



ADVISORY DESIGN PANEL

WEDNESDAY, JANUARY 29, 2025 AT 7:00 PM

Council Chambers
Langley City Hall
(In-Person Meeting)

UPDATED AGENDA

1) **AGENDA**

Adoption of the January 29, 2025 agenda.

2) **MINUTES**

Adoption of minutes from the January 15, 2025 meeting.

3) **INFORMATION UPDATE:**
DEVELOPMENT PERMIT APPLICATION DP 08-23
ZONING BYLAW AMENDMENT APPLICATION RZ 07-23

20625 Eastleigh Crescent.

4) **DEVELOPMENT PERMIT APPLICATION DP 13-24**
ZONING BYLAW AMENDMENT APPLICATION RZ 09-24
OCP AMENDMENT APPLICATION OCP 01-24

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

5) **DEVELOPMENT PERMIT APPLICATION DP 11-24**

20501 Logan Avenue.

6) **NEXT MEETING**

To be confirmed.

7) **ADJOURNMENT**



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, JANUARY 15, 2025
AT 7:04 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Himanshu Chopra
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tracey Macatangay

Absent: Tana McNicol
Samantha Stroman
Ritti Suvilai

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

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 January 15, 2025 agenda

It was MOVED and SECONDED

THAT the January 15, 2025 agenda be adopted as circulated.

CARRIED

2) **MINUTES**

Adoption of minutes from the December 11, 2024 meeting

It was MOVED and SECONDED

THAT the minutes of the December 11, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

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

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

Mr. Johannsen provided an overview of the ADP process.

Ms. Kenney provided an orientation on meeting procedures.

Councillor Albrecht provided further information and guidance on procedures for the benefit of new members.

4) **DEVELOPMENT PERMIT APPLICATION DP 09-24**
ZONING BYLAW AMENDMENT APPLICATION RZ 08-24

5080 & 5096 208 Street

Mr. Johannsen spoke to the staff report dated January 6, 2025 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- Differences in the old and new building design;
- Potential lane connection to two neighbouring undeveloped lots;
- Larger setbacks required between the subject building and neighbouring lots;
- Requirement for cross access easements;
- Review of plan by Fire Department
- Maneuverability of garbage trucks through the development
- Possibility of expanding internal apron.

The Applicant team entered the meeting:

Rajinder Warraich, Principle, Founder, Architect, AIBC

Akshay Chatterji, BIM Manager, AIBC

Caelan Griffiths, Landscape Architect, PMG Landscape Architects

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

- Site context;
- Overall site plan Phases 1 and 2;
- Phase 2 – Building 8;
- Building 9;
- Elevations;
- Material board; and
- Parking stalls.

Mr. Griffiths highlighted information on the landscape plan, providing information on the following:

- plant schedule;
- use of climate resilient trees;
- flowering plants;
- native plantings;
- Permeable fencing on street side;
- bike racks;
- Material board;
- Lighting, use of bollards; and
- Concrete pavers.

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

- Rationale for different sizes of roof peaks;
- Size of bed that can be maneuvered through stairway in top floor plan and potential to remove door at top to create more room in stairwell;
- If there is pedestrian access from 208 Street to park;
- Additional sound attenuation measures for units facing 208 Street; and
- Whether there are entry doors to units from lane side;

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

- Some floorplans appear to show some doors overlapping;
- Add more architectural interest on south/north elevations
- Add more visual interest, such as a decorative element to the broader gable on building 9;
- Adjust pedestrian access on 208 Street so it does not look like a route to the park;
- Provide more distance between the ground floor unit entrance doors and the lane for safety;
- Simplify and straighten 3rd floor roof plan by removing nine inch niche on outside face;
- Increase width of driveway aprons along lane to provide better turning radius;
- Provide more basic u-shaped bike racks;
- Remove plantings from apron; and

- Correct south elevation windows that are not centered on the wall.

Staff responded to questions from panel members regarding the following:

- Rationale for not providing direct access to the park from yards of units facing the park;
- Potential to have City Parks Department plant row of trees along property line of complex on City property to complement landscaping of the development.

The applicant team left the meeting.

There was further discussion regarding the following:

- Potential for residents to use apron area in front of units for personal use if surface material was different from lane surface material;
- Potential to provide gated access to the park for residents in the complex;
- Location of pedestrian crossing for residents of the complex; and
- Removal of laneway plantings.

It was MOVED and SECONDED
THAT:

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

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

- a. Consider wider driveway aprons along lane to narrow lane asphalt width (to reduce apparent width of lane driving surface and better delineate space between buildings).
- b. Review interior door placement and swing on ground floors to reduce conflicts.
- c. Review interior corridor width and stairwell design to maintain ability to move furniture, including mattresses, around corners.
- d. Review north elevation of Building 8 and south elevation of Building 9 to add more façade variety and visual interest.
- e. Consider additional façade variety under top of large gable on Building 9.
- f. Review design of pedestrian access from 208 Street into site, and design this access in a way that doesn't indicate public park access from 208 Street.
- g. Consider stairwell placement at garage level, involving moving the entry door further into the unit to create more landing space where the entry door opens to the lane.

- h. Consider depth of façade variation on top floor of Building 8 (bedrooms).
- i. Provide basic 'u-shaped' design bike racks.
- j. Consider grouping townhomes together to make turnaround larger.
- k. Remove plantings in laneway/apron areas.
- l. Review and fix alignment of windows in elevations on all buildings to match as necessary.

CARRIED

Staff note: engage Parks staff re: possibility of planting new trees in Nicholas Park parallel to fence line, and providing gate access to the Park for residents in complex (along west side of Park).

5) **NEXT MEETING**

January 29, 2025

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:40 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 13-24
Rezoning Application RZ 09-24
OCP Amendment Application OCP 01-24
(19991 49 Ave., 19990 50 Ave., and 4951-4975 & 4991 200 St.)**

From: Anton Metalnikov, RPP, MCIP
Planner

Bylaw #: 3305 &
3306

File #: 6620.00

Date: January 21, 2025

Doc #:

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit, rezoning, and Official Community Plan (OCP) amendment applications for a 6-storey rental apartment building including below-market units, daycare, church and community hall, and commercial space.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Ground Oriented Residential and Corner Commercial (townhome residential and local commercial);
- b. **Zoning:** P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone; and
- c. **Environmentally Sensitive Areas (ESAs):** The site hosts both Low and Moderately Low sensitivity areas which would be affected by the proposal.

The proposed development:

- a. Includes an OCP amendment to Low Rise Residential to enable the proposed apartment uses, height, and density. The applicant's rationale for this amendment is that it would deliver public benefits, including:
 - 60 below-market rental homes (20 percent below appraised market rent), supported by the Provincial BC Builds program;

- A large child care facility (approximately 49 infant, toddler and preschool spaces, plus approximately 24 after school spaces);
 - A new church and community hall; and
 - The establishment of a greenway plaza and connection to a future trail to be extended to Conder Park through future development.
- b. Includes a rezoning to CD108 Comprehensive Development Zone to enable the proposed development, due to the absence of a standard zone accommodating the Low Rise Residential and Corner Commercial OCP designations in the current Zoning Bylaw; and
- c. Requires a Development Permit for a mixed-use multi-unit development and development within ESAs. An environmental assessment will be conducted and the results, including any compensation as necessary, will be provided when this application proceeds to Council.

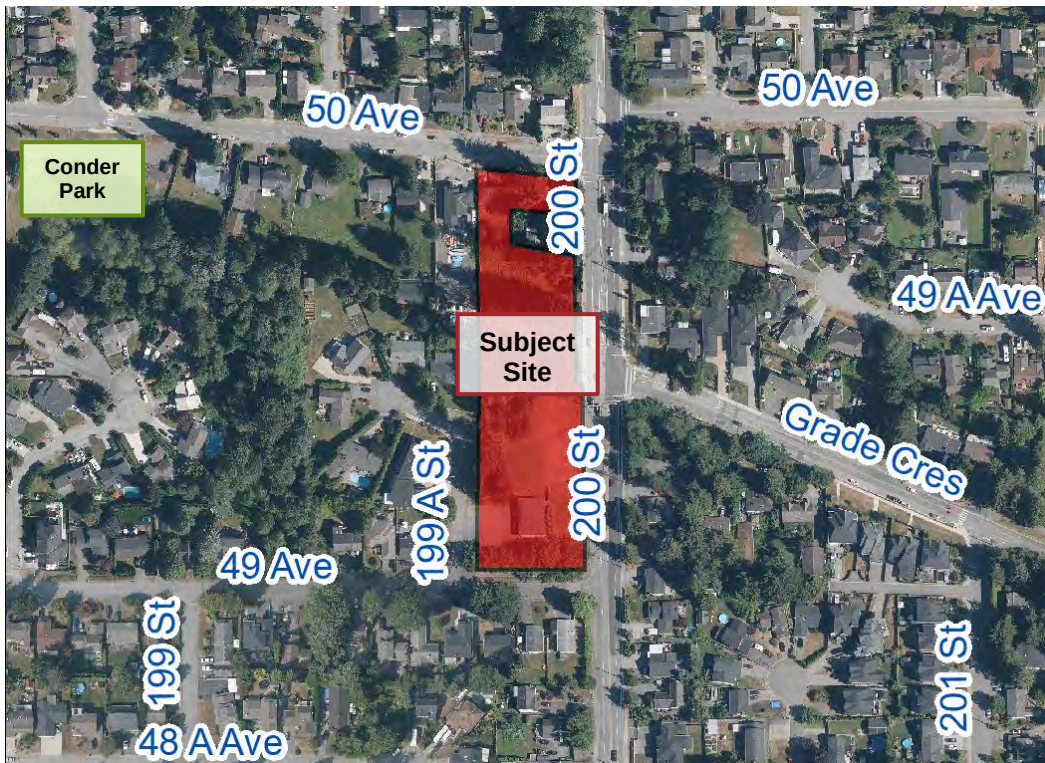
3. DETAILED BACKGROUND INFORMATION

Applicant:	Pacific Nazarene Housing Society, Inc.
Owners:	Church of the Nazarene Canada Pacific District, Inc. & City of Langley
Civic Addresses:	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street
Legal Description:	Parcel "A" (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025;
Site Area:	11,198.3 m ² (2.77 acres)
Number of Units:	302 apartments
Gross Floor Area:	23,522.2 m ² (253,191.2 ft ²)
Floor Area Ratio:	2.10
Lot Coverage:	39%
Total Parking	565 spaces (including 28 accessible spaces)
Required:	<i>*RM3 Zone Requirements</i>
Parking Provided:	429 spaces (including 20 accessible spaces)
Existing OCP Designation:	Ground Oriented Residential
Proposed OCP Designation:	Low Rise Residential
Existing Zoning:	P2 Private Institutional/Recreation & RS1 Single Family Residential
Proposed Zoning:	CD108 Comprehensive Development
Variances	Parking spaces shared among different uses
Requested:	5.5 m long accessible parking stalls (5.8 m min.)
Estimated Development Cost Charges (DCCs):	\$11,689,850.95 (City - \$6,523,776.93, GVS&DD - \$2,273,436.62, GVWD - \$2,119,018.93, MV Parks - \$94,616.14, SD35 - \$176,200.00, TransLink - \$502,802.33) <i>*Subject to further review</i>
Community Amenity Contributions (CACs):	\$1,025,000.00 <i>*Subject to further review</i>

4. SITE CONTEXT (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street)

The proposed development site consists of six properties: a church and five single-detached home lots. Single-detached homes designated Ground Oriented Residential in the OCP (envisioning townhome development) neighbour the site on all four sides. Additionally, its surroundings include:

- **North:** 50 Avenue (collector street);
- **East:** 200 Street (arterial street within TransLink's Major Road Network);
- **South:** 49 Avenue (collector street); and
- **West:** 199A Street (local street).



Context Map

The site is located in a distinctly residential area but would itself create a variety of local-serving amenities including commercial businesses, child care, and an enlarged church and community hall. It also has convenient walking connections to:

- Three transit routes (directly adjacent). The 200 Street corridor has also been identified in TransLink's Access for Everyone plan for a future RapidBus line;
- Conder Park (5-to-10-minute walk); and
- Simonds Elementary School (10-minute walk).

