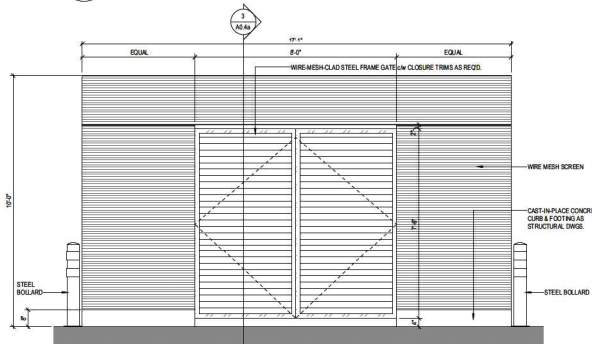
3 GARBAGE & RECYCLING ENCLOSURE - SECTION
1/2" = 1'-0"



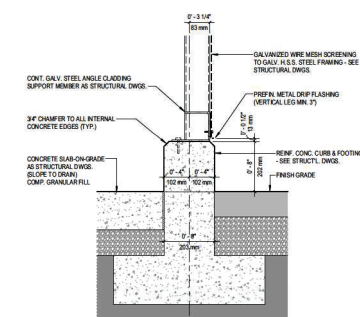
4 GARBAGE & RECYCLING ENCLOSURE - SECTION
1/2" = 1'-0"



1 GARBAGE & RECYCLING ENCLOSURE - PLAN
1/2" = 1'-0"



2 GARBAGE & RECYCLING ENCLOSURE - FRONT ELEV.
1/2" = 1'-0"



5 GARBAGE & RECYCLING - FOOTING DETAIL
1/2" = 1'-0"

DATE	DESCRIPTION
2025.06.23	Revised For CP
2025.06.23	Revised For CP
2025.06.27	Revised For CP
2025.07.31	Final Submission
2025.07.31	Final Submission

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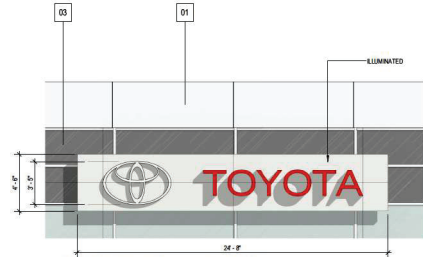
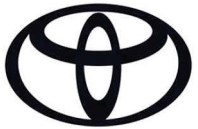


21022 - Go Auto Langley Toyota
2022 Langley Bypass,
Langley, BC V3A 6K3

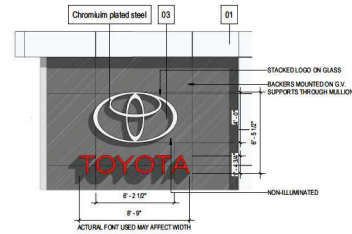
GARBAGE & RECYCLING ENCLOSURE

SCALE: As Indicated DATE: 2022.11.09 DRAWN/Author PROJECT NUMBER 21022

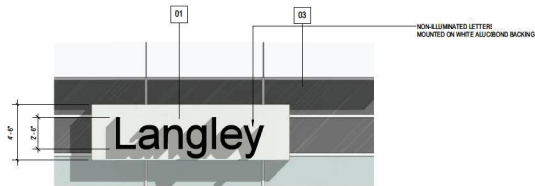
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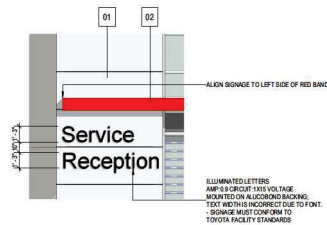
1 NORTH ELEVATION SIGNAGE
1/4" = 1'-0"



