



## **ADVISORY DESIGN PANEL**

**WEDNESDAY, FEBRUARY 18, 2026 AT 7:00 PM**

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

## **A G E N D A**

**1) AGENDA**

Adoption of the February 18, 2026 agenda.

**2) MINUTES**

Adoption of minutes from the December 3, 2025 meeting.

**3) ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION**

Welcome and brief orientation and review of the ADP Terms of Reference.

**4) GLOVER ROAD INNOVATION DISTRICT PLAN**

Presentation of the draft Glover Road Innovation District Plan for feedback.

**5) DEVELOPMENT PERMIT APPLICATION DP 07-25  
ZONING BYLAW AMENDMENT APPLICATION RZ 03-25**

19890 56 Avenue.

**6) NEXT MEETING**

TBD

**7) ADJOURNMENT**



## MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN THE COUNCIL CHAMBERS  
LANGLEY CITY HALL  
20399 DOUGLAS CRESCENT

DECEMBER 3, 2025  
AT 7:06 P.M.

Present: Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Mayor Pachal (Ex Officio Member)  
Melissa Coderre  
Matt Hassett  
Tana McNicol  
Samantha Stroman  
Ritti Suvilai

Regrets: Himanshu Chopra  
Jaswinder Gabri  
Leslie Koole

Staff Present: C. Johannsen, Director of Development Services  
K. Kenney, Corporate Officer  
J. Lee, Planning Assistant  
A. Metalnikov, Senior 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 December 3, 2025 agenda

It was MOVED and SECONDED

THAT the December 3, 2025 agenda be adopted as circulated.

**CARRIED**



**2. MINUTES**

Adoption of minutes from the November 5, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the November 5, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

**3. PANEL MEMBERSHIP PHOTO**

Picture of ADP members taken to be shown at Annual Volunteer Banquet.

**4. DESIGN UPDATE:**

**DEVELOPMENT APPLICATION DP 13-24/ RZ 09-24/ OCP 01-24**

19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street

Staff updated the Panel on the progression of the building design since it came to ADP earlier this year, comparing the original renderings with updated renderings.

Staff responded to questions from Panel members.

**5. DEVELOPMENT PERMIT APPLICATION DP 05-25**

5721 Production Way.

Ms. Woo introduced the application and spoke to the staff report dated November 25, 2025.

Staff responded to questions from panel members.

The applicant team entered the meeting.

In attendance were the following:

- Jeremy Bergmann, Hungerford Properties, Developer
- TKA+D Architecture + Design:
  - Mike Knauer
  - Stefan Walsh
  - Pamela Mendoza

Mr. Knauer made a PowerPoint presentation to the Panel providing details of the form and character of the two proposed buildings and details of the landscape design.

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

The applicant team left the meeting.

It was MOVED and SECONDED

THAT:

The ADP receive the staff report dated November 25, 2025 for information; and

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

- a) Provide greater context of the building's relationship with the 196 Street overpass (i.e. rendering of view from overpass, height comparison);
- b) Incorporate more design features to break up both southeast corner walls;
- c) Add more variation to the west building's roofline;
- d) Provide weather protection structures in both outdoor amenity areas;
- e) Consider using pavers in front of business entrances;
- f) Review opportunities for greater use of stormwater management features on the site (e.g. permeable pavers, etc.);
- g) Update planting symbols for legibility and consistency between the planting plan and schedule (e.g. use of colour);
- h) Consider greater use of ornamental plantings in the Production Way outdoor amenity area;
- i) Provide more information on accessibility between storage lockers, elevators, and washrooms (if they are concentrated on main floor vs. provided on multiple floors, effect on accessibility, etc.); and
- j) Ensure plant species used are low-maintenance year-round.

CARRIED

**6. NEXT MEETING**

February

**7. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:08 pm.

CARRIED



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Signed:

ADVISORY DESIGN PANEL CHAIR



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Certified Correct:

CORPORATE OFFICER



# WELCOME

## GLOVER ROAD INNOVATION DISTRICT PLAN

To learn more about this initiative and other engagement opportunities, scan this QR code with your mobile phone camera:



### Welcome to the Glover Road Innovation District Plan Public Open House.

Langley City is planning an Innovation District to connect Downtown, SkyTrain, and KPU with tech and creative businesses, housing, and public spaces. The purpose is to create a welcoming and sustainable community that supports innovative industries and a high quality of life for all residents and visitors.

We would like to develop the vision for this District with your input and feedback, as well as explore design options together.

For additional questions, email us at: [planning@langleycity.ca](mailto:planning@langleycity.ca)





# WHAT WE HEARD

## PREVIOUS ENGAGEMENT

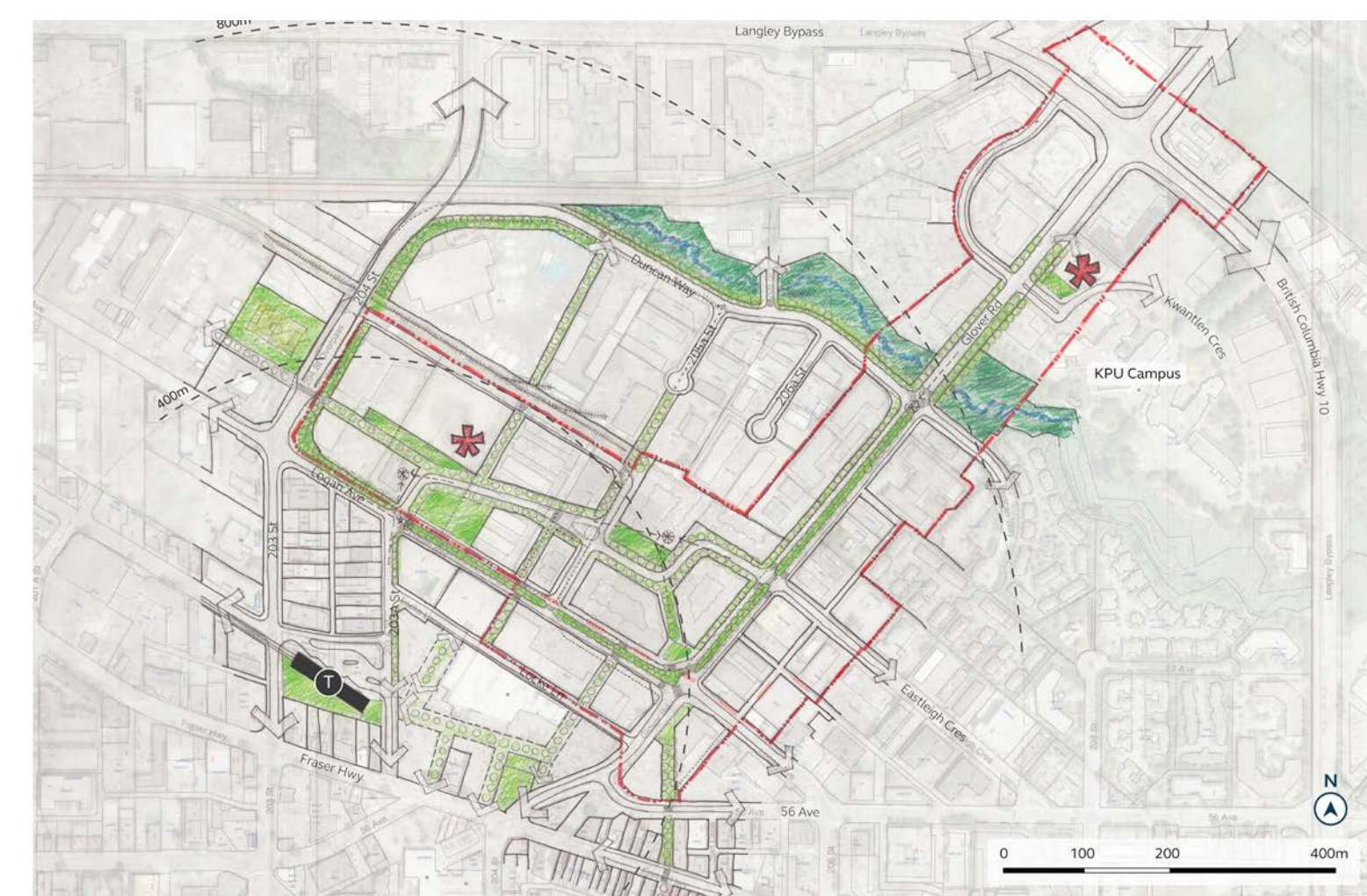
### Design Charrette

In July 2025, Langley City and key project partners came together to help brainstorm the vision and develop early concepts for the Innovation District with a Design Charrette.

This included visioning exercises of ‘what we do and don’t want’ as well as opportunities and challenges identified. CBRE presented early-stage market analysis engagement work and initial sketches were created that reflected aspirations for the project.

In August, landowners and developers in the District were met with to help further guide these ideas.

Based on this early work, draft themes and a design concept were developed.



### Public Open House #1

In September 2025, we hosted an open house to share our work and collect feedback from the community. An online survey gave community members further opportunity to share their input.

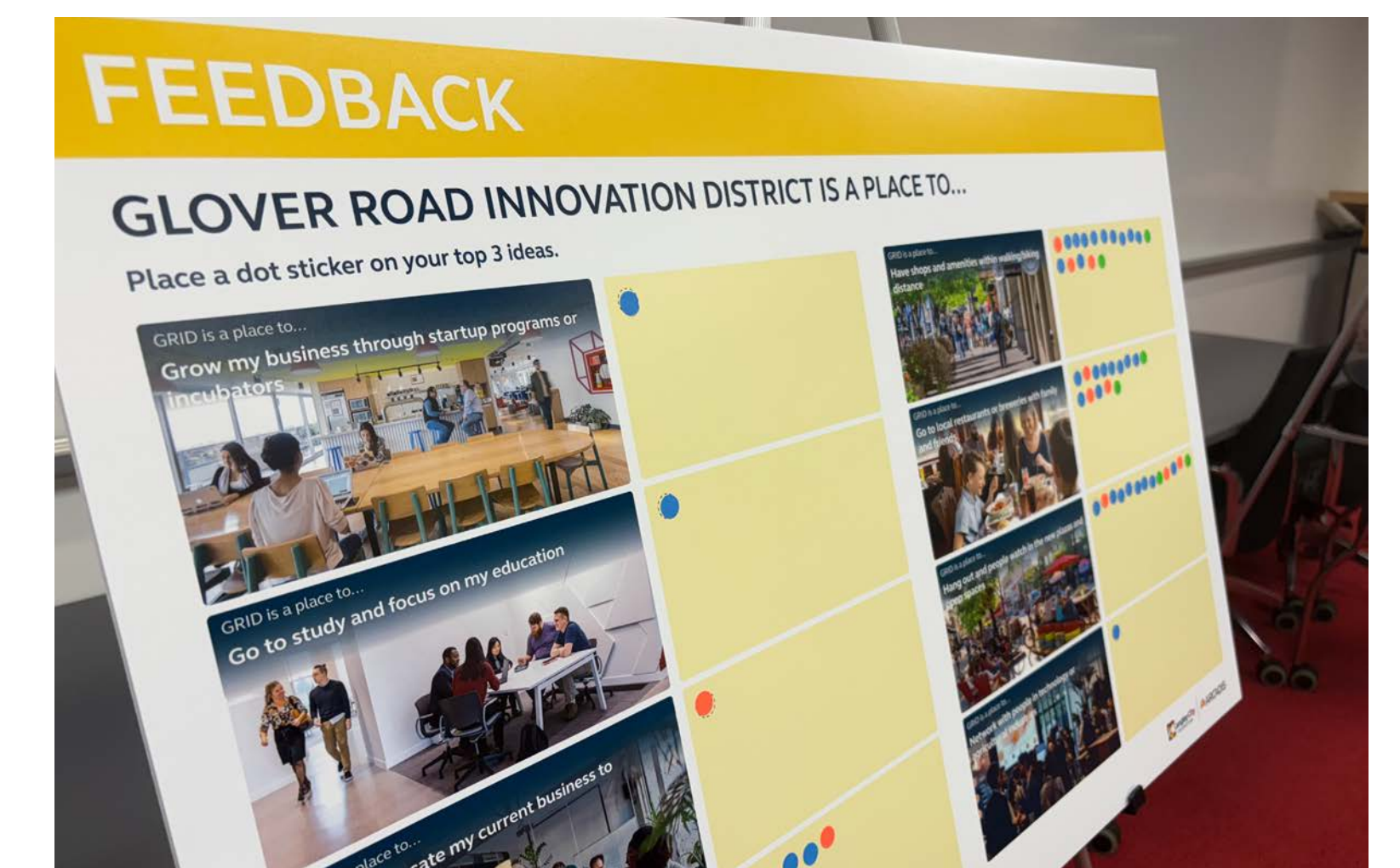
Presentation boards provided information on the project background including how the area is changing, and described what an area plan and Innovation District is.

The initial design concept was presented which has since been refined to the concept which is shown on the following boards.



Feedback centred on how the community envisaged the Innovation District, what was important to prioritise and what they liked or disliked about it.

This feedback has been used to help guide or confirm the direction of this Area Plan and the policies and guidelines it will put in place.





# DESIGN CONCEPT

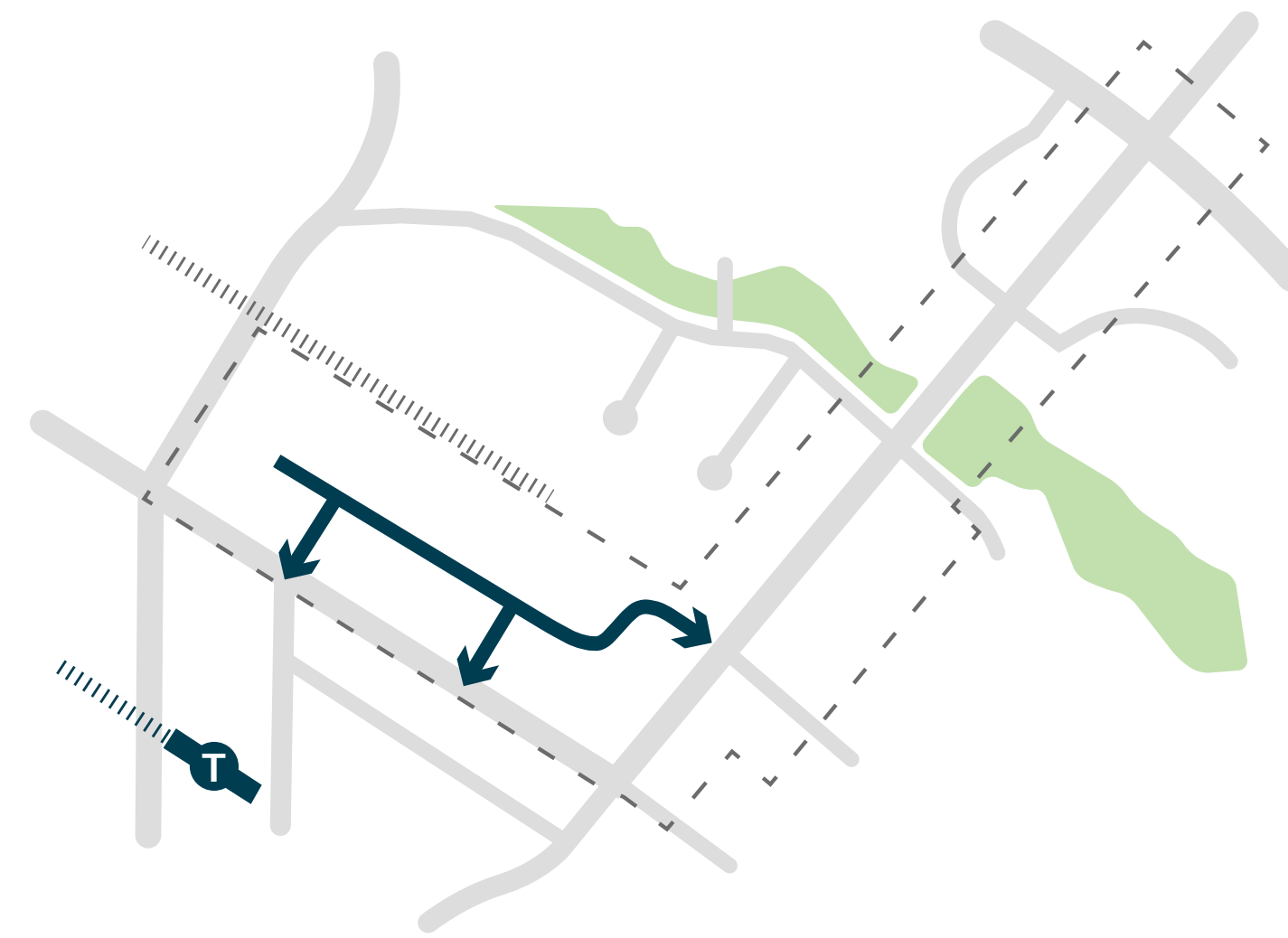
## KEY THEMES

### 1 GREEN STREETS



Create linear green streets that loop around the site and connect to the three key destinations - SkyTrain Station, Downtown Langley, and KPU.

### 2 INTERNAL STREET



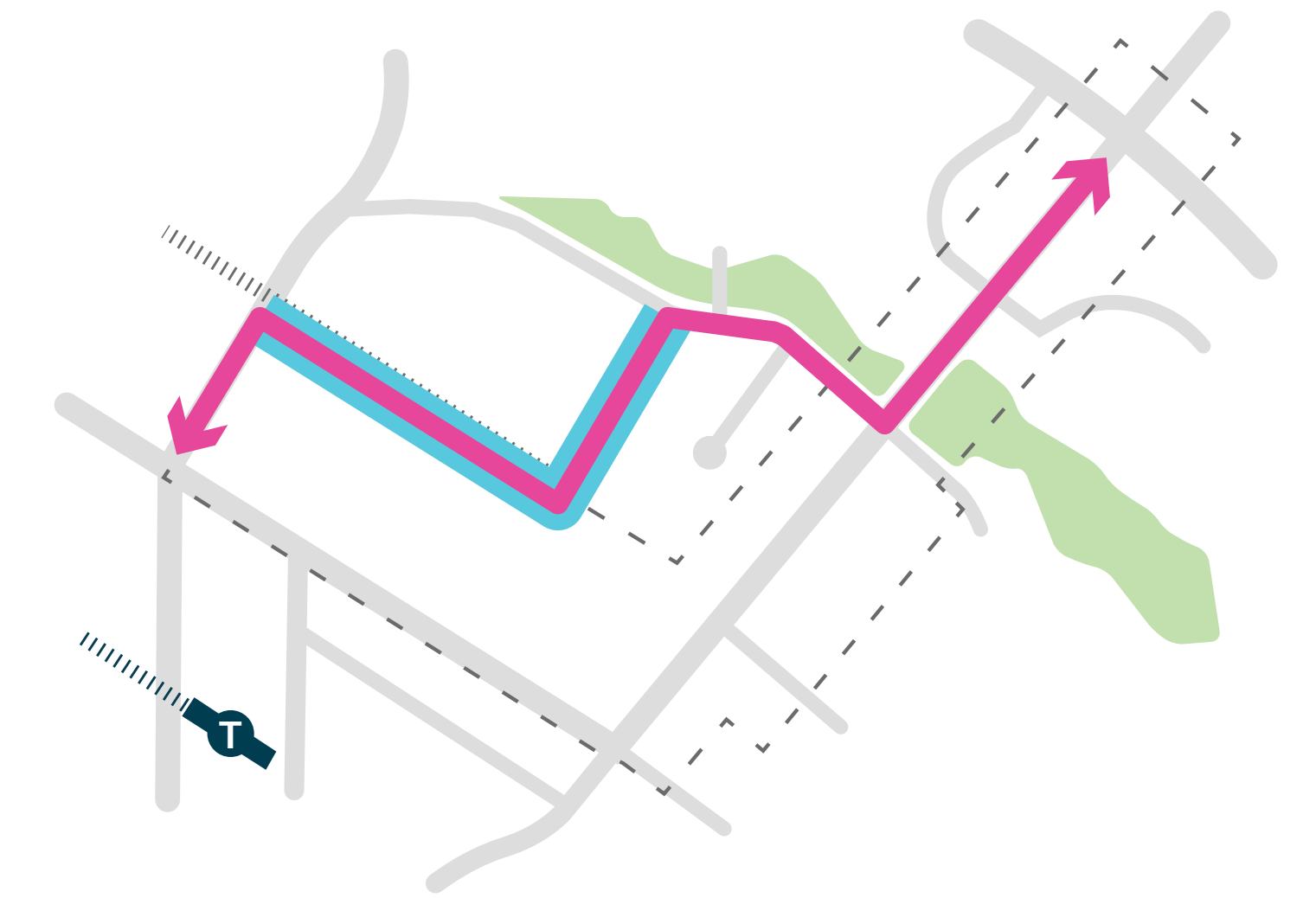
Locate a central E/W internal street that aligns with Eastleigh Crescent and connects to 203A St, Glover Rd and Logan Ave.

### 3 NETWORK OF OPEN SPACES



Establish a series of connected neighbourhood parks/open spaces within the site that link to the green streets.

### 4 SERVICE LANE



Provide a new service lane that gives truck access for loading and unloading from the back of properties.

### 5 GATEWAYS



Establish 'gateway' entrances to the District with key open spaces, activated frontages, wayfinding and public art.

### 6 HUB BUILDINGS



Create two 'Hub' buildings with adjacent open plazas, public amenities, and ground level commercial space.

### 7 PARCEL SIZE



Ensure larger parcels for possible light industrial, technology, and office use along existing industrial edge, while more fine grain block sizes line Glover Rd and Logan Ave.

### 8 ACTIVE FRONTAGES

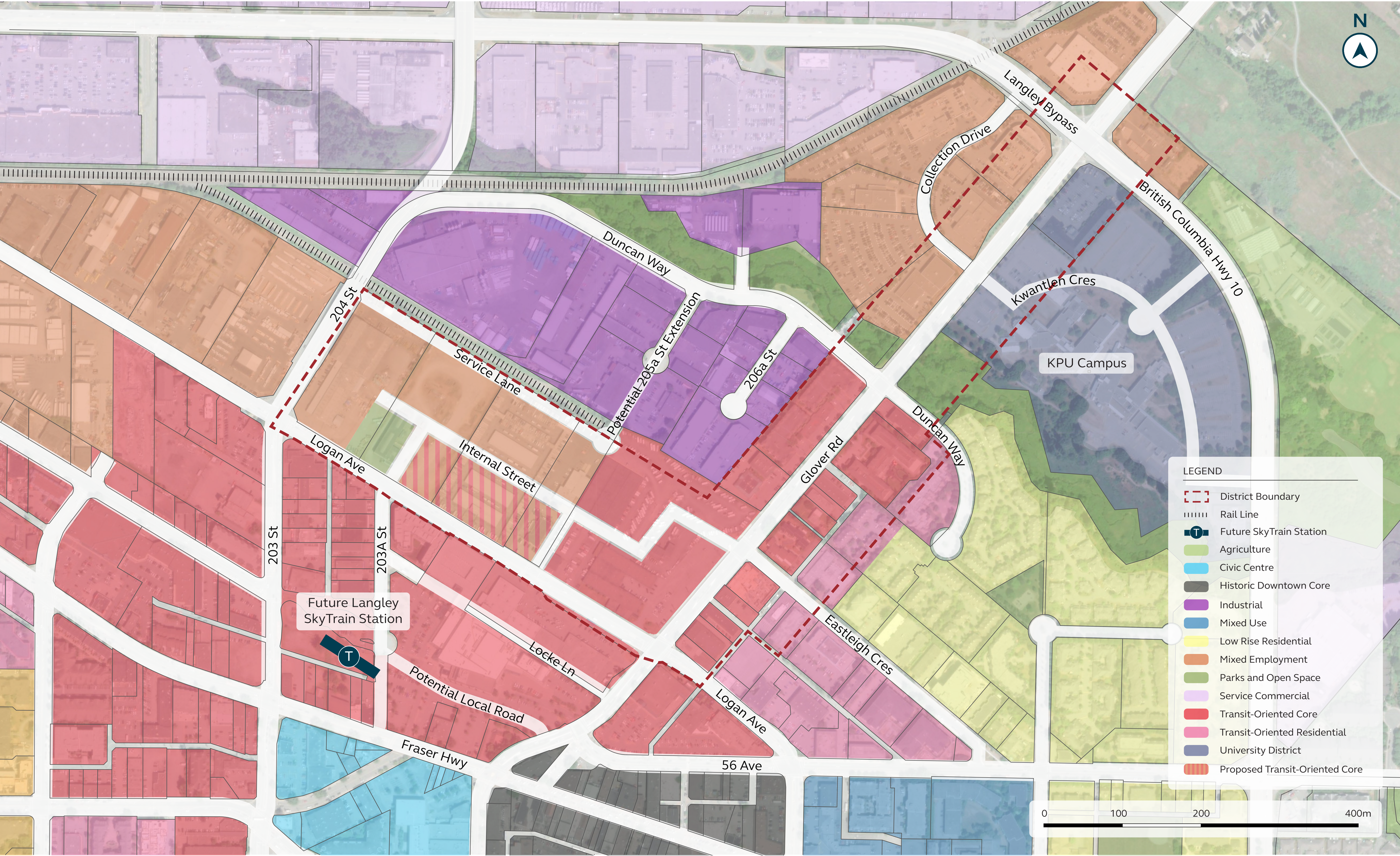


Create active commercial and mixed use frontages along key pedestrian thoroughfares and spaces.



# DESIGN CONCEPT

## LAND USE





# DESIGN CONCEPT

## LAND USE POLICY

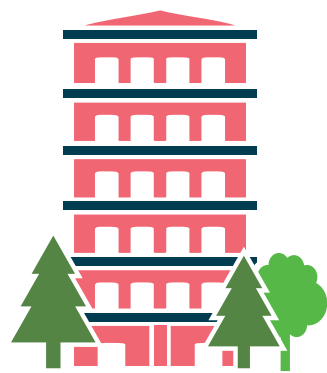
This Area Plan uses the land use designations as identified in the Official Community Plan (OCP) and supplements these with more specific policies to implement the Innovation District vision.

No new land uses are introduced, however portions of two specific parcels within the District will be redesignated to better align with the vision and facilitate implementation.

### Core Objective

Establish and grow the Innovation District with a strategic focus on innovative businesses, support high density residential and employment growth, and enhance public spaces for connectivity and community.

### Area Plan Goals for each Land Use:



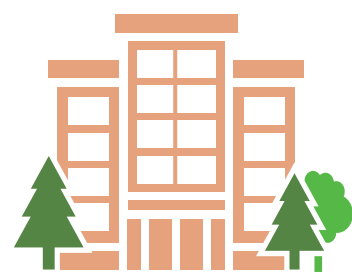
#### Transit Oriented Core

Focus on delivering **hundreds of new homes with a commercial base** and opportunities for upper-floor office along key routes. Increased residential proximity to workplaces enhances vibrancy, safety, and local business viability.



#### Parks and Open Space

Introduce new Parks and Open Space with publicly accessible spaces created to enhance livability and support the growing residential and worker population.



#### Mixed Employment

Add an 'Innovation' overlay, **allowing up to 15-storey heights within Mixed Employment areas** to promote intensive land use and maximize the incentive for innovative design and businesses to thrive.



#### University District

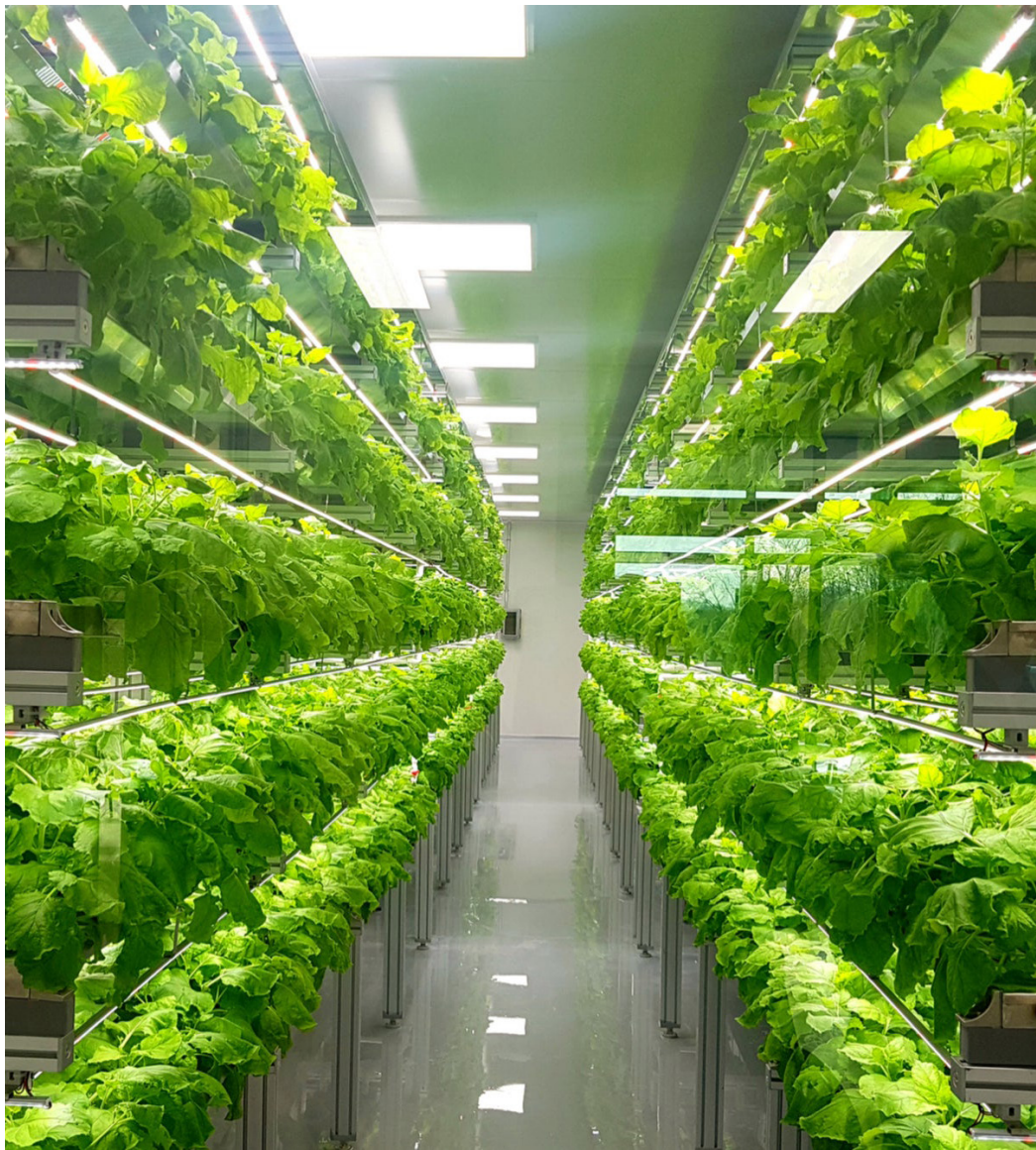
Support the development of KPU with higher density development that fronts onto Glover Road, in line with its KPU 2050 Campus Plan.

