



ADVISORY DESIGN PANEL

WEDNESDAY, DECEMBER 11, 2024 AT 7:00 PM

CKF Room
Langley City Hall
(In-Person Meeting)

A G E N D A

1) **AGENDA**

Adoption of the December 11, 2024 agenda.

2) **MINUTES**

Adoption of minutes from the November 6, 2024 meeting.

3) **PANEL MEMBERSHIP PHOTO**

Photo of the ADP membership for inclusion in the 2025 Volunteer Appreciation Banquet slideshow. Consent forms will be provided at the meeting.

4) **DEVELOPMENT PERMIT APPLICATION DP 15-23**
ZONING BYLAW AMENDMENT APPLICATION RZ 14-23

6-storey, 70-unit apartment development at 20239-20249 54A Avenue.

5) **NEXT MEETING**

January 2025 (Panel member availability to be confirmed)

6) **ADJOURNMENT**



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, NOVEMBER 6, 2024
AT 7:00 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Blair Arbuthnot
Jaswinder Gabri
Matt Hassett
Leslie Koole
Dammy Ogunseitan
Ritti Suvilai

Absent: Tony Osborn
Ella van Enter

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

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 November 6, 2024 agenda.

It was MOVED and SECONDED

THAT the agenda for the November 6, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the October 16, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the October 16, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PER DP 06-23 BALCONY UPDATE**

Balcony update for a previously approved 6-storey apartment building at 19948 55A Avenue.

Carl Johannsen, Director of Development Services provided information on the development permit application:

- The development application had received rezoning and development permit approval and is at the building permit stage;
- The applicant has requested a variance to add lumon-style glazing treatment to the patios;
- This is considered a minor variance, which could be approved by the Director of Development Services; however, staff wish to ensure the Advisory Design Panel is informed of what is being proposed and is given the opportunity to provide input.

The applicant team entered the meeting:

- Francis Yau, Senior Architect, Andrew Cheung Architects Inc.
- David Liu, Technical Drafter, Andrew Cheung Architects Inc.
- Tim Chen, Owner
- Jason Yang, Senior Manager - Contract & Construction, Golden Glory Development Ltd

The applicant team advised that the change will enclose the balcony, permitting year round use of the space. Their PowerPoint presentation included the following:

- Photos of other buildings with lumon enclosed balcony;
- Enlarged balcony plan;
- Renderings of current patio design and proposed enclosed balcony;
- Ability to fully open panels;
- North elevation comparison of building with closed and open balcony;
- East elevation comparison;
- West elevation comparison;
- Render views - open balcony;
- Render views – proposed balcony.

The team further advised that:

- Other benefits of this change to the patio design include energy savings, extra noise buffering and greater privacy;
- This style of enclosed patio has been used for many years in Europe;
- The main purpose of this change is to differentiate their building from others in the same price range in order to be more competitive and attract younger buyers.

In response to a question from a Panel member, staff advised that the enclosed patio is not considered additional floorspace.

The applicant team responded to questions from Panel members regarding the following:

- Motivation for the change in patio design;
- Ability to clean the windows;
- Who is responsible for maintaining and cleaning the windows;
- Whether a heater could be installed in the space to allow for use as separate living space.

Panel members provided feedback on the following:

- Potential for owners to turn these spaces into living areas;
- Strata may have issue maintaining uniform look of the building if owners use enclosed patios as living spaces.

The applicant team left the meeting.

In response to a question from a Panel member, staff advised this requested change to the application does not need to come to Council for approval.

Further discussion ensued regarding:

- Having an outlet on the patio would likely be a fire code violation;
- Owners may find a way to heat these spaces even though a power outlet is not being installed on the patios.

**4) DEVELOPMENT PERMIT APPLICATION DP 07-24
ZONING BYLAW AMENDMENT APPLICATION RZ 06-24**

26-unit townhome development at 20815 45A Avenue & 4560-4580 208 Street.

Mr. Metalnikov spoke to the staff report dated October 25, 2024 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- The rationale for boundaries of the multi-unit residential use designation in the OCP for this area;
- Installation of traffic signal in the area;

- Anticipated undergrounding of power lines in the area and City requirement that developer put in conduit;
- Purpose of area located at the western most corner of the development;
- Feasibility of retaining tree if accessible parking space is relocated to another area;
- Parking requirements for the development;
- Parking analysis done to determine number of viable on-street parking spaces in the area near this development;
- Intention to install curb in front of development on 208 St;
- Configuration of tandem units.

The Applicant team entered the meeting:

Dennis Chan, Developer (Leone Homes)

Fred Adab, Architect (F. Adab Architects)

Azar Ahmadi, Architect (F. Adab Architects)

Yiwen Ruan, Landscape Architect (PMG Landscape Architects)

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

- Context map;
- Site Plan;
- Unit Mix;
- North to south rendering on 208 St.;
- Elevations;
- Exterior finishes and colour;
- Floor plans for each building;
- Building sections;
- Energy saving green measures;
- CPTED features.

Mr. Ruan highlighted information on the landscape plan, including trees and pavers.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- Have a clearer tree map, showing trees to be retained and trees to be removed;
- Ensuring the types of trees planted don't have large roots that will break up the sidewalk as they grow;
- Adding visual interest to north and south elevations of Building 3;
- Potential to have a door for guest entry adjacent to garages in Building 4;
- Providing more visual interest above garage doors;
- Making yard space design for units in building 4 less formal;
- Expanding accent paving in interior drive aisle and providing traffic calming features to protect children playing in that area, potentially through extended walkway crosswalks from Building 4;
- Trade-offs between larger backyards and pedestrian walkways for Building 4;
- Having doorbells on garage side of units in addition to front door side;

- Reviewing location of smoke alarm in kitchen to prevent false alarms;
- Having front yard fencing right up to sidewalk to dissuade dog owners from having their dogs do their business in front of units;
- Adding permeable pavers where possible.

The applicant team responded to questions from Panel members regarding the following:

- Types of trees to be planted;
- View from front doors facing east;
- Maximum tree height of trees on the property;
- Rationale for jog in sidewalk;
- Keypad entry to garages;
- Different building designs in the area;
- Placement of unit numbers on garage side of units;
- Hiring of an acoustic consultant;
- Type of fencing to be provided on the east side of the development;
- Size of bed that can be accommodated in the smallest room of each unit;
- Placement of balconies on the internal side in Building 2;
- Developer amenity contribution for park.

The applicant team left the meeting.

There was further discussion on the types of trees being retained and the importance of ensuring there is enough room between these trees and trees on private property to maintain verticality of the trees.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated October 25, 2024 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Provide a clearer tree plan (trees retained, removed, and added)
 - b. Review the tree species used in front yards to ensure they will not impact townhome foundations
 - c. Provide more design interest to end elevations and garage-level façades
 - d. Consider a more creative and less formal approach to the Building 4 yards
 - e. Expand accent paving within the internal lanes and review traffic calming measures (e.g. pathway crosswalks, elevated crosswalks/table)
 - f. Provide unit numbers and doorbells on garage side of blocks
 - g. Review kitchen and smoke alarm locations to prevent false alarms
 - h. Provide front yard fencing as close to the property line as possible
 - i. Incorporate additional permeable surfaces into the site as possible

CARRIED

Staff notes:

- Consider sidewalk design along 208 Street in terms of tree preservation and active transportation design
- Seek opportunities to plant more coniferous trees, and spec columnar trees for boulevard (noting overhead wires)

The Chair advised Panel members that a group photo would be taken of the Panel at the next meeting for display at the next volunteer appreciation banquet.

5) **NEXT MEETING**

December 4, 2024 (TBC).

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:24 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 15-23
Rezoning Application RZ 14-23
(20239-20249 54A Avenue)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00
Bylaw #: 3303

Doc #:

Date: December 2, 2024

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit and Zoning Bylaw amendment applications for a 6-storey, 70-unit apartment building at 20239-20249 54A Avenue.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Mid Rise Residential (6-12 storey height and maximum Floor Area Ratio of 3.5);
- b. **Zoning:** RM1 Multiple Residential Low Density; and
- c. **Transit Oriented Area (TOA):** Tier 3 (minimum allowable 8-storey height and Floor Area Ratio of 3, no residential parking requirements).

The proposed development:

- a. Is consistent with the OCP (6-storey height and 2.7 FAR);
- b. Includes a rezoning to CD105 Comprehensive Development Zone to enable the proposed development in alignment with the OCP, due to the absence of a standard zone accommodating the Mid Rise Residential OCP designation in the current Zoning Bylaw; and
- c. Requires a Development Permit for a multi-unit residential development.

3. DETAILED BACKGROUND INFORMATION

Applicant:	Paramorph Architecture Inc.
Owner:	HOV Investments Ltd.
Civic Addresses:	20239-20249 54A Avenue
Legal Description:	Strata Lots 1-4, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626 & Strata Lots 1-2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1617
Site Area:	1,863 m ² (0.46 acres)
Number of Units:	70 apartments
Gross Floor Area:	4,996 m ² (53,778 ft ²)
Floor Area Ratio:	2.682
Lot Coverage:	49%
Total Parking Required:	4 accessible spaces
Parking Provided:	56 spaces (including 5 accessible spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD 105 Comprehensive Development
Variances Requested:	N/A
Estimated Development Cost Charges (DCCs):	\$1,235,928.00 (City - \$573,600.00, GVS&DD - \$264,762.00, GVWD - \$262,102.00, SD35 - \$36,400.00, TransLink - \$99,064.00)
Community Amenity Contributions (CACs):	\$284,400.00

4. SITE CONTEXT (20239-20249 54A AVENUE)

The proposed development site consists of two properties: one with a strata duplex and the other with a strata fourplex. Its surroundings include:

- **North:** Unbuilt City lane right-of-way and Chelsea Terrace (3-storey apartment building). The development would be required to construct this lane and dedicate land to widen it to the City's 8-metre width standard. Combined with anticipated lane construction associated with the nearby development at 20220 & 20230 Michaud Crescent (DP 14-23 and Rezoning Bylaw No. 3291; Third Reading granted September 23, 2024), this would complete the lane between Michaud Crescent and 54A Avenue.
- **East:** Manohah Manor (3-storey apartment building).
- **South:** 54A Avenue (local street) and Arbutus Court (3-storey apartment building).
- **West:** Suede (4-storey apartment building).

Key neighbourhood amenities within walking distance include:

- Linwood Park (few minutes' walk);
- Timms Community Centre (5-to-10-minute walk); and
- Nicomekl Elementary School (10-minute walk).

Nearby transportation services include:

- Six local and regional bus routes within a 5-minute walk;
- The frequent 503 Fraser Highway Express bus (5 to 10-minute walk); and
- The planned Langley City Centre SkyTrain station and its associated transit exchange (5 to 10-minute walk).



Context map

5. Proposed Site and Building Design

A. Site Layout and Building Massing

The proposed development is for a wood-frame building, with a flat roof, in a rectangular shape oriented north-south. A single level of underground parking is provided, with additional surface parking provided on the rear half of the site. The building's ground floor screens this parking area from the lone street frontage and upper floors extend their footprint over it on

columns. Pedestrian access is provided to both 54A Avenue to the south, with the main entrance on the building's corner, and the lane to the north, while vehicle access is limited to the rear lane.

B. Building Elevations and Materials

The parkade extrudes slightly above grade and is clad with brick veneer. This brick extends up the first two floors of the building. Elsewhere, the cladding consists primarily of grey and wood-tone fiber cement panelling. Both glass and black picket aluminum balcony railings are used. Cantilevered balconies and extruded masses, frames, and cornices add depth to the façades.

C. Landscaping

Landscaping consists of a planted perimeter and a programmed rooftop amenity deck. Plantings include a variety of shrubs and ground covers, along with 6 trees proposed on-site, with additional street trees to be provided as part of required frontage upgrades. Solid black aluminum fencing is provided on the side property lines and between the ground floor patios. The rooftop deck hosts dining and lounge areas and 15 garden plots, with linear planters with Japanese Holly plants delineating these different spaces. This rooftop area is set back from the roof edges for safety and privacy.

D. Building Program and Details

The building's unit mix includes:

- 13 studios (19%);
- 31 one-bedroom units (44%);
- 21 two-bedroom units (30%); and
- 5 three-bedroom units (7%).

15 (21%) of the units are adaptable. Resident storage facilities are provided in storage rooms in the underground parkade as well as within in-unit storage rooms. 514 m² (5,522 ft²) of total amenity space is provided, including 215 m² (2,309 ft²) of indoor space and 299 m² (3,213 ft²) of outdoor space split between the rooftop deck and a ground-floor patio outside the indoor amenity lounge.

6. Sustainability Features

- Construction techniques that minimize site disturbance and protect air quality;

- Lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan;
- Reduced heat island effect with a high-reflectivity roof;
- 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;
- 8 resident parking stalls with Level II electric vehicle (EV) chargers; and
- 15 resident garden plots.

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

No variances are required for this application. Under recent Provincial legislation the City cannot require a specific number of residential and residential visitor parking spaces at this location (Transit Oriented Area, TOA).

9. Engineering

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 a proposed 70-Unit Apartment Development located at 20239-20249 54A Avenue.

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:
- I. 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.
 - II. 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.
 - III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
 - IV. 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.
 - V. 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."
 - VI. 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.

- VII. A property dedication of approximately 2m will be required along the lane frontage north of the proposed development to achieve a 8m right of way width.
- VIII. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per the DCM Section 8.21. The proposed development plan and statistics, once ready, should be forwarded to the City Engineer to develop the scope of this traffic study. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:
 - 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.
- IX. 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 the entire 54A St. frontage, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-R07 and Section 11.0 - Specifications and Standards for Landscaping.
- X. 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.
- XI. 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.
- XII. 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.
- XIII. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 54A Avenue project frontage by replacing with underground infrastructure.
- XIV. 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:

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. 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.
- III. 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.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- V. 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:

- I. 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
- II. 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
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- IV. 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.
- V. 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.
- VI. 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.

- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VIII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- IX. 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.
- X. 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.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. 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 at the main entrance of the parkade, at the stairwells on rooftop, and in elevator lobbies. 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. The 4" FDC will be located on a 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):** \$573,600.00
- **Community Amenity Contributions (CACs):** \$284,400.00

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:



Rachel Ollenberger, ASCT
Manager of Engineering Services

Concurrence:



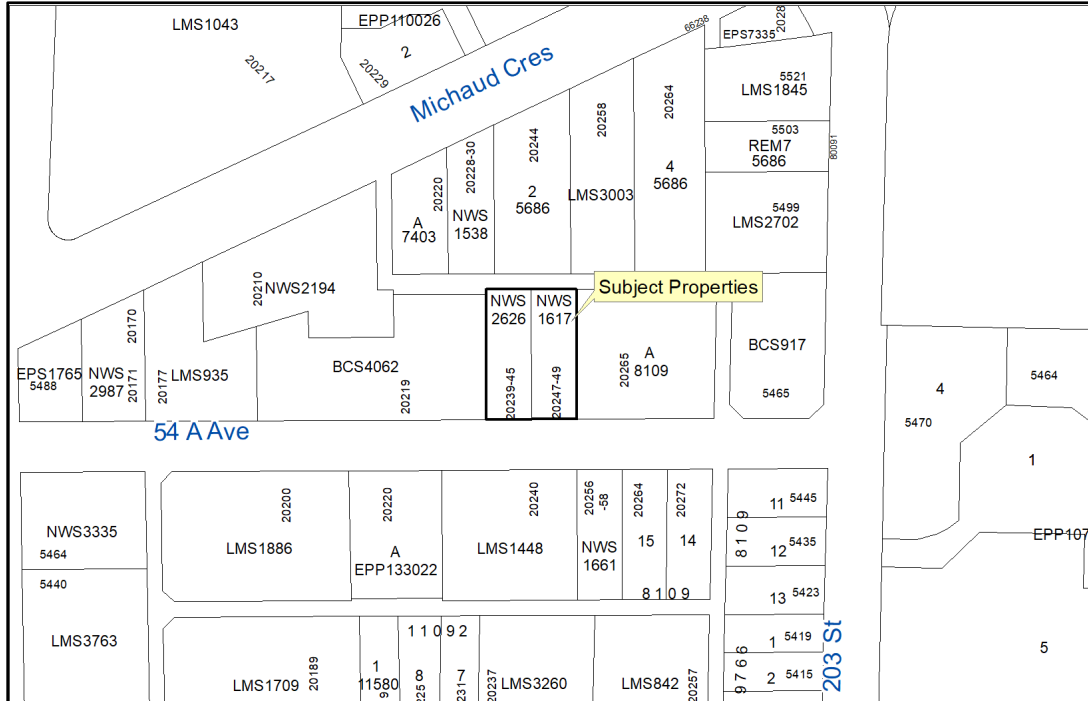
Scott Kennedy, Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 15-23 REZONING APPLICATION RZ 14-23

Civic Addresses: 20239-20249 54A Avenue
Legal Description: Strata Lots 1-4, District Lot 305, Group 2, New Westminster District, Strata Plan NW2626 & Strata Lots 1-2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1617
Applicant: Paramorph Architecture Inc.
Owner: HOV Investments Ltd.





DEVELOPMENT PERMIT APPLICATION



MULTI FAMILY DEVELOPMENT

20239 & 20247, 54A Avenue,
Langley City, British Columbia



DRAWING LIST

COVER PAGE	A-0.1
LOCATION MAP AND TEAM	A-0.2
LAND USE & CONCEPT PLAN	A-0.3
CONTEXT PLAN	A-0.4
PROGRAM SUMMARY	A-0.5
BASE PLAN	A-0.6
SHADOW STUDY	A-0.7
SITE PLAN	A-1.0
FLOOR PLANS	A-2.0 TO A-2.7
PERSPECTIVES	A-3.0 TO A-3.7
MATERIAL BOARD	A-3.8
ELEVATIONS	A-3.9 TO A-3.10
SECTIONS	A-4.0 TO A-4.1
UNIT PLANS	A-5.0 TO A-5.6
GARBAGE ENCLOSURE DETAIL	A-6.0
MAILBOX ROOM DETAIL	A-6.1

PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC. 308-9639 137A Street Surrey,BC V3T0M1 (604) 608-0161 info@paramorph.com	
SURVEYOR - TARGET LAND SURVEYING Surrey, BC (604) 583-6161	
LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT 2686 6th Avenue East Vancouver, BC V5M 1R3 (604) 720-0048 david@davidstyko.com	

LOCATION



308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

MULTI FAMILY DEVELOPMENT

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

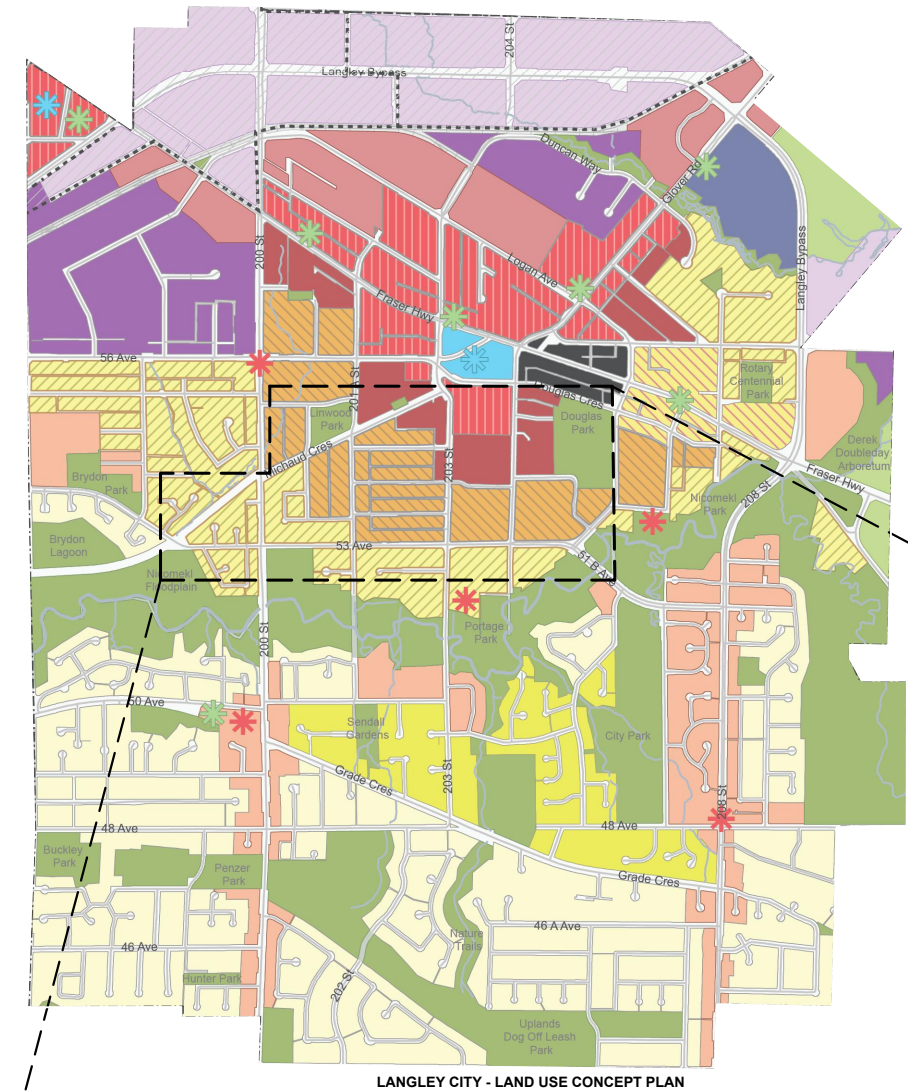
Sheet Title

PROJECT SUMMARY

Scale

Sheet No.

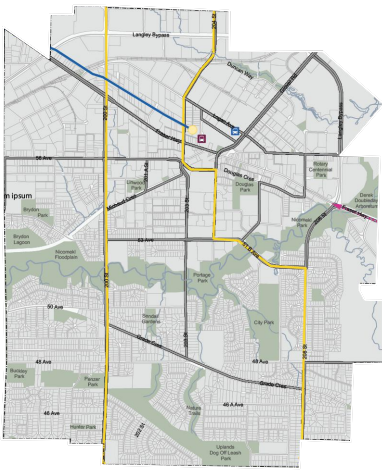
A-0.2



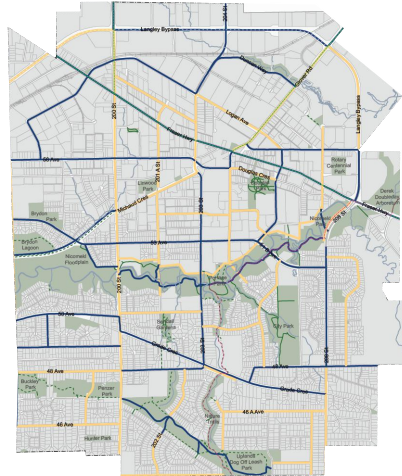
LANGLEY CITY - LAND USE CONCEPT PLAN



PARKS AND OPEN SPACE
CONCEPT PLAN

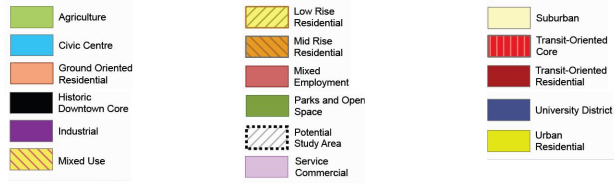


FUTURE TRANSPORTATION CONCEPT - ROAD
NETWORK

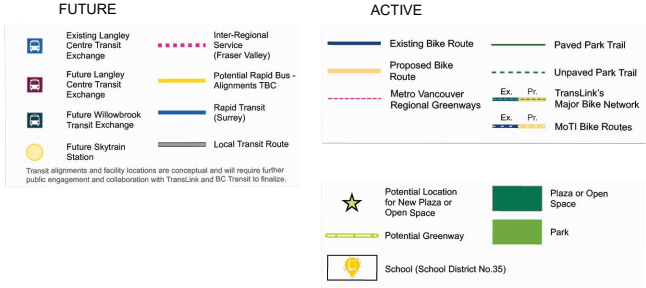


ACTIVE TRANSPORTATION CONCEPT - ROAD
NETWORK

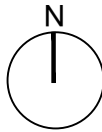
LEGEND FOR LAND USE CONCEPT PLAN



LEGEND FOR TRANSPORTATION CONCEPT-ROAD NETWORK



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

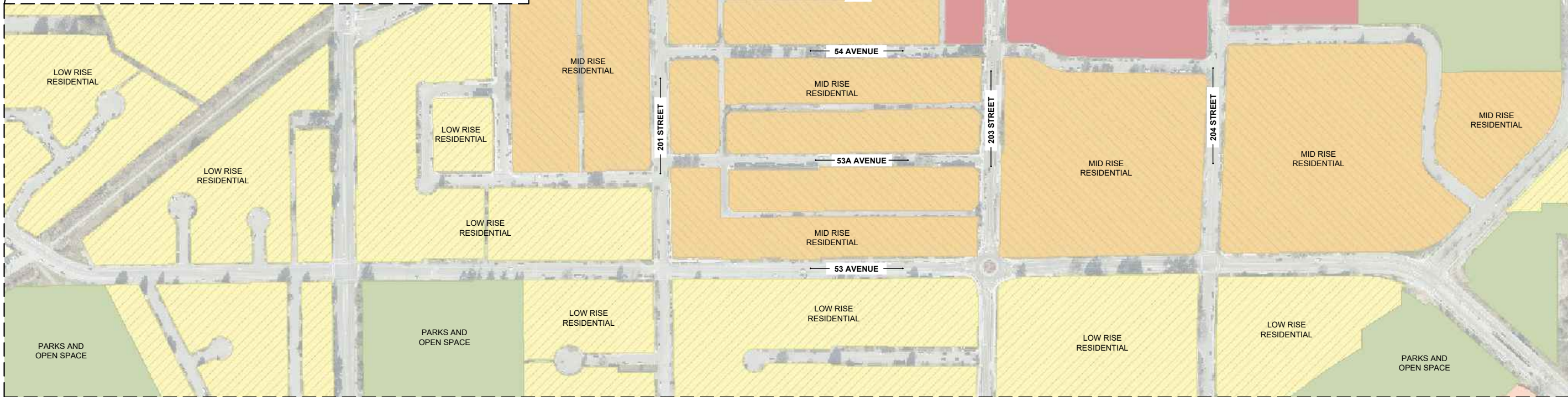
**LAND USE AND
CONCEPT PLAN**

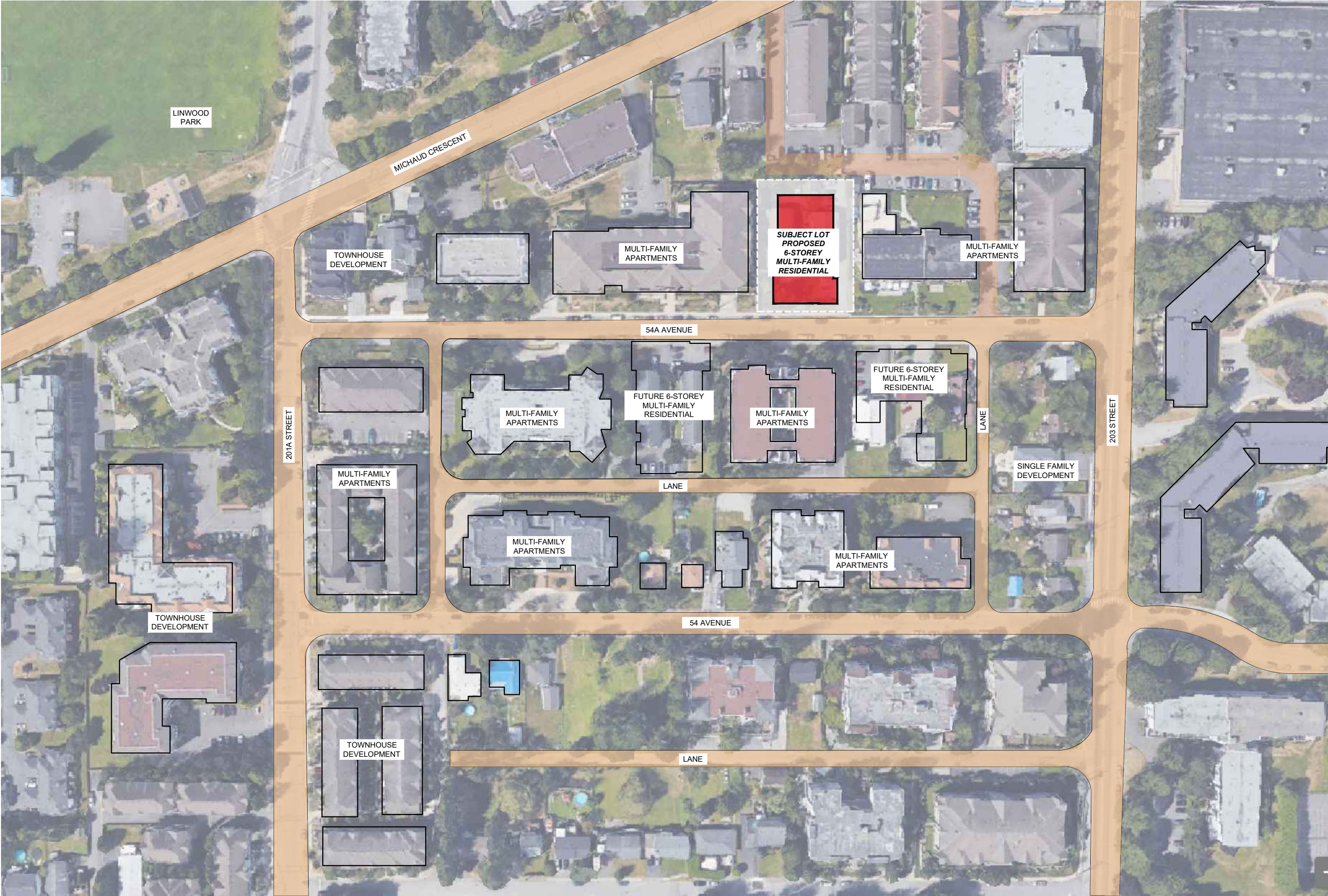
Scale

N.T.S.