2 NORTH ELEVATION - SIGNAGE 1 @ ENTRANCE TOWER
1/4" = 1'-0"



3 NORTH ELEVATION - SIGNAGE 2 @ SHOWROOM
1/4" = 1'-0"



4 NORTH ELEVATION - SIGNAGE 4 @ SERVICE DRIVE-THROUGH
1/4" = 1'-0"

MATERIAL SCHEDULE					
No.	Manufacturer	Model	Colour	Location	Image
1	ALUCOBOND, ALUCOIC	4000 PREFINISHED ALUMINUM COMPOSITE PANEL (ACP) 100' GANT RAIL SYSTEM w/ 10mm REVEALS	BONE WHITE	EXTERIOR CLADDING	
2	ALUCOBOND, ALUCOIC	4000 PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	PATRIOT RED	CANOPY	
2a	ALUCOBOND, ALUCOIC	4000 PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	SUNSHINE SILVER METALLIC	CANOPY SOFFIT	
3	INAKA OR LOCAL SUPPLIER	SPANDREL GLASS PANELS	#5-0P21	SHOWROOM AND ENTRANCE MONUMENT GLAZING	
4	PPG OR LOCAL SUPPLIER	SOLARBAN TRANSPARENT LOW-E GLAZING	CLEAR	GENERAL GLAZING	
5	DULUX	PAINTER'S EDGE PAINT	GRIMBY'S GREY	EXTERIOR DOORS & FRAMES	
5a	PPG OR LOCAL SUPPLIER	SOLARBAN TRANSPARENT LOW-E GLAZING	CLEAR	SHOWROOM GLAZING + CAR WASH	
6	DULUX	PAINTER'S EDGE PAINT	WHITE HIGH-HIDING	TILT-UP CONCRETE PANELS	
6a	DULUX	PAINTER'S EDGE PAINT	WHITE HIGH-HIDING	EXISTING TILT-UP CONCRETE PANELS	
9	REHARD WILCOX	THERMATITE	GREY	EXTERIOR METAL OVERHEAD DOOR	
10	OVERHEAD DOOR	801	CLEAR ANODIZED	EXTERIOR ALUMINUM OVERHEAD DOORS	
11	KAWNEER / STELLA	VARIES	CLEAR ANODIZED	EXTERIOR ALUMINUM DOORS	
12	MCWERT	ULTRAVIC 100W	REGENT GREY	EXTERIOR CANOPY	

2021.06.23	Revised For CP
2021.05.02	Revised For CP
2021.04.27	Revised For CP
2021.07.31	FINAL Submission
2021.07.31	SUBMISSION

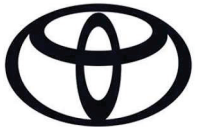
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21022 - Go Auto Langley Toyota
20622 Langley Bypass,
Langley, BC V3A 6K8

**SIGN DETAILS - FOR
REFERENCE ONLY**

SCALE: 1/4" = 1'-0" DATE: 2022.10.09 DRAWN/Author
PROJECT NUMBER 21022

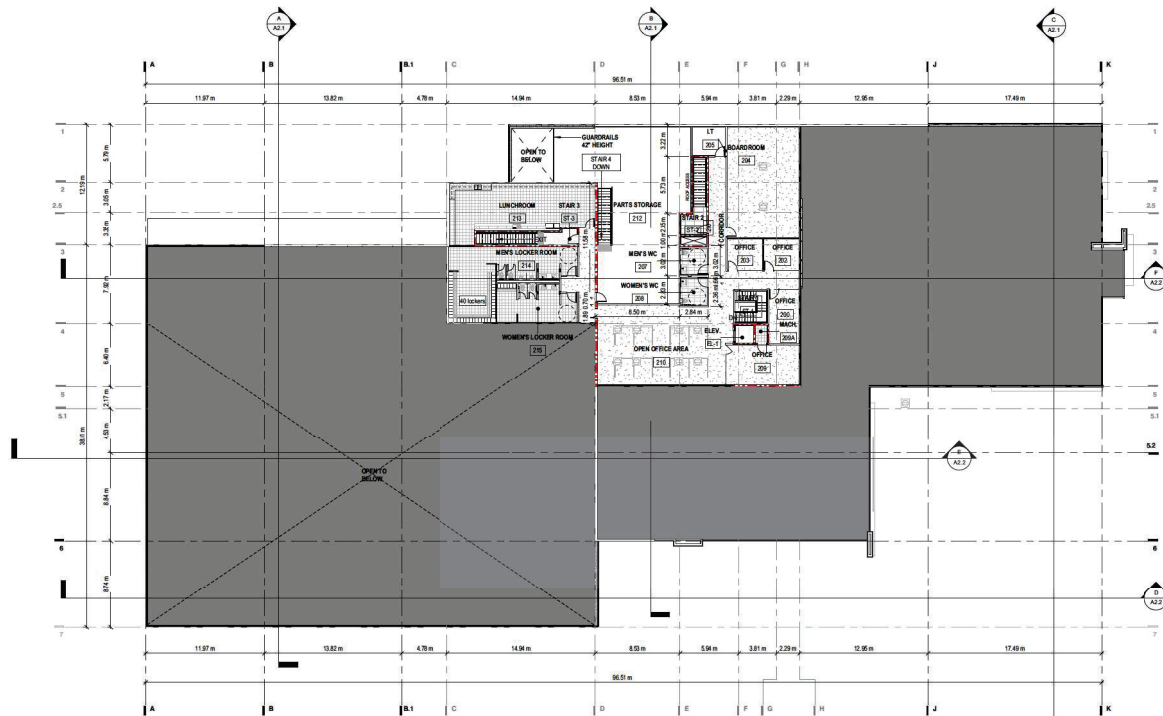
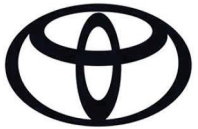