### Key Policy Directions

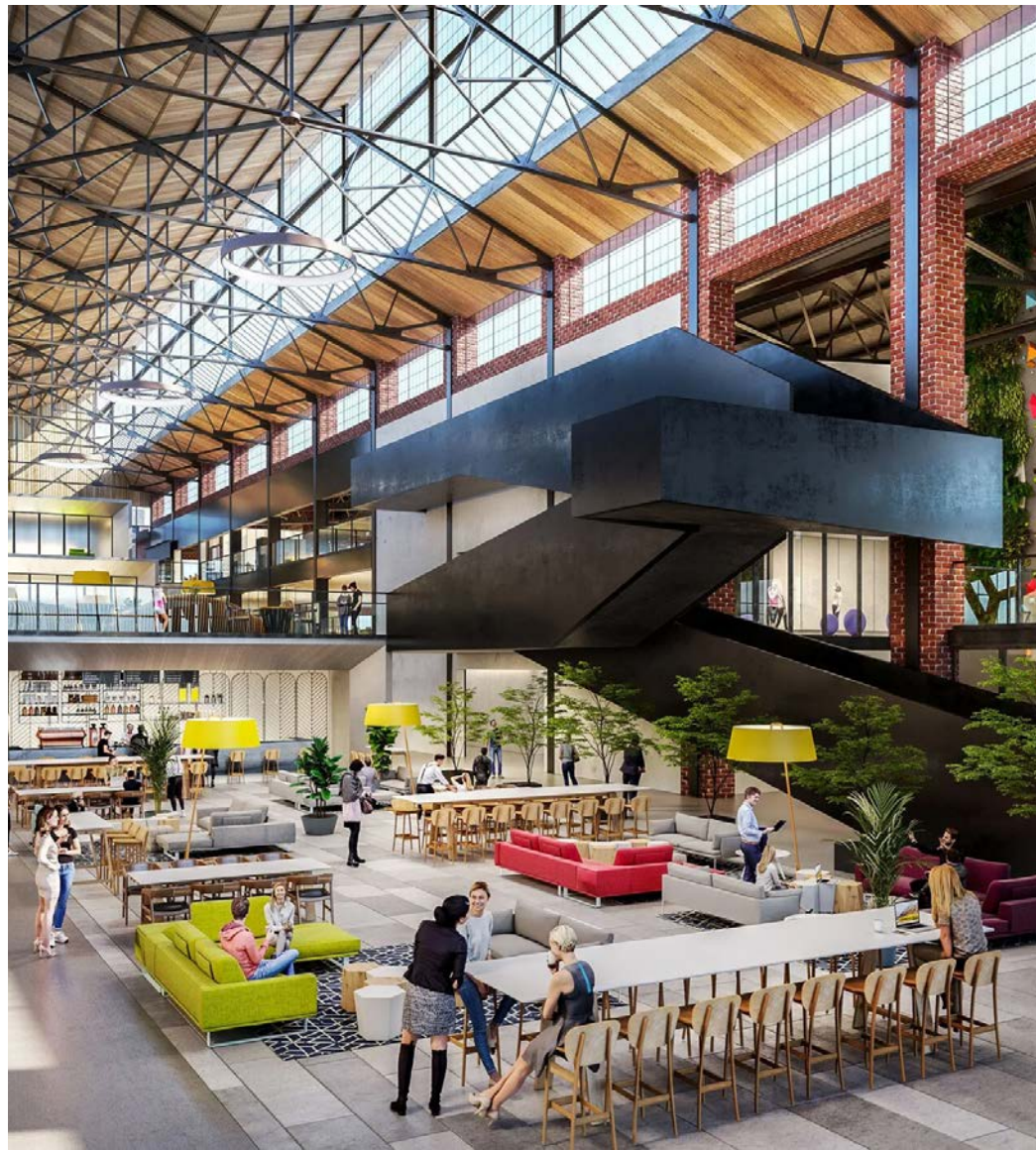
- ✓ Prioritize innovative uses and businesses within targeted industries.
- ✓ Discourage new industries that don't align with the objectives or vision of the Innovation District.
- ✓ Support the intensification of industrial and commercial buildings within Mixed Employment areas.
- ✓ Encourage a range of commercial unit sizes to provide opportunities for businesses of varied scales to locate in the District.
- ✓ Encourage collaboration between businesses, like clustering of similar industries, or including co-working or shared use facilities.
- ✓ Create incentives to attract preferred innovative businesses or to include innovative facilities.



Mixed Use Development With A Commerical Base



Innovative & High Employment Businesses Encouraged Like Food Tech & Advanced Manufacturing



Shared or Community Spaces for Gathering Facilitated Through Hub Building Development



Balancing & Well Designed Transitions Between Commerical, Residential & Industrial Uses



Transit Oriented Development Up To 15 Storeys

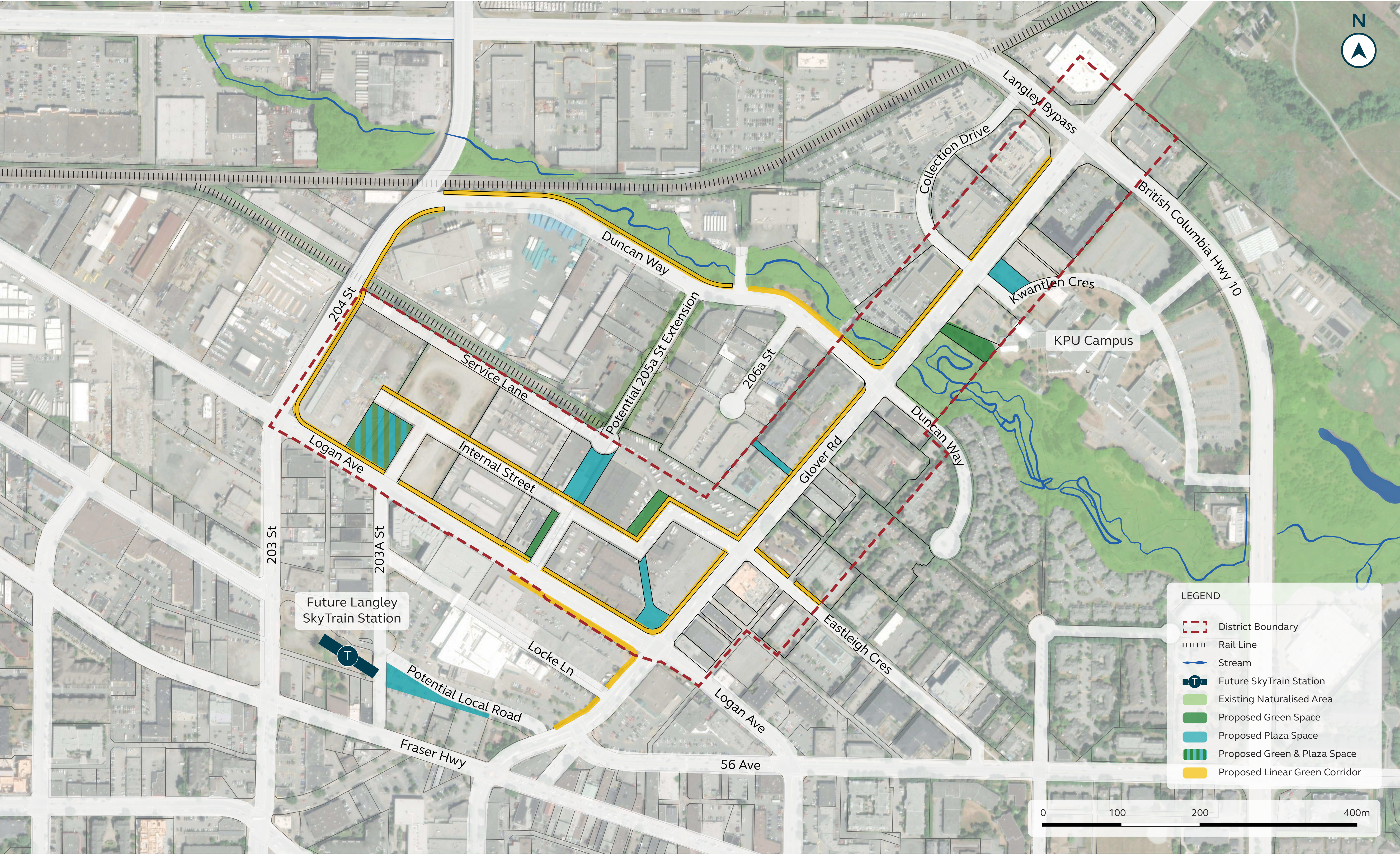


Attract Innovative Companies Who Can Take On Catalyst Sites & Lead Growth.



# DESIGN CONCEPT

## OPEN SPACE





# DESIGN CONCEPT

## OPEN SPACE POLICY

### Core Objective

Create a connected, green public realm that offers diverse open spaces, supports active transportation, enhances existing ecological features, and integrates sustainable stormwater management.



### Public Realm

The Innovation District proposes a healthy balance of open space that contribute to an exciting public realm. A **network of parks and plazas** are strategically located along key desire lines to complement adjacent development.



### Variety of Spaces

These planned areas aim to support a **diverse range of community needs** including both large gatherings and intimate settings, as well as combining hardscape and greenery for active and passive uses.



### Streetscape Landscaping

Purposeful **wide landscaping along streets** will soften transitions between land uses, particularly between industrial and residential uses, and enhance active transportation routes.



### Ecological Protection

Existing natural features, such as Logan Creek, will be **protected and enhanced** as part of the plan. Integrated stormwater features will **improve long-term resiliency and sustainability** of the district.

### Key Policy Directions

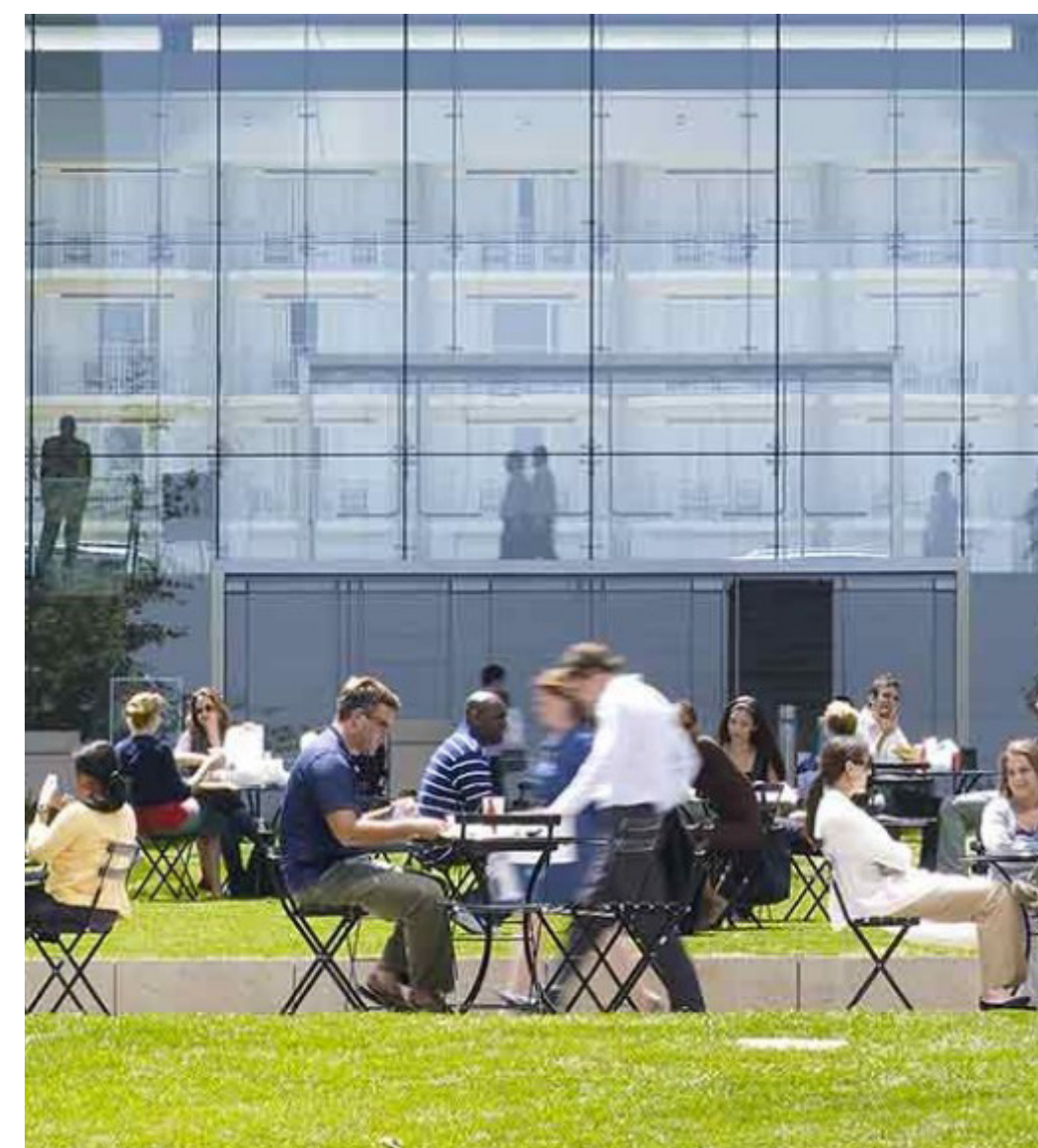
- ✓ Create a neighbourhood network of parks and plazas.
- ✓ Contribute extensively to the tree canopy.
- ✓ Secure public access to key open spaces, pedestrian connections and greenways through agreement with landowners.
- ✓ Provide landscaped visual and noise buffers along identified streetscapes.
- ✓ Seek to engage with local First Nations in the design of parks and plazas.



Public Plaza Space In Front Of HUB



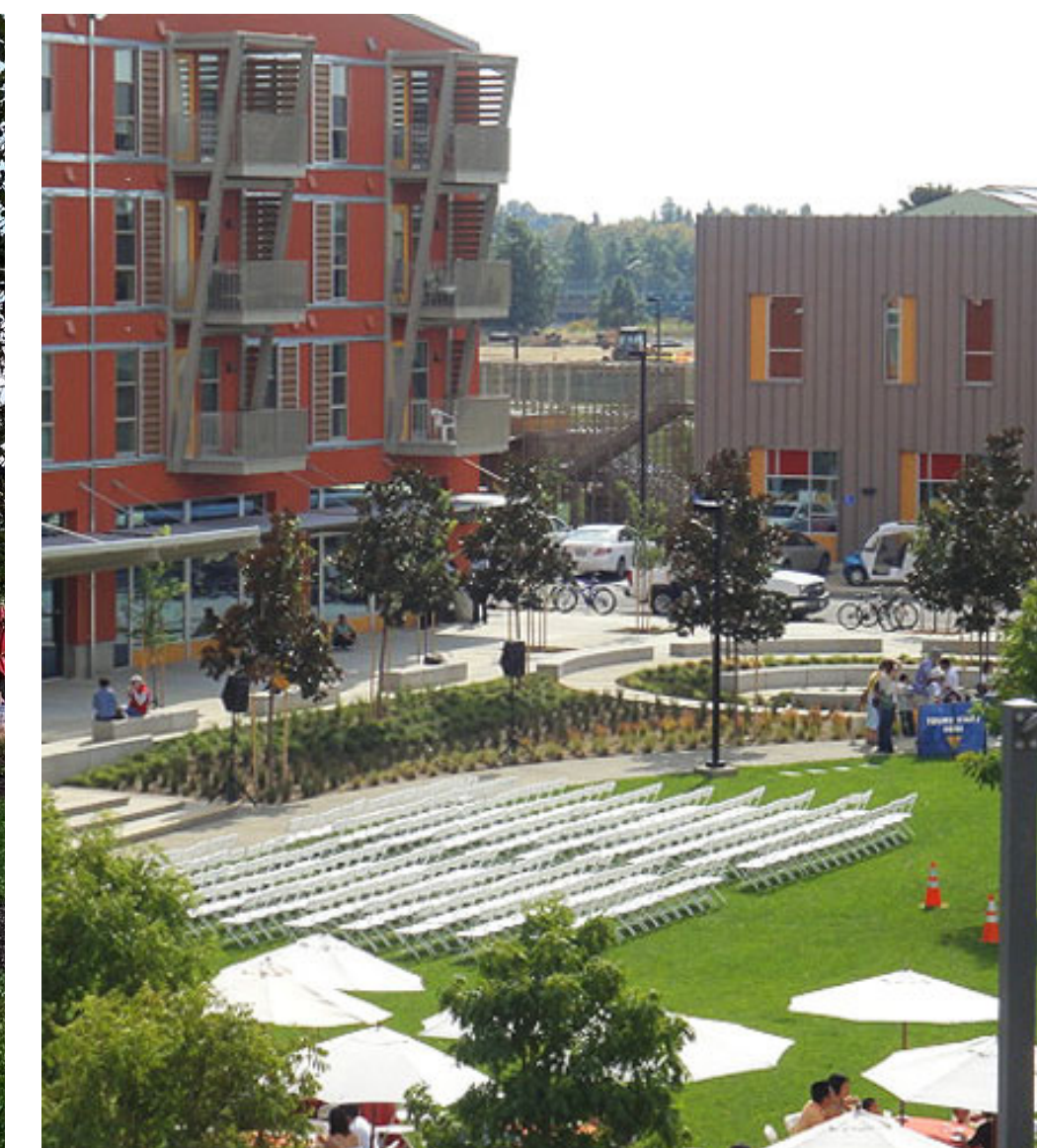
Restaurant / Brewery Spaces



Common Open Space For Businesses



Activated Public Space After Hours



Multi Functional Urban Lawn Space

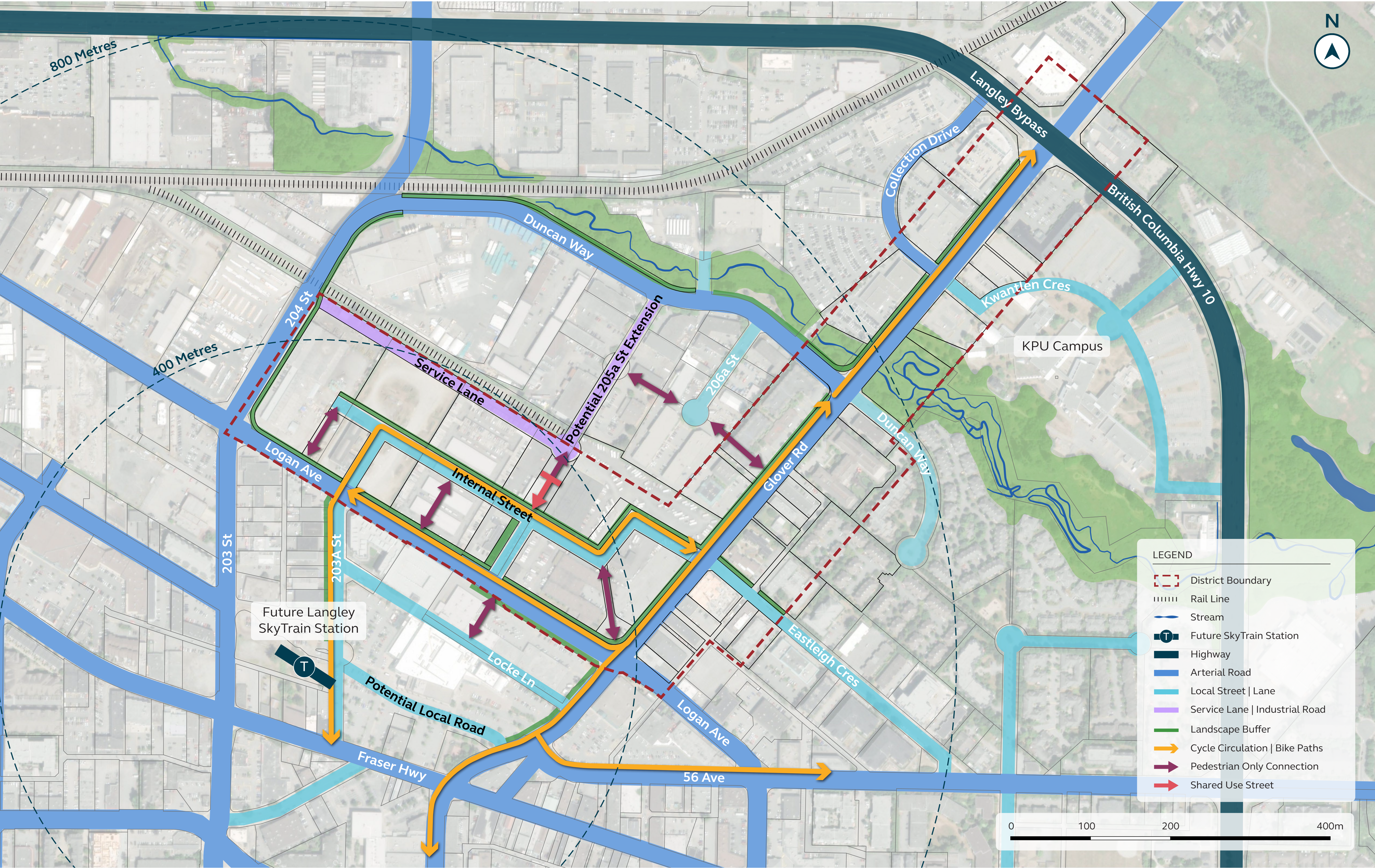


Internal Pocket Parks Adjacent To Development

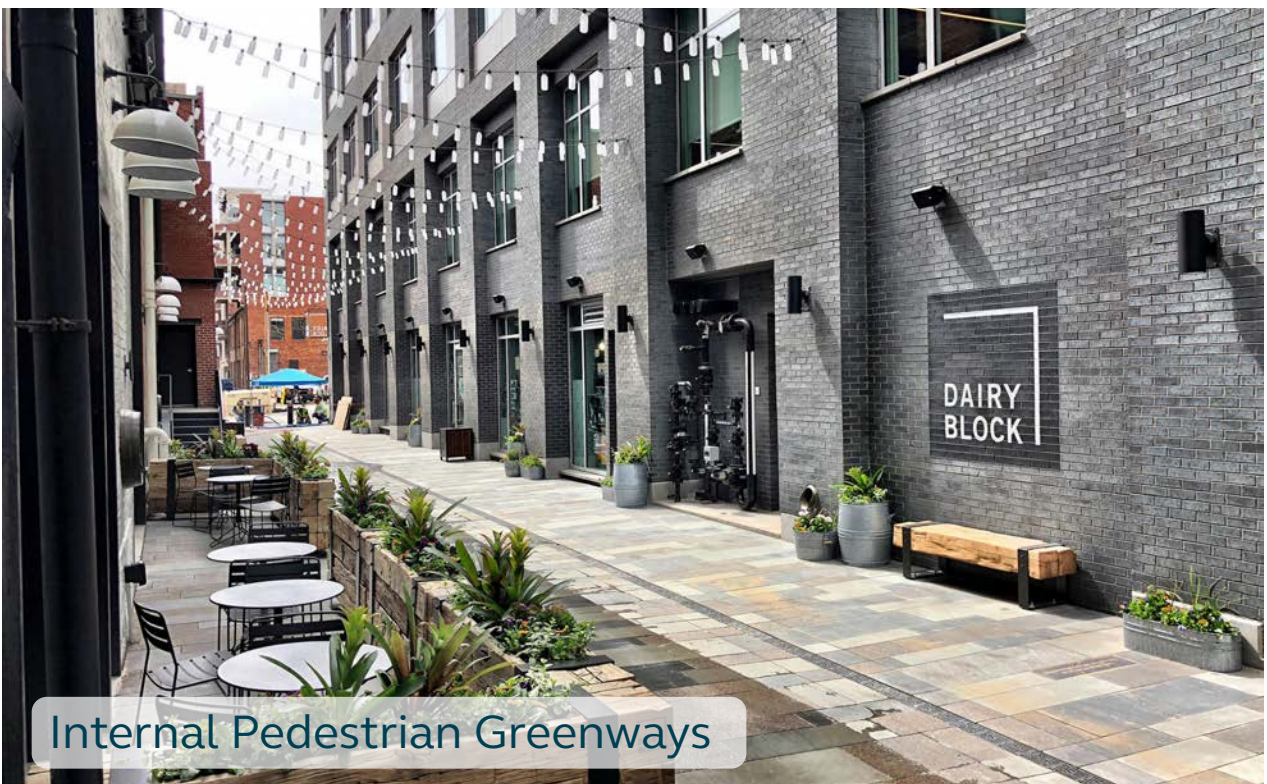


# DESIGN CONCEPT

## TRANSPORTATION



### PRECEDENT IMAGES





# DESIGN CONCEPT

## TRANSPORTATION POLICY

### Core Objective

Deliver a safe, well-connected network; support increased transit service; maintain truck and vehicle access; and manage traffic flows as redevelopment intensifies.

### A Stronger Transportation Network

The arrival of SkyTrain and the Innovation District vision will **improve connectivity for all travel modes** – walking, cycling, driving, and transit.

### Balanced Traffic Flow

The plan prioritizes efficient vehicle and transit movement while **minimizing disruption to existing landowners and daily commuters** by enhancing, not removing, existing transportation features and increasing the permeability of the street grid.

### Glover Road and Logan Avenue

Glover Road and Logan Avenue will be upgraded to ensure safe, efficient travel for pedestrians, cyclists, and transit users, while supporting **vibrant, active frontages as redevelopment occurs**.

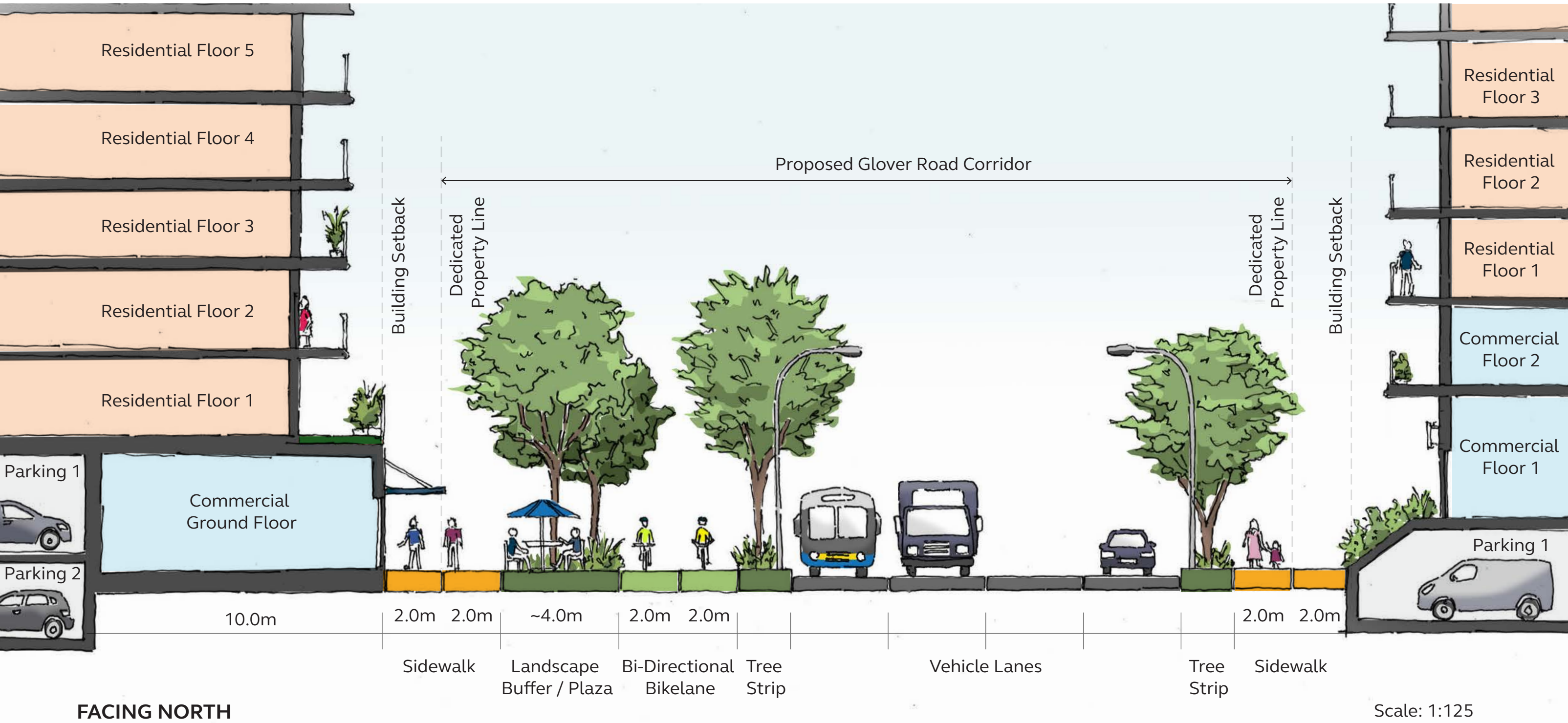
### Additional Connectivity

**New streets, pedestrian-only greenways,** and **enhanced landscaped setbacks** are proposed to strengthen connections between key destinations, unlock development opportunity, and encourage active transportation.

