CITY OF LANGLEY

ADVISORY DESIGN PANEL

WEDNESDAY, November 5, 2025 AT 7:00 PM

Council Chambers
Langley City Hall
(In-Person Meeting)

A G E N D A

1) AGENDA

Adoption of the November 5, 2025 agenda.

2) MINUTES

Adoption of minutes from the September 10, 2025 meeting.

3) DEVELOPMENT PERMIT APPLICATION DP 04-25

5975 Collection Drive.

4) NEXT MEETING

Date to be confirmed.

5) ADJOURNMENT

MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN THE COUNCIL CHAMBERS
LANGLEY CITY HALL
20399 DOUGLAS CRESCENT

SEPTEMBER 10, 2025
AT 7:35 P.M.

Present:	Councillor Paul Albrecht (Chair) Councillor Mike Solyom (Co-Chair) Mayor Pachal (Ex Officio Member) Himanshu Chopra Jaswinder Gabri Matt Hassett Leslie Koole Samantha Stroman
Absent:	Melissa Coderre Tracey Macatangay Tana McNicol Ritti Suvilai
Staff Present:	C. Johannsen, Director of Development Services K. Kenney, Corporate Officer J. Lee, Planning Assistant A. Metalnikov, Senior Planner
Also in Attendance:	Councillor Leith White

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 September 10, 2025 agenda

It was MOVED and SECONDED

THAT the September 10, 2025 agenda be adopted as circulated.

CARRIED

2. MINUTES

Adoption of minutes from the July 30, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the July 30, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. DEVELOPMENT PERMIT APPLICATION DP 03-25

5470 203 Street (Langley Lions Alder Building)

Mr. Metalnikov introduced the application and spoke to the staff report dated August 29, 2025.

The applicant team was in attendance as follows:

Jeanette Dagenais, Executive Director, Langley Lions Housing Society
Dane Jansen, Principal, dys architecture
Leanne Milburn, Intermediate Technologist, dys architecture
Amy Lu, Designer, dys architecture
Matt Gray, Associate, eta landscape architecture

Mr. Jansen made a PowerPoint presentation to the Panel providing details of the form and character of the proposed building, and noting that, due to underground sanitary line placement, the building siting had to be adjusted which resulted in a reduction in the number of units in the building.

Staff provided information to the Panel with respect to investigating the feasibility of relocating the parkade access from 203 Street to the internal ring road.

Ms. Dagenais spoke regarding her concerns for the safety of residents by relocating the parkade access to the internal ring road.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of the building, from which a list of recommendations was compiled by staff for the Panel's consideration.

The applicant team left the meeting.

Staff responded to further questions and received further feedback from Panel members.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated August 29, 2025 for information; and

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

a. Explore decorative features for the parkade sidewall (e.g. landscaping, terracing, colour, etc.);
b. Consider further refining building character, with possible interventions such as greater contrast between façade colours, additional use of orange along the roofline, coloured glass, art features, and highlighting the northwest corner;
c. Give further study to the orange masses, including adding decorative details (especially on south elevation), consider the shade's longevity, and exploring alternative colours or hues;
d. Give further consideration to the colour of the balcony door highlights and their relationship with the building's orange sections;
e. Consider incorporating breaks into extended balcony guardrails to add articulation;
f. Consider adding more scooter storage spaces in place of bicycle parking spaces (may require variance), explore the potential for spaces to accommodate both scooters and bicycles, and explore scooter spaces outside the parkade, including the usability of in-unit storage rooms;
g. Review unit floor plans and potential of resolving overlapping door swings;
h. Explore opportunities for additional trees and evergreen plantings;
i. Consider providing a greater number of accessible units (in place of adaptable units);
j. Ensure design of parkade ramp has excellent sightlines and maintains level sidewalk and bicycle lane access over it if located on 203 Street;
k. Provide more detail on weather protection features in the ground floor outdoor amenity areas;
l. Explore alternatives to artificial turf for the lawn bowling area;
m. Consider providing a guest suite within the building;
n. Consider incorporating upper floor stepbacks;
o. Consider an automatic door opener for the garbage room;
p. Incorporate additional visibility into the parkade elevator lobby;
q. Explore opportunities to increase the prominence of the "S-curving" balcony decks and walls;
r. Consider air conditioning in the common indoor amenity room and provide more information on approach to compliance with Building Code temperature and energy requirements;
s. Consider heating and/or design solutions to improve the parkade ramp's accessibility in slippery conditions.

CARRIED

4. NEXT MEETING

October or November – to be determined

5. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:14 pm.

CARRIED

_____

Signed:

ADVISORY DESIGN PANEL CHAIR

_____

Certified Correct:

CORPORATE OFFICER

ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application**
DP 04-25
(5975 Collection Drive)

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

File #: 6630.00

Bylaw #:

Date: October 22, 2025

Doc #:

RECOMMENDATION:

THAT this report be received for information.

PROPOSAL

Development Permit Application for a 4,609.65m^2 automotive dealership development.

CITY BYLAWS & POLICIES:

Applying to the subject properties:

a. **Official Community Plan (OCP):** Mixed Employment; and
b. **Zoning:** CD 23 Comprehensive Development

The proposed development:

a. Is consistent with the OCP (Mixed Employment); and
b. Is consistent with the property's existing CD 23 Comprehensive Development zoning; no rezoning required.

COMMENTS/ANALYSIS:

Background Information:

Applicant: Christopher Bozyk Architects Ltd.
Civic Address: 5975 Collection Drive

Legal Description:	Lot D, District Lot 308, Group 2, New Westminster District, Plan BCP49680 And an Undivided 85/400th Share in Lot 4, District Lot 308, Group 2 New Westminster District, Plan BCP44937 (See Plan as to Limited Access)
Site Area:	12,063m^2 (129,841 ft^2)
Gross Floor Area:	4,609.65m^2 (49,618 ft^2)
Floor Area Ratio:	0.38
Lot Coverage:	28%
Total Parking Required:	99 spaces (including 5 h/c space)
Parking Provided:	144 spaces (including 5 h/c spaces)
OCP Designation:	Mixed Employment
Zoning:	CD 23
Development Cost Charges:	$1,330,254.83 (City - $717,474.26, GVS&DD - $268,432.62, GVWD - $262,974.66, MV Parks – $11,908.29, TransLink - $69,465.00)
Community Amenity Contributions (CACs):	N/A

Discussion:

1. Context

The applicant is proposing a 4,609.65 m² automotive dealership development. The subject site is designated Mixed Employment in the City's Official Community Plan and is zoned CD23 Comprehensive Development, permitting automotive sales and services.

The property is located within the Langley Auto Collection, an established auto mall. Surrounding lands are occupied by automotive dealerships and associated facilities.

The property is currently unimproved and utilized as a parking lot by the owner. The site fronts onto Collection Drive, a privately owned internal road that provides access to Glover Road (arterial road) and Langley Bypass (Provincial road). Car dealerships border the site to the north and south, while Logan Creek and a light industrial building are located to the west, along the rear property line.

Site context

2. Design

The applicant is proposing a 4,609.65 m^2 development for an automotive dealership consisting of three buildings: a showroom, a carwash, and service bays. Vehicular and pedestrian access to the site is provided from Collection Drive, the existing internal road.

The showroom is oriented towards Collection Drive and is constructed of concrete tilt-up panels expressed in a rectilinear massing with flat roofs. The front façade features extensive glazing enclosing a two-storey lobby. Primary cladding materials include an insulated metal wall system and aluminium composite panels in silver and grey tones.

The carwash facility is located behind the showroom near the corner of the north and rear property lines. The building has a simple rectangular form with flat concrete tilt-up walls. Exterior finishes consist of aluminium panels in silver and grey, and concrete block cladding painted in similar shades.

The service bay building is located at the rear of the showroom along the rear property line and is constructed of tilt-up construction with a sloped roof. The exterior is clad with an insulated metal wall system and aluminium composite panel in varying shades of grey and silver.

The proposed landscaping plans indicate that existing tree groups at the rear of the site will be retained. Planting of a range of tree and plant species is proposed along the site frontage, west and south boundaries, and within parking islands. A total of 47 new trees are proposed, including Emerald Sentinel Sweetgum and Select Green Austrian Black Pine. Shrub and groundcover species such as Little-Leaf Boxwood, Oregon Grape, and Oceanspray provide additional layering and visual interest throughout the site. Trees and groundcovers are planted along the rear property line for additional buffer between the parking lot and Logan creek.

3. Sustainability

The proposal incorporates several sustainable development features, including:

- Removing invasive plant species;
- Using construction techniques that minimize site disturbance;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan;
- Incorporating the use of recycled building materials;
- Achieving energy performance of 25% better than the current Model National Energy Code for commercial, industrial, and institutional buildings;
- Using drought-tolerant and non-water dependent planting materials;
- Using an irrigation system with central control and rain sensors;
- Using water-conserving toilets;

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. Summary

The proposed development is consistent with the property's zoning and OCP designation and would further reinforce the Auto Mall's function as a key regional destination for automotive sales.

BUILDING REQUIREMENTS

The site is located within the floodplain area and is therefore subject to the provisions of Floodplain Elevation Bylaw No. 2768. All buildings and structures are to be designed to meet the required minimum building elevation (MBE).

ENGINEERING REQUIREMENTS

A new water service connection will be required to support this development. The developer will need to provide sufficient room at the lot property line, on the private side, to accommodate a water meter chamber. Given that Collection Drive is a private road, Engineering will require the water service to be within a statutory right-of-way from the watermain to the property line.

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 Fire Department Connection to be a 4" storz connection located on a remote pedestal in front of the building. A lockbox will be required for this building. The location of the new hydrant proposed by the applicant will need to be confirmed 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 November 5, 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 $717,474.26 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:

Rachel Ollenberger
Manager of Engineering Services

Concurrence:

Scott Kennedy
Fire Chief

Attachments

DEVELOPMENT PERMIT APPLICATION DP 04-25

Civic Addresses: 5975 Collection Drive

Legal Description: Lot D District Lot 308 Group 2 New Westminster District Plan Bcp49680 And An Undivided 85/400th Share In Lot 4 District Lot 308 Group 2 New Westminster District Plan Bcp44937 (See Plan As To Limited Access)

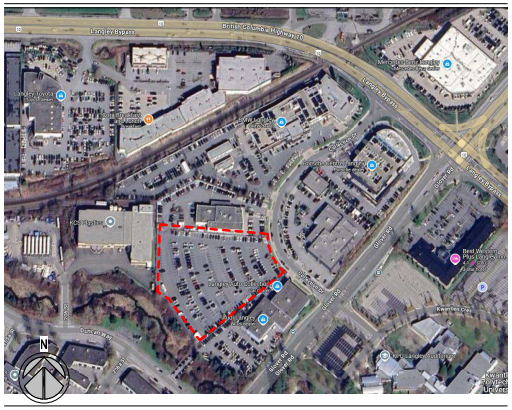
Applicant: Christopher Bozyk Architects Ltd.

ClearCar of Langley

5975 COLLECTION DRIVE, LANGLEY, BC V2T 6Y9

EAST ELEVATION - MAIN ENTRANCE

VICINITY MAP



PROJECT INFORMATION

REGISTERED OWNER	MULTILAND PACIFIC HOLDINGS LTD.
CIVIC ADDRESS	5975 COLLECTION DRIVE, LANGLEY, BC V3A 0C2
LEGAL DESCRIPTION	LOT D, DISTRICT LOT 308 N.W.D., PLAN BCP49580 GROUP 2; AND AN UNDIVIDED 86/400TH SHARE IN LOT 4 EX. 308 GROUP 2 NWD PL BCP34837.
JURISDICTION	CITY OF LANGLEY
LAND USE	VEHICLE SALES AND SERVICE
OCP DESIGNATION	MIXED EMPLOYMENT
ZONING	CD23
LOT AREA	12,840 M² 3.96 ACRES (139,841 SF)
FLOOR AREA	3068SJ.63SF (285SJ.16M2) MAIN FLOOR +1295J.25SF (111SJ.31M2) 2ND FLOOR PLAN+ 4807J.85SF (465SJ.02M2) SEPARATE SERVICE STATION+1990J.53SF (184SJ.05M2) CARWASH= 4661J.85SF (483SJ.45M2)

	REQUIRED/PERMITTED	PROPOSED	VARIANCE
FLOOR AREA RATIO (F.A.R.)	MAX. 50%	38%	None
LOT COVERAGE	MAX. 90%	28%	None
SETBACKS			
FRONT YARD (COLLECTION DRIVE)	1 M (3.00 ft.)	26.1 M (86.00 ft.)	None
N. SIDE YARD (INTERNAL)	0 M (0.00 ft.)	49.8 M (134.00 ft.)	None
S. SIDE YARD (INTERNAL)	0 M (0.00 ft.)	9.4 M (30.77 ft.)	None
REAR YARD	0 M (0.00 ft.)	4.8 M (5.89 ft.)	None
HEIGHT	MAX. 25 M (82'-0")	6.49 M (21'-4" ft.)	None

PARKING & LOADING		REQUIRED	PROVIDED
Main Level:	(3 stalls per 93m²/sf gross floor area)		
Vehicle Sales:	914 m²	20	20
Light Industrial:	1,935 m² (2 stalls per 93m²)	42	42
Service Bays:	16 (1 per bay)	16	16
Detail Bays:	3 (1 per bay)	3	3
	Subtotal	83	83
Second Level:			
Office:	429 m² (3 stalls per 93m²)	16	16
	Total:	99	99
ACCESSIBLE SPACES (5% of total)		5	5
	Inventory Total		45
	Grand Total		99+45 = 144
LOADING		NOT REQUIRED	
CREDIT OF CYCLE PARKING AREAS			

	Area:	Ratio:	Required:	Provided:
Office & Retail Sales:		Class 1: 1 Space/500 m² & Class 2: 6 Spaces/Unit		
Showroom (Main Level):	914 M²		2 (Class 1) & 6 (Class 2)	2 (Class 1) & 6 (Class 2)
Offices (Second Level):	429 M²	Class 1: 1 Space/750 m² & Class 2: 6 Spaces/Unit	1 (Class 1) & 6 (Class 2)	1 (Class 1) & 6 (Class 2)
Subtotal:	1,393 M²		3 (Class 1) & 12 (Class 2)	3 (Class 1) & 12 (Class 2)
Including:				
Main Level		Class 1: 1 Space/10 Employees & Class 2: 6 Spaces/Unit	2 (Class 1) & 6 (Class 2)	2 (Class 1) & 6 (Class 2)
Subtotal:				5 (Class 1) & 18 (Class 2)
Total:				23

CODE SUMMARY - BC BUILDING CODE 2024 PART 3

PART 3	FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY		
SECTION 3.1	GENERAL		
3.1.2.1	CLASSIFICATION OF BUILDING		
	MAJOR OCCUPANCY CLASSIFICATIONS	(BASED UPON TABLE 3.1.2.1)	SPRINKLERED (ART. 3.2.2.78)
	GROUP E	(AUTO SHOWROOM)	FLOOR ASSEMBLY = MINIMUM 2 HOUR
	GROUP F-2	(REPAIR GARAGE)	LOAD BEARING = MINIMUM 2 HOUR
	SUBSIDIARY OCCUPANCY		
	GROUP D	(OFFICE)	

3.1.3.1 SEPARATION OF MULTIPLE OCCUPANCIES

MAJOR OCCUPANCY FIRE CLASSIFICATIONS (BASED UPON table 3.1.3.1(1)): N/A*
*3.1.3.5 REPAIR GARAGE SEPARATION REQUIRES 2 HR RATING.