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The proposed development is for a flat-roofed wood-frame building. At ground level, it is separated into two halves by a private internal street extension aligned with Grade Crescent to take advantage of the access provided by the existing traffic light on 200 Street and route the majority of vehicles through this connection to reduce the number of vehicles using the adjacent lower-traffic roads. Public pedestrian access will be permitted along a path through this private connection, which is intended to be extended as an 8-metre-wide greenway with a multi-use path and trees through to Conder Park as part of any future development of the properties to the west. A secondary vehicle connection is provided on 50 Avenue. There will be no general vehicle access to 49 Avenue or 199A Street, but an emergency-only access, secured with bollards, will be provided onto 199A Street to ensure emergency services have adequate access.

The ground floor of the southern half includes a residential lobby and amenity spaces, a large child care space, and a church and community hall. The north side includes an additional residential lobby and five commercial units. Commercial tenants are yet to be determined, but are envisioned in the OCP Appendix A: Nicomekl River District Neighbourhood Plan as potentially including a café/bakery, convenience retail/food service, and/or small-scale office. Drive-through establishments and gas stations are prohibited. Underground parking is provided beneath the majority of the site, and has been designed to be expanded if the remaining area to the north is also developed in the future. Surface parking is also provided to the back of the buildings.

The upper floors rise to a height of 6-storeys over this podium level and bridge the space created by the central access in an S-shape. This configuration allows for an efficient layout that maximizes rental housing supply on site, while breaking up the massing from all views with gaps between building wings reducing the street wall lengths.

The building has also been designed to minimize shadowing on adjacent properties, and enable potential future mixed-use development on the properties to the north (between the proposed building and 50 Avenue).

B. Building Elevations and Materials

The building's ground floor is wholly treated with white brick cladding and expansive fenestration into the commercial and church spaces. The same

white brick is used for partial walls separating the outdoor child care spaces. The upper residential floors are decorated with prominent coloured square-patterned metal panelling with alternating angles and thicknesses. Balconies are inset into the residential units and set back from these square modules, with glass railings in line with the panels. Wood-finish walls are provided within the balconies and serve as a warmer natural contrast.

C. Landscaping

The landscaping reflects the project's varied mix of uses with various outdoor spaces provided beside the child care spaces (play areas), church (seating and dining), and commercial units (pocket plazas), and programmed to relate to these functions. The pocket plaza concrete unit paver surface treatment extends over the private street connection and its sidewalks to reinforce its intention as a public place and path. Landscape beds, featuring a variety of shrubs and trees, are provided around the perimeter of the site to add greenery and soften the site's edge while maintaining visibility and engagement between the active ground floors and the street, with some incorporating benches. Strip LED lighting is integrated into this seating, bollard lighting is provided along the central vehicle court, and additional lighting is incorporated elsewhere to accent select trees. An outdoor amenity deck is provided on the second floor, on the roof of the commercial units below, which includes additional plantings and trees.

The development would also upgrade the public realm frontage. In addition to new sidewalks on all sides and a bike path along 200 Street, this would include new street trees along 49 and 50 Avenues and 199A Street, as well as new trees along the west property line. New street trees would also be provided along 200 Street which, together with new private trees to be planted on the property, would create a double row of trees that flanks the sidewalk and bike path on both sides.

D. Building Program and Details

The building's unit mix includes:

- 75 studios (25%);
- 154 one-bedroom units (51%);
- 58 two-bedroom units (19%); and
- 15 three-bedroom units (5%).

61 (20.2%) of the units are adaptable. Resident storage facilities are provided in storage rooms in the residential floors as well as within in-unit storage rooms. 1,045 m² (11,248 ft²) of total amenity space is provided,

including 400 m² (4,306 ft²) of indoor space and 645 m² (6,943 ft²) of outdoor space split between the second-floor deck and a ground-floor space outside the southern indoor amenity rooms.

6. SUSTAINABILITY FEATURES

- Construction techniques that minimize site disturbance and protect air quality;
- Lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Achieves an energy performance of 25% better than the current Model National Energy Code for multi-unit residential buildings;
- Reduced heat island effect with a high-reflectivity roof;
- Non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors; and
- Water-conserving toilets.

7. CPTED

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

8. VARIANCES

A. Parking spaces shared among different uses.

The proposed building includes a diverse variety of uses, including apartments, child care, a church and community hall, and commercial units. Parking for apartment residents will be provided in full by the dedicated and secured underground parking level. Other parking requirements, namely apartment visitor (0.2 spaces/unit), child care (1 space/employee), church (1 space/10 m² floor area), and commercial parking (3 spaces/93 m² floor area), are required to be calculated and provided independently in the current Zoning Bylaw.

This would result in a total non-resident parking requirement of 184 spaces. However, the parking demand for these different uses generally peaks at different times. For example, parking use is greatest for resident visitors in the evenings and weekends, for child care and commercial spaces during business hours, and for churches on Sundays. The proposed development

includes 103 surface parking spaces to take advantage of these offset peaks in parking demand to make more efficient use of space and allow the various neighbourhood-serving uses to all be provided while ensuring that each has adequate parking available. This approach has previously been taken on other mixed-use buildings in the City, where certain parking spaces are shared between commercial customers and residential visitors, while others are dedicated to one function or the other at all times, as informed by a parking study prepared by a professional engineer. Staff are considering formalizing and standardizing this shared parking approach in the new Zoning Bylaw currently under development.

A parking study is currently being conducted for this proposal. It will provide more information and recommendations on how the shared parking can best be organized, including what number of stalls needs to be available for which different uses at which different times. Based on this, there may be updates made to the design, number and location of surface parking spaces prior to the application proceeding to Council. Once the shared parking arrangement is confirmed, the shared parking spaces will be signed and managed accordingly by the landowner. These results will be presented when the application proceeds to Council.

B. Accessible stall length

The length of the accessible stalls is proposed at 5.5 metres, compared to the 5.8 metres required in the Zoning Bylaw. The 5.5 metre length is consistent with the City's standard parking stall dimension requirements and several other surrounding municipalities (including Langley Township, Surrey, Maple Ridge, and Abbotsford) use the same stall length for both standard and accessible parking spaces. Staff are also considering making standard and accessible parking stall lengths consistent in the City's upcoming new Zoning Bylaw.

C. Residential parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 14.4% less than what would be required. Given that a CD zone is being proposed for this development, technically only the previous parking-related variances are required. However, it is important to note that staff support the applicant's residential parking approach, as the proposal (less 55 spaces of 14.4%) exceeds the rates under preliminary consideration for the new Zoning Bylaw. These rates are being used for apartment applications to the north, including those along 53 and 53A Avenues, and are based on research work conducted by the City's Zoning

Bylaw update consultant and staff to date, recent parking-related Provincial legislation and guidance, a review of parking requirements in other Lower Mainland municipalities, and the Metro Vancouver Parking Study, which concluded that rental homes, and especially below-market rental homes, have notably lower parking demand.

If the preliminary rates being considered for the draft new Zoning Bylaw were applied to this application, 323 resident parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit, and 1.45 spaces per 3-bedroom unit. This total is 3 spaces (1%) less than the proposed parking amount of 326 resident spaces and is 15.2% less than the current RM3 Zone requirement of 381 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom unit, 1.3 spaces per 2-bedroom unit, and 2.0 spaces per 3-bedroom unit.

Based on the above rationales, staff support these variances.

9. ENGINEERING

These requirements have been issued to reflect the application for a rezoning development application proposing institutional, and commercial & residential mixed-use development located at:

- 19991 49 Avenue
- 19990 50 Avenue
- 4951, 4961, 4975, and 4991 200 Street

Note: all works are to be done to the City of Langley's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

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

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

ENGINEERING SERVICING COMMENTS – PRELIMINARY ONLY

Off-site servicing drawing submission will not be accepted until traffic impact assessment (TIA) report, existing road structure assessment report, and water & sanitary hydraulic modelling report recommendations are finalized.

A) Offsite Servicing Requirement

1. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site
2. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
3. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
4. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
5. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
6. New water, sanitary and storm sewer service connections are most likely required and they shall be provided from 49 or 50 Avenue. Service connection off arterial road is typically not supported. All pertinent service connection design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City.
7. Road Dedication and Easement
 - a. Consultant shall submit the proposed road dedication, consolidation, subdivision, and/or SROW legal plan for Engineering staff review.
 - b. 5m x 5m corner truncation is required at all intersections at 200 Street
 - c. 4m x 4m corner truncation is required at 49 Ave @ 199A Street
 - d. It appears 199A Street meet the required road ROW width for a local road.
 - e. It appears 49 and 50 Avenue meet the required road ROW width for a collector road.

- f. It appears 200 Street fronting 4951, 4961, and 4975 meets the required road ROW width, west side of road, for an arterial road.
- g. Approximately 1.5m of road dedication is required fronting 4981 and 4991 200 Street. Additional road dedication from the east side of 200 Street will be required to achieve the required 30m road ROW for an arterial road.
- h. Approximately 3.5m of road dedication is required off the 200 Street frontage of 19991 49 Avenue.

8. Road Work

- a. The scope and extent of the off-site road works shall be determined in part from the TIA recommendation.
- b. 200 Street frontage shall be constructed to include raised separated bike lane per standard road drawing #SS-R01. Pedestrian and bike facility connectivity must be considered from 50 Avenue to Grade Crescent.
- c. 49 Avenue shall be constructed to meet collector road standard per standard road drawing #SS-R06
- d. 50 Avenue shall be constructed to meet collector road with bike lane standard per standard road drawing #SS-R05
- e. Curb return entrance off 200 Street shall be used.
- f. 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.

9. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed by the City's standing traffic consultant per the DCM Section 8.21. The applicable fee toward completing the TIA must be paid via a cheque issued to the City's selected traffic consultant and delivered to the City. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing **must** be:

- a. For *OCP Amendment / Rezoning Applications*: Prior to Council's first and second readings; and
- b. For *Development Permits (DP)*: Prior to Council consideration of the application.

10. Watermain and Water Service Connection

- a. New water service connection shall be provided from a collector or local road.

- b. The existing 150mm AC watermain on 49 Ave and 50 Ave shall be upgraded to current material standard and meet minimum size requirement.
- c. At the Developer's expense, the capacity of the existing watermain(s) shall be assessed through hydraulic modeling performed by the City's standing consultant. Any upgrade requirement for watermain(s) not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
- d. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.

11. Storm & Sanitary Mains and Service Connections

- a. New service connection shall be provided from collector or local roads.
- b. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- c. Civil consultant shall complete a catchment area analysis per DCM section 4.0 to confirm that the City storm sewer system has sufficient capacity to accommodate the minor flow, and identify the floor route for the major rain event. Developer will need to upgrade/improve any capacity deficiency or negative impacts to the downstream system due to the proposed development.
- d. Part of this development falls under South Langley Integrated Rainwater Management. Infiltration is part of the runoff collection system. Please see section 5.7 in DCM for more details.
- e. Culvert crossing at 199A Street shall be reviewed by the designer to confirm it can meet the 1:100 year event.
- f. At the Developer's expense, the capacity of the existing sanitary main shall be assessed through hydraulic modeling performed by the City's standing consultant. Any upgrade requirement for sanitary main(s) not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.

12. Street Light

- a. New street lights will be required along 49 Ave and 50 Ave frontages. Any required street lighting upgrades, relocation, and/or replacement shall be done at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.
- b. Existing street lighting along 200 Street and 199A Street frontages shall be analyzed by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM.

13. Street Tree

- a. Street trees will be required all frontages as part of the road work. Pending final boulevard design, soil cell and irrigation may be required as per DCM section 11.

14. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 200 Street and 49 Avenue by replacing with underground infrastructure. The developer is responsible for contacting BCHydro 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.

15. Undergrounding of hydro, telecommunication to the development site is required, complete with 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) The Developer is required to deposit the following bonding and fees:

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

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

10. FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. Fire apparatus access for the whole site must consider access route, including maneuverability, hydrant location and coverage, over height issues as well as weight bearing considerations. Bollard access to 199A St must be redesigned to support maneuverability of large firetruck apparatus. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required at the main entrance of the parkade, and in elevator lobbies. Stairwells act as an area of refuge and should be made as wide as possible (60") All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (Knox box) will be required before occupancy. Two 4" FDC will be located on concrete pedestal at the front and rear of the building, not building mounted. exact location to be discussed with the Fire Department at a later date.

