

CITY OF
LANGLEY



ADVISORY DESIGN PANEL

WEDNESDAY, APRIL 16, 2025 AT 7:00 PM

CKF Room
Langley City Hall
(In-Person Meeting)

A G E N D A

1) **AGENDA**

Adoption of the April 16, 2025 agenda.

2) **MINUTES**

Adoption of minutes from the March 12, 2025 meeting.

3) **DEVELOPMENT PERMIT APPLICATION DP 03-24**

20297 Fraser Highway.

4) **NEXT MEETING**

May/June – date to be confirmed.

5) **ADJOURNMENT**



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, MARCH 12, 2025
AT 7:00 PM**

- Present:** Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Himanshu Chopra
Melissa Coderre
Matt Hassett
Leslie Koole
Tracey Macatangay
Tana McNicol
Samantha Stroman
Ritti Suvilai
- Absent:** Councillor Paul Albrecht (Chair)
Jaswinder Gabri
- Staff:** C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Co-Chair Solyom 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 March 12, 2025 agenda

It was **MOVED** and **SECONDED**

THAT the March 12, 2025 agenda be adopted as circulated.

CARRIED

2) **MINUTES**

Adoption of minutes from the December 11, 2024 meeting

It was MOVED and SECONDED

THAT the minutes of the January 29, 2025 Advisory Design Panel meeting be approved as amended to reflect that Mayor Pachal was in attendance.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 08-24**
ZONING BYLAW AMENDMENT APPLICATION RZ 07-24

4505, 4515, 4525, and 4535 200 Street

Mr. Johannsen introduced the application.

Mr. Metalnikov spoke to the staff report dated January 21, 2025 providing information on the proposed development.

The Applicant team entered the meeting:

Rajinder Warraich, Principal - Flat Architecture

Dennis Chan, CEO – Leone Homes

Yiwen Ruan, Principal – PMG Landscape Architects

Vijay Krishnamoorthy, Senior Project Designer – Flat Architecture

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

- Site Context;
- Project details;
- Site section;
- Buildings 3 level 1 and Level 2;
- Building 3 elevation ;
- Material board;
- Views.

Mr. Ruan highlighted information on the landscape design, providing information on the following:

- Landscape Plan;
- Tree Management Plan.

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

- Why some rooftops do not have gables;
- Placement and screening of BC Hydro electrical box;
- Placement of Canada Post mailbox on-site;
- Monochromatic palette- incorporate more cedar composite to break up the monotony;
- Soffit material and colour;
- Accent gable ends with height variance;
- Vary window height and sizes on east elevation;
- Reconfigure ensuite access by moving closet near window;
- Can queen size bed fit up the stairs;
- Noise attenuation features used;
- Why limited use of Evergreen trees;
- Enclosure around outdoor amenity space;
- Add more gables to building 4 east elevation;
- Too many notches on southside elevation;
- Add more windows, possibly enlarge the lower right window and move the washroom door on west elevation;
- Space between buildings 1 and 2 for watermain;
- Enhance entrance with mix of different materials in the landscape, including pavers, bike racks, and decorative paving;
- Playground and Amenity Space- use more interesting and colourful surfacing materials; alternatively make into communal picnic space instead;
- Why bike rack is placed off 200 Street;
- Temperature of living floors above garages;
- Number of hose bibs;
- Incorporate wood colour more throughout the site;
- Side by side garages - may not be used for two cars;
- Consider not using pavers in all parking spots for better accessibility;
- Double door in master suite- remove the first door;
- Balconies and patio spaces along 200 St. - concern about noise;
- Potential for intercom system or doorbells on interior side of buildings;
- Wood look on back - suggestion to add above garage doors;
- Unit 5 and 6 - suggestion to flip and mirror them;
- Main entrance - rock stones and pavers in front of units, not great for accessibility;
- Tandem unit A23A drawing - suggestion to make the powder room bigger instead of the study area;
- Fire alarm placement in centre of kitchen may go off constantly;
- Use loop standard bike racks.

The applicant team left the meeting.

Further comments were provided by Panel members regarding the following:

- Use of white brick may stand out too much, possibility of using board and batten instead;
- Use of more cedar may not look right;
- Suggestion to reconfigure powder room, closet and study space for more open flow for stairway.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated March 6, 2025 for information; and

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

- a. Review the possibility of screening the Pad-Mounted Transformer (PMT) from 200 Street;
- b. Incorporate Canada Post security standards into the mailbox hardware;
- c. Consider expanding the use of the fluted composite wood wall panelling, including on the rear elevations;
- d. Consider increasing the height and adjusting the design of select roof gables and façade projections to add more variation and consistency;
- e. Review opportunities to harmonize and add more gable ends to the east elevation of Building 4;
- f. Consider enlarging the west-facing second-floor window on Building 4;
- g. Consider adjusting interior floor plans to avoid having two doors between bedrooms and en-suite washrooms;
- h. Review the interior stairs to ensure their maneuverability for large furniture
- i. Explore alternative play features and more engaging surfacing materials in the outdoor amenity space, consider reprogramming it, and review fencing for safety and security;
- j. Consider relocating the northwest bicycle rack
- k. Review measures to improve the convenience of rear garage door access and deliveries (e.g. unit numbers, signage);
- l. Review the herringbone pavers within the accessible parking space for accessibility;
- m. Review the 200 Street unit entrances for usability (e.g. stepping stones);
- n. Review the configuration of the interior stairs, study nooks, and powder rooms area within the tandem units for usability and flow;
- o. Locate smoke alarms in locations that avoid falsely triggering them;
- p. Ensure upside-down U-shape bicycle racks are used.

CARRIED

The meeting recessed 8:18 pm and reconvened at 8:21 pm.

4) **LANGLEY CITY CENTRE SKYTRAIN STATION DESIGN UPDATE**

Overview of design updates made to the Langley City Centre SkyTrain Station in response to ADP recommendations from the September 11, 2024 ADP meeting.

Carl Johannsen, Director of Development Services, spoke to the Explanatory Memo circulated to Panel members entitled, "Langley City Centre SkyTrain Station: Design Update by Station Contractor (Design Advisory Process or 'DAP')".

5) **NEXT MEETING**

April – date to be confirmed.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:32 pm.

CARRIED



ADVISORY DESIGN PANEL CO-CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 03-24
(20297 Fraser Highway)**

From: Anton Metalnikov, RPP, MCIP
Planner

Bylaw #:

Date: April 11, 2025

File #: 6620.00

Doc #:

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit application for a 6-storey mixed-use building with 78 apartments and 658 m² of commercial space.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Transit-Oriented Core (high-density commercial and residential) and Fraser-Industrial District Policies;
- b. **Zoning:** C1 Downtown Commercial; and
- c. **Transit Oriented Area (TOA):** Tier 1 (minimum allowable 20-storey height, subject to the Airport Zoning Regulation, and Floor Area Ratio of 5, no residential parking requirements).

The proposed development:

- a. Is consistent with the OCP (high-density mixed-use development with commercial ground floors along both major street frontages);
- b. Can be accommodated within the property's existing zoning, and is consistent with its use and density provisions; and
- c. Requires a Development Permit for a mixed-use building.

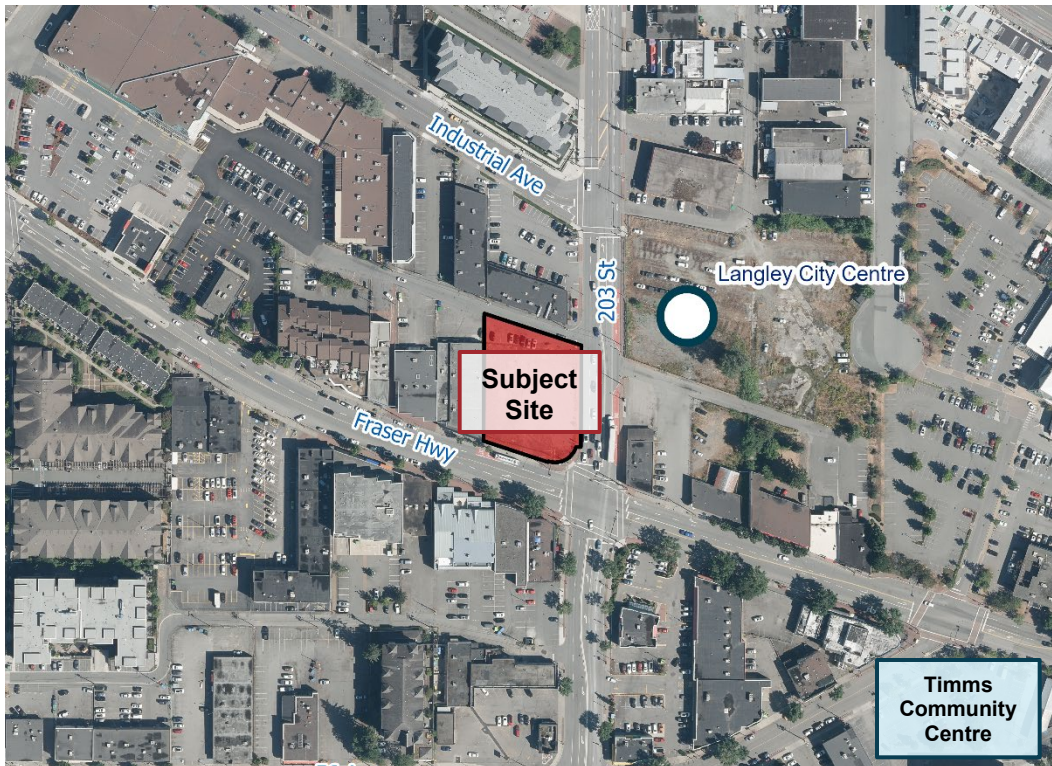
3. DETAILED BACKGROUND INFORMATION

Applicant:	Kerr Properties 002 Ltd.
Owner:	Kerr Properties 002 Ltd.
Civic Address:	20297 Fraser Highway
Legal Description:	Lot 52, Except: Part Dedicated Road Plan 82779, District Lot 309, Group 2, New Westminster District, Plan 28343
Site Area:	2,743.13 m ² (0.68 acres)
Number of Units:	78 apartments
Commercial Area:	658 m ² (7,078 ft ²)
Gross Floor Area:	8,083 m ² (87,005 ft ²)
Floor Area Ratio:	2.947
Lot Coverage:	77.4%
Total Parking Required:	26 spaces (including 5 accessible spaces)
Parking Provided:	89 spaces (including 5 accessible spaces)
OCP Designation:	Transit-Oriented Core
Zoning:	C1 Downtown Commercial
Variances Requested:	3.0 m front residential setback (min. 6.0 m req'd) 2.0 m rear residential setback (min. 6.0 m req'd) 3.1 m interior residential setback (min. 6.0 m req'd) 3.0 m exterior residential setback (min. 6.0 m req'd) 2.4 m small car space width (min. 2.5 m req'd) 0.3 m parking wall buffer (min. 0.6 m req'd) 43% small car parking space share (max. 40%)
Estimated Development Cost Charges (DCCs):	\$2,072,155.16 (City - \$754,941.67, GVS&DD - \$577,568.21, GVWD - \$537,547.30, MV Parks - \$23,989.44, SD35 - \$46,800.00, TransLink - \$131,308.54)
Community Amenity Contributions (CACs):	\$317,000.00

4. SITE CONTEXT (20297 Fraser Highway)

The proposed development site consists of a single vacant property. Its surroundings include:

- **North:** City lane, with a commercial plaza across it;
- **East:** 203 Street (arterial street within TransLink's Major Road Network) with a small commercial building and Langley City Centre SkyTrain station construction site across it;
- **South:** Fraser Highway (arterial street) with commercial and mixed-use buildings across it; and
- **West:** Retail building.



Context Map

Key neighbourhood amenities within walking distance include:

- Innes Corners Plaza (5-minute walk);
- Timms Community Centre (5-minute walk);
- Linwood and Douglas Parks (10-minute walk); and
- Douglas Park Community School (10-to-15-minute walk).

Nearby transportation services include:

- 12 bus routes (directly adjacent);
- The frequent 503 Fraser Highway Express bus (5-minute walk);
- Langley Centre transit exchange (5-10-minute walk); and
- Langley City Centre SkyTrain station and its associated transit exchange, currently under construction (directly across the street).

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The proposal consists of a flat-roofed wood-frame building oriented in a reverse C shape to establish continuous frontages along both adjacent streets and to maximize density and make the most efficient use of the site. As a centrally-located property on a major Downtown intersection and

directly across from an under-construction SkyTrain station, this efficiency is particularly important as the development would be responsible for street and lane improvements on all three sides, including land dedications for right-of-way widenings totalling nearly 351 m², or 12.8% of the property.

The rear lane provides access to building services including the waste and recycling room, loading zones, and parking. The parking is split into an underground level dedicated exclusively to residential parking and a surface level with a commercial parking area leading into a second, smaller resident parking area which is secured with a gate. Commercial units along both street frontages screen these areas from the public realm. The floors above make up the building's residential portion, including the two main amenity rooms and an outdoor amenity courtyard that covers over the surface parking below. The building is raised above ground due to geotechnical conditions with the resultant street interface treated with expansive stairs and ramps to maintain a highly accessible and integrated relationship with the adjacent sidewalks. The steps curve around the building corner to highlight the main entrance directly oriented to the intersection.

B. Building Elevations and Materials

The building's commercial ground floor is predominantly glazed with bold columns and fascia creating an urban narrow storefront rhythm. The floors above clad in ceramic-coated fibre cement panels in contrasting light and dark shade and varied dimensions for texture. Cantilevered balconies with glass railings bring the ground floor glazing up along the elevations, and the main entrance and building corner are highlighted with a glass-walled amenity room on the second floor. The entrance is further emphasized with a wood-tone metal panel frame and accent panels on the floors above it, with this same wood panelling incorporated on select soffits, and balcony insets to provide contrasting warmth to the façades.