Sheet No.

A-0.3





PMIA

ParaMorph

Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

Notes

This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

N

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal

REGISTERED ARCHITECT

MANPREET SINGH

BRITISH COLUMBIA

2024-12-03

Project Title

MULTI FAMILY DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

CONTEXT PLAN

Scale

N.T.S.

Sheet No.

A-0.4

Program Summary

LOT INFO	ADDRESS	20239,20247 54A Ave, Langley City			
	LEGAL DESCRIPTION	PLAN NWS2626 LOT 1 & Plan NWS1617 Lot 1			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	20,058	1,863	0.46	0.19
	DEDICATION	736	68	0.02	0.01
NET AREA (AFTER DEDICATION)		19,321	1,795	0.44	0.18

ZONING	ZONING	CURRENT	PROPOSED
			CD
	FAR (ON GROSS AREA)	PERMITTED	PROPOSED
	FAR		2.68
	TOTAL AREA(SQ FT.)		53778
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG LANE)		6.00m
	SOUTH(ALONG 54 A Ave)		3.00m
	EAST (ALONG NEIGHBOURING LOT)		6.00m
	WEST (ALONG NEIGHBOURING LOT)		6.00m
		PERMITTED	PROPOSED
	BLDG HEIGHT		6 STOREY
	NO. OF DWELLING UNITS		70
	NO. OF ADAPTABLE UNITS		15 (21% OF TOTAL UNITS)

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	9440	877	48.86%	
	FAR CALCULATION (GROSS)				
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft) EFFICIENCY
	MAIN FLOOR LVL	2,906.40	1,362.58	2,309	6,578.07 79%
	SECOND FLOOR LVL	8,443.60	996.34	0	9,439.94 89%
	THIRD FLOOR LVL	8,443.60	996.34	0	9,439.94 89%
	FOURTH FLOOR LVL	8,443.60	996.34	0	9,439.94 89%
	FIFTH FLOOR LVL	8,443.60	996.34	0	9,439.94 89%
	SIXTH FLOOR LVL.	8,443.60	996.34	0	9,439.94 89%
	TOTAL FLOOR AREA			53,777.79	
	UNIT COUNT				
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA (Sqft)
	UNIT-A	1BR	491.00	5	2,455
	UNIT-A1	1BR	535.00	1	535
	UNIT-B	2BR	789.00	6	4,734
	UNIT-C	STUDIO	512.00	11	5,632
	UNIT-C1	STUDIO	501.00	1	501
	UNIT-C2	STUDIO	573.00	1	573
	UNIT-D (ADAP.)	1BR	537.00	5	2,685
	UNIT-E	3BR	853.00	5	4,265
	UNIT-F	1BR	432.00	5	2,160
	UNIT-G	1 BR	634.00	5	3,170
	UNIT-H (ADAP.)	1 BR	688.00	10	6,880
	UNIT-J	2BR	666.00	5	3,330
	UNIT-K	2BR	885.00	5	4,425
	UNIT-K1	2BR	797.00	5	3,985
	TOTAL			70	45,330

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	Studio	13	1.0 / Unit	13	5
	1 Bedroom , 1 Bedroom+Den	31	1.1/ Unit	34.1 SAY 34	22
	2 bedroom	21	1.3/ Unit	27.3 SAY 27	11
	3 bedroom	5	1.5/ Unit	7.5 SAY 8	4
	VISITORS	70	0.2 CAR / UNIT	14.0	14
	TOTAL			96	56
	SMALL CARS		60% OF TOTAL STALLS	33.6 SAY 34	12
	ACCESSIBLE		5% OF TOTAL STALLS	2.8 SAY 3	5
	LOADING BAY			1	1
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED
	BICYCLE PARKING	70	0.5 / Unit + 6.0 spaces per building	41	41

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	161	1,733	2.3 Sq.m. or 24.75 Sq.ft/ UNIT
	PROPOSED(MAIN FLOOR)	215	2,309	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED			
	PROPOSED (ROOF TOP & MAIN FLOOR)	299	3,213	

PMIA

ParaMorph

Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

Notes

This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

2024-11-19

Revisions/Comments

2024-10-17

Revisions/Comments

2024-09-06

Revisions/Comments

2024-06-13

D.P. Submission

2023-12-13

D.P. Submission

2023-07-10

Preliminary Application

Date

Description

Issues / Revisions

Seal

REGISTERED ARCHITECT

MANPREET SINGH

BRITISH COLUMBIA

2024-12-03

Project Title

MULTI FAMILY DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

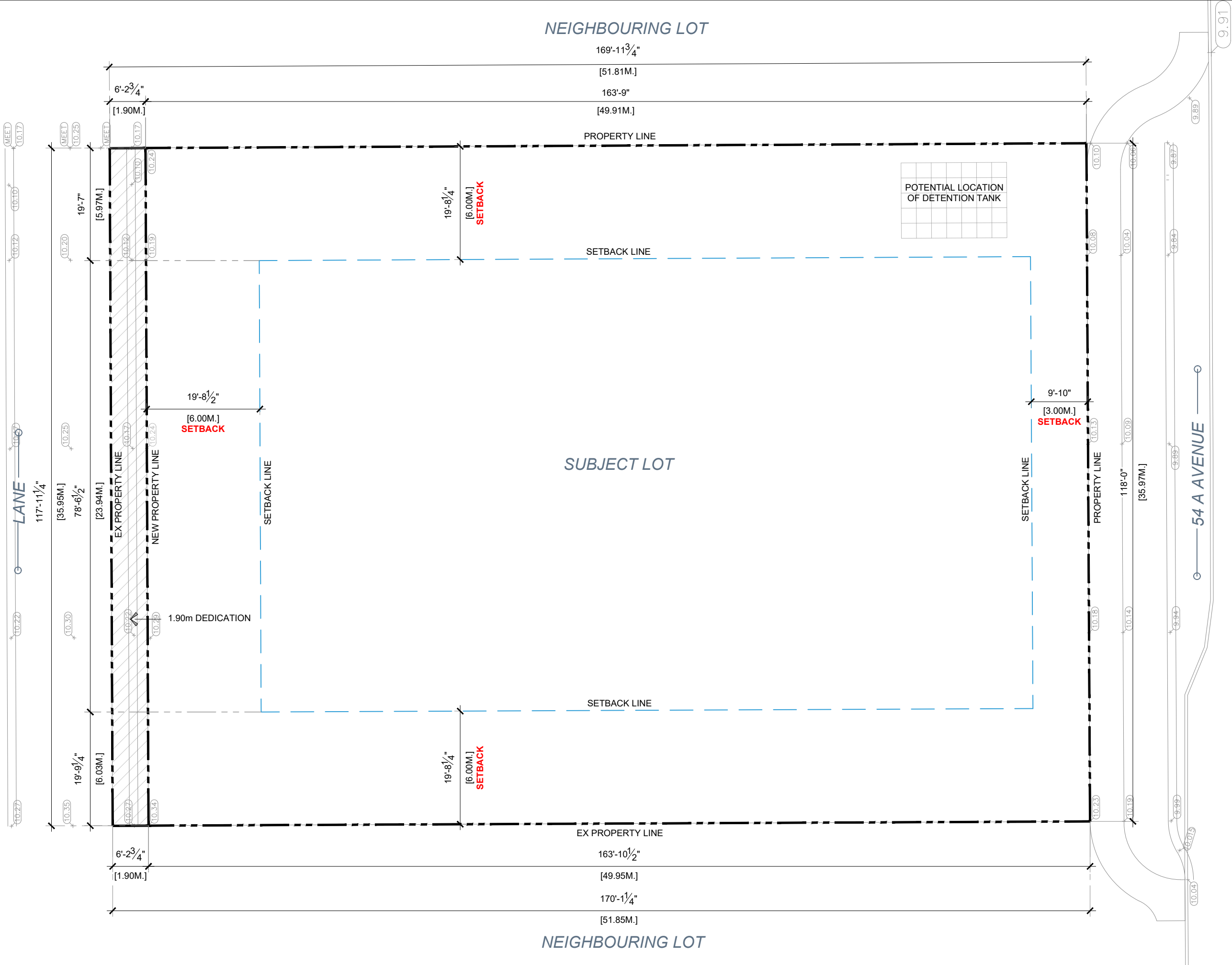
Sheet Title

PROGRAM SUMMARY

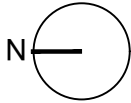
Scale

Sheet No.

A-0.5



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

MULTI FAMILY
DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

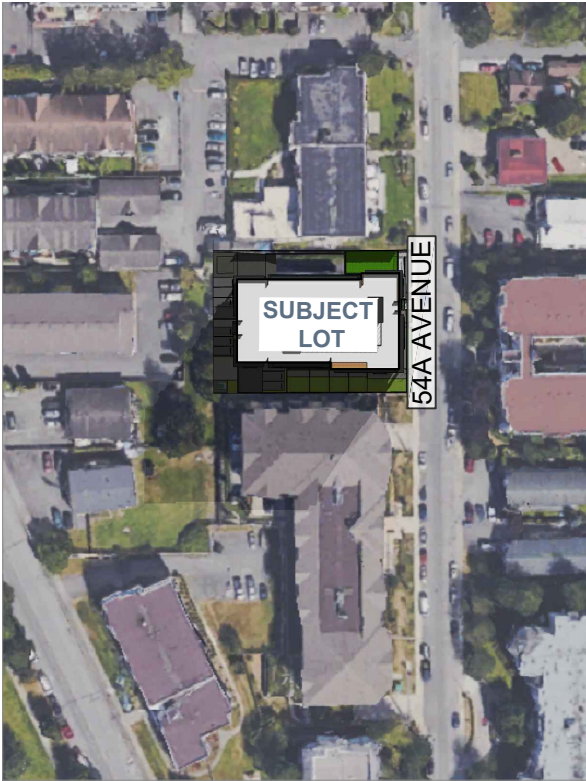
Sheet Title

BASE PLAN

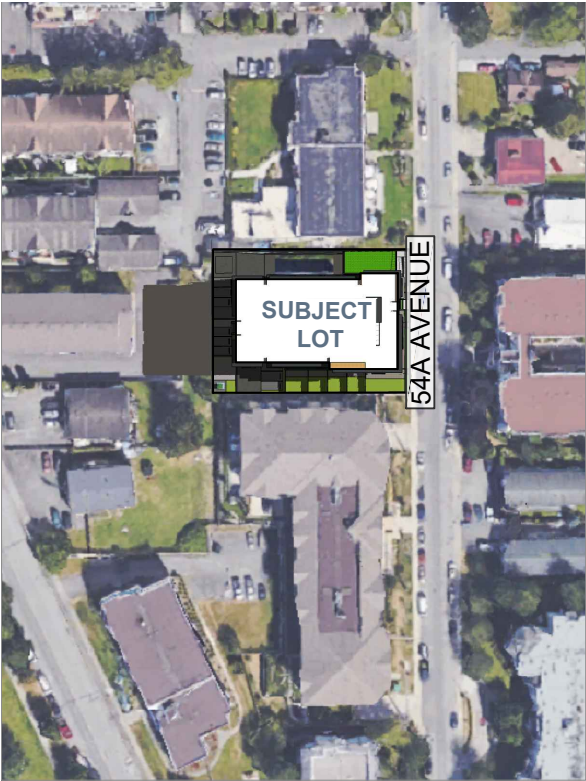
Scale

Sheet No.

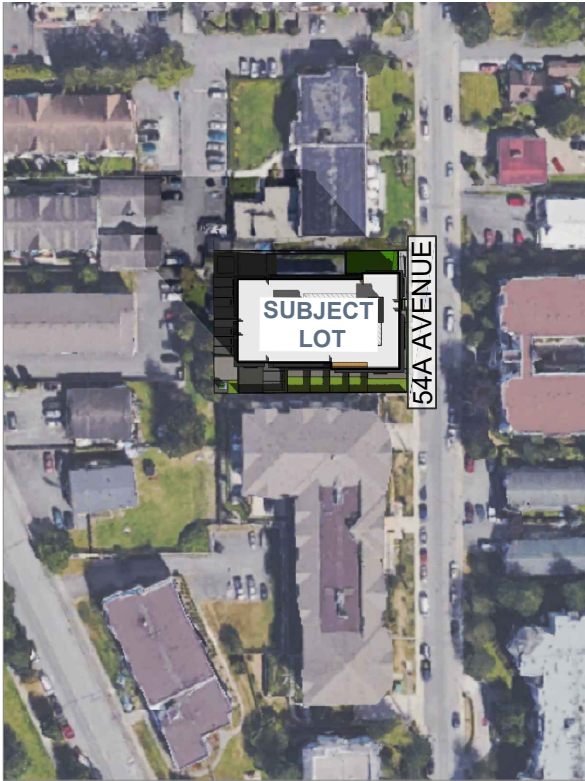
A-0.6



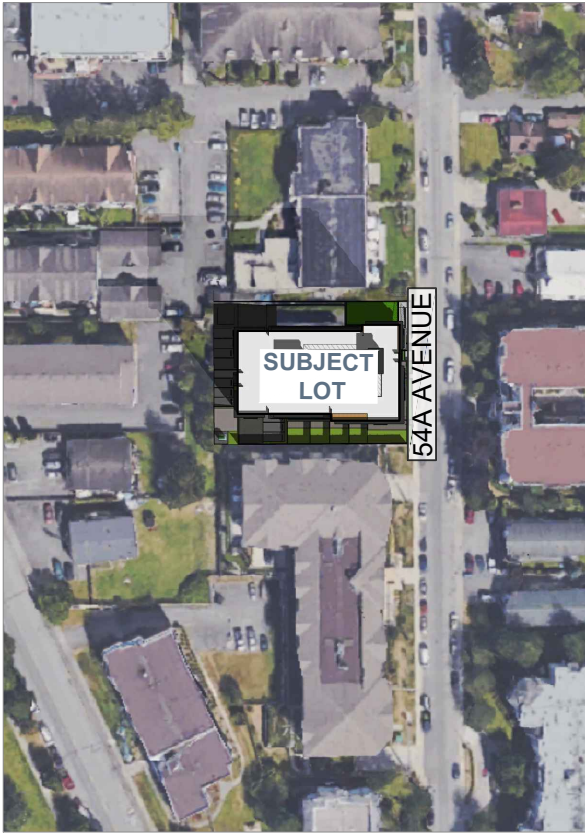
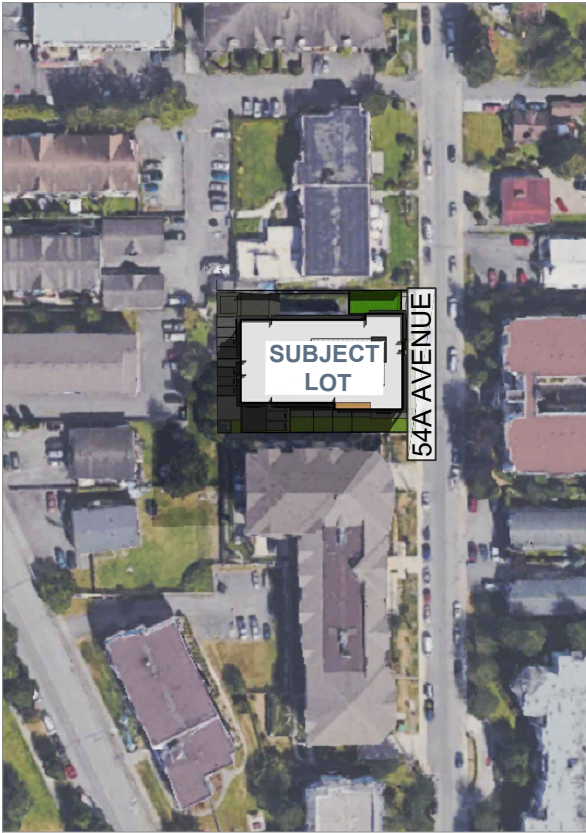
1 SHADOW @ EQUINOX MARCH 20 9AM



2 SHADOW @ EQUINOX MARCH 20 12NOON



3 SHADOW @ EQUINOX MARCH 20 3PM



PMIA

ParaMorph

Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1

1690 West 2nd Avenue, Vancouver, BC V6J 1H4

604-608-0161 | paramorph.com

Notes

This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

N

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal

REGISTERED ARCHITECT

MANPREET SINGH

BRITISH COLUMBIA

2024-12-03

Project Title

MULTI FAMILY DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By	Date
PS	2023-07-10
Checked By	Project ID
MG	LA19_2306

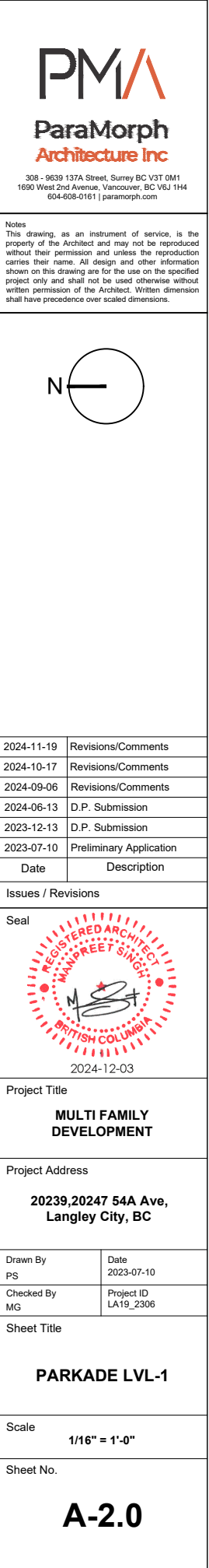
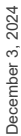
Sheet Title

SHADOW STUDY

Scale

N.T.S.

Sheet No.





Issues / Revisions



Project Address

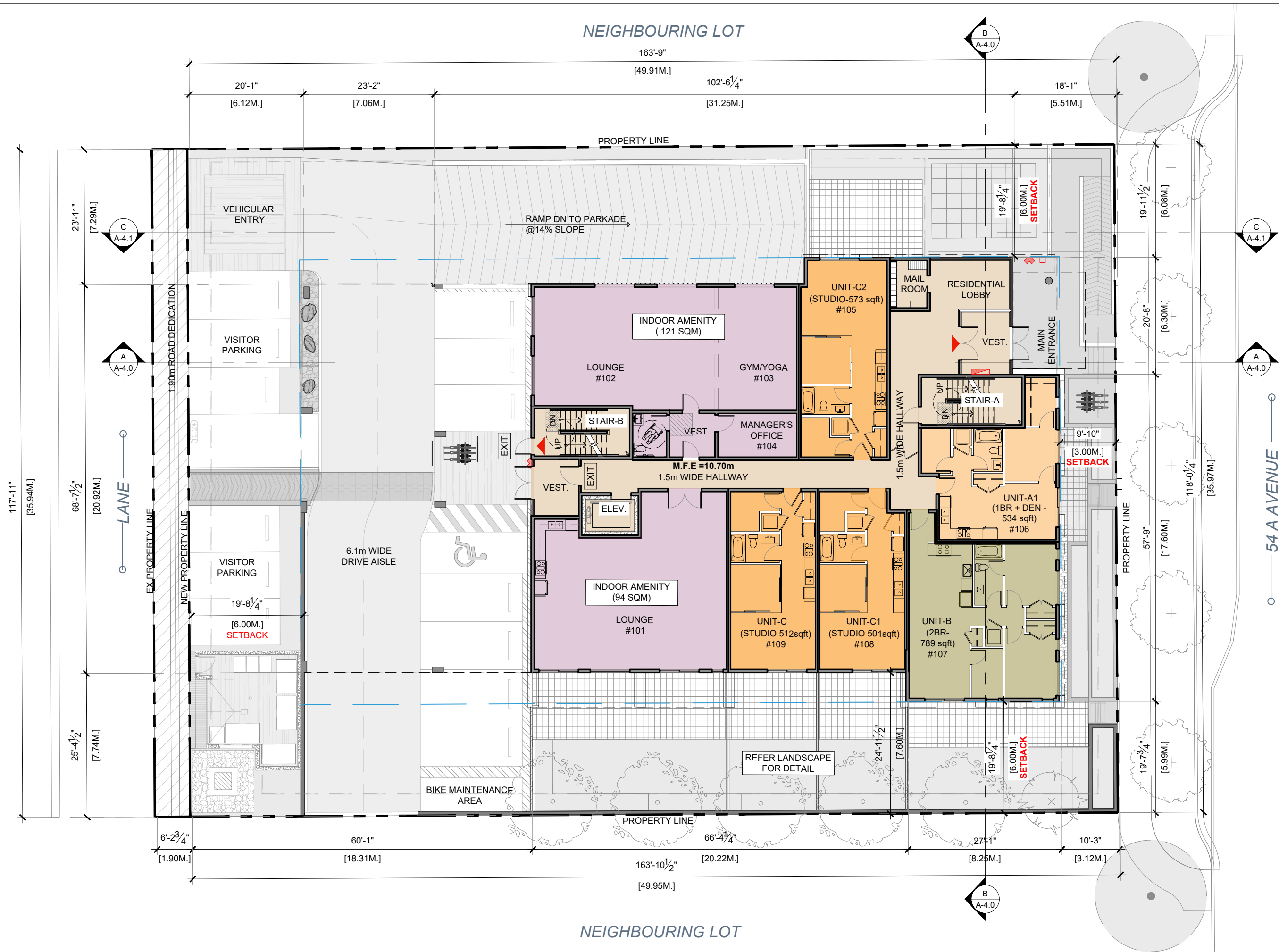
**20239,20247 54A Ave,
Langley City, BC**

Sheet Title

Scale	1/16" = 1'-0"
-------	----------------------

Sheet No. _____

A-2.1





Issues / Revisions



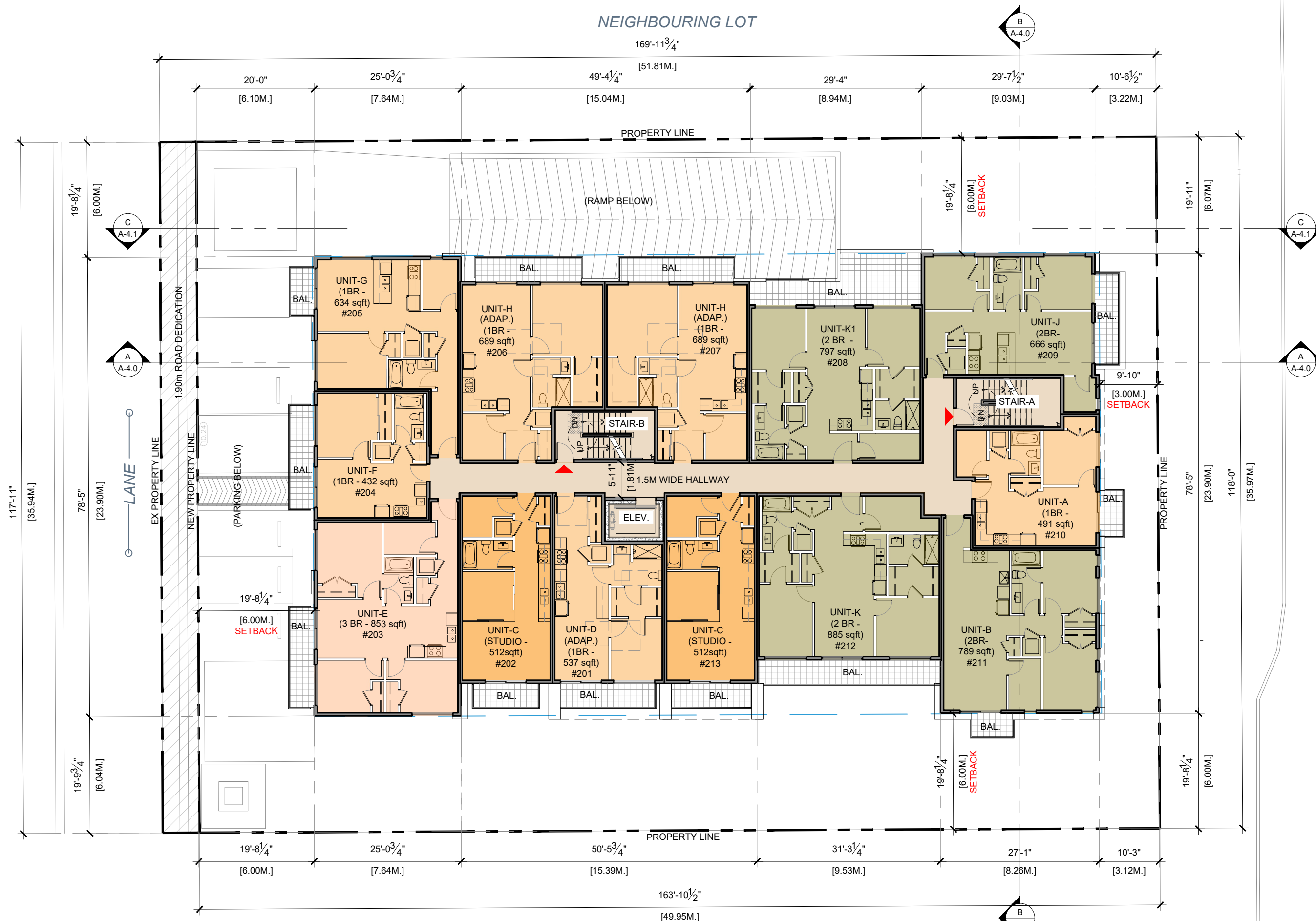
Project Address

**20239,20247 54A Ave,
Langley City, BC**

Sheet Title

Scale **1/16" = 1'-0"**

A-2.2





Issues / Revisions



Project Address

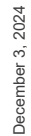
**20239,20247 54A Ave,
Langley City, BC**

Sheet Title

Scale **1/16" = 1'-0"**

Sheet No.