REQUIRED FIRE SEPARATION OF AREAS

SECTION	AREA	F.R.R	APPLICABLE CONDITION
3.3.1.2.(3)	JANITOR ROOMS	0 HR.	SPRINKLER
3.3.5.5.	REPAIR GARAGE	2 HR.	-
3.4.A.1.(1)	EXITS	2 HR.	-
3.6.2.1.(1)	SERVICE ROOM	1 HR.	-
3.6.2.1.(8)	ELECTRICAL ROOMS	1 HR.	-
3.6.2.1.(8)	SERVER ROOMS	NOT REQ'D	-
3.6.3.1	VERTICAL SERVICE SPACES	1 HR.	-

3.1.11.4 SEPARATION OF MULTIPLE OCCUPANCIES

F.R.R	MIN. RATING OF CLOSURE
45 MIN	45 MIN
1 HR	45 MIN
1.5 HR.	90 MIN
2 HR	90 MIN

3.1.11.7 LOCATION OF FIRE DAMPERS AND SMOKE DAMPERS

1. EXCEPT AS PROVIDED IN ARTICLE 3.1.11.9., A FIRE DAMPER HAVING A FIRE-PROTECTION RATING CONFORMING TO SENTENCE 3.1.8.4.(1) SHALL BE INSTALLED IN CONFORMANCE WITH ARTICLE 3.1.8.15. IN DUCTS OR AIR-TRANSFER OPENINGS THAT PENETRATE AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION.

2. EXCEPT AS PROVIDED IN ARTICLE 3.1.8.9., A SMOKE DAMPER OR A COMBINATION SMOKE / FIRE DAMPER SHALL BE INSTALLED IN CONFORMANCE WITH ARTICLE 3.1.8.15. 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).

ABBREVIATIONS

ACC-I	ACCESSORY DESIGNATION
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
B-X	WALL BASE DESIGNATION
BCBC	BRITISH COLUMBIA BUILDING CODE
BLDG	BUILDING
C-X	CEILING FINISH DESIGNATION
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
℄	CENTERLINE
CLR	CLEAR
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET, CARPET TILE
C/W	COMPLETE WITH
D	DEPTH or DEEP
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
D/W	DISHWASHER
DWG	DRAWING
E-X	EQUIPMENT DESIGNATION
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
F-X	FLOOR DESIGNATION
FA-X	FAUCET DESIGNATION
FD	FLOOR DRAIN
FF	FINISH FLOOR
FE	FIRE EXTINGUISHER
FG	FIBERGLASS
FLR	FLOOR
FRR	FIRE RESISTANCE RATING
G-X	GLAZING DESIGNATION
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GWB	GYPSUM WALL BOARD
HT	HEIGHT
INSUL	INSULATION
L	LONG
LT-X	LIGHT FIXTURE DESIGNATION
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
o/c OC	ON CENTRE
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PL	PROPERTY LINE
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
R	RADIUS OR RISER
RH	RANGE AND HOOD FAN
RD	ROOF DRAIN
REQD	REQUIRED
REV	REVERSE
RI	RIGID INSULATION
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SINK
SIM	SIMILAR
SPEC	SPECIFICATIONS
ST	STEEL
STD	STANDARD
STRUCT	STRUCTURAL
T/C	TOP OF
TYP	TYPICAL
U/S	UNDERSIDE
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDTH
W/	WITH

PROJECT TEAM

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CPTED CONSULTANT	**AMR SYSTEMS LTD.** 201-45209 Keith Wilson Rd., Chilliwack, B.C. V2R 3S1 T: 604.462.2031 Contact: Jennifer Werner E: info@amrsystems.ca

DRAWING LIST

SHEET #	TITLE
A0.00	COVER SHEET
A0.01	SITE PLAN
A0.02	FIRE DEPARTMENT ACCESS PLAN
A0.03	WASTE MANAGEMENT PLAN
A0.04	LOT COVERAGE PLAN
A0.05	SITE CONTEXT
A0.06	CONTEXT SITE PLAN
A0.07	SITE GRADING PLAN
A0.10	SIGN DETAILS - FOR REFERENCE ONLY
A1.01	FLOOR PLAN - LEVEL 1
A1.02	FLOOR PLAN - LEVEL 2
A1.03	ROOF PLAN
A1.04	BUILDING PLANS & ELEVATIONS - CAR WASH
A1.05	BUILDING PLANS & ELEVATIONS - SHOP
A2.01	BUILDING SECTIONS
A2.02	BUILDING ELEVATIONS
A3.01	PERSPECTIVES
A4.01	SHADOW STUDY
A5.01	MATERIALS BOARD

CHRISTOPHER BOZYK ARCHITECTS LTD
414 -611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com

OpenRoad AUTO GROUP

MULTILAND PACIFIC HOLDINGS

2025.10.22	Resubmission for DP - ADP Prelim. Comments
2025.09.18	Resubmission for DP - ADP Prelim. Comments
2025.09.09	Issued for DP
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.

REGISTERED ARCHITECT CHRISTOPHER BOZYK LICENSED BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
Langley, BC

COVER SHEET

SCALE: 12" = 1'-0" DATE: 2025.10.20 DRAWN: SCP

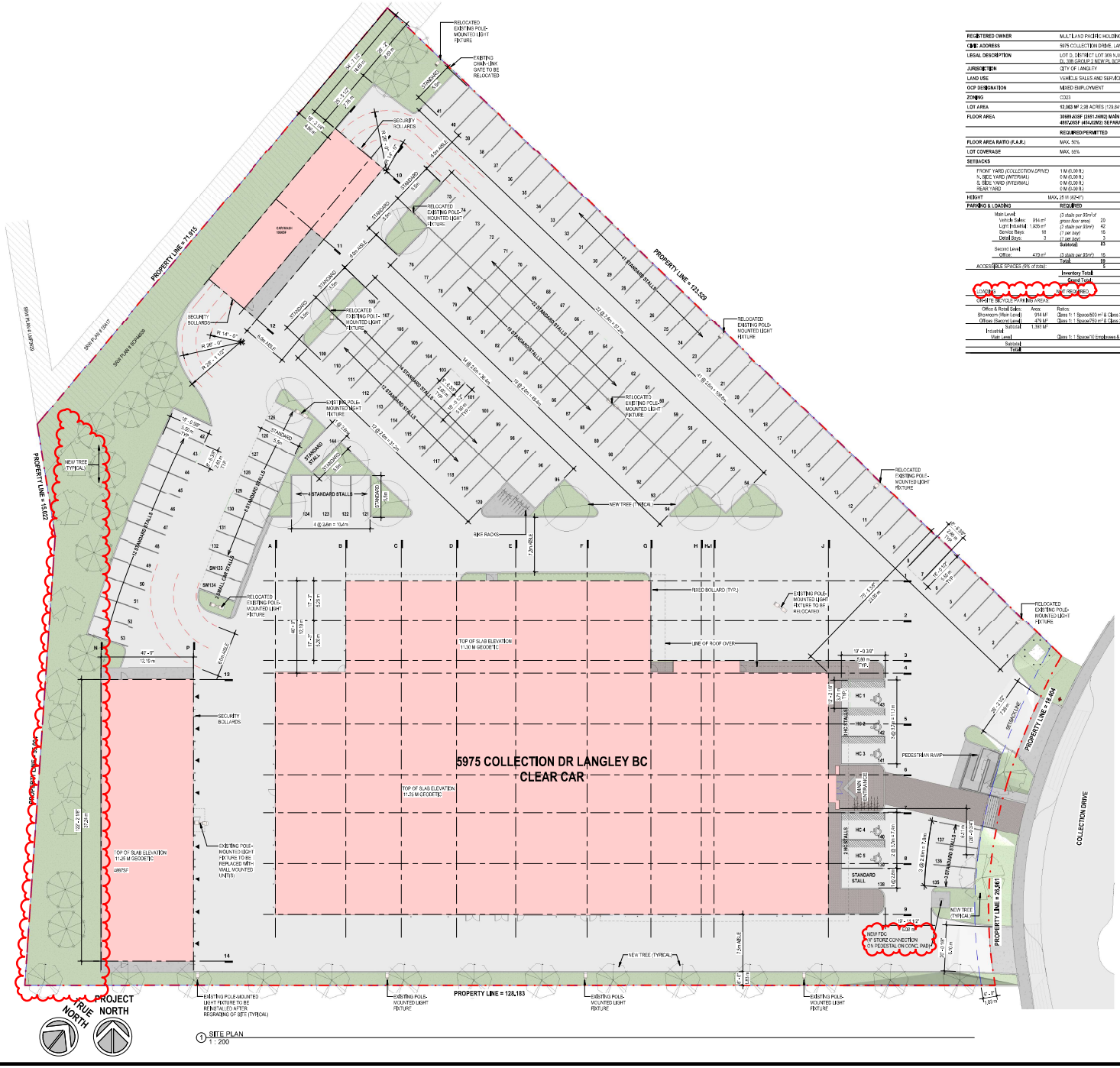
PROJECT NUMBER 23019

A0.00

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 – 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com

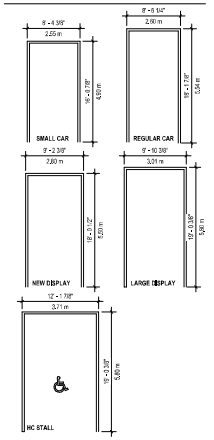
OpenRoad AUTO GROUP

MULTILAND PACIFIC HOLDINGS



REGISTERED OWNER	MULTILAND PACIFIC HOLDINGS LTD.		
CIVIC ADDRESS	5975 COLLECTION DRIVE, LANGLEY, BC V3A 0C2		
LEGAL DESCRIPTION	LOT D, DISTRICT LOT 309, N.W.D., PLAN BCP49969 GROUP 2, AND AN UNDIVIDED 85/400TH SHARE IN LOT 4 D., DD# GROUP 2 NEW WTN, BCP49877		
JURISDICTION	CITY OF LANGLEY		
LAND USE	VEHICLE SALES AND SERVICE		
OCP DESIGNATION	MIXED EMPLOYMENT		
ZONING	CD23		
LOT AREA	12,083 M² 2.98 ACRES (129,841 SF)		
FLOOR AREA	3598ft²/335SF (3351.16M2) MAIN FLOOR +1295ft²/325F (1111ft²/103M2) 2ND FLOOR PLAN+ 4897ft²/455F (454.62M2) SEPARATE SERVICE STA@1M+199ft²/35SF (184.95M2) CARWASH= 4961ft²/955F (460.9/89M2)		
	REQUIRED/PERMITTED	PROPOSED	VARIANCE
FLOOR AREA RATIO (F.A.R.)	MAX. 50%	38%	None
LOT COVERAGE	MAX. 55%	28%	None
SETBACKS			
FRONT YARD (COLLECTION DRIVE)	1 M (0.00 ft.)	23.1 M (85.20 ft.)	None
N. SIDE YARD (INTERNAL)	0 M (0.00 ft.)	40.8 M (134.20 ft.)	None
S. SIDE YARD (INTERNAL)	0 M (0.00 ft.)	9.4 M (30.77 ft.)	None
REAR YARD	0 M (0.00 ft.)	4.6 M (5.66 ft.)	None
HEIGHT	MAX. 25 M (82'-0")	8.46 M (27'-9")	None
PARKING & LOADING	REQUIRED	PROVIDED	
Main Level	(3 stalls per 93m²of gross floor area)		
Vehicle Sales: 914 m²	20	20	
Light Industrial: 1,909 m²	(2 stalls per 93m²) 42	42	
Service Bays: 16	(1 per bay) 16	16	
Detail Bays: 3	(1 per bay) 3	3	
	Subtotal 83	83	
Second Level	(3 stalls per 93m²)		
Offices: 479 m²	15	16	
	Total 98	99	
ACCESSIBLE SPACES (5% of total)	5	5	
	Inventory Total	45	
	Grand Total	99+45 = 144	
LOADING	ONE (1) REQUIRED		
OFF-SITE BICYCLE PARKING AREAS			
Office & Retail Sales:	Area:	Ratios:	Required:	Provided:
Showroom (Main Level)	914 M²	Class 1: 1 Space/500 m² & Class 2: 6 Spaces/Unit	2 (Class 1) & 6 (Class 2)	2 (Class 1) & 6 (Class 2)
Offices (Second Level)	479 M²	Class 1: 1 Space/750 m² & Class 2: 6 Spaces/Unit	1 (Class 1) & 6 (Class 2)	1 (Class 1) & 6 (Class 2)
Subtotal	1,393 M²		3 (Class 1) & 12 (Class 2)	3 (Class 1) & 12 (Class 2)
Industrial:				
Main Level		Class 1: 1 Space/10 Employees & Class 2: 6 Spaces/Unit	2 (Class 1) & 6 (Class 2)	2 (Class 1) & 6 (Class 2)
Subtotal				5 (Class 1) & 18 (Class 2)
Total				23

PARKING STALL STANDARDS



NOTE: ZONING BYLAW, 1996 NO. 2100 - CITY OF LANGLEY

BICYCLE PARKING DESIGN CRITERIA:

1. DIMENSIONS:
MINIMUM STALL SIZE: 1.8m x 0.6m [5.90 ft. x 1.96 ft]
VERTICAL PARKING (UP TO 40%): 1.1m x 0.5m [3.60 ft. x 1.96 ft]
AISLE WIDTH: MINIMUM 1.2m [3.93 ft]
VERTICAL CLEARANCE: MINIMUM 1.9m [6.23 ft]

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.

NOTE:

1. LOADING DESIGN SHALL CONFORM TO REQUIREMENTS ESTABLISHED IN CITY OF LANGLEY ZONING BYLAW PART 5 (5.5.b).
2. MINIMUM MANEUVERING AISLE WIDTHS TO COMPLY WITH PART 5 (5.5.a) OF ZONING BYLAW.
3. ON-SITE PARKING SPACES SHALL COMPLY WITH REQUIREMENTS ESTABLISHED IN PART 5 (5.5.b), EXCEPT FOR SMALL CAR SPACES AND ACCESSIBLE SPACES, WHICH SHALL COMPLY WITH CITY OF LANGLEY PART 15 (b) (i).