C. Landscaping

On this highly urban property, landscaping consists primarily of hardscaping with a pattern of pavers used along the commercial-fronting walkways and expanding into the corner entrance plaza. The stairs along the site perimeter were designed with limited breaks to avoid creating obstacles between the storefronts and public sidewalks. However, individual planter boxes hosting shrubs and hibiscus trees were incorporated into select locations to add greenery and relate to the street trees that would be provided as part of required frontage upgrades. The upper floor courtyard includes an outdoor amenity area with dining and lounge areas beside a

sodded deck with ornamental planting beds that softens the space to the building's interior and reduces the urban heat island effect.

D. Building Program and Details

The building's unit mix includes:

- 39 one-bedroom units (50%);
- 34 two-bedroom units (44%); and
- 5 three-bedroom units (6%).

16 (20.5%) of the units are adaptable. Resident storage facilities are provided within in-unit storage rooms. 278 m² (2,992 ft²) of total amenity space is provided, including 179 m² (1,927 ft²) of indoor space and 99 m² (1,066 ft²) of outdoor space.

6. SUSTAINABILITY FEATURES

- Construction techniques that minimize site disturbance and protect air quality;
- Non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Water-conserving toilets; and
- 9 parking spaces with Level II electric vehicle (EV) chargers.

7. 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.

8. VARIANCES

A. Residential setbacks

Residential setbacks are proposed to be varied as follows:

Lot Line	Proposed Setback	Required Setback
Front (south)	3.0 m	6.0 m
Rear (north)	2.0 m	
Interior (west)	3.1 m	
Exterior (east)	3.0 m	

The proposed setbacks are consistent with the draft new requirements being considered for the new Zoning Bylaw currently in development, which have been developed based on principles of accommodating more urban street frontages and building designs and adhering to the minimum building separation distances (10-12 metres) as outlined in the City's Development Permit Area (DPA) guidelines. The streets and lane along the front, rear, and exterior lot lines create the necessary separation from any buildings on the opposite properties. On the interior lot line, the building section set back 3.1 metres has no windows or other openings and is clad in a party wall condition, with fenestrated building sections set back over 6 metres.

B. Commercial parking supply

As the property is located within a Transit Oriented Area (TOA) it is not subject to residential parking requirements, including residential visitor requirements, except for a requirement for residential accessible parking, which is met by this proposal. However, commercial parking requirements continue to apply. The applicant is proposing 11 commercial parking spaces, which compares to the requirement of 22 parking spaces (based on a requirement of 3 spaces per 93 m² of commercial floor area). This proposal (less 11 spaces or 50%) exceeds the rate under consideration for the new Zoning Bylaw (1.5 spaces per 100 m² of commercial floor area) for properties closest to the City's future SkyTrain stations. This rate was developed based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, including a review of parking requirements in other Lower Mainland municipalities.

C. Parking dimensions

The following parking dimension-related variances are proposed:

Proposal	Requirement
2.4 m small car space width	2.5 m small car space width
0.3 m parking wall buffer	0.6 m parking wall buffer
43% small car space share	40% small car space share

The proposed 2.4 m small car space width allows for a greater number of parking spaces to be provided overall on this property. Reducing the width of small car spaces to 2.4 metres is under consideration for the new Zoning Bylaw, to accommodate additional parking spaces in all development projects. This width is also similar to other municipalities in the region, such as Burnaby which has a minimum small car width of 2.4 metres, and Richmond which has a small car space width of 2.3 metres. Staff are not considering changes to the required drive aisle widths in the Zoning Bylaw,

to ensure that safe and easy vehicle movements in parkades and parking lots are maintained.

The 0.3 m buffer distance between parking spaces and parkade walls is equal to the requirement used in the Township of Langley Coquitlam, Richmond, and Surrey, which also enables additional parking spaces to be provided and is being considered for the new Zoning Bylaw.

The 43% share of small car spaces within the overall parking supply is a minor increase above the current 40% requirement. Staff are considering increasing this to a maximum of 60% for “Core” areas in the new Zoning Bylaw. This approach can significantly improve parkade space efficiency as the use of slightly narrower individual spaces often results in the creation of additional parking spaces on the same amount of land. This in turn allows additional site density and maintains reasonable parking supply.

Based on the above rationales, staff support these variances.

9. ENGINEERING

PRELIMINARY ONLY

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

All work to be done to the City of Langley’s Design Criteria Manual (DCM), and the City’s Subdivision and Development Servicing Bylaw (SDSB).

Per the City’s DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City’s Watercourse Protection Bylaw No. 3152, the developer’s consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed 6-storey mixed-use commercial & residential building

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The Developer is responsible for the following work which shall be designed by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
4. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's standing hydraulic modeling consultant per DCM 3.8 and 6.5.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's standing hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
6. Property dedications/truncations of:

- a. 2.25m will be required along the Fraser Hwy. frontage
 - b. 4.5m along the 203rd frontage
 - c. 1m along the lane frontage
 - d. 5m truncation at Fraser Hwy. and 203rd
 - e. 4m truncation at lane and 203rd
7. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per the DCM Section 8.21. The proposed Terms of Reference for the TIA must be approved to the City Engineer prior to commencement of the study. TIA reports must be submitted to the City Engineer prior to taking the application to Council:
 - a. For *OCP Amendment / Rezoning Applications*: Prior to Council's first and second readings; and
 - b. For *Development Permits (DP)*: Prior to Council consideration of the application.
 8. The scope and extent of the off-site works be determined in part from the TIA. New sidewalk, barrier curb, gutter will be required along both the Fraser Hwy. and 203rd frontages, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-R01 for both Fraser Hwy. and 203rd as well as Sections 8.0 and 11.0.
 9. The condition of the existing pavement along the proposed project's frontages shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated by the Developer, at the Developer's expense.
 10. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8. The design shall be adequate for MSU trucks as the design vehicle.
 11. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.
 12. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the project's Fraser Hwy. frontage by replacing it with underground infrastructure.

13. Pre-ducting for future undergrounding of 3rd party utilities is a *minimum* requirement.
14. A dedicated on-site loading zone shall be provided by the developer. The design shall be adequate for MSU trucks as the design vehicle.

B) The Developer is required to deposit the following bonding and fees:

1. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
2. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
3. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
5. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The Developer is required to adhere to the following conditions:

1. The Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review
2. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
3. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
4. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.

5. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
6. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
7. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
8. A *Stormceptor* or equivalent oil separator is required to treat site surface drainage.
9. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in *.pdf* and *.dwg* formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
10. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
11. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.

Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

10. FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required within parkade elevator lobby. Stairwells act as an area of refuge and should be made as wide as possible (60") All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box

(Knox box) will be required before occupancy. One 4" FDC is to be located on a concrete pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

11. BUDGET IMPLICATIONS

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 and the City's Amenity Contributions Policy, the proposed development is estimated to contribute the following to the City:

- **Development Cost Charges (DCCs):** \$754,941.67
- **Community Amenity Contributions (CACs):** \$317,000.00

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



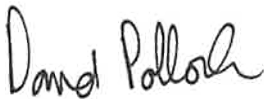
Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



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

Concurrence:



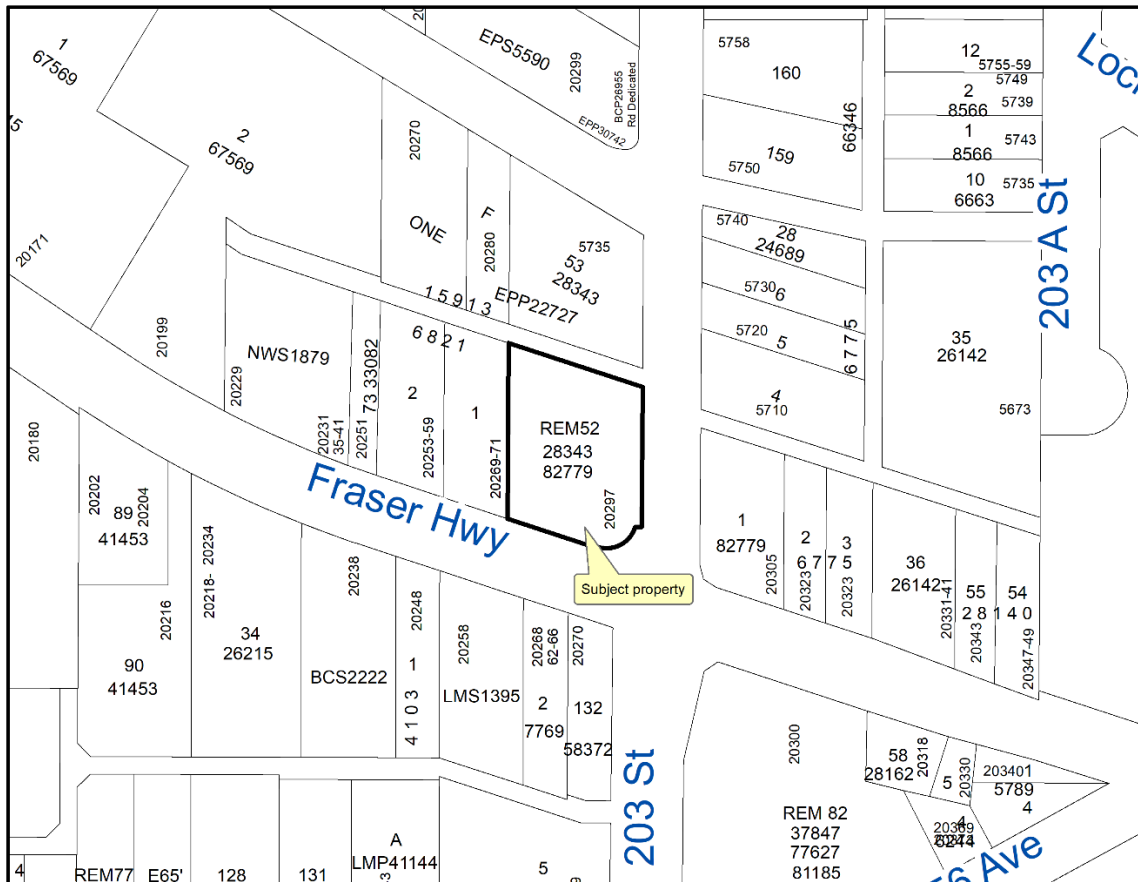
Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 03-24

Civic Address: 20297 Fraser Highway
Legal Description: Lot 52, Except: Part Dedicated Road Plan 82779, District Lot 309, Group 2, New Westminster District, Plan 28343
Applicant: Kerr Properties 002 Ltd.
Owner: Kerr Properties 002 Ltd.



KERR Langley Mixed Use

for Kerr Properties Ltd.

Development Permit



ARTIST RENDERING FOR REFERENCE ONLY

DRAWING LIST

- Architectural
 - DP0.0 COVER SHEET
 - DP1.1 PROJECT RENDERINGS
 - DP1.2 CONTEXT PLAN, PROJECT STATISTICS, SITE PHOTOS
 - DP1.3 PROPOSED SITE PLAN, SITE DETAILS
 - DP1.4 SITE & PARKING LEVEL DETAILS, STREETSCAPE ELEVATIONS
 - DP1.5 SHADOW STUDIES
 - DP2.1 FLOOR PLAN - LEVEL P1
 - DP2.2 FLOOR PLAN - LEVEL 1
 - DP2.3 FLOOR PLAN - LEVEL 2
 - DP2.4 FLOOR PLAN - LEVELS 3-6
 - DP2.5 ROOF PLAN
 - DP3.1 BUILDING ELEVATIONS, EXTERIOR MATERIAL BOARD
 - DP3.2 BUILDING ELEVATIONS
 - DP4.1 BUILDING SECTIONS
- Landscape
 - L-1 LANDSCAPE PLAN PLAZA LAYOUT
 - L-2 LANDSCAPE PLAN UPPER FLOOR AMENITY
- Civil
 - C-1 LOCATION PLAN AND GENERAL NOTES
 - C-2 SITE GRADING PLAN
 - C-3 STREET TREE PLANTING PLAN
 - C-4 SITE SERVICING PLAN

REVISED
 2024 02 27 Issued for DP
 A 2025 02 11 Issued for DP Comments

PRELIMINARY, NOT FOR CONSTRUCTION

GRAVITY ARCHITECTURE

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 pierre@gravityarchitecture.com
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SCALE



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PROJECT STATUS

Development Permit

KERR Langley Mixed Use

20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-612

COVER SHEET

PROJECT NUMBER	DATE OF ISSUE
21-051	DP0.0
SCALE	1/4" = 1/40"
DESIGNED BY	DATE
BY	DATE
DATE OF PERMIT	DATE OF PERMIT
BY	DATE



ARTIST RENDERING FOR REFERENCE ONLY

① PROJECT RENDERING - SOUTHEAST STREETVIEW AT DUSK
SCALE: NTS



ARTIST RENDERING FOR REFERENCE ONLY

② PROJECT RENDERING - VIEW FROM NORTHEAST
SCALE: NTS



ARTIST RENDERING FOR REFERENCE ONLY

③ PROJECT RENDERING - AERIAL VIEW FROM SOUTHEAST
SCALE: NTS

REVISED
 2024 03 27 Based for DP
 2025 02 11 Based for DP Comments

PRELIMINARY, NOT FOR CONSTRUCTION

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PROJECT STATUS

Development Permit

KERR Langley Mixed Use

20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-612

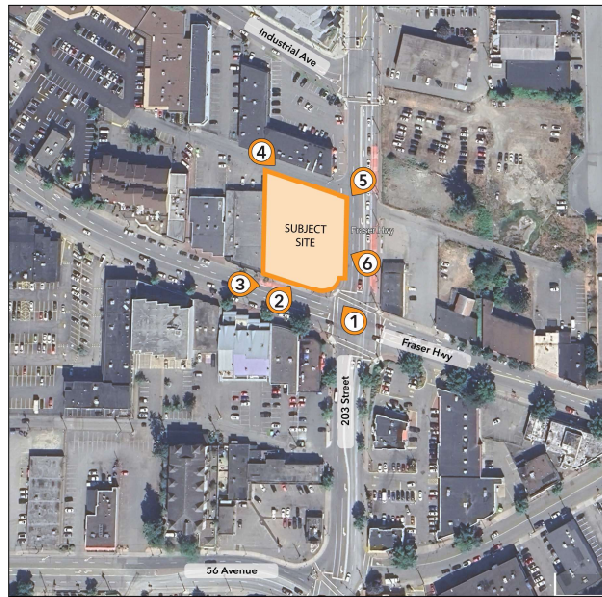
PROJECT RENDERINGS

PROJECT NUMBER	DATE
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SCALE	1/4" = 1/40"
DESIGNER	DESIGNED
DATE	DATE
BY	BY
DATE	DATE
DATE	DATE