11. BUDGET IMPLICATIONS

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

- **Development Cost Charges (DCCs):** \$6,523,776.93
- **Community Amenity Contributions (CACs):** \$1,025,000.00

Given the proposal's inclusion of below-market rental homes and backing by a Provincial housing program, these figures are subject to change based on further consideration with Council.

To: Advisory Design Panel

Date: January 21, 2025

Subject: Development Permit Application DP 13-24, Rezoning Application RZ 09-24, & OCP
Amendment Application OCP 01-24

Page 14

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



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

Concurrence:



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:

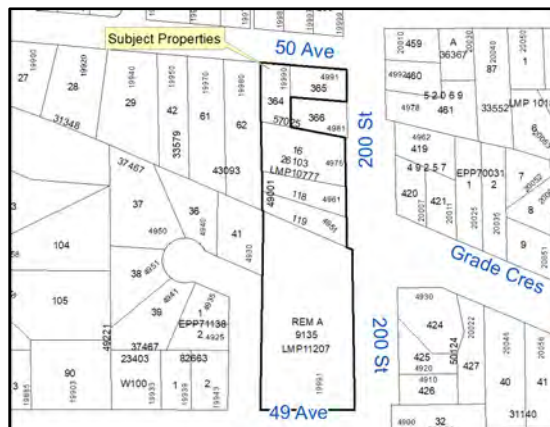


Scott Kennedy
Fire Chief

Attachments



Civic Addresses:	19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street
Legal Description:	Parcel “A” (Reference Plan 9135), Lot 1, Except: Firstly; Part Outlined Red on Plan with Bylaw Filed 58930, Secondly: Part Subdivided by Plan 37325, Thirdly: Part Dedicated Road on Plan LMP11207, Section 3, Township 8, New Westminster District, Plan 5752; Lot 16, Except: Part Dedicated Road on Plan LMP10777, Section 3, Township 8, New Westminster District, Plan 26103; Lots 118 & 119, Section 3, Township 8, New Westminster District, Plan 49001; Lots 364 & 365, Section 3, Township 8, New Westminster District, Plan 57025
Applicant:	Pacific Nazarene Housing Society, Inc.
Owners:	Church of the Nazarene Canada Pacific District, Inc. & City of Langley



PACIFIC NAZARENE HOUSING SOCIETY, LANGLEY
Application for OCP Amendment, Rezoning and Development Permit
Revised Application

December 3rd, 2024
January 21st, 2025



LIST OF DRAWINGS

A000	COVER SHEET
A001	STATISTICS
A002	DESIGN RATIONALE
A003	SHADOW ANALYSIS
A101	SITE PLAN
A201	KEY PLAN-LEVEL P1
A202	KEY PLAN-LEVEL 1
A203	KEY PLAN-LEVEL 2
A204	KEY PLAN-LEVEL 3
A205	KEY PLAN-ROOF
A210	LEVEL P1 - A
A211	LEVEL P1 - B
A212	LEVEL P1 - C
A213	LEVEL 1 - A
A214	LEVEL 1 - B
A215	LEVEL 1 - C
A216	LEVEL 2 - A
A217	LEVEL 2 - B
A218	LEVEL 3 TO 6 - A
A219	LEVEL 3 TO 6 - B
A301	ELEVATIONS
A311	SECTIONS
A321	COLOR & MATERIAL BOARD
A331	RENDER AXIO 1
A332	RENDER AXIO 2

Project Statistics

OCF District areas:
Nicomekt River District
200 Street Corridor

Zoning:
Existing P2 and RS1
Proposed CD

Proposed Building:
Stores All 6
Height (m) South Building 20.7
North Building 22.9

Street Address:	Legal Description:	Assembly Information:	Lot Area:	
			sqm.	sf
19991 49 Avenue Langley, BC	Plan NWP5752 Lot 1	Living Hope Church of the Nazarene	6,636.8	71,438
4951 200 Street Langley, BC	Plan 49001 Lot 119	City of Langley	784.7	8,446
4961 200 Street Langley, BC	Plan 49001 Lot 118	City of Langley	808.3	8,700
4975 200 Street Langley, BC	Plan NWP26103 Lot 16	City of Langley	1,607.2	17,300
4991 200 Street Langley, BC	Plan NWP57025 Lot 365	Private	684.6	7,369
19990 50th Avenue Langley, BC	Plan NWP57025 Lot 364	Living Hope Church of the Nazarene	676.8	7,285
TOTAL			11,198.3	120,538.0
			(1.12 ha)	

Lot Area After Dedication:	
sqm.	sf
Pre-dedication area	11,198.3 120,538.0
Dedication A	387.6 4,171.9
Dedication B	51.1 550.1
Dedication C	7.8 83.9
TOTAL	10,751.9 115,732.1
(1.08 ha)	

Lot Coverage:	
sqm.	sf
Original Lot Area	45.3%
New Lot Area	47.2%

Gross Floor Area:		South Building		North Building		Total	
		sqm.	sf	sqm.	sf	sqm.	sf
Level P1	9,256.0	99,630.8					
Level One			2,145.0	23,088.2	837.0	9,009.1	2,961.9
Level Two			2,778.0	29,902.1	1,437.0	15,467.7	4,215.0
Level Three			2,621.0	28,212.2	1,415.0	15,230.9	4,036.0
Level Four			2,621.0	28,212.2	1,415.0	15,230.9	4,036.0
Level Five			2,621.0	28,212.2	1,415.0	15,230.9	4,036.0
Level Six			2,621.0	28,212.2	1,415.0	15,230.9	4,036.0
Roof Level			87.9	946.1	93.4	1,005.3	18.3
TOTAL			15,494.9	166,785.3	8,027.4	86,405.9	23,522.2

Dwelling Units Summary:		South Building		North Building		Total	
		Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	Studio	1 Bedroom
Level One	0	0	0	0	0	0	0
Level Two	11	20	7	2	4	10	3
Level Three	11	20	7	2	4	11	5
Level Four	11	20	7	2	4	11	5
Level Five	11	20	7	2	4	11	5
Level Six	11	20	7	2	4	11	5
Subtotal	55	100	35	10	20	54	23
BUILDING TOTAL							102
GRAND TOTAL							302

Dwelling Units per hectare	
= 302 units / 1.12 ha	269.7

Dwelling Unit Mix:		Studio		1 Bedroom		2 Bedrooms		3 Bedrooms		Total	
		75 (25%)	154 (51%)	58 (19%)	15 (5%)	302					
20% Adaptable required (per OCP)		15	31	12	3	61					

Development Data:		Institutional		Commercial		Residential		Circulation & Storage		Rentable Units	
		Assembly Hall	Childcare	Non-rentable	Rentable	Non-rentable	Amenity	Non-rentable	Rentable	Units	
South Building											
Level One		906.0	800.0	19.1	0.0	0.0	237.4	182.5	0.0	0.0	
Level Two								306.4	75.5	2,396.1	
Level Three								314.2	75.5	2,231.3	
Level Four								314.2	75.5	2,231.3	
Level Five								314.2	75.5	2,231.3	
Level Six								314.2	75.5	2,231.3	
Roof Level								87.9			
Subtotal (sqm.)		906.0	800.0	19.1	0.0	0.0	237.4	1,833.5	377.5	11,321.3	
Subtotal (sf)		9,752.1	8,611.1	205.6	0.0	0.0	2,555.4	19,735.8	4,063.4	121,861.9	
S. Bldg. Subtotals by Use (sq.m.)				1,725.1	0.0					13,769.8	
(sf)				18,568.8	0.0					148,216.5	
North Building											
Level One		0.0	0.0	0.0	597.9	63.5	0.0	175.6	0.0	0.0	
Level Two							165.8	183.3	57.7	1,030.2	
Level Three								180.6	0.0	1,234.4	
Level Four								180.6	0.0	1,234.4	
Level Five								180.6	0.0	1,234.4	
Level Six								180.6	0.0	1,234.4	
Roof Level								93.4			
Subtotal (sqm.)		0.0	0.0	0.0	597.9	63.5	165.8	1,174.7	57.7	5,967.8	
Subtotal (sf)		0.0	0.0	0.0	6,435.7	683.5	1,784.7	12,644.0	621.1	64,236.9	
N. Bldg. Subtotals by Use (sq.m.)				0.0	661.4					7,366.0	
(sf)				0.0	7,119.3					79,286.6	

TOTAL GROSS FLOOR AREA (sq.m.)	23,522.2	F.A.R.	2.10
(sf)	253,191.2		

Parking Requirement:		Area (sq.m.)		Units		Multiplier		Required Stalls		Provided Stalls	
Assembly Hall		906.0				x 1 / 10 sqm.		90.6			
Childcare						12 x 1 / employee		12			
Commercial		597.9				x 3 / 93 sqm.		19.3			
Residential											
Studio				75		1.2		90			
One Bedroom				154		1.2		184.8			
Two Bedrooms				58		1.3		75.4			
Three Bedrooms				15		2		30			
Visitors				302		0.2		60.4			
TOTAL								565		433	

Accessible Stalls	minimum 5% of all stalls	= 428 x 0.05	20
Small Stalls	maximum 40% of all stalls	428 x 0.4 = 171	169

Loading Requirement:		Commercial GFA		Required		Provided	
2 spaces for commercial GFA of 456 - 2323 sqm, plus		2,303.9		2		2	
1 space for each additional 2323 sqm or fraction thereof							
CoL requirements for this development is:							
Two 3m x 9m Loading Spaces				2		2	
Two 3m x 7m Loading Spaces				2		2	

Bicycle Space Requirement:		Multiplier		Required Class 1		Class 2		Provided Class 1		Class 2	
Multifamily Residential		Class 1 = 0.5 / unit		151.0				12		151.0	12
		Class 2 = 6 / 500 sqm.									
Retail		Class 1 = 1 / 500 sqm.		1.3				30		1.0	30
		Class 2 = 6 / unit						10			10
Assembly Hall		10 spaces						10			0
Childcare		10 spaces						10			0
TOTAL								152.3		152	52

Amenity Spaces (sq.m.):		Multiplier		South Building		North Building		Combined	
				Required	Proposed	Required	Proposed	Required	Proposed
Indoor Amenity	2.3 sqm./unit*	200	230	102	170			302	400
Outdoor Amenity		400	395	204	250			604	645
TOTAL				600	625	306	420	906	1,045

*or variance of 3m2 total per unit on indoor and outdoor but with a min of 1 m2 per unit on both indoor and outdoor amenities

Proposed Grade Calculation (mm):		East		West		North	
		Property Line	Building Face	Property Line	Building Face	Property Line	Building Face
		17,620	17,499	17,560	16,500	17,399	16,950
		17,681	17,499	17,590	16,500	17,732	17,116
		17,742	16,089	17,916	16,500	17,839	17,170
		17,559	17,499	17,529	17,500	17,854	17,677
		17,498	17,499	17,499	17,881	17,500	17,691
		17,438	17,499	17,469	17,918	17,500	17,709
		17,378	17,499	17,439	17,946	17,500	17,723
		17,314	17,499	17,407	17,970	17,500	17,735
		17,235	17,499	17,367	17,986	17,500	17,743
		17,150	17,500	17,325	17,996	17,500	17,748
		17,053	17,499	17,276	17,983	17,500	17,742
		16,975	17,499	17,237	17,946	18,000	17,973
		16,500	16,868	16,684	17,957	18,000	17,979
		16,500	16,746	16,623	17,936	18,000	17,968
		16,500	16,609	16,555	17,925	18,000	17,963
		16,500	16,473	16,467	17,916	18,000	17,958
		16,500	16,337	16,419	15,512	16,585	16,049
		16,500	16,200	16,350	15,652	16,601	16,127
		16,500	16,064	16,292	15,791	16,616	16,204
		16,500	15,935	16,216	15,931	16,639	16,285
		15,720	16,228	15,974	16,071	16,749	16,410
		16,144	15,536	15,840	16,211	16,859	16,535
		16,117	15,338	15,728	16,300	16,970	16,635
		15,144	15,500	15,322	16,300	17,081	16,591
		14,919	15,500	15,210	16,300	17,173	16,737
		14,697	14,800	14,749	16,300	17,189	16,745
		14,481	14,800	14,641	16,300	17,204	16,752
		14,244	13,887	14,066	16,436	17,220	16,828
		13,892	13,952	13,922	16,676	17,237	16,957
		13,800	13,449	13,625	16,917	17,257	17,087
		13,517	13,800	13,659	17,157	17,276	17,217
					17,397	17,295	17,346
Average North	16,257				Average South	17,170	

General Notes:
The way measurements of areas shown in the drawings vary:
1. Residential unit areas are counted from the centreline of the wall that separates units, to the exterior glazing at the outside wall, and the exterior face of the walls on internal corridors.
2. Commercial units Areas are counted from the centreline of the walls in between units, to the exterior glazing at the outside wall, and the exterior face of the walls on internal corridors.
3. All Congregation and Childcare areas are measured from the interior face of the walls, (From interior wall face to interior wall face).