A-2.3





2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions	
--------------------	--



2024-12-03

Project Title

MULTI FAMILY DEVELOPMENT

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

**FOURTH FLOOR
PLAN**

Scale $1/16" = 1'-0"$

Sheet No.

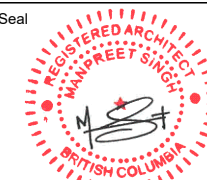
A-2.4





2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions	
--------------------	--



2024-12-03

Project Title

MULTI FAMILY DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

FIFTH FLOOR PLAN

Scale **1/16" = 1'-0"**

Sheet No.

A-2.5





2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions	
--------------------	--



Project Title

MULTI FAMILY
DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

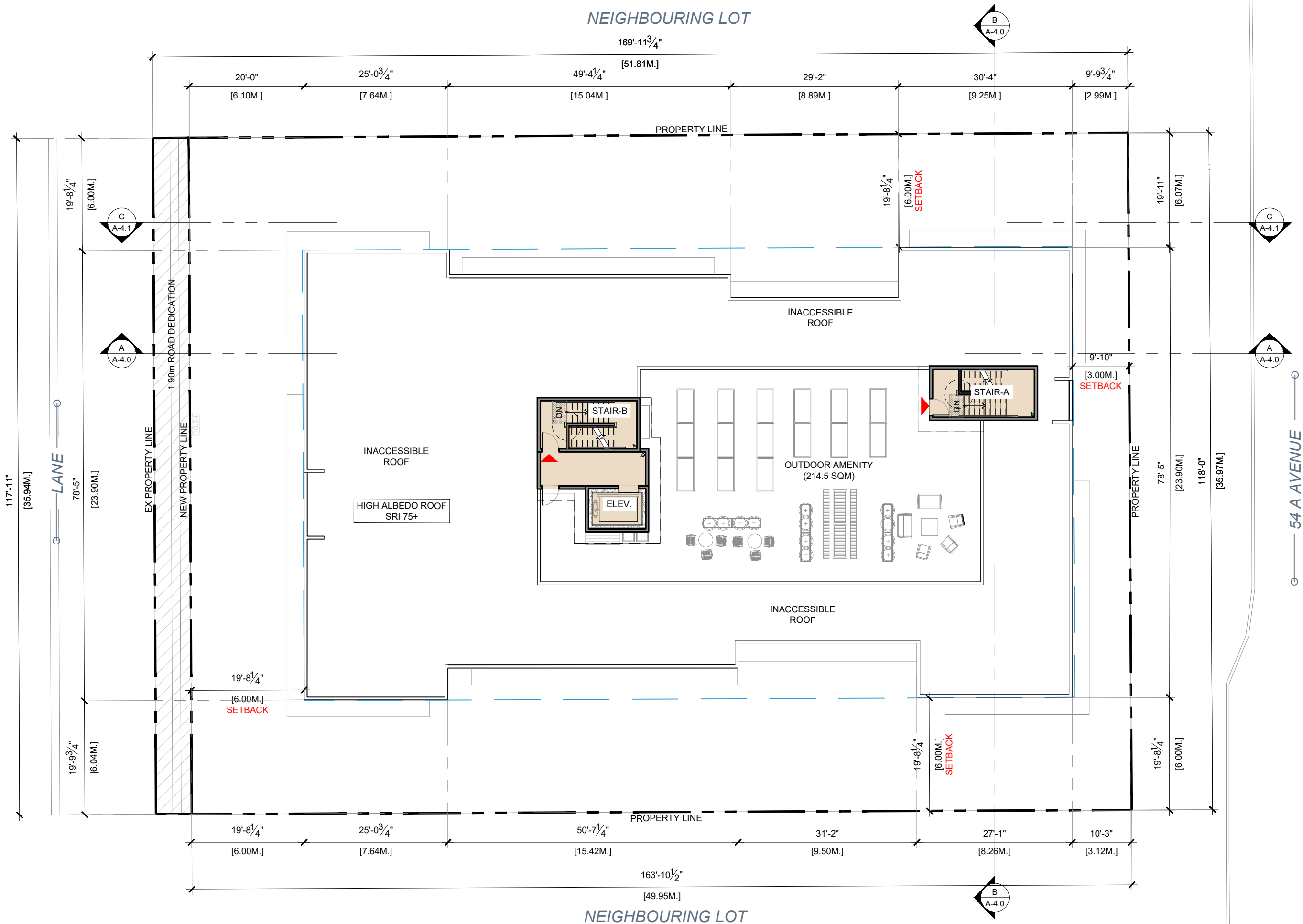
**SIXTH FLOOR
PLAN**

Scale	1/16" = 1'-0"
-------	----------------------

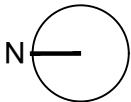
Sheet No.

A-2.6





Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

ROOF TOP

Scale

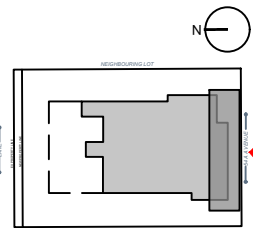
1/16" = 1'-0"

Sheet No.

A-2.7



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

PERSPECTIVES

Scale

N.T.S

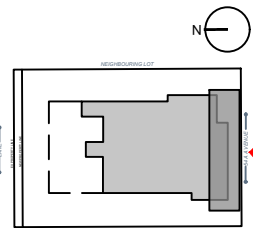
Sheet No.

A-3.0

1 PERSPECTIVE VIEW
ALONG 54A AVENUE



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

Date	Revisions/Comments
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

PERSPECTIVES

Scale

N.T.S

Sheet No.

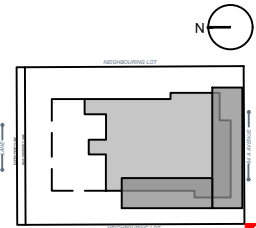
A-3.1

① PERSPECTIVE VIEW
ALONG 54A AVENUE (ENTRANCE)



1 PERSPECTIVE VIEW
ALONG SOUTH-WEST CORNER

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

PERSPECTIVES

Scale

N.T.S

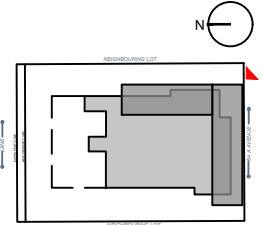
Sheet No.

A-3.2



1 PERSPECTIVE VIEW
ALONG SOUTH-EAST CORNER

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

PERSPECTIVES

Scale

N.T.S

Sheet No.

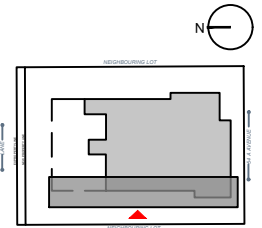
A-3.3

December 3, 2024



1 PERSPECTIVE VIEW
FROM WEST NEIGHBOURING LOT

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

PERSPECTIVES

Scale

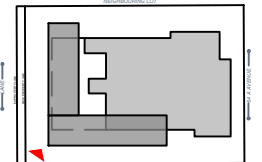
N.T.S

Sheet No.

A-3.4



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

PERSPECTIVES

Scale

N.T.S

Sheet No.

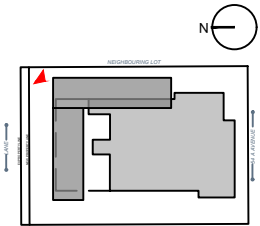
A-3.5

1 PERSPECTIVE VIEW
FROM NORTH-WEST CORNER



1 PERSPECTIVE VIEW
FROM NORTH-EAST CORNER

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

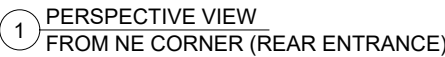
PERSPECTIVES

Scale

N.T.S

Sheet No.

A-3.6





SOUTH ELEVATION (ALONG 54 AVE)



1 - Double Glazed Windows
Color to Match: Benjamin Moore
Black Ink_2127-20
Glass: Clear



2 - Aluminium Door & Double
Glazed Glass
Color to Match: Benjamin Moore
Black Ink_2127-20
Glass: Clear



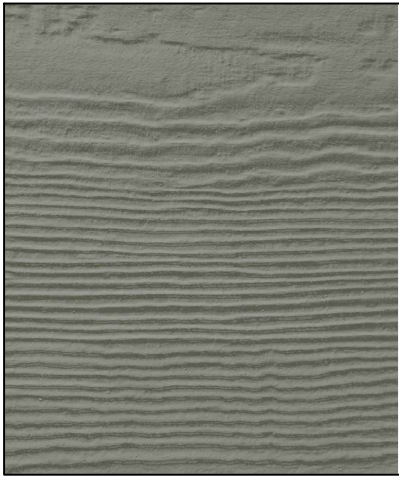
3- Brick Veneer : IXL Building
Products Ltd.
Color: Thin brick - Sienna Ironspot



4- James Hardie Siding _Rustic
Series : Woodtone
Color to Match: Sand Castle
Size: 6" Siding



5- Metal Railing:
Color To Match: Benjamin Moore
Black Ink_2127-20



6- Fiber Cement Panelling with Reveal
Color to Match: James Hardie_ Gray
Slate



7- Fiber Cement Panelling with Reveal
Color to Match: James Hardie_ Iron
Gray

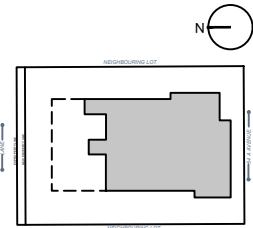


8 - Metal Railing:
Color To Match: Benjamin Moore
Black Ink_2127-20
Clear Glass



* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must
be colored matching to the panels they are attached to.

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

MULTI FAMILY
DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

MATERIAL BOARD

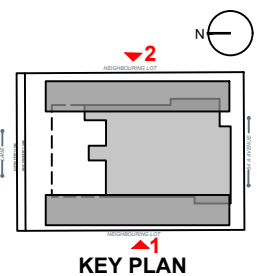
Scale

Sheet No.

A-3.8



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal

2024-12-03

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**20239,20247 54A Ave,
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

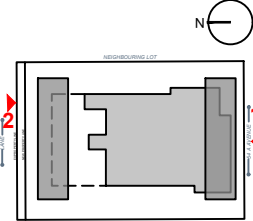
A-3.9



ParaMorph
Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

MULTI FAMILY
DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

ELEVATIONS

Scale

1/16" = 1'-0"

Sheet No.

A-3.10

29.05
TOP OF ROOF

26.00
SIXTH FLOOR LVL

22.95
FIFTH FLOOR LVL

19.90
FOURTH FLOOR LVL

16.85
THIRD FLOOR LVL

13.80
SECOND FLOOR LVL

10.75
MAIN FLOOR LVL



1 SOUTH ELEVATION
SCALE- 1/16" = 1'-0"

29.05
TOP OF ROOF

26.00
SIXTH FLOOR LVL

22.95
FIFTH FLOOR LVL

19.90
FOURTH FLOOR LVL

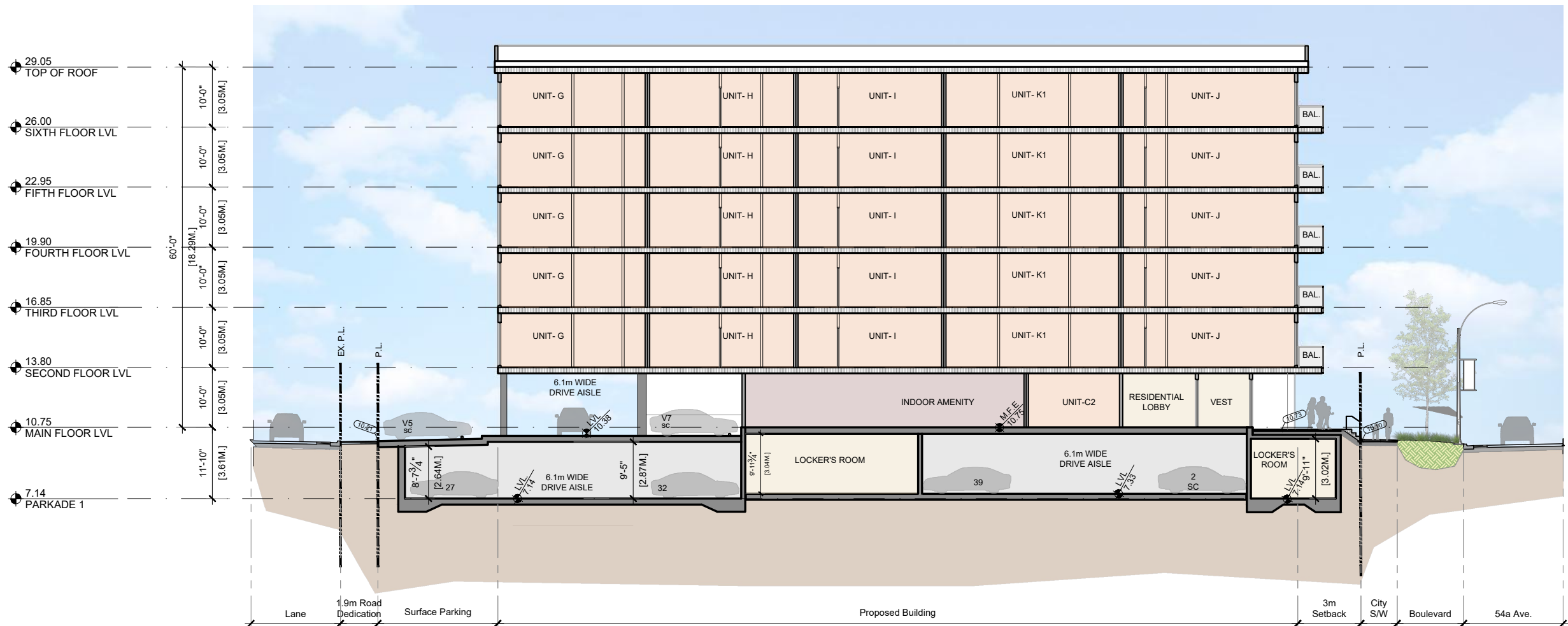
16.85
THIRD FLOOR LVL

13.80
SECOND FLOOR LVL

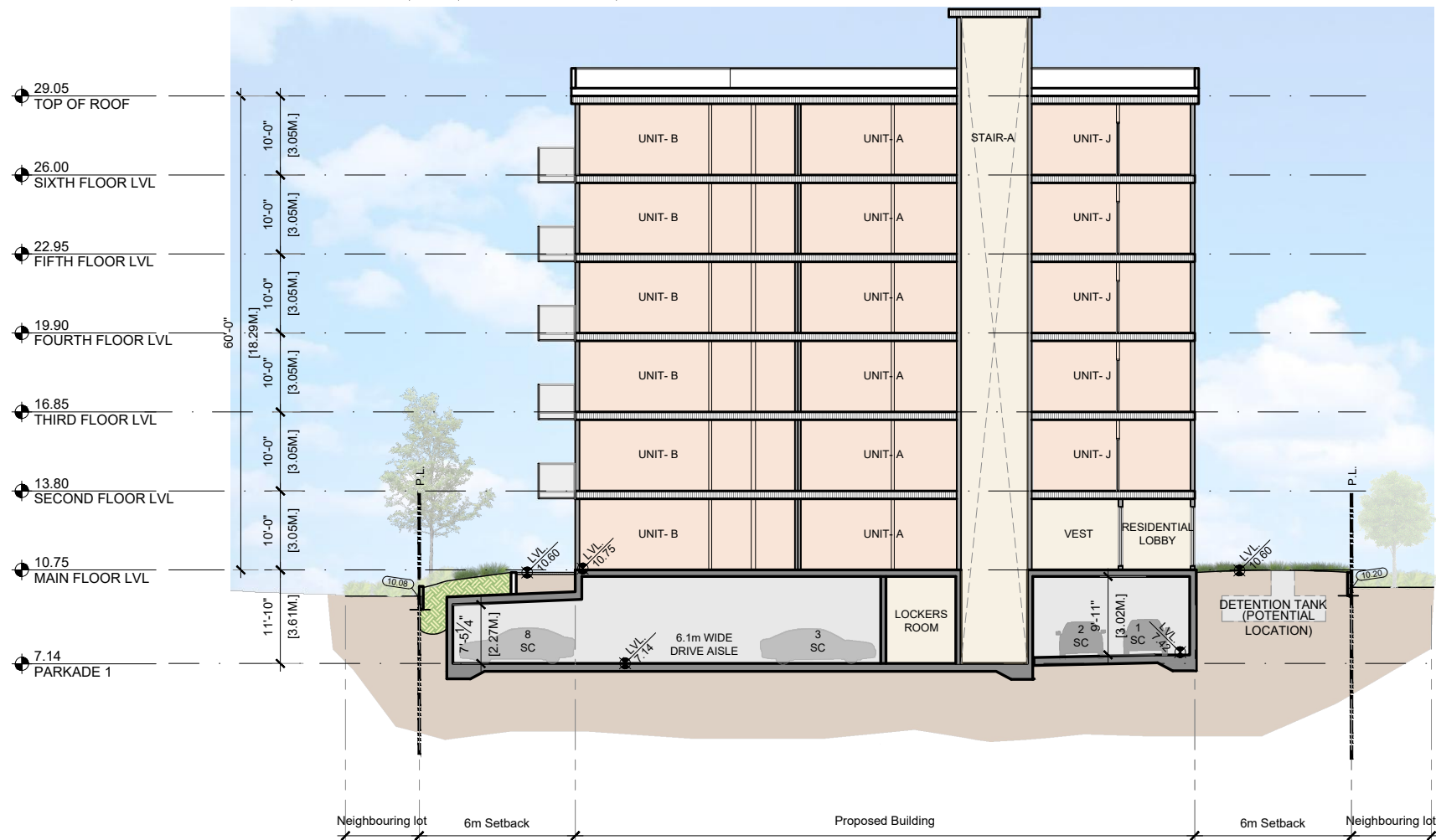
10.75
MAIN FLOOR LVL



2 NORTH ELEVATION
SCALE- 1/16" = 1'-0"

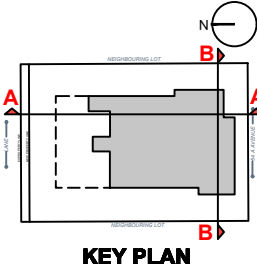


1 SECTION A-A
Scale: N.T.S



2 SECTION B-B
Scale: N.T.S

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Revisions/Comments
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

SECTIONS

Scale

N.T.S

Sheet No.

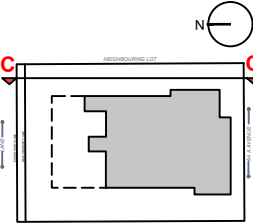
A-4.0



ParaMorph
Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

MULTI FAMILY
DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

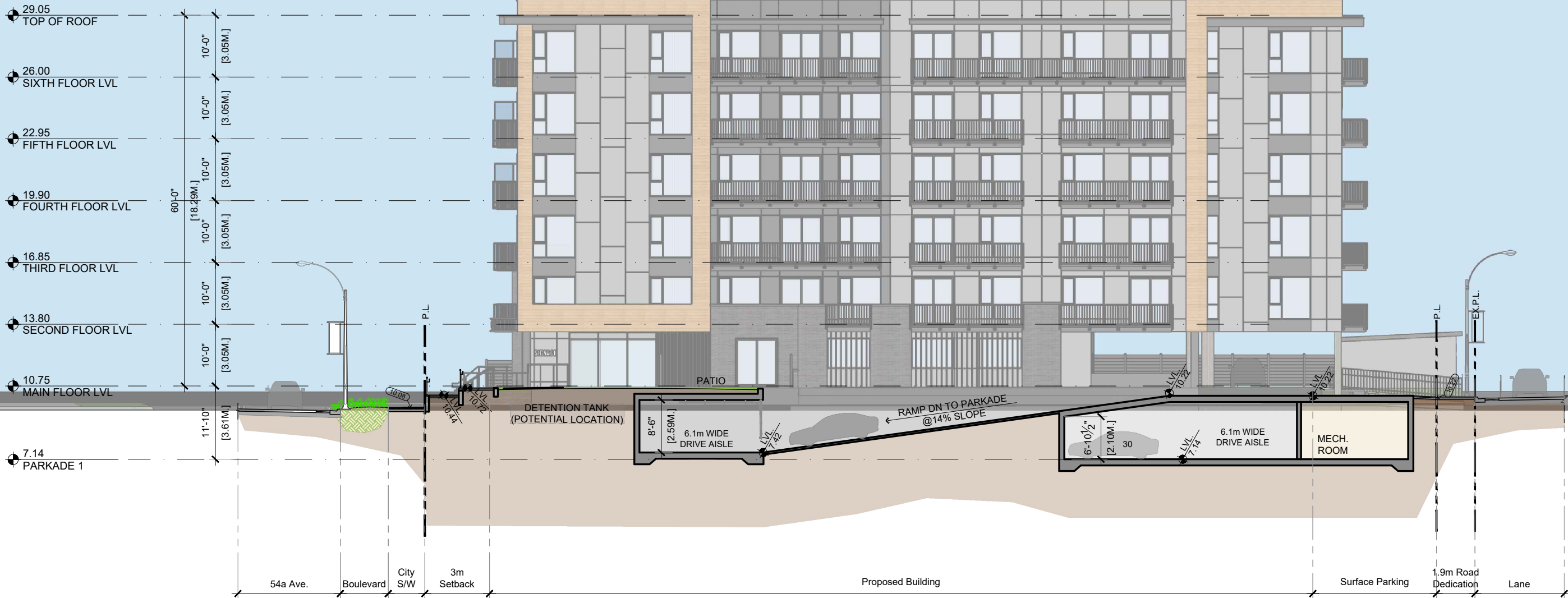
SECTIONS

Scale

N.T.S

Sheet No.