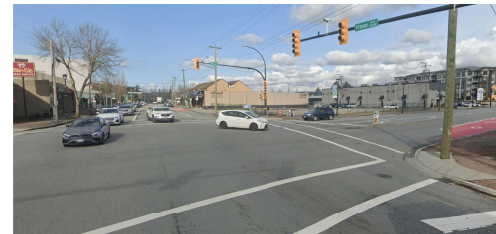
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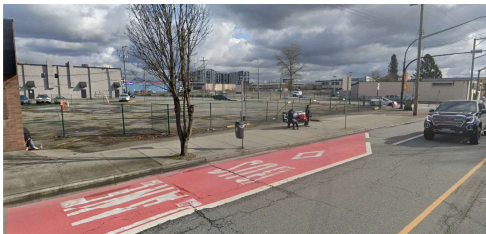
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SCALE: NTS



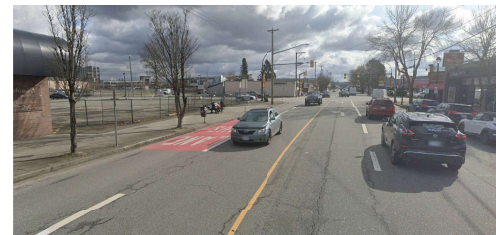
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SCALE: NTS



1. SITE PHOTO



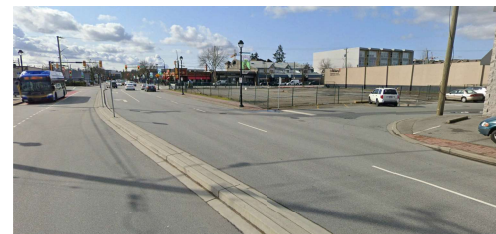
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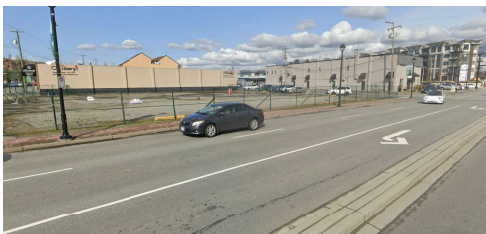
3. SITE PHOTO



4. SITE PHOTO



5. SITE PHOTO



6. SITE PHOTO

LAND USE BYLAW ANALYSIS BASED ON ZONING BYLAW, 1996 NO.2100

SITE AREA
 Existing Area: 233,213 sq ft = 5.3743 ha
 Area after deductions: 239,267 sq ft = 6.2392 ha

LAND USE DESIGNATION
 C1 DOWNTOWN COMMERCIAL ZONE

PART III COMMERCIAL ZONE
 General Provisions in Section 10.1
 Section 1.E
 Section 1.F

2- PERMITTED USES
 (a) Retail Store
 (b) Multi-Family Residential

3- LOT DIMENSIONS
 Lot Size is 239,267 sq ft

4- SIZE OF BUILDING AND STRUCTURES
 Principal building - 371 units/structure
 Maximum height - 46.0m

5- LOT COVERAGE
 All buildings and structures combined shall not cover more than ninety-five (95) percent of the lot area. Parking structures are excluded from the lot coverage requirements provided they are screened by buildings, berms and/or landscaping.

6- SETBACKS OF BUILDINGS AND STRUCTURES
 Front (South) setback - Retail = 2.0m, Residential = 3.0m
 Rear (North) setback - Retail = 0.0m, Residential = 2.0m
 Interior (West) setbacks - Retail = 0.0m, Proposed = 0.10m, Residential = 0.6m
 Exterior (East) setbacks - Retail = 2.0m, Residential = 3.0m

SITE DESIGNATION
 Fraser Highway, 2.5m
 203 Street, 4.5m
 North Lane, 1.0m
 Fraser Highway & 203 Street corner cut: 5m
 203 Street & north lane corner cut: 4m

7- OFF-STREET PARKING AND LOADING - Section 1.E
 For all multi-family residential uses, all parking spaces (other than those designated for "Visitor Parking") shall be underground or enclosed.
 A. All parking stalls shall be located at grade.
 B. A minimum of five (5) percent of total parking spaces required shall be designated with signage as Handicapped parking spaces.
 C. A maximum of forty (40) percent of the total parking spaces required may be designated with signage as Small Car parking spaces.
 D. On-Street Loading Requirements
 E. On-Street Loading Requirements
 Each additional 2,323sq ft = 1 additional
 Commercial loading spaces: 0.3m(L) x 0.9m(W) (Relaxable to 7.0m)
 Residential loading spaces: 7.0m(L) x 2.0m(W) x 3.0m(H)

BICYCLE PARKING STALL REQUIREMENTS
CLASS 1 residential - 0.5 spaces per dwelling unit
 Commercial - 0.1 space per 100m² of gross floor area

CLASS 2 residential - 6.0 spaces per building
 Commercial - 0.1 space per 100m² of gross floor area

STORAGE REQUIREMENTS
 Minimum of 0.25m³ of usable storage area per unit with a locker height of at least 1.5m - Storage space within Units

8- LANDSCAPING - Section 1.F
 A buffer of planted trees or shrubs or a fence of not less than 1.2m (3.93 ft) high (at time of planting), shall be provided along all lot lines which abut a lot which is zoned to permit different uses from the lot where the buffer is located.
 Landscaping shall be screened from any adjacent lot with a landscaped screen of not less than 1.2 metres high.
 A continuous landscaping strip of not less than 0.0m wide shall be provided within the lot abutting a promotional highway.
 Garbage containers and recycling containers shall be screened from any adjacent lot to a height of 1.5m.

9- SPECIAL REGULATIONS
 Minimum 2.30m³ indoor amenity space per dwelling unit for all buildings containing more than 20 units
 = 2.30m³ x 78 Units = 179.4m³ (193.14hp)

SIZE OF GARBAGE AND RECYCLING STORAGE SPACE (Metric Vancouver Specifications)
Residential
 The minimum size of the centralized garbage and recycling storage space for multi-family residential building is determined through this formula: 0.31 m³ x number of housing units + 8 m³ = 32.68 m³
 Within the garbage and recycling storage space for multi-family residential building is determined through this formula: 0.10 m³ x number of housing units + 5 m³ = 17.68m³
 Flex Space for storage to be equivalent to an additional 50% of the recycling storage space = 8.74m³

Commercial
 The minimum size of the centralized garbage and recycling storage space for commercial buildings = 0.0182 x 740,15m² + 3.7 = 17.47m³
 The minimum size of the centralized recycling storage space for commercial buildings = 0.014 x 740,15m² + 3.0 = 11.26m³
 Combined Space Required: 49.35m³

SITE INFORMATION		WASTE & RECYCLING		
LAND USE DISTRICT C1 Downtown Commercial Zone		REQUIRED		
LEGAL DESCRIPTION Plan 28343 Lot 52, Folio 042240 PID 008-981-612		Residential		
MUNICIPAL ADDRESS 20297 Fraser Hwy, Langley		Garbage	4,134 L 53.1 L/Unit/Week	
COMMUNITY		Organics	1,092 L 14.4 L/Unit/Week	
SITE AREA*		TOTAL 5,226 L		
2,392 SM	25,749 SF	Recycling		
0.59 AC	0.239 HA	Mixed Containers	1,443 L 18.1 L/Unit/Week	
DEVELOPMENT STATISTICS		Mixed Papers	1,170 L 15.4 L/Unit/Week	
PROPOSED USE Residential, Commercial, Retail		Cardboard	2,146 L 27.1 L/Unit/Week	
UNIT COUNT		Glass	184 L 2.3 L/Unit/Week	
1 Row	99 Units 40.9%	TOTAL 4,922 L		
2 Row	34 Units 13.6%	Commercial		
3 Row	5 Units 2.1%	Waste		
TOTAL	278 Units 100.0%	Garbage	1,924 L 2.5 L/Unit/Week	
PROJECT GFA		TOTAL 1,924 L		
Residential L1	2,060 SM 7,212 SF	Recycling		
TOTAL	2,064 SM 7,216 SF	Mixed Containers	440 L 5.6 L/Unit/Week	
Parking - Main Floor	704 SM 2,490 SF	Mixed Papers	1,092 L 14.4 L/Unit/Week	
Commercial	498 SM 1,718 SF	Cardboard	1,558 L 19.1 L/Unit/Week	
Main Floor	429 SM 1,481 SF	Glass	2 L 0.02 L/Unit/Week	
Level 2	1,418 SM 5,290 SF	TOTAL 3,017 L		
Level 3	1,421 SM 5,296 SF	Residential		
Level 4	1,421 SM 5,296 SF	Garbage	4,588 L 2 x yds Bin	
Level 5	1,421 SM 5,296 SF	Organics	1,090 L 1 x 20L Side	
Level 6	1,421 SM 5,296 SF	TOTAL 5,678 L		
TOTAL	9,782 SM 34,981 SF	Recycling		
DENSITY		Mixed Containers	1,440 L 1 x 30L Side	
Maximum	371 units/ha	Mixed Papers	1,090 L 1 x 20L Side	
Proposed	328 units/ha	Cardboard	2,294 L 3 x yds Bin	
PARCEL COVERAGE		Glass	2 L 0.02 L/Unit/Week	
Maximum	95.4%	TOTAL 3,854 L		
Proposed	77.4%	Commercial		
AMENITY AREA		Waste		
Required, Indoor	179 SM 2.3 SM/Unit	Garbage	2,294 L 3 x yds Bin	
Proposed	179 SM 2.3 SM/Unit	TOTAL 2,294 L		
Indoor	179 SM 2.3 SM/Unit	Recycling		
TOTAL	179 SM 2.3 SM/Unit	Mixed Containers	480 L 1 x 30L Side	
BUILDING HEIGHT		Mixed Papers	1,090 L 1 x 20L Side	
Maximum	46 m	Cardboard	2,294 L 3 x yds Bin	
VEHICLE PARKING		Glass	2 L 0.02 L/Unit/Week	
Required	1 Row 35.1 stalls 0.96 stalls/unit	TOTAL 3,854 L		
2 Row	40.8 stalls 1.08 stalls/unit	Residential		
3 Row	7.4 stalls 0.19 stalls/unit	Garbage	4,588 L 2 x yds Bin	
Visitor	7.8 stalls 0.19 stalls/unit	Organics	1,090 L 1 x 20L Side	
Commuter**	6.6 stalls 0.17 stalls/unit	TOTAL 5,678 L		
TOTAL	94 stalls 2.61 stalls/unit	Recycling		
Provided	11.0 stalls 0.29 stalls/unit	Mixed Containers	440 L 5.6 L/Unit/Week	
Indoor	11.0 stalls 0.29 stalls/unit	Mixed Papers	1,090 L 14.4 L/Unit/Week	
TOTAL	11.0 stalls 0.29 stalls/unit	Cardboard	2,146 L 27.1 L/Unit/Week	
BICYCLE PARKING		Glass	2 L 0.02 L/Unit/Week	
Required	Class 1 (Secure)	TOTAL 3,017 L		
Residential	39.0 stalls 0.5 stalls/unit	Commercial		
Commercial	0.13 stalls 0.00033 stalls/GFA	Garbage	1,924 L 2.5 L/Unit/Week	
TOTAL	40 stalls 0.13 stalls/unit	Organics	1,090 L 14.4 L/Unit/Week	
Class 2 (Short Term)	Residential	6.0 stalls 0.16 stalls/unit	Cardboard	2,294 L 3 x yds Bin
Residential	6.0 stalls 0.16 stalls/unit	Glass	2 L 0.02 L/Unit/Week	
Commercial	0.66 stalls 0.0017 stalls/GFA	TOTAL 3,854 L		
TOTAL	7 stalls 0.02 stalls/unit	Residential		
Provided	Class 1 (Secure)	Waste		
Residential	39.0 stalls 0.5 stalls/unit	Garbage	2,294 L 3 x yds Bin	
Commercial	1.00 stalls 0.0027 stalls/unit	Organics	1,090 L 14.4 L/Unit/Week	
TOTAL	40 stalls 0.13 stalls/unit	TOTAL 3,384 L		
Class 2 (Short Term)	Residential	6.0 stalls 0.16 stalls/unit	Cardboard	2,294 L 3 x yds Bin
Residential	6.0 stalls 0.16 stalls/unit	Glass	2 L 0.02 L/Unit/Week	
Commercial	0.66 stalls 0.0017 stalls/GFA	TOTAL 3,854 L		
TOTAL	6 stalls 0.02 stalls/unit	Residential		
GENERAL NOTES		Waste		
**Up to max 50% Commercial stalls can be shared with under parking, 7/24 stalls shared		Garbage	4,588 L 2 x yds Bin	
		Organics	1,090 L 1 x 20L Side	
		TOTAL 5,678 L		

REVISED
 2024 03 27 Revised for DP
 2024 02 11 Revised for DP Comments

Job Number: 2024-03-27
 Client: Gravity Architecture
 Project: 20297 Fraser Highway, Langley, BC
 Drawing: CONCEPT PLAN, PROJECT STATISTICS, SITE PHOTOS