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REGISTERED ARCHITECT CHRISTOPHER BOZYK BRITISH COLUMBIA
2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
Langley, BC

SITE PLAN

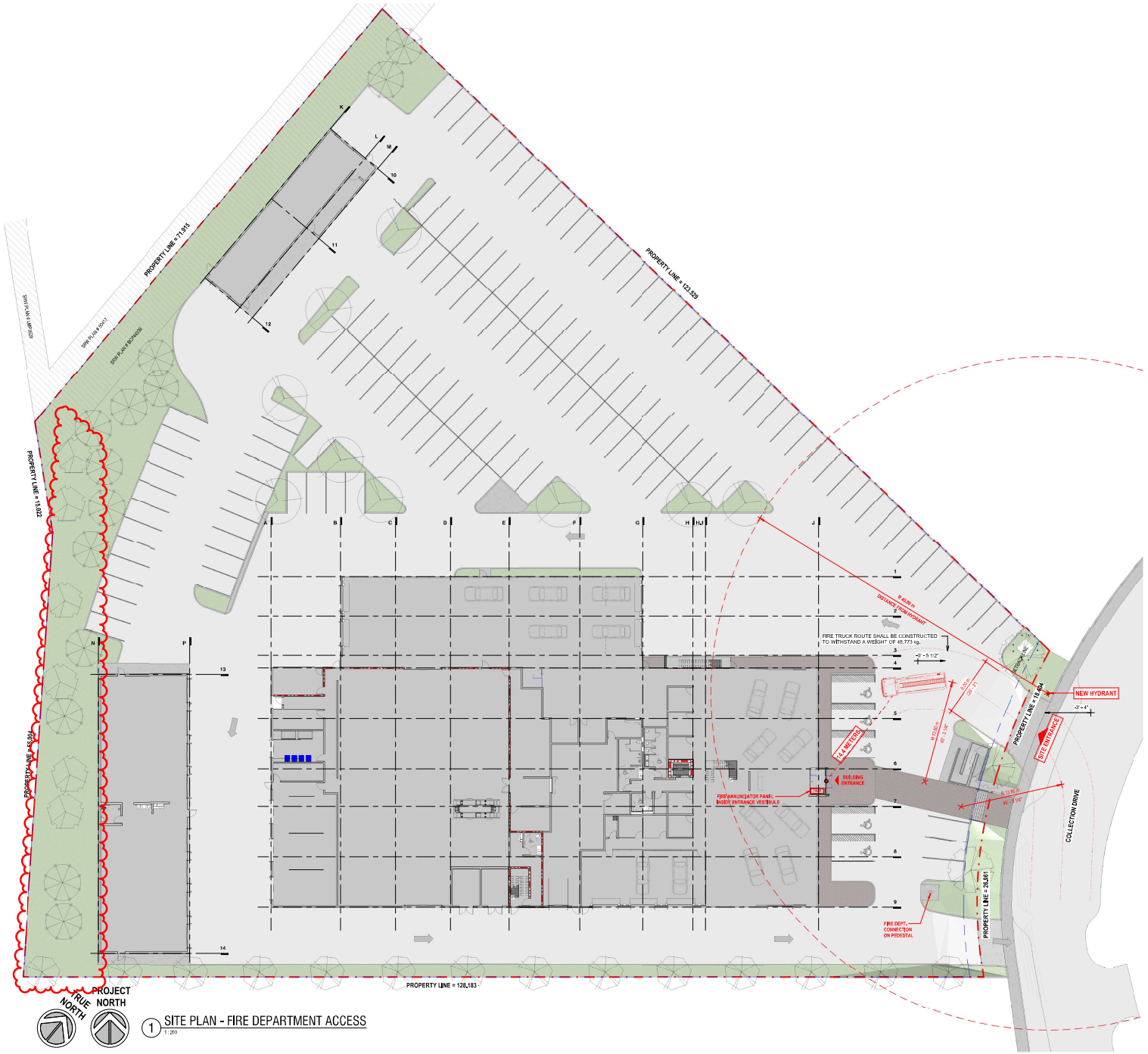
SCALE: As Indicated | DATE: 2025.10.20 | DRAWN: hs/tw

PROJECT NUMBER 23019

A0.01

PROJECT TRUE NORTH | NORTH

1 SITE PLAN
1 : 200



1 SITE PLAN - FIRE DEPARTMENT ACCESS
1 : 200

GENERAL NOTES

DESIGNATED TRUCK ACCESS
ANY DESIGNATED FIRE TRUCK ACCESS ROAD(S) SHALL BE A MINIMUM OF 7.3m (24ft) WIDE WITH NO OBSTRUCTION PERMITTED AT ANY TIME AND TO BE CONSTRUCTED TO WITHSTAND A WEIGHT OF 90,000 lb (39,284 kg). THE MINIMUM CLEAR HEIGHT SHALL BE 5.0m (16'-5").

FIRE DEPARTMENT PUMPER CONNECTION
- FIRE DEPARTMENT PUMPER CONNECTION TO BE...
  A) ADDRESS SIDE;
  B) WITHIN 1m (39.4") OF STREET CURB;
  C) WITHIN 45m (150 ft) OF A FIRE HYDRANT.

- FIRE DEPARTMENT CONNECTION SHOULD BE LOCATED AND ARRANGED SO THAT HOSE LINES CAN BE READILY AND CONVENIENTLY ATTACHED WITHOUT INTERFERENCE FROM NEARBY OBJECTS INCLUDING BUILDINGS, FENCES, POSTS, OR OTHER FIRE DEPARTMENT CONNECTIONS.

HYDRANT SERVICED FOR DEPARTMENT USE
- AT THE TIME OF CONSTRUCTION, ALL HYDRANTS ON THE SITE MUST HAVE BEEN SERVICED AND READILY AVAILABLE FOR FIRE DEPARTMENT USE.

BUILDING ADDRESS REQUIREMENTS
- FIRE DEPARTMENT REQUIRES THAT THE BUILDING ADDRESS MUST BE CONSPICUOUS FROM THE STREET UNDER ALL CONDITIONS.
- ADDRESS LETTERING SHAL CONFORM TO STANDARDS DEFINED BY CITY OF LANGLEY FIRE RESCUE SERVICE

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2025-10-27

CLEARCAR OF LANGLEY

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FIRE DEPARTMENT ACCESS PLAN

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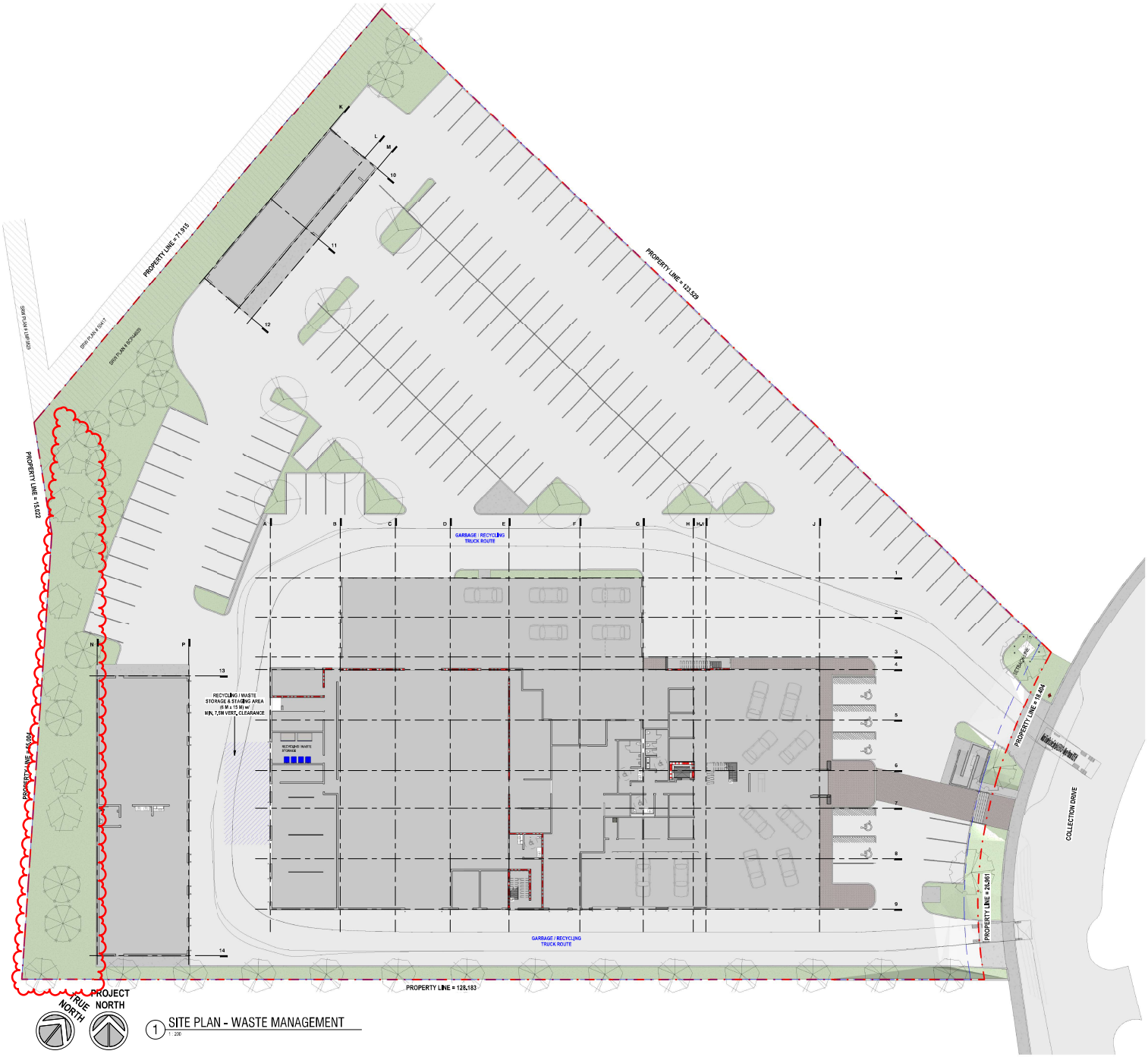
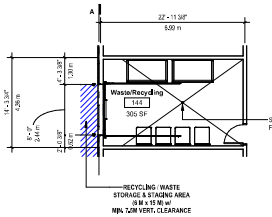


1 SITE PLAN - WASTE MANAGEMENT
1" = 20'



2 SITE PLAN - WASTE MANAGEMENT
1/8" = 1'-0"

GENERAL NOTES

SOLID WASTE & RECYCLING NOTES

- PROVIDED AREA: 29.41 M² / 316 SF.
- PAVING CONSTRUCTION: (FOR NEW ENCLOSURE): REINFORCED CONCRETE SLAB 8" THICK MINIMUM AND ABLE TO WITHSTAND 51,730 LBS.
- HOSE BIBB, SANITARY DRAIN CONNECTION WITH GREASE SEPARATOR, POWER, LIGHTING, AND VENTS - PROVIDED, TYP.
- NO RAIN WATER TO ENTER SANITARY DRAIN.
- 6 M x 8 M (19'-8" x 26'-3") WASTE COLLECTION LOADING AREA WITH VERTICAL CLEARANCE >7.5m PROVIDED.
- VEHICLE ACCESS ROUTE WIDTH >4 M (13'-1") AND ACCESS DRIVEWAY WIDTH >9 M (29'-6") PROVIDED.

WASTE MANAGEMENT CONTAINERS

QUANTITY	DESCRIPTION	CONTENTS	DIMENSIONS	FREQ. OF PICK-UP
1	4 YD. FRONT-END BIN	WASTE	1.5L x 1.5W x 1.5H	3x PER WEEK
1	4 YD. FRONT-END BIN	CARDBOARD	1.5L x 1.5W x 1.5H	3x PER WEEK
1	BAGGED ON SKID	PLASTIC CONTAINERS	1.2W x 4D	BI-WEEKLY
1	96 GALLON TOTE	GLASS, METAL, PLASTIC	2L5"W x 3L1"D x 4L12"H	BI-WEEKLY
1	95 GALLON TOTE	MIXED PAPER	2L7"W x 3L1"D x 4L5"H	1x PER WEEK
1	95 GALLON TOTE	ORGANICS	2L7"W x 3L1"D x 4L5"H	1x PER WEEK

NOTE:
QUANTITIES, TYPE OF CONTAINERS, AND FREQUENCY OF PICK-UP HAVE BEEN CONFIRMED WITH WASTE MANAGEMENT VENDOR.

ALL ITEMS LISTED WITH THE EXCEPTION OF WASTE ARE RECYCLED.

NOTE:
1. PARKING AND LOADING DESIGNS SHALL CONFORM TO REQUIREMENTS ESTABLISHED IN CITY OF LANGLEY ZONING BYLAW PART 5 "PARKING AND LOADING".
2. MINIMUM MANOUVERING ABLE WIDTHS TO COMPLY WITH PART 1 OF ZONING BYLAW.
3. ON-SITE PARKING SPACES SHALL COMPLY WITH REQUIREMENTS ESTABLISHED IN PART 5 (E.G. 5.19) EXCEPT FOR ACCESSIBLE SPACES WHICH SHALL COMPLY WITH CITY OF LANGLEY PART 5 (5.19) (I) "ZONING BYLAW - ACCESSIBLE PARKING REQUIREMENTS."

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2025-10-27

CLEARCAR OF LANGLEY

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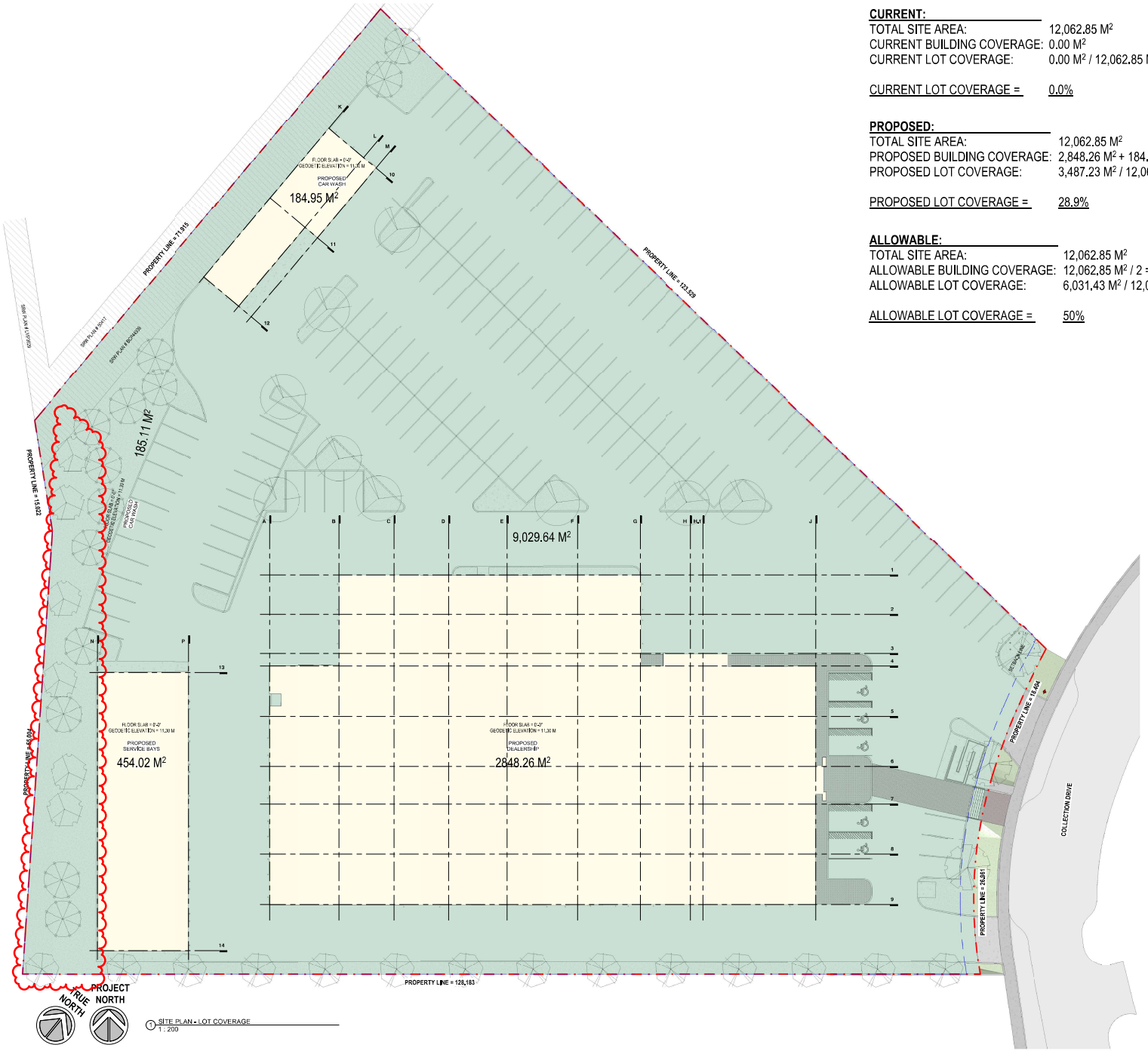
Langley, BC

WASTE MANAGEMENT PLAN

SCALE: As Indicated DATE: 2025.02.20 DRAWN: hchu
PROJECT NUMBER 23019

A0.03



1 SITE PLAN - LOT COVERAGE
1 : 200

CURRENT:

TOTAL SITE AREA:	12,062.85 M^2
CURRENT BUILDING COVERAGE:	0.00 M^2
CURRENT LOT COVERAGE:	0.00 M^2 / 12,062.85 M^2 = 0.0

CURRENT LOT COVERAGE = 0.0%

PROPOSED:

TOTAL SITE AREA:	12,062.85 M^2
PROPOSED BUILDING COVERAGE:	2,848.26 M^2 + 184.95 M^2 + 454.02 M^2 = 3,487.23 M^2
PROPOSED LOT COVERAGE:	3,487.23 M^2 / 12,062.85 M^2 = 0.289

PROPOSED LOT COVERAGE = 28.9%

ALLOWABLE:

TOTAL SITE AREA:	12,062.85 M^2
ALLOWABLE BUILDING COVERAGE:	12,062.85 M^2 / 2 = 6,031.43 M^2
ALLOWABLE LOT COVERAGE:	6,031.43 M^2 / 12,062.85 M^2 = 0.50

ALLOWABLE LOT COVERAGE = 50%

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REGISTERED ARCHITECT CHRISTOPHER BOZYK VANCOUVER BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
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LOT COVERAGE PLAN

SCALE: 1 : 200 DATE: 2025.02.20 DRAWN: hs/mw
PROJECT NUMBER 23019

A0.04

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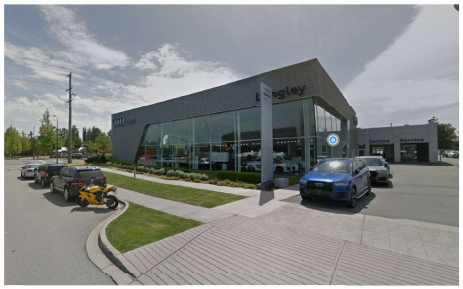
MULTILAND PACIFIC HOLDINGS

1 - CONTEXT SITE PLAN

2 - EXISTING INFINITI VIEW FROM COLLECTION DRIVE

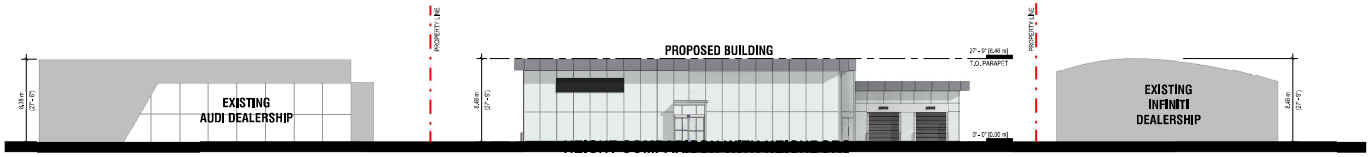
3 - EXISTING JAGUAR VIEW FROM COLLECTION DRIVE

4 - EXISTING MINI VIEW FROM COLLECTION DRIVE



5 - EXISTING AUDI VIEW FROM COLLECTION DRIVE

6 - HEIGHT COMPARISON WITH NEIGHBORS



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CLEARCAR OF LANGLEY

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SITE CONTEXT

SCALE: As Indicated DATE: 2025.02.20 DRAWN: hs/mw

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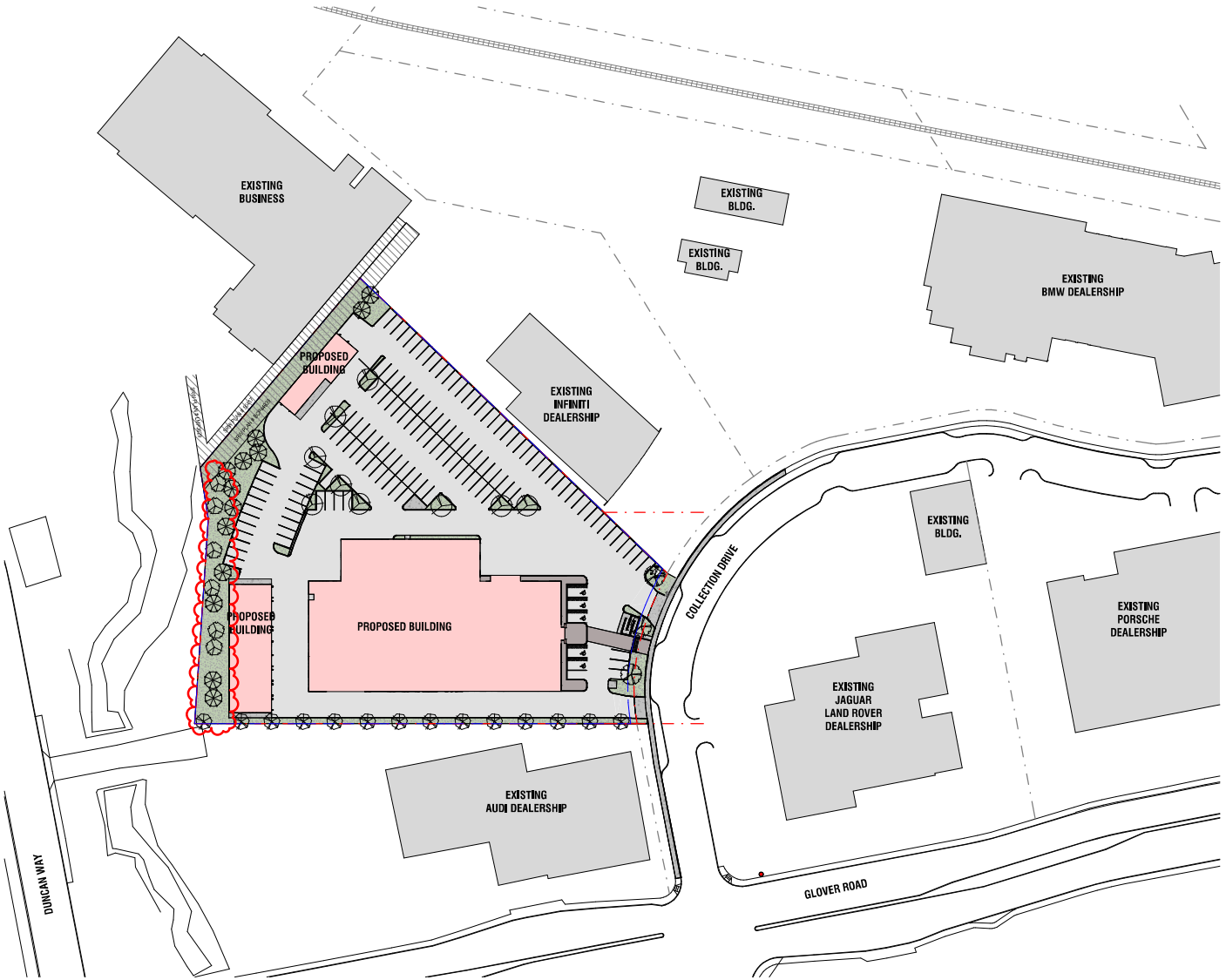

TRUE NORTH
PROJECT NORTH

1 SITE PLAN - SITE CONTEXT PLAN
1 : 500

2025.10.22	Resubmission for DP - ADP Prelim. Comments
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REGISTERED ARCHITECT CHRISTOPHER BOZYK VANCOUVER BRITISH COLUMBIA
2025-10-27

CLEARCAR OF LANGLEY

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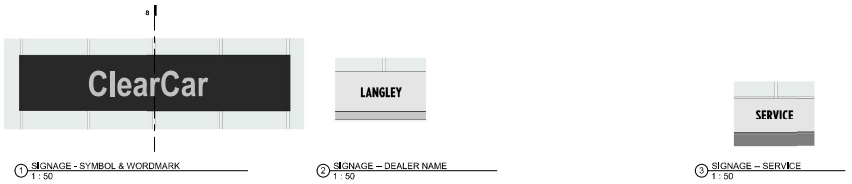
CONTEXT SITE PLAN

SCALE: 1 : 500 DATE: 2025.10.20 DRAWN: hs/mw
PROJECT NUMBER 23019

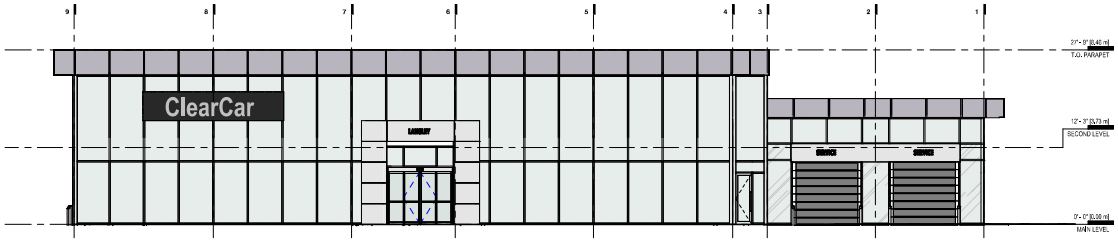
A0.06



1 SIGNAGE - SYMBOL & WORDMARK
1 : 50

2 SIGNAGE – DEALER NAME
1 : 50

3 SIGNAGE – SERVICE
1 : 50



2 EAST ELEVATION
1/8" = 1'-0"

NOTE - DRAWING IS FOR INFORMATION PURPOSES ONLY - SIGNAGE TO BE UNDER SEPARATE PERMIT

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2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
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SIGN DETAILS - FOR REFERENCE ONLY

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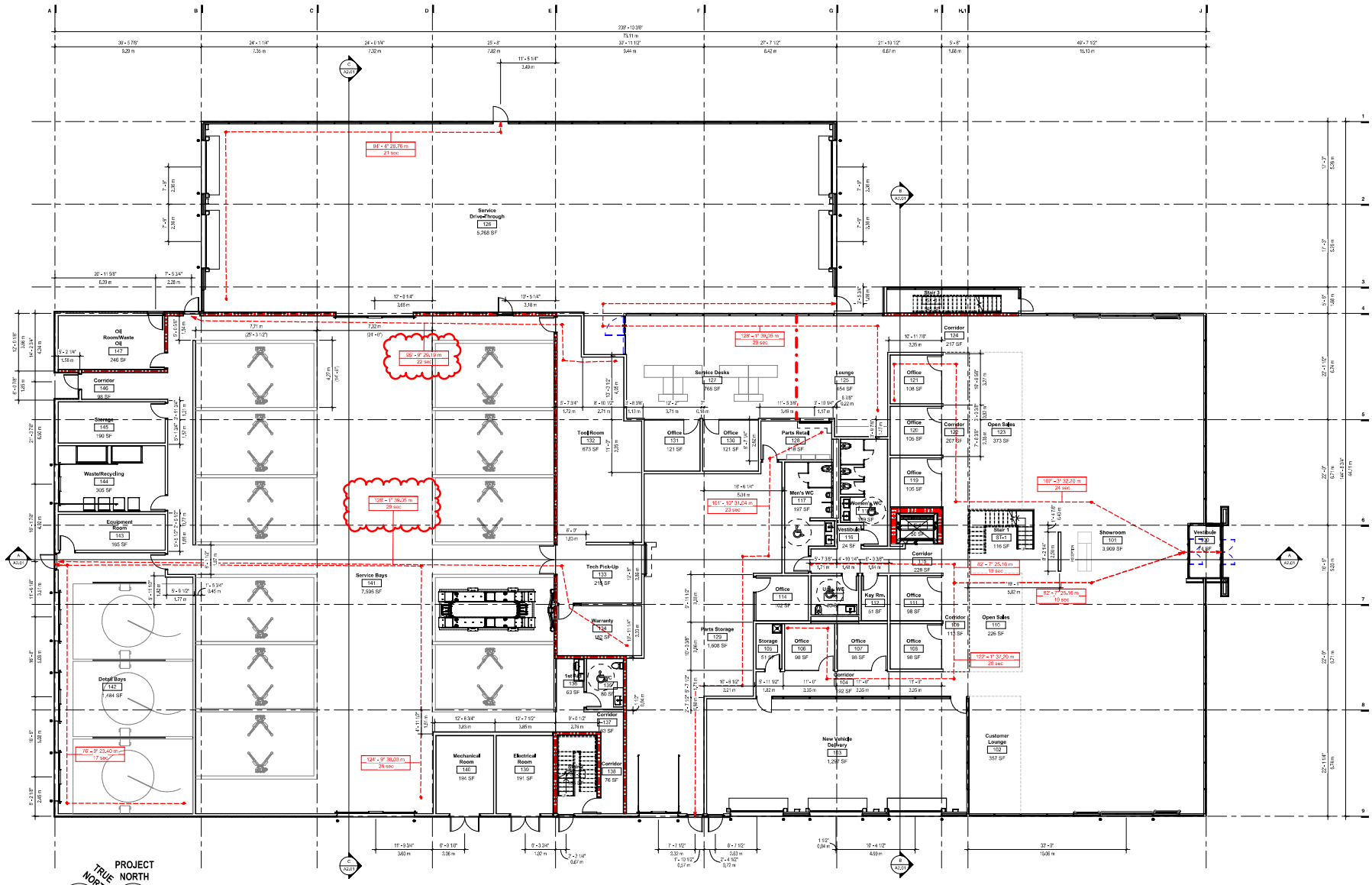

TRUE NORTH PROJECT NORTH

1 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

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2025-10-27

CLEARCAR OF LANGLEY
5975 Collection Drive
Langley, BC

FLOOR PLAN - LEVEL 1

SCALE: 1/8" = 1'-0" DATE: 2025.02.20 DRAWN: hs/tw
PROJECT NUMBER 23019

A1.01

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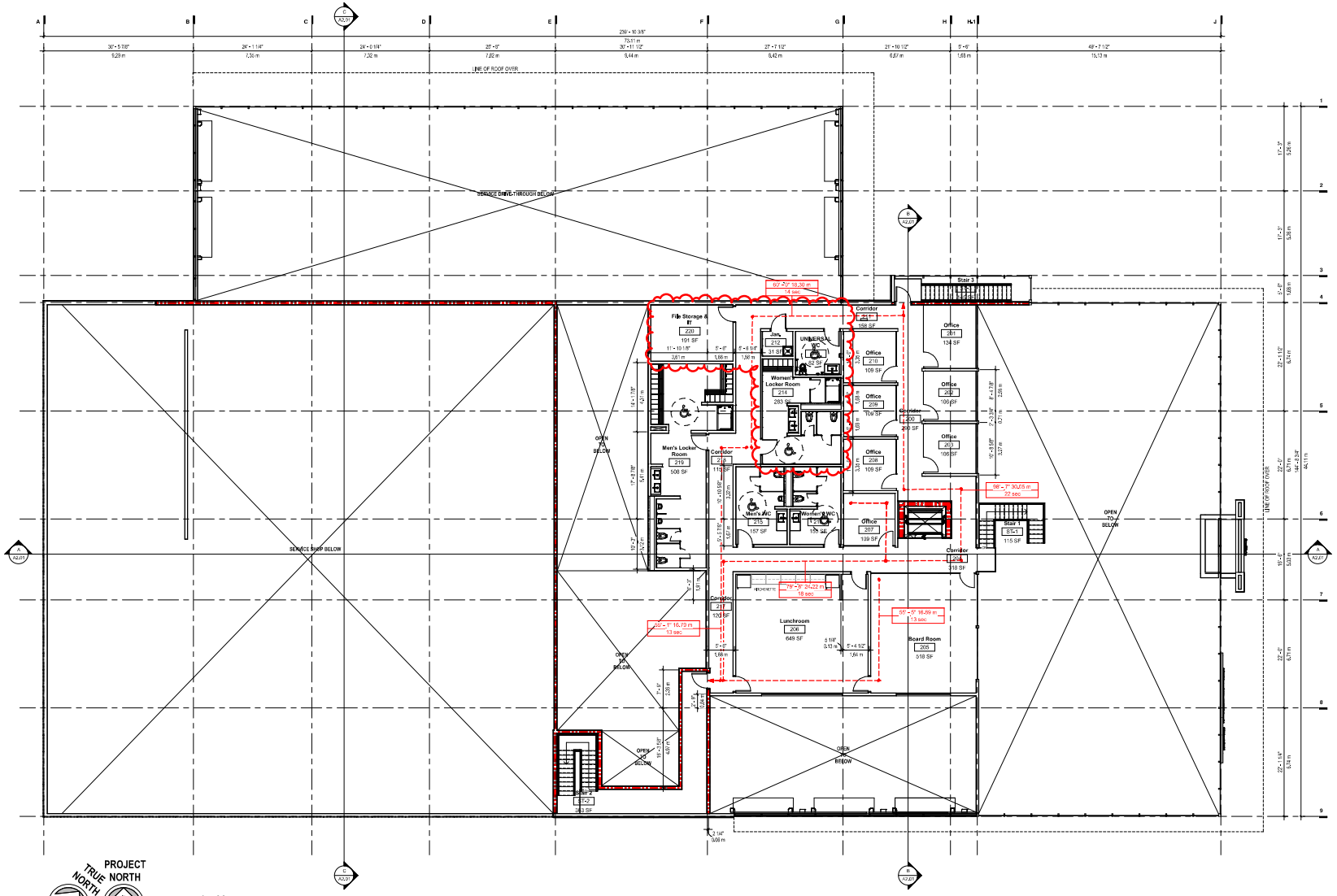