	0 - HOUR RATED WALL ASSEMBLY
	1.5 - HOUR RATED WALL ASSEMBLY
	2 - HOUR RATED WALL ASSEMBLY

SCALE: As indicated DATE: 2022.11.09 DRAWN: Author

PROJECT NUMBER 21022

A1.1



1 LEVEL 2 FLOOR PLAN
1:200

	4 - HOUR RATED WALL ASSEMBLY
	1.5 - HOUR RATED WALL ASSEMBLY
	2 - HOUR RATED WALL ASSEMBLY

FIRE RATING LEGEND
3/32" = 1'0"

DATE	DESCRIPTION
2025.06.23	Revised For CP
2025.05.02	Revised For CP
2024.09.27	Revised For CP
2023.07.31	Final Submission
2023.07.31	Submission

SUBMISSION SCHEDULE

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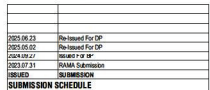
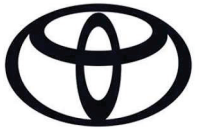
21022 - Go Auto Langley Toyota

20622 Langley Bypass,
Langley, BC V3A 6K8

SECOND LEVEL

SCALE: As Indicated DATE: 2022.11.09 DRAWN/Author
PROJECT NUMBER 21022

A1.2



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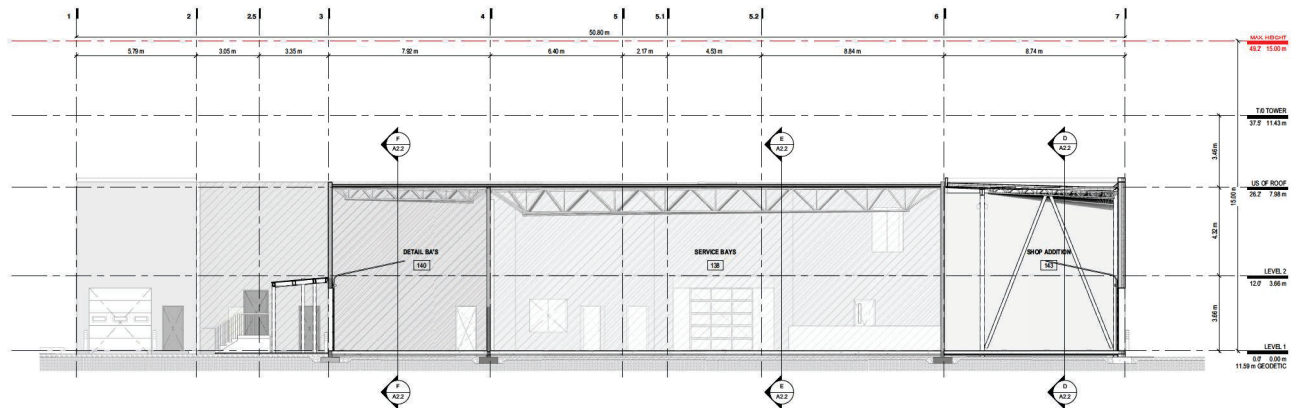


ROOF PLAN

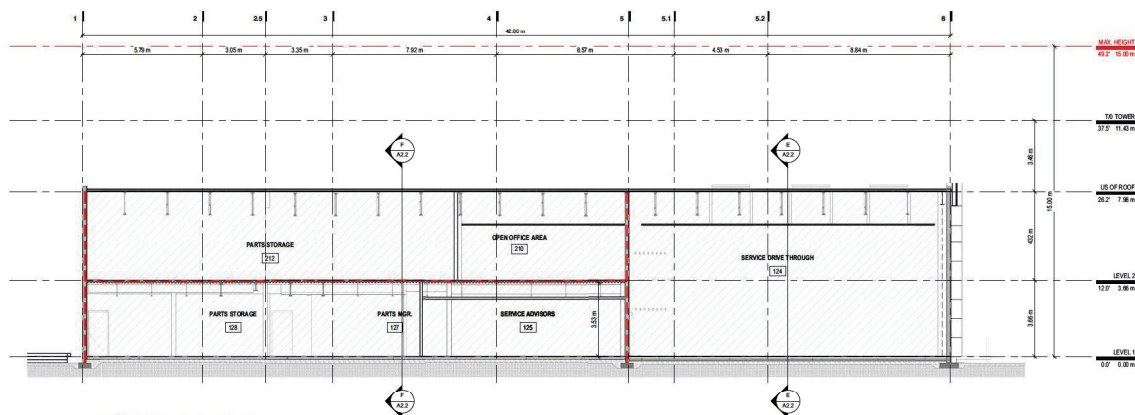
SCALE: 1 : 200 DATE: 2022.11.09 DRAWN: Author