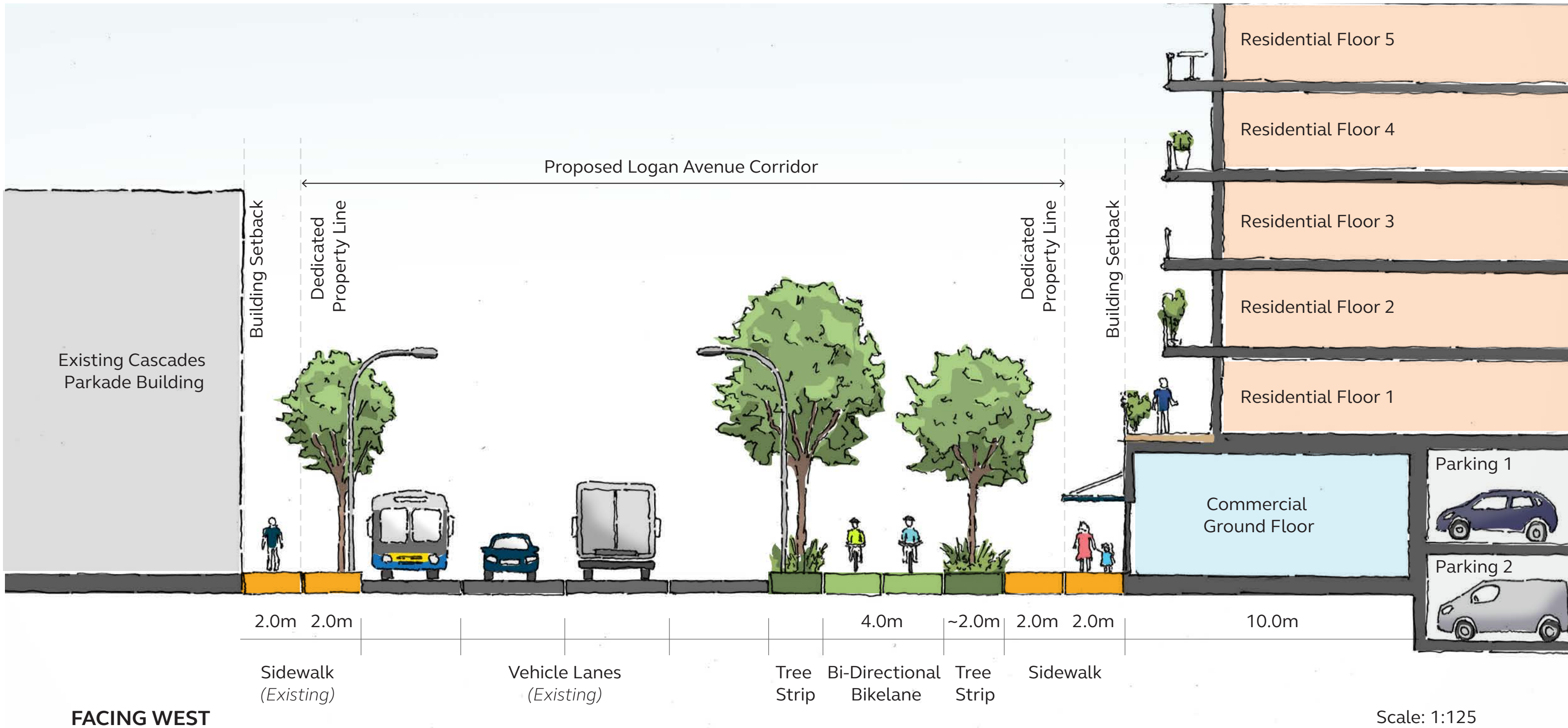
### Key Policy Directions

- ✓ Upgrade Glover Road and Logan Avenue as development occurs to support the vision of green streets.
- ✓ Create safe, multi-modal supportive streets within the Innovation District.
- ✓ Monitor the incremental impacts of development on the network so that traffic is managed.
- ✓ Ensure changes to streetscapes continue to support existing distribution activities and commercial/industrial businesses.
- ✓ Accommodate adequate parking underground and avoid surface level parking, except pick/up/drop off locations, to support the efficient use of land.

### Glover Road



### Logan Avenue

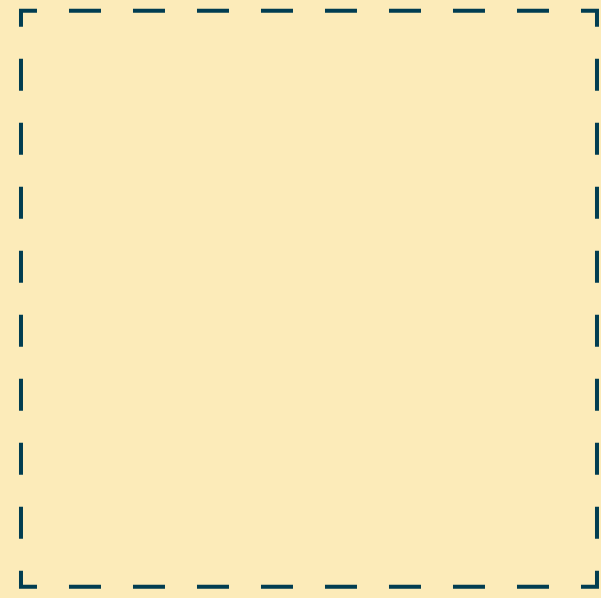




# FEEDBACK

**What do you think of our land use, open space and transportation policies?  
Is there anything missing?**

Write your response on a sticky note.





# DESIGN CONCEPT

## PRECINCT 1 - AN INNOVATIVE GATEWAY

### Gateway Role

Envisioned as the gateway from the Langley City Skytrain Station, Precinct 1 will open to a generous publicly accessible and multi-functional plaza which serves nearby residents and workers.

### Connectivity

203A Street will be extended into the Precinct, connecting to a pedestrian-oriented Internal Street, creating new commercial frontage. A new Service Lane will serve a utility function for businesses, helping keep pedestrian and truck movements separate.

### Mixed-Use Activation

The plan extends the Transit-Oriented Core designation along Logan Avenue to introduce mixed-use frontage, small businesses, and retail to serve a growing local population.

### Hub Building

The Hub Building is imagined as an architectural landmark and catalyst site, hosting innovative businesses and community spaces, integrated with the plaza and walkable streets for a campus-style environment.

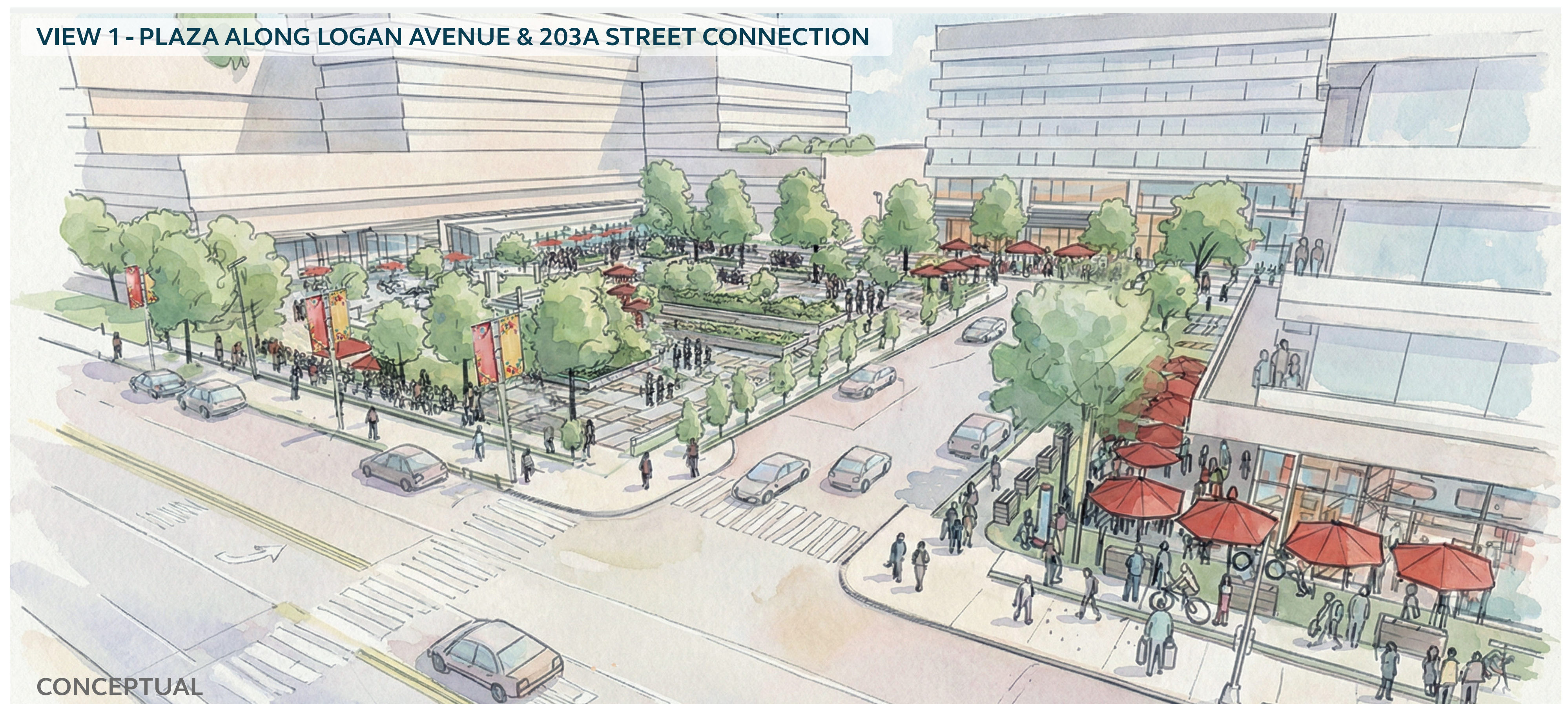
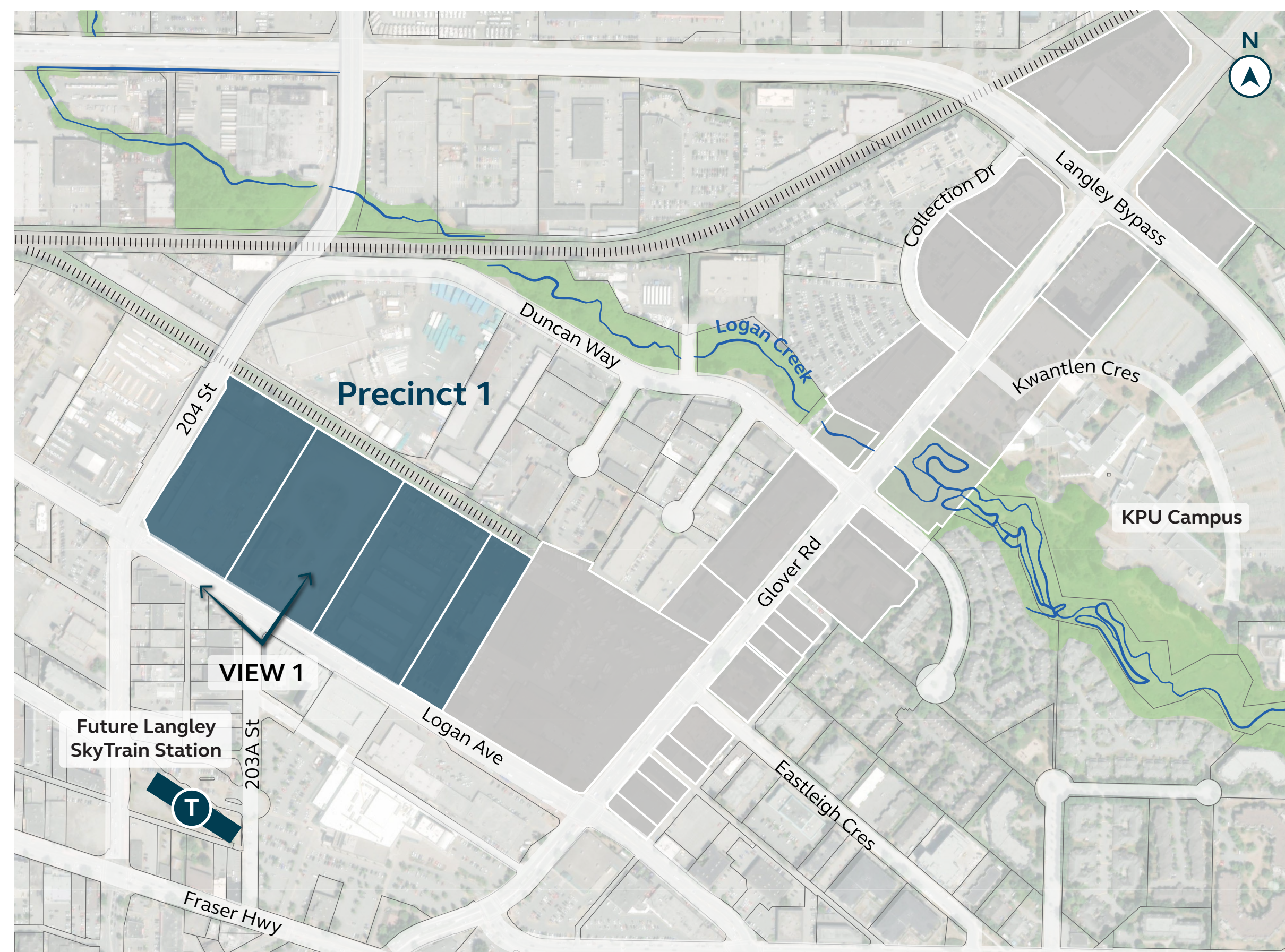
### Employment Focus

Precinct 1 is planned to be a strong employment node, supporting intensified light industrial, commercial and office use.

Target industries are the cultivation and handling of food and beverage, entrepreneurship, creative arts and industries, research, sustainability, and compact and advanced manufacturing.

### Key Policy Directions

- ✓ Extend the Transit Oriented Core Designation to extend housing and density opportunities.
- ✓ Target large scale innovative businesses identified for high employment use.
- ✓ Create a Hub Building that contains innovative uses and community spaces.
- ✓ Support the intensification of industrial and commercial buildings.
- ✓ Introduce safe, multi-modal streets.
- ✓ Designate a half acre park/plaza space for community use.



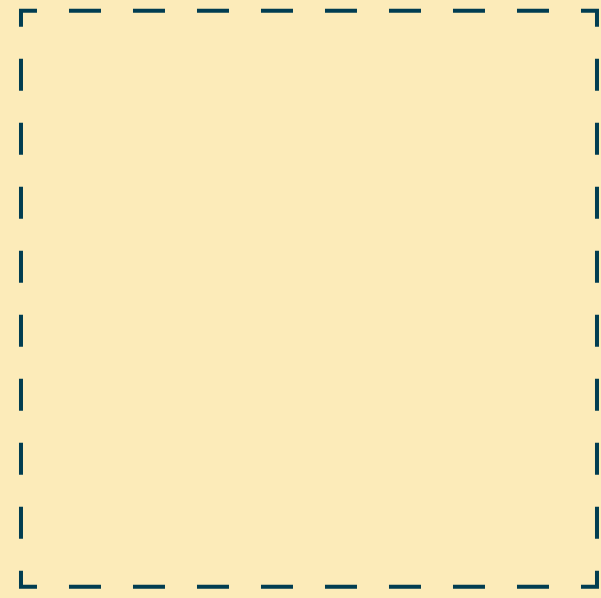


# FEEDBACK

What do you like about Precinct 1?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.





# DESIGN CONCEPT

## PRECINCT 2 - AN INNOVATIVE COMMUNITY

### Transit-Oriented Core

This land use designation capitalizes on proximity to the SkyTrain Station and downtown, with priority for high-density mixed-use buildings.

### Complete Community

Precinct 2 will aim to establish a complete community, with diverse housing options, retail space focused on active frontages, and various commercial unit sizes to suit a range of business needs.

This will promote people living and working within the Innovation District – encouraging short commutes, and supporting new businesses with a customer base.

### Innovative Uses

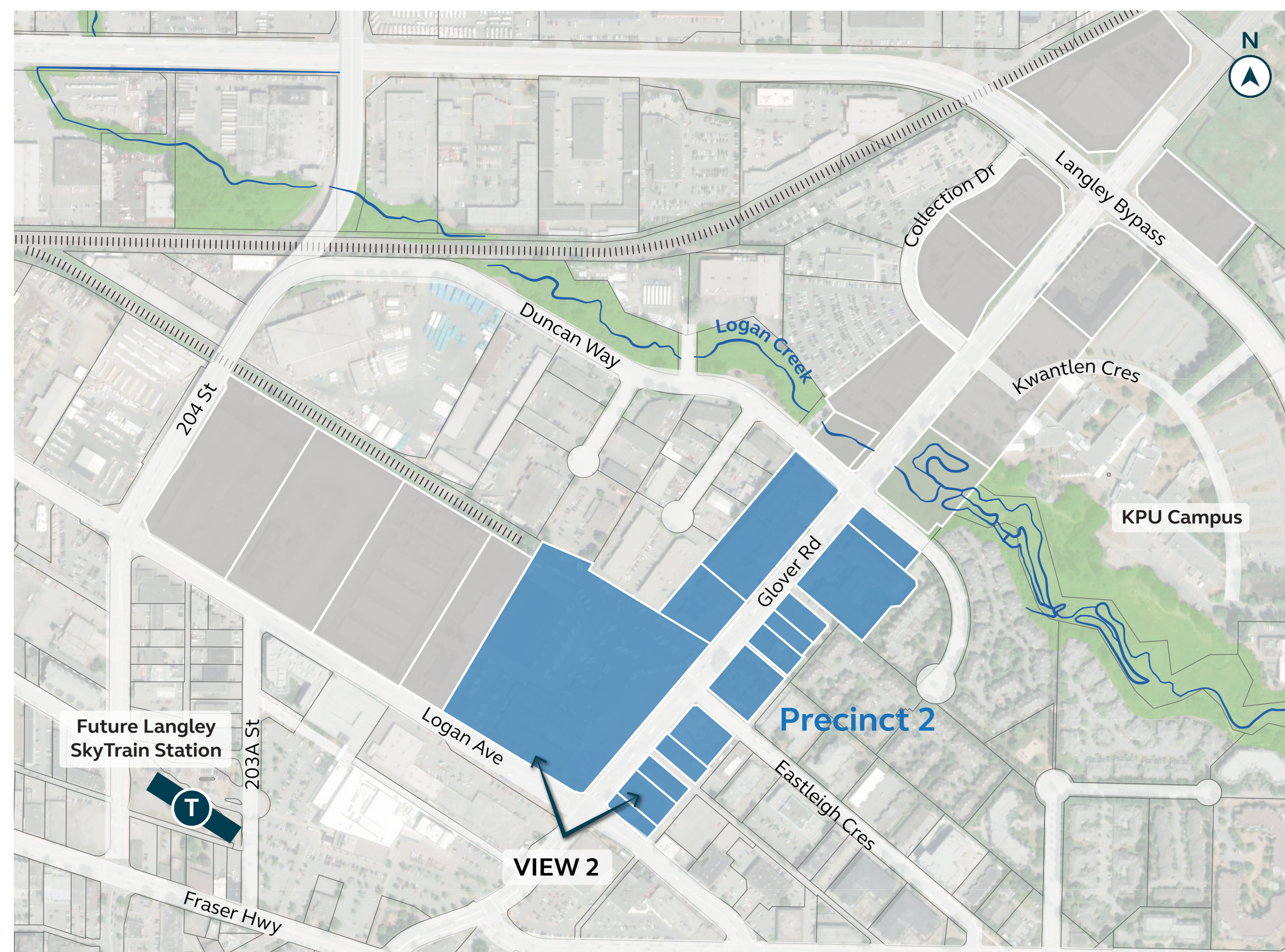
Smaller ground-oriented units will be utilised to support innovative businesses like creative studios, start-ups with only a few people, specialized consultants or satellite offices for larger businesses, and local food and beverage options.

### Public Realm & Connectivity

A corner plaza at Glover Road and Logan Avenue will create an inviting entrance from downtown, connected via a pedestrian greenway with activated retail frontages. The Internal Street is planned to link to Eastleigh Crescent, establishing a new neighbourhood block.

### Key Policy Directions

- ✓ Create mixed use buildings that maximise ground-oriented retail uses, above-ground office space, and residential floors.
- ✓ Target innovative businesses that support ground-oriented activated streets.
- ✓ Supply a diversity of units for a range of business sizes and places to live.
- ✓ Connect the Internal Street to Eastleigh Crescent and enhance intersection.
- ✓ Introduce generously sized, pedestrian-only connection from corner of Logan Avenue and Glover Road to Internal Street.
- ✓ Establish corner plaza and pocket park spaces providing additional amenity for new residents.
- ✓ Buffer future residential and industrial uses with green space.



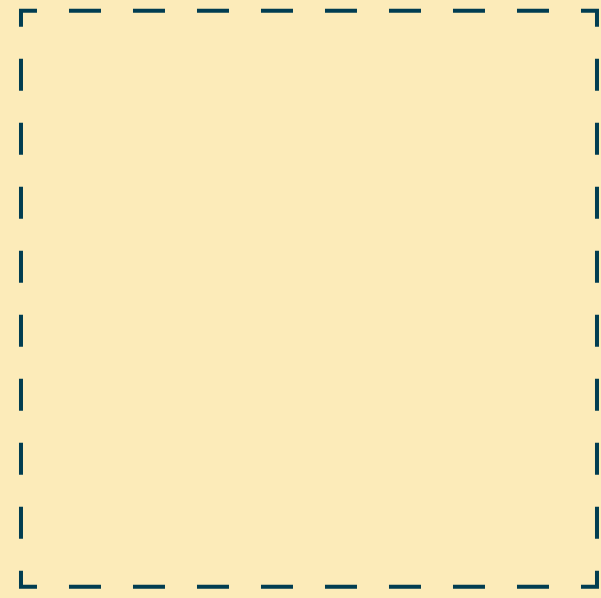


# FEEDBACK

What do you like about Precinct 2?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.





# DESIGN CONCEPT

## PRECINCT 3A - AN INNOVATIVE ENTRANCE

### Location and Gateway Role

Precinct 3a at the northern end of the Innovation District along Glover Road and Langley Bypass, serves as an entrance for vehicles to the city.

### Employment Node

Precinct 3a is envisaged for high-employment uses that could benefit from strong transit access and direct highway connections for trucks and convenient pick-up/drop-off. Intensive light industrial uses including assembly, manufacturing and production will be supported.

### Visibility

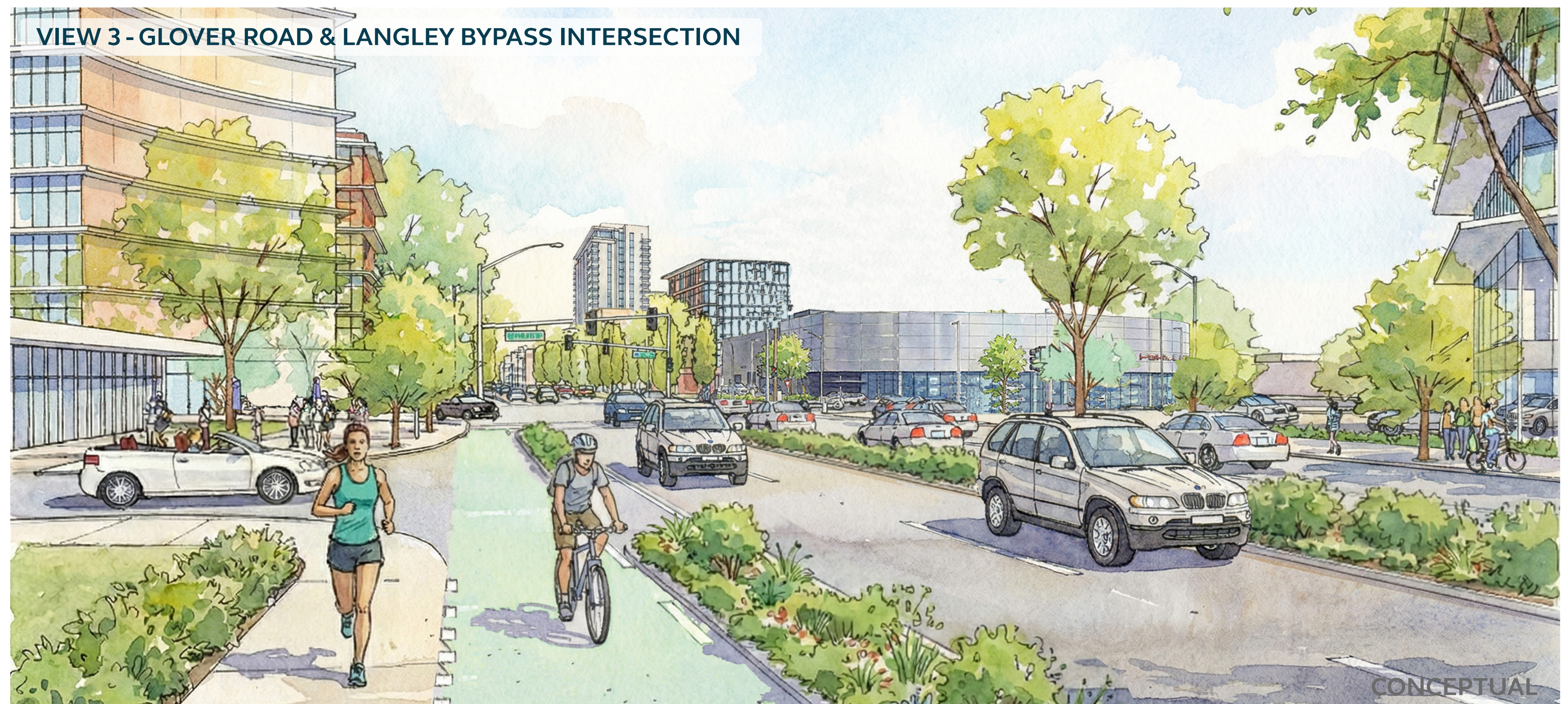
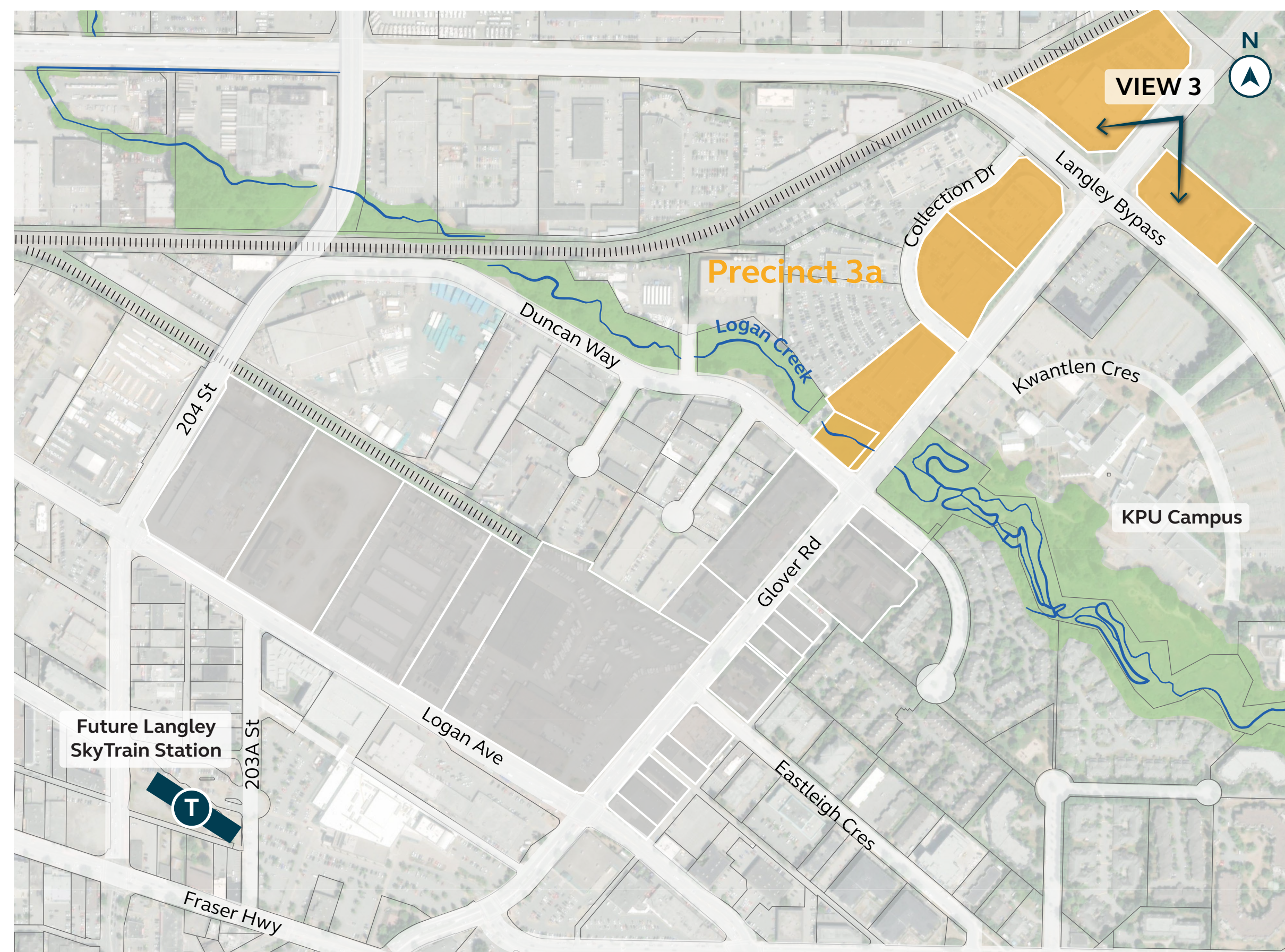
Corner sites at the Langley Bypass and Glover Road intersection cater to businesses that benefit from the high visibility and accessibility.

### Corner Definition

This vision requires well defined edges at key intersections with reduced setbacks to shift to a more walkable neighbourhood and support the intensification of the adjacent University District.

### Key Policy Directions

- ✓ Target innovative businesses in light industrial and production industries.
- ✓ Encourage the stacking of light industrial floors for intensive and efficient use of land.
- ✓ Support enhancement of Collection Drive and intersections.
- ✓ Maintain protection of Logan Creek and Glover Road swale and look for enhancement opportunities.



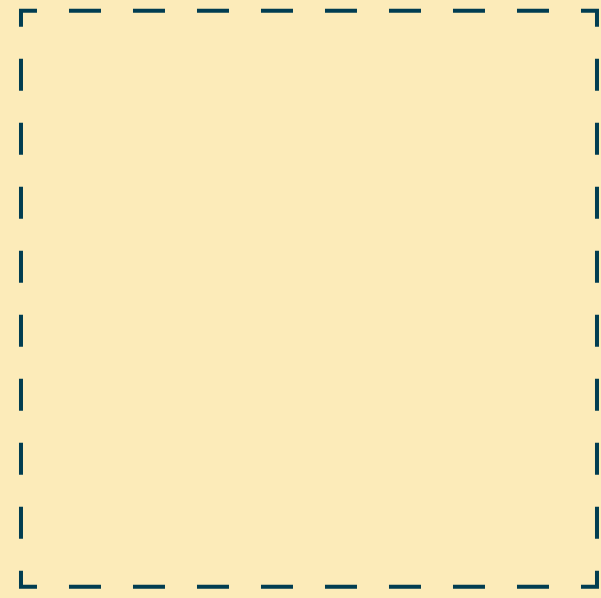


# FEEDBACK

What do you like about Precinct 3a?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.





# DESIGN CONCEPT

## PRECINCT 3B - AN INNOVATIVE EDUCATION

### Destination Point

Precinct 3b occupies the University District with KPU campus – a destination point and an active transportation connection between other key destinations (SkyTrain and Downtown) – through the planned upgrade of Glover Road and Logan Avenue.

### KPU Campus Plan

Revitalization of Kwantlen Crescent, under the KPU 2050 Campus Plan, will form a celebrated entry point, that accommodates all modes of travel, and builds campus identity with landmark buildings, frontages and open spaces.