Storage Summary:		South Building		North Building	
		In-suite	not in-suite	In-suite	not in-suite
Level One	0	0	0	0	0
Level Two	30	12	42	15	10
Level Three	30	12	42	17	17
Level Four	30	12	42	17	0
Level Five	30	12	42	17	0
Level Six	30	12	42	17	0
Subtotal	150	60	210	83	10
BUILDING TOTAL					303

Distribution of Parking Spaces:		Regular		Small	
Level P1	231	101	332		
Level One	33	68	101		
Subtotal	264	169			
TOTAL		433			

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Consultants

Key plan

Issued for

Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

Client
Pacific Nazarene Housing Society

Site address
19991 - 49th Avenue
4951 - 4975 - 200 Street
4901 - 200 Street
19990 50th Avenue

Sheet title
PROJECT
STATISTICS

Sheet number

Overview

As a gesture of respect, peace, and friendship, we acknowledge that the site of this development is located on the unceded Indigenous homelands of the Coast Salish People - specifically the Kwantlen, Matsqui, Katzie and Semiahmoo, and all their ancestors who lived on and served as faithful stewards of these lands.

The proposed development is situated on a one hectare, block-long site that straddles the 200th Street Corridor and Nicomeki River Districts of the City of Langley Official Community Plan (OCP).

This application is in support of a proposal to revise the OCP and rezone the subject site from P2 and RST1 to CD zone to permit the increased density to 210 FAR.

The proposed would provide a childcare facility, service-oriented retail space, and 302 units of rental residential with amenity in addition to an updated assembly hall for the Owner: the Living Hope Church of the Nazarene (Pacific Nazarene Housing Society), whose vision includes community support.

Area plan

Site opportunities
The subject site is on 200th Street, which is a major road and truck route through the City of Langley. The vicinity of the site is now dominated by single family residential development, but the OCP identifies that this part of the city will be a transition zone between the more dense downtown core to its north and the suburbs to the south.

Public transit
The subject site will be a thirty minute walk from the future Skytrain station planned at Industrial Avenue and 203rd Street. 200th Street is served by public transit and there is a bus stop at the subject site, and another across the street. This major route is also earmarked as a potential rapid bus route.

Green areas
The site surrounded by generous green space in every direction. It is a five minute walk to the Nicomeki River and Trail to the north. A six minute walk to the east arrives at Sendal Botanical Gardens, Penzer Action Park and the Power Line Trail are about five minutes south, and finally Conder Park is a three minute walk to the west.

Site assembly

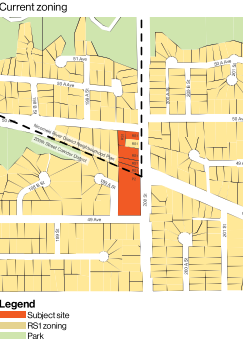


The subject site will be the result of collaboration between the City of Langley and the Pacific Nazarene Housing Society (PNHS). With the shared goals of growing and connecting the community of Langley, the applicant is pleased to put forward this development proposal.

The southernmost parcel is the longstanding home of the Living Hope Church of the Nazarene. The northwest parcel was previously purchased by PNHS. The northeast lot is a recent purchase from a private owner. Finally, the three parcels across from Grade Crescent are City-owned land.

The consolidation of these properties will enable a density of affordable rental housing that exceeds what could be achieved without assembly. This will help to address the shortage of such housing in Langley, and will help the City to hit its targets for new housing units.

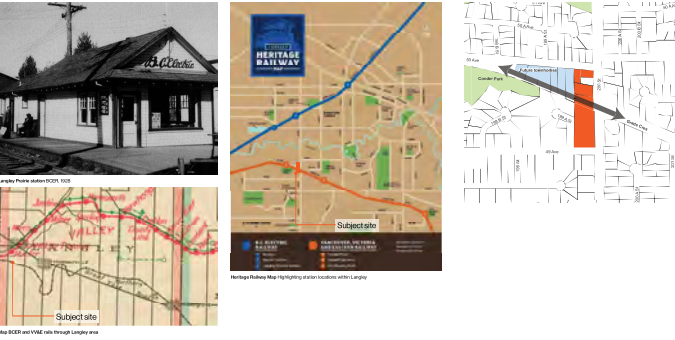
Guideline review



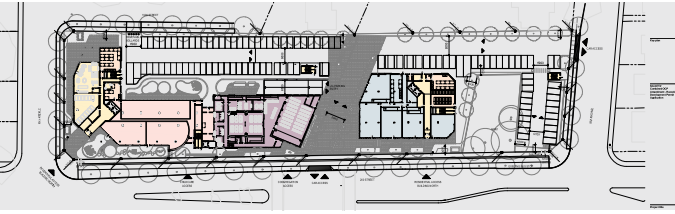
The City of Langley OCP currently shows the subject site is to be rezoned to ground-oriented residential use. The Applicant, in consultation with city staff, is seeking to update the OCP to reflect the highest and best use that these church-owned lands can potentially provide, given their adjacency to frequent transit. The proposal therefore shows a Low-Rise Residential design

The OCP shows a mix of Suburban, Ground-oriented, and Urban Residential. It is the Applicant's position that the proposed development aligns with the intent of the OCP and provides this desired density by offering 302 units of rental and below-market housing. The proposal then exceeds expectations by providing childcare and service-oriented retail units at ground level, while also including an update to the church congregation facility.

Heritage: Vancouver, Victoria, & Eastern Rail



Subject site



The City of Langley has identified the historic VV&E Railway as a heritage feature of interest. The path of this former train track bifurcates the subject site. Its location has driven the building part. The proposed development offers circulation and a visual connection from Grade Crescent to Conder Park, the location of a former train stop. This connection is an access point for the site. An assembly hall, retail units, and vehicular and pedestrian traffic will animate it as the outdoor heart of the development.

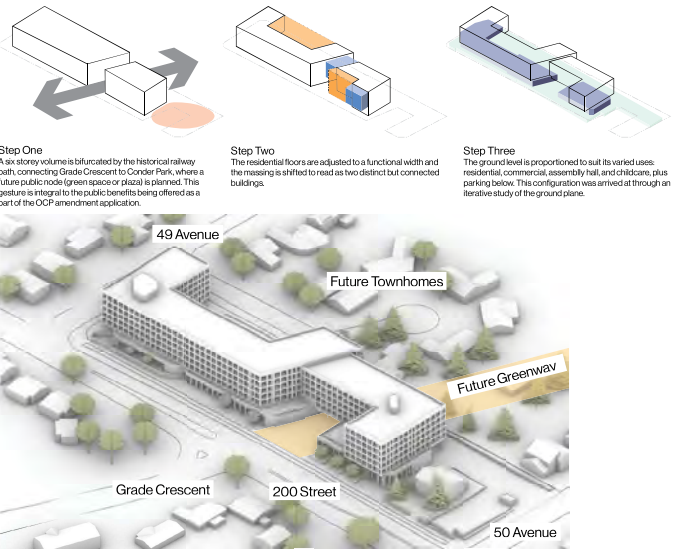
Streetscape
The subject site is wrapped by single family homes and residential local roads to the north, south, and east. In contrast, the east side of the proposed development faces onto a major roadway that is also a primary truck route through the city. Running north to south the grade of the site changes by over 6 meters, amounting to an average slope of 3% with the highest point at the south corner. The ground floor of the proposed development will house residential amenity, childcare, an assembly hall, and retail units. The site is bifurcated by what was once a regional electric railway track, and the building part opens and provides parking access at this point along 200th Street.

Pedestrians
An inclusive pedestrian experience is at the heart of the site concept, and the gentle slope of the site is handled with care to minimize stairs and offer efficient and comfortable paths of travel. For pedestrian safety, modes are separated by keeping vehicular access at the rear of the site.

The ground level uses on site require varying degrees of openness/privacy, which creates variety along the street. The proposed development is bookended with perhaps the most active uses: residential lobbies and amenity, and retail space. The walkway itself is broad, ranging between 9m and 14m from building to curb. This means ample space for times of high pedestrian traffic, as well as room for landscaping buffer.

Vehicles
Underground parking is provided and vehicular access is located on the east side across from Grade Crescent and at the northwest corner of the site. At ground level, parking is distributed along the north and west ends of the site. This configuration serves all the building uses while maintaining a strong facade and street interface along the front elevation. It loads the density towards the busiest street and maximizes the buffer between the six storey proposed development and the adjacent single family homes.

Building massing



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Consultants

Key plan

Issued for

Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

Client
Pacific Nazarene Housing Society
Site address
19901 - 49th Avenue
4901 - 4975 - 200 Street
4901 - 200 Street
19900 50th Avenue