PROJECT NUMBER 21022

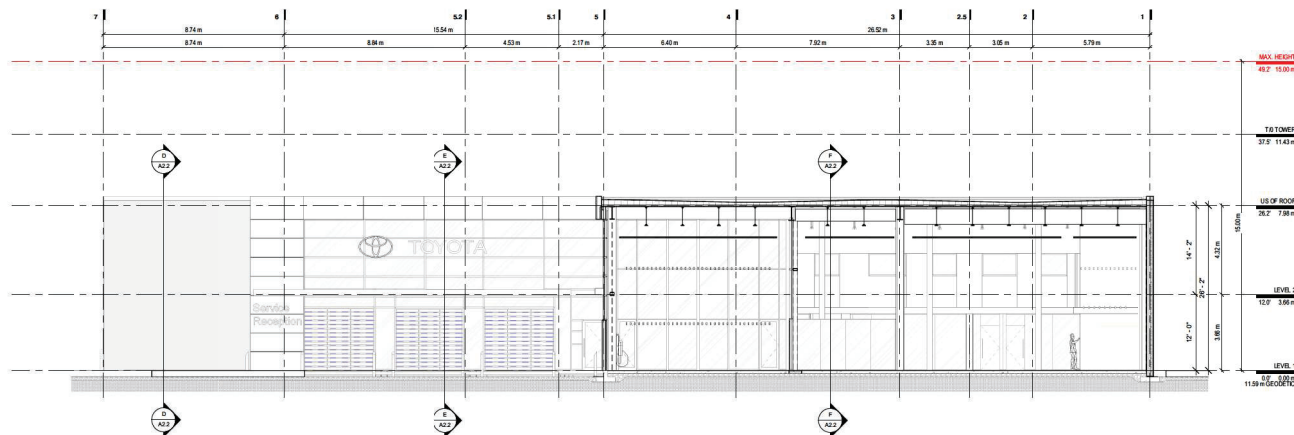
A1.3



A BUILDING SECTION A
1/8" = 1'-0"

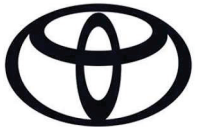


B BUILDING SECTION B
1/8" = 1'-0"



C BUILDING SECTION C
1/8" = 1'-0"

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 011 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com



DATE	DESCRIPTION
2023.06.23	Revised For CP
2023.05.02	Revised For CP
2023.04.27	Revised For CP
2023.07.31	FINAL Submission
2023.07.31	Submission
SUBMISSION SCHEDULE	

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2025-06-24

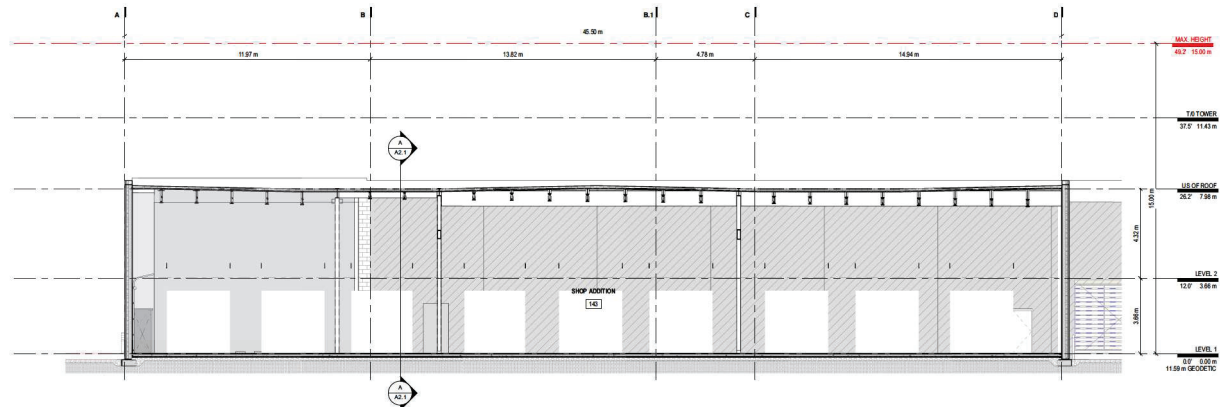
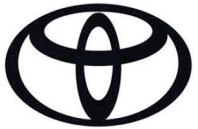
21022 - Go Auto Langley Toyota