A-4.1



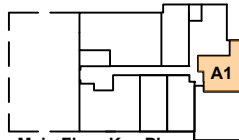
1 SECTION C-C
Scale: N.T.S



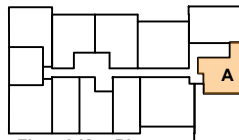
ParaMorph
Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

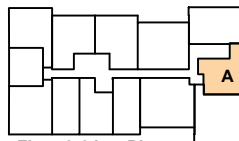
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Main Floor Key Plan



Floor 2 Key Plan



Floor 3-6 Key Plan

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

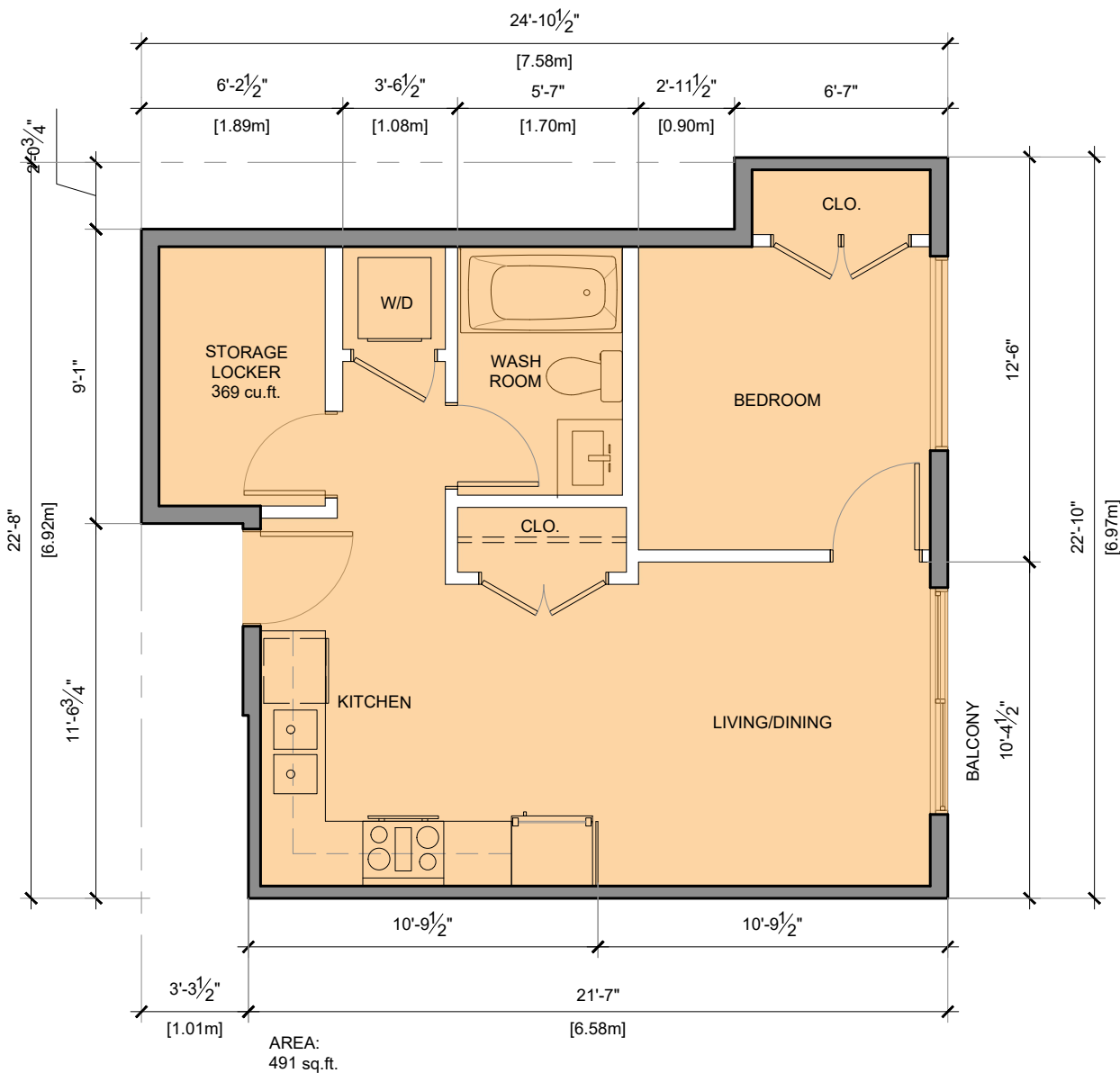
UNIT PLANS

Scale

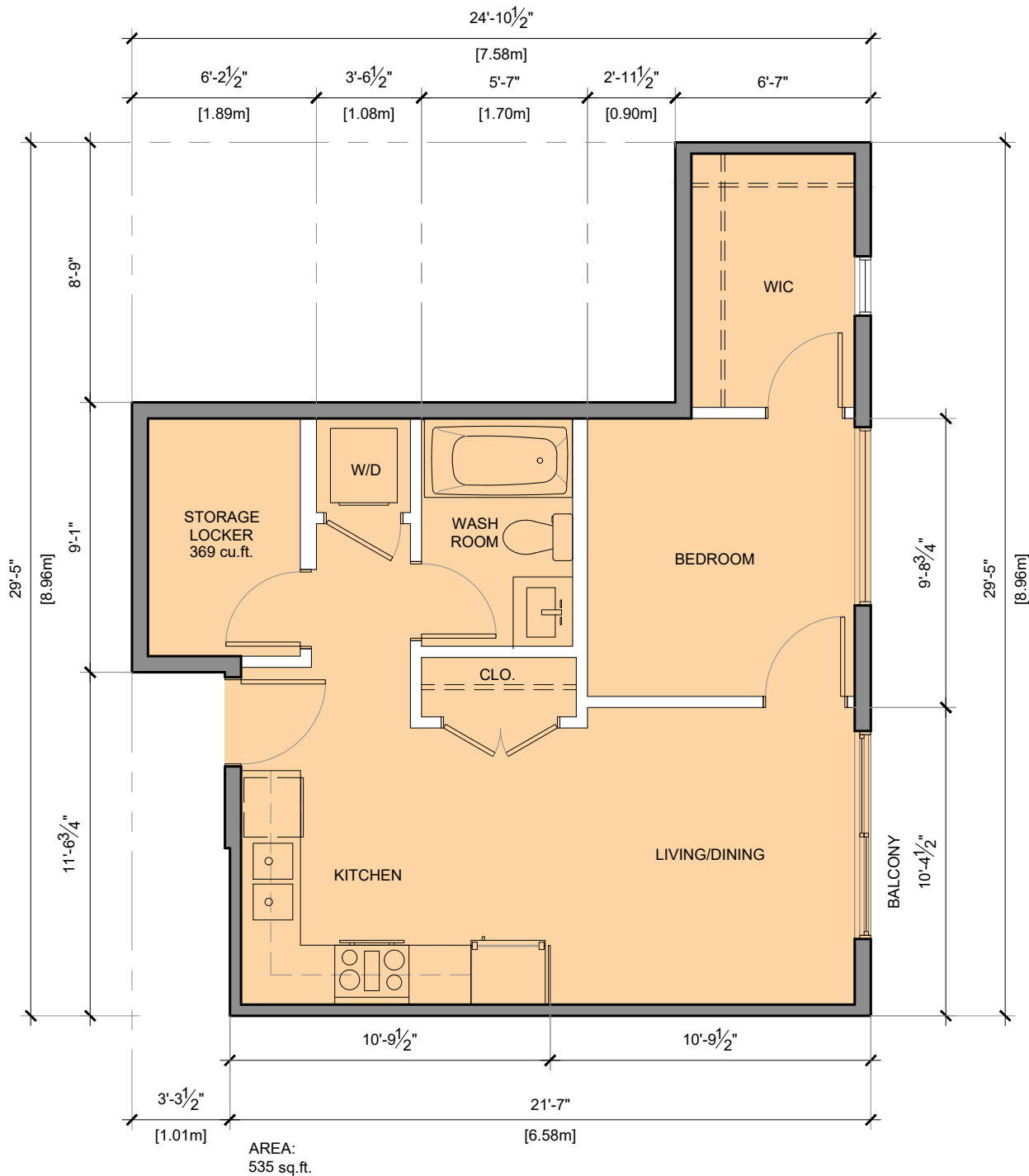
3/16" = 1'-0"

Sheet No.

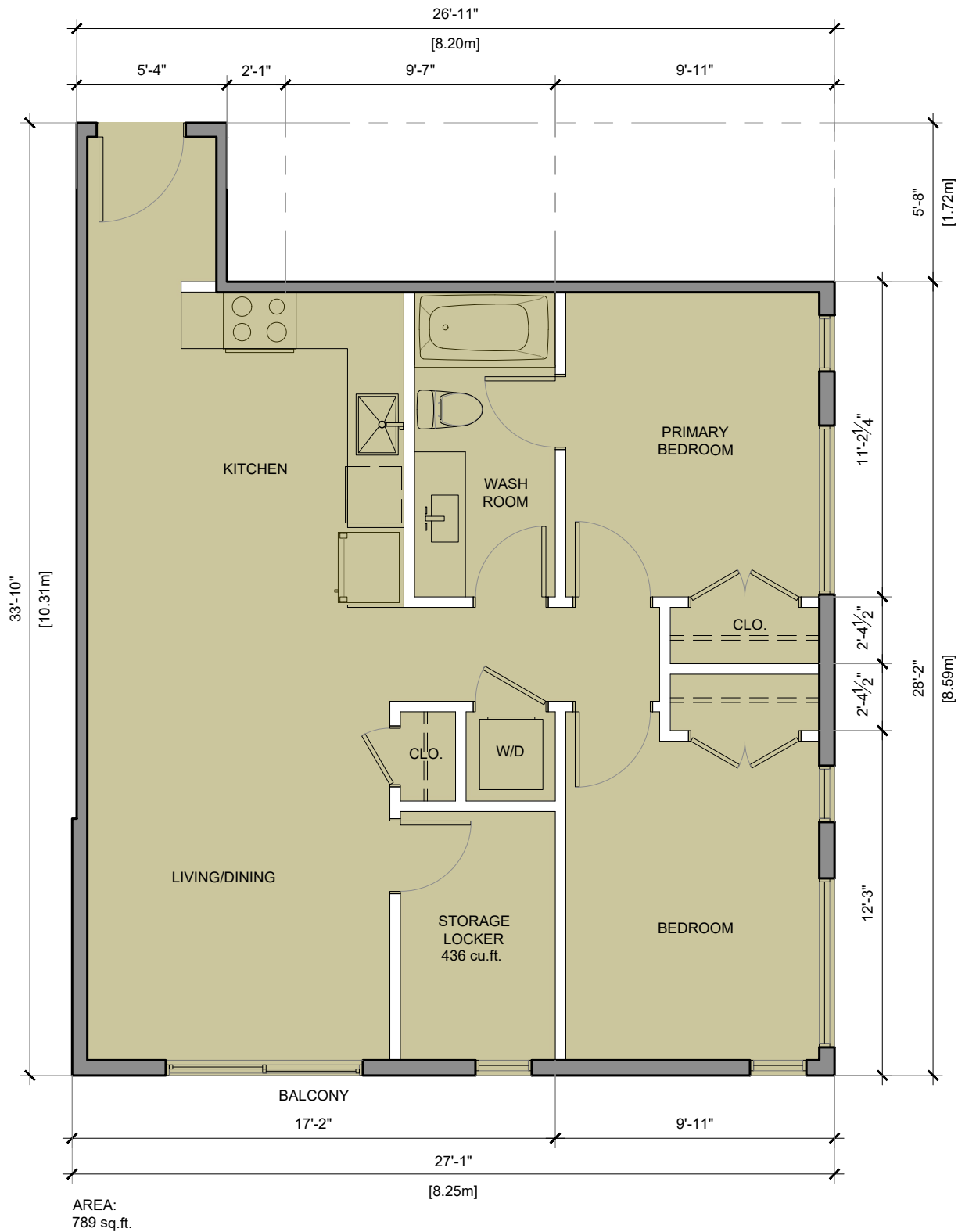
A-5.0



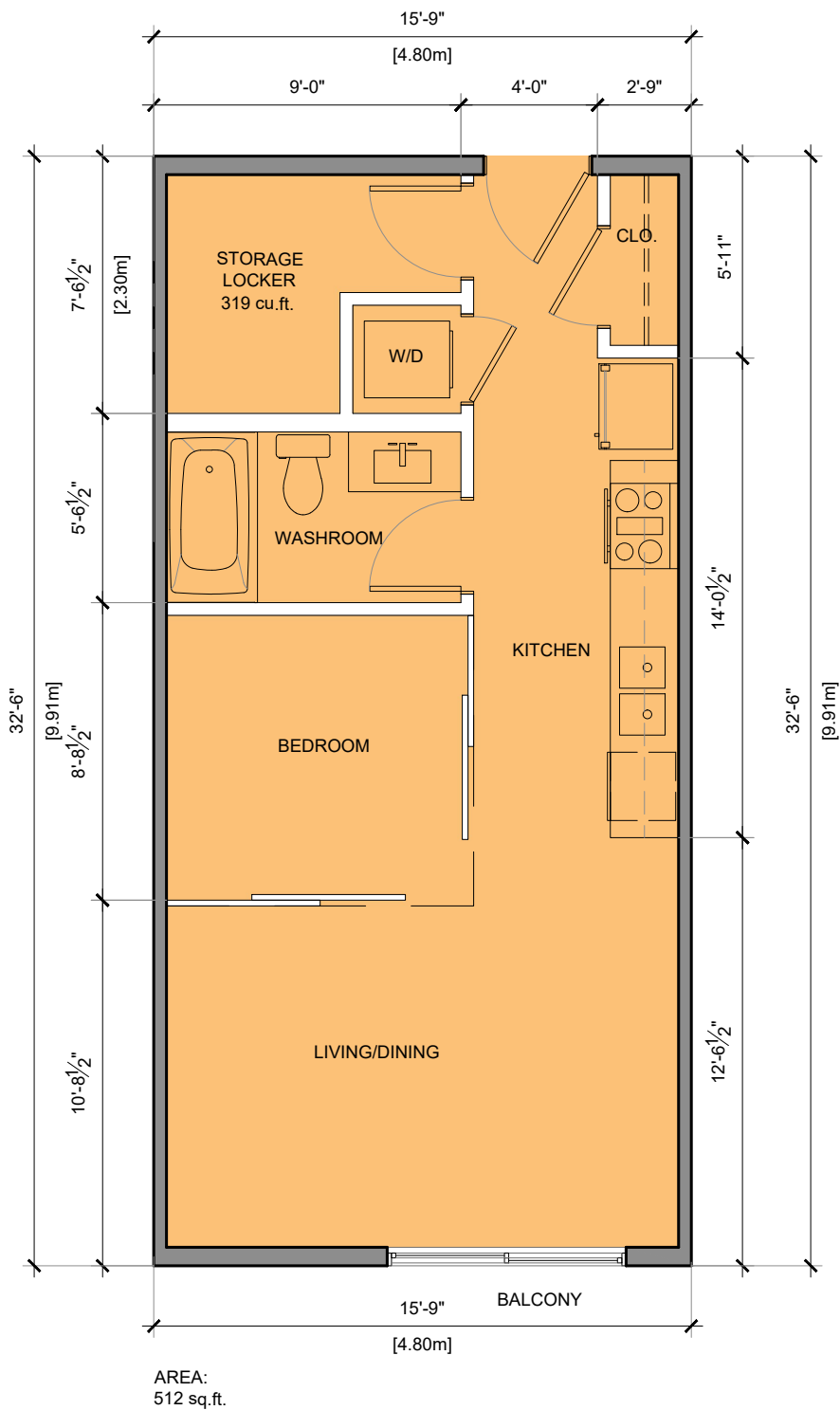
1 UNIT TYPE-A
1BR



2 UNIT TYPE-A1
1BR

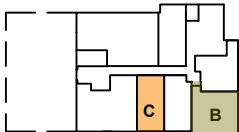


1 UNIT TYPE-B
2BR

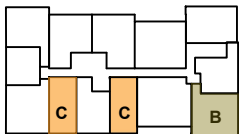


2 UNIT TYPE-C
STUDIO

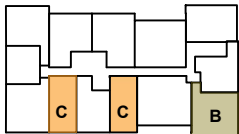
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Main Floor Key Plan



Floor 2 Key Plan



Floor 3-6 Key Plan

Date	Revisions/Comments
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

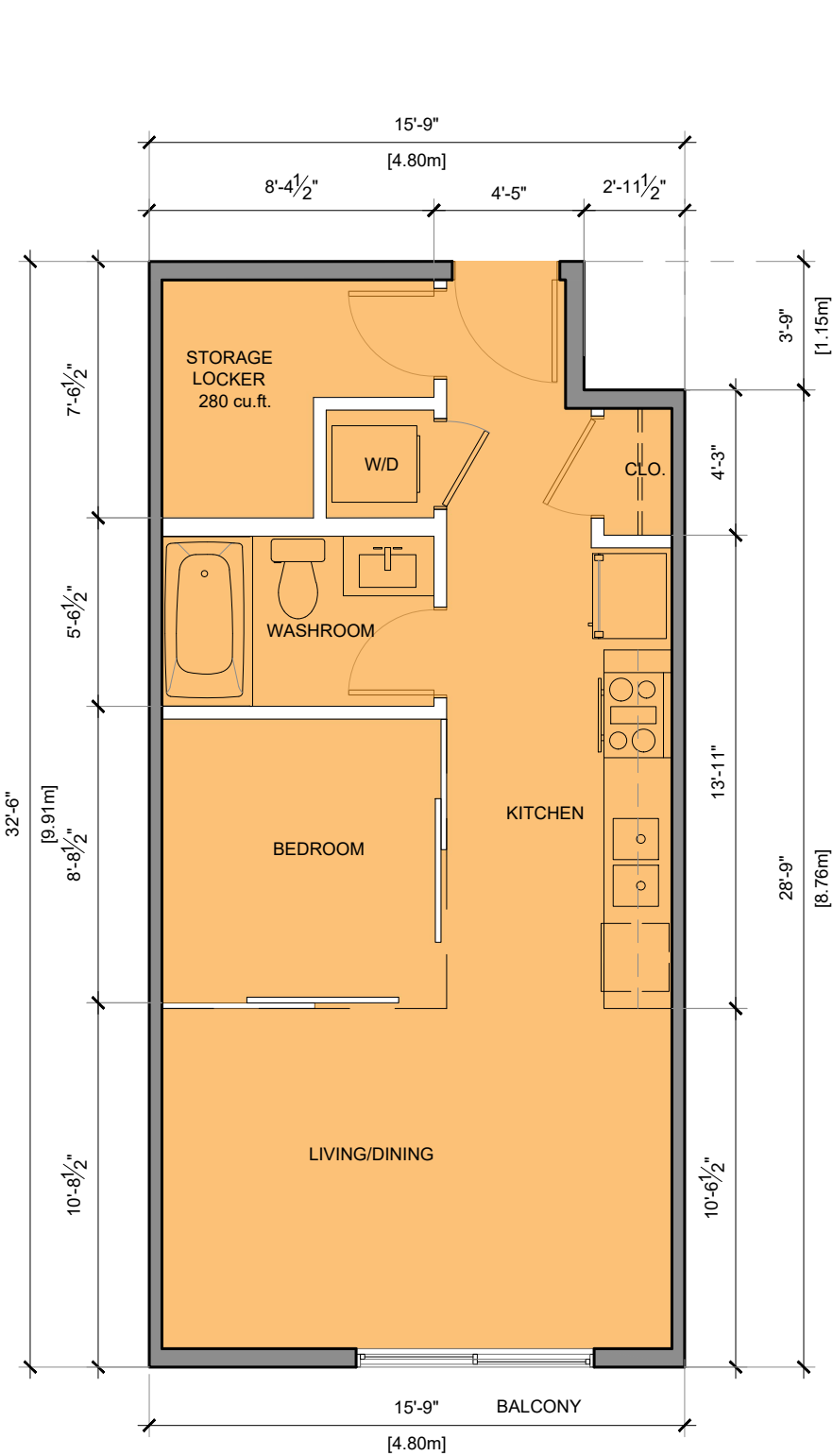
UNIT PLANS

Scale

3/16" = 1'-0"

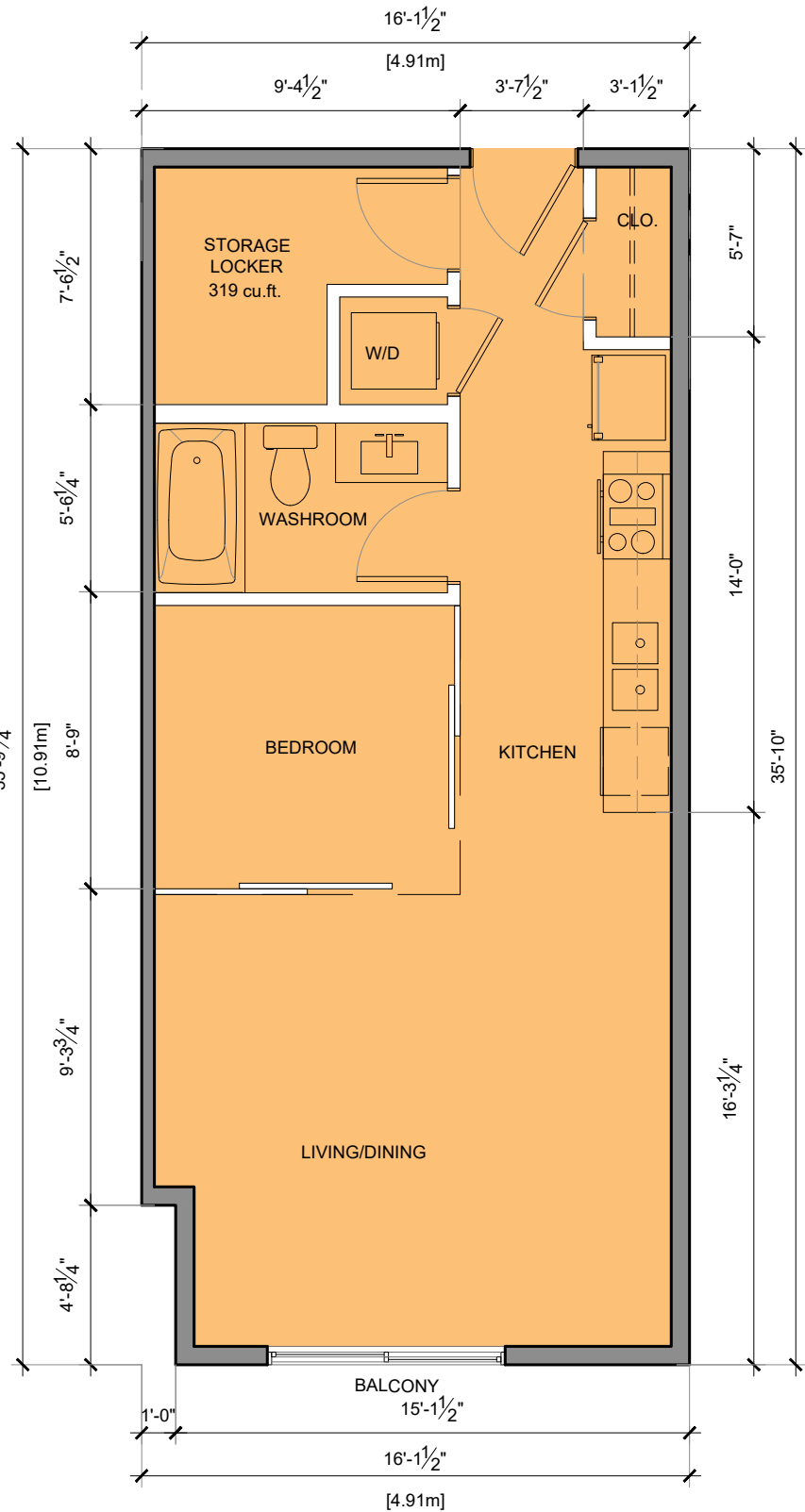
Sheet No.

A-5.1



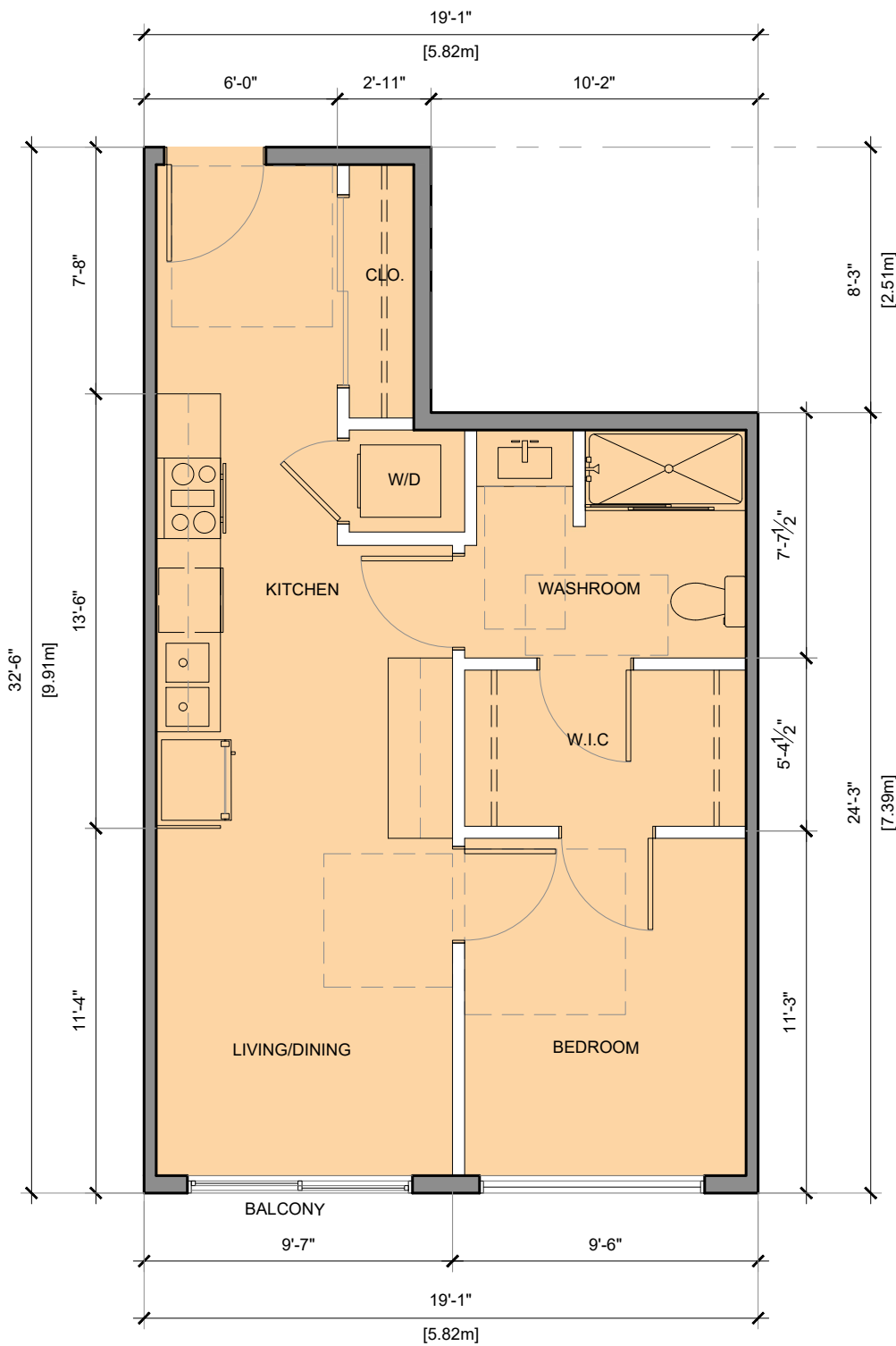
AREA:
501 sq.ft.

1 UNIT TYPE-C
STUDIO



AREA:
573 sq.ft.

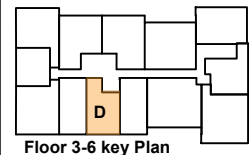
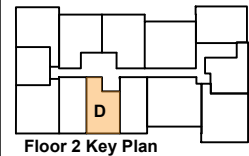
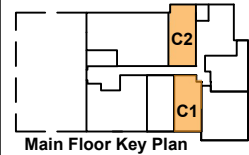
2 UNIT TYPE-C2
STUDIO



AREA:
537 sq.ft.