GRAVITY ARCHITECTURE
 1105 204 AOR
 2025 03 12

Approved by:
 KERR Langley Mixed Use

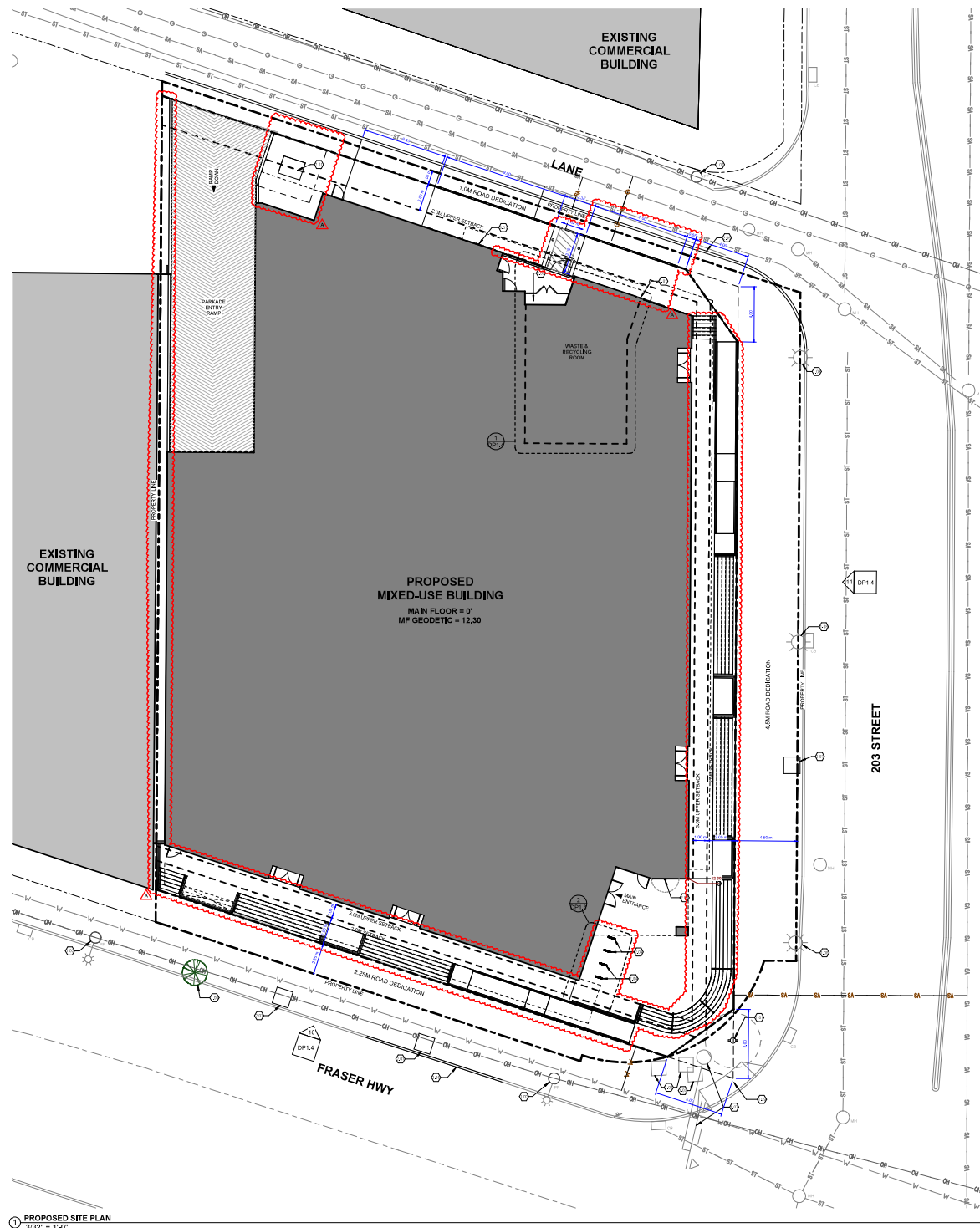
20297 Fraser Highway
 Langley, BC
 Plan 28343,
 PID 008-981-612

CONCEPT PLAN, PROJECT STATISTICS, SITE PHOTOS

PROJECT STATUS
 Development Permit
 Issued

PROJECT NUMBER: 21-051
 OFFICE NUMBER: R7A
 AS INDICATED: DP1.2
 DATE PREPARED: 2024.02.11
 DATE APPROVED: 2024.02.11
 DRAWN BY: [Signature]

Approved by:
 KERR Langley Mixed Use



HARD / NONPERMEABLE LANDSCAPING

Concrete

NONLANDSCAPED AREAS

Building Footprint

Heavy Duty Concrete

LANDSCAPED AREAS

Extent of Soft Landscaping

LINE TYPES

Subject Property Lines

Adjacent Property Lines

Curbs / Projections

Eaves / Canopies

UTILITY LINE TYPES

Water

Sanitary Sewer

Storm Sewer

Gas

Tabletop

Power

Overhead

Misc.

SPOT ELEVATION / GEODETICS

Existing Grade

Proposed Grade

SITE LEGEND

Site Light

Site Light Bollard

Fire Hydrant

Power Pole

Manhole

Catch Basin

Site Sign

Primary Entrance

Keynote Legend

Keynote Text

01: SITE LIGHTS

02: SITE LIGHT BOLLARDS

03: FIRE HYDRANTS

04: POWER POLES

05: MANHOLES

06: CATCH BASINS

07: SITE SIGNS

08: PRIMARY ENTRANCES

09: SUBJECT PROPERTY LINES

10: ADJACENT PROPERTY LINES

11: CURBS / PROJECTIONS

12: EAVES / CANOPIES

13: WATER

14: SANITARY SEWER

15: STORM SEWER

16: GAS

17: TABLETOP

18: POWER

19: OVERHEAD

20: MISC.

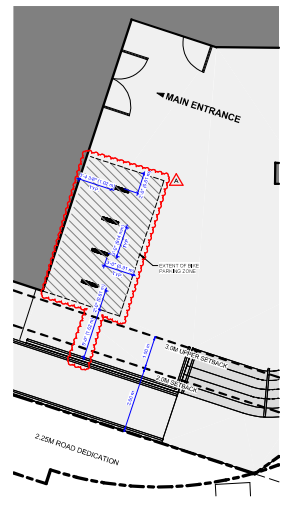
GENERAL NOTES

1. REFER TO ALL APPLICABLE CODES AND REGULATIONS.

2. REFER TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

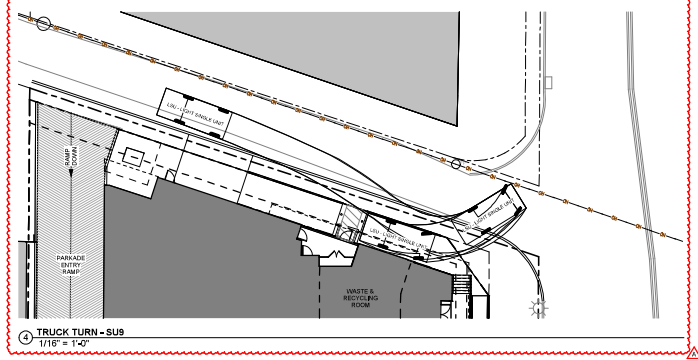
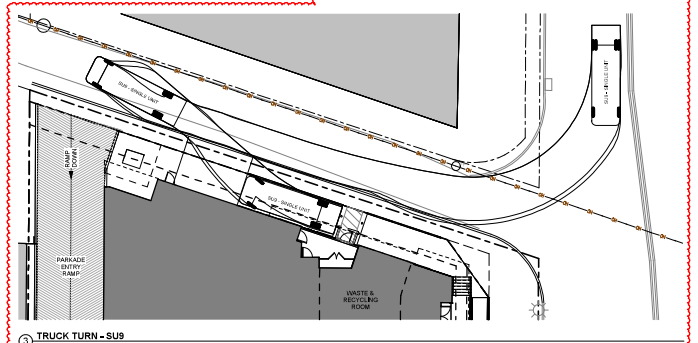
3. REFER TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

4. REFER TO ALL APPLICABLE REGULATIONS AND ORDINANCES.



Truck Profiles
 1/16" = 1/4"

Vehicle	Overall Length	Overall Width	Overall Height	Min Body Ground Clearance	Track Width	Lock-to-lock time	Curb to Curb Turning Radius
LSU - Light Single Unit Truck	6.000m	2.000m	2.500m	0.445m	2.000m	6.00s	8.000m
SUS - Single Unit or Bus	9.100m	2.500m	4.150m	0.445m	2.000m	8.00s	12.000m



SURVEY INFORMATION

MUNICIPAL ADDRESS:
 2037 Fraser Highway Langley BC

LEGAL ADDRESS:
 Plan 28343, Lot 52, PID: 005-981412

LAND USE DESIGNATION:
 C1 - Community Commercial Zone

COMMUNITY: The City of Langley

Survey completed by:
 A&S LAND SURVEYING LTD.
 202 - 22711 Laurel Street
 Abbotsford, B.C. V2S 1K3
 Phone: (604) 853-0700
 Dated: 2020-10-15

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.

Positions of spot elevations are approximate.

Distances are in metres and decimals thereof.

REVISED: 05/21/2025
 2025 03 27 Issued for DP
 A 2025 03 27 Issued for DP Comments

GRAVITY ARCHITECTURE

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 403.243.4020



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PROJECT STATUS

Development Permit

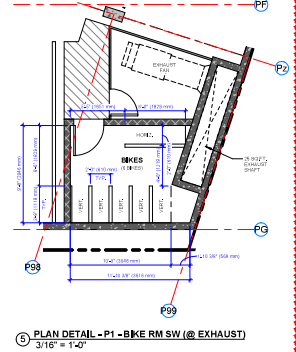
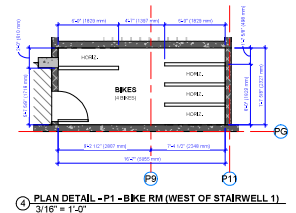
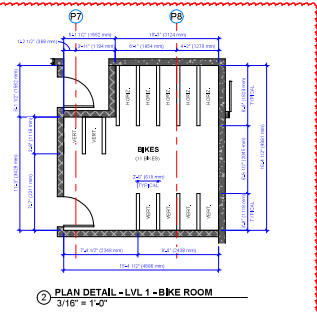
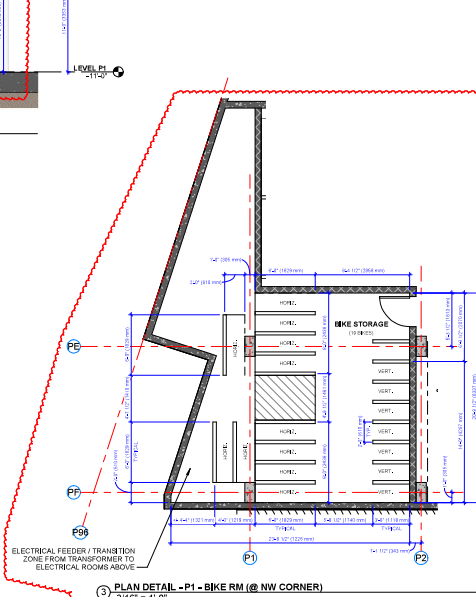
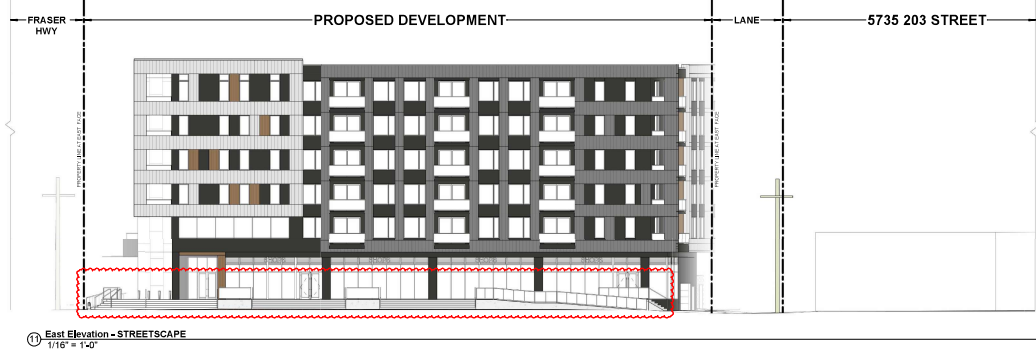
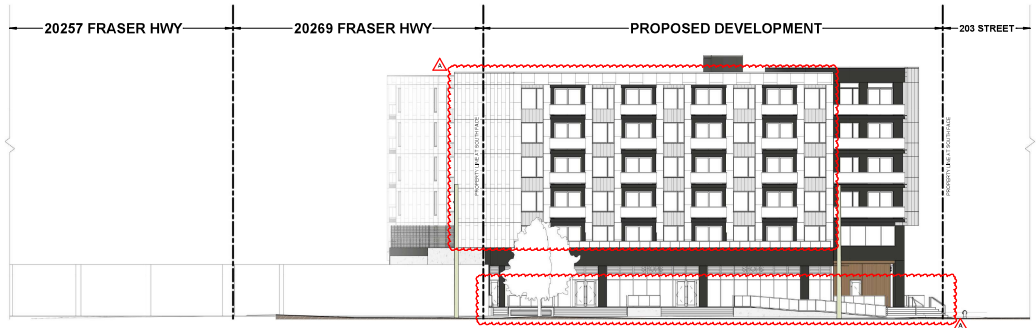
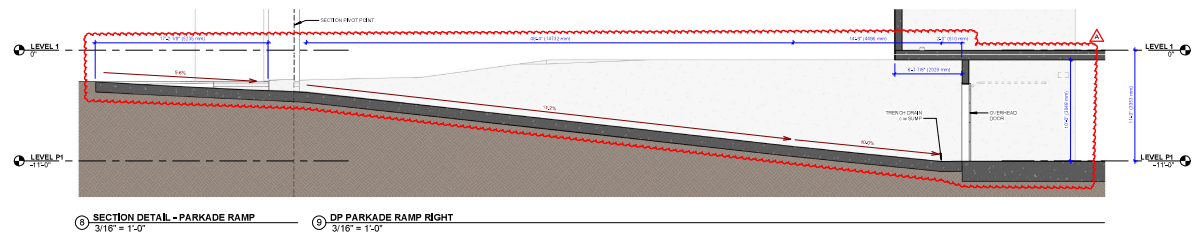
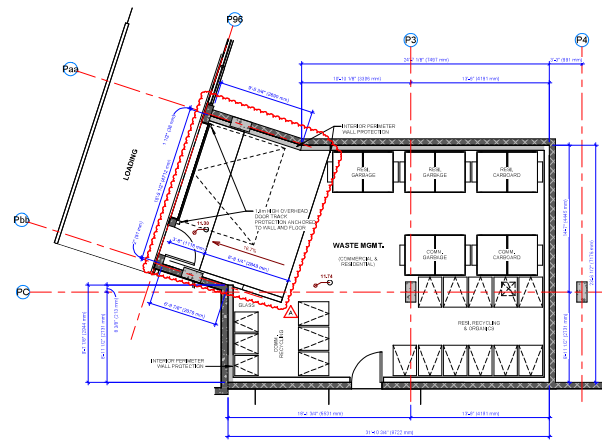
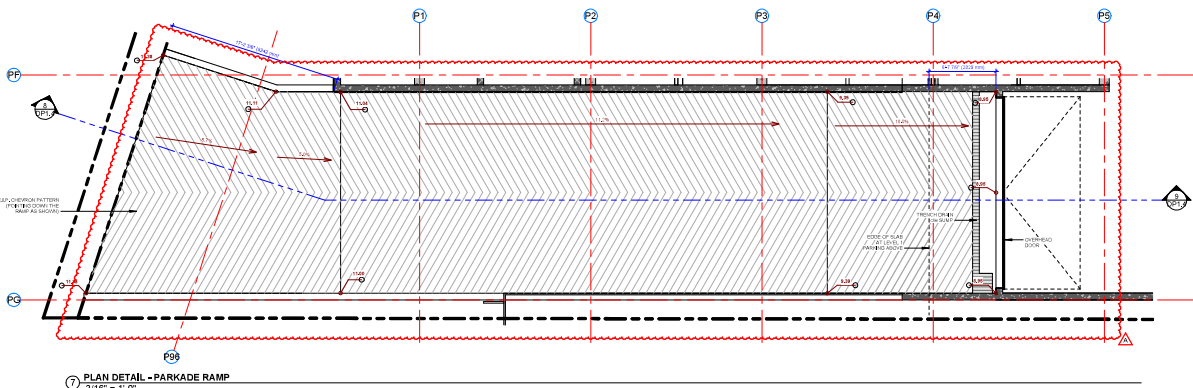
KERR Langley Mixed Use