### Hub Building and Gateway

Precinct 3b will introduce a second landmark hub building along Glover Road with shared community spaces for gathering and innovation, complemented by an adjoining plaza that activates the precinct and university.

Together these will be designed to foster creative collisions and unplanned encounters, reinforcing the Innovation District's philosophy of diverse uses, ideas, and people in vibrant shared spaces.

### Key Policy Directions



Enable and implement the KPU 2050 Official Campus Plan:

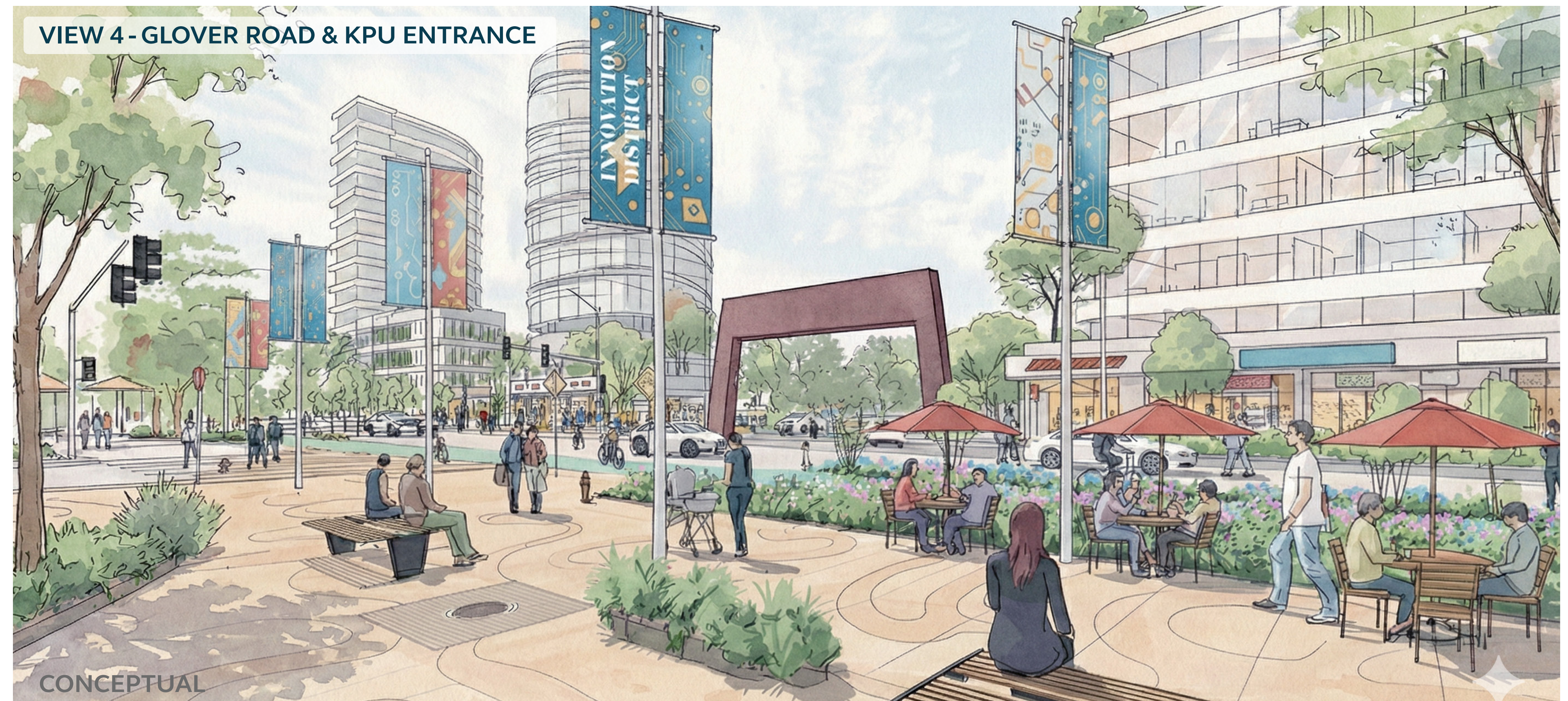
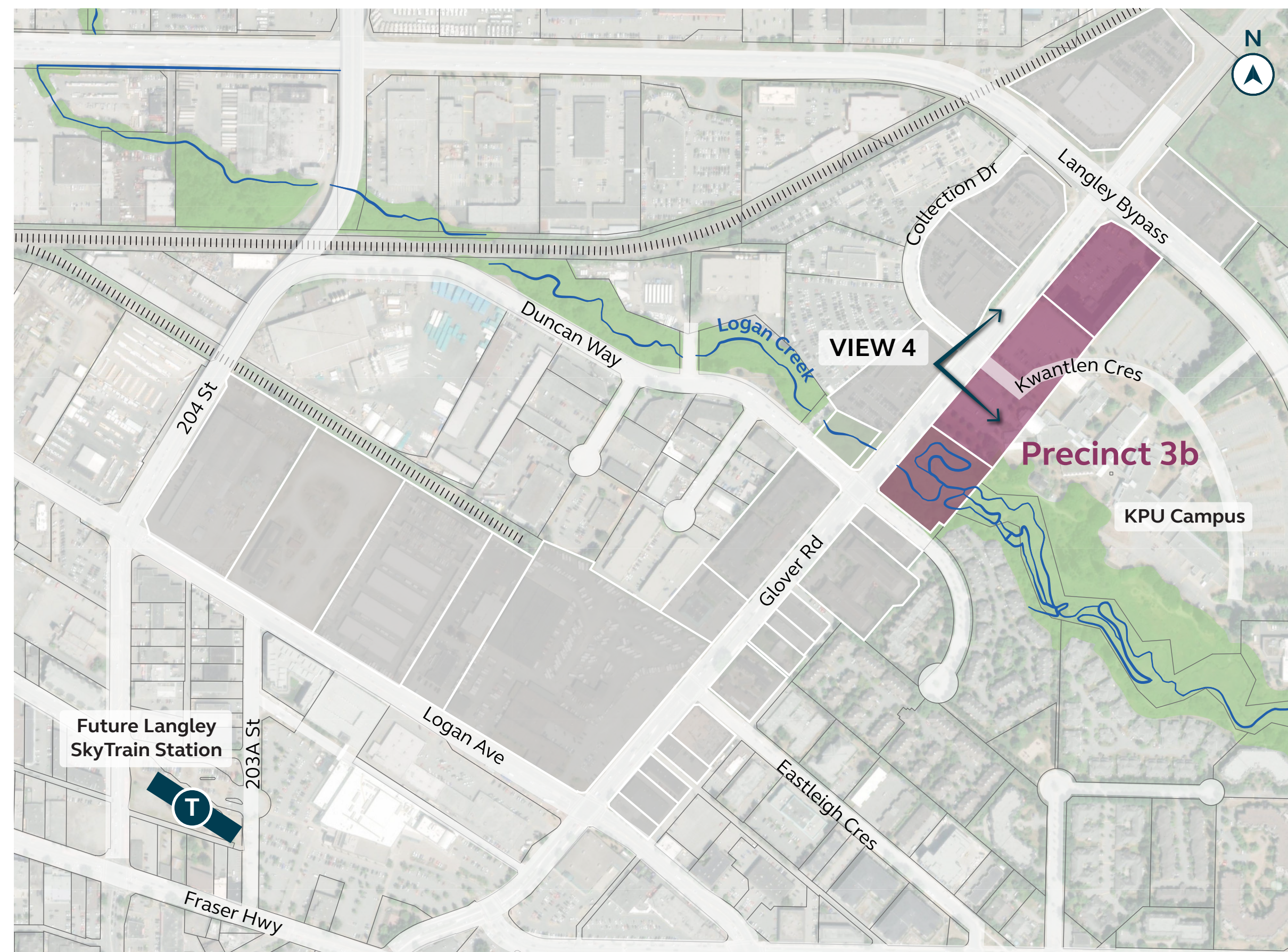
- Enhance campus identity and street presence by replacing surface parking with compact development and a welcoming frontage along Glover Road.
- Redesign Kwantlen Crescent as a gateway entrance that prioritizes pedestrians and cyclists.
- Protect natural ecosystems and increase biodiversity.
- Create opportunities to represent Indigenous Peoples in through design.



Establish second Hub Building within KPU campus.



Create a large park/plaza space adjacent the Hub.



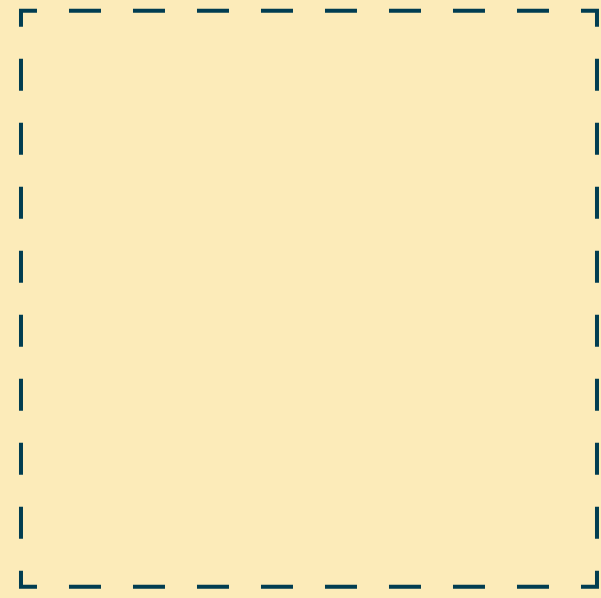


# FEEDBACK

What do you like about Precinct 3b?

What could be improved?

Write what you like on a **green** sticky note. Write any concerns or possible improvements on a **red** sticky note.





# DESIGN GUIDELINES

## TO FOLLOW NEXT

### Purpose of Design Guidelines

Design Guidelines provide council-approved direction on **‘how’** to implement policies. They offer best practice guidance for achieving high-quality development outcomes to help people make decisions and understand requirements.

**Guidelines set the standard for the desired form and character of new development, guiding how it should look and what it should include.**

### Vision Alignment

Once policies are finalized, Design Guidelines will be added to enable the implementation of the vision of the Area Plan policies.

The Design Guidelines will provide detail on how design can foster innovation and innovative businesses, while also creating a transit-oriented, complete, and vibrant urban community - **ensuring that future growth reflects the vision.**

### Application

Design Guidelines are intended to **guide future architectural applications** within the Innovation District. This includes all future residential, commercial, and mixed-use projects.

These guidelines focus on what is experienced by the public - including frontages, interfaces with the street, impacts on the local community, etc.

### Key Guidelines Topics

#### ☐ Building Design

Key spatial conditions of buildings and how they address the site, like where are they placed, dimensions, and orientation.

#### ☐ Frontages

How buildings interface with the streetscape and public realm, creating interesting and active ground floors that encourage walking.

#### ☐ Servicing and Utilities

Integrated servicing and utilities in a way that is functional but avoids impacting primary frontages, pedestrian movement or the visual quality of development.

#### ☐ Building Articulation & Materiality

The external design of building façades that ensures development is high quality, consistent and responsive to prominent street faces.

#### ☐ Streetscape & Public Realm

How streets, open spaces and the space around buildings function and be attractive, like the inclusion of amenities and parking.

#### ☐ Sustainable Landscaping

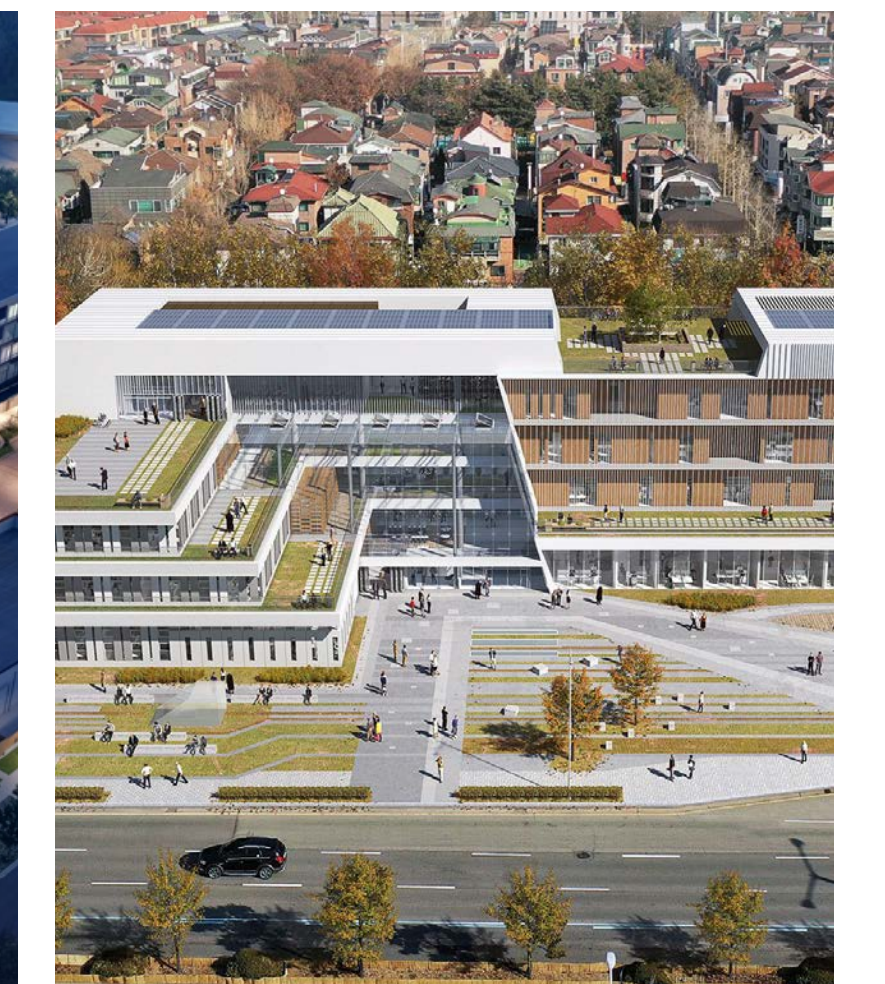
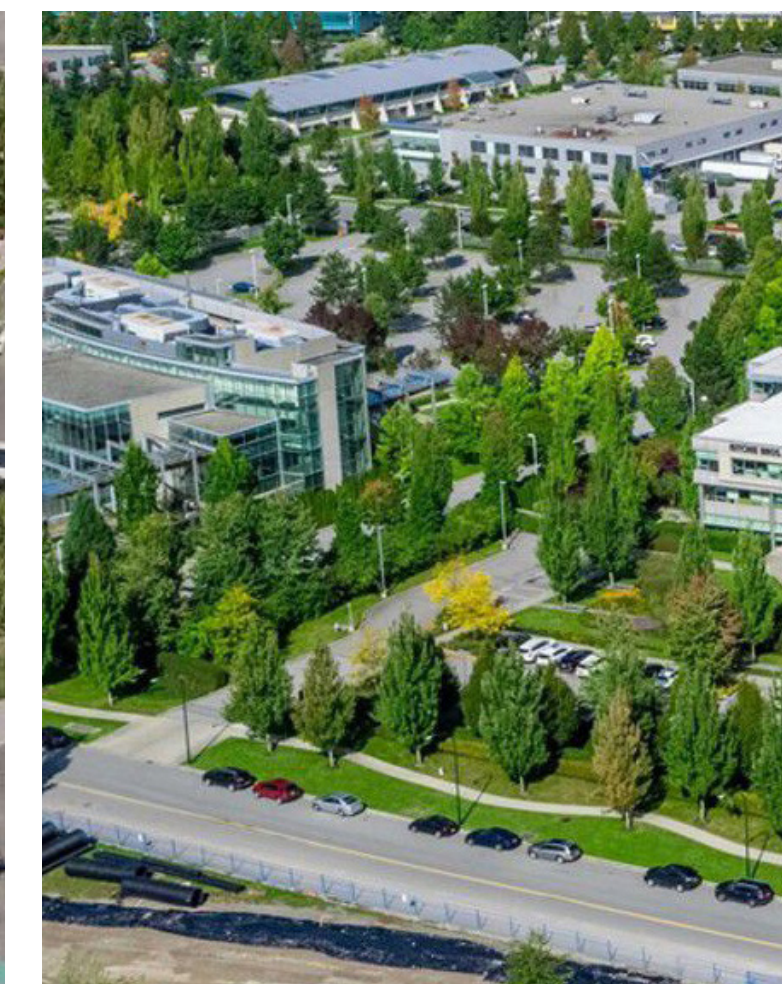
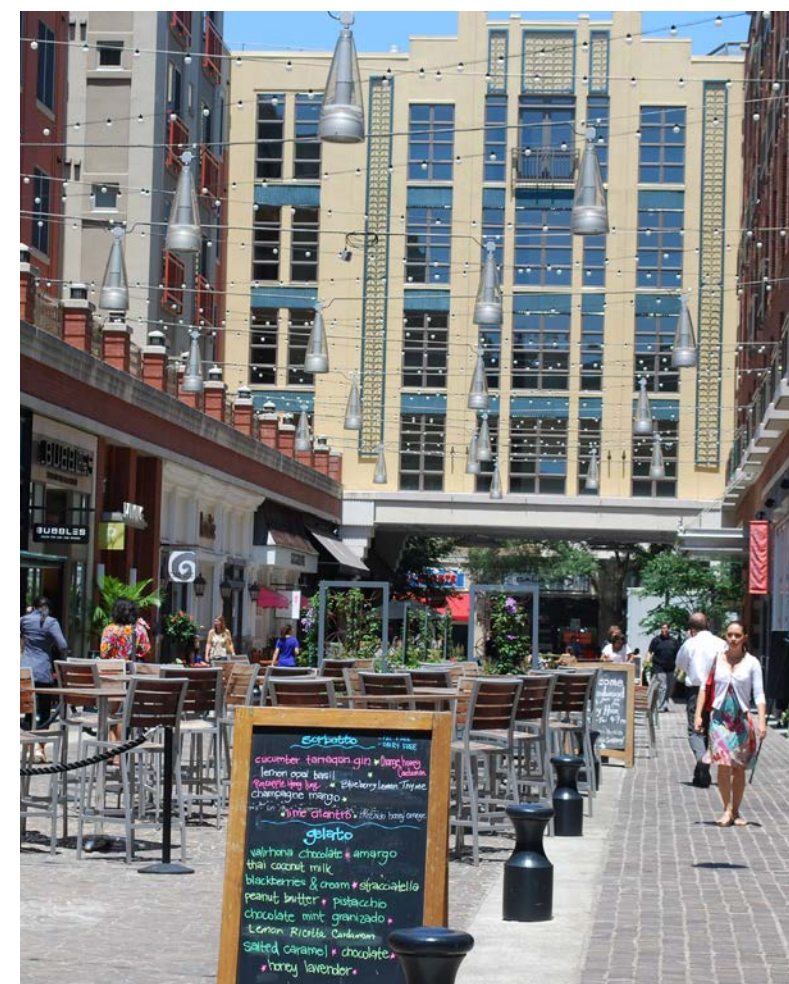
A planting and stormwater management approach that is specific to the area and builds resilience.

#### ☐ Safety

Incorporating design principles that reinforce personal safety and manage the impacts of anti-social behaviour.

#### ☐ Precinct Guidelines

Specific guidelines that pertain to outcomes within a Precinct, like the look and feel of the Hub building.







# ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 07-25  
(19890 56 Avenue)**

From: Anton Metalnikov, RPP, MCIP  
Senior Planner

Bylaw #: 3334

File #: 6620.00  
Doc #:

Date: February 6, 2026

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## RECOMMENDATION:

THAT this report be received for information.

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## 1. PROPOSAL:

Development Permit and rezoning applications for a 6-storey, 30-unit apartment building at 19890 56 Avenue.

## 2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Low Rise Residential (maximum 6-storey height and Floor Area Ratio of 2.6); and
- b. **Zoning:** RM1 Multiple Residential Low Density Zone.

The proposed development:

- a. Is consistent with the OCP;
- b. Requires a rezoning to RM3 Multiple Residential High Density Zone to enable the proposed development in alignment with the OCP; and
- c. Requires a Development Permit for a multi-unit residential development.

### 3. DETAILED BACKGROUND INFORMATION

<b>Applicant:</b>	Paramorph Architecture Inc.
<b>Owner:</b>	HOV Investments Ltd.
<b>Civic Address:</b>	19890 56 Avenue
<b>Legal Description:</b>	Strata Lots 1-5 of Section 3, Township 8, New Westminster District, Strata Plan LMS270, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
<b>Site Area:</b>	1,519 m <sup>2</sup> (0.38 ac)
<b>Number of Units:</b>	30 apartments
<b>Unit Density:</b>	197 units/ha (79 units/ac)
<b>Gross Floor Area:</b>	2,907 m <sup>2</sup> (31,292 ft <sup>2</sup> )
<b>Floor Area Ratio</b>	1.914
<b>Lot Coverage:</b>	37.79%
<b>Parking Required:</b>	51 spaces (including 3 accessible spaces)
<b>Parking Provided:</b>	44 spaces (including 2 accessible spaces)
<b>OCP Designation:</b>	Low Rise Residential
<b>Zoning:</b>	RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	RM3 Multiple Residential High Density
<b>Variances Requested:</b>	1,519 m <sup>2</sup> site area (1,850 m <sup>2</sup> min.) 25.8 m site width (30 m min.) 6-storey height (4 storeys max.) 3 m front setback (7.5 m min.) 6 m interior setbacks (7.5 m min.) 38 resident parking spaces (45 spaces min.) 50% small car parking spaces (40% max.) 42 m <sup>2</sup> indoor amenity space (69 m <sup>2</sup> min.)
<b>Estimated Development Cost Charges (DCCs):</b>	\$963,855.00 (City - \$473,965.00, GVS&DD - \$181,775.00, GVWD - \$238,820.00, MV Parks - \$13,760.00, SD35 - \$16,500.00, TransLink - \$39,035.00)
<b>Community Amenity Contributions (CACs):</b>	\$180,000.00

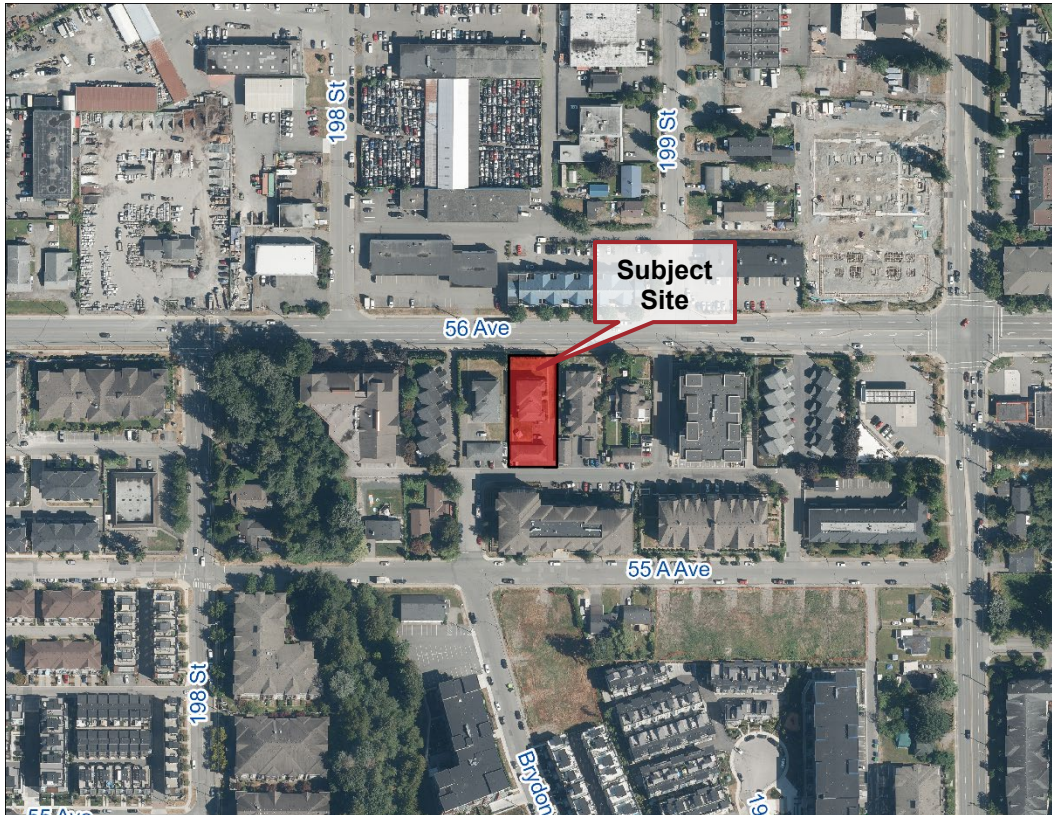
### 4. SITE CONTEXT (19890 56 Avenue)

The proposed development site consists of a single 3-storey strata 5-plex property within an existing multi-unit residential area. Its surroundings include:

- **North:** 56 Avenue (arterial street), and a 2-storey mixed-use building on lands designated "Industrial" within the City's OCP;
- **East:** 2-storey 7-plex;



- **South:** Public lane, and Encore Apartments (4-storey, 62-unit apartment building); and
- **West:** 3-storey 5-plex.



*Context Map*

The site is within a 10-minute walk of Downtown and benefits from access to its shops and services. Other key nearby neighbourhood amenities include:

- Three bus routes within a 5-minute walk;
- Linwood Park (10-minute walk);
- Nicomekl Elementary School (10-to-15-minute walk); and
- Timms Community Centre (15-minute walk).

## 5. PROPOSED SITE AND BUILDING DESIGN

### A. Site Layout and Building Massing

The proposed development is a 6-storey apartment building that steps down to 5 storeys at its northern 56 Avenue frontage to open up to a rooftop patio. The building makes use of a simple rectangular configuration that responds efficiently to its long and relatively narrow site and its required setbacks, which results in wider and shallower apartment units than typical. 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 its upper floors partially extend their footprint over it on columns. Pedestrian access is provided to both 56 Avenue to the north as the main entrance as well as the lane to the south, while vehicle access is limited to this rear lane.

#### B. Building Elevations and Materials

The building is clad predominantly with fibre cement panels and lap siding in shades of brown and grey. Extruded frames and masses, material variation on inside walls and soffits, and cantilevered black metal railing balconies work with the siding's textures to add depth to the elevations.

#### C. Landscaping

Landscaping consists of a planted perimeter and an accessible rooftop deck. At grade, the softscape consists of a mix of plantings, lawn, and trees, with concrete patios and walkways and feature pavers used to distinguish entrances to the property both at the front entrance and the rear vehicle driveway. Solid black aluminum fencing is provided on the side property lines and at the ground floor patios, with shorter fencing on the sides near the front of the property. The rooftop patio is also surfaced with pavers and buffered on its edge with plantings. This outdoor amenity is programmed with seating and dining areas and set back from the roof edges for safety and privacy. Inverted U-style racks are used for bicycle parking.

#### D. Building Program and Details

The building's unit mix includes:

- 4 one-bedroom units (13%);
- 17 two-bedroom units (57%); and
- 9 three-bedroom units (30%).

6 (20%) of the units are adaptable. Resident storage facilities are provided within in-unit storage rooms. 120 m<sup>2</sup> of total amenity space is provided, including 42 m<sup>2</sup> of indoor space and 78 m<sup>2</sup> of outdoor space.

### 6. SUSTAINABILITY FEATURES

- Construction techniques that minimize site disturbance and protect air quality;
- Lighting systems meeting ground-level light pollution reduction principles;

- Non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Water-conserving toilets; and
- All parking stalls are pre-wired for electric vehicle charger installation, with 4 chargers installed.

## **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**

The proposed application was designed around the new R3 Low Rise Residential Zone, which was developed for the upcoming new Zoning Bylaw to implement the OCP's Low Rise Residential designation under which this property falls. The new Zoning Bylaw has received 3<sup>rd</sup> Reading ("approval in principle") from Council. Accordingly, a number of variances are required for elements that are consistent with the new Zoning Bylaw but not the current one, namely the 1,519 m<sup>2</sup> site area, the 6-storey height, the 3-metre front setback, the 6-metre interior setbacks, the 38 resident parking spaces, the 50% small car parking spaces, and the 42 m<sup>2</sup> indoor amenity area.

The one variance not meeting the new Zoning Bylaw's requirements is the 25.8-metre site width. This is very close to the new R3 Zone's minimum (26 metres), reflects the block's existing multi-unit development and lot pattern, and maintains the ability of neighbouring lots to assemble into wider development sites. Based on this rationale, staff support the requested variances.

## **9. ENGINEERING**

These requirements have been issued in considering a potential development for an apartment development at the above noted addresses.

The Developer, or Applicant shall undertake sanitary and water hydraulic modelling reports, a Traffic Impact Assessment (TIA) report as well as an assessment of the existing road structures. The off-site servicing drawing submission will not be accepted until all report recommendations are finalized.

Additional requirements may be identified if warranted through the development of the reports or design.

## **A. OFF-SITE SERVICING REQUIREMENTS**

1. Road Dedication and Easement
  - a. Approximately 3.6m road dedication on 56 Avenue is required to achieve an ultimate 29.0m wide road right-of-way. Developer shall determine the precise dedication and provide legal survey plan.
  - b. Developer to confirm the lane meets the 8.0m width requirement for emergency vehicle access.
2. Road Works
  - a. Vehicle access to the site shall be off the lane on the east side of the property. Any other contemplated access location must demonstrate that the proposed driveway will not impede the future access of 19876 56 Avenue and the safe movement at the lane and Brydon Cres intersection.
  - b. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site without backing out to City highway (lane is considered a City highway).
  - c. The traffic consultant will determine the appropriate scope of the TIA in accordance with the City's Design Criteria Manual (DCM). The traffic consultant should consider traffic calming in the road design. The Consultant must submit the TIA Terms of Reference for City review and acceptance prior to commencing the study. The scope and extent of the off-site works shall also be determined in part from the TIA recommendation. **TIA report must be generally accepted prior to proceeding the application to Council readings.**
  - d. 56 Avenue shall be upgraded in accordance with the City standard drawing SS-R01.
  - e. The lane is complete. The Applicant must confirm, and consider the service locations and the age of the pavement.
  - f. The permanent pavement restoration, including all fees for all roads shall be in accordance with Section 8.25 of the DCM.
  - g. 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.
3. Watermain and Water Service Connection
  - a. A hydraulic modelling report is required to ensure the City water network has sufficient pressure and fire flow capacity to support the



development, and that the development will not negatively impact City infrastructure. This work must be completed by City's modelling consultant. **Developer must provide a cheque for Engineering to initiate the work with the consultant. Please contact Engineering for the cost estimate.**

- b. One new water service connection is required.
  - c. A water meter is required to be installed on private property in accordance to the City's DCM. The City will require a refundable security bond (to be determined at fee & security calculation stage) for the water meter.
  - d. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements as per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
4. Storm & Sanitary Mains and Service Connections
- a. A hydraulic modelling report will be required to ensure the City main has sufficient capacity to support the development, and that the development will not negatively impact City infrastructure. This work must be completed by City's modelling consultant. **Developer must provide a cheque for Engineering to initiate the work with the consultant. Please contact Engineering for the cost estimate.**
  - b. The development shall be serviced by one sanitary service connection and one storm service connection.
  - c. On-site infiltration shall be considered as identified in Section 5.7 of the DCM. A storm water management plan for the site is required. ***Pre-development release rates shall not include climate change effect.***
  - d. Runoff catchment area analysis is required to assess if the existing storm system can convey the 1:5 year event. See section 4.0 in the DCM for details.
  - e. Site surface drainage needs to be treated in accordance with Section 5.4 of the DCM.
  - f. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
5. Street Light and Pedestrian Light
- a. Existing street light illumination along 56 Avenue will need to be assessed to ensure current standards are met.
  - b. Pedestrian level lighting is required along the 56 Avenue frontage.
  - c. Analysis and design shall be prepared by a qualified electrical consultant to ensure street lighting and lighting levels meet the current criteria outlined in Section 9.0 of the DCM.
  - d. 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.

6. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's frontages and replace with underground infrastructure. The developer is responsible for contacting BC Hydro and telecom companies to start the design work. If undergrounding is not possible at this time, pre-ducting the frontage is typically required by the Developer with cash in-lieu contribution for the incomplete portion of the work.
7. Undergrounding of hydro, telecommunication to the development site is required, complete with an underground or at-grade transformer. **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.

#### **B. SECURITY BOND AND ENGINEERING FEES**

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

All design and construction work to be done to the City's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

As 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.

## **10. FIRE DEPARTMENT COMMENTS**

Fire department access for the entire 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 to extend to the parkade, in the elevator lobby, and to both rooftop exit stairway. 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 system. 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. A 4" storz FDC will be required and is to be located on concrete pedestal at the front of the building. The 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 the proposed development is estimated to contribute \$473,965.00 in Development Cost Charges (DCCs) to City Development Cost Charge accounts and \$180,000.00 in Community Amenity Contributions.

Prepared by:



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Anton Metalnikov, RPP, MCIP  
Senior Planner

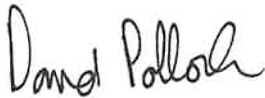
Concurrence:



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

Concurrence:



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

*Attachments*

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Concurrence:



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Scott Kennedy  
Fire Chief





## DEVELOPMENT PERMIT APPLICATION DP 07-25 REZONING APPLICATION RZ 03-25

**Civic Address:** 19890 56 Avenue  
**Legal Description:** Strata Lots 1-5 of Section 3, Township 8, New Westminster District, Strata Plan LMS270, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1  
**Applicant:** Paramorph Architecture Inc.  
**Owner:** HOV Investments Ltd.





**DEVELOPMENT PERMIT APPLICATION**  
REVISED AS/COMMENTS



**APARTMENT DEVELOPMENT**  
19890 56 AVENUE,  
LANGLEY CITY, BC

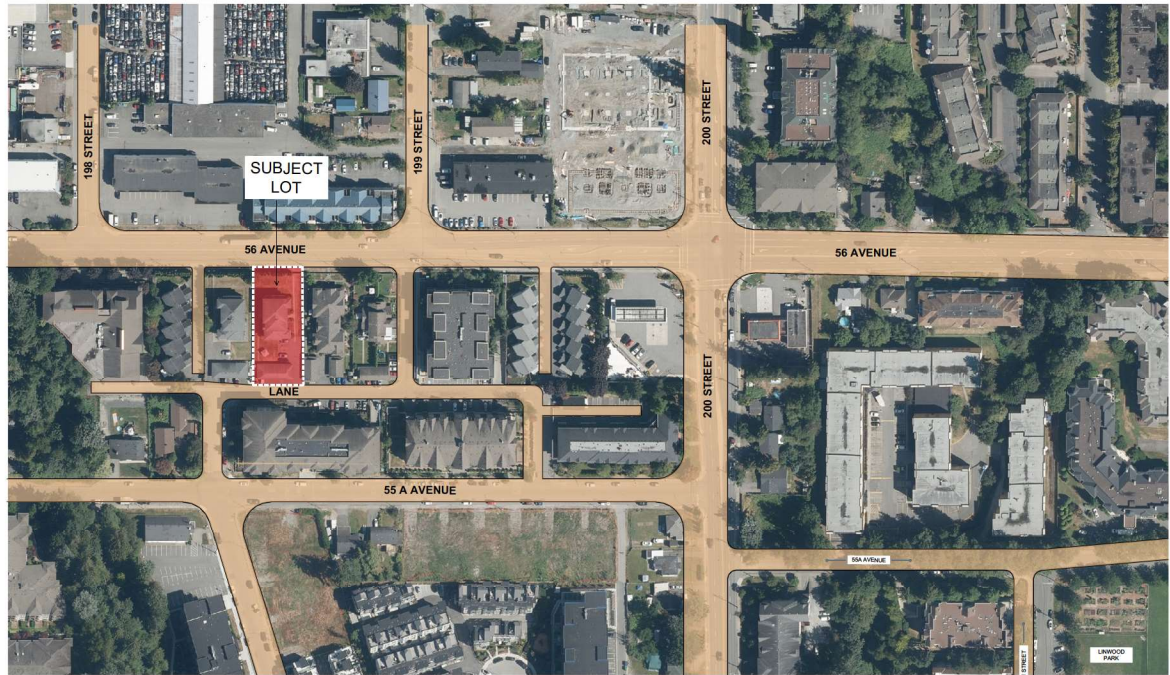
**PM**  
ParaMorph  
Architecture Inc



DRAWING LIST

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LOCATION



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2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title  
**APARTMENT DEVELOPMENT**

Project Address  
**19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA**

Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LAOR_2408

Sheet Title  
**LOCATION PLAN  
AND TEAM**

Scale

Sheet No.

**A-0.2**

PROJECT TEAM

<b>Architect</b>	<b>ParaMorph Architecture Inc</b> 308 - 9639 137A Street, Surrey British Columbia V3T0M1 info@paramorph.com +1 604-608-0161	<b>Arborist</b>	<b>Froggers Creek Tree Consultants Ltd</b> Greater Vancouver British Columbia glenn@froggerscreek.ca +1 604-721-6002
<b>Surveyor</b>	<b>South Fraser Land Surveying Ltd.</b> 202-19292 60th Ave, Surrey British Columbia V3S 3M2 kuljinder@southfrasersurvey.ca +1 604-599-1886	<b>Geotechnical</b>	<b>GeoPacific Consultants Ltd.</b> 1779 West 75th Avenue Vancouver, BC V6P 6P2 reception@geopacific.ca +1 604-805-9818
<b>Landscape Architect</b>	<b>David Stoyko Landscape Architect</b> 2686 East 6th Avenue, Vancouver British Columbia V5M 1R3 david@davidstoyko.com +1 604-720-0048	<b>Civil</b>	<b>Centras Engineering Ltd.</b> 306-2630 Croydon Drive, Surrey British Columbia V3Z 6T3 aman@centras.ca +1 778-879-7602
<b>CPTED</b>	<b>Liahona Security</b> British Columbia liahonasecurity@shaw.ca +1 250-418-0770		

PROJECT SUMMARY

LOT INFO	ADDRESS	19890 56 Avenue, City of Langley			
	LEGAL DESCRIPTION	LOT 1 SECTION 3 TOWNSHIP 8 NEW WEST DISTRICT PLAN LMS270			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	16,347	1,519	0.38	0.15
	ROAD DEDICATION (ALONG 56 AVE)	1,000	93	0.02	0.01
	NET AREA	15,347	1,426	0.35	0.14

ZONING	ZONING	CURRENT	PROPOSED
		RM1	CD
	FAR	PERMITTED	PROPOSED
	FAR BASED ON GROSS AREA		1.91
	TOTAL FLOOR AREA(Sqft)		31,292
	TOTAL FLOOR AREA(METRIC)		2,907
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG 56 AVENUE)		3.00m
	SOUTH(ALONG LANE)		12.71 m
	EAST(ALONG NEIGHBOURING LOT)		6.00m
	WEST(ALONG NEIGHBOURING LOT)		6.00m

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%)	REMARKS
	PROPOSED	5800	539	37.79%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION						UNIT MIX			
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATION (Sqft)	PROGRAMMABLE (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	1BR	2BR	3 BR	Total units
	MAIN FLOOR LVL	1,571	1,643	862	4,075	60%	0	2	0	2
	SECOND FLOOR LVL	4,809	946		5,754	84%	1	3	2	6
	THIRD FLOOR LVL	4,809	946		5,754	84%	1	3	2	6
	FOURTH FLOOR LVL	4,809	946		5,754	84%	1	3	2	6
	FIFTH FLOOR LVL	4,809	946		5,754	84%	1	3	2	6
	SIXTH FLOOR LVL	3,337	862		4,200	79%	0	3	1	4
	TOTAL BUILDABLE FLOOR AREA/ TOTAL UNITS		24,143		31,292		4	17	9	30

	UNIT COUNT				
	TYPE	UNIT TYPE	AREA PER UNIT(SF)	TOTAL UNITS	TOTAL AREA (SF)
	Unit A1	2BR	839	1	839
	Unit A2 (Adaptable)	2BR	732	1	732
	Unit A3	2BR	779	5	3,895
	Unit A4 (Adaptable)	2BR	732	5	3,660
	Unit A5	1BR	584	4	2,336
	Unit B1	3BR	890	4	3,560
	Unit B2	3BR	934	5	4,670
	Unit B3	2BR	889	5	4,445
	TOTAL			30	24,137

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN					
	RESIDENTIAL	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED(@Parkade Lvl-1)	Remarks
	1 BR	4	1.0/Unit	4	4	10% (4 stalls) have Level II EV chargers installed, and rest are pre-wired for charger installation
	2BR	17	1.25/Unit	21	21	
	3BR	9	1.45/Unit	13	13	
	Visitor's	30	0.2/Unit	6	6	Pre-ducted for future wiring of EV charging
	TOTAL			44	44	
	LOADING BAY			1	1	
	SMALL CARS		50% of total cars (Variance)	22	22	
	ACCESSIBLE PARKING		5%	2.20	2	
BICYCLE PARKING (RESIDENTIAL)	30	0.5 / Unit	15	16		
BICYCLE PARKING (VISITORS)		6 per building	6	6 (Refer to landscape drawings)		
STORAGE LOCKER	30	1/Unit & 5.67cu.m./Unit	30	30		

AMENITY CALCULATIONS	AMENITIES (BLDG-1&2)		REMARKS		
	INDOOR AMENITY	Sq.m.	Sq.ft.		
	REQUIRED	30	323	1 sq.m./Unit of Indoor Amenity combined with 2sq.m./Unit of Outdoor Amenity = 3sq.m./Unit of Amenity area	
	PROPOSED (@MAIN LEVEL)	42	452		
	OUTDOOR AMENITY	Sq.m.	Sq.ft.		
	REQUIRED	60	646	1 sq.m./Unit of Indoor Amenity combined with 2sq.m./Unit of Outdoor Amenity = 3sq.m./Unit of Amenity area	
	PROPOSED (@GRADE - MAIN LEVEL)	17	188		
	PROPOSED (@SIXTH LEVEL)	61	656		
	PROPOSED TOTAL	78	844		



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Issues / Revisions



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APARTMENT DEVELOPMENT

Project Address  
19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA

Drawn By	Date
AGKD	2024-12-13
Checked By	Project ID
PV	LADR_2408

Sheet Title

PROGRAM SUMMARY

Scale

Sheet No.

A-0.3

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Drawn By

AGKD

Date

2024-12-13

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PV

Project ID

LADR\_2408

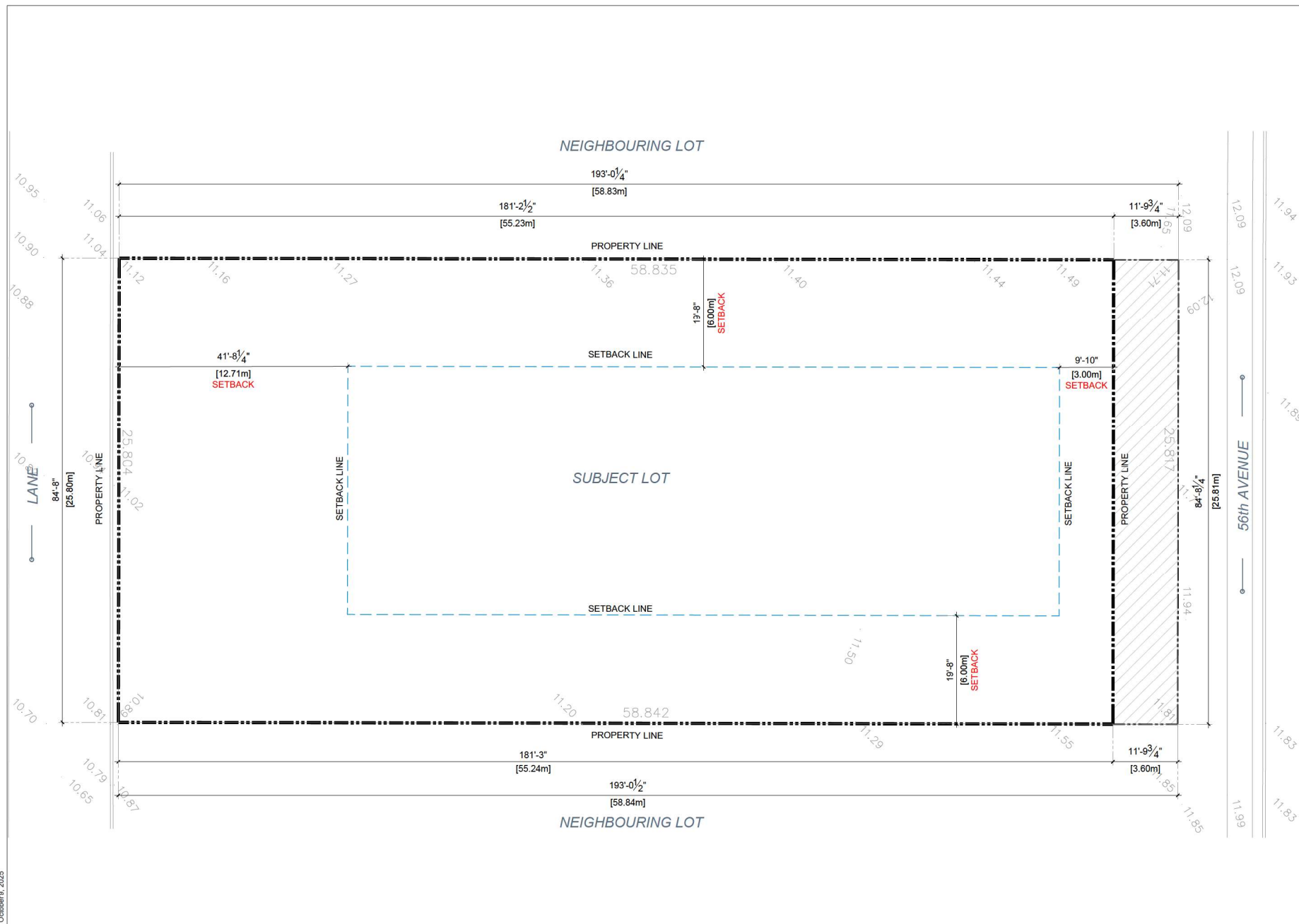
Sheet Title

**BASE PLAN**

Scale

Sheet No.

**A-0.4**





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Project ID

LAR\_2408

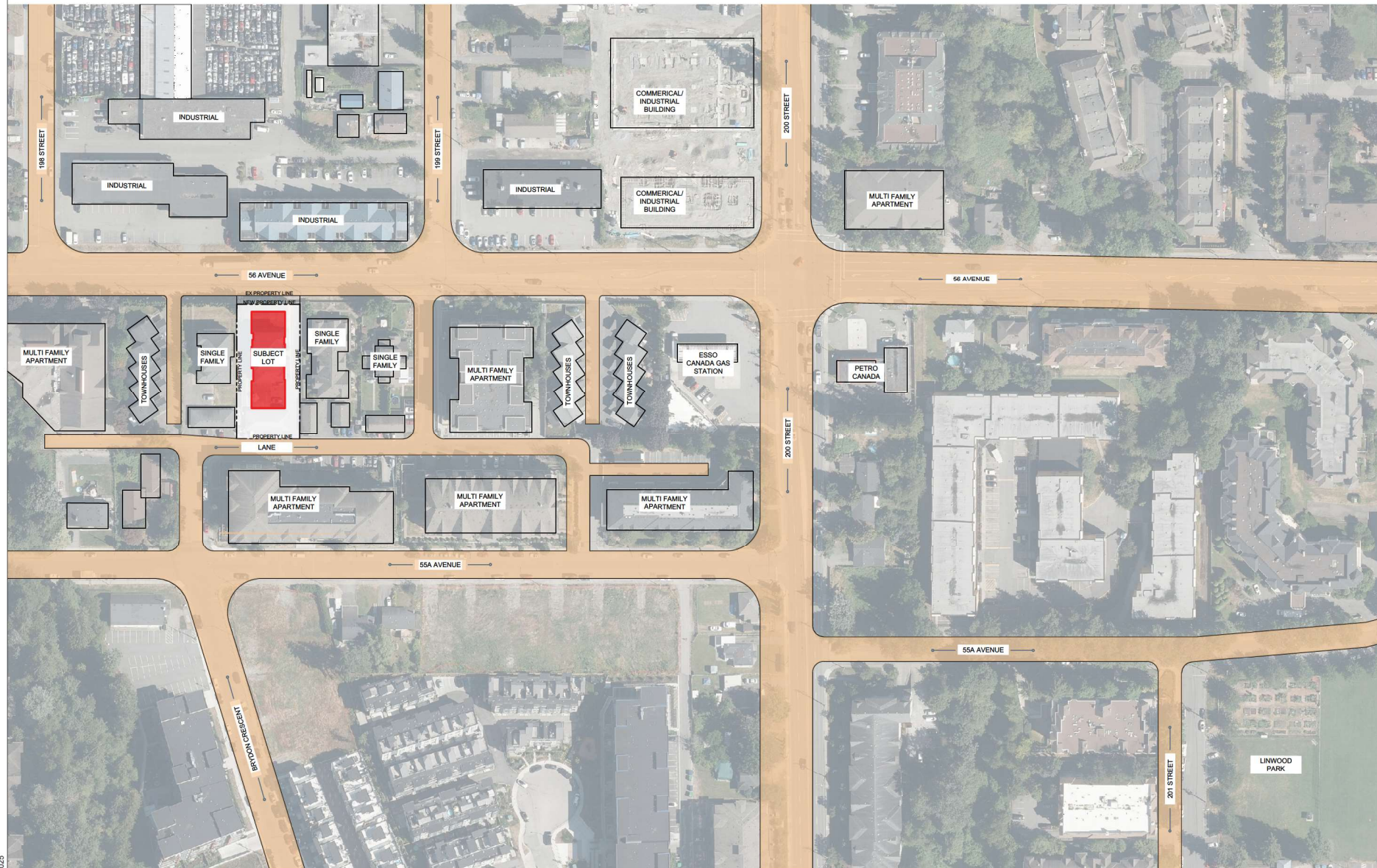
Sheet Title

CONTEXT PLAN

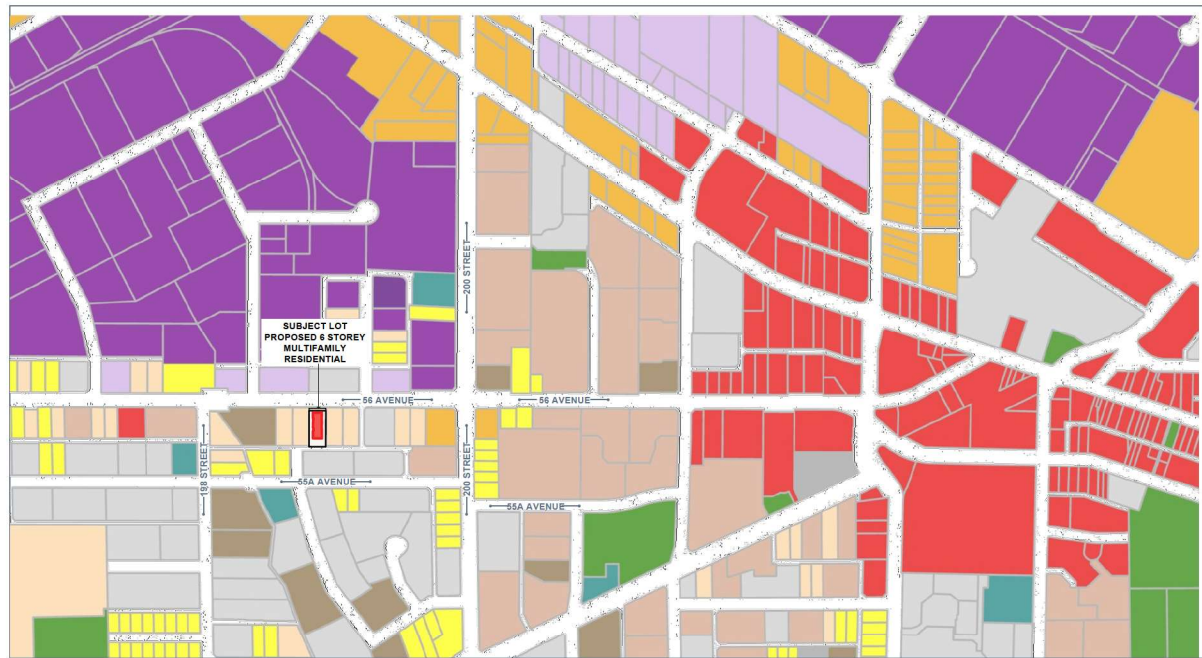
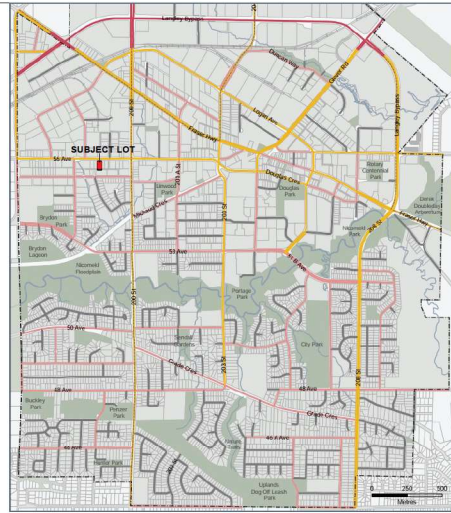
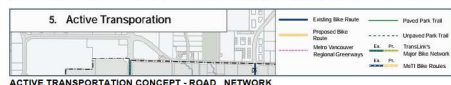
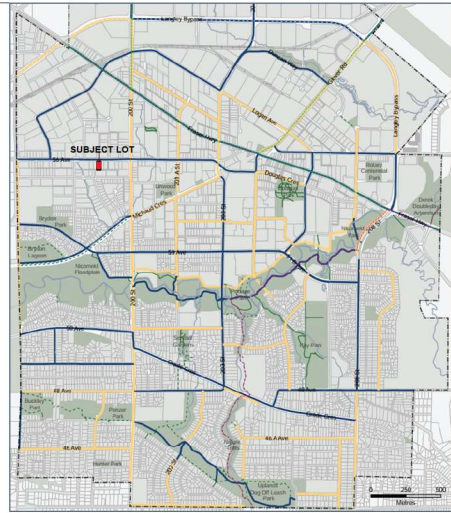
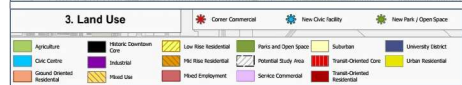
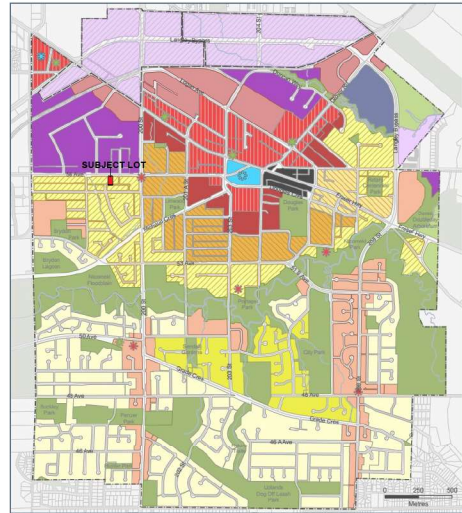
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Sheet No.

A-0.5







LANGLEY CITY WEBSITE - DETAILED LAND USE CONCEPT PLAN

**Legend**

Road Names

- City Boundary
- Property

Zoning Designations

- RS1
- RS2
- RM1
- RM2
- RM3
- C1
- C2
- C3
- P1
- P2
- I1
- I2
- I3
- A1
- CD
- Bylaw 950 Zone

**Issues / Revisions**

Date	Description
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2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

**Seal**

**Project Title**

APARTMENT DEVELOPMENT

**Project Address**

19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA

**Drawn By**

CD

**Date**

2024-12-13

**Checked By**

Project ID  
LACR\_2408

**Sheet Title**

LAND USE AND CONCEPT PLAN

**Scale**

**Sheet No.**

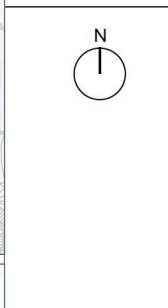
A-0.6

**PMA**  
ParaMorph  
Architecture Inc.

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604-608-0191 | www.paramorph.com

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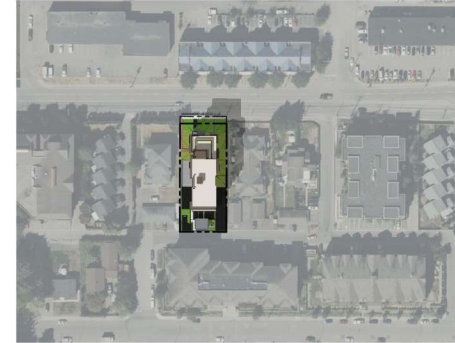




SHADOW ON MARCH 20 (EQUINOX) @ 9AM



SHADOW ON MARCH 20 (EQUINOX) @ 12PM



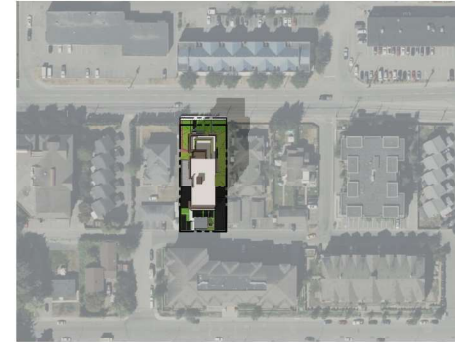
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SHADOW ON SEPTEMBER 22 (EQUINOX) @ 9AM



SHADOW ON SEPTEMBER 22 (EQUINOX) @ 12PM



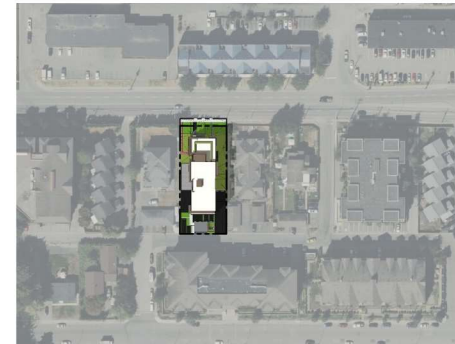
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SHADOW ON JUNE 21 (SOLSTICE) @ 9AM



SHADOW ON JUNE 21 (SOLSTICE) @ 12PM



SHADOW ON JUNE 21 (SOLSTICE) @ 3PM

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Project Title  
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DEVELOPMENT**

Project Address  
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LANGLEY CITY,  
BRITISH COLUMBIA**

Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LADR_2408

Sheet Title

**SHADOW STUDY**

Scale

Sheet No.