3 UNIT TYPE-D (ADAPTABLE UNIT)
1BR

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Revisions/Comments
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

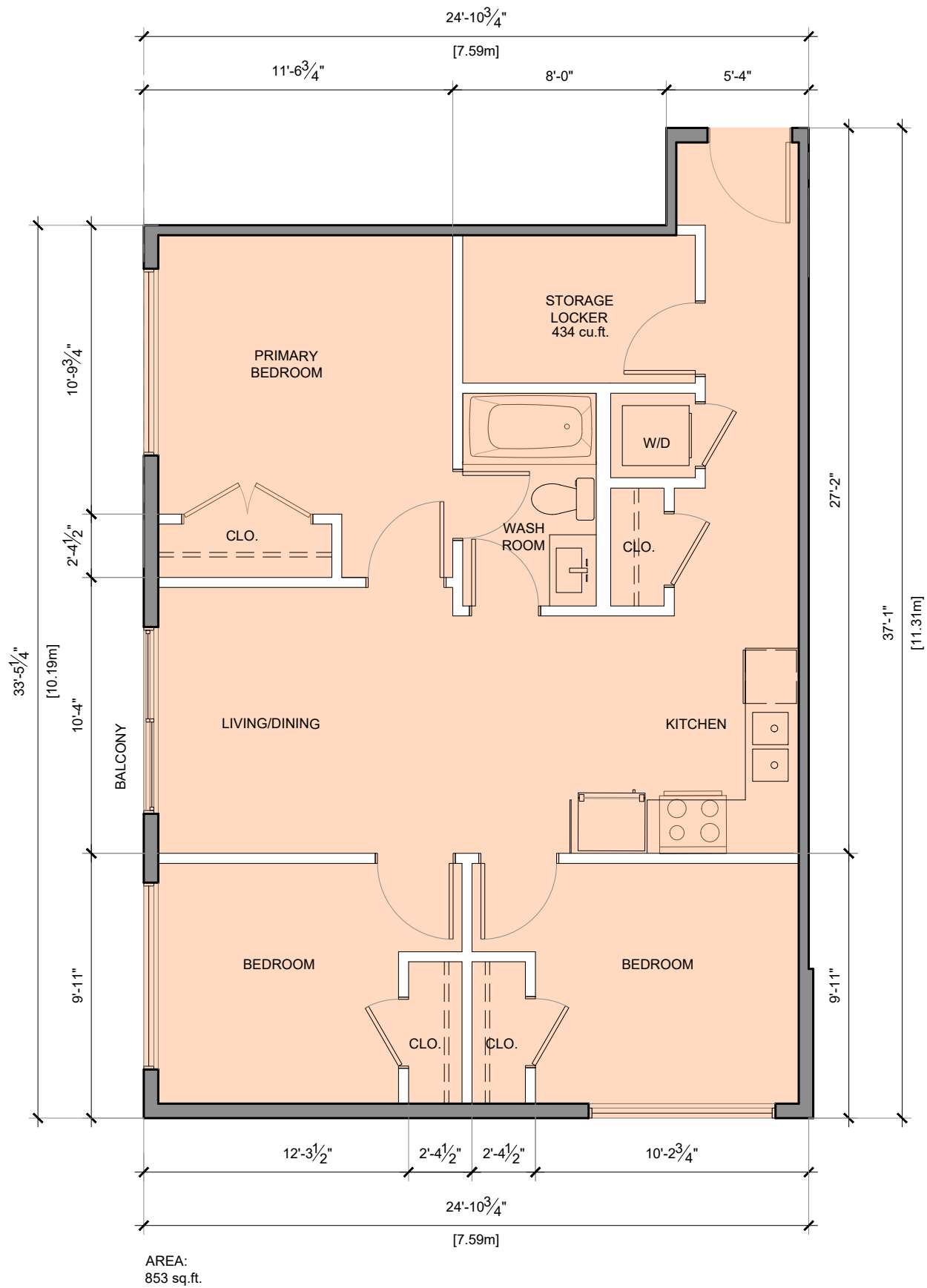
UNIT PLANS

Scale

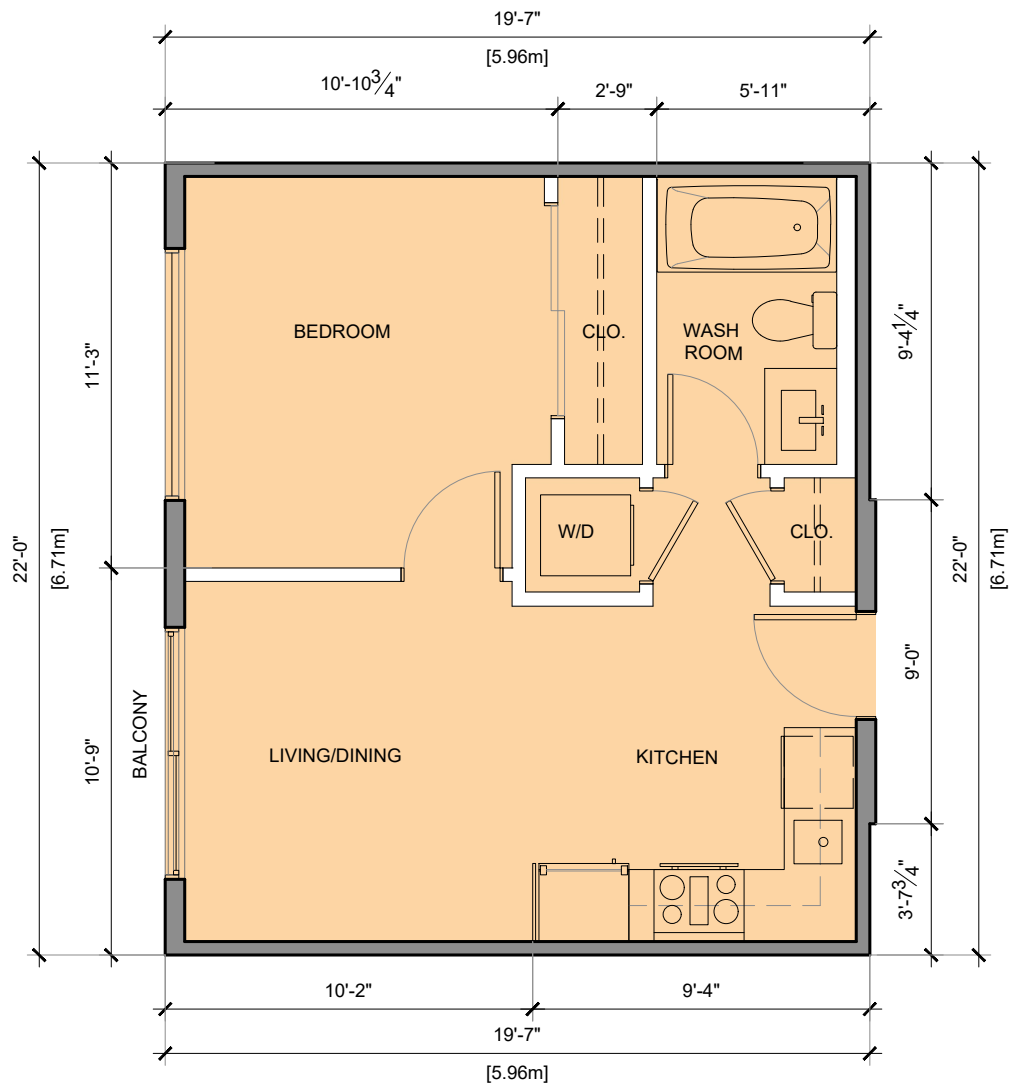
3/16" = 1'-0"

Sheet No.

A-5.2

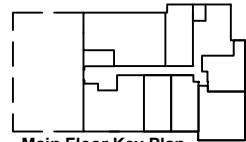


1 UNIT TYPE-E
3BR

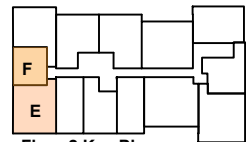


2 UNIT TYPE-F
1BR

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Main Floor Key Plan



Floor 2 Key Plan



Floor 3-6 Key Plan

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

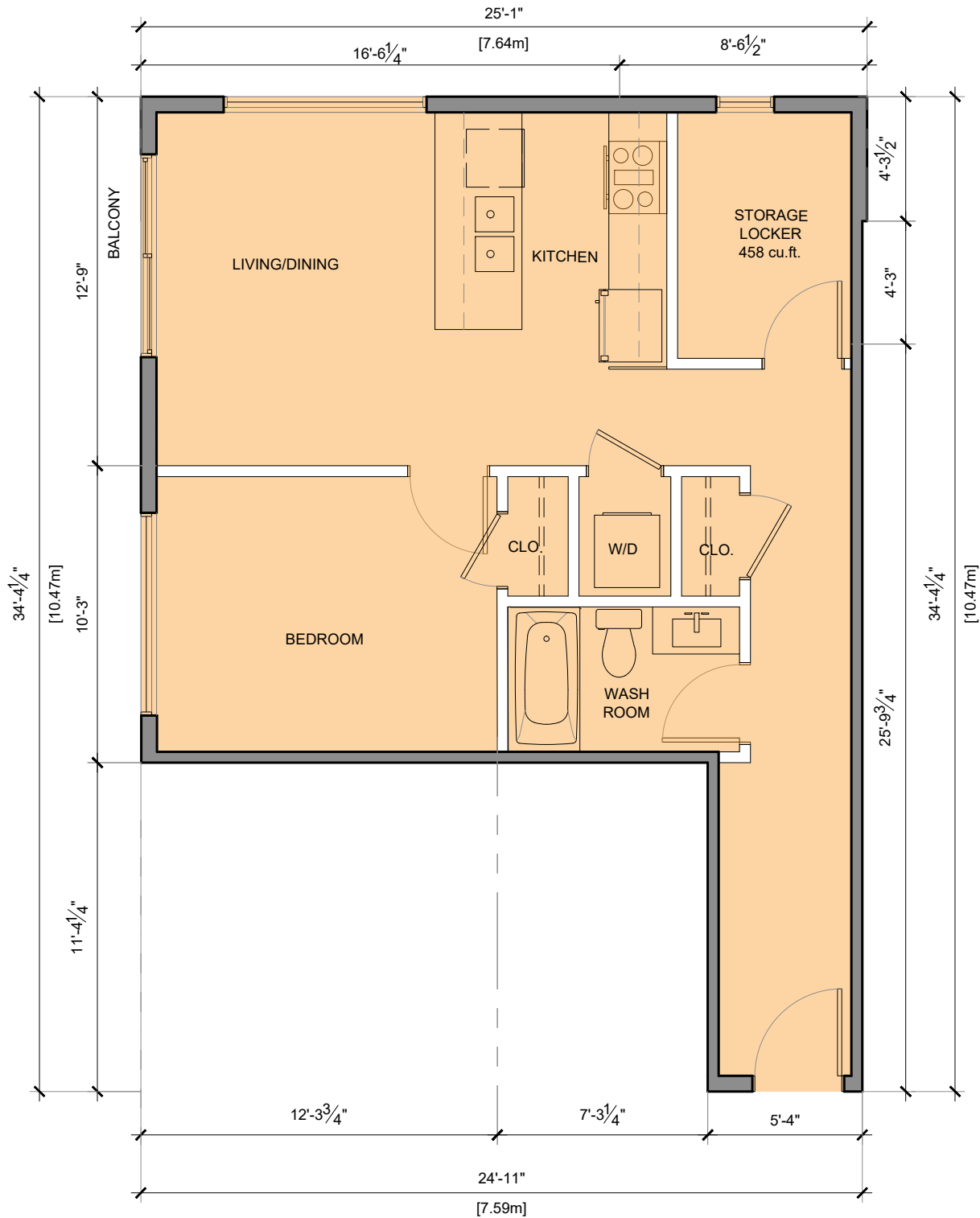
UNIT PLANS

Scale

3/16" = 1'-0"

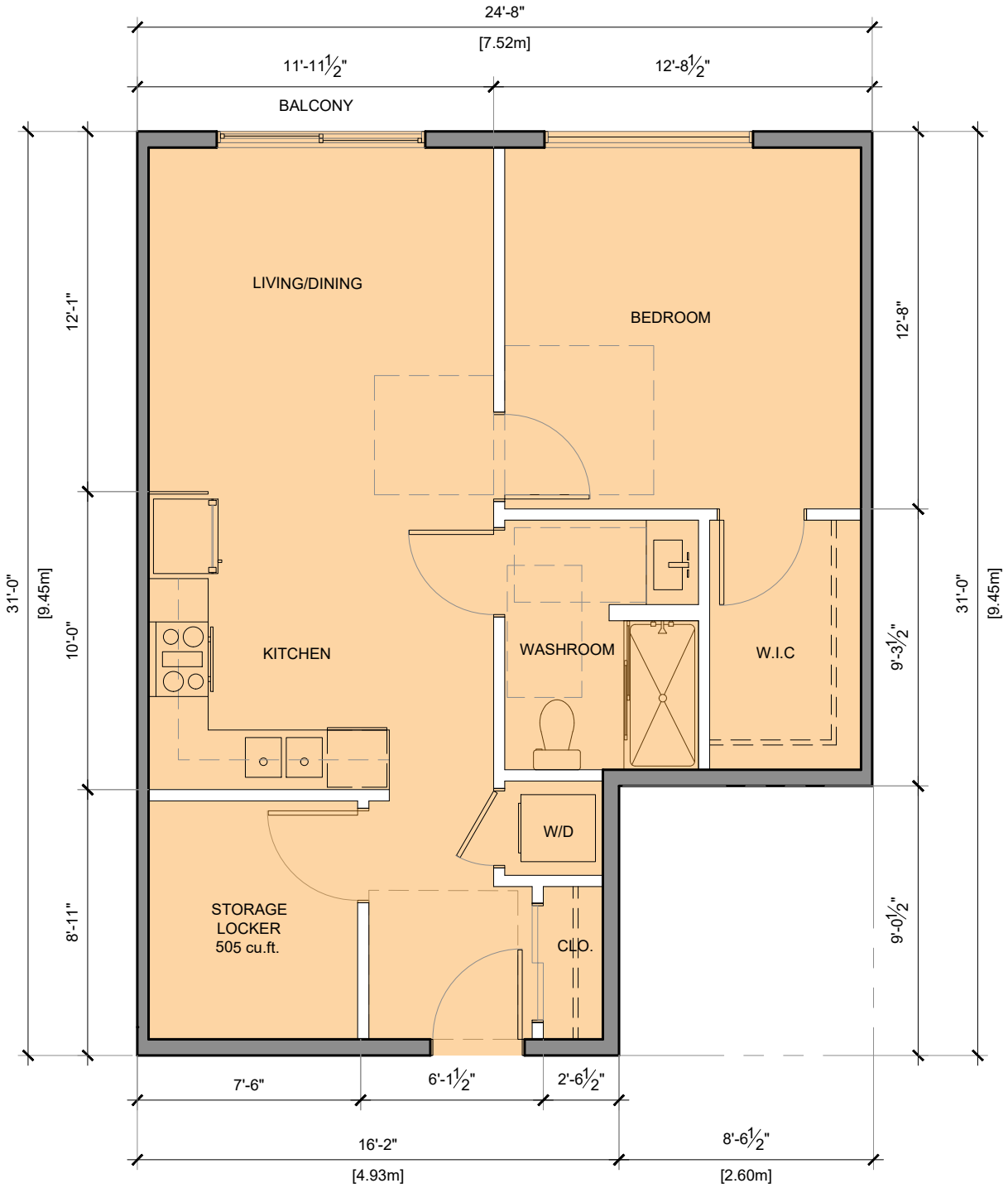
Sheet No.

A-5.3



AREA:
634 sq.ft.

1 UNIT TYPE-G
1BR



AREA:
688 sq.ft.

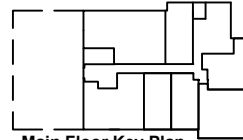
2 UNIT TYPE-H (ADAPTABLE UNIT)
1BR



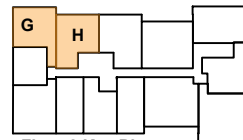
ParaMorph
Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

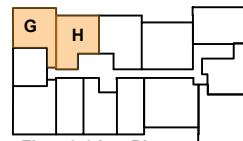
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Main Floor Key Plan



Floor 2 Key Plan



Floor 3-6 Key Plan

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

MULTI FAMILY
DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

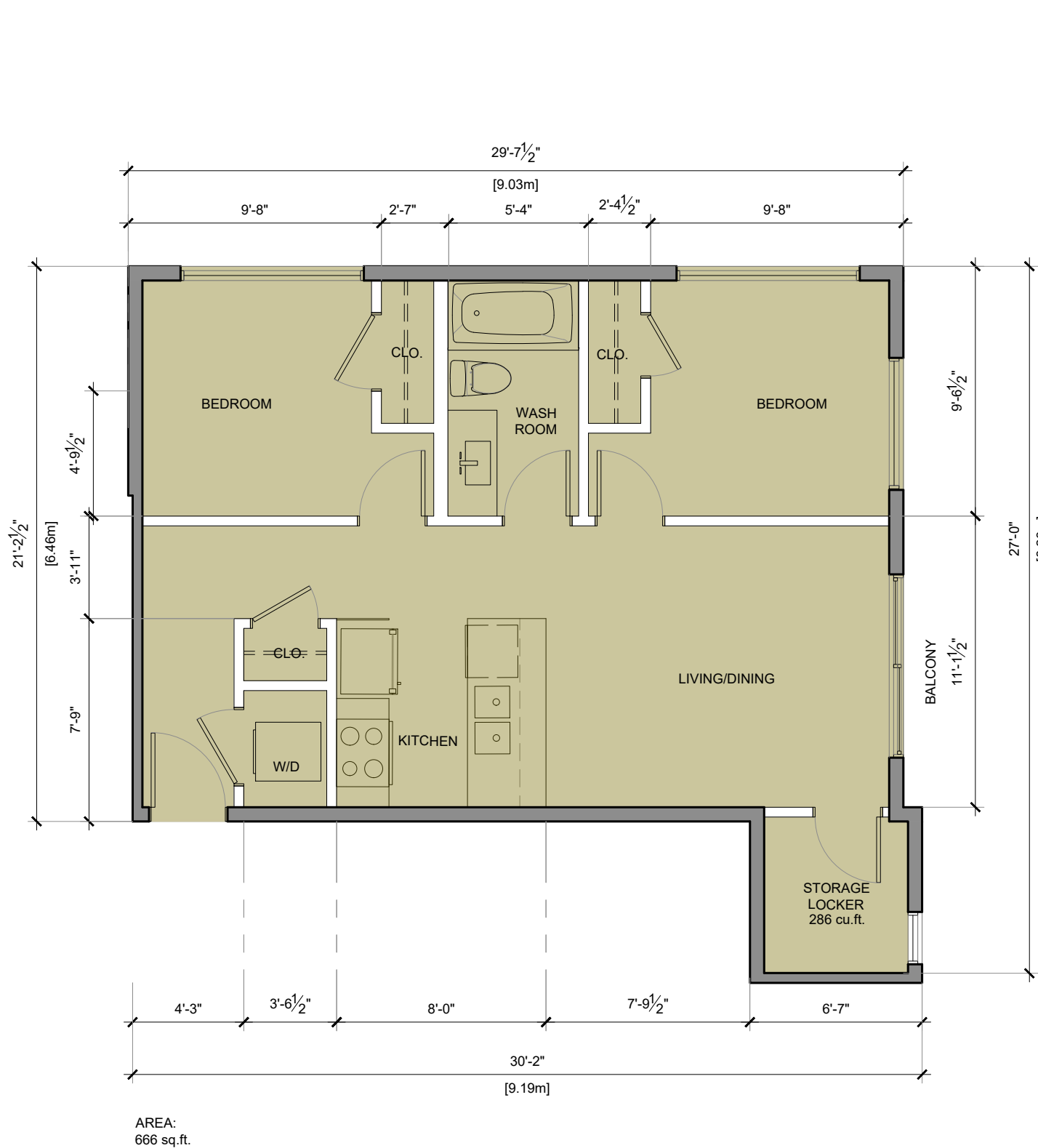
UNIT PLANS

Scale

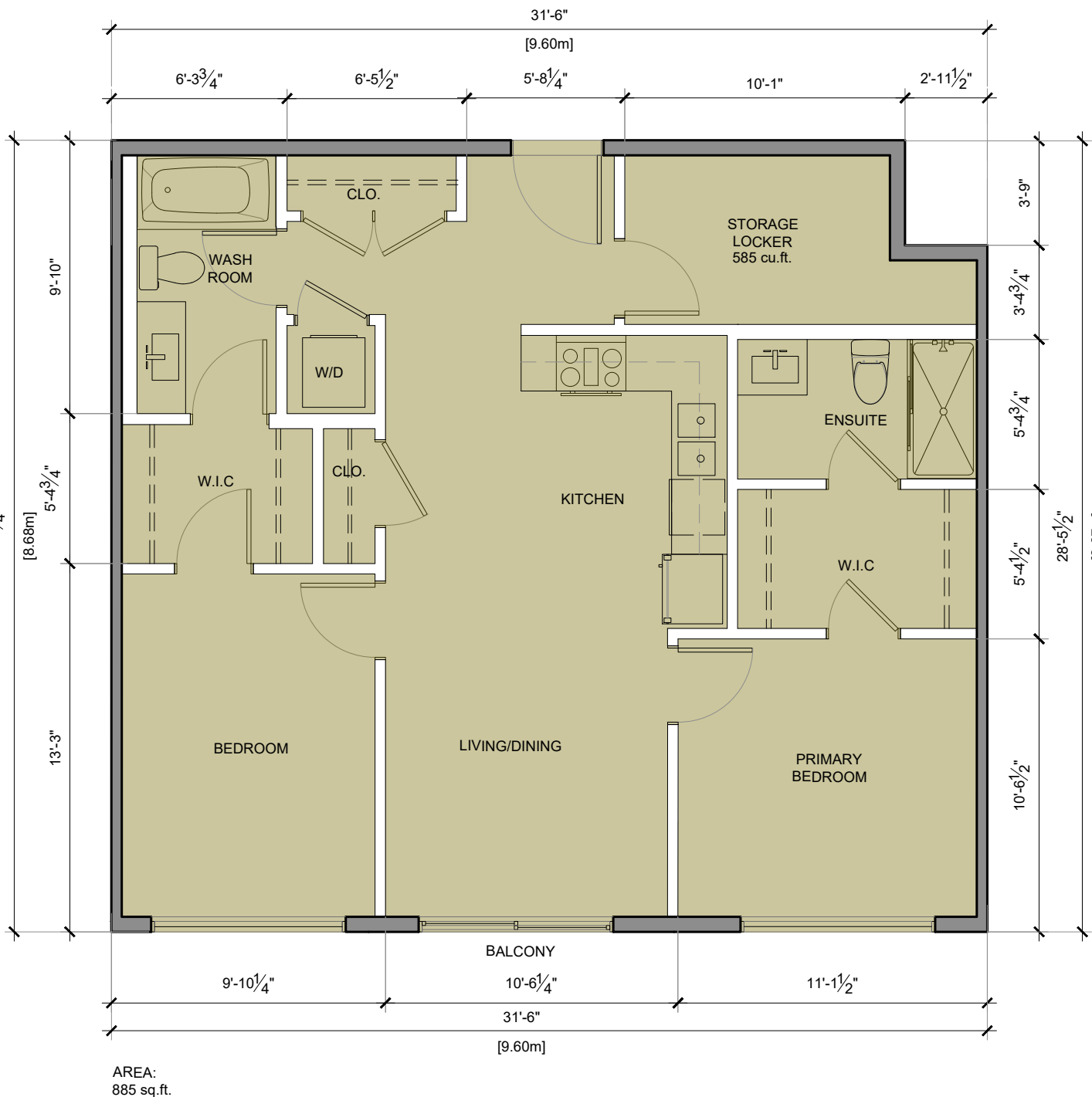
3/16" = 1'-0"

Sheet No.

A-5.4

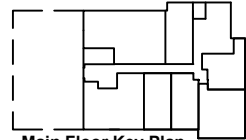


1 UNIT TYPE-J
2BR

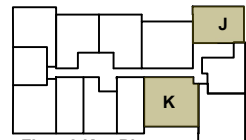


2 UNIT TYPE-K
2BR

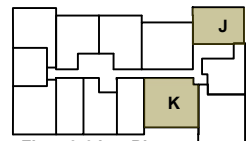
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Main Floor Key Plan



Floor 2 Key Plan



Floor 3-6 Key Plan

Date	Revisions/Comments
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20239,20247 54A Ave,
Langley City, BC**

Drawn By

PS

Date

2023-07-10

Checked By

MG

Project ID

LA19_2306

Sheet Title

UNIT PLANS

Scale

3/16" = 1'-0"

Sheet No.