2037 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 005-981-612

PROPOSED SITE PLAN, SITE DETAILS

PROJECT NUMBER	DATE ISSUED
21-051	2025 03 27
As indicated	DP1.3
BY: [Signature]	DATE: 2025 03 11
BY: [Signature]	DATE: 2025 03 11

PRELIMINARY, NOT FOR CONSTRUCTION



REVISIONS
DATE DESCRIPTION
2024 03 27 Revised for DP
2025 02 11 Revised for DP Comments

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PROJECT STATUS
Development Permit
KERR Langley Mixed Use
20257 Fraser Highway
Langley, BC
Lot 52, Plan 28343,
PID 008-981-512

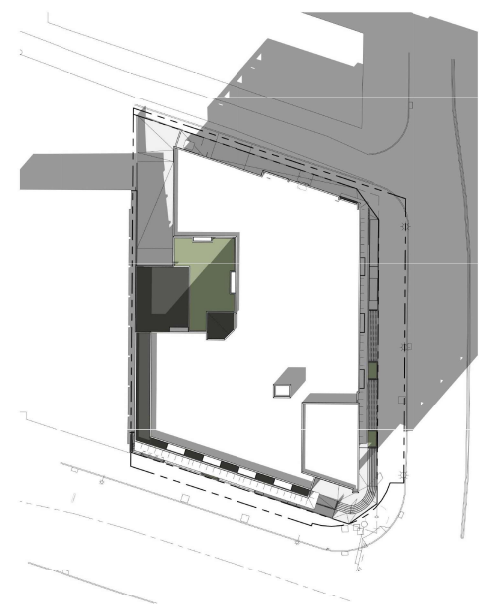
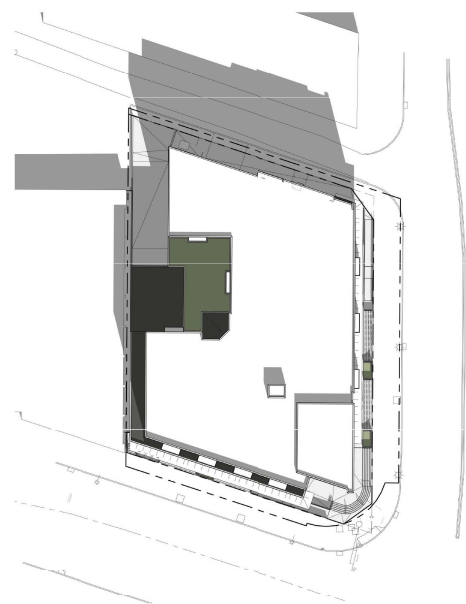
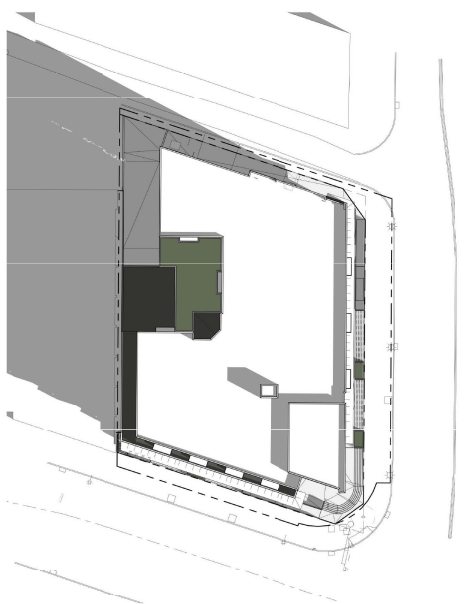
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DATE: 2025 02 11
PROJECT STATUS: DP1.4
As indicated
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 2025 02 11
PROJECT STATUS: DP1.4

PRELIMINARY, NOT FOR CONSTRUCTION



REVISED
 2024 03 27
 2025 02 11
 A 2025 02 11
 Based for DP

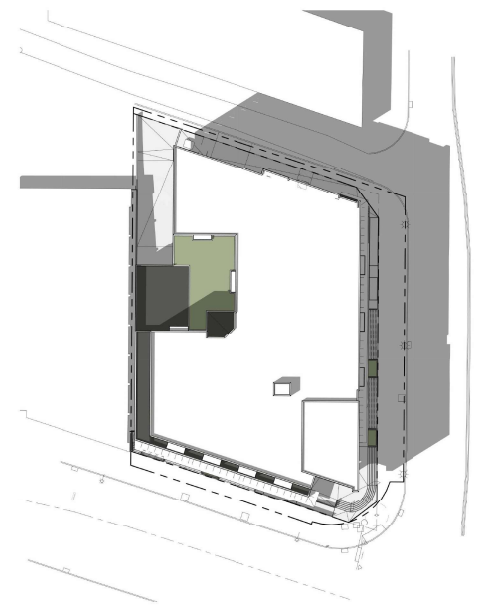
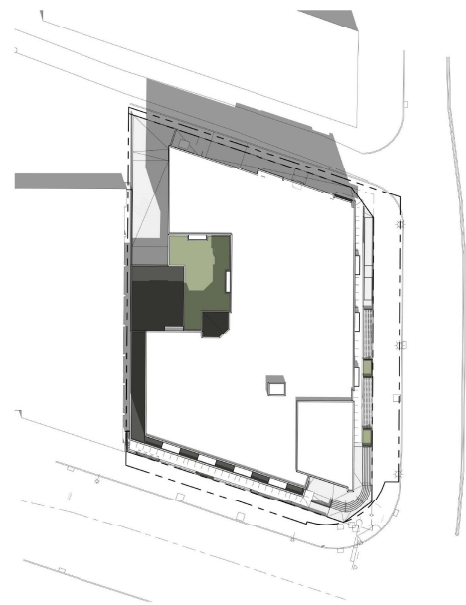
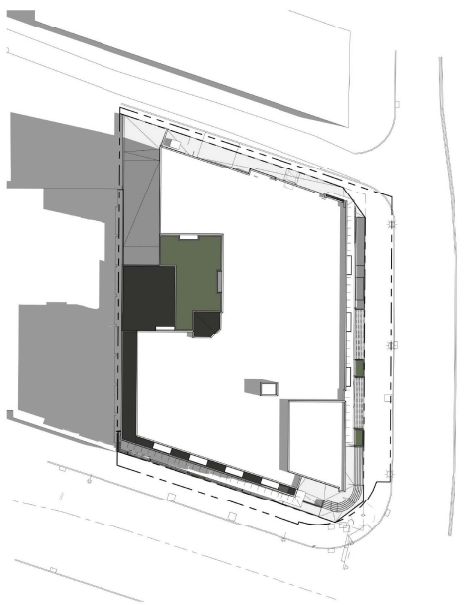
PRELIMINARY, NOT FOR CONSTRUCTION



① Shadow Study - Spring Equinox (Mar 22) @ 9am
 1" = 30'-0"

② Shadow Study - Spring Equinox (Mar 22) @ 12pm
 1" = 30'-0"

③ Shadow Study - Spring Equinox (Mar 22) @ 3pm
 1" = 30'-0"



④ Shadow Study - Summer Solstice (June 22) @ 9am
 1" = 30'-0"

⑤ Shadow Study - Summer Solstice (June 22) @ 12pm
 1" = 30'-0"

⑥ Shadow Study - Summer Solstice (June 22) @ 3pm
 1" = 30'-0"

GRAVITY ARCHITECTURE

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PROJECT STATUS

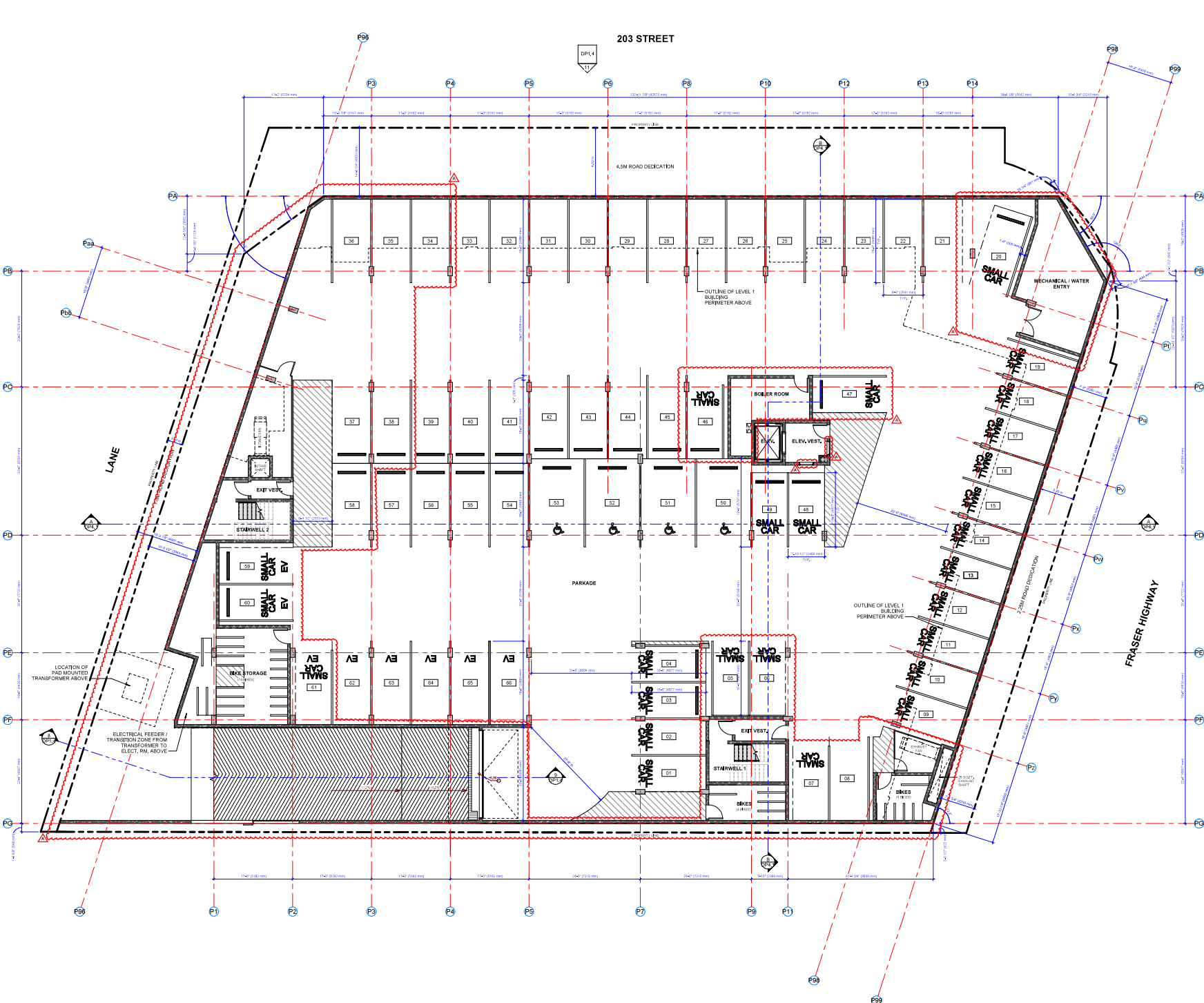
Development Permit

KERR Langley Mixed Use

20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-612

SHADOW STUDIES

PROJECT NUMBER	DATE OF ISSUE
21-051	
SCALE	
1" = 30'-0"	DP1.5
DESIGNED BY	DRAWN BY
REVIEWED BY	CHECKED BY
DATE OF PREPARED	DATE OF ISSUE
08.16.2024	2025.02.11
DATE OF REVISION	BY