Sheet title
Design Rationale

Sheet number

A002



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Scale

Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
December 3rd, 2024

Project title
PNHS LANGLEY

Client
Site address

Sheet title
SHADOW STUDY

Printed Date
Sheet number
2024-12-03

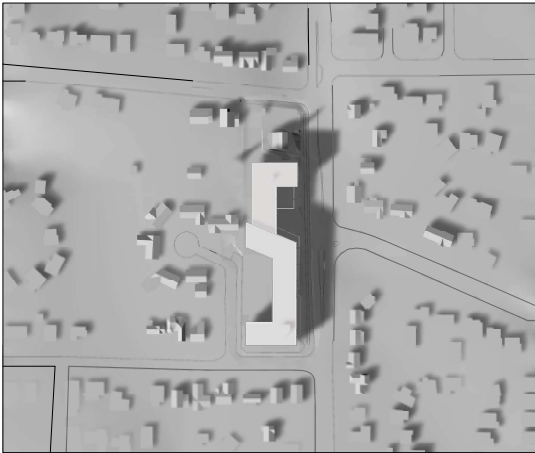
A003



EQUINOX
09:00



EQUINOX
12:00



EQUINOX
15:00



SUMMER
09:00



SUMMER
12:00



SUMMER
15:00



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Seal

Consultants

Key plan

Issued for
Continued OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

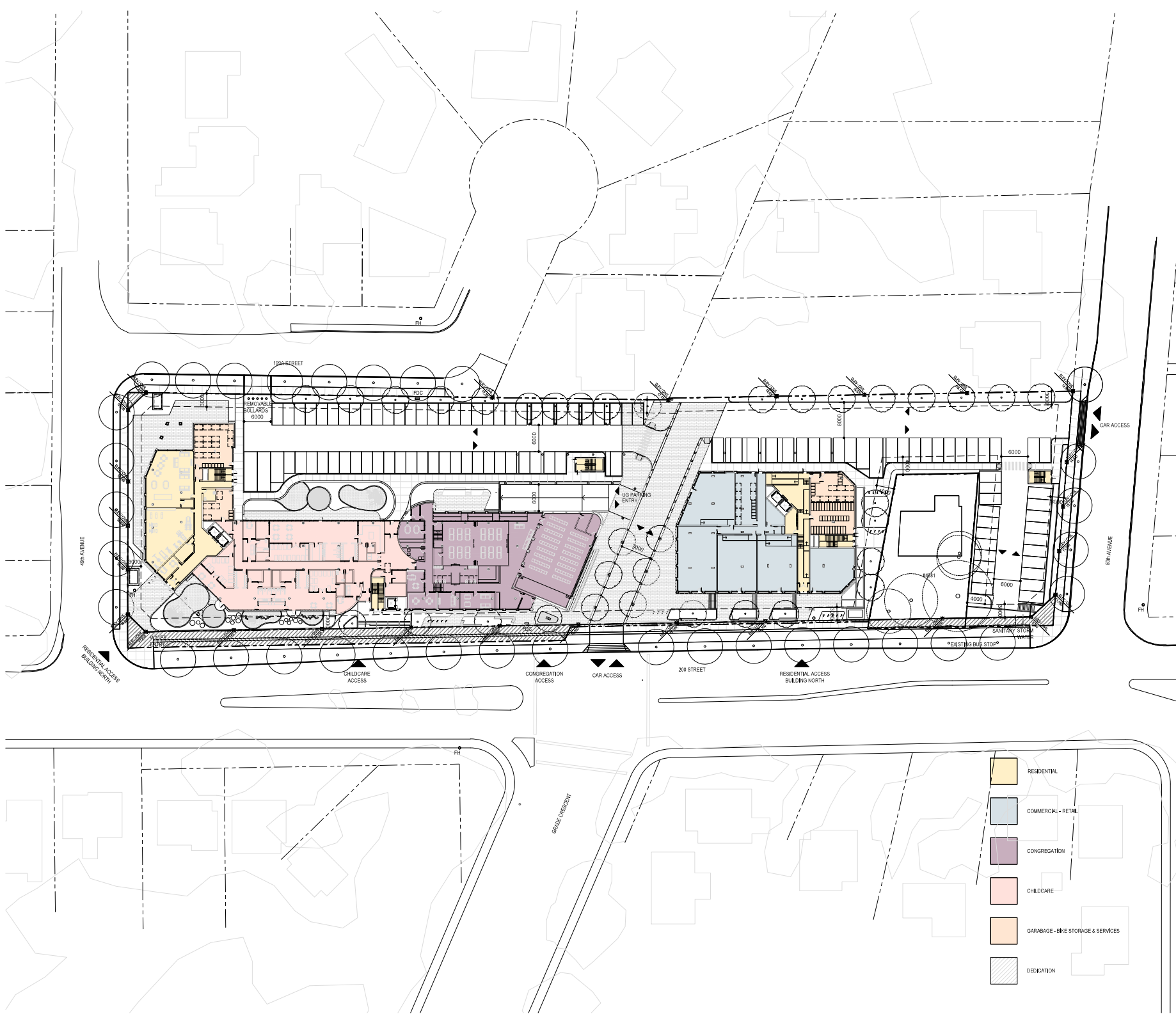
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
9991-40TH AVENUE

Sheet title
SITE-PLAN

Printed Date
Sheet number
2024-12-03
Scale 1:250

A101





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Seal

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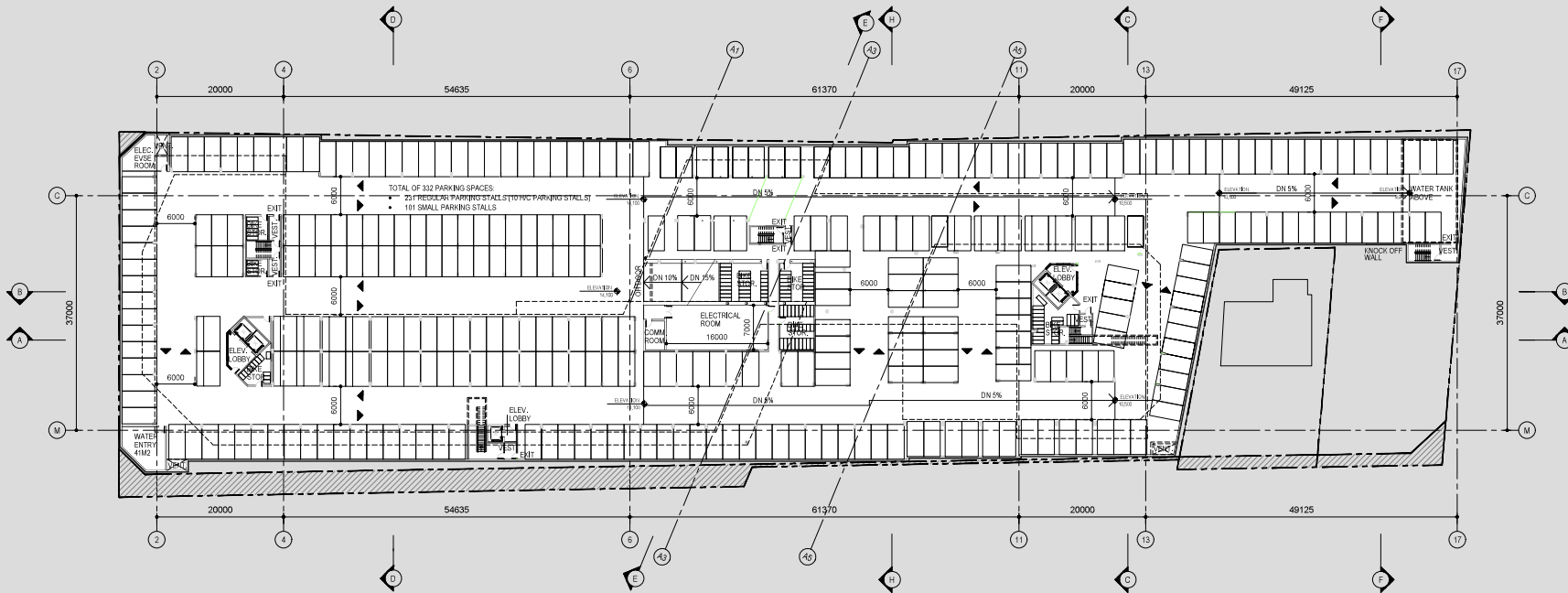
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
5959-40TH AVENUE

Sheet title
KEY-PLAN-LEVEL-P1

Printed Date
2024-12-03
Sheet number
Scale 1:250

A201





Seel

Consultants

Key plan

Issued for Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 2024
Revised Application	January 21st, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY

Site address
19991-49TH AVENUE

Sheet title
KEY-PLAN-LEVEL-1

Printed Date 2024-12-03
Sheet number Scale 1:250

A202



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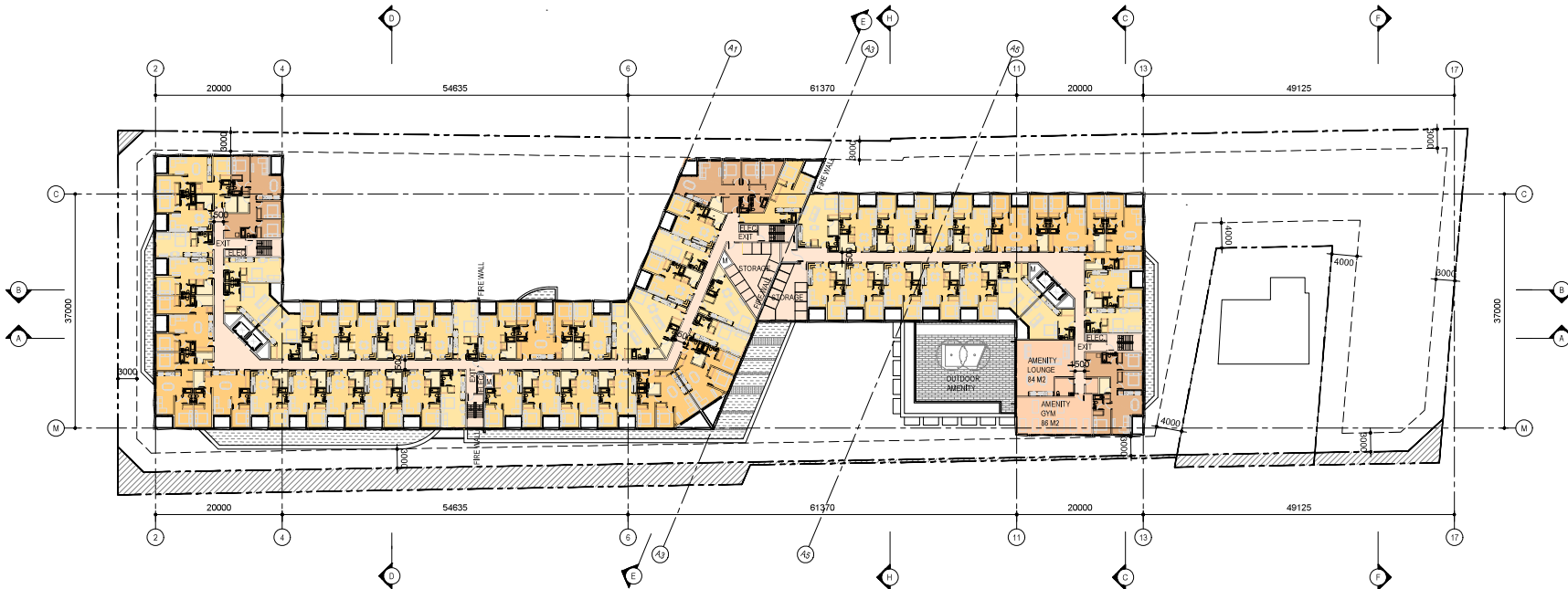


Sheet

Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025



- CORRIDOR
- AMENITY
- STORAGE
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1890-69TH AVENUE

Sheet title
KEY-PLAN-LEVEL-2

Printed Date
2024-10-03
Sheet number
Scale 1:250

A203



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Seal

Consultants

Key plan

Issued for
Continued OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

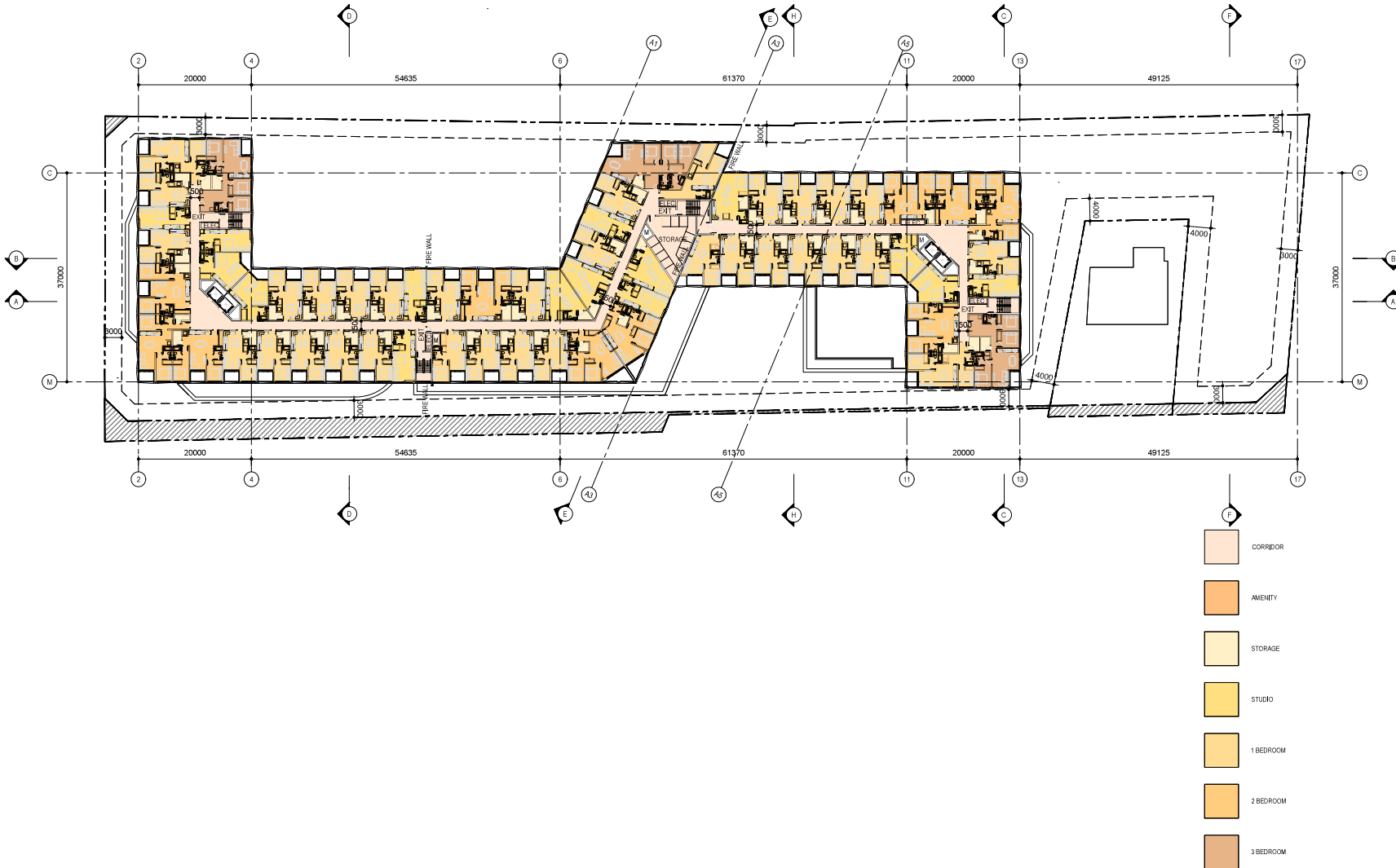
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1991-1971-AVENUE