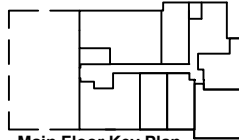
A-5.5



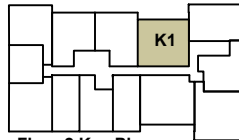
ParaMorph
Architecture Inc

308 - 9639 137A Street, Surrey BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | paramorph.com

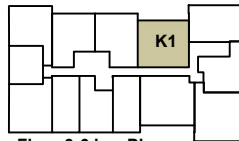
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Main Floor Key Plan



Floor 2 Key Plan



Floor 3-6 key Plan

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

MULTI FAMILY
DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

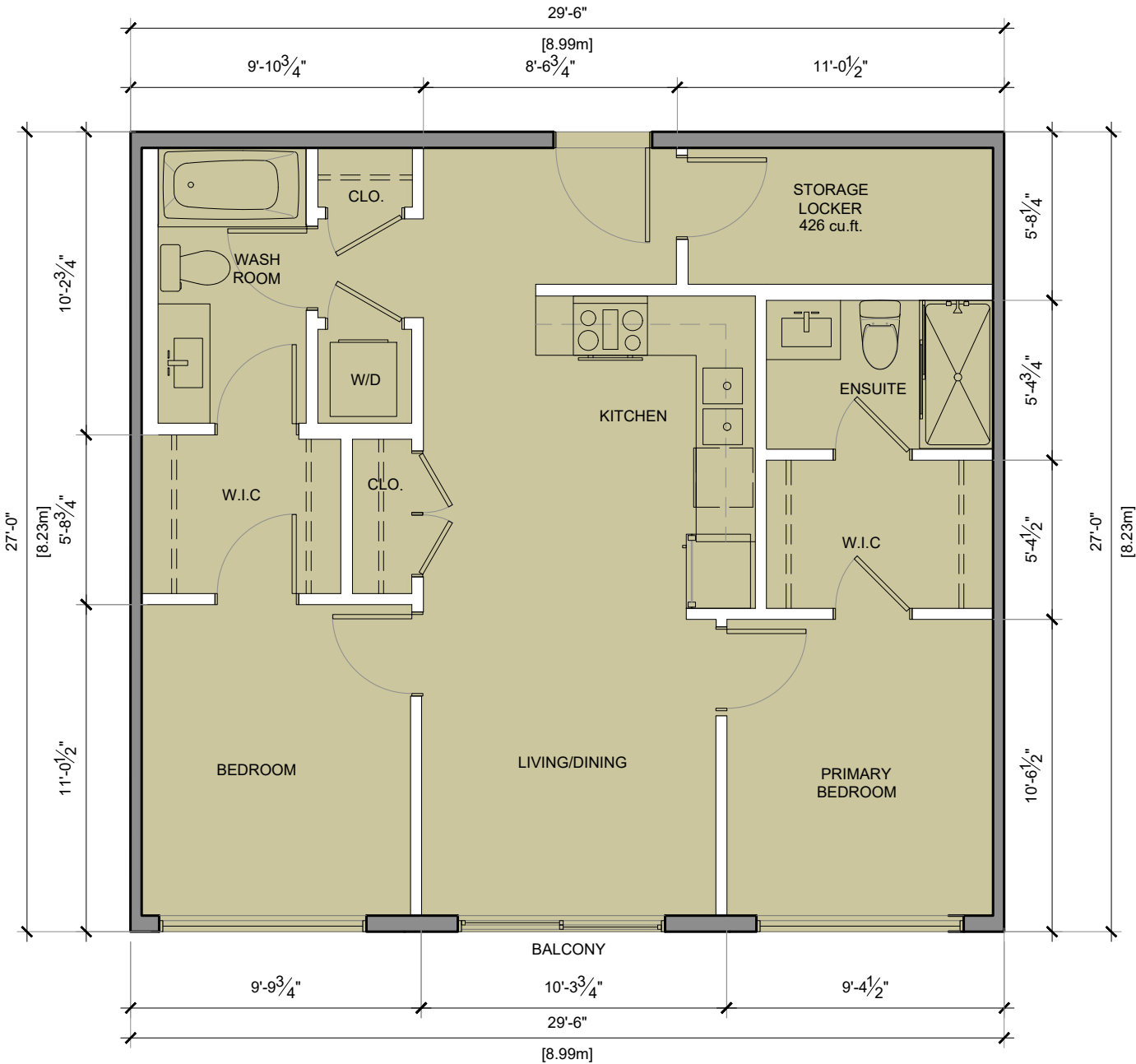
Sheet Title

UNIT PLANS

Scale
3/16" = 1'-0"

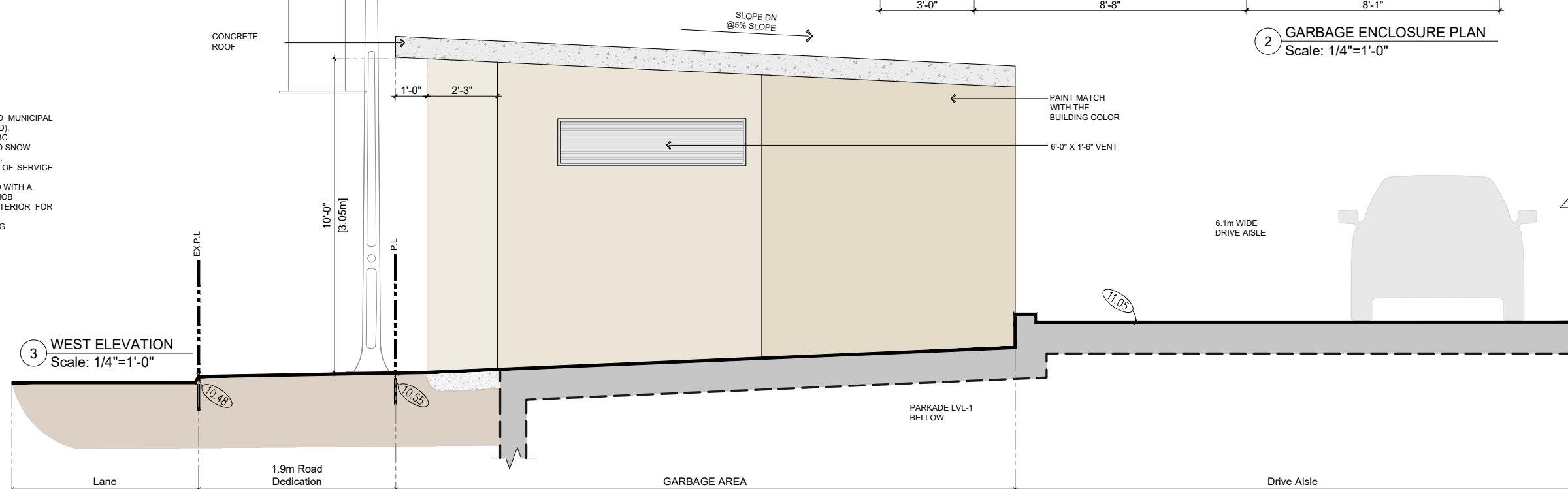
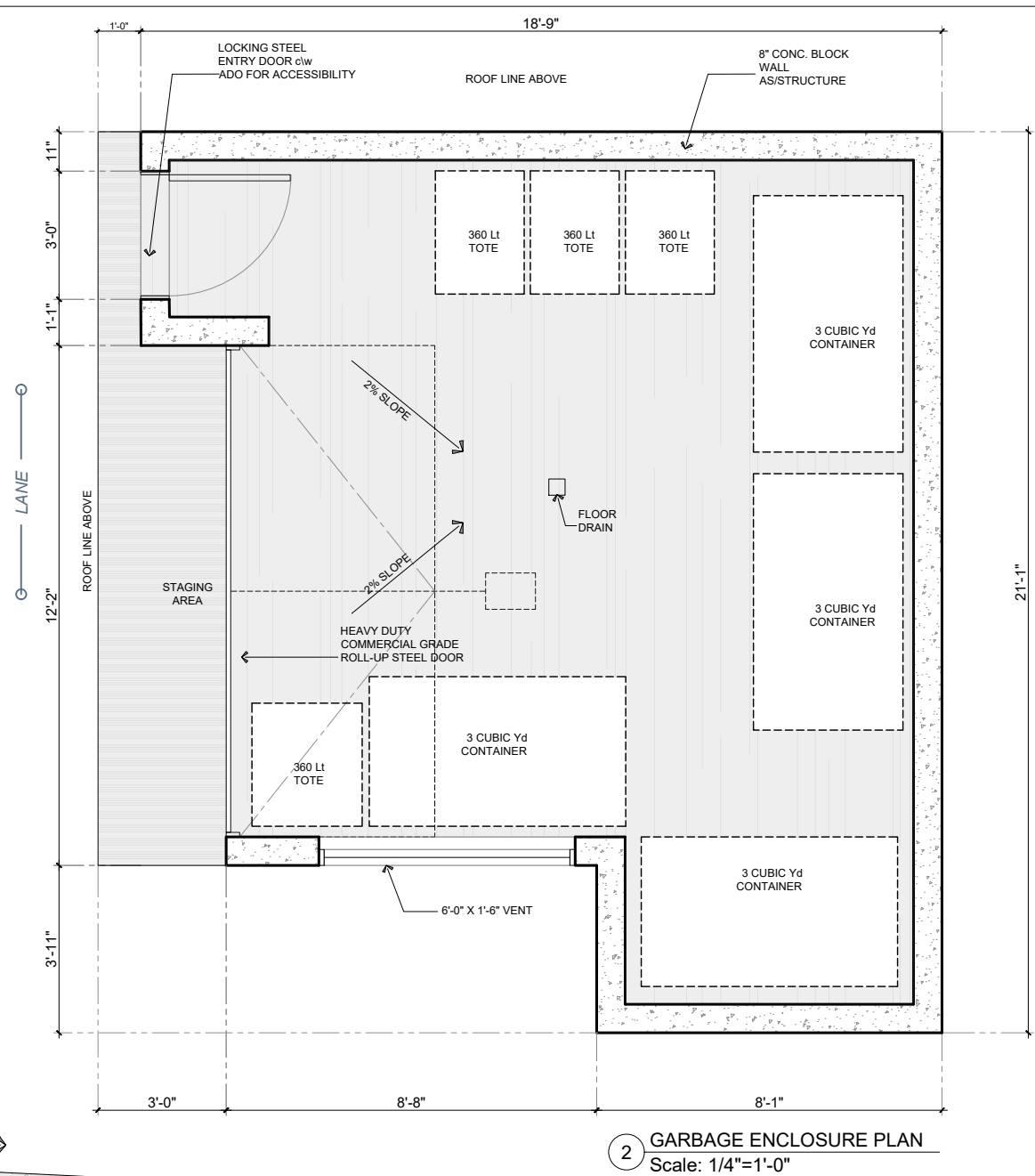
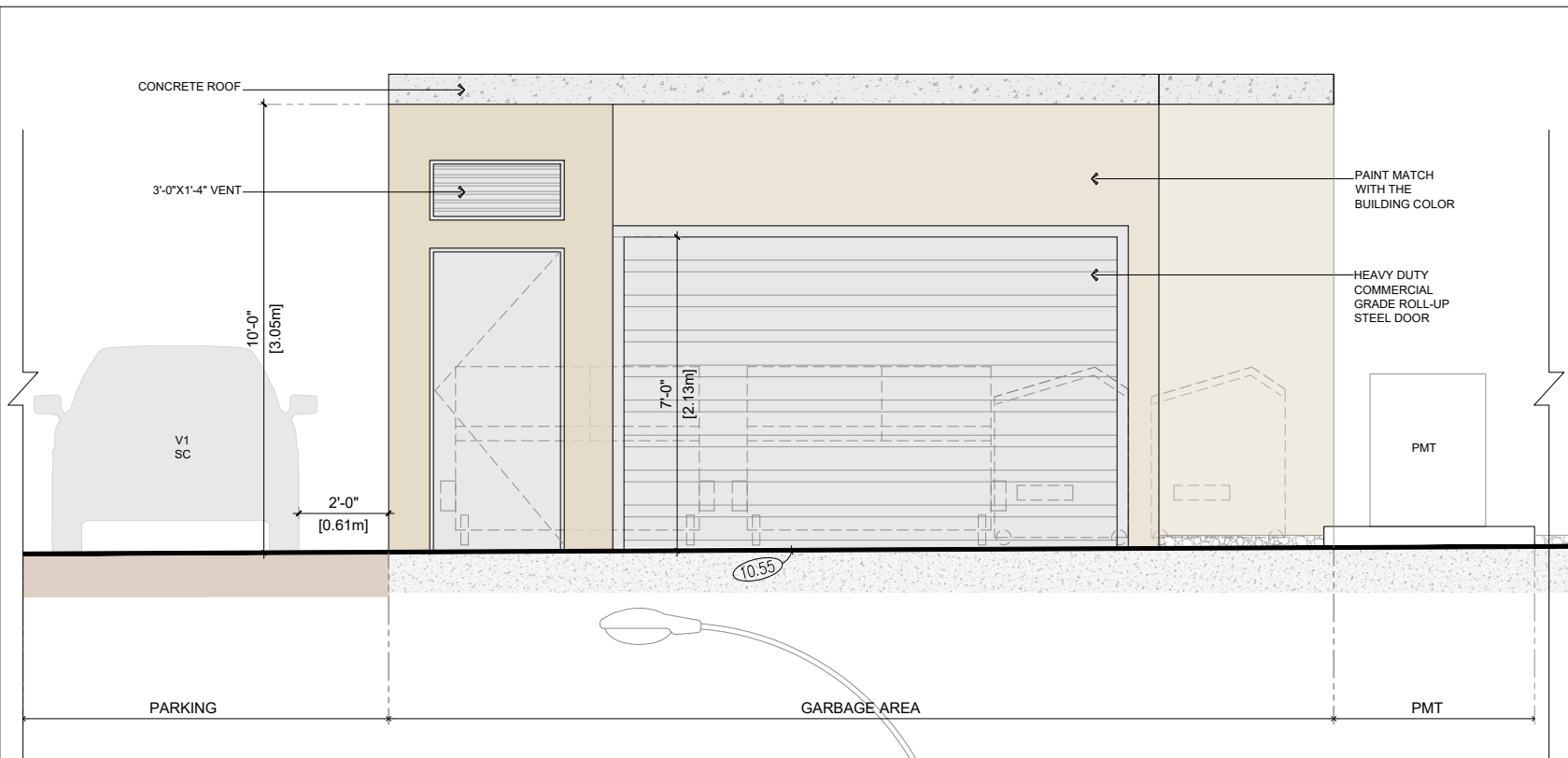
Sheet No.

A-5.6



AREA:
797 sq.ft.

1 UNIT TYPE-K1
2BR

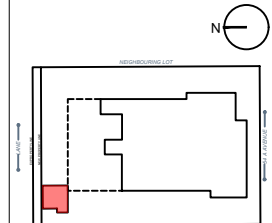


NOTES:

1. ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
3. ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.
4. STEEL ENTRY DOOR IS TO BE 36" WIDE (915MM) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE ROUND TURNING KNOB COMPLETE WITH A COVERED KEYS/ KNOB GUARD ON THE EXTERIOR FOR HANDLING AND PANIC HATCHES ON INTERIOR FOR EGRESS.
5. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions

Seal



2024-12-03

Project Title

MULTI FAMILY DEVELOPMENT

Project Address

20239,20247 54A Ave,
Langley City, BC

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

Sheet Title

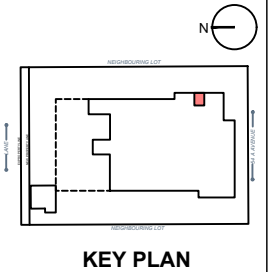
GARBAGE ENCLOSURE DETAIL

Scale $1/4"=1'-0"$

Sheet No.

A-6.0

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions



Project Title
MULTI FAMILY DEVELOPMENT

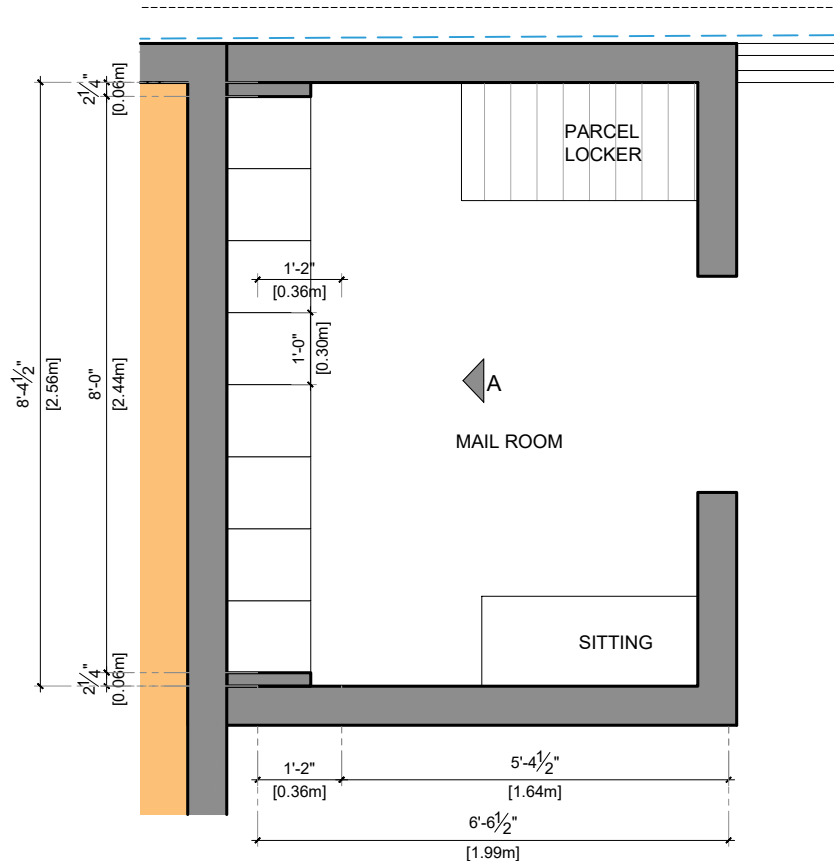
Project Address
**20239,20247 54A Ave,
Langley City, BC**

Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306

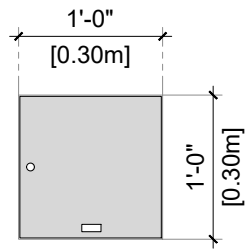
Sheet Title
MAILBOX DETAIL

Scale
3/8" = 1'-0"

Sheet No.
A-6.1

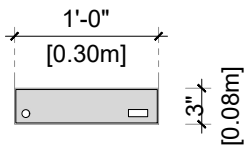


1 MAIL ROOM PLAN
Scale: 3/8" = 1'-0"



"D" size [11 UNIT]

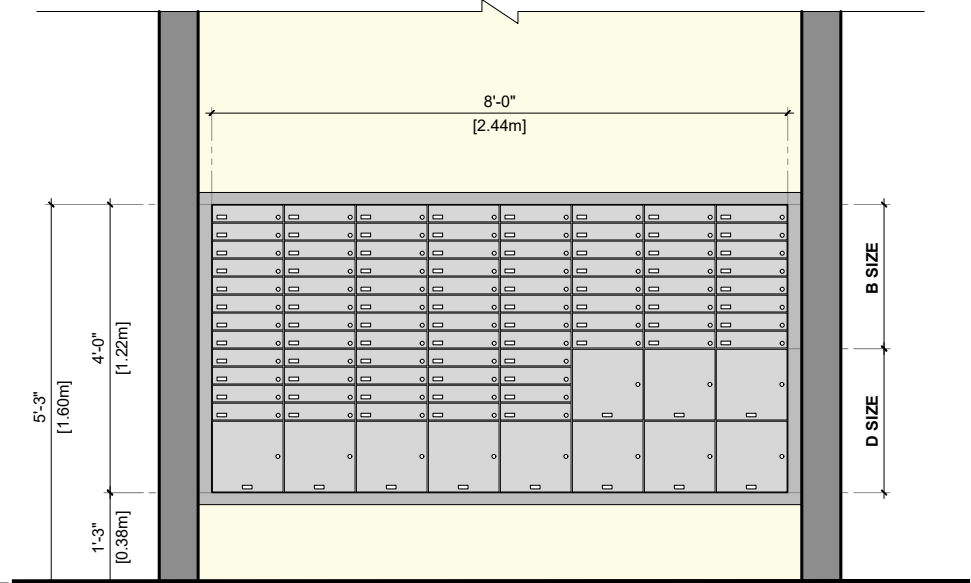
Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



"B" size [84 UNIT]

Personal compartments for residential and small business applications. These are minimum size requirements, regardless of front-loading or rear-loading lockbox assemblies. All with 35 cm of minimum (min.) depth.(As/Canada Post)

MAIN FLOOR LVL.
11.05



2 MAIL ROOM ELEVATION -A
Scale: 3/8" = 1'-0"

20239 & 20247 54A AVENUE

MULTIFAMILY DEVELOPMENT

LANGLEY, BC

LANDSCAPE SET:ISSUED FOR ADP
DECEMBER 4TH 2024

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE LAYOUT - GROUND LEVEL
L1.1	LANDSCAPE LAYOUT - ROOF LEVEL
L1.2	LIGHTING PLAN - GROUND LEVEL
L1.3	FENCING DIAGRAM
L2.0	PLANTING PALETTE
L2.1	PLANTING PLAN - GROUND LEVEL
L2.2	PLANTING PLAN - ROOF LEVEL
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS - FURNISHING
L3.3	DETAILS - ROOF LEVEL
L3.4	DETAILS - ELEVATIONS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.

ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A MULTIFAMILY DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	NTS
Drawn:	EG
Reviewed:	DS
Project No.	23 021

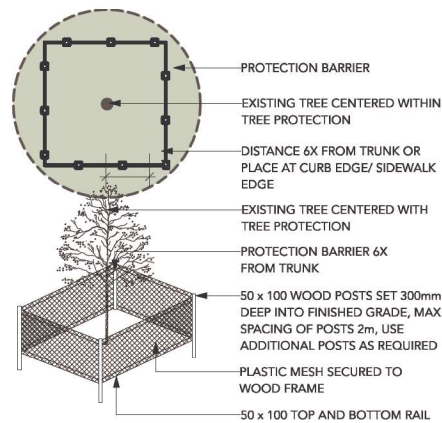
COVER PAGE

L0.0

TREE MANAGEMENT PLAN

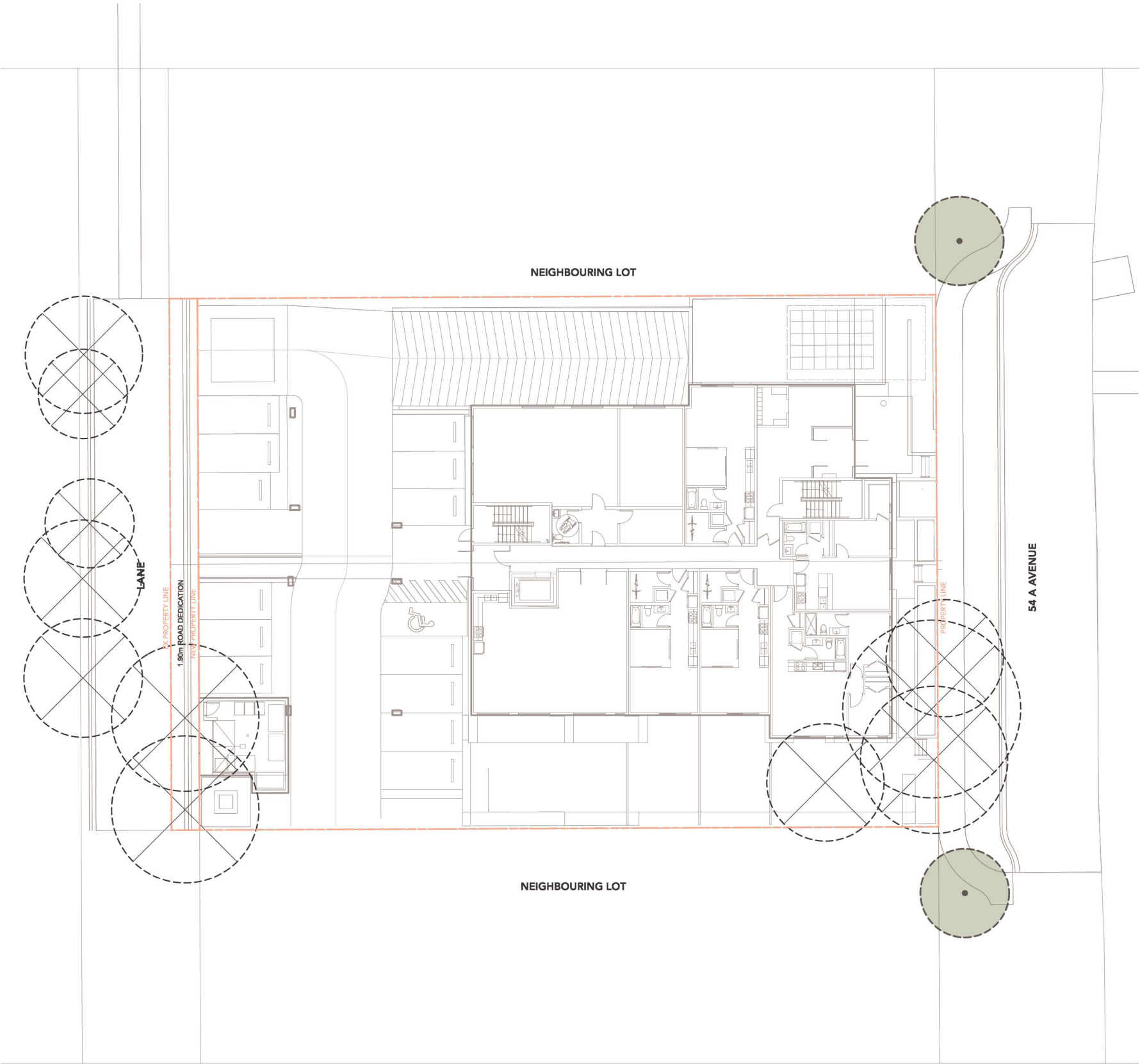
TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



TREE PROTECTION NOTES

- REFER TO CERTIFIED ARBORIST REPORT (DATED: DECEMBER 1, 2023 BY GLENN MURRAY, FROGGERS CREEK TREE CONSULTANTS LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY.
- NO WORK TO BE DONE WITHIN THE MPZ OF RETAINED TREES. REFER TO ARBORIST REPORT FOR TREE PROTECTION MEASURES. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF LANGLEY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF LANGLEY STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF LANGLEY TREE PROTECTION BY-LAWS.
- FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
- TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
- TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF LANGLEY.
- CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT. CALL THE CITY OF LANGLEY'S ARBORIST TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.
- ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



0 5 10 m



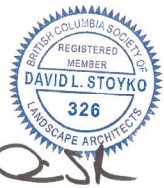
David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTD COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A MULTIFAMILY DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	NTS
Drawn:	EG
Reviewed:	DS
Project No.	23-024

TREE MANAGEMENT PLAN

L0.1

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTD COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

CONCEPT PLAN -
GROUND LEVEL

LANE

EX PROPERTY LINE

NEW PROPERTY LINE

1.90m ROAD DEDICATION



54 A AVENUE

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



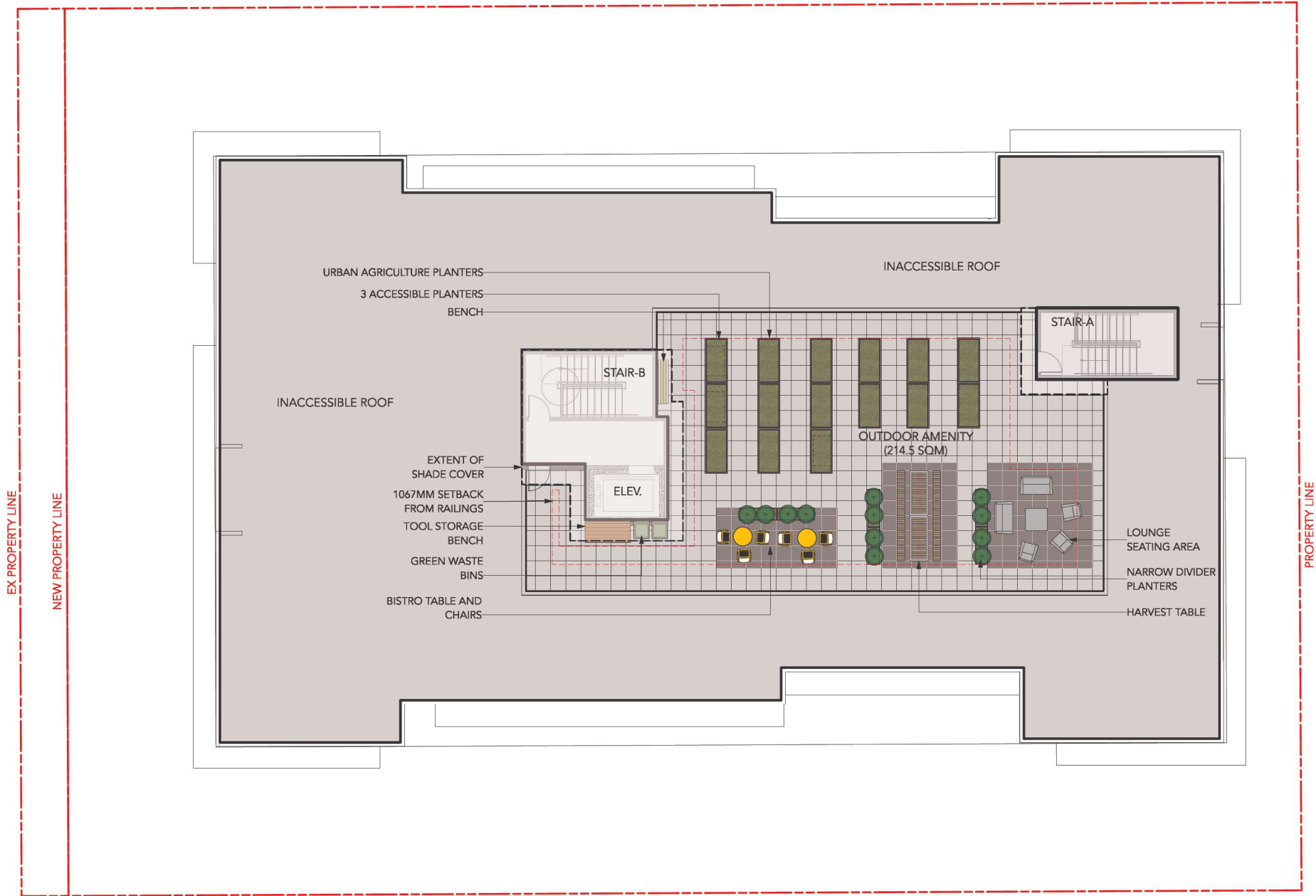
7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTD COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