1 LEVEL 2 FLOOR PLAN
1 : 100

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REGISTERED ARCHITECT CHRISTOPHER BOZYK VANCOUVER BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
Langley, BC

FLOOR PLAN - LEVEL 2

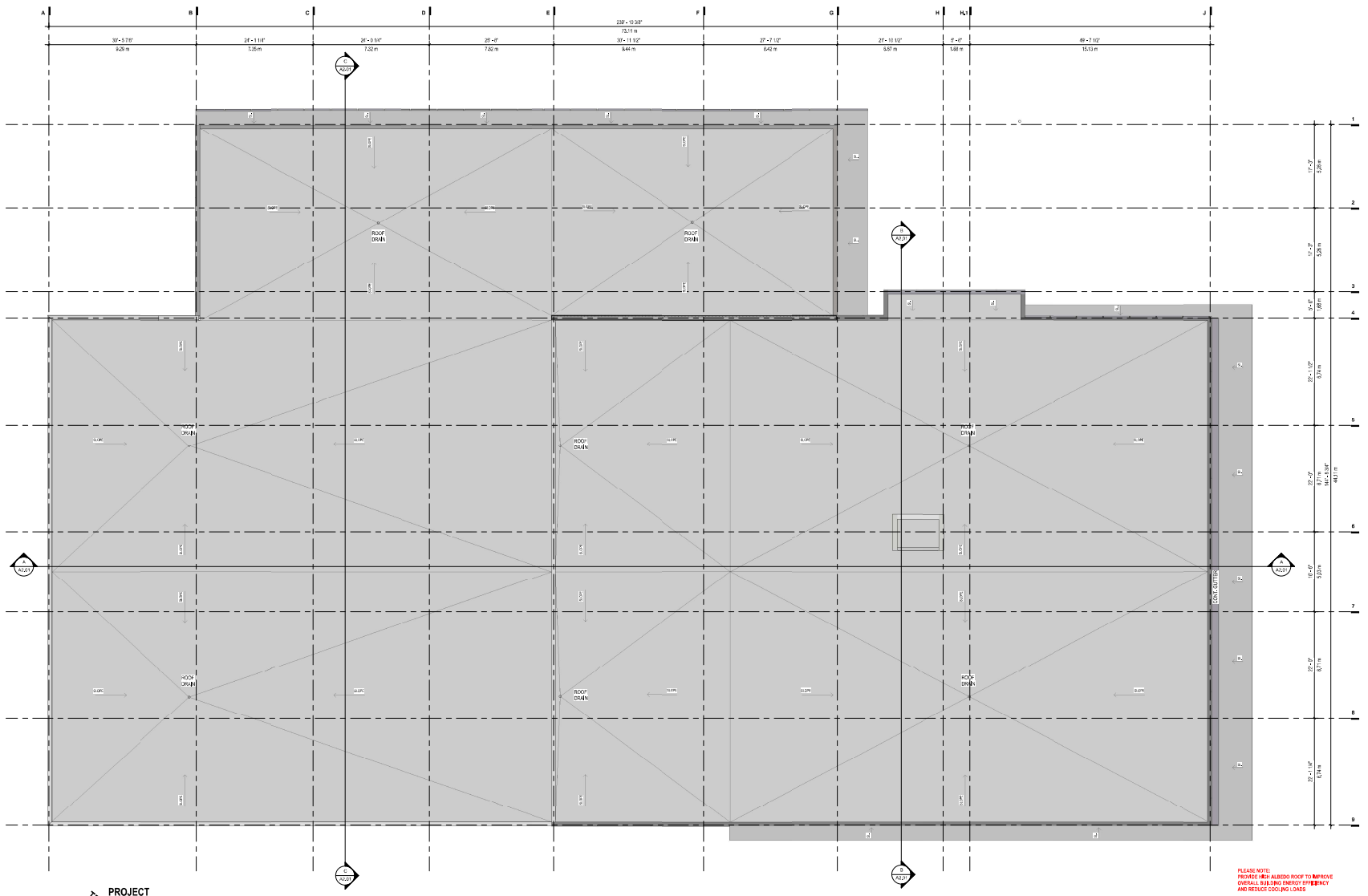
SCALE: 1 : 100 DATE: 2025.10.20 DRAWN: hs/mw
PROJECT NUMBER 23019

A1.02

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com

OpenRoad AUTO GROUP

MULTILAND PACIFIC HOLDINGS



PLEASE NOTE:
PROVIDE HIGH ALBEDO ROOF TO IMPROVE OVERALL BUILDING ENERGY EFFICIENCY AND REDUCE COOLING LOADS

PROJECT TRUE NORTH

1 ROOF PLAN
1 : 100

2025.10.22	Resubmission for DP - ADP Prelim. Comments
2025.09.18	Resubmission for DP - ADP Prelim. Comments
2025.09.02	Issued for DP
ISSUED	SUBMISSION

SUBMISSION SCHEDULE

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REGISTERED ARCHITECT CHRISTOPHER BOZYK BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

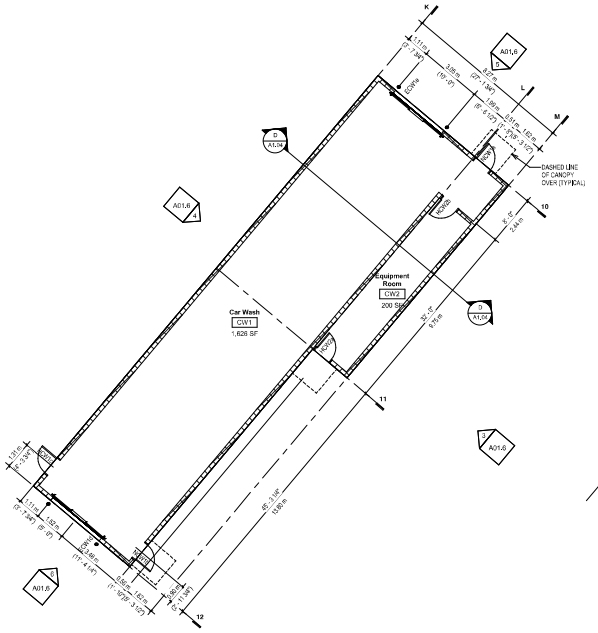
5975 Collection Drive
Langley, BC

ROOF PLAN

SCALE: 1 : 100 DATE: 2025.02.20 DRAWN: hs/mw

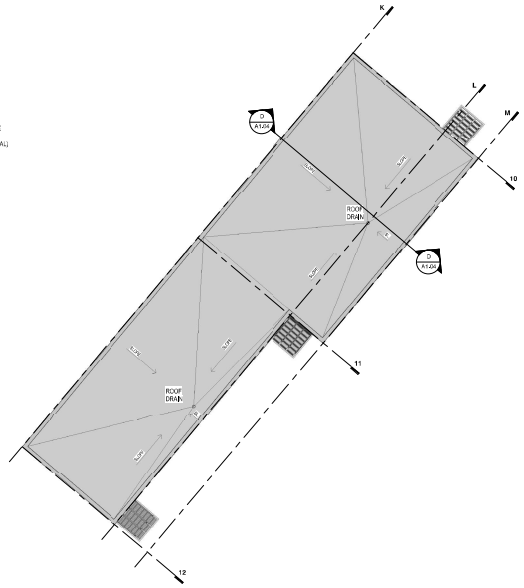
PROJECT NUMBER 23019

A1.03



TRUE NORTH
PROJECT NORTH

1 MAIN LEVEL FLOOR PLAN - CAR WASH
1/8" = 1'-0"

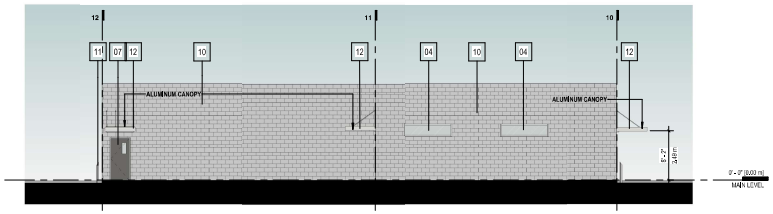


TRUE NORTH
PROJECT NORTH

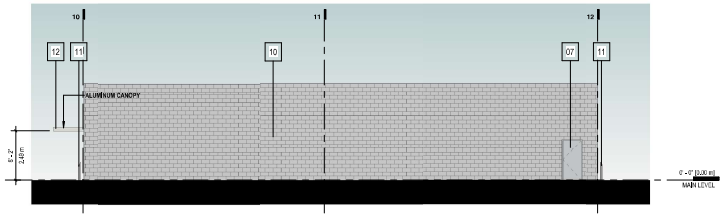
2 ROOF PLAN - CAR WASH
1 : 100

MATERIAL SCHEDULE

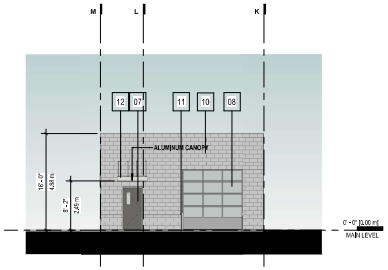
No.	Manufacturer	Model	Colour	Location	Image
01	ALUCOBOND	4MM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	SUNRISE SILVER METALLIC COOL	FASCIAS, CANOPIES, EXTERIOR SURFACES	
02	ALUCOBOND	4MM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	NATURAL BRUSHED ALUMINUM	ENTRANCE	
03	KINGSPAN	INSULATED METAL WALL SYSTEM	CUSTOM LEXUS COLOUR 432B2692	SERVICE BLDG.	
04	PPG OR LOCAL SUPPLIER	SOLARBAN TRANSPARENT LOW-E GLAZING	CLEAR	GENERAL BUILDING	
05	KAWNEER	1600UT SERIES	CLEAR ANODIZED ALUMINUM	WINDOW MULLIONS	
06	KAWNEER / TORMAX	VARIES	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM DOORS	
07	DULUX	ACRYLIC URETHANE SEMI-GLOSS	ICON GREY 2GGNN 21/000	EXTERIOR DOORS AND FRAMES UNLESS OTHERWISE SPECIFIED	
8					
08	RICHARD WILCOX	THERMA-TITE	GREY	EXTERIOR METAL OVERHEAD DOORS	
09	RYTEC	SPIRAL FV	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM OVERHEAD DOORS	
10	DULUX	ACRYLIC LATEX OR 300mm SPLIT-FACE CONCRETE BLOCK	VEIL 2GGNN 03/000	CAR WASH WALLS	
11	RELIANCE FOUNDRY OR SIMILAR	Stainless Steel		RELIANCE FOUNDRY OR SIMILAR	
12	Generic	-	CLEAR ANODIZED ALUMINUM	CANOPY	



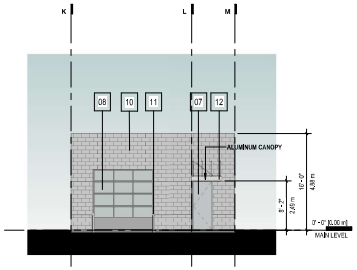
3 CAR WASH - EAST ELEVATION
1 : 100



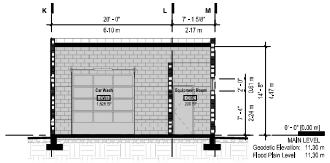
4 CAR WASH - WEST ELEVATION
1 : 100



5 CAR WASH - NORTH ELEVATION
1 : 100



6 CAR WASH - SOUTH ELEVATION
1 : 100



D BUILDING SECTION D-D (CAR WASH)
1 : 100

CHRISTOPHER BOZYK ARCHITECTS LTD
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MULTILAND PACIFIC HOLDINGS

2025.10.27	Resubmission for DP - ADP Prelim. Comments
2025.08.18	Resubmission for DP - ADP Prelim. Comments
2025.05.07	Issued for DP
ISSUED	SUBMISSION

SUBMISSION SCHEDULE

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REGISTERED ARCHITECT CHRISTOPHER BOZYK VANCOUVER BRITISH COLUMBIA
2025-10-27

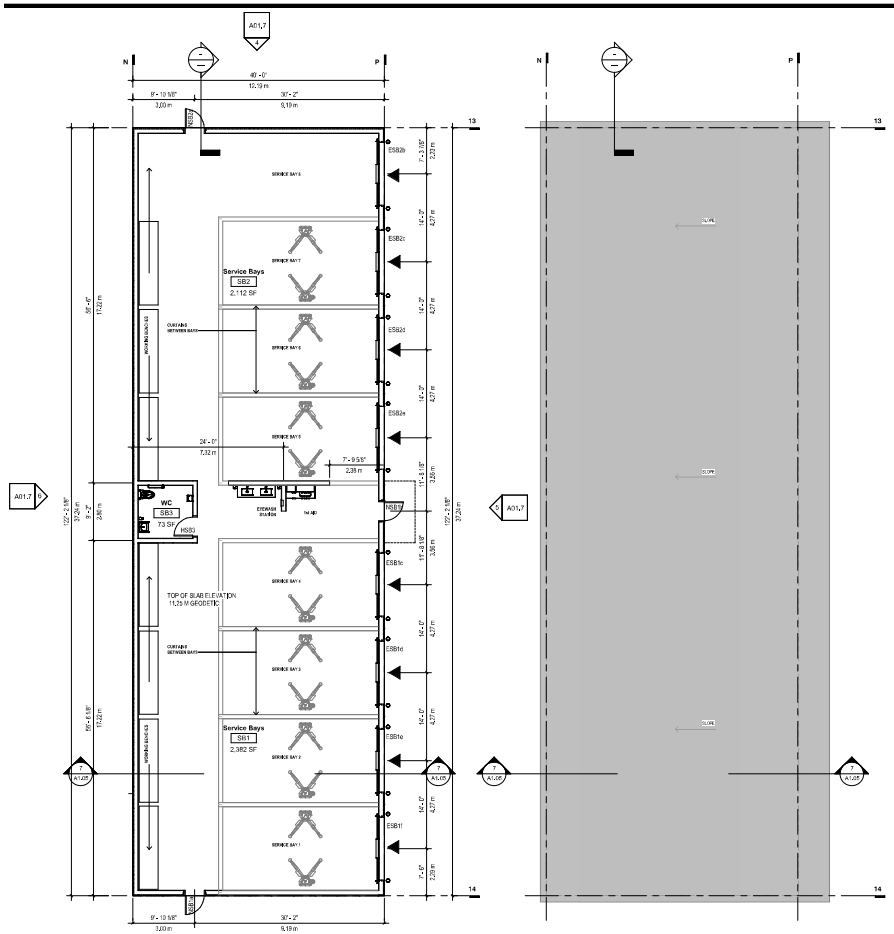
CLEARCAR OF LANGLEY

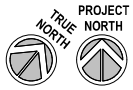
5975 Collection Drive
Langley, BC

BUILDING PLANS & ELEVATIONS - CAR WASH

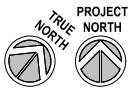
SCALE: As Indicated DATE: 2025.02.20 DRAWN: SCP
PROJECT NUMBER 23019