20622 Langley Bypass,
Langley, BC V3A 6K8

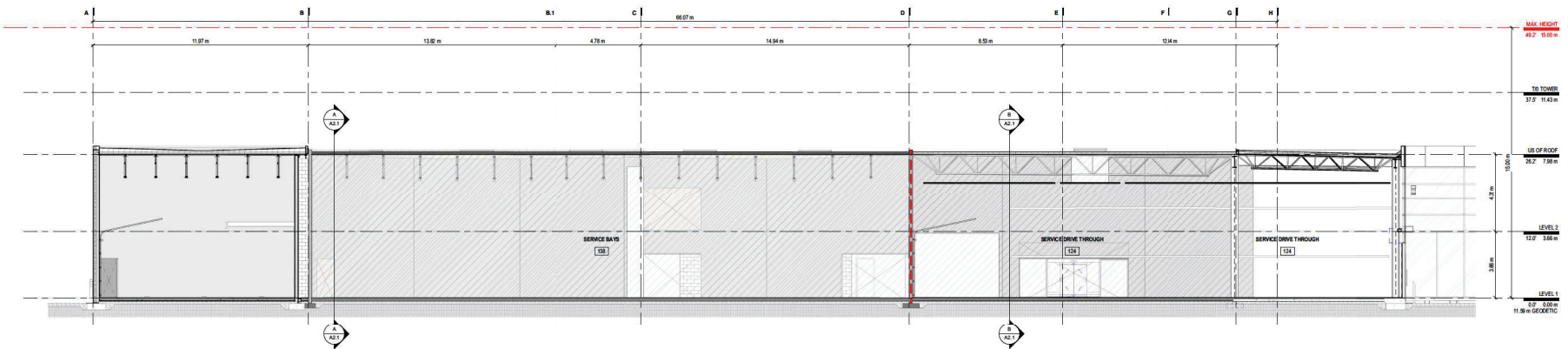
BUILDING SECTION

SCALE: 1/8" = 1'-0" DATE: 2022.11.09 DRAWN BY: 21022
PROJECT NUMBER 21022

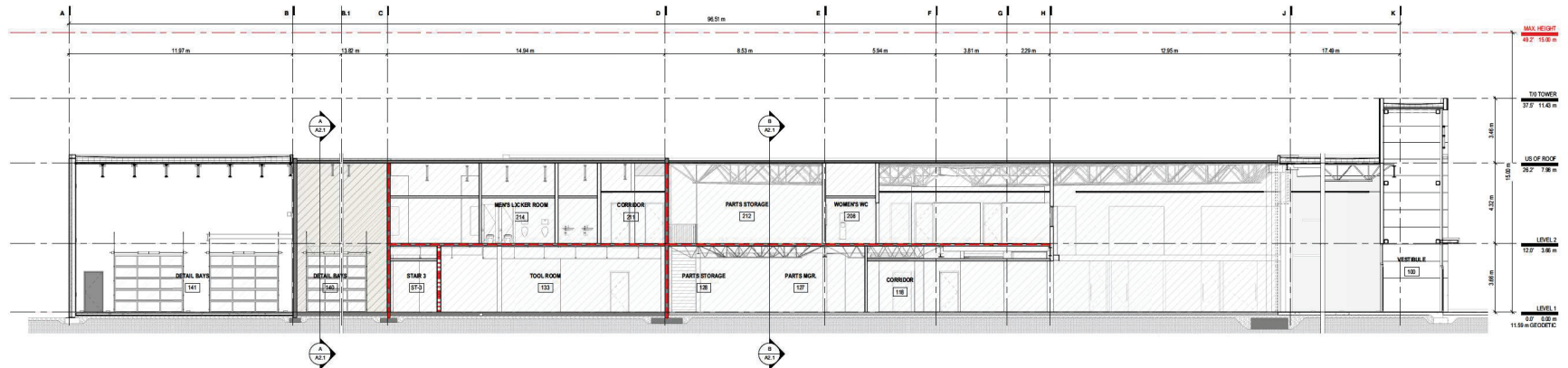
A2.1



D LONGITUDINAL BUILDING SECTION D
1/8" = 1'-0"



E LONGITUDINAL BUILDING SECTION E
1/8" = 1'-0"



F LONGITUDINAL BUILDING SECTION F
1/8" = 1'-0"

DATE	DESCRIPTION
2023.06.23	Revised For CP
2023.06.23	Revised For CP
2023.06.27	Revised For CP
2023.07.31	FINAL Submission
2023.08.01	SUBMISSION