REVISED
 2024 03 27 Issued for DP
 A 2025 03 11 Issued for DP Comments

PRELIMINARY, NOT FOR CONSTRUCTION

GRAVITY ARCHITECTURE
 200 West
 1000 10th Avenue
 P.O. Box 284 4026
 Calgary, AB Canada
 T2C 1E6
 gravity@gravityarch.com
 403.243.4026

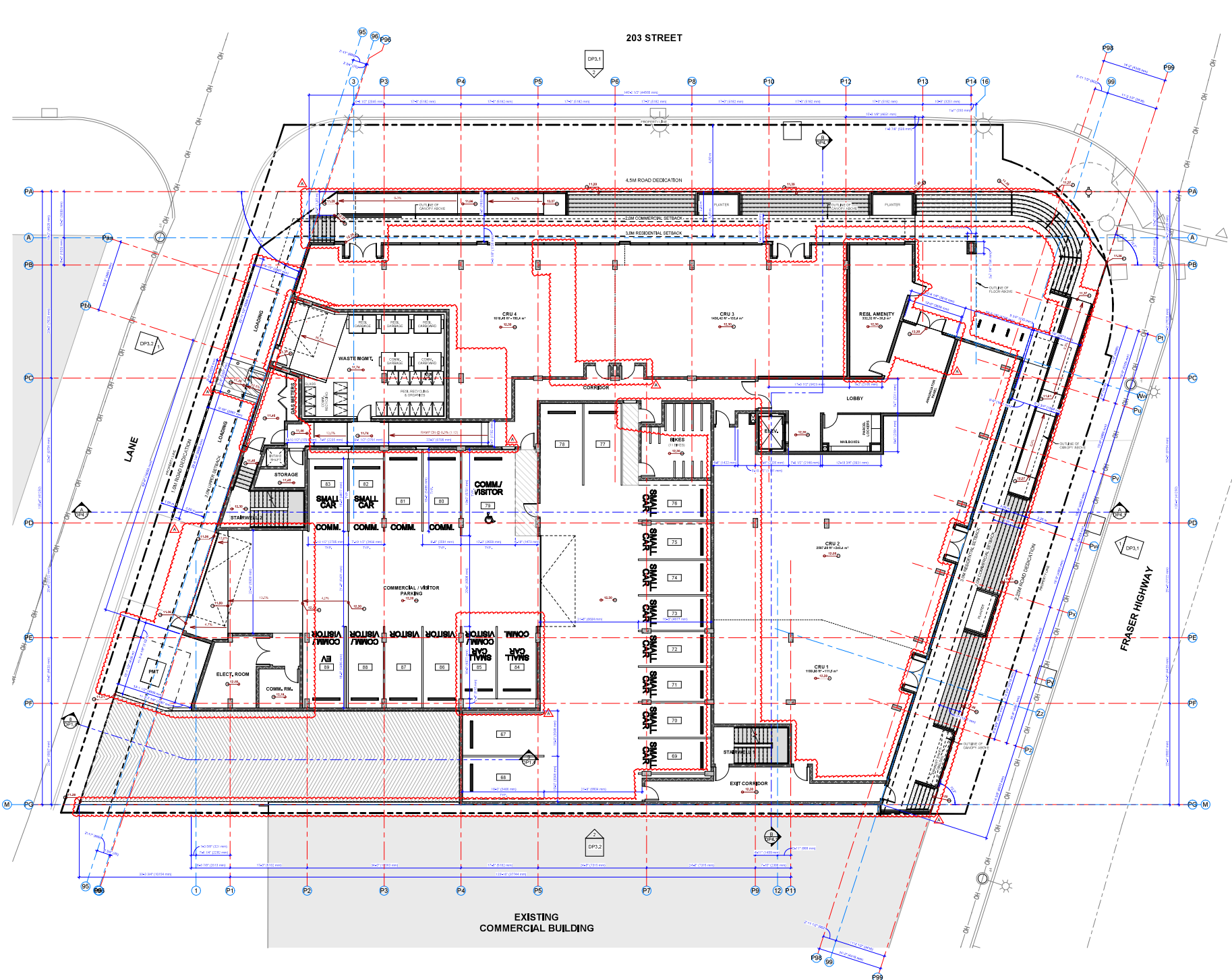


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PROJECT STATUS
Development Permit
 PROJECT
KERR Langley Mixed Use
 20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-612
 TITLE
FLOOR PLAN - LEVEL P1

PROJECT NUMBER	DATE	DESCRIPTION
21-051		
1/8" = 1/40"		
BY: [Signature]	DATE: 2024 03 27	SCALE: 1/8" = 1/40"
BY: [Signature]	DATE: 2025 03 11	SCALE: 1/8" = 1/40"

DP2.1



EXISTING
COMMERCIAL BUILDING



REVISED
 2024 03 27 Based on DP
 A 2025 02 11 Based on DP Comments

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GRAVITY ARCHITECTURE

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 Gravity Architecture
 1100 203 Street
 Calgary, AB Canada
 T2C 1G6
 gravity@gravityarch.com
 403.266.2259



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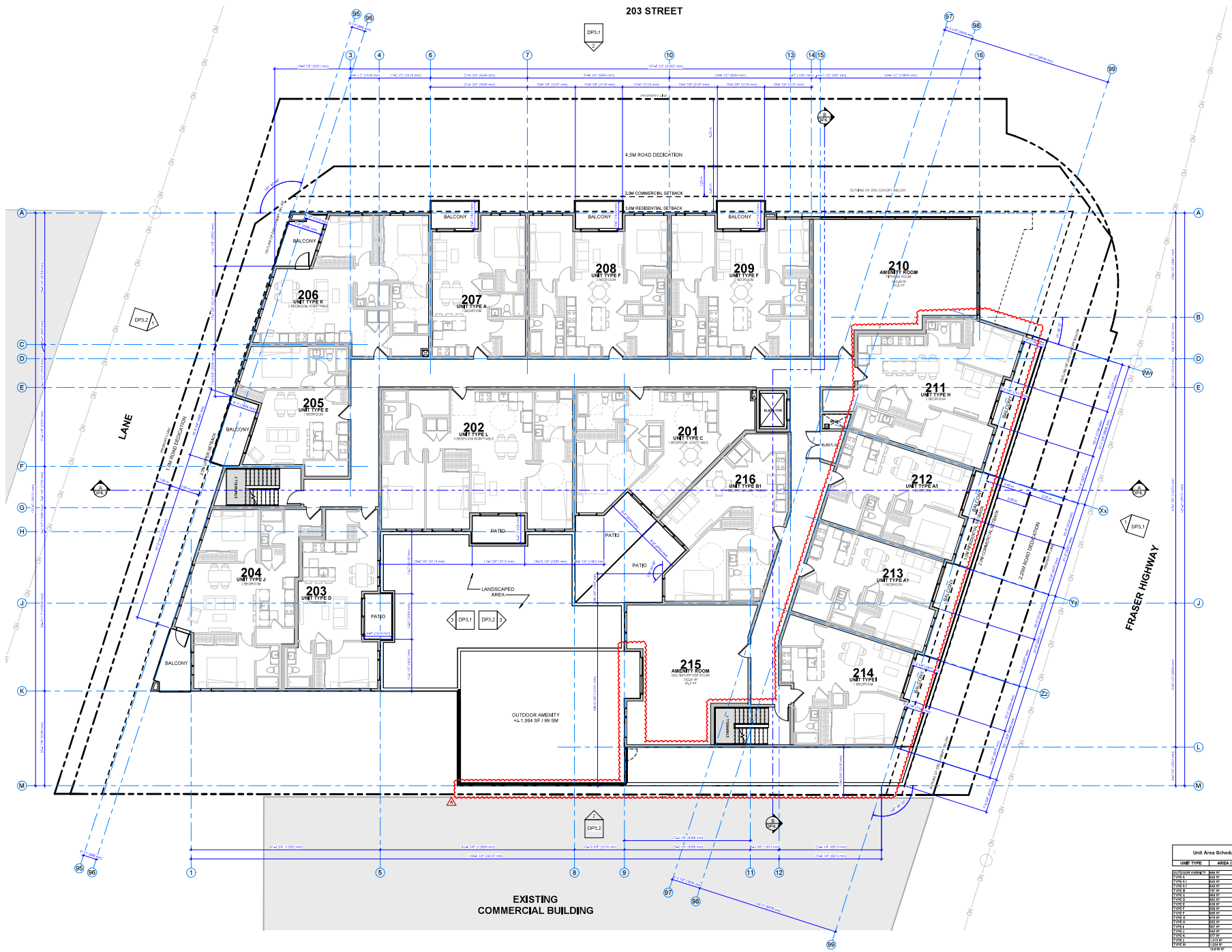
PROJECT STATUS:
Development Permit
 PROJECT:
KERR Langley Mixed Use
 20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-612
 TITLE:
FLOOR PLAN - LEVEL 1

PROJECT NUMBER	21-051	DRAWING NUMBER	DP2.2
SCALE	1/8" = 1'-0"	DATE	2025 02 11
DESIGNED BY	STA	CHECKED BY	STA
DATE OF PERMIT	2025 02 11	DATE OF PERMIT	2025 02 11
DATE OF PERMIT	2025 02 11	DATE OF PERMIT	2025 02 11



REVISED
 2024 03 27 Issued for DP
 2025 02 11 Issued for DP Comments

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GRAVITY ARCHITECTURE

Joe Whelan
 joe@gravityarchitecture.com
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PROJECT STATUS

Development Permit
KERR Langley Mixed Use

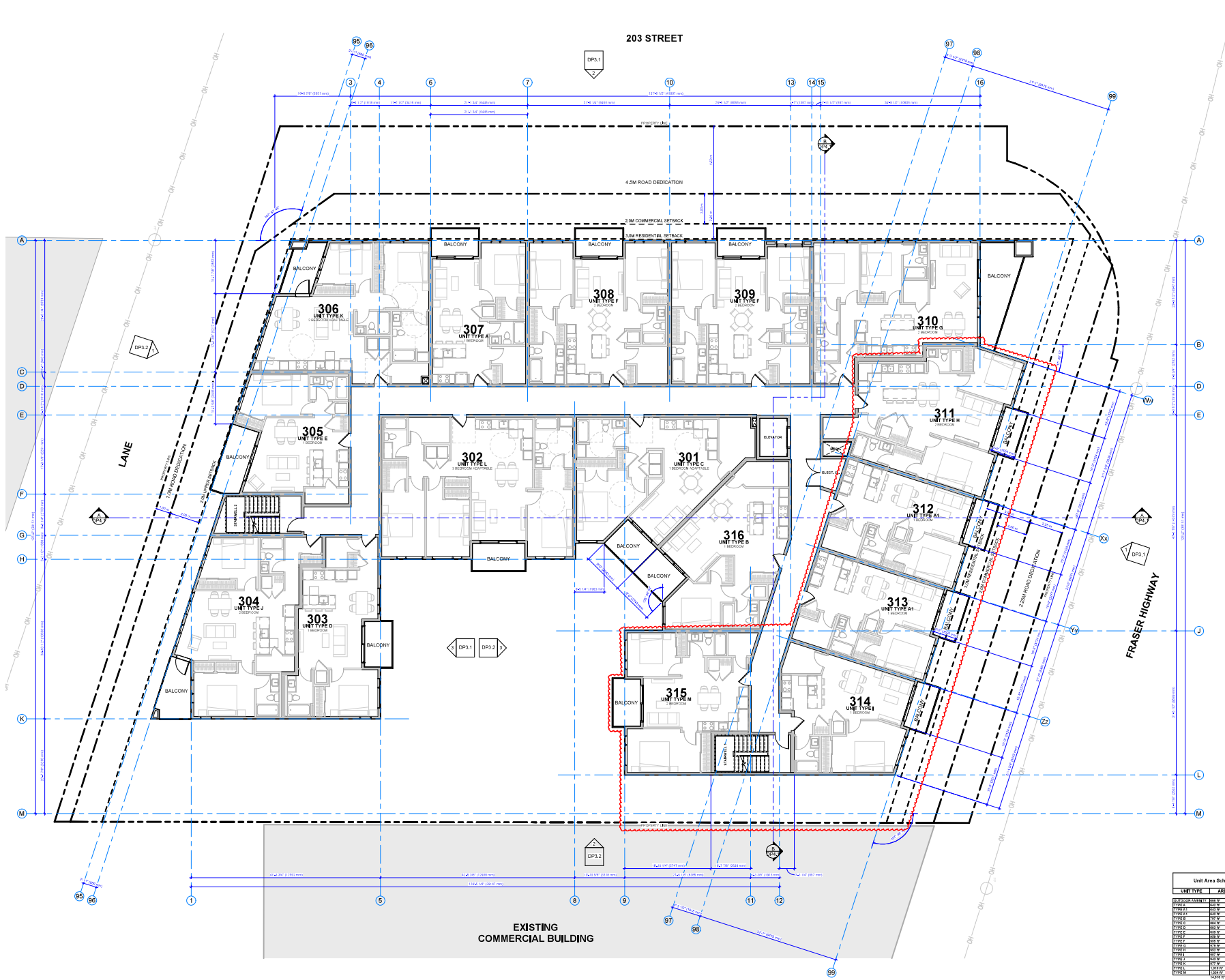
20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-512