**A-0.7**

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PV	LAR_2408

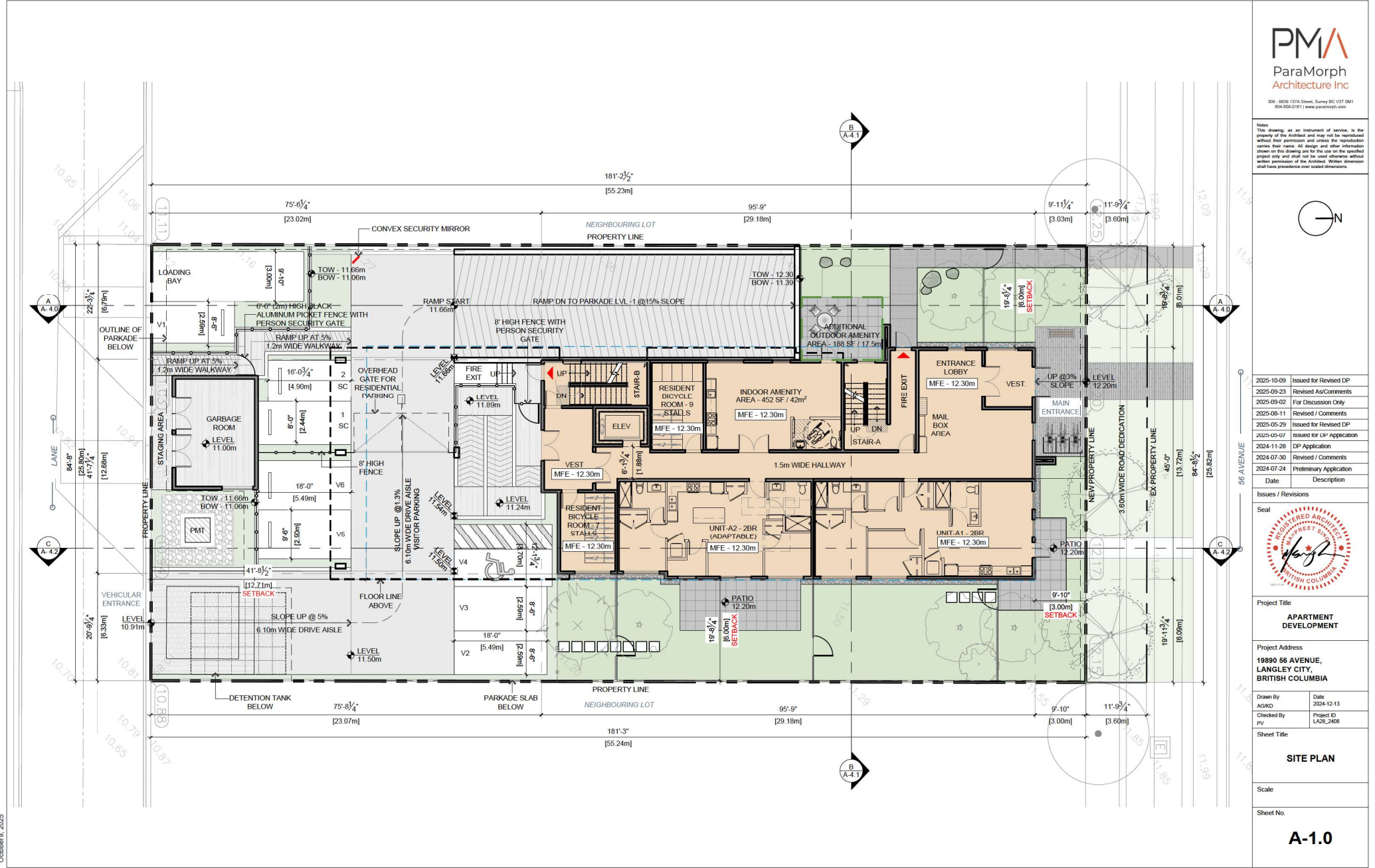
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**SITE PLAN**

Scale

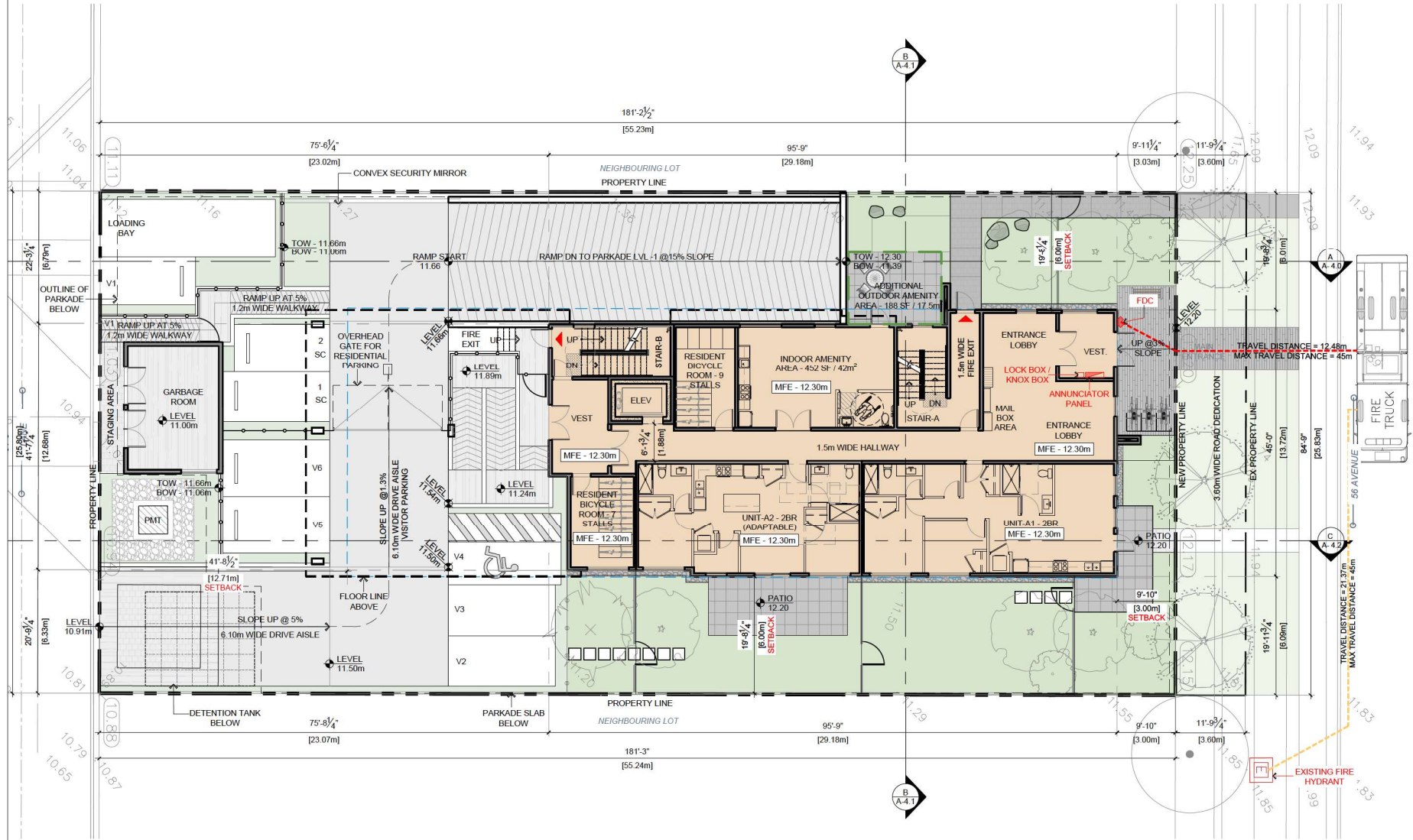
Sheet No.

**A-1.0**





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Sheet Title

**FIRE ACCESS PLAN**

Scale

Sheet No.

**A-1.1**



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Checked By PV	Project ID LADR_2408

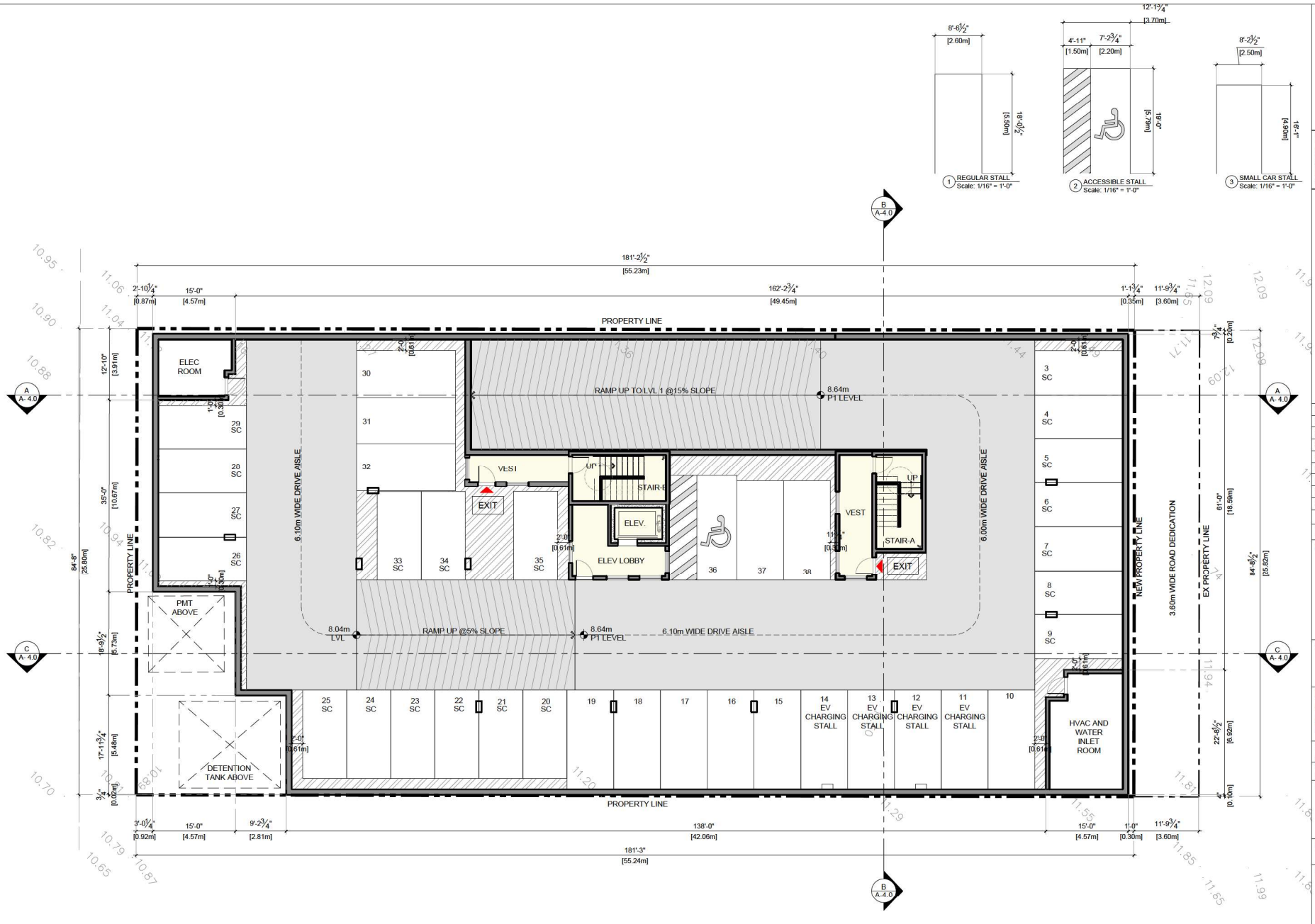
Sheet Title

**PARKADE PLAN**

Scale

Sheet No.

**A-2.0**



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Project Title

**APARTMENT  
DEVELOPMENT**

Project Address

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BRITISH COLUMBIA**

Drawn By

AGKD

Date

2024-12-13

Checked By

PV

Project ID

LAR\_2408

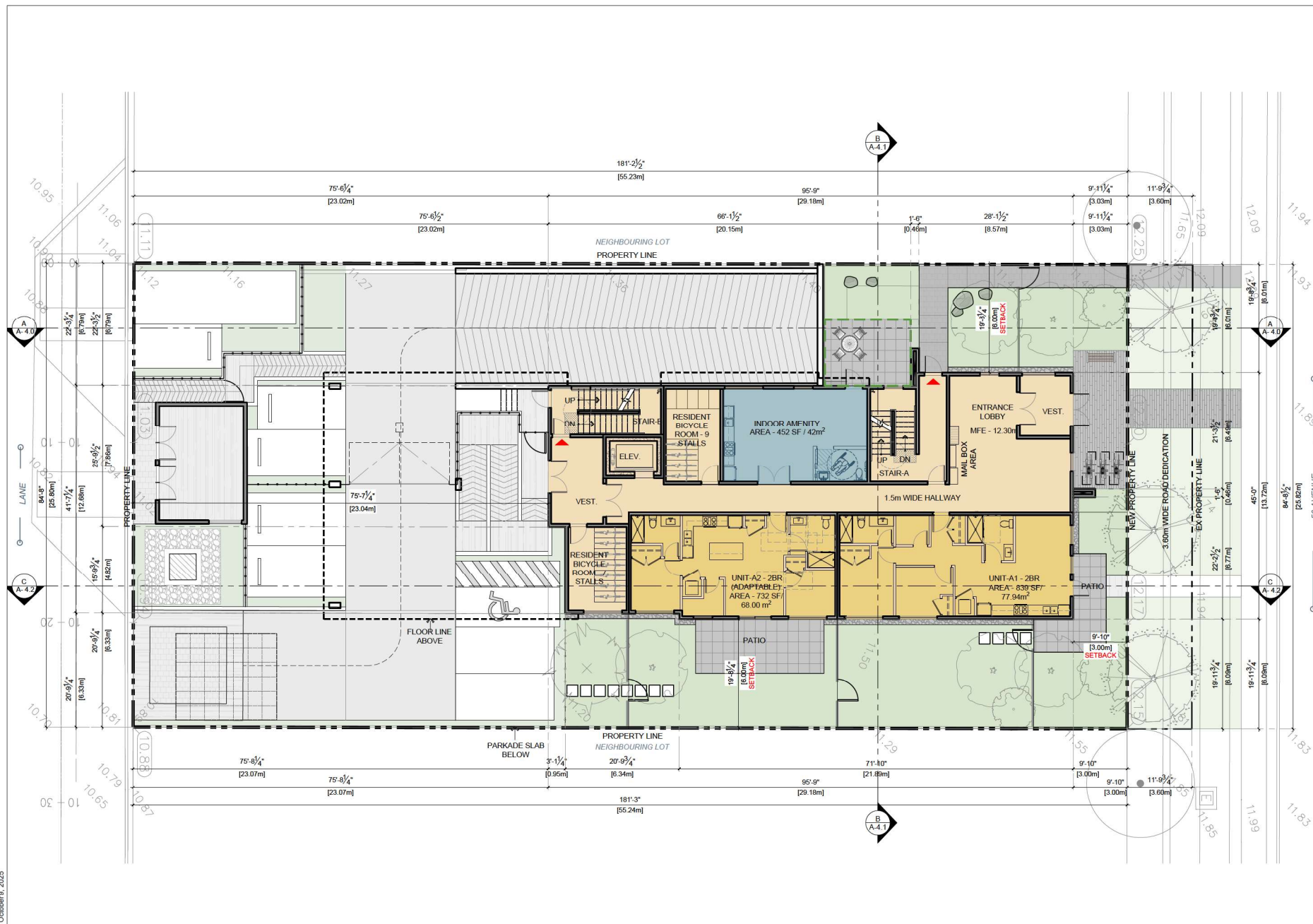
Sheet Title

**MAIN FLOOR  
PLAN**

Scale

Sheet No.

**A-2.1**



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Sheet Title

**SECOND  
FLOOR PLAN**

Scale

Sheet No.

**A-2.2**





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PV	LAR_2408

Sheet Title

**TYPICAL FLOOR (3rd - 5th)**  
**PLAN**

Scale

Sheet No.

**A-2.3**

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Sheet Title

**SIXTH FLOOR  
PLAN**

Scale

Sheet No.

**A-2.4**

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#### Sheet Title

ROOF PLAN

#### Scale

#### Sheet No.

A-2.5





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2024-07-24	Preliminary Application
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Project Title

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Project Address

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Drawn By AGKD	Date 2024-12-13
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Sheet Title

PERSPECTIVES

Scale

Sheet No.

A-3.0

1 PERSPECTIVE VIEW  
ALONG 56 AVENUE



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Issues / Revisions

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Drawn By AGKD	Date 2024-12-13
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Sheet Title

**PERSPECTIVES**

Scale

Sheet No.

**A-3.1**

1 PERSPECTIVE VIEW  
ALONG SOUTH FACING LANE





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Issues / Revisions

Seal



Project Title  
**APARTMENT  
DEVELOPMENT**

Project Address  
**19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA**

Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LADR_2408

Sheet Title

**PERSPECTIVES**

Scale

Sheet No.

**A-3.2**

1 PERSPECTIVE VIEW  
ALONG 56 AVENUE

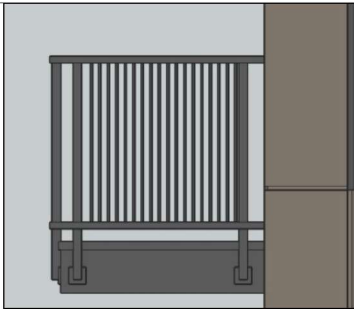




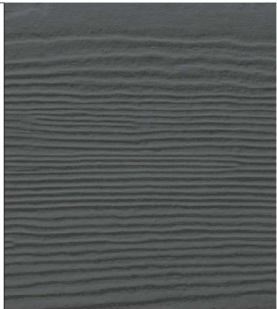
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Color to Match: Benjamin Moore Black Ink\_2127-20  
Glass: Clear



2 - Aluminium Door & Double Glazed Glass  
Color to Match: Benjamin Moore Black Ink 2127-20  
Glass: Clear



3 - Metal Railing:  
Color To Match: Benjamin Moore Black Ink\_2127-20



4- Fiber Cement Lap Siding with Reveal  
Color to Match: James Hardie\_ Night Gray



5 - Fiber Cement Panel Siding with Reveal  
Color to Match: James Hardie\_ Pearl Grey



6- Fiber Cement Panel Siding with Reveal  
Color to Match: James Hardie\_ Rich Espresso



7- Fiber Cement Lap Siding with Reveal  
Color to Match: James Hardie\_ Rich Espresso

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



WEST ELEVATION (ALONG OUTDOOR AMENITY)



NORTH ELEVATION (ALONG 56 AVENUE)

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2024-07-24 Preliminary Application

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Issues / Revisions

Seal



Project Title

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DEVELOPMENT

Project Address

19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA

Drawn By

AGKD Date 2024-12-13

Checked By

PV Project ID LAR\_2408

Sheet Title

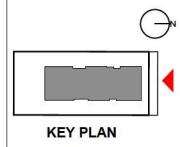
MATERIAL BOARD

Scale

Sheet No.

A-3.3

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Sheet Title

**ELEVATIONS**

Scale

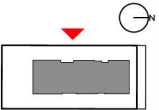
Sheet No.

**A-3.4**



1 NORTH ELEVATION (ALONG 56 AVENUE)  
Scale: 1/16" = 1'0"

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KEY PLAN

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Project Title

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Project ID

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Sheet Title

ELEVATIONS

Scale

Sheet No.

A-3.5



1 WEST ELEVATION (ALONG NEIGHBOURING LOT)  
Scale: 1/16" = 1'0"



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Sheet Title

ELEVATIONS

Scale

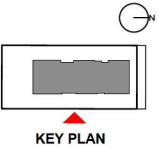
Sheet No.

**A-3.6**



1 SOUTH ELEVATION (ALONG PLANE)  
Scale: 1/16" = 1'0"

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Project Address  
**19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA**

Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LAOR_2408

Sheet Title

**ELEVATIONS**

Scale

Sheet No.

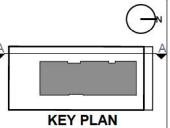
**A-3.7**



1 EAST ELEVATION (ALONG NEIGHBOURING LOT)  
Scale: 1/16" = 1'0"



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2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application
Date	Description

Issues / Revisions

Seal



**Project Title**  
**APARTMENT DEVELOPMENT**

**Project Address**  
**19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA**

Drawn By AGKD	Date 2024-12-13
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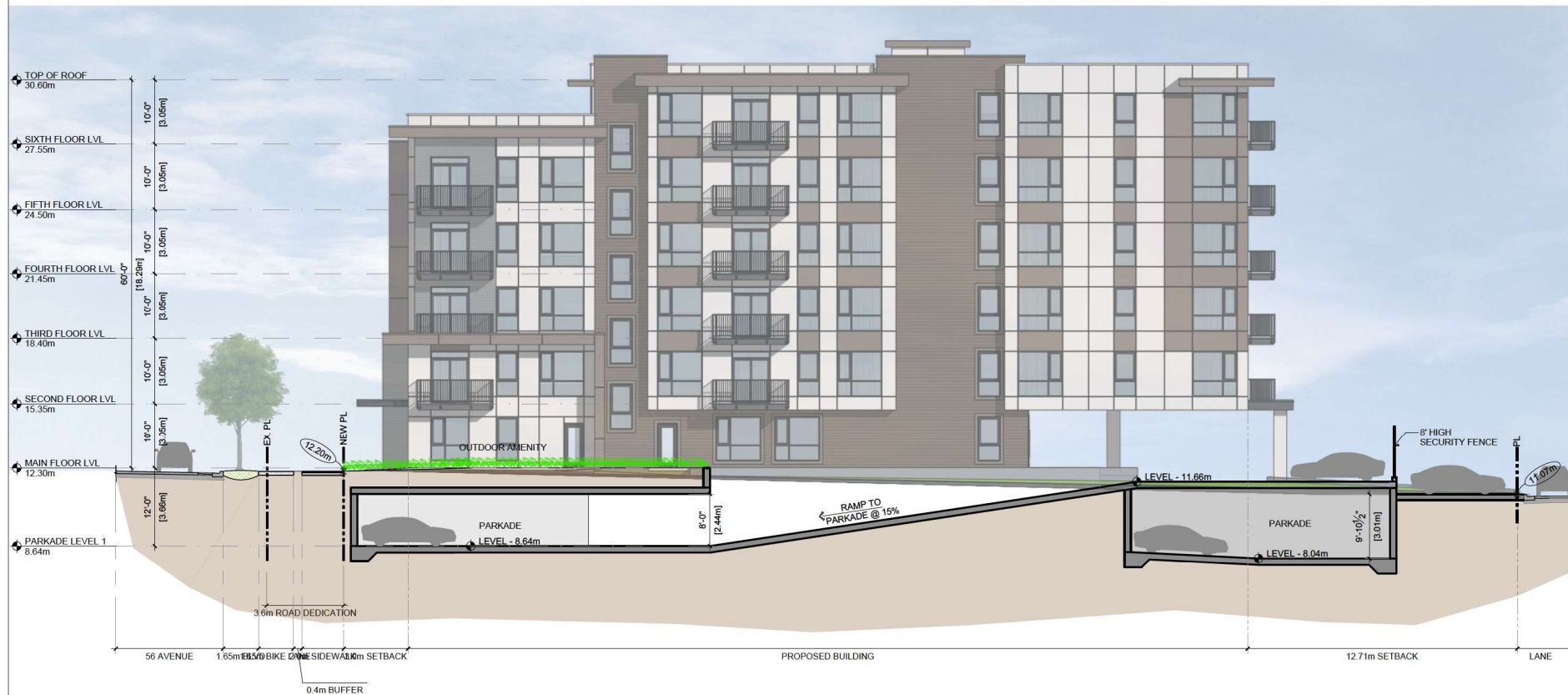
Sheet Title

**SECTIONS**

Scale

Sheet No.

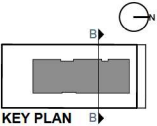
**A-4.0**



**1 SECTION A-A**  
**Scale: 1/16" = 1'0"**



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#### Issues / Revisions

Seal



Project Title  
**APARTMENT  
DEVELOPMENT**

Project Address  
**19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA**

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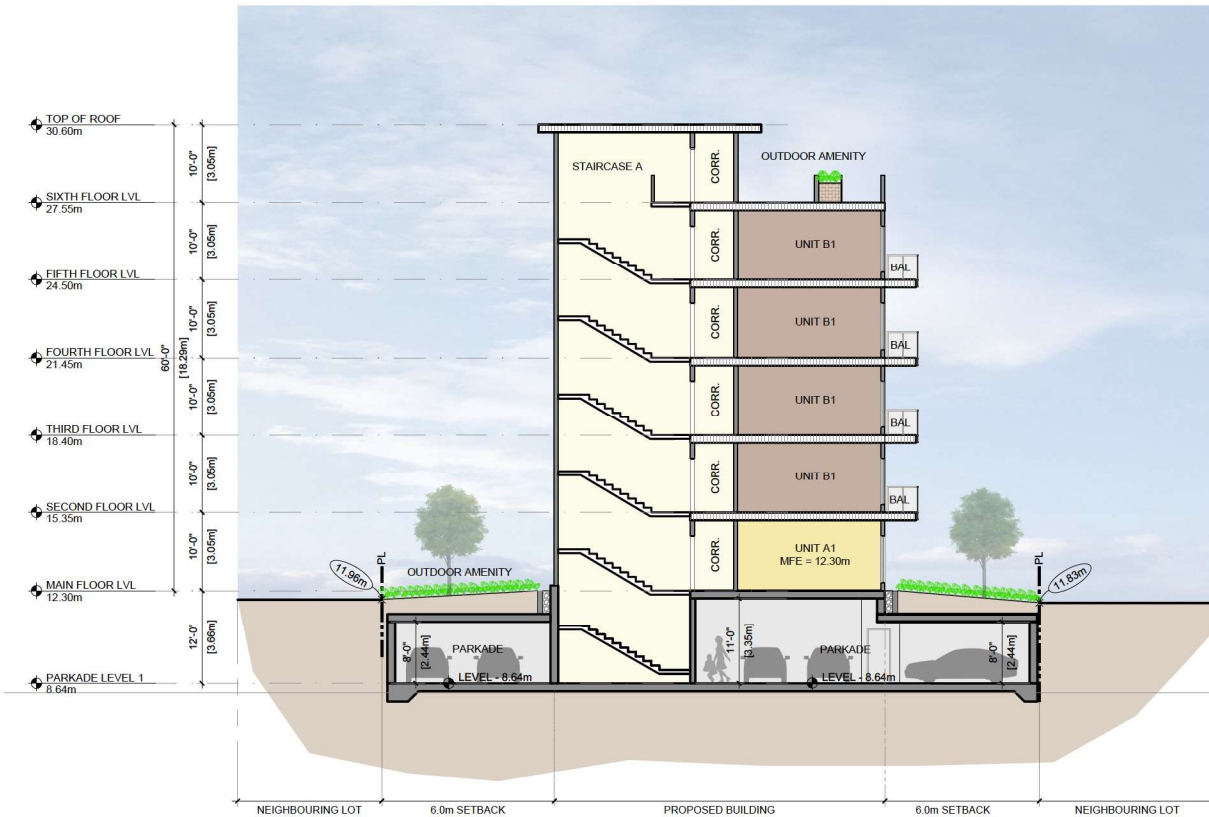
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#### SECTIONS

Scale

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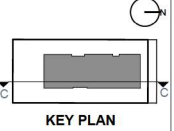
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1 SECTION B-B  
Scale: 1/16" = 1'0"



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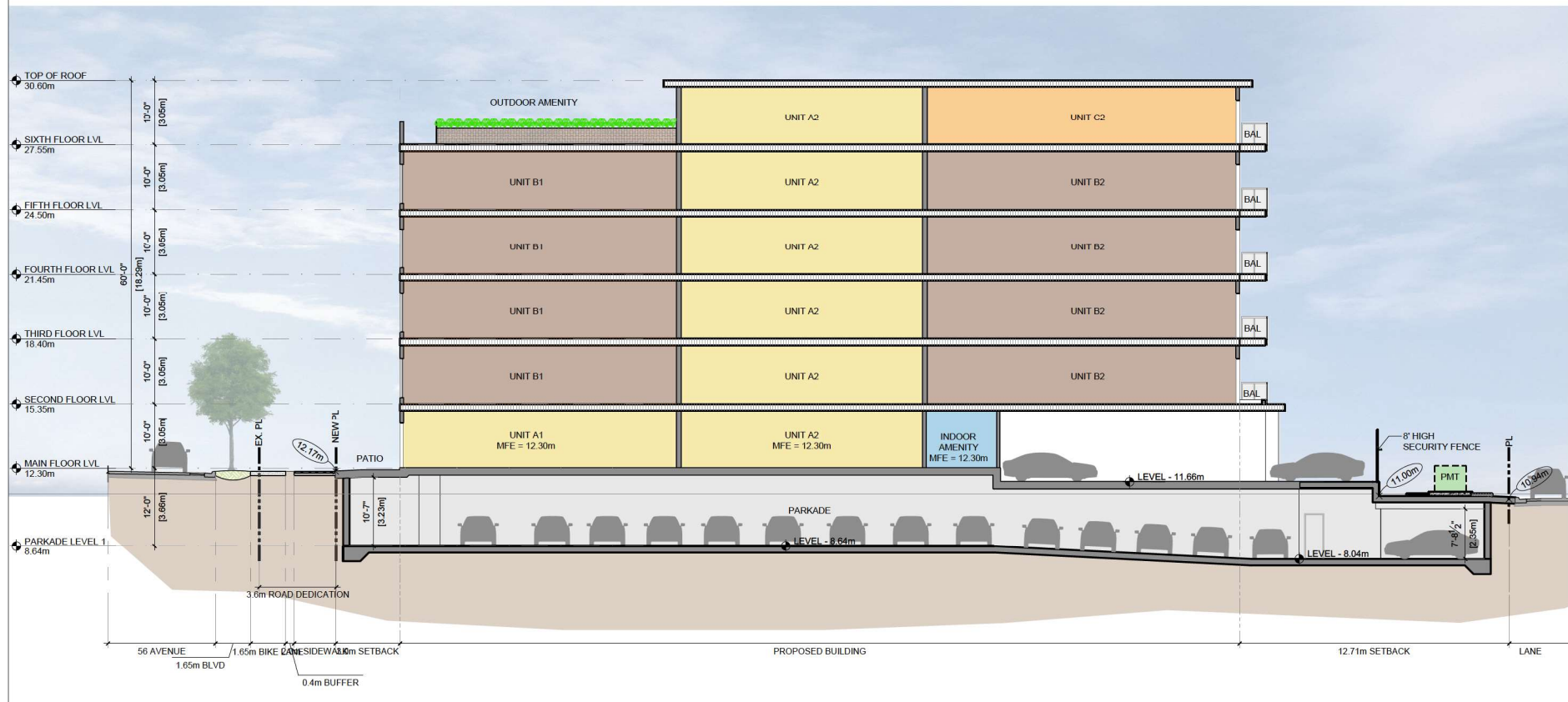
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**Scale**

**Sheet No.**

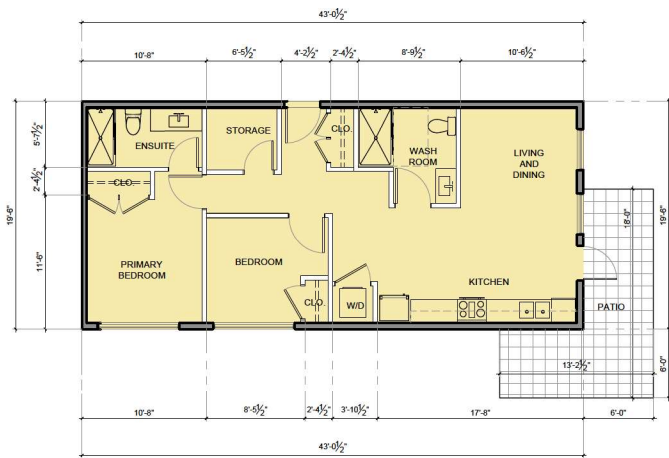
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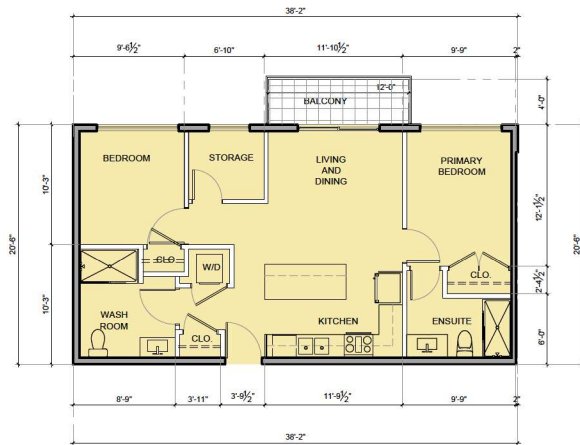
1 SECTION C-C  
Scale: 1/16" = 1'0"