Sheet title
KEY-PLAN
LEVELS-3-TO-6

Printed Date
2024-12-03
Sheet number
Scale 1:250

A204





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Seal

Consultants

Key plan

Issued for
Continued OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2019
January 21st, 2025

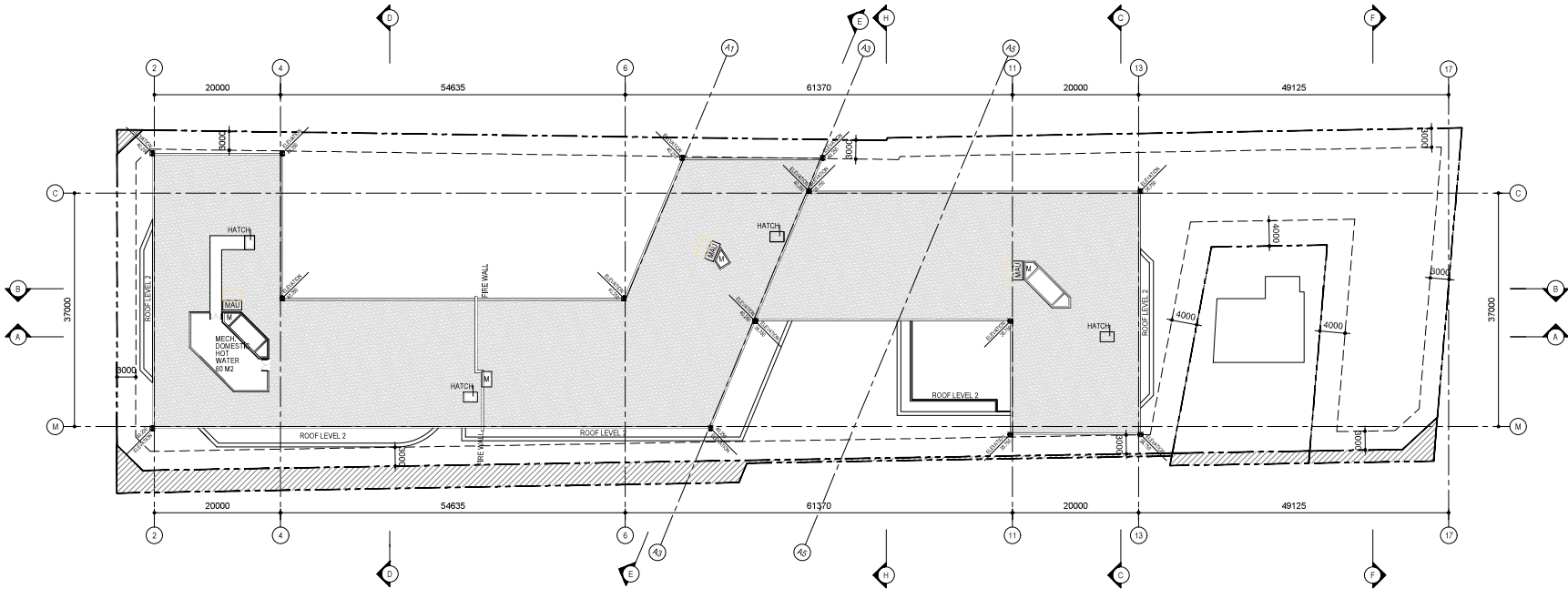
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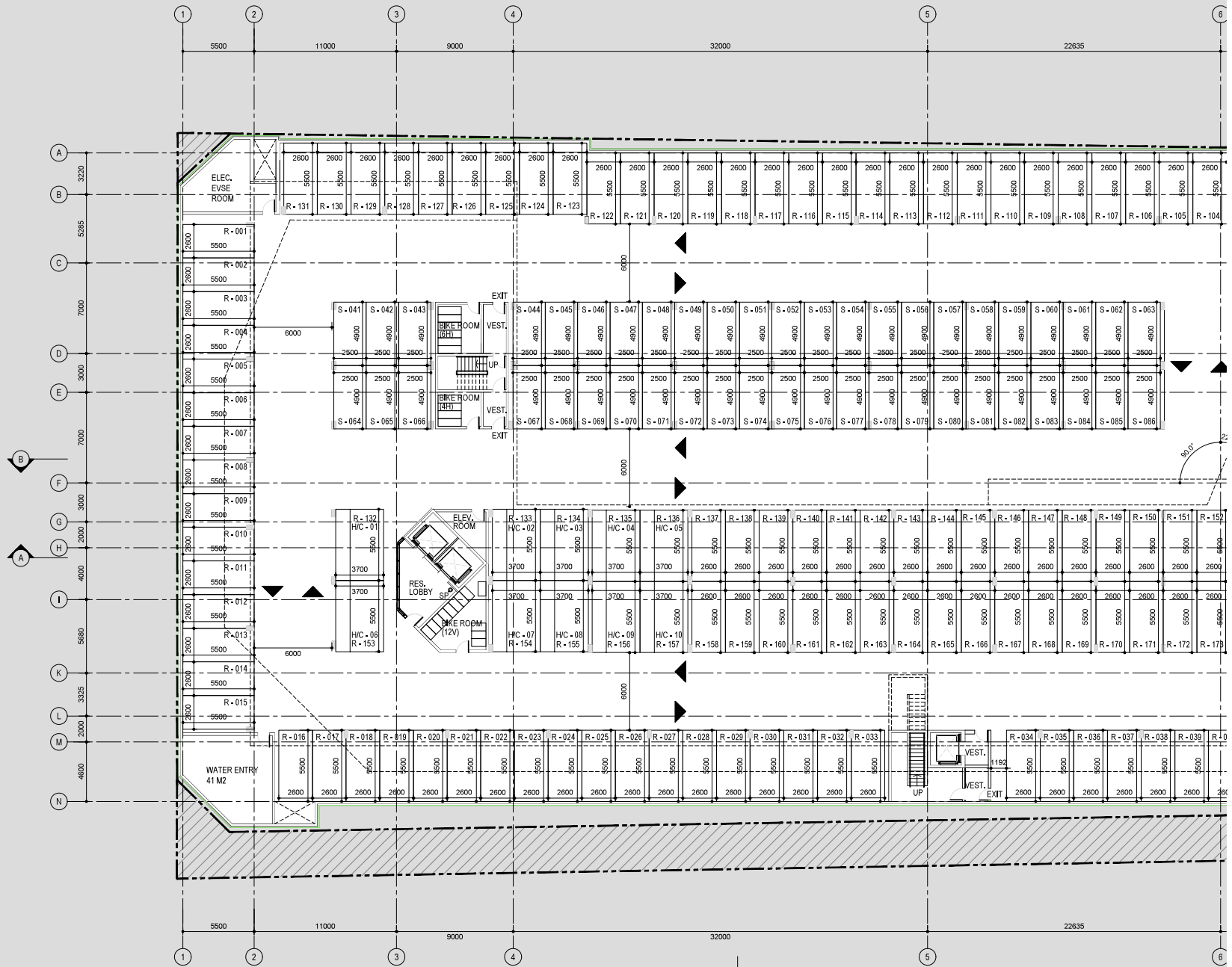
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PACIFIC NAZARENE HOUSING SOCIETY
Site address
19191-49TH AVENUE

Sheet title
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Printed Date
2024-12-03
Sheet number
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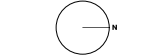
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Seal

Comments

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 26th, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1909-40TH AVENUE

Sheet title
LEVEL-P1-A

Printed Date
2024-12-03
Sheet number
Scale 1:800

A210



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Comments

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

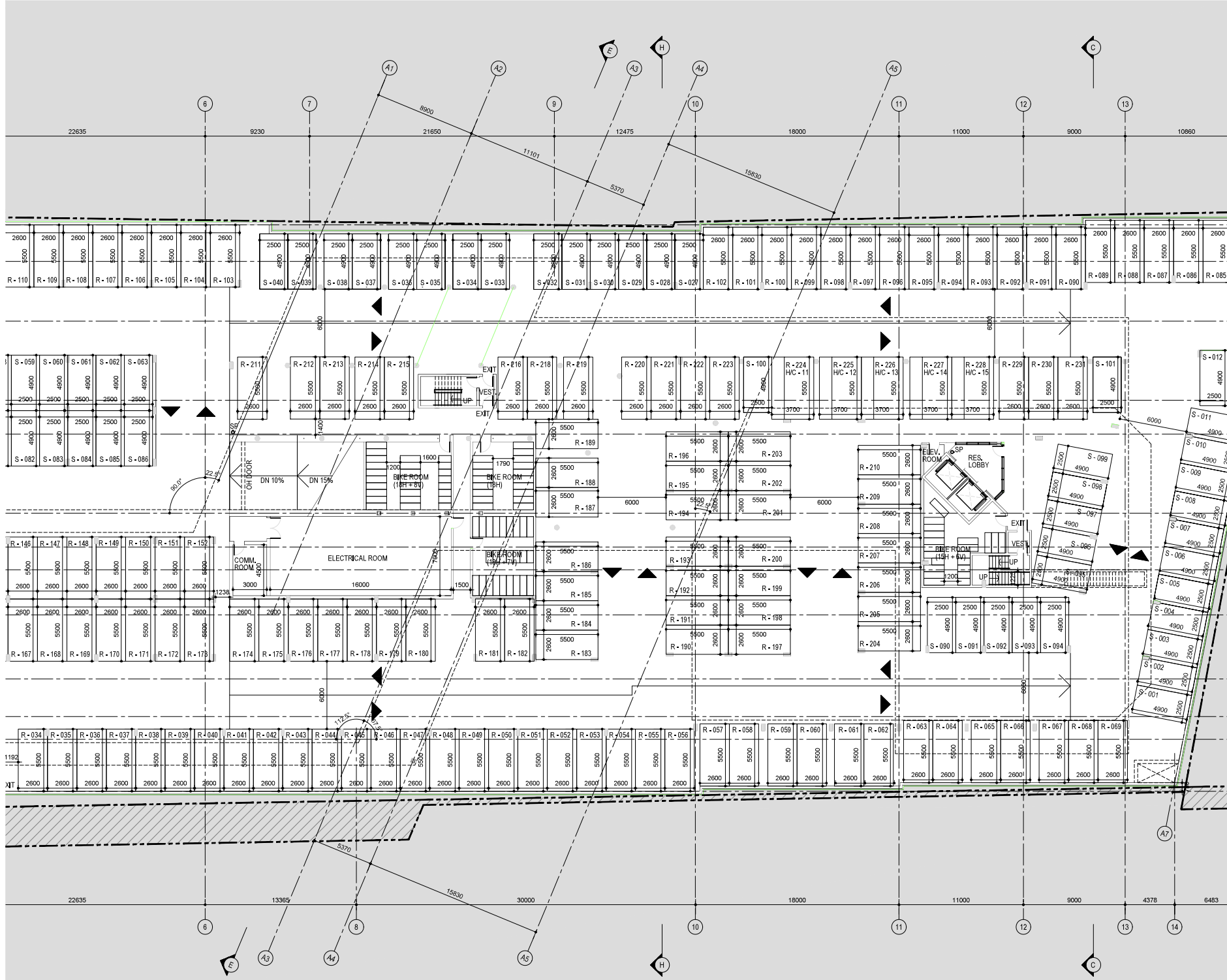
Project title
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Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1909-40TH AVENUE