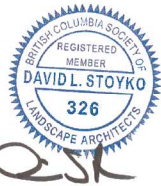
CONCEPT PLAN -
ROOF LEVEL



DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTD COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

LIGHTING PLAN -
GROUND LEVEL

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	WALL/STEP
	WALL MOUNTED LIGHT



WALL DOWN LIGHT
MP LIGHTING MODEL L721
4" DIAMETER, 8W LED
MATTE ANODIZED ALUMINUM



WALL LIGHT
MP LIGHTING MODEL L49 MA
9-3/4" X 4-7/8", 6W LED
MATTE ANODIZED ALUMINUM



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

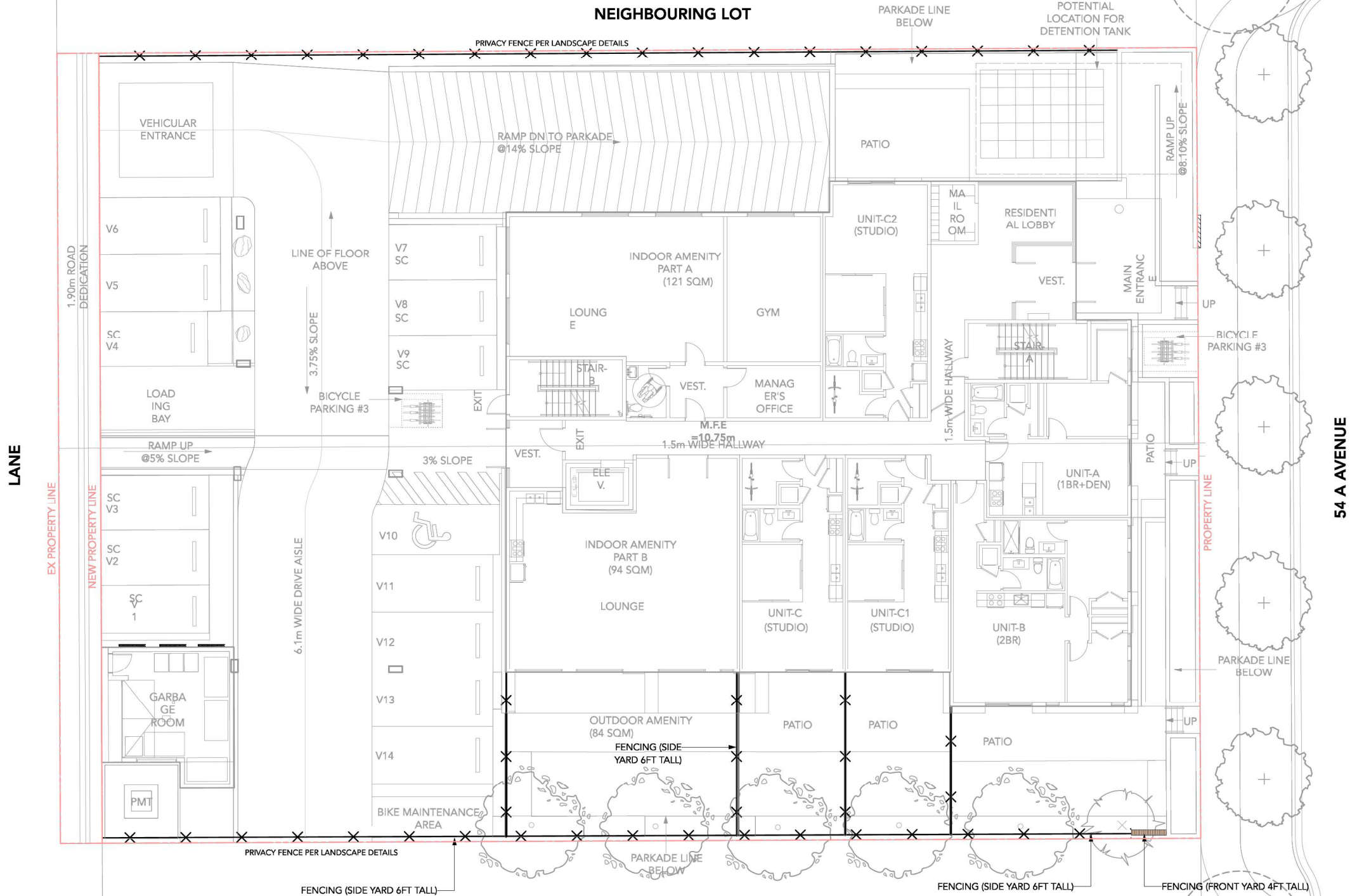
20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

FENCING DIAGRAM

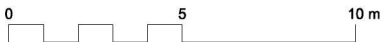
L1.3

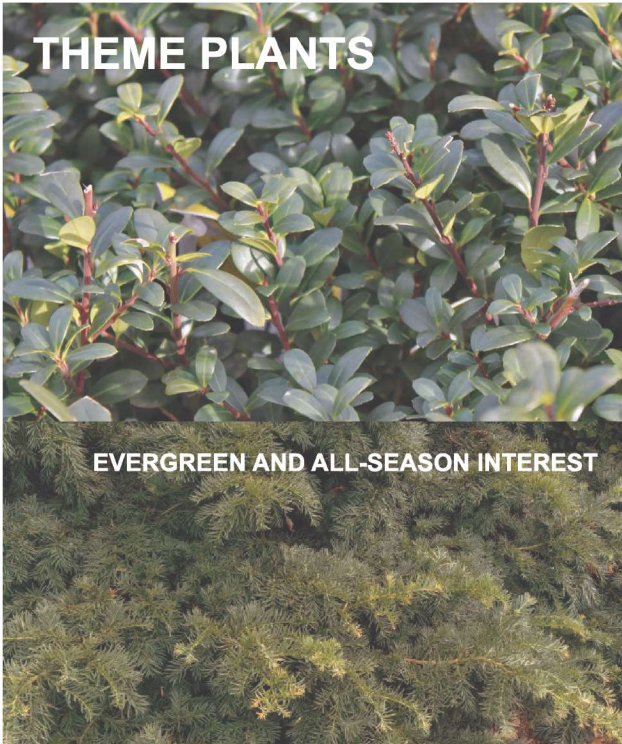


LAYOUT AND MATERIALS LEGEND - FENCING

SYMBOL	DESCRIPTION
— x — x —	PROPOSED FENCING (SIDE YARD 6FT TALL)
▬▬▬▬▬▬	PROPOSED FENCING (FRONT YARD 4FT TALL)
▬▬▬▬▬▬	GREEN SCREENS SEE GARBAGE ROOM

NOTE: REFER TO ARCHITECTURAL FOR HANDRAIL & GUARDRAIL





THEME PLANTS

EVERGREEN AND ALL-SEASON INTEREST



TEXTURES AND FORMS

INTERESTING FOLIAGE



GROUNDCOVER VARIETY AND TEXTURE



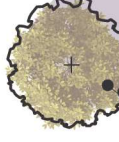
COLOUR HIGHLIGHTS



NATIVE & EVERGREEN PLANTS

Plant List and Materials

PLANT LIST

 QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
5	Acer rubrum 'Bowhall' Street tree species, form, and quality to be to City of Langley standards	Bowhall Red Maple	7cm cal.	As shown	  
1	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	  
5	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	  
SHRUBS					
 44	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	    
 108	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	   
 14	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	    
 12	Polystichum munitum	Western Sword Fern	No. 1 Pot	24" o.c.	 
 15	Rhododendron 'Ken Janek'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	   
 6	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	   
 17	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	  
 13	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	   
 8	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	  
 40	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	   
PERENNIALS AND VINES					
 34	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	 
 68	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	 
 14	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	   
 20	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	   
 6	Parthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	  
GROUND COVERS					
 26	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	    
 21	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	   
 21	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	   
 46	Rubus calycinoides	Emerald Carpet	4" (10cm) Pot	15" o.c.	     
 199	Sq.Ft. Sodded Lawn				
 DROUGHT TOLERANT PLANTS	 POLLINATOR FRIENDLY PLANTS	 SEASONAL INTEREST PLANTS	 EVERGREEN PLANTS		
 FOOD RESOURCE PLANTS	 NATIVE PLANTS	 HABITAT VALUE PLANTS			

David Stoyko Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTD COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A MULTIFAMILY DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

PLANT PALETTE

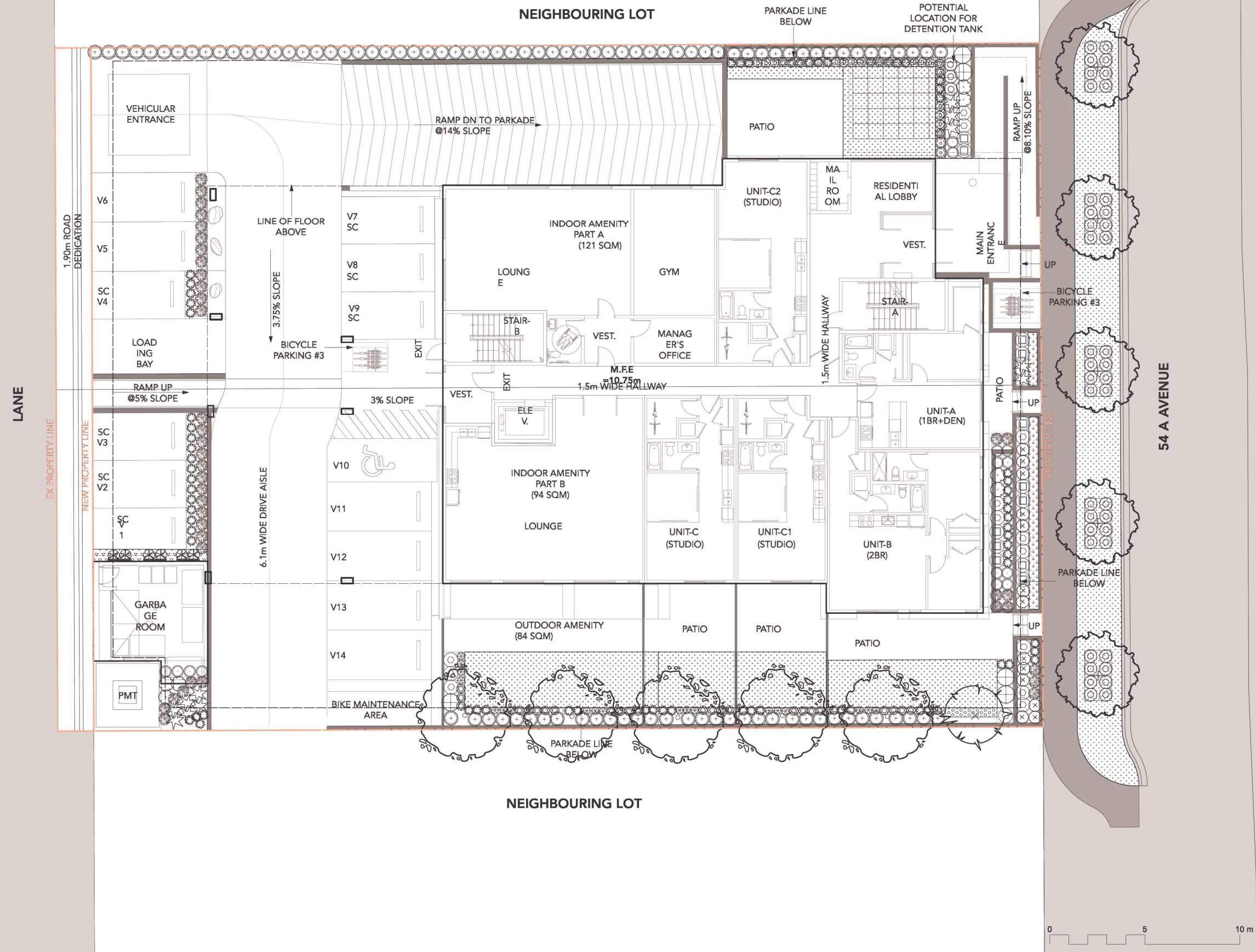
2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

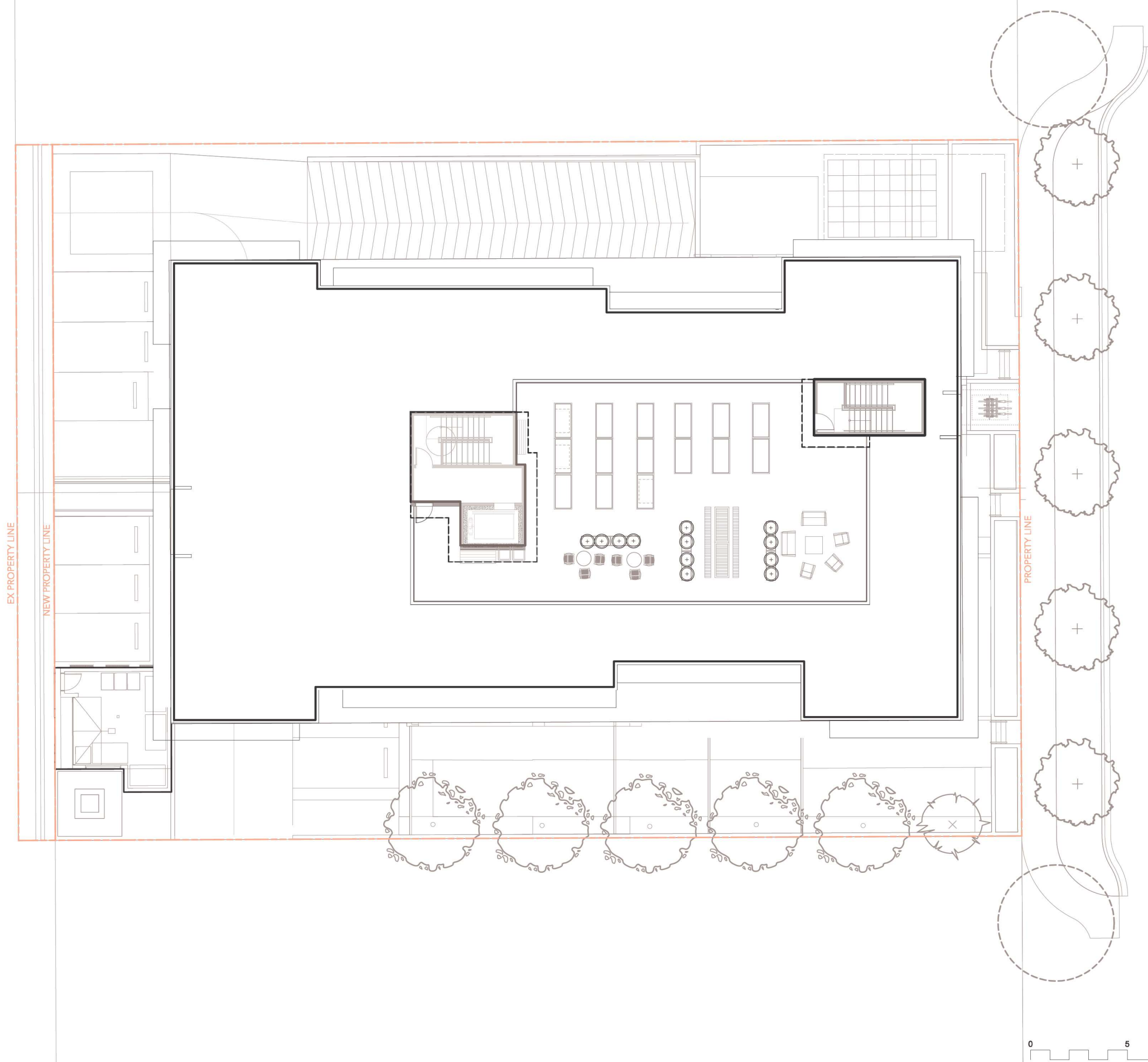
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR
THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE
WITHOUT PERMISSION.

**20239, 20247 54A
MULTIFAMILY
DEVELOPMENT**

Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

L2.1





David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	1:100
Drawn:	EG
Reviewed:	DS
Project No.	23-024

PLANTING PLAN -
ROOF LEVEL

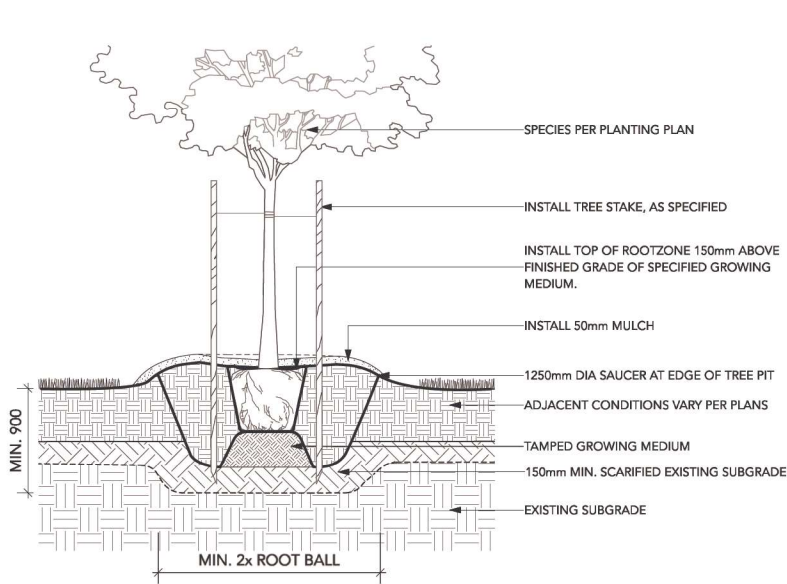
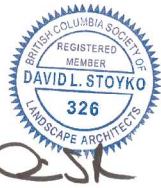
David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

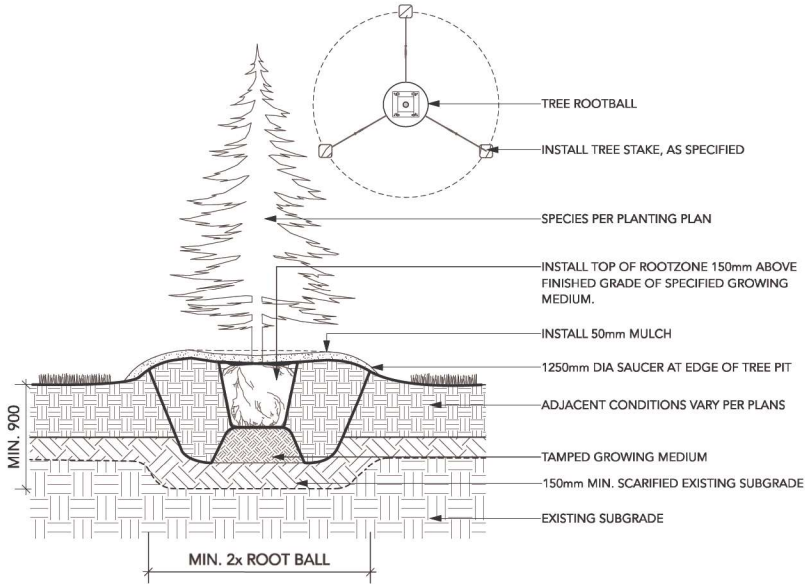
DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

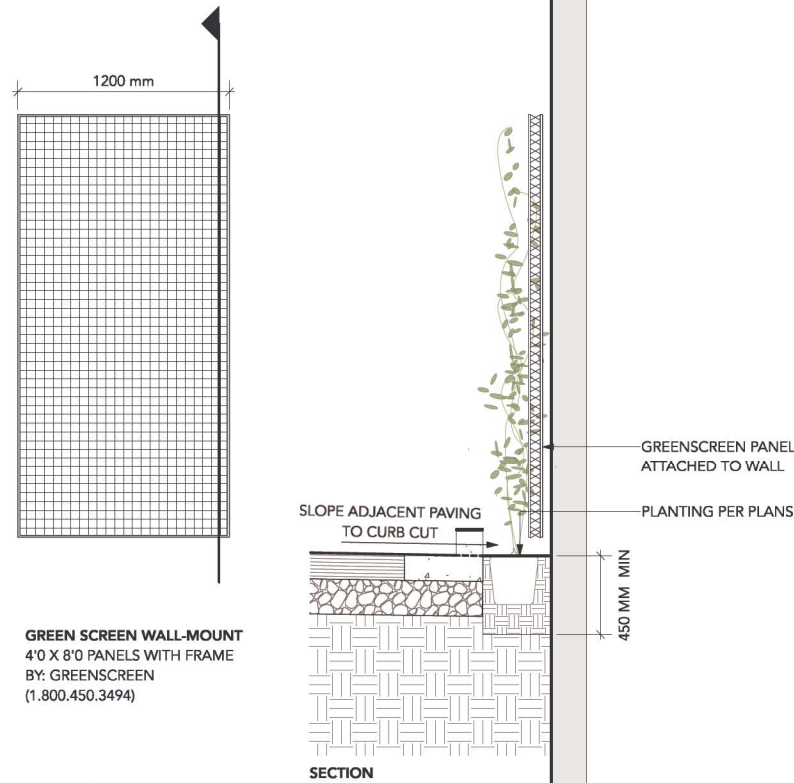
DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



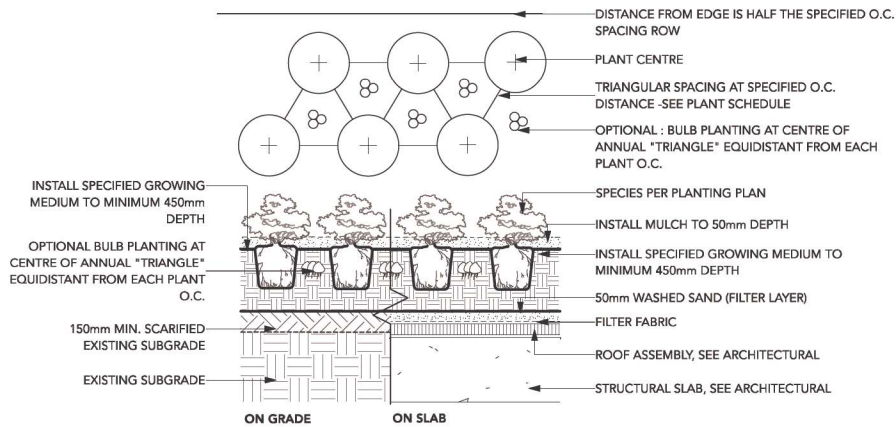
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



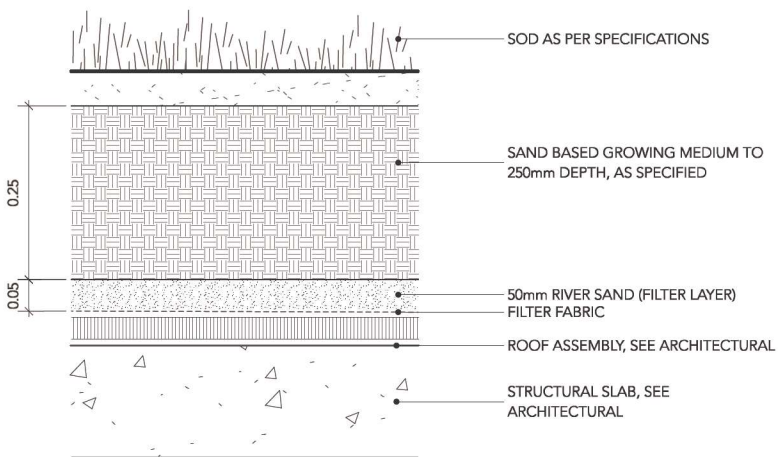
3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



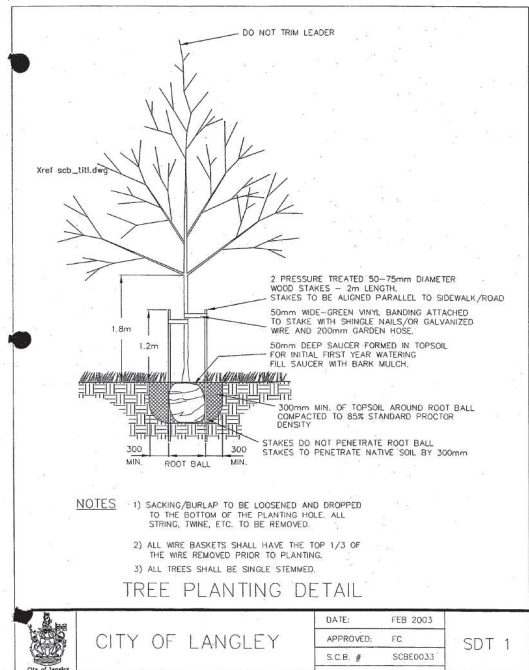
5 GREEN SCREEN
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)
Scale: 1:25



4 SOD LAWN ON SLAB
Scale: 1:5



20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale: AS SHOWN

Drawn: EG

Reviewed: DS

Project No. 23-024

DETAILS - SOFTSCAPE

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

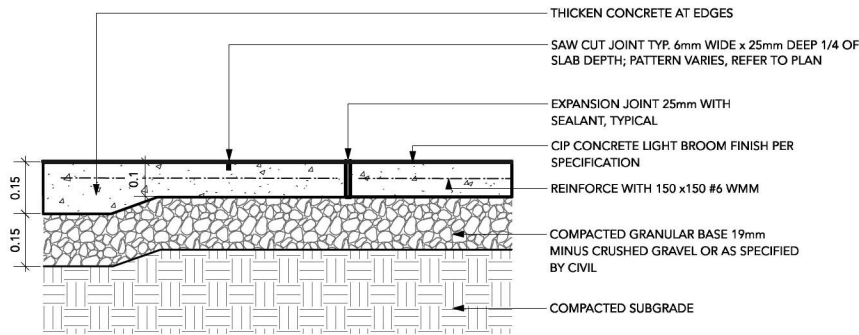
Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.	23-024