October 9, 2025

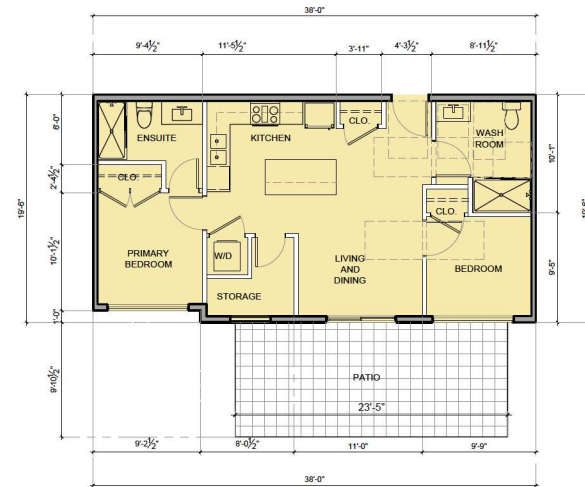




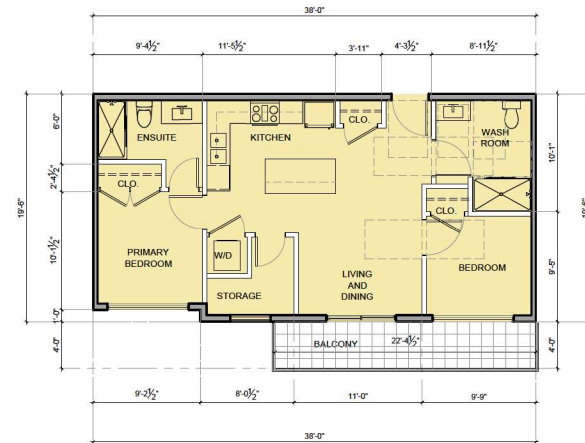
1 UNIT- A1 ( 2 BR)  
Scale: 3/32" = 1'0"  
AREA - 839 SF



3 UNIT- A3 ( 2 BR)  
Scale: 3/32" = 1'0"  
AREA - 779 SF

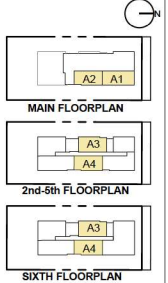


2 UNIT- A2 ( 2 BR)  
Scale: 3/32" = 1'0"  
AREA - 732 SF



4 UNIT- A4 ( 2 BR)  
Scale: 3/32" = 1'0"

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BRITISH COLUMBIA**

Drawn By  
AGKD  
Checked By  
PV  
Date  
2024-12-13  
Project ID  
LAOR\_2408

Sheet Title

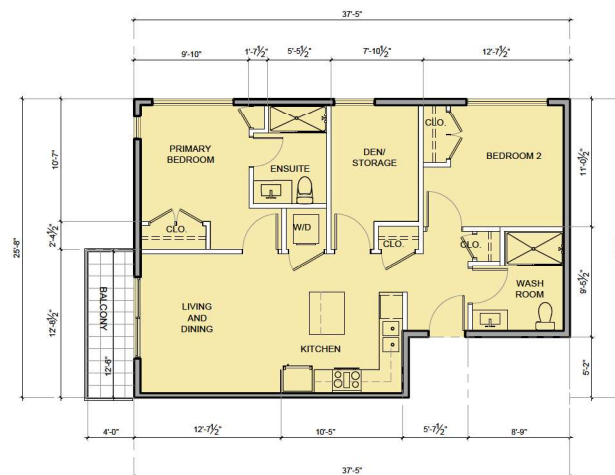
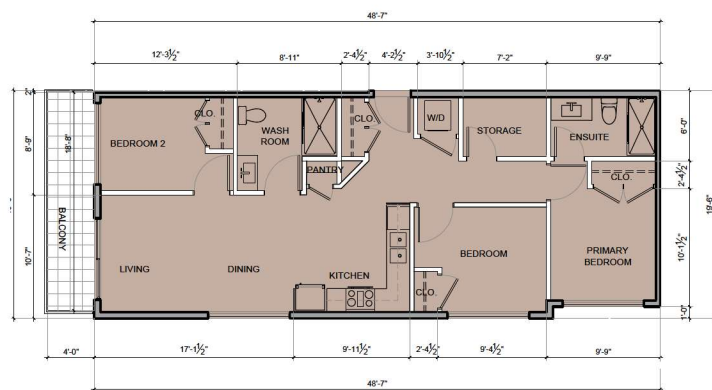
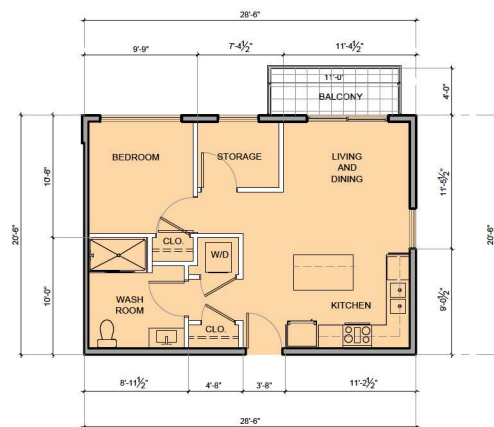
**UNIT PLANS**

Scale

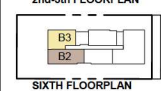
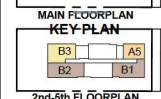
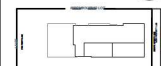
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**A-5.0**





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Se



Project Title	<b>APARTMENT DEVELOPMENT</b>
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Project Address  
19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA

Drawn By AG/KD	Date 2024-12-13
Checked By PV	Project ID LA28_2408

Sheet Title
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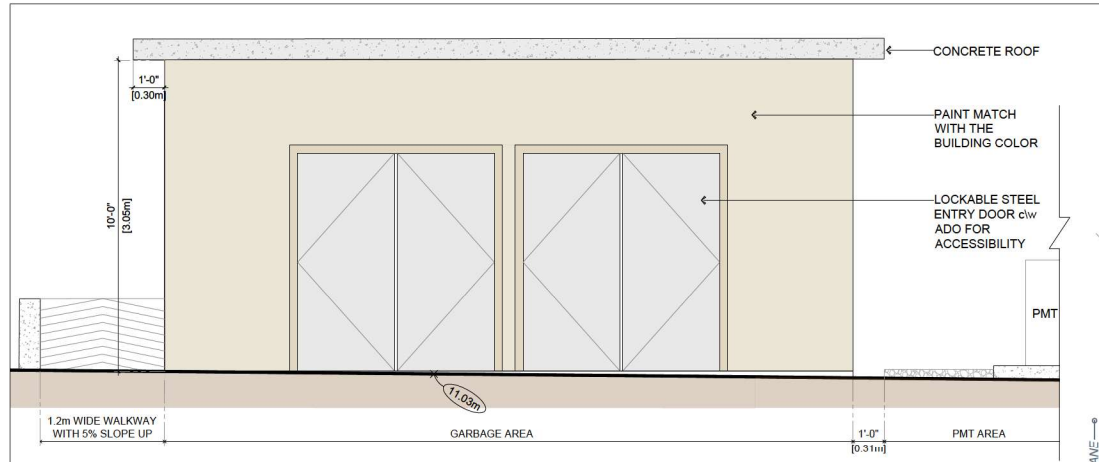
## UNIT PLANS

Scale

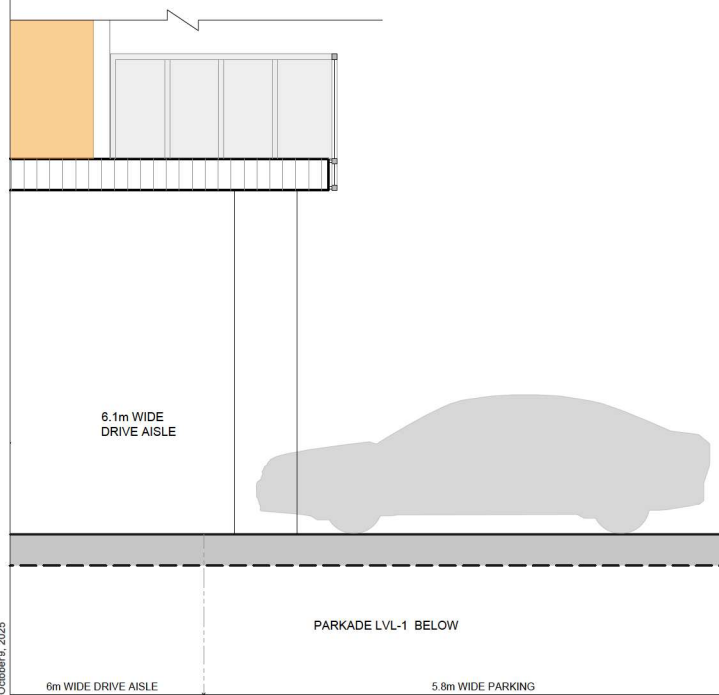
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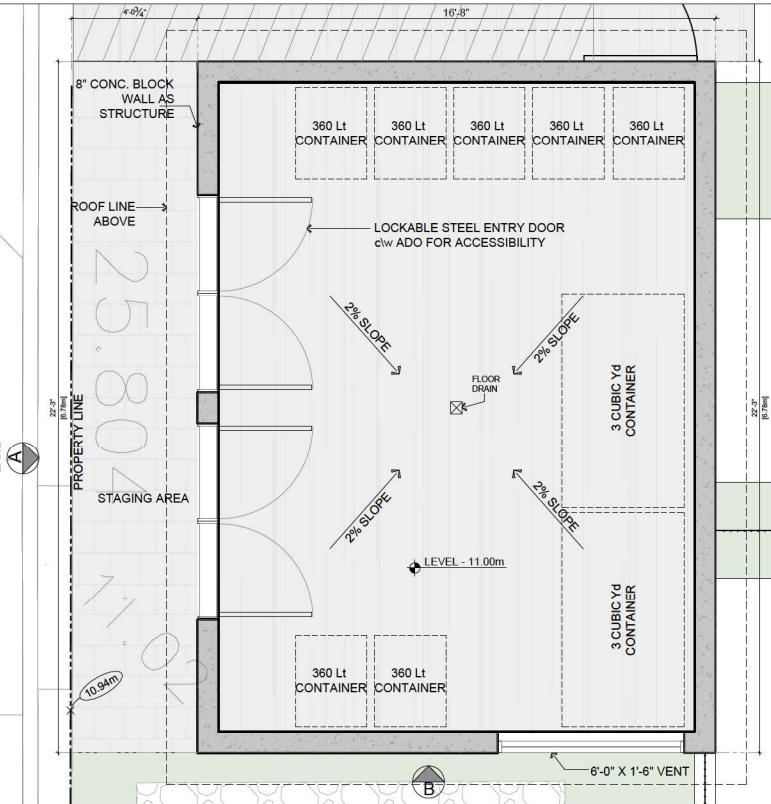




1 SOUTH ELEVATION A  
Scale: 1/4"=1'-0"



3 WEST ELEVATION B  
Scale: 1/4"=1'-0"



2 GARBAGE ENCLOSURE PLAN  
Scale: 1/4"=1'-0"

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 A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYED KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
5. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).

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PV

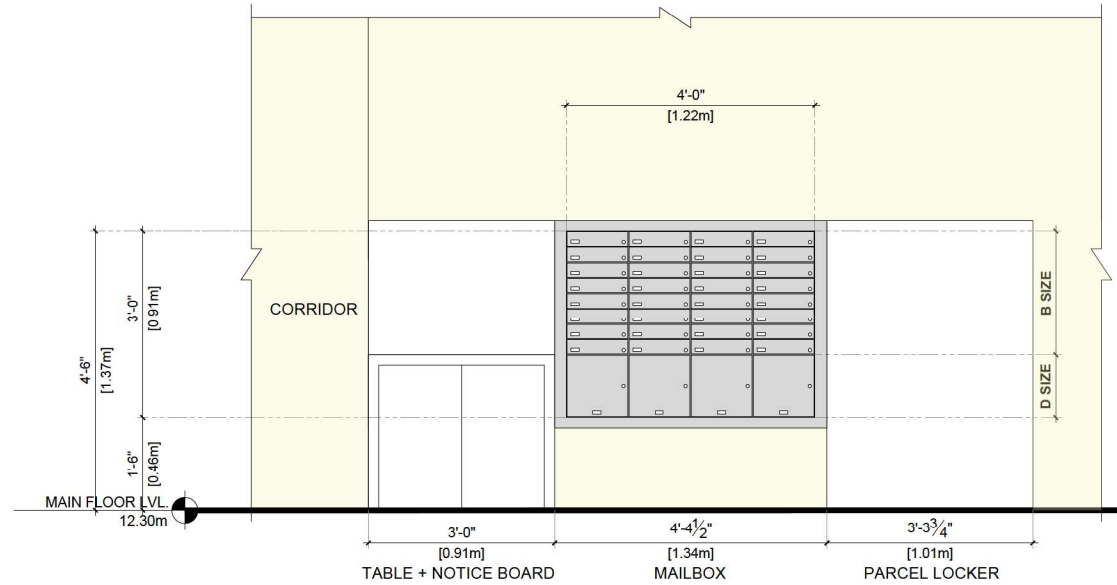
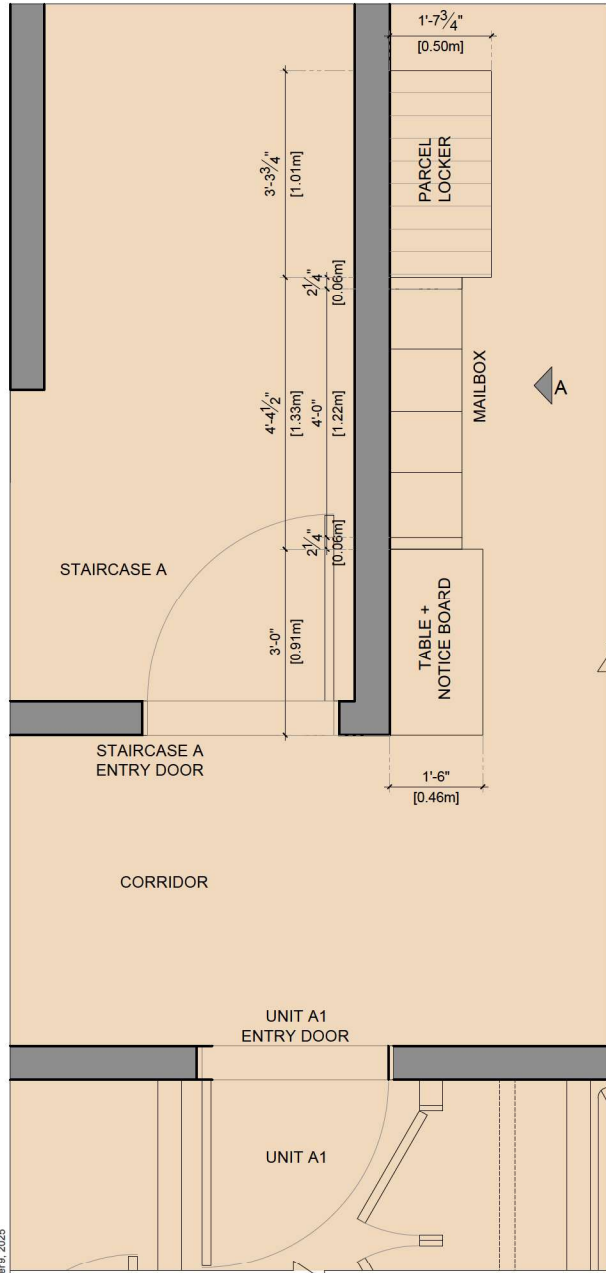
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LAOR\_2408

Sheet Title  
**GARBAGE ENCLOSURE  
DETAIL**

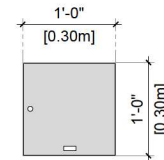
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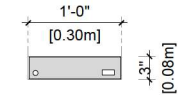




2 MAIL AREA ELEVATION - A  
Scale: 3/8" = 1'-0"

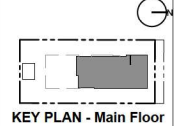


**"D" size [11 UNIT]**  
Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



**"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)

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Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LADR_2408

Sheet Title

**MAILBOX DETAILS**

Scale

Sheet No.

**A-6.1**



# 19890 56 AVENUE

## LANGLEY, BC

# LANDSCAPE SET - RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION

## February 02, 2026

### LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.1	CONCEPT PLAN - GROUND LEVEL
L1.2	LIGHTING PLAN - LEVEL 6
L1.3	LIGHTING PLAN - GROUND LEVEL
L1.4	LIGHTING PLAN - LEVEL 6
L1.5	FENCING PLAN
L2.0	PLANTING PALETTE
L2.1	PLANTING PLAN - GROUND LEVEL
L2.2	PLANTING PLAN - LEVEL 6
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS - FURNISHINGS
L3.3	DETAILS - FURNISHINGS

### 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 NEGLECT 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 V6M 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 THE PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

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7	RE-ISSUED FOR DP APPLICATION	26-02-02
6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

### REVISIONS



### MULTI-FAMILY DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale: \_\_\_\_\_

Drawn: \_\_\_\_\_ MGC/EG

Reviewed: \_\_\_\_\_ DS

Project No. \_\_\_\_\_ 24-017

### COVER PAGE



David Stoyko  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1Y3  
P:604.720.0048

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4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



MULTI-FAMILY  
DEVELOPMENT

18990 56 Avenue  
City of Langley, British Columbia

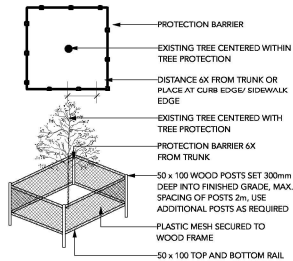
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Drawn:	MS
Reviewed:	DS
Project No.	24-017

TREE MANAGEMENT  
PLAN

L0.1

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
.	TREE TO BE RETAINED PER ARBORIST REPORT
X	TREE TO BE REMOVED PER ARBORIST REPORT
[Fence Symbol]	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



NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBOURIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.

2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.  
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.

3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.

4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.

5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE-APPROVED BY THE ARBORIST.

6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.

TREES ON NEIGHBOURING LOTS TO BE PROTECTED. ARBORIST TO REVIEW EXCAVATION NEAR ALL EXISTING TREES

TREES ON NEIGHBOURING LOTS TO BE PROTECTED. ARBORIST TO REVIEW EXCAVATION NEAR ALL EXISTING TREES



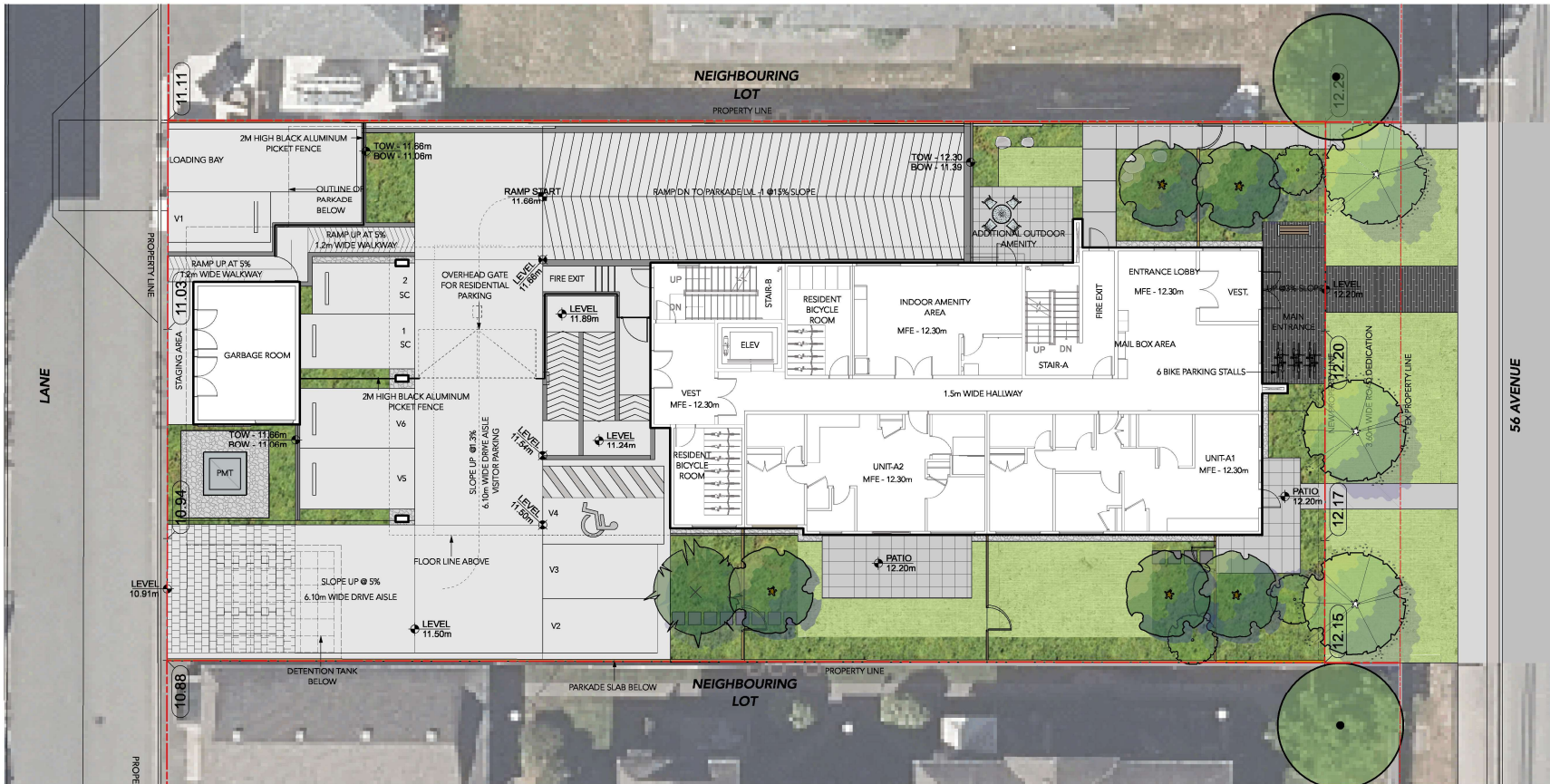
David Stoyko  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P:604.720.0048

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LAYOUT & MATERIALS PLAN - LEVEL 1

	PROPERTY LINE		BISTRO TABLE & CHAIRS PER PLAN & DETAILS
	LAYERED PLANTING PER PLAN & DETAILS		BENCH PER PLAN & DETAILS
	SOD LAWN PER PLAN & DETAILS		BOULDERS PER PLAN & DETAILS
	CIP CONCRETE ON GRADE BROOM FINISH WITH CONTROL JOINTS		BIKE RACKS PER PLAN & DETAILS
	PATIO PAVERS ON SLAB PER PLAN & DETAILS		
	FEATURE PAVERS AT LOBBY ENTRY PER PLAN & DETAILS		
	GRAVEL PER PLAN & DETAILS		
	STAMPED CONCRETE PAVER PATTERN, NATURAL GREY		

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REVISIONS



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18990 56 Avenue  
City of Langley, British Columbia

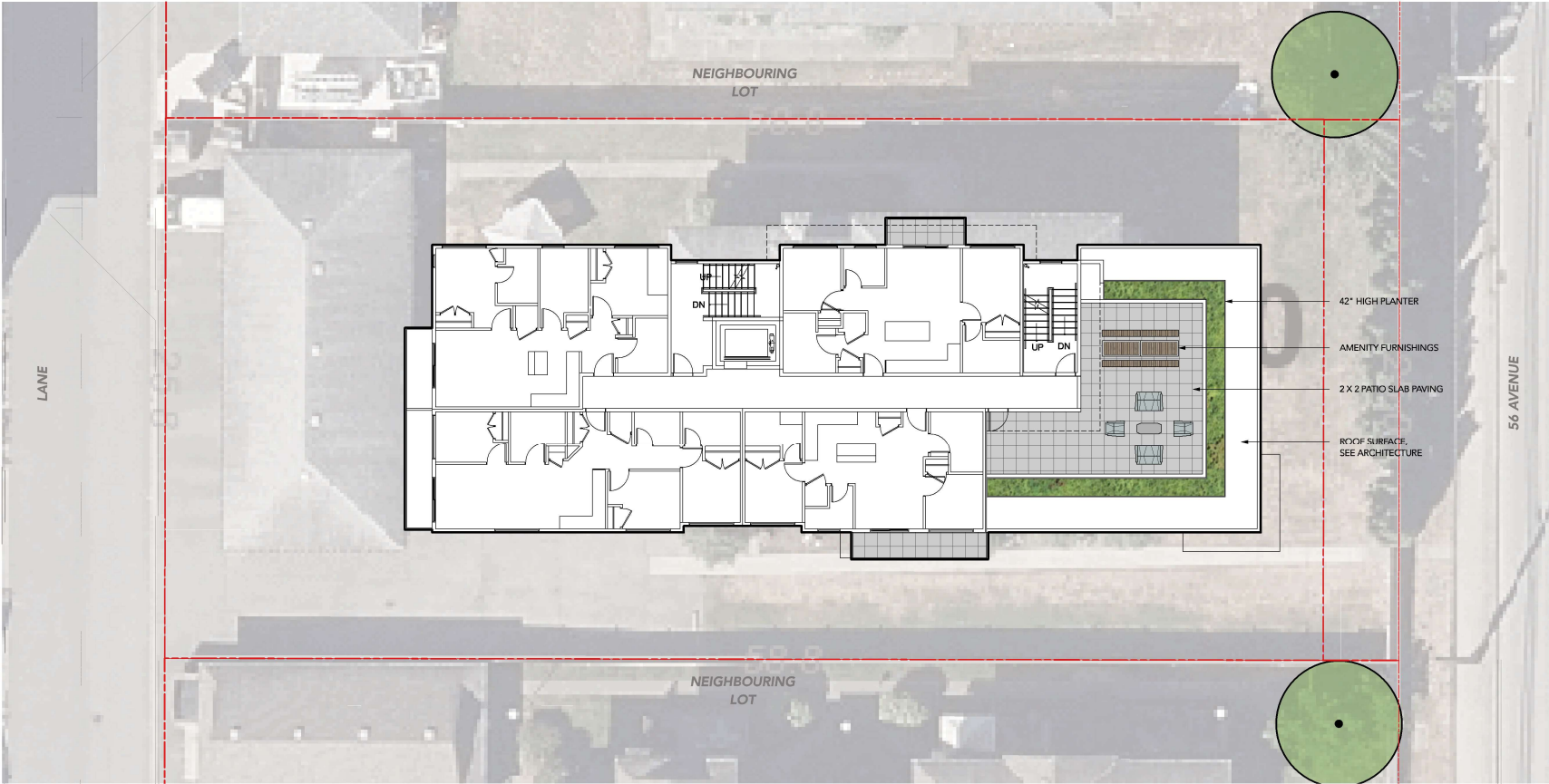
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Drawn:	MS
Reviewed:	DS
Project No.	24-017

LANDSCAPE  
CONCEPT -  
GROUND LEVEL

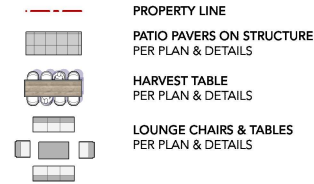


L1.1





LAYOUT & MATERIALS PLAN - LEVEL 6



David Stoyko  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P:604.720.0048

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3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

REVISIONS



MULTI-FAMILY  
DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

LANDSCAPE  
CONCEPT - LEVEL 6



L1.2



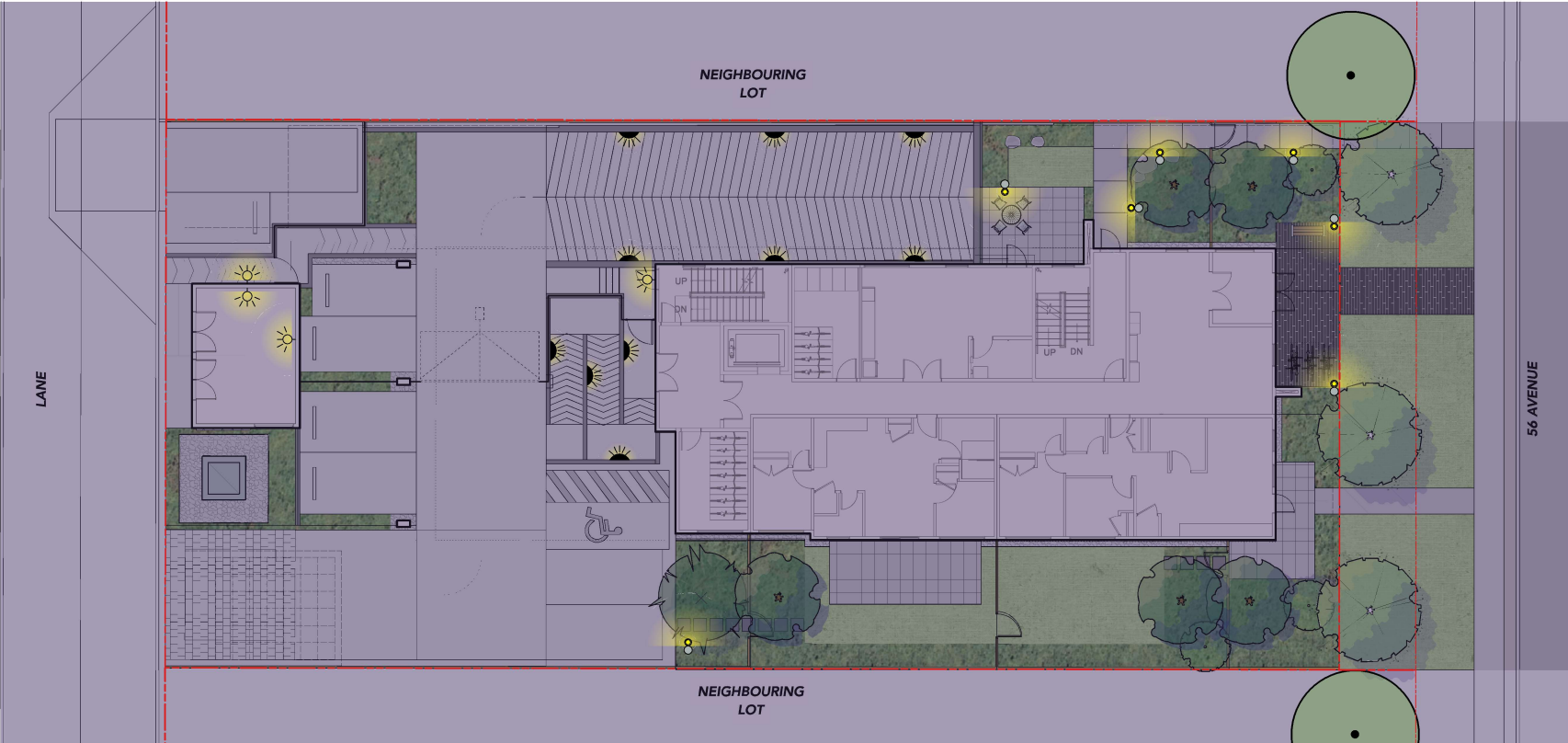
David Stoyko  
Landscape Architect

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VANCOUVER BC V6M 1R3  
P: 604.720.0048

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LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT
	BUILDING-MOUNTED WALL LIGHT SEE ARCH / ELECTRICAL

NOTE:  
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL  
ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND

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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