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2025-06-24

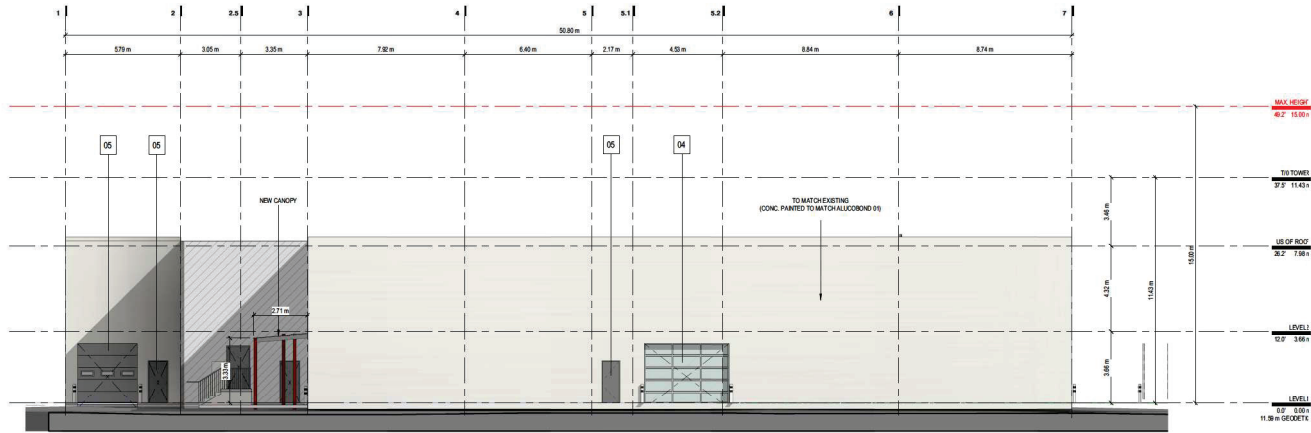
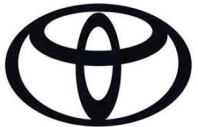
21022 - Go Auto Langley Toyota