A1.04

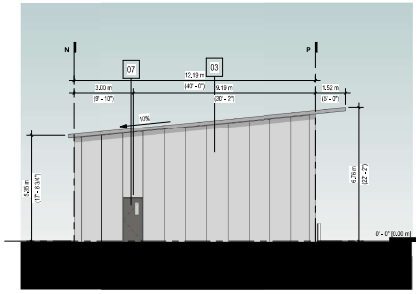




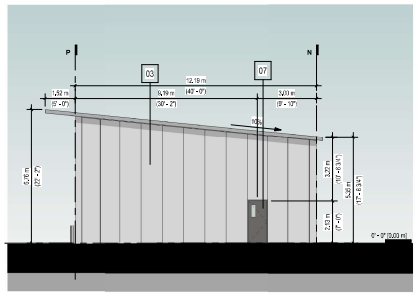
1 MAIN LEVEL FLOOR PLAN - SHOP
1/8" = 1'-0"



2 ROOF PLAN - SHOP
1/8" = 1'-0"



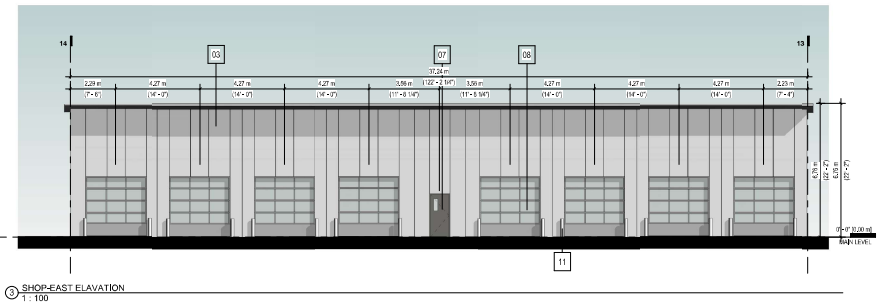
6 SHOP-NORTH ELEVATION
1 : 100



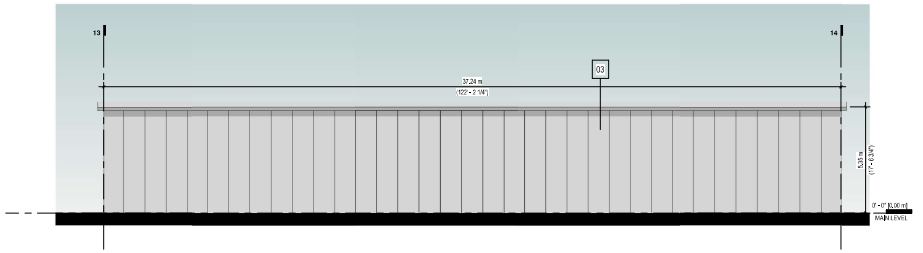
5 SHOP-SOUTH ELEVATION
1 : 100

MATERIAL SCHEDULE

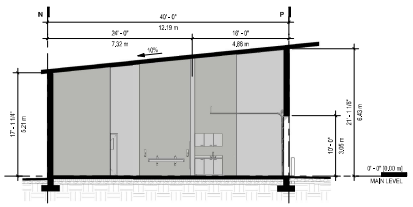
No.	Manufacturer	Model	Colour	Location	Image
01	ALUCOBOND	ANM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	SUNRISE SILVER METALLIC COOL	FASCIAS, CANOPIES, EXTERIOR SURFACES	
02	ALUCOBOND	ANM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	NATURAL BRUSHED ALUMINUM	ENTRANCE	
03	KINGSPAN	INSULATED METAL WALL SYSTEM	CUSTOM LEXUS COLOUR 43283882	SERVICE BLDG.	
04	PPG OR LOCAL SUPPLIER	SOLARBAN TRANSPARENT LOW-E GLAZING	CLEAR	GENERAL BUILDING	
05	KAWNEER	1600UT SERIES	CLEAR ANODIZED ALUMINUM	WINDOW MULLIONS	
06	KAWNEER / TORMAX	VARIES	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM DOORS	
07	DULUX	ACRYLIC URETHANE SEMI-GLOSS	IRON GREY #DUW 31003	EXTERIOR DOORS AND FRAMES UNLESS OTHERWISE SPECIFIED	
8				-	
09	RYTEC	SPIRAL FV	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM OVERHEAD DOORS	
10	DULUX	ACRYLIC LATEX ON 200mm SPLIT-FACE CONCRETE BLOCK	WH #DUW 53000	CAR WASH WALLS	
11	RELIANCE FOUNDRY OR SIMILAR	Stainless Steel		RELIANCE FOUNDRY OR SIMILAR	
12	Generic	-	CLEAR ANODIZED ALUMINUM	CANOPY	



3 SHOP-EAST ELAVATION
1 : 100



4 SHOP-WEST ELEVATION
1 : 100



7 BUILDING SECTION E-E (SHOP)
1 : 100

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PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com

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MULTILAND PACIFIC HOLDINGS

2025.10.22	Resubmission for DP - ADP Prelim. Comments
2025.08.18	Resubmission for DP - ADP Prelim. Comments
2025.05.02	Issued for DP
ISSUED	SUBMISSION

SUBMISSION SCHEDULE

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REGISTERED ARCHITECT CHRISTOPHER BOZYK VANCOUVER BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
Langley, BC

BUILDING PLANS & ELEVATIONS - SHOP

SCALE: As Indicated DATE: 2025.10.20 DRAWN: SCP

PROJECT NUMBER 23019

A1.05

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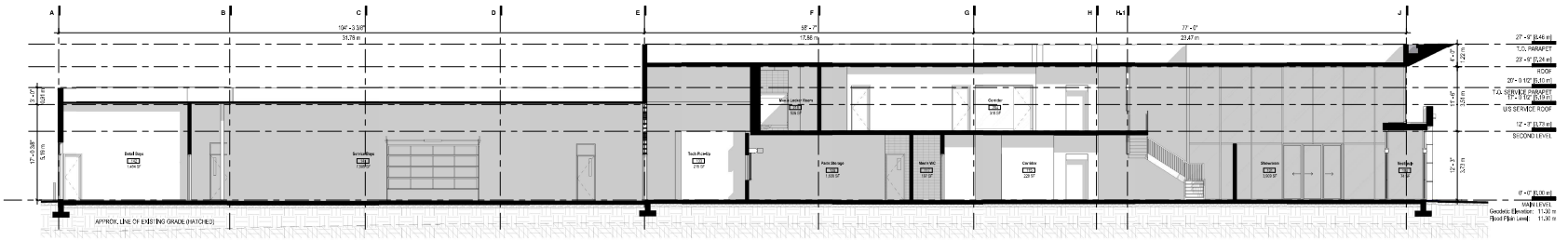
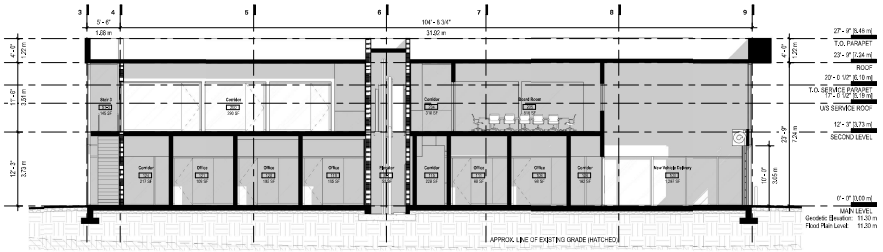
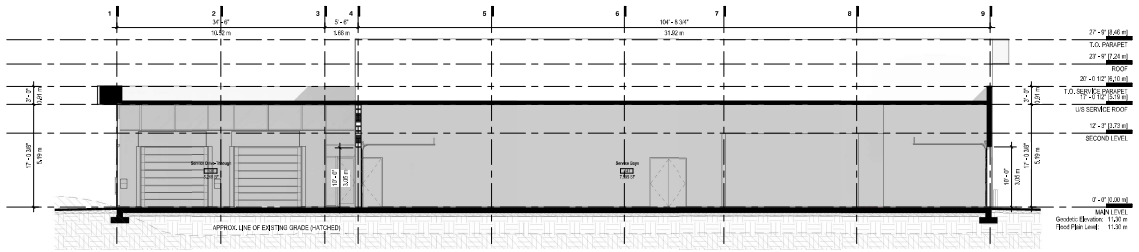
MULTILAND PACIFIC HOLDINGS



A BUILDING SECTION A-A
1 : 100



B BUILDING SECTION B-B
1 : 100



C BUILDING SECTION C-C
1 : 100

2025.10.22	Resubmission for DP - ADP Prelim. Comments
2025.06.18	Resubmission for DP - ADP Prelim. Comments
2025.05.02	Issued for DP
ISSUED	SUBMISSION
SUBMISSION SCHEDULE	

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REGISTERED ARCHITECT CHRISTOPHER BOZYK LICENSED BRITISH COLUMBIA
2025-10-27

CLEARCAR OF LANGLEY

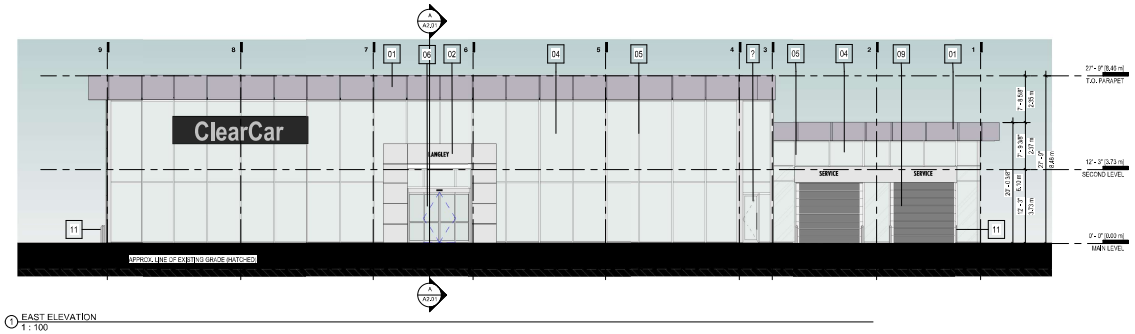
5975 Collection Drive
Langley, BC

BUILDING SECTIONS

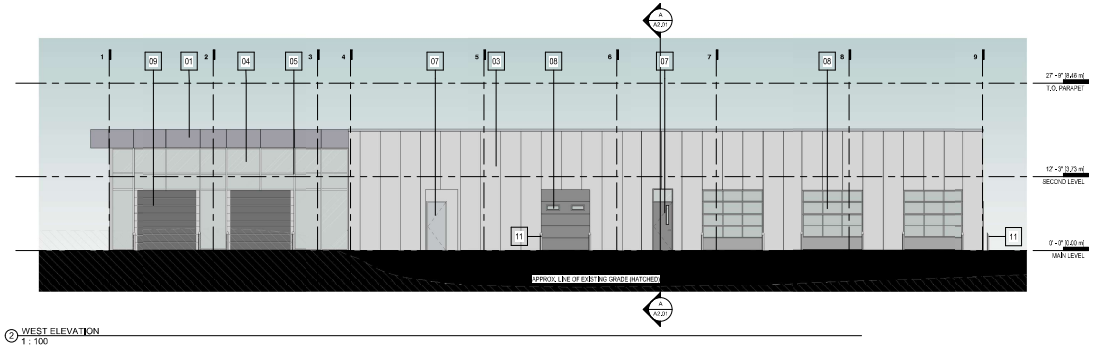
SCALE: 1 : 100 DATE: 2025.02.20 DRAWN: hc/tw

PROJECT NUMBER 23019

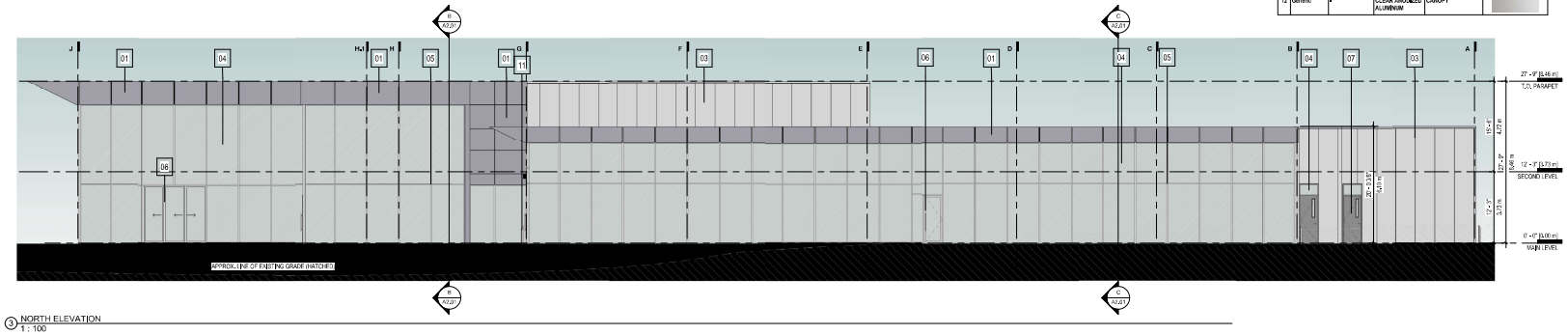
A2.01



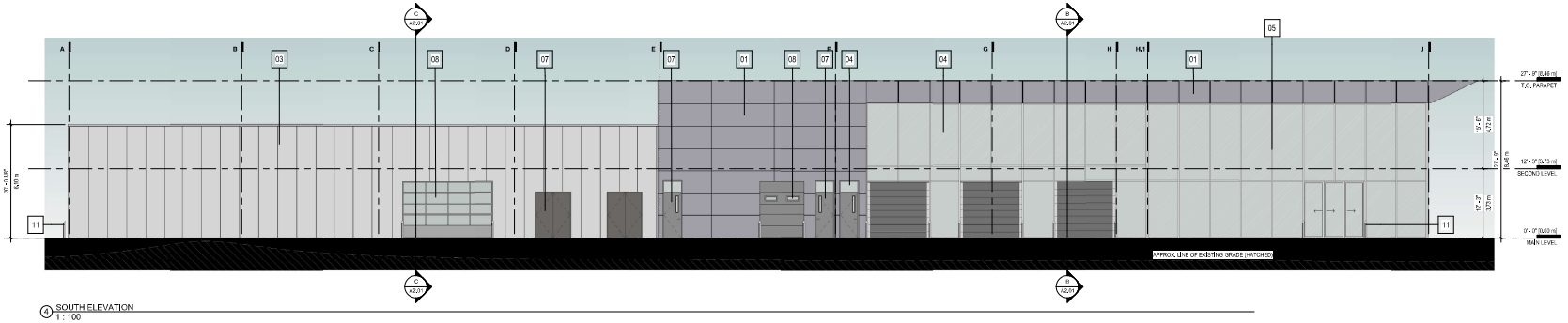
1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