Sheet title
LEVEL-P1-B

Printed Date
2024-12-03
Sheet number
Scale 1:500

A211





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Seal

Consultants

Key plan

Issued for
Continued OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

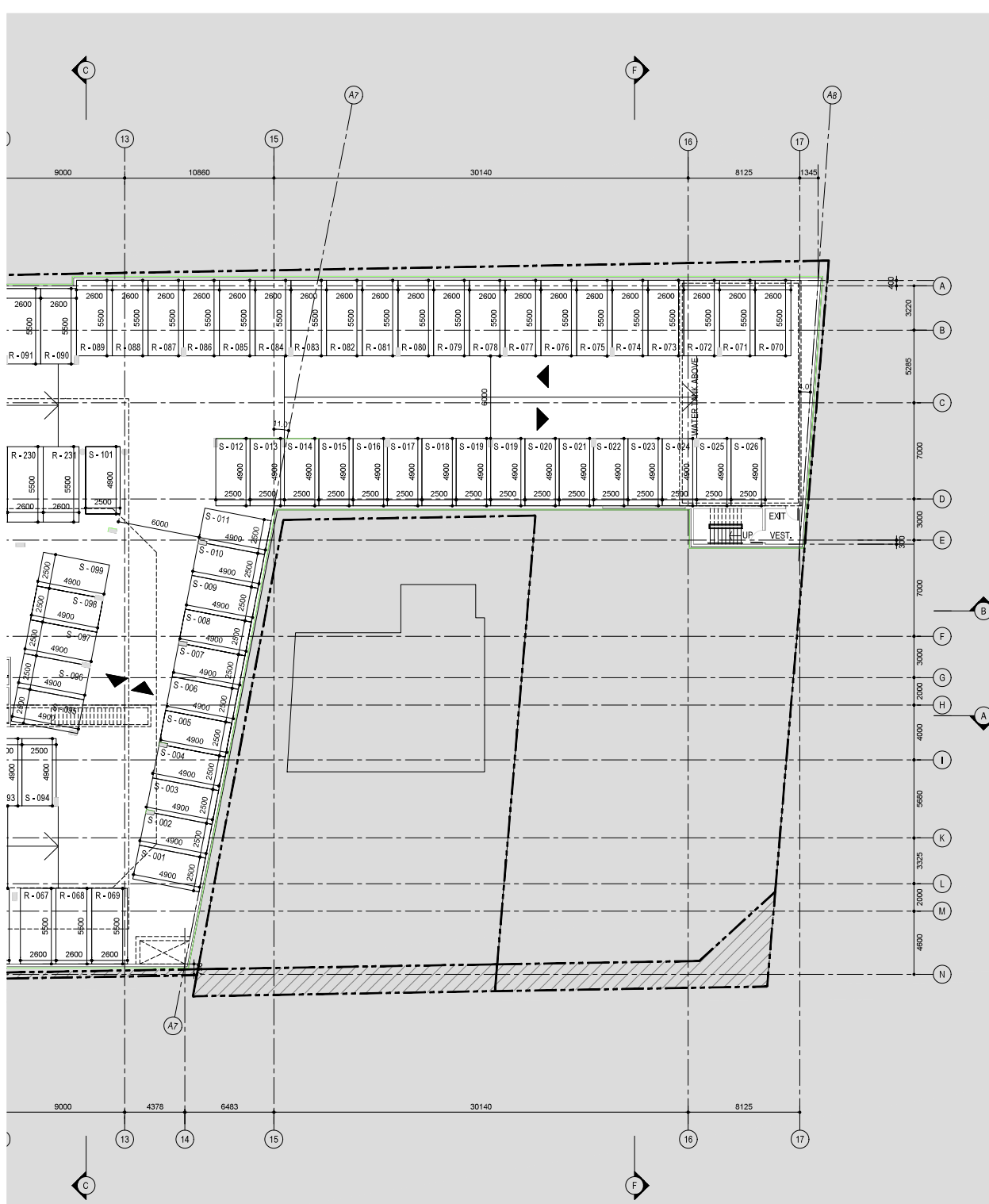
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
5959-40TH AVENUE

Sheet title
LEVEL-P1-C

Printed Date
2024-12-03
Sheet number
Scale 1:500

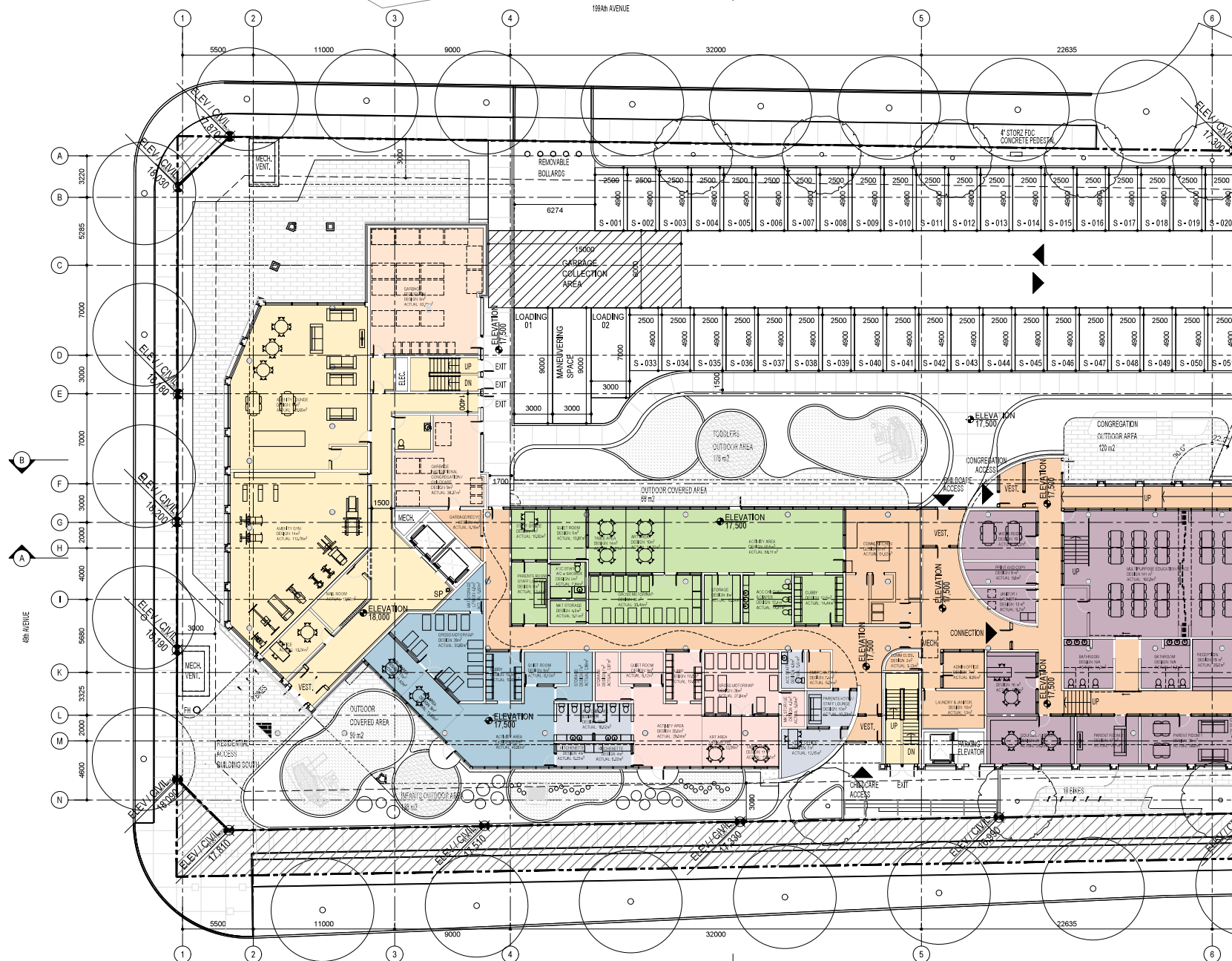
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Consultants

Bound for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
3591-40TH AVENUE

Sheet title
LEVEL-1-A

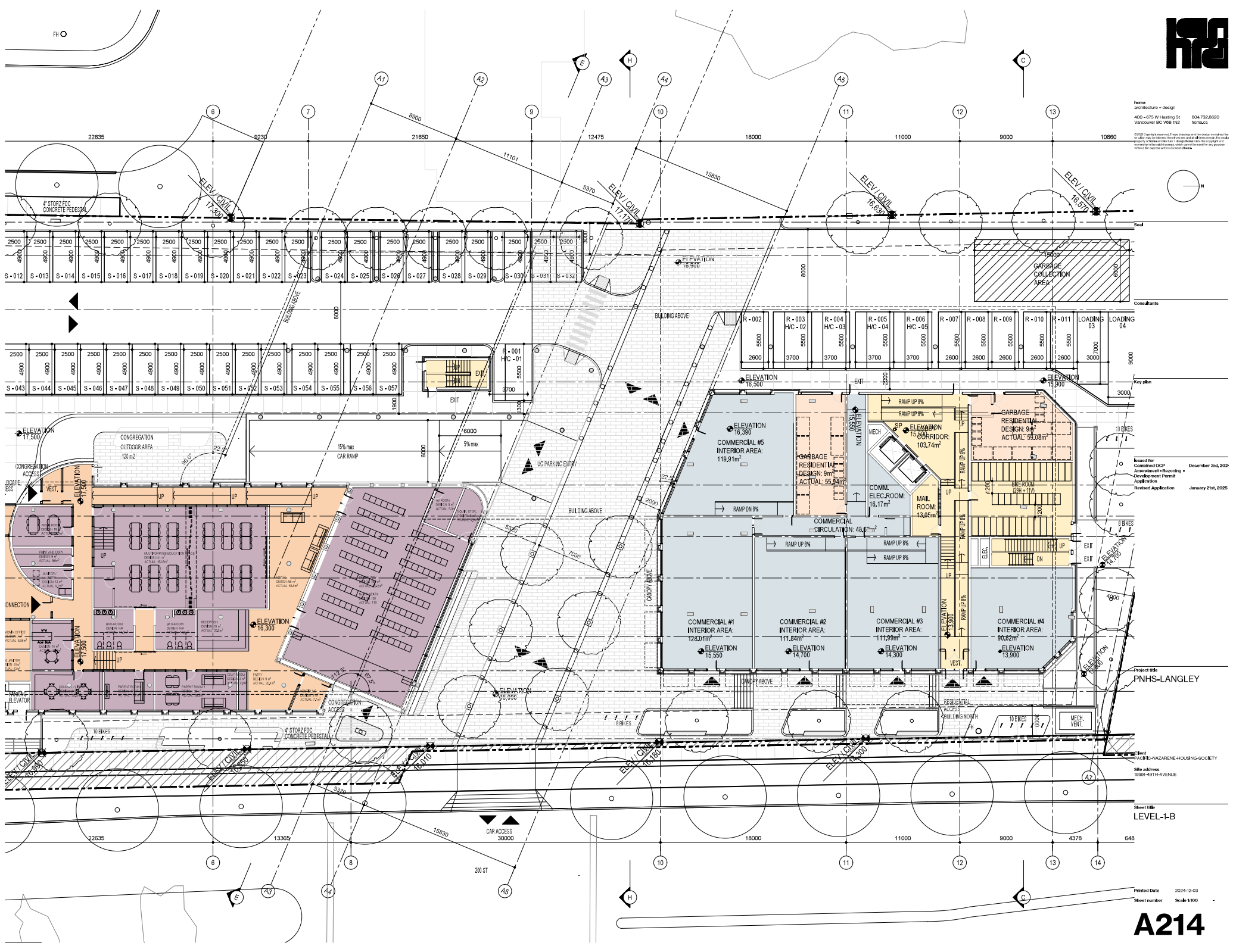
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2024-12-03
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A213



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Based for
Combined CDP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

Project title
PNHS-LANGLEY

Client
PNHS-LANGLEY HOUSING SOCIETY
Site address
5991-40TH AVENUE

Sheet title
LEVEL-1-B

Printed Date
2024-12-03
Sheet number
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A214