20222 Langley Bypass,
Langley, BC V3A 6K8

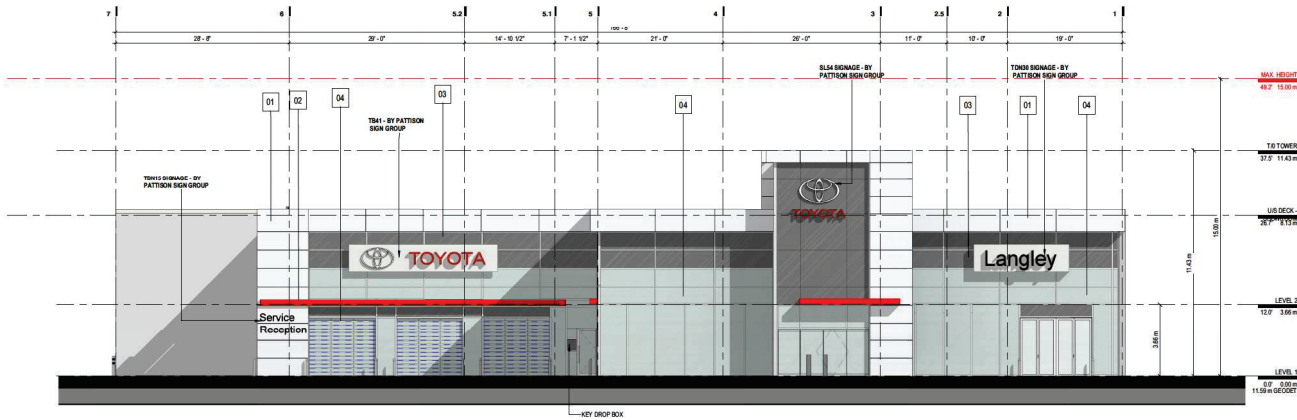
BUILDING SECTION

SCALE: 1/8" = 1'-0" DATE: 2022.11.09 DRAWN: Author
PROJECT NUMBER 21022

A2.2



1 SOUTH ELEVATION
1:100



2 NORTH ELEVATION..
1:100

MATERIAL SCHEDULE					
No.	Manufacturer	Model	Colour	Location	Image
1	ALUCOBOND, ALPOLIC	AWM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP) 28" JOINT WALL SYSTEM w/ 3 inch	BONE WHITE	EXTERIOR CLADDING	
2	ALUCOBOND, ALPOLIC	AWM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	PATRIOT RED	CANOPY	
3a	ALUCOBOND, ALPOLIC	AWM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	SUNRISE SILVER METALLIC	CANOPY SUPPORT	
3	IRAN OR LOCAL SUPPLIER	SPANDREL GLASS PANELS	8547-1	SHOWROOM AND ENTRANCE MONUMENT GLAZING	
4	PG OR LOCAL SUPPLIER	SOLARBAN TRANSPARENT, LOW-E GLAZING	CLEAR	GENERAL GLAZING	
5	SILUX	PM BROWN 2000E PAINT	GRIMMY'S GREY	EXTERIOR DOORS & FRAMES	
5a	PG OR LOCAL SUPPLIER	SOLARBAN TRANSPARENT LOW-E GLAZING	CLEAR	SHOWROOM GLAZING	
6	SILUX	PM BERRY 9000E PAINT	WHITE HIGH-GLING	4 CAR WASH TILT-UP CONCRETE PANELS	
6a	SILUX	PM BERRY 9000E PAINT	WHITE HIGH-GLING	EXISTING TILT-UP CONCRETE PANELS	
7	RELANCE FOUNDRY OR SMCAR	STAINLESS STEEL	SS	BOLLARDS	
7a	RELANCE FOUNDRY OR SMCAR	POLYETHYLENE SLEEVE OVER GALV. STEEL	WHITE	BOLLARDS	
8	LOCAL SUPPLIER	CAST-IN-PLACE CONCRETE	GREY	GENERAL	
9	SHARD WILCOX	THERMA TITE	GREY	EXTERIOR METAL OVERHEAD DOOR	
10	OVERHEAD DOOR	821	CLEAR ANKORIZED	EXTERIOR ALUMINUM OVERHEAD DOORS	
11	MANIER / STELLA	VARIO	CLEAR ANKORIZED	EXTERIOR ALUMINUM DOORS	
12	YOWEST	ULTRAVIC VARI	REGENT GREY	EXTERIOR CANOPY	
13	SILUX	PM BERRY 9000E PAINT	WHITE HIGH-GLING	EXTERIOR STEEL	

2023.06.23	Revised For CP
2023.06.02	Revised For CP
2023.05.27	Revised For CP
2023.07.31	FINAL Submission
2023.07.31	SUBMISSION

SUBMISSION SCHEDULE

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21022 - Go Auto Langley Toyota
20622 Langley Bypass,
Langley, BC V3A 6K8

SOUTH & NORTH ELEVATION

SCALE: 1:100 DATE: 2022.11.09 DRAWN/Author PROJECT NUMBER 21022

A2.3



2025.06.23	Re-Issued For DP
2025.06.02	Re-Issued For DP
2024.10.27	ISSUED FOR DP
2023.07.31	RAMA Submission
ISSUED	SUBMISSION
SUBMISSION SCHEDULE	

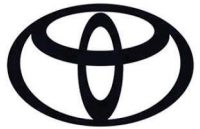
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SCALE: 1:100 DATE: 2022.11.09 DRAWN: Author

PROJECT NUMBER 21022



NORTH VIEW



NORTH - WEST VIEW



NORTH - EAST VIEW



EAST - VIEW

2023.06.23	Revised For CP
2023.06.23	Revised For CP
2023.06.27	Revised For CP
2023.07.31	Final Submission
2023.07.31	Submission
SUBMISSION SCHEDULE	