3 NORTH ELEVATION
1 : 100



4 SOUTH ELEVATION
1 : 100

MATERIAL SCHEDULE

No.	Manufacturer	Model	Colour	Location	Image
01	ALUCOBOND	4MM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	SUNRISE SILVER METALLIC COOL	FASCIAS, CANOPIES, EXTERIOR SURFACES	
02	ALUCOBOND	4MM PREFINISHED ALUMINUM COMPOSITE PANEL (ACP)	NATURAL BRUSHED ALUMINUM	ENTRANCE	
03	KINGSPAN	INSULATED METAL WALL SYSTEM	CUSTOM LEXUS COLOUR 4328/2882	SERVICE BLDG.	
04	PPG OR LOCAL SUPPLIER	SOLARBAN TRANSPARENT LOW-E GLAZING	CLEAR	GENERAL BUILDING	
05	KAWNEER	1600UT SERIES	CLEAR ANODIZED ALUMINUM	WINDOW MULLIONS	
06	KAWNEER / TORMAX	VARIES	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM DOORS	
07	DULUX	ACRYLIC URETHANE SEMI-GLOSS	ICON GREY #OONN 31000	EXTERIOR DOORS AND FRAMES UNLESS OTHERWISE SPECIFIED	
8					
09	RICHARD WILCOX	THERMATITE	GREY	EXTERIOR METAL OVERHEAD DOORS	
09	RYTEC	SPIRAL FV	CLEAR ANODIZED ALUMINUM	EXTERIOR ALUMINUM OVERHEAD DOORS	
10	DULUX	ACRYLIC LATEX ON 200mm SPLIT-FACE CONCRETE BLOCK	VEIL #OONN 53000	CAR WASH WALLS	
11	RELIANCE FOUNDRY OR SIMILAR	Stainless Steel		RELIANCE FOUNDRY OR SIMILAR	
12	Generic	-	CLEAR ANODIZED ALUMINUM	CANOPY	

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MULTILAND PACIFIC HOLDINGS

2025.10.22	Resubmission for DP - ADP Prelim. Comments
2025.08.18	Resubmission for DP - ADP Prelim. Comments
2025.05.07	Issued for DP
ISSUED	SUBMISSION

SUBMISSION SCHEDULE

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REGISTERED ARCHITECT CHRISTOPHER BOZYK LICENSED BRITISH COLUMBIA
2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
Langley, BC

BUILDING ELEVATIONS

SCALE: 1 : 100 DATE: 2025.10.20 DRAWN: hc/mw
PROJECT NUMBER 23019

A2.02

NORTHEAST CORNER

SOUTHEAST CORNER

NORTHWEST CORNER

CHRISTOPHER
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MULTILAND PACIFIC HOLDINGS

2025.10.22	Resubmission for DP - ADP Prelim. Comments
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2025.09.02	Issued for DP
ISSUED	SUBMISSION

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REGISTERED ARCHITECT CHRISTOPHER BOZYK BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

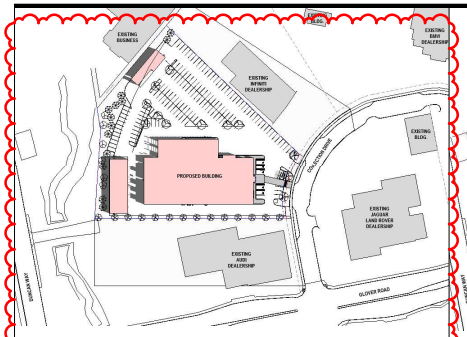
5975 Collection Drive
Langley, BC

PERSPECTIVES

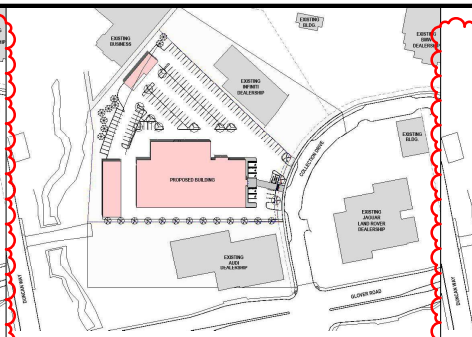
SCALE: DATE: 2025.02.20 DRAWN/Author

PROJECT NUMBER 23019

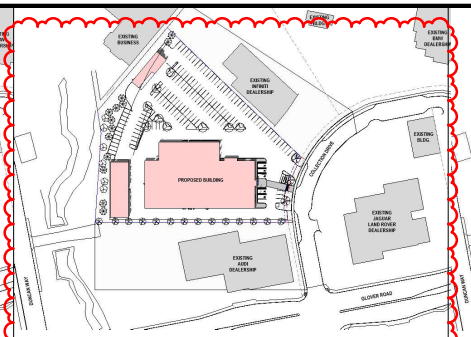
A3.01



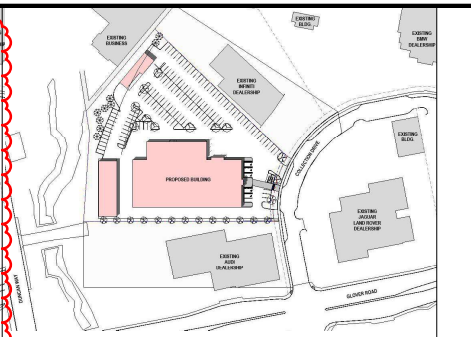
SPRING EQUINOX - 9:00



SPRING EQUINOX - 12:00



SPRING EQUINOX - 15:00



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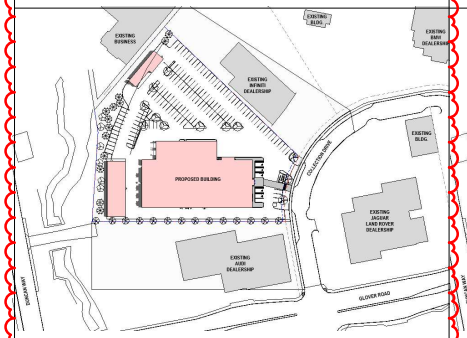
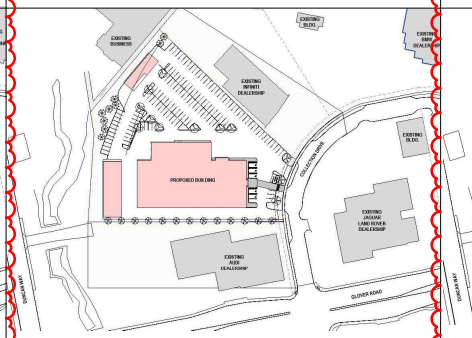


SUMMER SOLSTICE - 9:00



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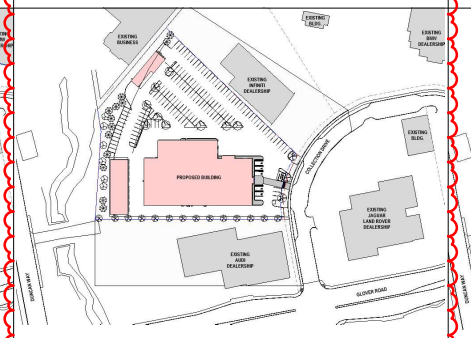

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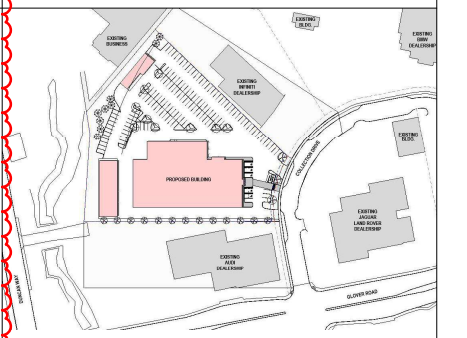
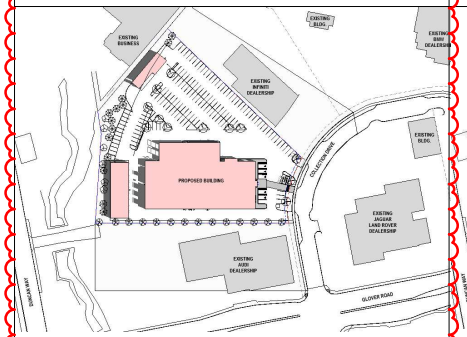
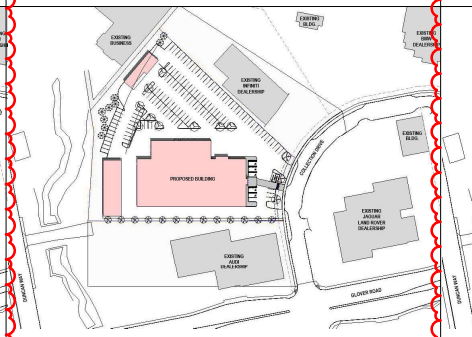


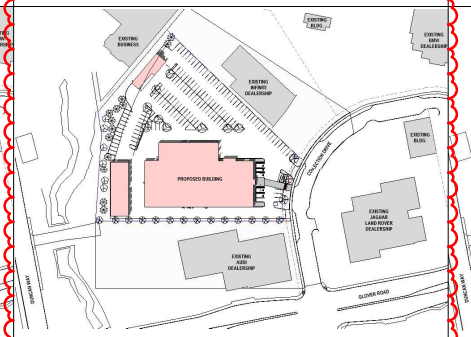
SUMMER SOLSTICE - 16:00



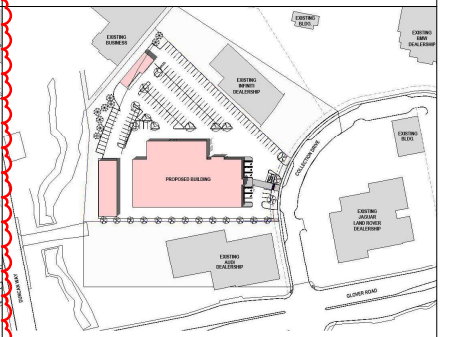
FALL EQUINOX - 9:00



FALL EQUINOX - 12:00



FALL EQUINOX - 15:00



FALL EQUINOX - 16:00

CHRISTOPHER BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com

OpenRoad AUTO GROUP

MULTILAND PACIFIC HOLDINGS

2025.10.22	Resubmission for DP - ADP Prelim. Comments
2025.09.18	Resubmission for DP - ADP Prelim. Comments
2025.09.02	Issued for DP
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.

REGISTERED ARCHITECT CHRISTOPHER BOZYK LICENSED BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

5975 Collection Drive
Langley, BC

SHADOW STUDY

SCALE: DATE: 2025.02.20 DRAWN:hs/mw

PROJECT NUMBER 23019

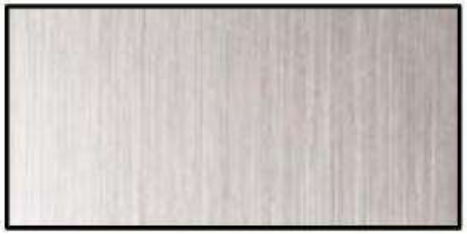
A4.01

01 - SUNRISE SILVER METALLIC COOL - ACM

02 - NATURAL BRUSHED ALUMINUM - ACM

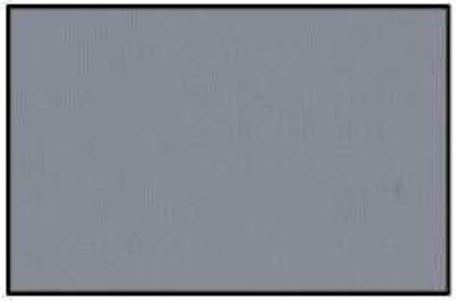
03 - CUSTOM LEXUS COLOR 432B2882
- INSULATED METAL WALL PANELS

04 - LOW E GLAZING WITH CLEAR ANODIZED CAPPED MULLIONS



05 - CLEAR ANODIZED ALUMINUM - CURTAIN WALL

06/12 - CLEAR ANODIZED ALUMINUM - EXT. ALUM. DOORS/CANOPIES



07 - ICON GRAY #OONN 31/000 - PAINTED EXT. DOORS & FRAMES

10 - VEIL #OONN 53/000 - CAR WASH BLOCK WALLS

CHRISTOPHER
BOZYK ARCHITECTS LTD
414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848 www.bozyk.com

OpenRoad AUTO GROUP

MULTILAND PACIFIC HOLDINGS

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REGISTERED ARCHITECT CHRISTOPHER BOZYK VANCOUVER BRITISH COLUMBIA

2025-10-27

CLEARCAR OF LANGLEY

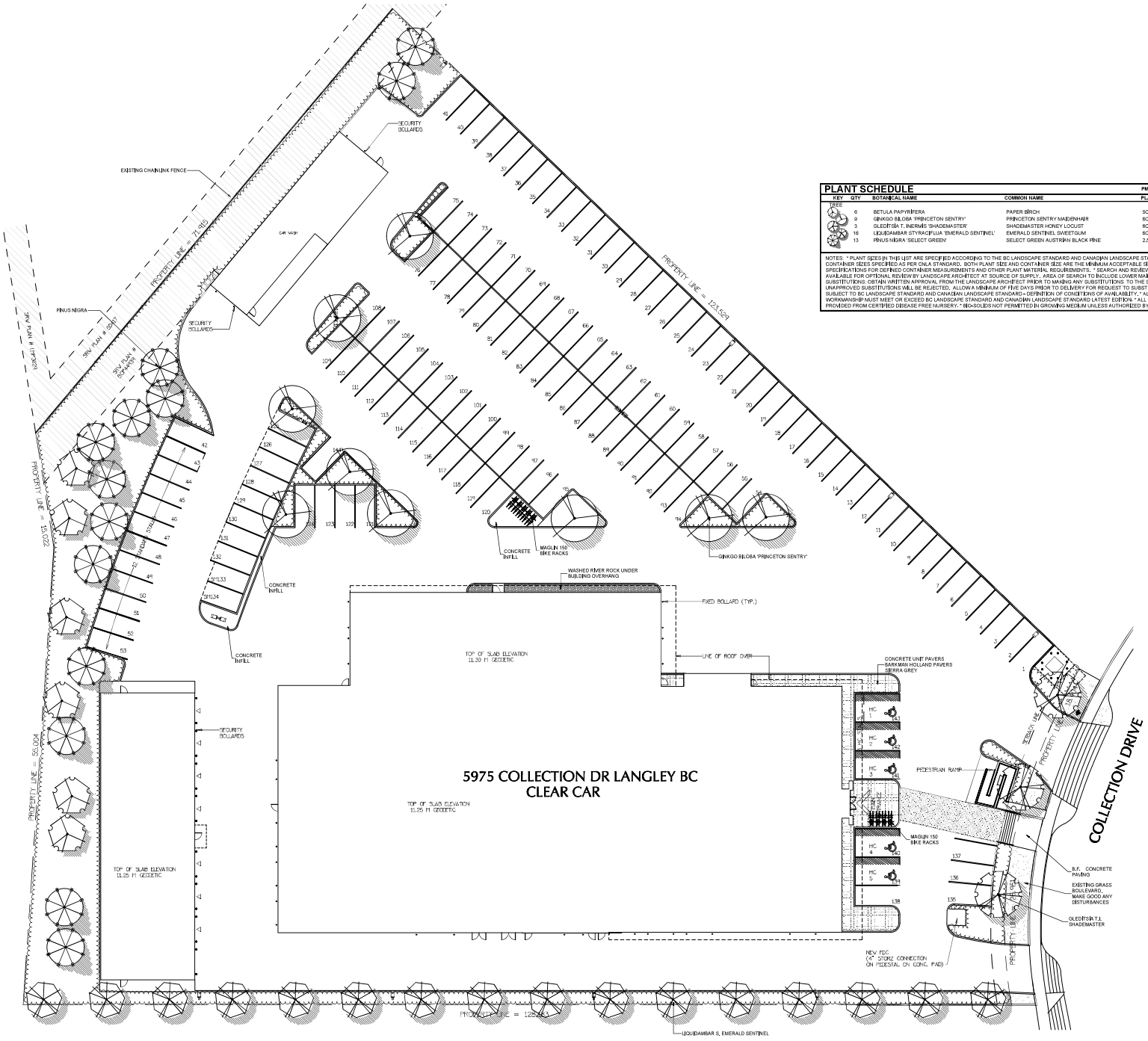
5975 Collection Drive
Langley, BC

MATERIALS BOARD

SCALE: DATE: 2025.02.20 DRAWN:hs/mw

PROJECT NUMBER 23019

A5.01



PLANT SCHEDULE

PMG PROJECT NUMBER: 25-008

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	BETULA PAPYRIFERA	PAPER BIRCH	8CM CAL; 1.8M STD; B&B
	9	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
	3	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	16	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL; 2M STD; B&B
	13	PINUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRIAN BLACK PINE	2.0M 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 - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER Benjamin Rudge 540