FLOOR PLAN - LEVEL 2

Unit Area Schedule (Rentable)		
UNIT TYPE	AREA (SQ)	AREA (SQ)
UNIT TYPE A1	117.00	117.00
UNIT TYPE A2	117.00	117.00
UNIT TYPE A3	117.00	117.00
UNIT TYPE A4	117.00	117.00
UNIT TYPE A5	117.00	117.00
UNIT TYPE A6	117.00	117.00
UNIT TYPE A7	117.00	117.00
UNIT TYPE A8	117.00	117.00
UNIT TYPE A9	117.00	117.00
UNIT TYPE A10	117.00	117.00
UNIT TYPE A11	117.00	117.00
UNIT TYPE A12	117.00	117.00
UNIT TYPE A13	117.00	117.00
UNIT TYPE A14	117.00	117.00
UNIT TYPE A15	117.00	117.00
UNIT TYPE A16	117.00	117.00
UNIT TYPE A17	117.00	117.00
UNIT TYPE A18	117.00	117.00
UNIT TYPE A19	117.00	117.00
UNIT TYPE A20	117.00	117.00
UNIT TYPE A21	117.00	117.00
UNIT TYPE A22	117.00	117.00
UNIT TYPE A23	117.00	117.00
UNIT TYPE A24	117.00	117.00
UNIT TYPE A25	117.00	117.00
UNIT TYPE A26	117.00	117.00
UNIT TYPE A27	117.00	117.00
UNIT TYPE A28	117.00	117.00
UNIT TYPE A29	117.00	117.00
UNIT TYPE A30	117.00	117.00
UNIT TYPE A31	117.00	117.00
UNIT TYPE A32	117.00	117.00
UNIT TYPE A33	117.00	117.00
UNIT TYPE A34	117.00	117.00
UNIT TYPE A35	117.00	117.00
UNIT TYPE A36	117.00	117.00
UNIT TYPE A37	117.00	117.00
UNIT TYPE A38	117.00	117.00
UNIT TYPE A39	117.00	117.00
UNIT TYPE A40	117.00	117.00
UNIT TYPE A41	117.00	117.00
UNIT TYPE A42	117.00	117.00
UNIT TYPE A43	117.00	117.00
UNIT TYPE A44	117.00	117.00
UNIT TYPE A45	117.00	117.00
UNIT TYPE A46	117.00	117.00
UNIT TYPE A47	117.00	117.00
UNIT TYPE A48	117.00	117.00
UNIT TYPE A49	117.00	117.00
UNIT TYPE A50	117.00	117.00
UNIT TYPE A51	117.00	117.00
UNIT TYPE A52	117.00	117.00
UNIT TYPE A53	117.00	117.00
UNIT TYPE A54	117.00	117.00
UNIT TYPE A55	117.00	117.00
UNIT TYPE A56	117.00	117.00
UNIT TYPE A57	117.00	117.00
UNIT TYPE A58	117.00	117.00
UNIT TYPE A59	117.00	117.00
UNIT TYPE A60	117.00	117.00
UNIT TYPE A61	117.00	117.00
UNIT TYPE A62	117.00	117.00
UNIT TYPE A63	117.00	117.00
UNIT TYPE A64	117.00	117.00
UNIT TYPE A65	117.00	117.00
UNIT TYPE A66	117.00	117.00
UNIT TYPE A67	117.00	117.00
UNIT TYPE A68	117.00	117.00
UNIT TYPE A69	117.00	117.00
UNIT TYPE A70	117.00	117.00
UNIT TYPE A71	117.00	117.00
UNIT TYPE A72	117.00	117.00
UNIT TYPE A73	117.00	117.00
UNIT TYPE A74	117.00	117.00
UNIT TYPE A75	117.00	117.00
UNIT TYPE A76	117.00	117.00
UNIT TYPE A77	117.00	117.00
UNIT TYPE A78	117.00	117.00
UNIT TYPE A79	117.00	117.00
UNIT TYPE A80	117.00	117.00
UNIT TYPE A81	117.00	117.00
UNIT TYPE A82	117.00	117.00
UNIT TYPE A83	117.00	117.00
UNIT TYPE A84	117.00	117.00
UNIT TYPE A85	117.00	117.00
UNIT TYPE A86	117.00	117.00
UNIT TYPE A87	117.00	117.00
UNIT TYPE A88	117.00	117.00
UNIT TYPE A89	117.00	117.00
UNIT TYPE A90	117.00	117.00
UNIT TYPE A91	117.00	117.00
UNIT TYPE A92	117.00	117.00
UNIT TYPE A93	117.00	117.00
UNIT TYPE A94	117.00	117.00
UNIT TYPE A95	117.00	117.00
UNIT TYPE A96	117.00	117.00
UNIT TYPE A97	117.00	117.00
UNIT TYPE A98	117.00	117.00
UNIT TYPE A99	117.00	117.00
UNIT TYPE A100	117.00	117.00

PROJECT NUMBER: 21-051
 DATE: 2025.02.11
 SCALE: 1/8" = 1'-0"
 DRAWN BY: RJA
 CHECKED BY: RJA
 DATE OF SHEET PREPARED: 2025.02.11
 SHEET NO.: 002 OF 011
 DATE OF SHEET PREPARED: 2025.02.11

DP2.3



2024 03 27 Issued for DP
2025 02 11 Issued for DP Comments

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PROJECT STATUS
 Development Permit

KERR Langley Mixed Use

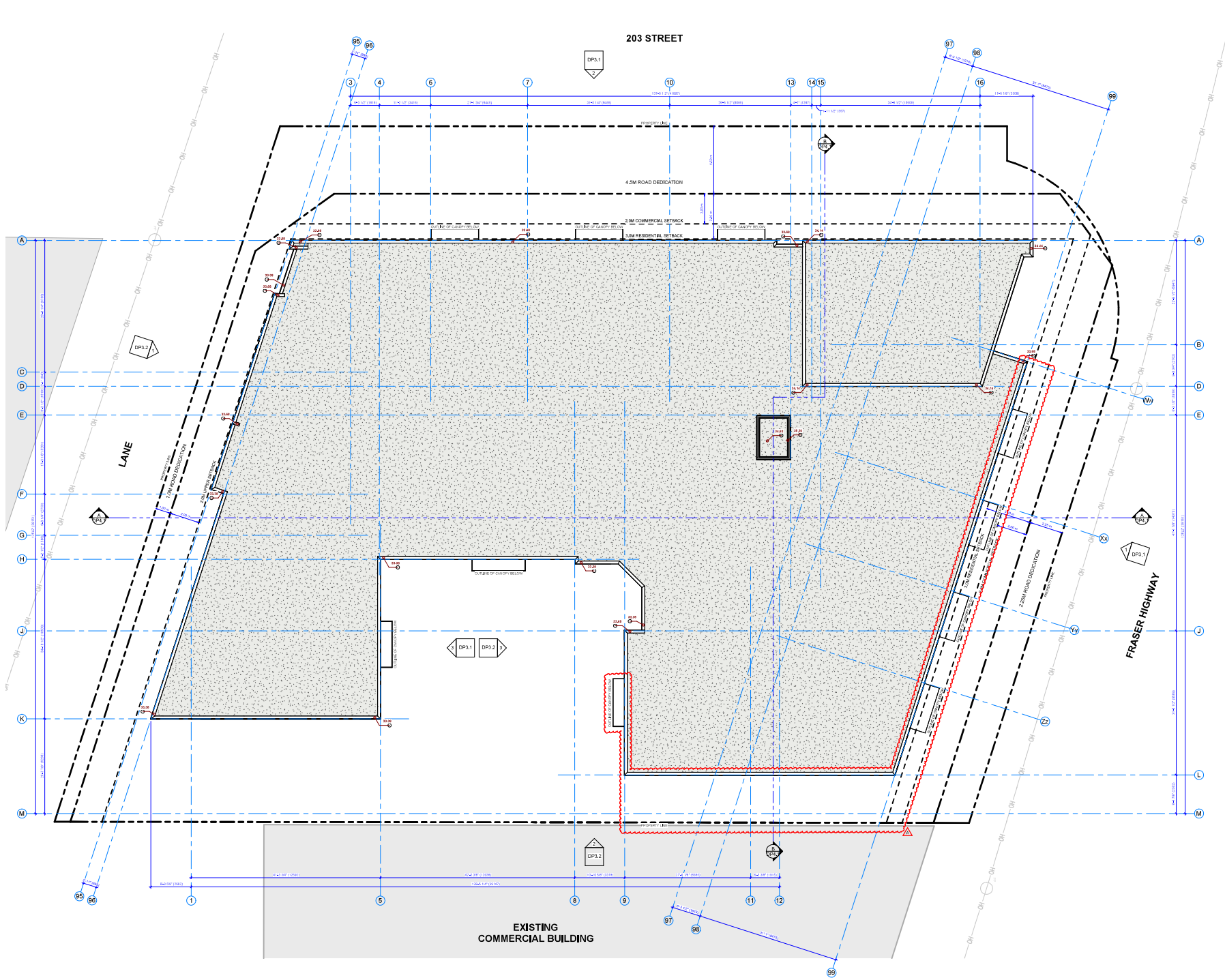
20237 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-512

FLOOR PLAN - LEVELS 3-6

Unit Area Schedule (Rentable)			
UNIT TYPE	AREA (SQ)	AREA (RS)	
TYPE A	58.75	58.75	
TYPE B	59.25	59.25	
TYPE C	59.25	59.25	
TYPE D	59.25	59.25	
TYPE E	59.25	59.25	
TYPE F	59.25	59.25	
TYPE G	59.25	59.25	
TYPE H	59.25	59.25	
TYPE I	59.25	59.25	
TYPE J	59.25	59.25	
TYPE K	59.25	59.25	
TYPE L	59.25	59.25	
TYPE M	59.25	59.25	
TYPE N	59.25	59.25	
TYPE O	59.25	59.25	
TYPE P	59.25	59.25	
TYPE Q	59.25	59.25	
TYPE R	59.25	59.25	
TYPE S	59.25	59.25	
TYPE T	59.25	59.25	
TYPE U	59.25	59.25	
TYPE V	59.25	59.25	
TYPE W	59.25	59.25	
TYPE X	59.25	59.25	
TYPE Y	59.25	59.25	
TYPE Z	59.25	59.25	
TYPE AA	59.25	59.25	
TYPE AB	59.25	59.25	

PROJECT NUMBER: 21-051
SCALE: 1/8" = 1'-0"
DATE: 2025-02-11
BY: [Signature]
CHECKED: [Signature]

DP2.4



REVISED
 2024 03 27 Issued for DP
 A 2025 02 11 Issued for DP Comments

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GRAVITY ARCHITECTURE
 Jay Wheeler
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 780.553.2424

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 06/11



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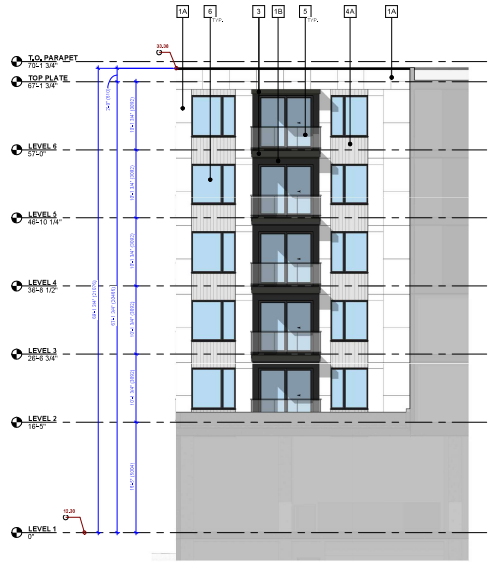
PROJECT STATUS
Development Permit
 PROJECT
KERR Langley Mixed Use
 20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-512

TITLE
ROOF PLAN

PROJECT NUMBER	DATE
21-051	2023 02 11
1/8" = 1/40"	2025 02 11
DESIGNED BY	DATE
REVISED BY	DATE
DATE OF APPROVAL	DATE
BY	DATE

DP2.5

PRELIMINARY, NOT FOR CONSTRUCTION



3 South Elevation (Building Return @ Roof Amenity)
 1/8" = 1'-0"



1 South Elevation (Fraser Highway Alignment) - DP
 1/8" = 1'-0"



2 East Elevation - DP
 1/8" = 1'-0"



Exterior Material Board

#	Description	Colour
1	White Cement Panel Cladding	White
2	White Cement Panel Cladding	White
3	White Cement Panel Cladding	White
4	White Cement Panel Cladding	White
5	White Cement Panel Cladding	White
6	White Cement Panel Cladding	White
7	White Cement Panel Cladding	White
8	White Cement Panel Cladding	White
9	White Cement Panel Cladding	White
10	White Cement Panel Cladding	White
11	White Cement Panel Cladding	White
12	White Cement Panel Cladding	White
13	White Cement Panel Cladding	White
14	White Cement Panel Cladding	White

GRAVITY ARCHITECTURE

400 West
 10000 100th Ave
 Calgary, AB Canada
 T2C 1K6
 gravityarchitecture.com
 5011



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PROJECT STATUS

Development Permit

KERR Langley Mixed Use

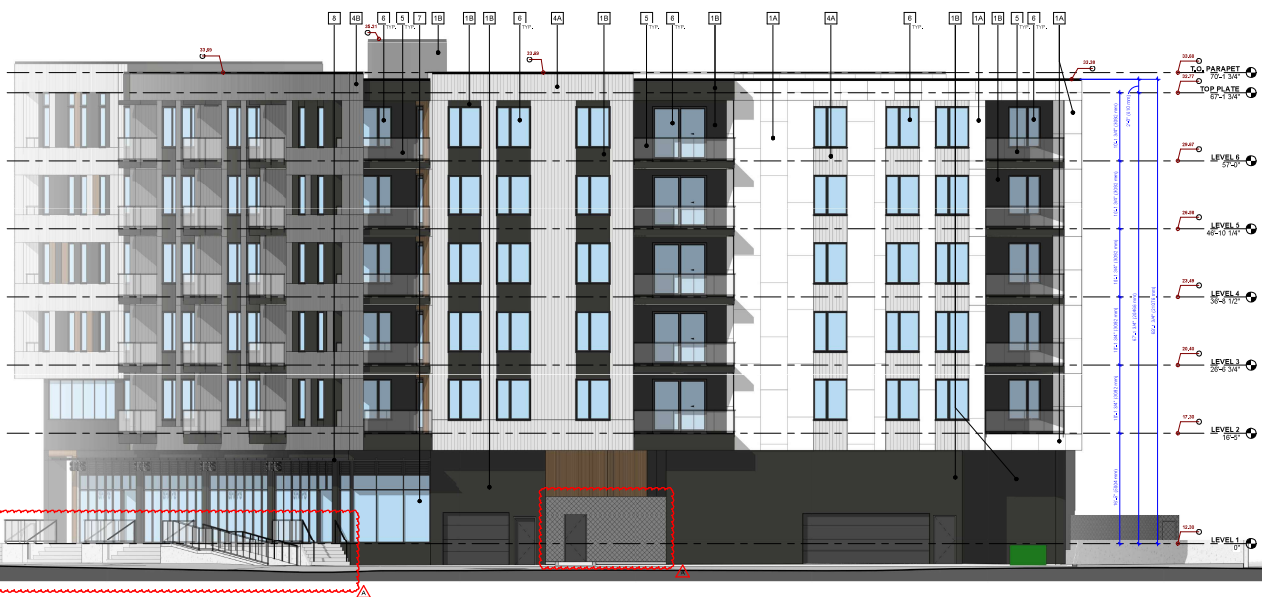
20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-512