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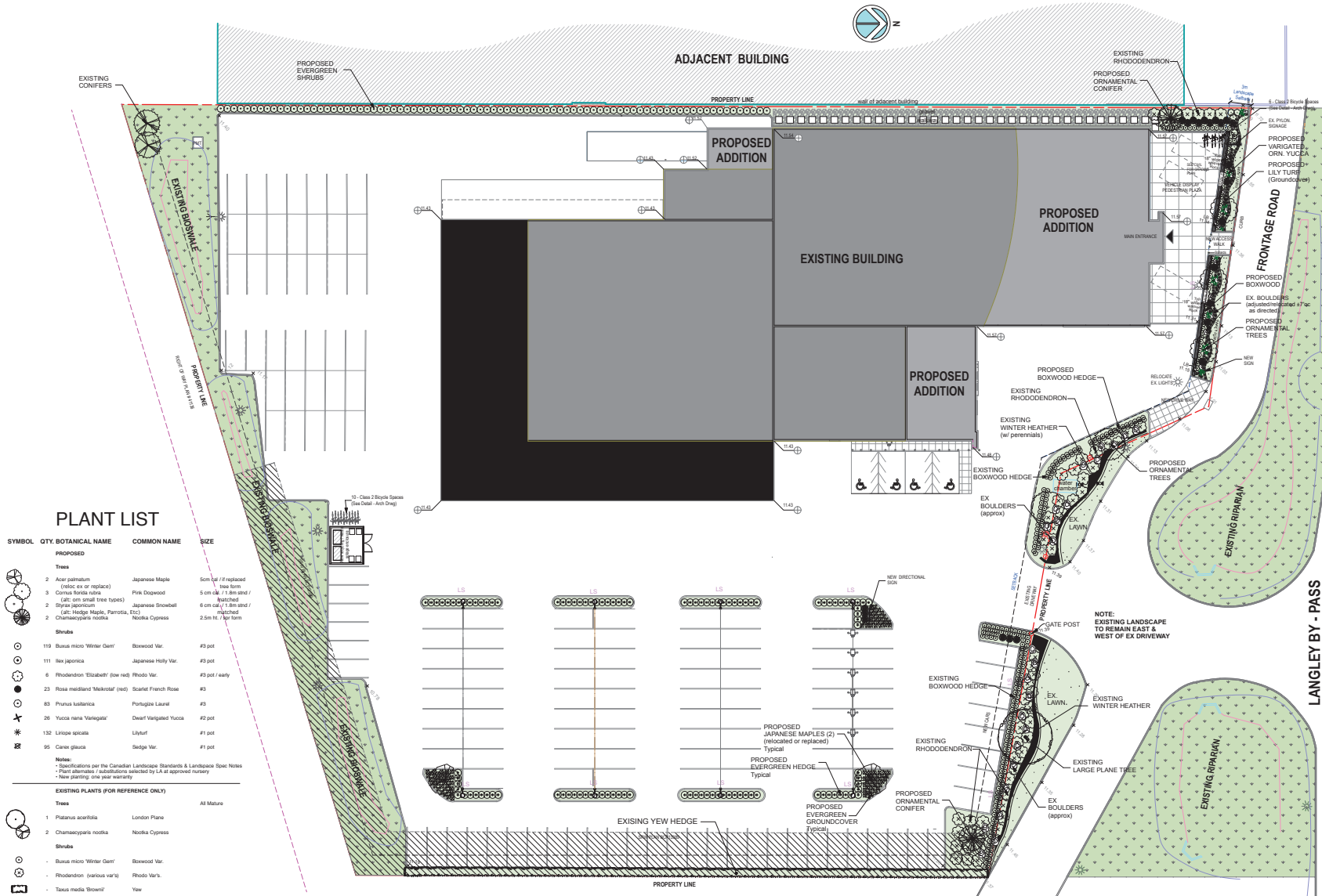


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PERSPECTIVES

SCALE: DATE: 2022.11.09 DRAWN/AUTHOR: PROJECT NUMBER: 21022



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
PROPOSED				
Trees				
2	Acer palmatum	Japanese Maple	50m tall / if replaced tree form	
3	Cornus florida rubra	Pink Dogwood	5 cm dbh / 7.5m and /	
2	Styrax japonicum	Japanese Snowbell	6 cm dbh / 7.5m and /	
2	Chamaecyparis nothof	Nothof Cypress	2.5m dbh / 1.5m form	
Shrubs				
119	Buxus micro 'Winter Gem'	Buxus Var.	#3 pot	
111	Ilex japonica	Japanese Holly Var.	#3 pot	
6	Rhododendron 'Elizabet'	Rhodod. Var.	#3 pot / early	
23	Rosa meidland 'Meidland'	Scarlet French Rose	#3	
63	Prunus laurifolia	Portuguese Laurel	#3	
26	Yucca nana 'Variegata'	Dwarf Variegated Yucca	#2 pot	
130	Liriodendron speciosum	Lilytree	#1 pot	
95	Carex glauca	Sedge Var.	#1 pot	
Notes:				
• Specifications per the Canadian Landscape Standards & Landscape Spec Notes				
• Plant selections / substitutions selected by LA at approved nursery				
• New planting: one year warranty				

EXISTING PLANTS (FOR REFERENCE ONLY)

Trees			All Mature
1	Platanus acerifolia	London Plane	
2	Chamaecyparis nothof	Nothof Cypress	
Shrubs			
•	Buxus micro 'Winter Gem'	Buxus Var.	
•	Rhododendron (various var's)	Rhodod. Var's	
•	Taxus media 'Brownii'	Yew	
•	Erica carnea (various var's)	Winter Heather	
•	Buxus and Riparian Areas		

Note:
Existing Plants Shown Are Approx Only & Locations Are By Site Estimation

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LANDSCAPE ARCHITECT



goAuto



ISSUE DATE	DESCRIPTION
1	APRIL 2024 - ISSUED FOR DP
2	
3	
4	
5	

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20022 LANGLEY BYPASS,
LANGLEY, BC

LANDSCAPE PLAN (EXISTING AND PROPOSED)

SCALE 1:200 PLOT FEBRUARY DRAWN: ACT
PROJECT NUMBER

L-1