LIGHTING PLAN -  
GROUND LEVEL



L1.3



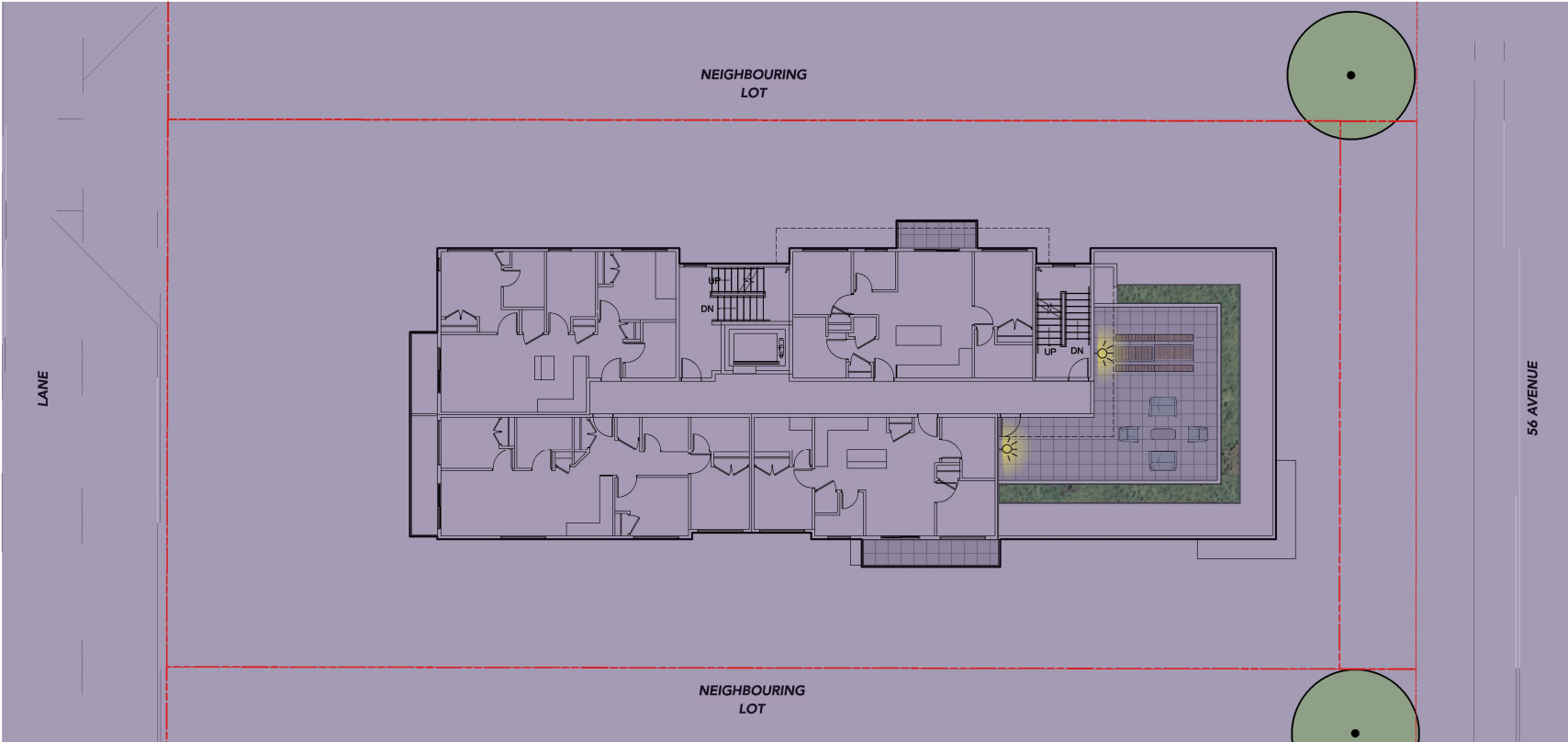
David Stoyko  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P: 604.720.0048

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LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT
	BUILDING-MOUNTED WALL LIGHT SEE ARCH / ELECTRICAL

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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

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City of Langley, British Columbia

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Project No.	24-017

LIGHTING PLAN -  
LEVEL 6



L1.4



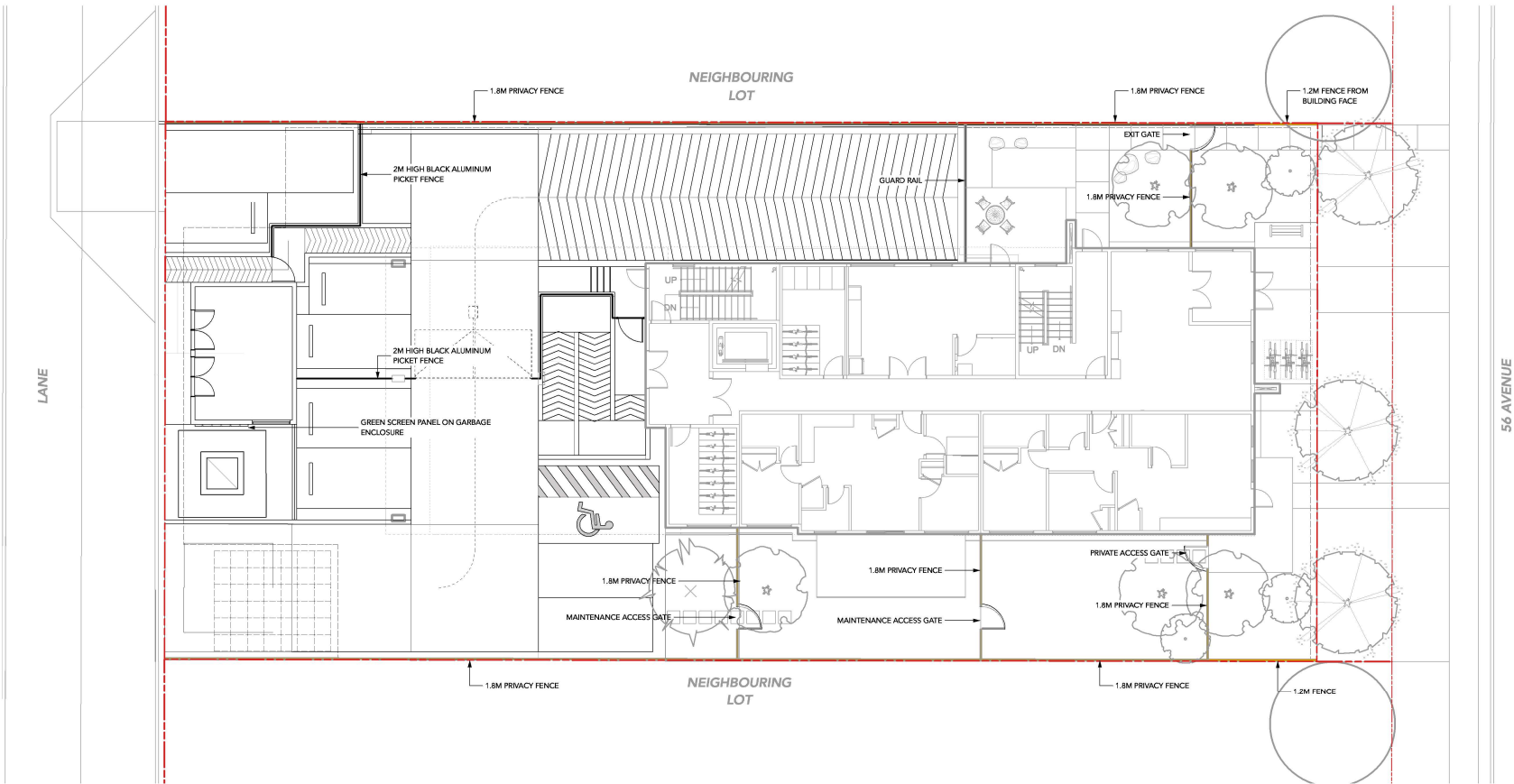
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Landscape Architect

2686 6TH AVENUE EAST  
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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

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FENCING PLAN



L1.5





THEME PLANTS

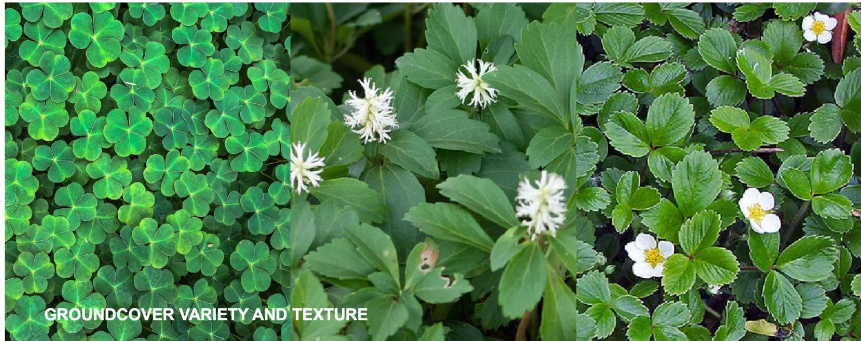


EVERGREEN AND ALL-SEASON INTEREST

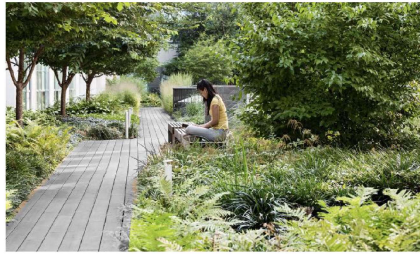


TEXTURES AND FORMS

INTERESTING FOLIAGE



GROUND COVER VARIETY AND TEXTURE



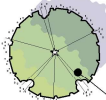






































































































COLOUR HIGHLIGHTS



NATIVE & EVERGREEN PLANTS

## Plant List and Materials

### PLANT LIST

	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	TREES					
	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	7cm cal.	As shown	   
	1	Pinus densiflora 'Umbraculifera'	Tan-yoshio Pine	2.5M, B&B	As shown	   
	5	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	   
	SHRUBS					
	54	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	   
	31	Hamamelis x Intermedia Diane	Diane Witch Hazel	No. 7 Pot	As shown	   
	31	Ilex crenata Convexa	Japanese I lolly	No. 5 Pot	24" o.c.	   
	39	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	 
	27	Polystichum munium	Western Sword Fern	No. 1 Pot	24" o.c.	   
	71	Rhododendron 'Ken Janeck'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	   
	30	Spiraea bumalda 'Goldflame'	Goldflame spirea	No. 2 Pot	36" o.c.	   
	29	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	   
	18	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	   
	7	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	   
	47	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	   
	PERENNIALS AND VINES					
	46	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	 
	35	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	 
	36	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	   
	29	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	   
	5	Parthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	   
	GROUND COVERS					
	125	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	   
	66	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	   
	66	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	
	28	Rubus calycinoideus	Emerald Carpet	4" (10cm) Pot	15" o.c.	
	65	Sq.Ft. Sodded Lawn				

 NATIVE PLANTS  DROUGHT TOLERANT PLANTS  POLLINATOR FRIENDLY PLANTS  SEASONAL INTEREST PLANTS  
 FOOD RESOURCE PLANTS  HABITAT VALUE PLANTS  EVERGREEN PLANTS

## David Stoyko Landscape Architect

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P.604.720.0048

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### REVISIONS



## MULTI-FAMILY DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale:	N/A
Drawn:	MS
Reviewed:	DS
Project No.	24-017

## PLAN LIST & MATERIALS

L2.0



David Stoyko  
Landscape Architect

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VANCOUVER BC V6M 1R3  
P:604.720.0048

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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

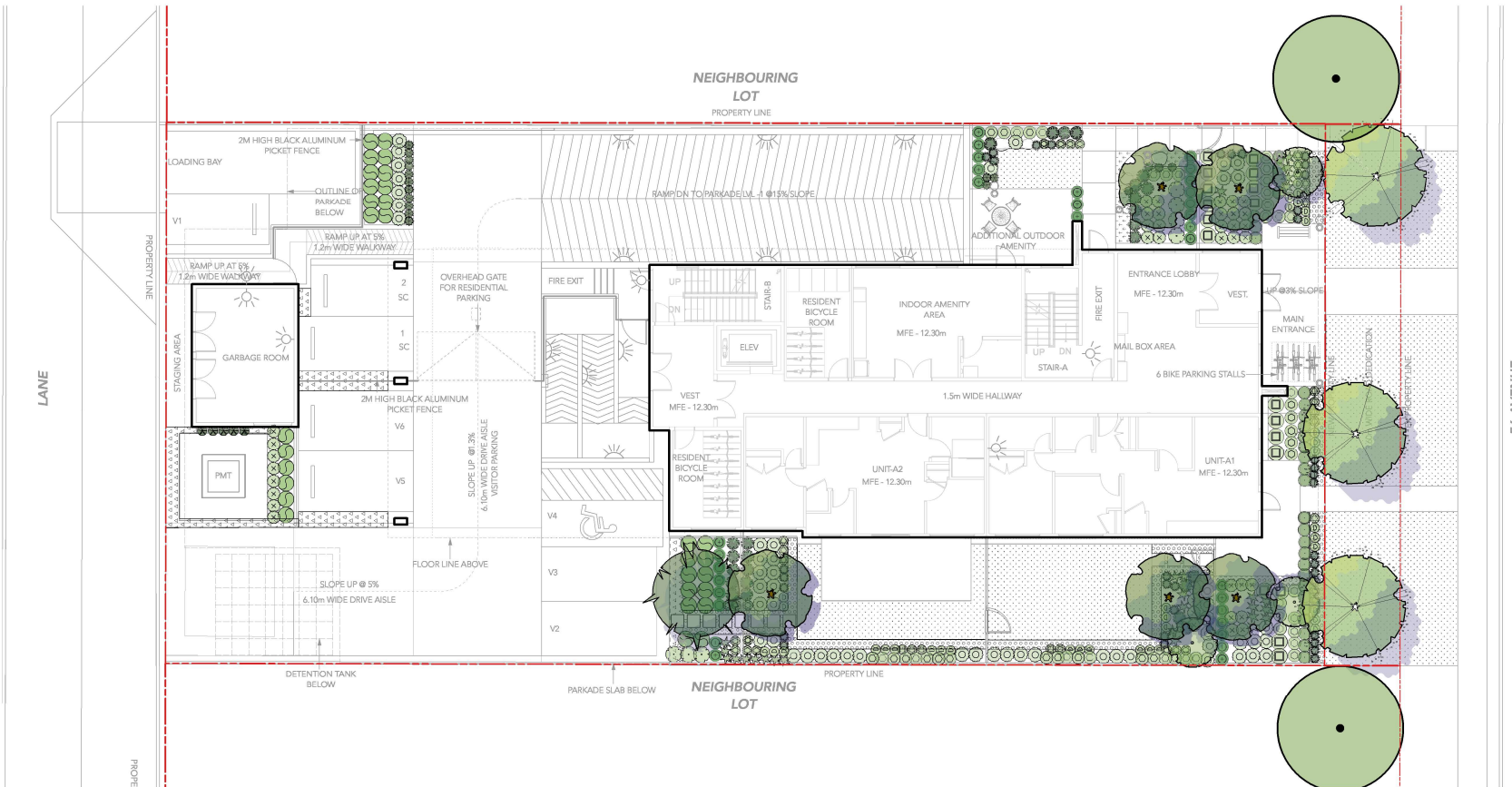
19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
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Project No.	24-017

PLANTING PLAN -  
GROUND LEVEL



L2.1



PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THE PLANT LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'NUTRA MULCH' OR APPROVED ALTERNATE COMPOSTED BARK MULCH.
5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT PRIOR TO COMMENCEMENT OF FULL PLANTING INSTALLATION.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. CONTACT THE CITY OF LANGLEY TO CONFIRM TREE PLANTING LOCATIONS. ALL NEW STREET TREES TO BE PLANTED TO CITY OF LANGLEY STANDARDS.



David Stoyko  
Landscape Architect

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P:604.720.0048

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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MS
Reviewed:	DS
Project No.	24-017

PLANTING PLAN -  
LEVEL 6



L2.2

NEIGHBOURING  
LOT

NEIGHBOURING  
LOT

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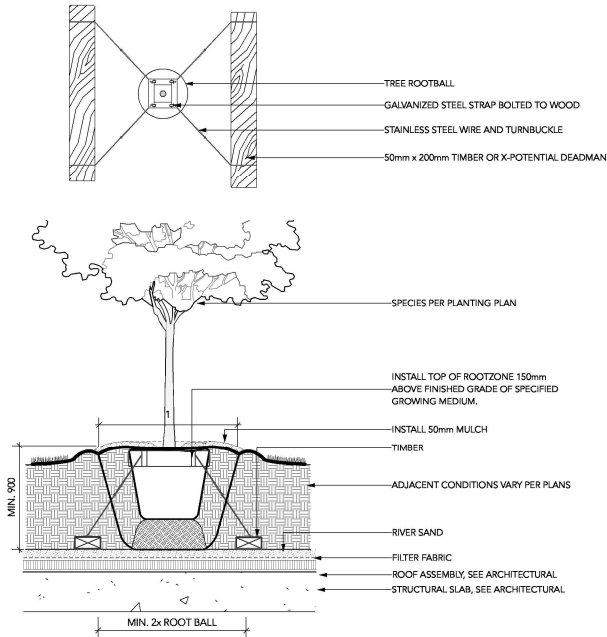
# David Stoyko Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1T3  
P.604.720.0048

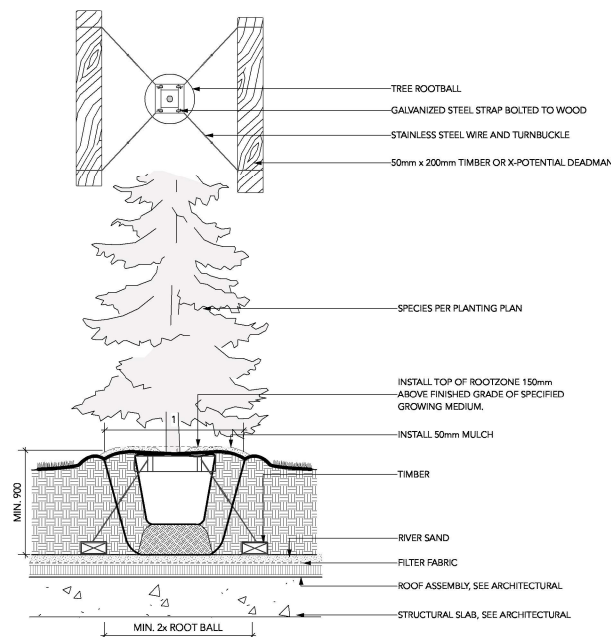
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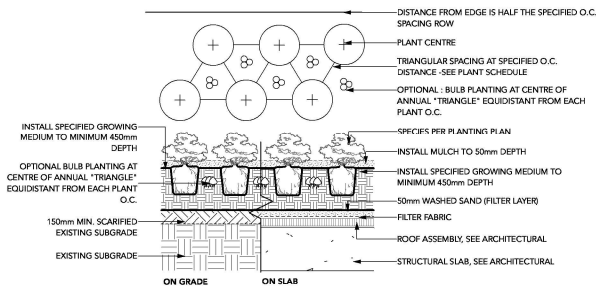
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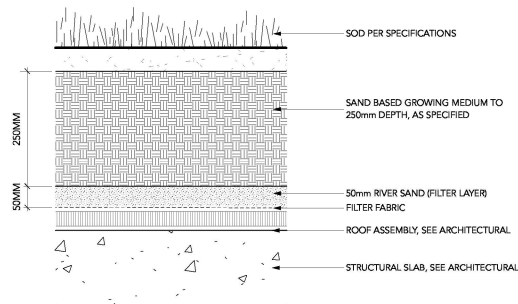
**1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)**  
Scale: 1:20



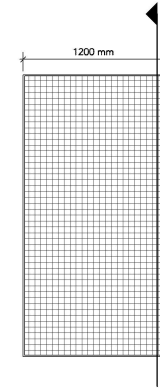
**3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)**  
Scale: 1:20



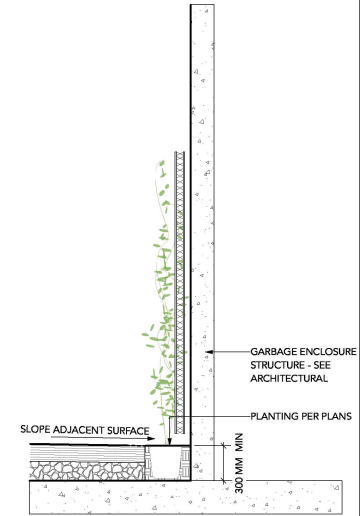
**2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)**  
Scale: 1:25



**4 SOD LAWN ON SLAB**  
Scale: 1:5

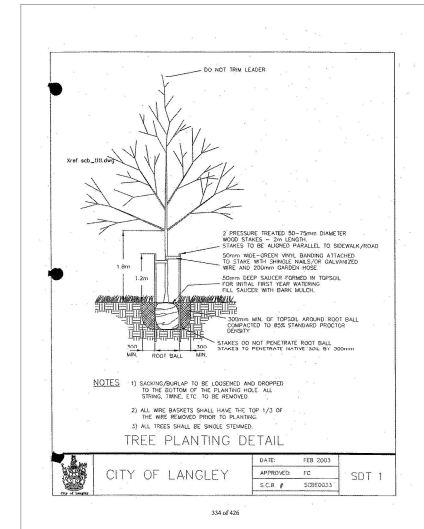


**GREEN SCREEN WALL-MOUNT**  
4'0 X 8'0 PANELS WITH FRAME  
BY: GREENSCREEN  
(1.800.450.3494)



**SECTION**

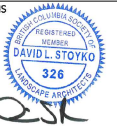
**5 GREEN SCREEN**  
Scale: 1:20



**6 CITY OF LANGLEY STANDARD STREET TREE PLANTING**  
Scale: NTS

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## REVISIONS



## MULTI-FAMILY DEVELOPMENT

18990 56 Avenue  
City of Langley, British Columbia

Scale: AS SHOWN

Drawn: DS/MS

Reviewed: DS

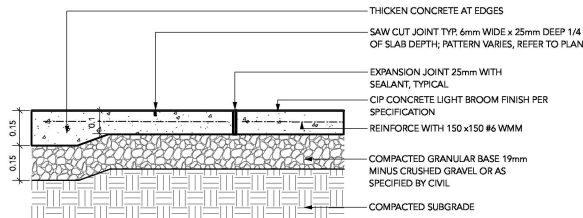
Project No. 24-017

DETAILS - SOFTSCAPE

L3.0



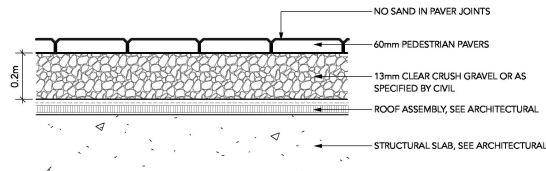
PAVING TYPE: COLOURED CONCRETE (AT CORNER NODE)  
COLOUR: LITE GRAY  
SUPPLIER: DAVIS COLORS (323-265-8323)



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

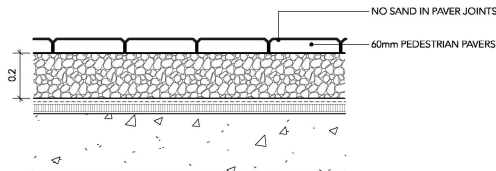
Scale: 1:10



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

#### 2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)

Scale: 1:10



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

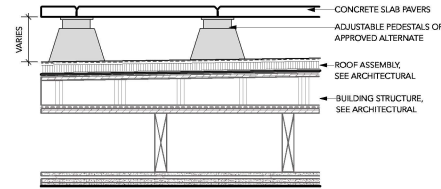
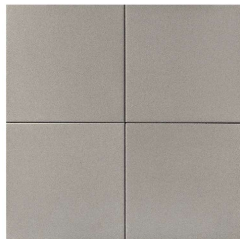
#### 3 PATIO UNIT PAVERS ON SLAB (TYPICAL)

Scale: 1:10

PAVER TYPE (FEATURE PAVING): DORADO SERIES  
DIMENSIONS: 6" X 6" x 2 3/8" (151mm x 151mm x 60mm), 6" X 12" x 2 3/8" (151mm x 304mm x 60mm)  
COLOUR: CHARCOAL  
PATTERN: 1/3 OFFSET RUNNER BOND  
SUPPLIER: NEWSTONE GROUP (1.604.332.4030)

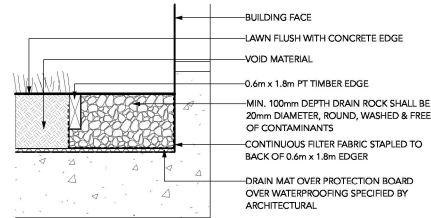


PAVER TYPE: MANHATTAN VIBROPRESSED SLABS  
DIMENSIONS: 454 mm x 454 mm x 50.8 mm  
COLOUR: NATURAL  
PATTERN: GRID  
SUPPLIER: NEWSTONE GROUP



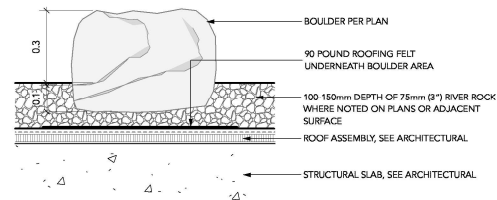
#### 4 AMENITY LEVEL PATIO PAVERS

Scale: 1:10



#### 5 GRAVEL DRAIN STRIP - ON SLAB

Scale: 1:10



#### 6 LANDSCAPE BOULDER ON SLAB

Scale: 1:10

## David Stoyko Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P.604.720.0048

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6	RE-ISSUED FOR DP APPLICATION	25-09-15
5	RE-ISSUED FOR DP APPLICATION	25-07-31
4	RE-ISSUED FOR DP APPLICATION	25-05-05
3	ISSUED FOR DP APPLICATION	24-12-04
2	ISSUED FOR REVIEW	24-11-25
1	ISSUED FOR REVIEW	24-10-31

#### REVISIONS



## MULTI-FAMILY DEVELOPMENT

19890 56 Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	DS/MS
Reviewed:	DS
Project No.	24-017

## DETAILS - HARDSCAPE

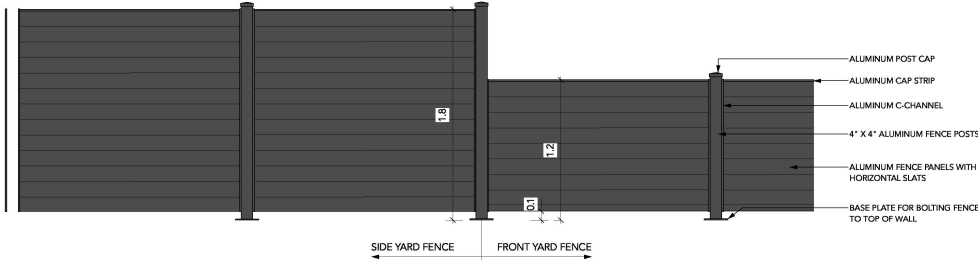
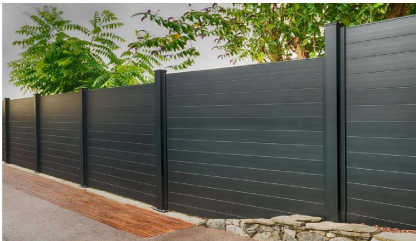
L3.1





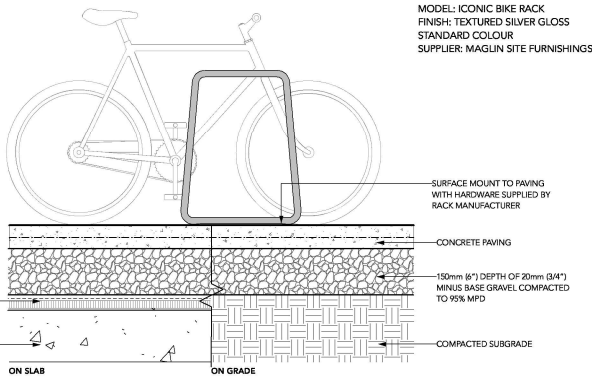
RUTHERFORD BACKLESS BENCH  
COLOUR : TEXTURED SILVER / SAND  
LENGTH: 5 FT  
SUPPLIER: WISHBONE (604-626-0476)

1 RUTHERFORD BACKLESS BENCH BY WISHBONE  
Scale: 1:20



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



MODEL: ICONIC BIKE RACK  
FINISH: TEXTURED SILVER GLOSS  
STANDARD COLOUR  
SUPPLIER: MAGLIN SITE FURNISHINGS

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### REVISIONS



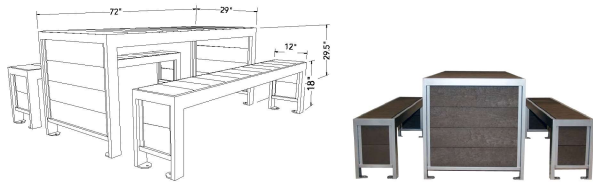
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### DETAILS - FURNISHINGS

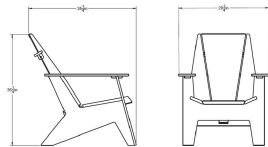




**URBAN FARM HARVEST PICNIC TABLE**  
COLOUR : SILVER / GREY  
SUPPLIER: WISHBONE (604-626-0476)

**1 ROOF TOP HARVEST TABLE**  
Scale: NTS

**ORI MUSKOKA ADIRONDACK CHAIR HDPE SEATING**  
COLOUR : CARBON GREY  
SUPPLIER: ORI MUSKOKA



**material:** HDPE  
**dimensions:** width: 29.25in  
depth: 35.25in  
height: 36.25in  
**weight:** 55lbs



**2 COFFEE TABLE**  
Scale: NTS

**ORI MUSKOKA LOVESEAT HDPE SEATING**  
COLOUR : CARBON GREY  
SUPPLIER: ORI MUSKOKA

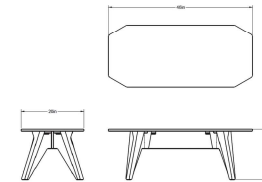


**material:** HDPE  
**dimensions:** width: 50.75in  
depth: 35in  
height: 36.25in  
**weight:** 87lbs



**3 COFFEE TABLE**  
Scale: NTS

**ORI MUSKOKA COCKTAIL TABLE HDPE TABLE**  
COLOUR : CARBON GREY  
SUPPLIER: ORI MUSKOKA



**material:** HDPE  
**dimensions:** width: 46in  
depth: 20in  
height: 16in  
**weight:** 35lbs



**4 COFFEE TABLE**  
Scale: NTS

**David Stoyko**  
Landscape Architect

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VANCOUVER BC V6M 1R3  
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REVISIONS



**MULTI-FAMILY DEVELOPMENT**

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**DETAILS - FURNISHINGS**