BUILDING ELEVATIONS,
 EXTERIOR MATERIAL BOARD

PROJECT NUMBER: 21-051
 DRAWING NUMBER: 0200-00-00
 SCALE: 1/8" = 1'-0"
 DATE: 2024 03 27
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 2024 03 27

DP3.1

PRELIMINARY, NOT FOR CONSTRUCTION



1 North Elevation (Lane Alignment) - DP
 1/8" = 1'-0"



3 North Elevation (Building Return @ Roof Amenity)
 1/8" = 1'-0"



2 West Elevation - DP
 1/8" = 1'-0"

Exterior Materials		
#	Description	Colour
1	White Cementitious Overlay	White
2	White Cementitious Overlay	White
3	White Cementitious Overlay	White
4	White Cementitious Overlay	White
5	White Cementitious Overlay	White
6	White Cementitious Overlay	White
7	White Cementitious Overlay	White
8	White Cementitious Overlay	White
9	White Cementitious Overlay	White
10	White Cementitious Overlay	White
11	White Cementitious Overlay	White
12	White Cementitious Overlay	White
13	White Cementitious Overlay	White
14	White Cementitious Overlay	White

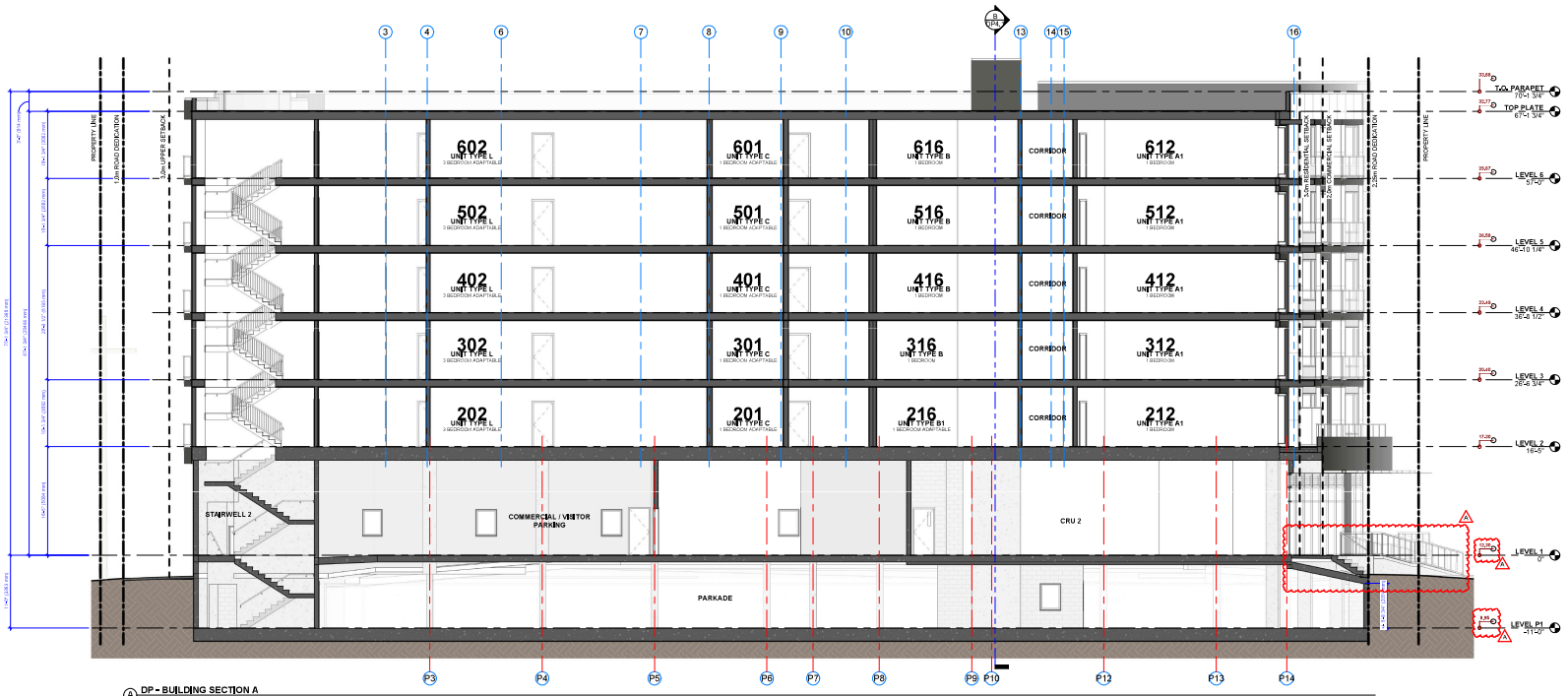
GRAVITY ARCHITECTURE
 400, 999 - 2 ST SW
 Calgary, AB Canada
 T2P 1G6
 gravity@gravityarch.com
 403.243.4020



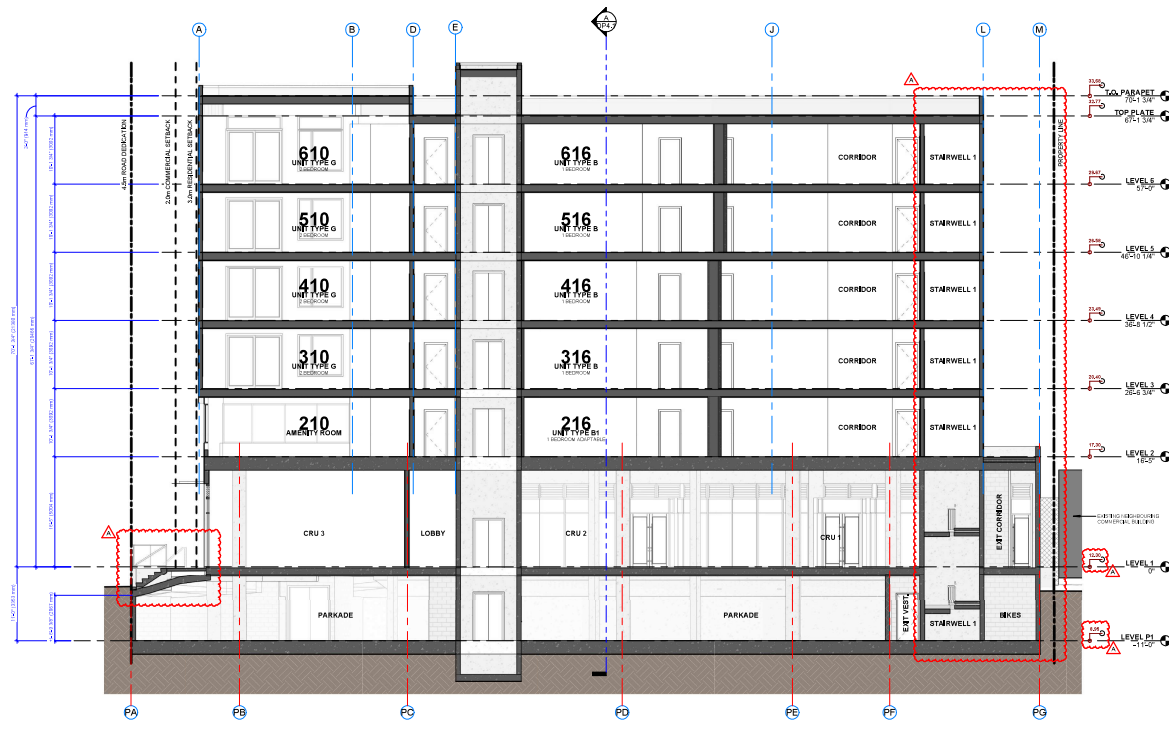
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PROJECT STATUS
Development Permit
 PROJECT
KERR Langley Mixed Use
 20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-612
 TITLE
BUILDING ELEVATIONS

PROJECT NUMBER: 21-051
 DRAWING NUMBER: DP3.2
 SCALE: 1/8" = 1'-0"
 DATE: 2024 03 27
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 2024 03 27



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



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

REVISED
2024 03 27 Issued for DP
2025 02 11 Issued for DP Comments

PRELIMINARY, NOT FOR CONSTRUCTION

GRAVITY ARCHITECTURE
 300 West
 park@gravityarchitecture.com
 514-253-4326
 400, 500 - 2 ST SW
 Calgary, AB Canada
 T2S 1S6
 gravityarchitecture.com
 06/24

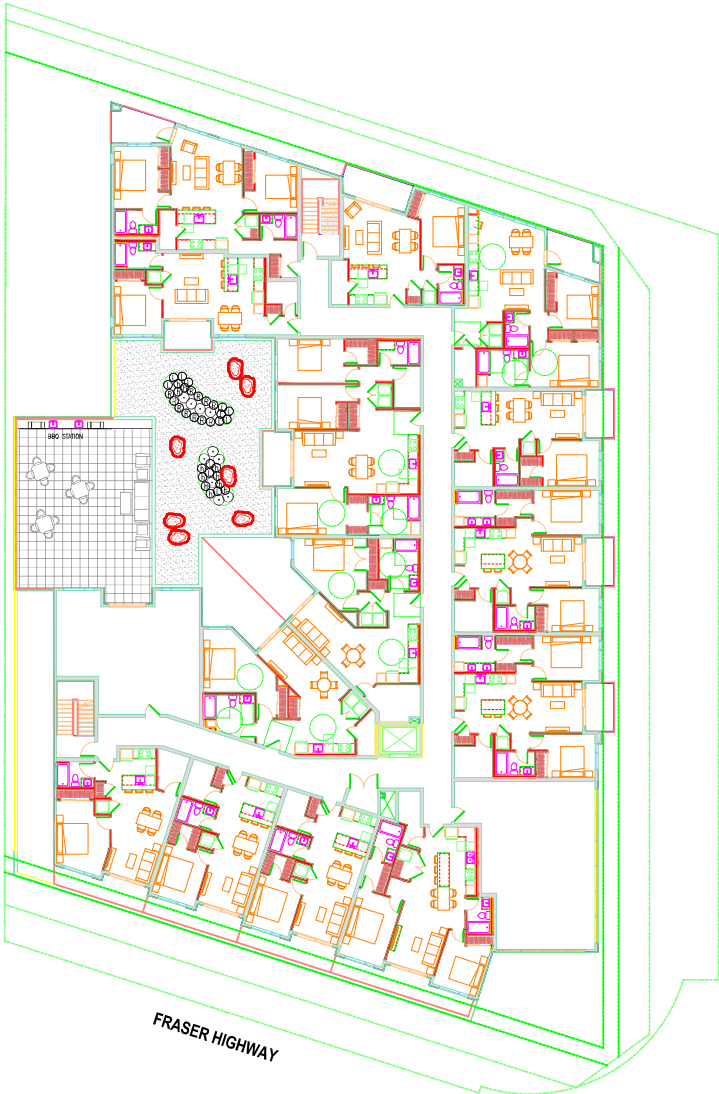


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PROJECT STATUS
Development Permit
 PROJECT
KERR Langley Mixed Use
 20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-512

BUILDING SECTIONS	
PROJECT NUMBER	21-051
PROJECT	KERR
SCALE	1/8" = 1'-0"
DATE	2025 02 11
BY	DP
CHECKED	DP
DATE	2025 02 11
BY	DP
CHECKED	DP
DATE	2025 02 11

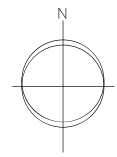
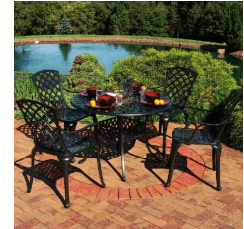
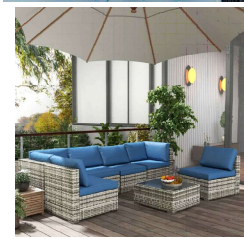
DP4.1



203 STREET

FRASER HIGHWAY

		PLANT LIST			
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	10	#3 POT	60 CM. O.C.
●	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	12	#3 POT	45 CM. O.C.
●	HEMEROCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILY	11	#3 POT	45 CM. O.C.
●	RUDEBECKIA TRILOBA	BLACK-EYED SUSAN	11	#3 POT	45 CM. O.C.



BOULDERS
WASHED
PEA GRAVEL



DATE: REVISIONS: NO.

CLARK J. KAPOLINAS & ASSOCIATES INC.

BCLA CSLA
2442 JUNOUIL COURT
ABBOTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

CLIENT
KDR PROPERTIES LTD.
ATTENTION: TRAVIS TOURNIER
SUITE A
5350 - 272 STREET
LANGLEY, B.C.
V4W 1S3
604-

TITLE
PLAN VIEW
LANDSCAPE PLAN
UPPER FLOOR AMENITY
CONDO DEVELOPMENT
20227 FRASER HIGHWAY
LANGLEY, B.C.

SCALE: 1:150 DATE: JAN/25
DEPT: DWG/3
DWG: DWG/3
APP'D: JLS/MLT

PRINTED: JOB No. DRAWING No. L-1A