DETAILS -
HARDSCAPE

L3.1

COLOURED CONCRETE (AT CORNER NODE)

COLOUR: LITE GRAY
SUPPLIED BY DAVIS COLORS
323-265-8323

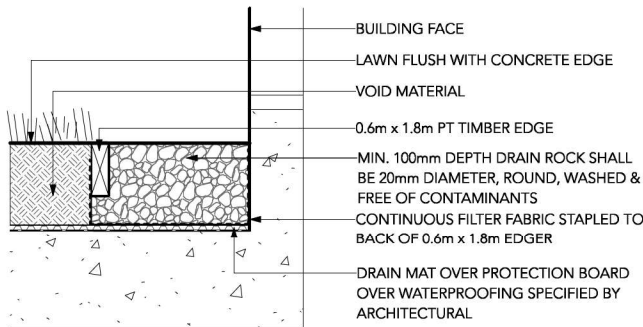


NOTES:

1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE PAVING

Scale: 1:10

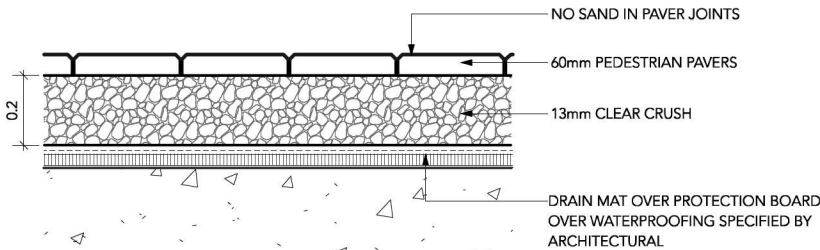


2 GRAVEL DRAIN STRIP - ON SLAB

Scale: 1:10

MANHATTAN VIBROPRESSED SLABS BY NEWSTONE GROUP

DIMENSIONS: 454 mm x 454 mm x 50.8 mm
COLOUR: NATURAL
PATTERN: GRID

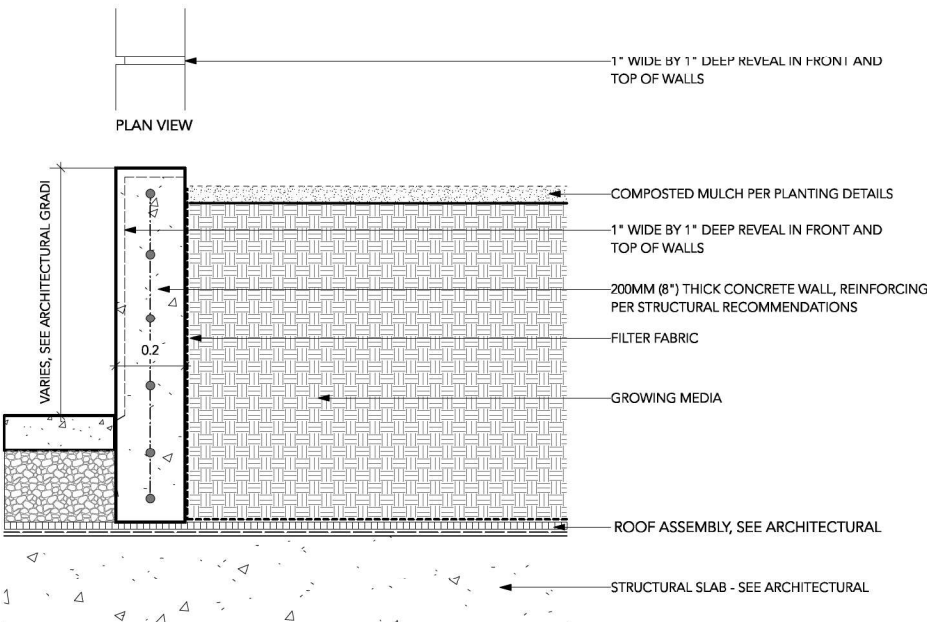


NOTE:

USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

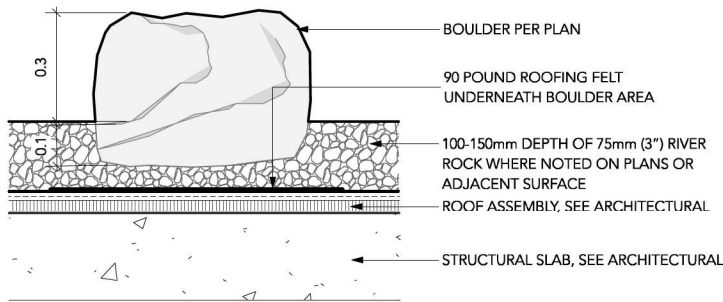
3 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

Scale: 1:10



4 TYPICAL CIP CONCRETE WALL ON SLAB

Scale: 1:10

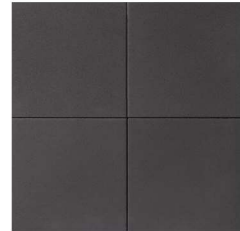


5 LANDSCAPE BOULDER ON SLAB

Scale: 1:10

SLAB PAVERS: MANHATTAN VIBROPRESSED SLAB PAVER
SIZE: STANDARD (606MM X 606MM X 50MM)
SUPPLIED BY NEWSTONE GROUP
604.332.4030

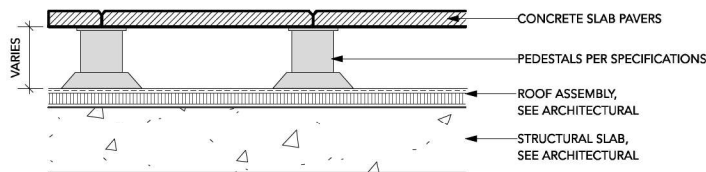
TYPE 2 - DARK ROOF
COLOUR: CHARCOAL
PATTERN: GRID



TYPE 1 - LIGHT ROOF AND GROUND
COLOUR: NORTHERN SHADOW
PATTERN: GRID



NOTE:
USE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.



6 PATIO PAVERS ON SLAB

Scale: 1:10

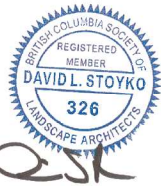
David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTED COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

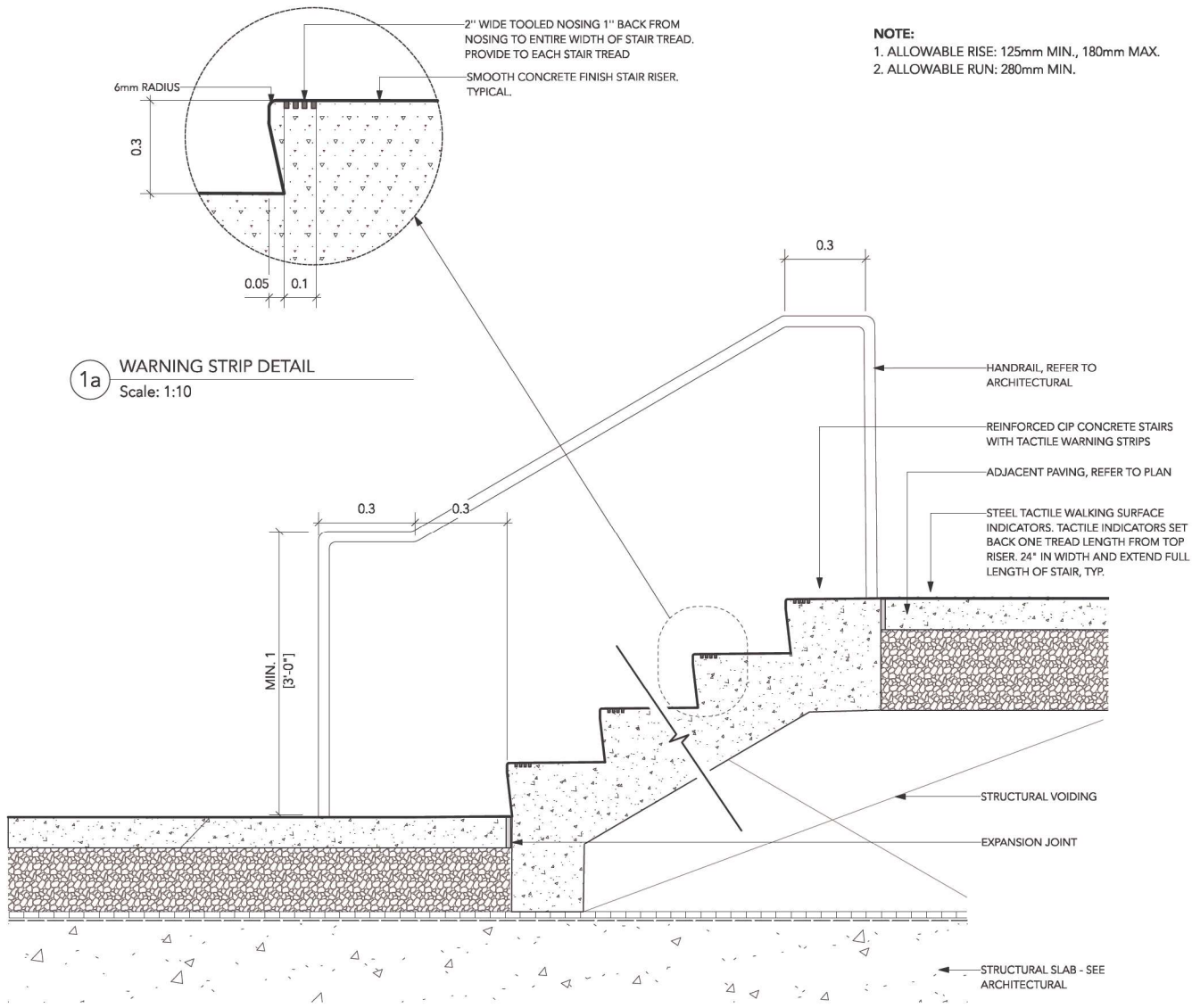
20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.	23-024

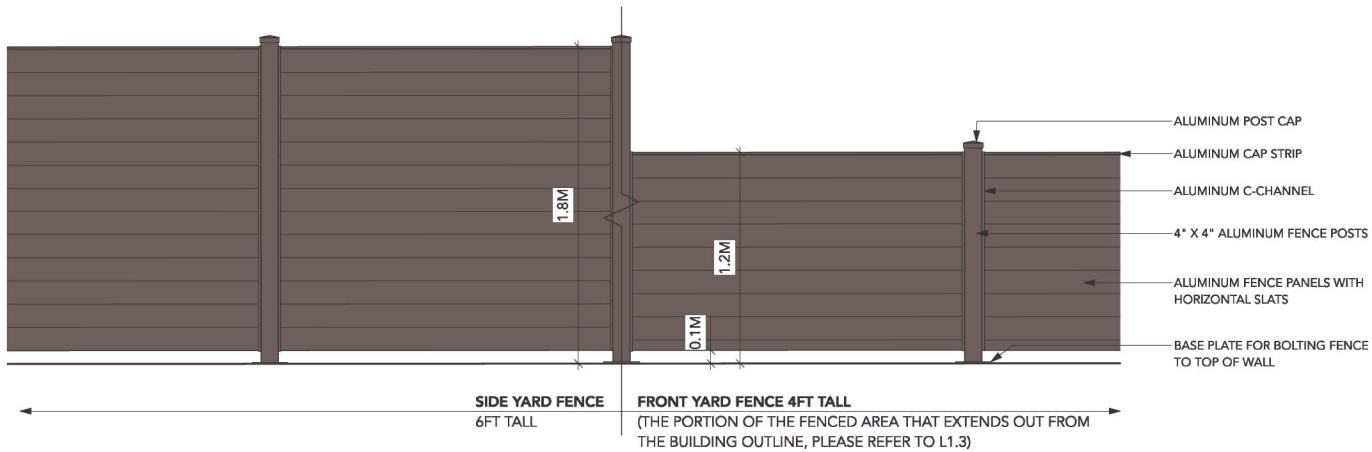
DETAILS -
FURNISHING

L3.2



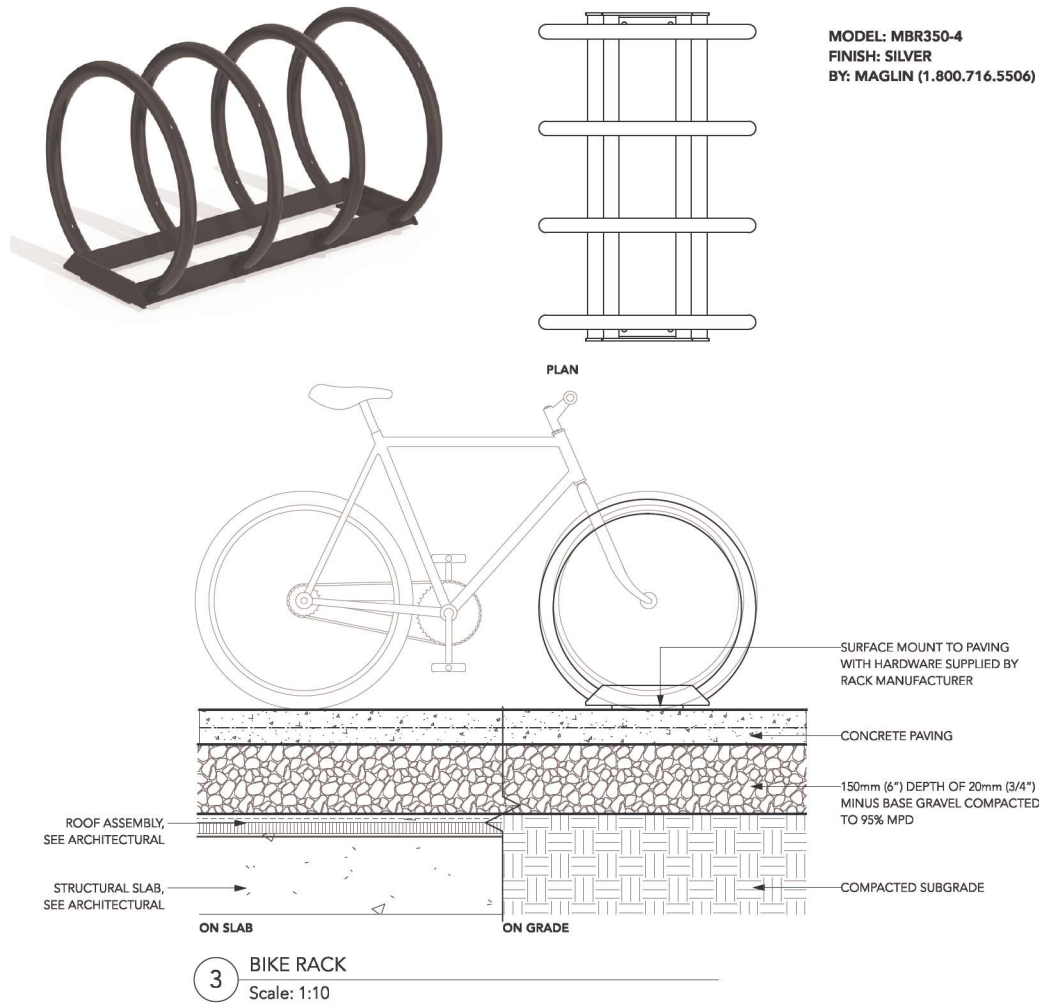
1a WARNING STRIP DETAIL
Scale: 1:10

1 CIP STAIR ON SLAB
Scale: 1:10



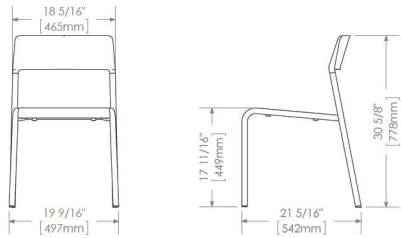
2 SIDE YARD / FRONT YARD FENCE
Scale: 1:20

- FENCE NOTES:
1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED.
 2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.
 3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
 4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.
 5. FINAL COLOUR TO BE DETERMINED.



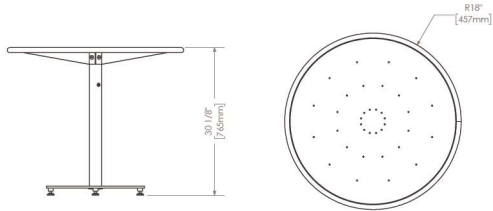
3 BIKE RACK
Scale: 1:10





FORO SERIES MCH-1700-00001 CHAIRS
COLOUR : STANDARD SILVER
SUPPLIER: MAGLIN SITE FURNISHINGS

1 ROOF TOP BISTRO CHAIRS
Scale: NTS



FORO SERIES MTB-1700-00746 36" TABLE
COLOUR : STANDARD SILVER/GREY
SUPPLIER: MAGLIN SITE FURNISHINGS

2 ROOF TOP BISTRO TABLES
Scale: NTS



HUTCH BACKLESS BENCH
COLOUR : SAND / BROWN SLATE
LENGTH: 5 FT
SUPPLIER: WISHBONE (604-626-0476)

3 HUTCH BACKLESS BENCH BY WISHBONE
Scale: NTS



LOLLYGAGGER HDPE OUTDOOR SOFA
COLOUR : DRIFTWOOD
SUPPLIER: LOLL DESIGNS (877.740.3387)

4 SOFA
Scale: NTS



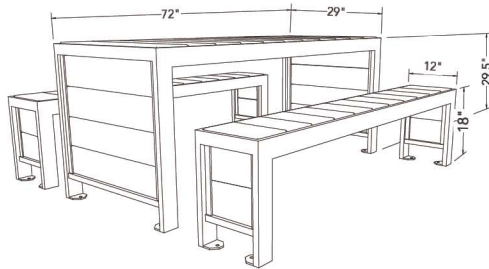
LOLLYGAGGER HDPE OUTDOOR LOUNGE CHAIR
COLOUR : DRIFTWOOD
SUPPLIER: LOLL DESIGNS (877.740.3387)

5 LOUNGE CHAIR
Scale: NTS



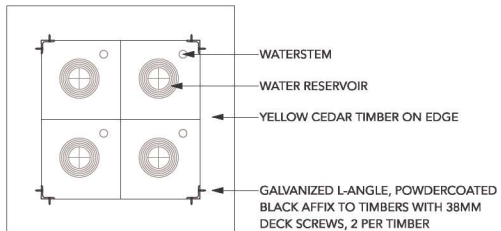
LOLLYGAGGER HDPE RECTANGLE OUTDOOR COCKTAIL TABLE
COLOUR : DRIFTWOOD
SUPPLIER: LOLL DESIGNS (877.740.3387)

6 COFFEE TABLE
Scale: NTS



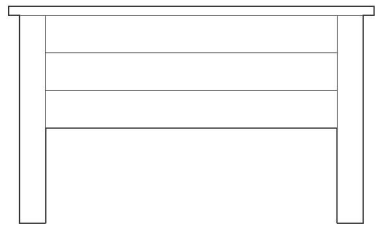
URBAN FARM HARVEST PICNIC TABLE
COLOUR : SILVER / GREY
SUPPLIER: WISHBONE (604-626-0476)

7 ROOF TOP HARVEST TABLE
Scale: NTS

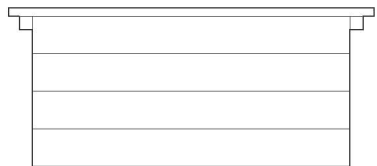


PLAN

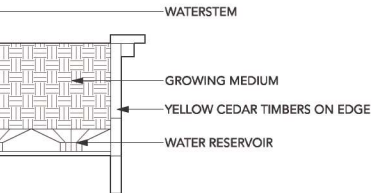
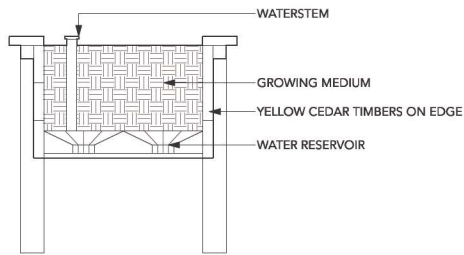
8 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER BY LIFESPACE
Scale: 1:20



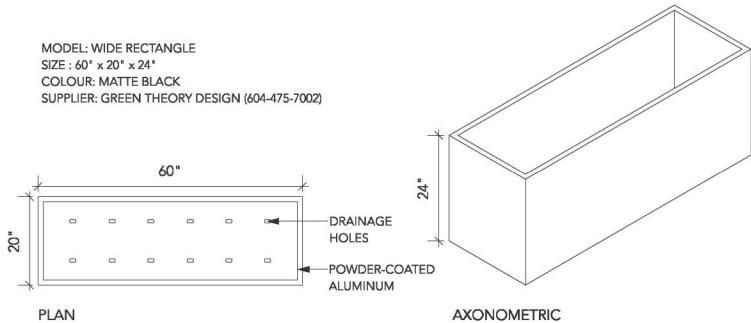
ELEVATED ACCESSIBLE PLANTER



SIDE ELEVATION

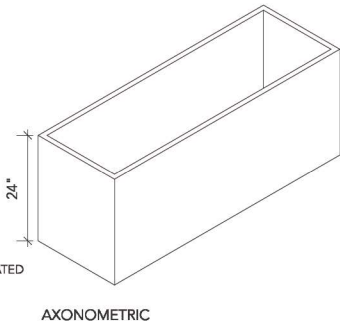


CROSS SECTION



PLAN

9 METAL SCREEN PLANTER
Scale: 1:20



AXONOMETRIC

David Stoyko Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



7	ISSUED FOR ADP	24-12-04
6	RE-ISSUED FOR DEVELOPMENT PERMIT	24-11-13
5	RE-ISSUED FOR DEVELOPMENT PERMIT	24-10-15
4	RE-ISSUED FOR DEVELOPMENT PERMIT	24-03-28
3	ISSUED FOR CPTD COORDINATION	23-12-20
2	ISSUED FOR DEVELOPMENT PERMIT	23-07-12
1	ISSUED FOR CONCEPT REVIEW	23-11-21
REVISIONS		

20239, 20247 54A MULTIFAMILY DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.	23-024

DETAILS - ROOF LEVEL

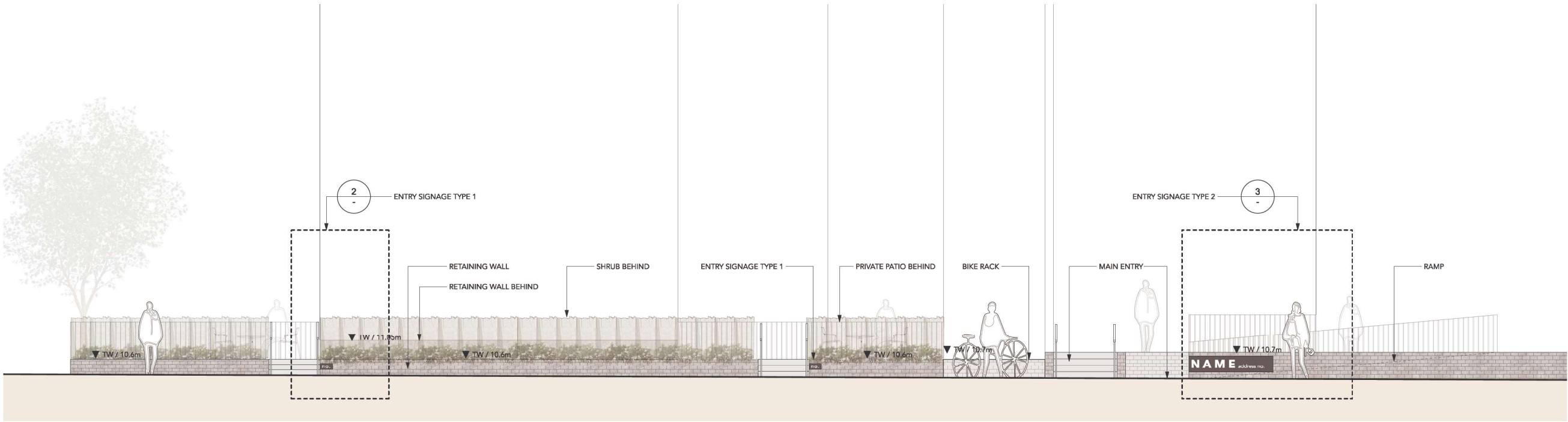
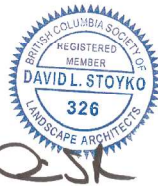
David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

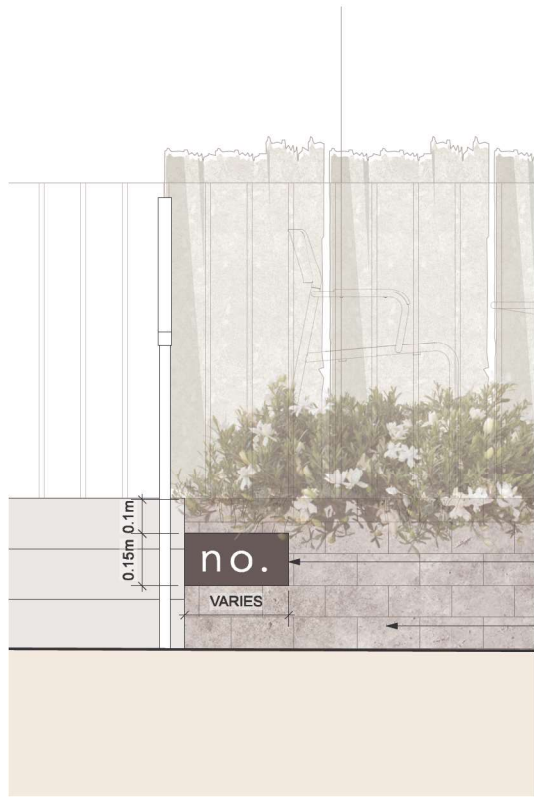
DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.



1 ELEVATION FROM 54A AVE
Scale: 1:50



2 ENLARGEMENT: SIGNAGE TYPE 1 - PRIVATE ENTRY
Scale: 1:10

METAL PANEL WITH CUTOUT LETTERING MOUNTED AGAINST THE WALL SURFACE. LIGHT COLORED ACRYLIC BOARD BEHIND FOR THE CONTRAST. LETTER SIZE TO BE CONFIRMED.
WALL BEHIND, PER ARCHITECTURAL



3 ENLARGEMENT: SIGNAGE TYPE 2 - COMMON ENTRY
Scale: 1:10

20239, 20247 54A
MULTIFAMILY
DEVELOPMENT

20239, 20247 54A Avenue
City of Langley, British Columbia

Scale: AS SHOWN
Drawn: EG
Reviewed: DS
Project No. 23-024

DETAILS -
ELEVATIONS