NO.	DATE	REVISION DESCRIPTION	DR.
4	25.OCT.24	NEW SITE PLAN / REMOVE PERMANAREA	DO
3	25.OCT.01	ADD NOTES ON PLAN	BA
2	25.AUG.06	NEW SITE PLAN	DO
1	25.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CLEARCAR OF LANGLEY

5975 COLLECTION DRIVE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

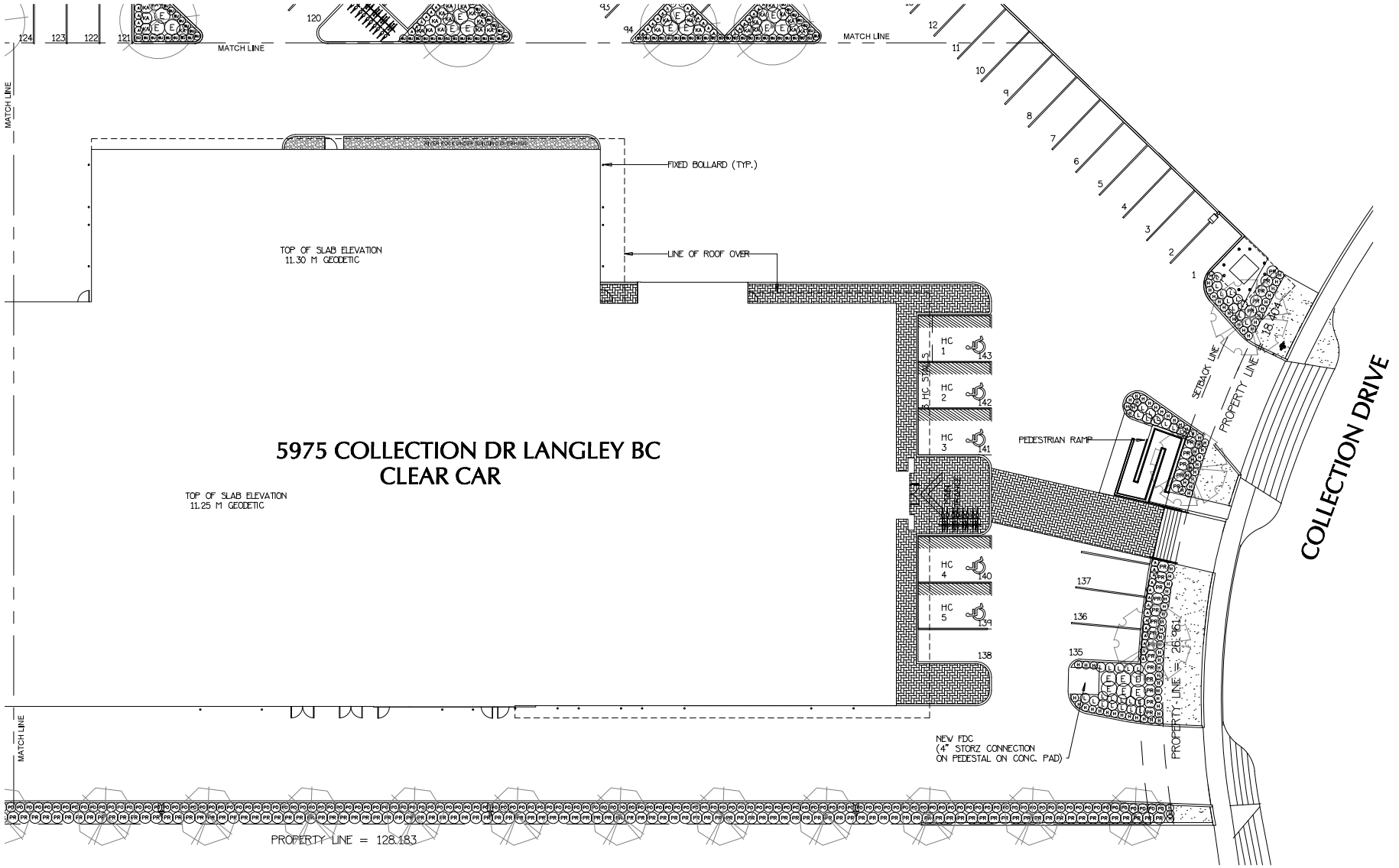
DATE: 25.FEB.26
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: DO
CHKD: MCY

DRAWING NUMBER: **L1**

OF 4

25008-S.ZIP

PMG PROJECT NUMBER: **25-008**



PLANT SCHEDULE

PMG PROJECT NUMBER: 25-008

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BM	149	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CS	104	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
EA	30	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
HS	91	HOLODISCUS DISCOLOR	OCEANSPRAY	#2 POT; 50CM
KL	55	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
MA	195	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM
MN	401	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
PF	184	POTENTILLA FRUTICOSA 'GOLDFINGER'	SHRUBBY CINQUEFOIL, GOLD	#2 POT; 30CM
PL	160	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
RS	108	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
GRASS				
HS	90	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
GC				
AJ	456	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
LC	37	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 35CM

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 - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: MINIMUM DEPTH OF SOIL FOR SODDED AREAS: 300mm
MINIMUM DEPTH OF SOIL FOR SHRUB BED AREAS: 450mm

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p: 604 294-0011 , f: 604 294-0022

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — Benjamin Labadie — 540

NO.	DATE	REVISION DESCRIPTION	DR.
4	25.OCT.24	NEW SITE PLAN / REMOVE RIPARIAN AREA	DO
3	25.OCT.01	KEY NOTES ON PLAN	DO
2	25.AUG.06	NEW SITE PLAN	DO
1	25.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CLEARCAR OF LANGLEY

5975 COLLECTION DRIVE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 25.FEB.26
SCALE: 1"=10'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L2** OF 4

PMG PROJECT NUMBER: **25-008**

25008-S.ZIP

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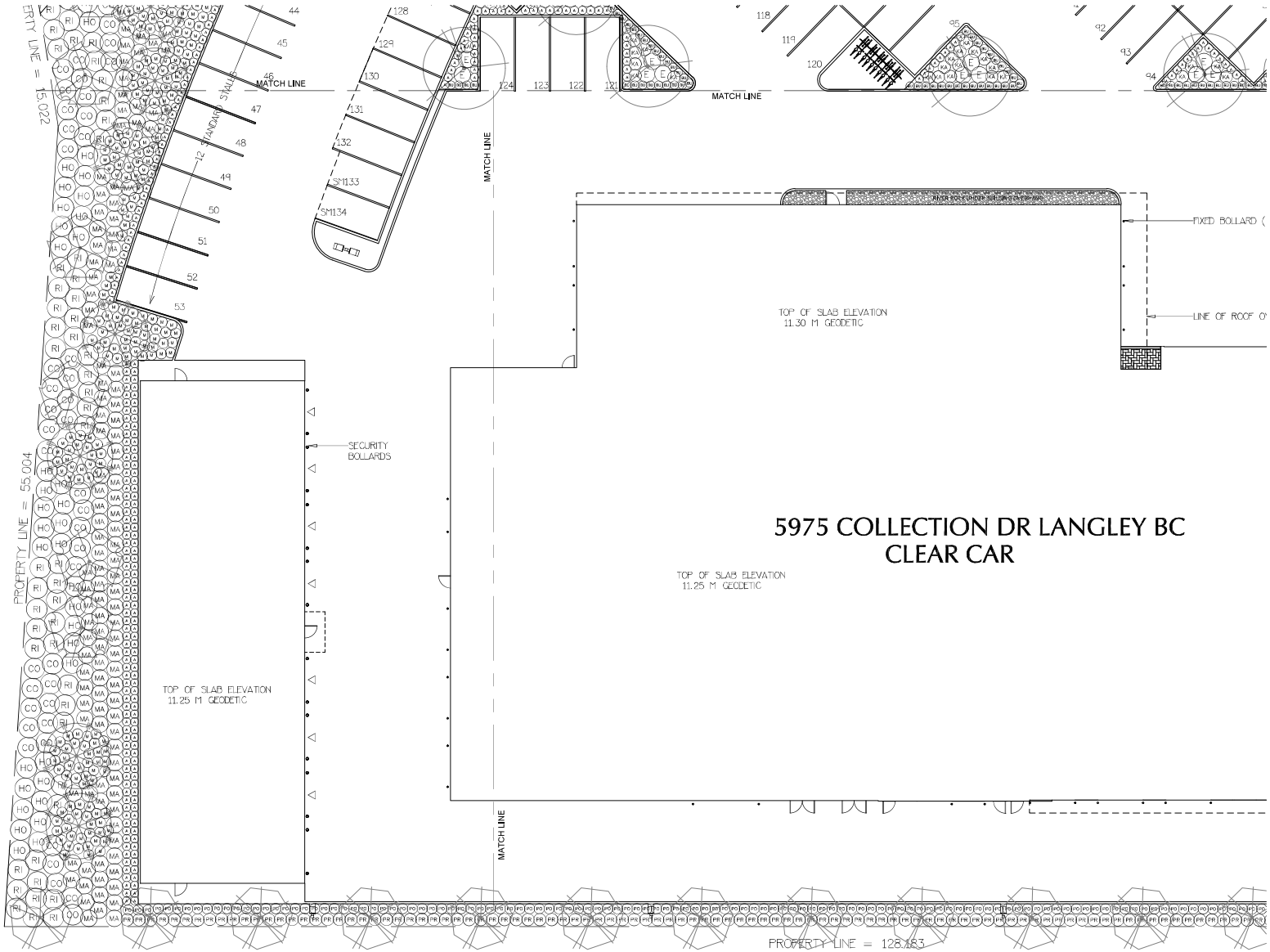
REGISTERED MEMBER
Benjamin Ruddle
540



NO.	DATE	REVISION DESCRIPTION	DR.
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1	25.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CLEARCAR OF LANGLEY

5975 COLLECTION DRIVE
LANGLEY, BC

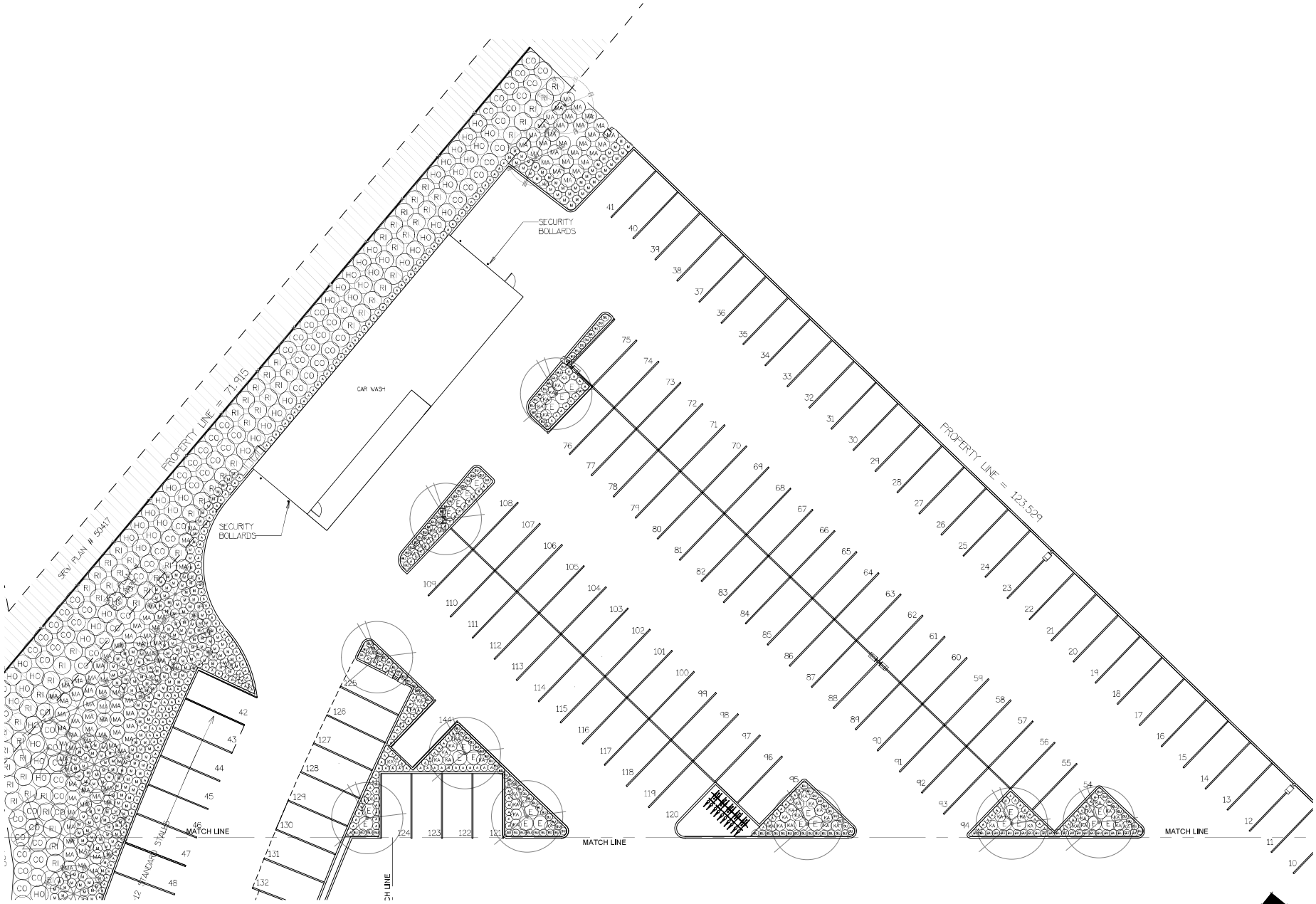
DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	25.FEB.26	DRAWING NUMBER:	
SCALE:	1"=10'-0"		**L3**
DRAWN:	DO		
DESIGN:	DO		
CHK'D:	MCY		OF 4

25008-S.ZIP

PMG PROJECT NUMBER: **25-008**



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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 , f: 604 294-0022

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Benjamin Rudge
540
LANDSCAPE ARCHITECTS

NO.	DATE	REVISION DESCRIPTION	DR.
4	25.OCT.24	NEW SITE PLAN / REMOVE RIPARIAN AREA	DO
3	25.OCT.01	KEY NOTES ON PLAN	DO
2	25.AUG.06	NEW SITE PLAN	DO
1	25.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:

CLEARCAR OF LANGLEY

5975 COLLECTION DRIVE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 25.FEB.26
SCALE: 1"=10'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: **L4** OF 4

PMG PROJECT NUMBER: **25-008**

25008-S.ZIP