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Seal

Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

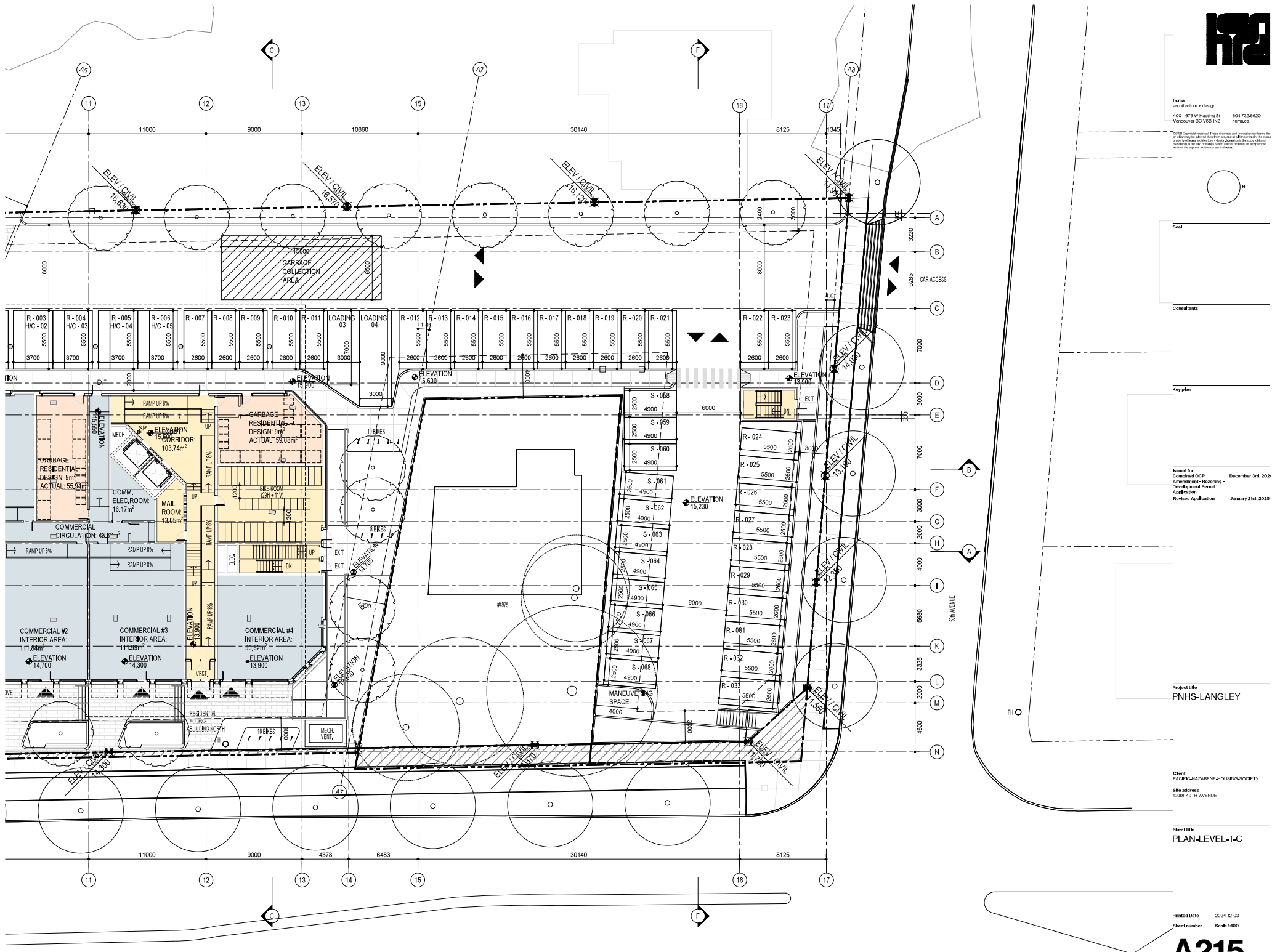
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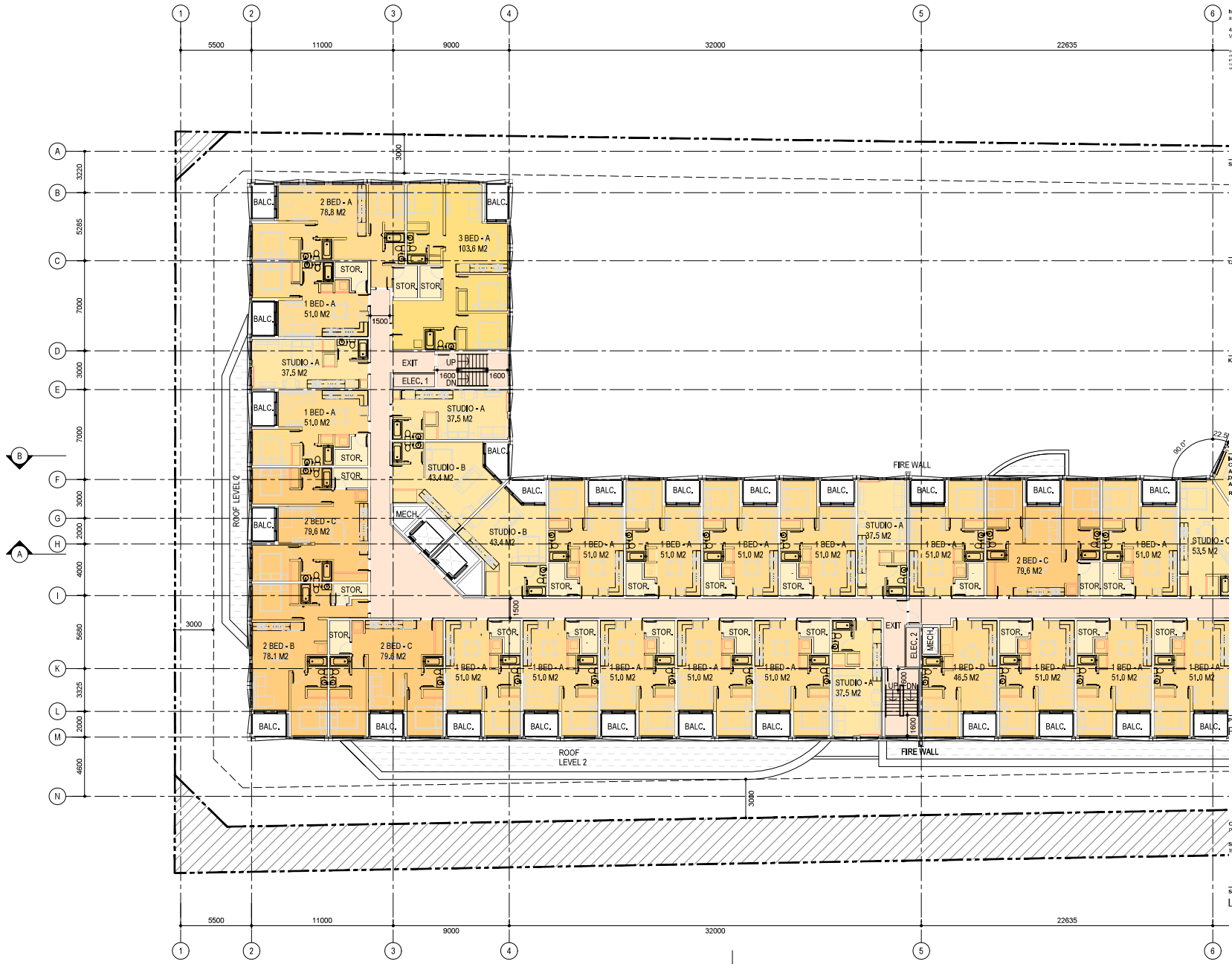
Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
9991-40TH AVENUE

Sheet title
PLAN-LEVEL-1-C

Printed Date
2024-12-03
Sheet number
Scale 1:500

A215





Site

Consultants

Key plan

Based for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2024
January 21st, 2025

Project title
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Client
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Site address
1890-69TH AVENUE

Sheet title
LEVEL-2-A



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Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application

December 3rd, 2024
January 21st, 2025

Project title
-PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY

Site address
1000 149TH AVENUE

Sheet title
LEVEL-2-B

Printed Date 2024-12-03
Sheet number Scale 1:100 -



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Seal

Consultants

Key plan

Bound for
Conditional OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2019
January 21st, 2025

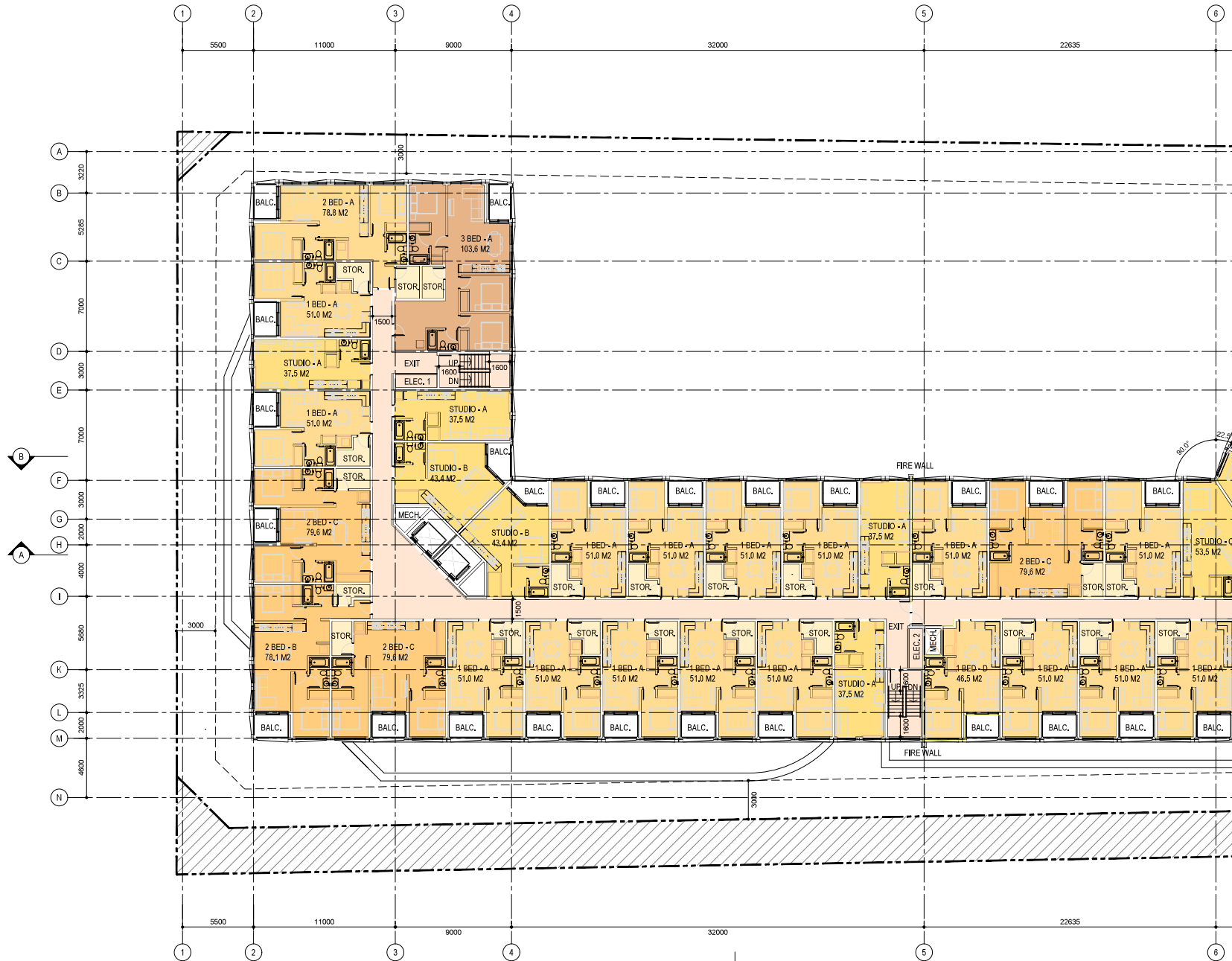
Project title
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Client
PACIFIC NAZARENE HOUSING SOCIETY
Title address
39391-49TH AVENUE

Sheet title
LEVELS-3-TO-6-A

Printed Date 2024-12-03
Sheet number Scale 1:500

A218





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Seal

Consultants

Key plan

Based for
Continued CDP
Amendment - Rezoning -
Development Permit
Application
Reviewed Application
December 3rd, 2019
January 21st, 2025

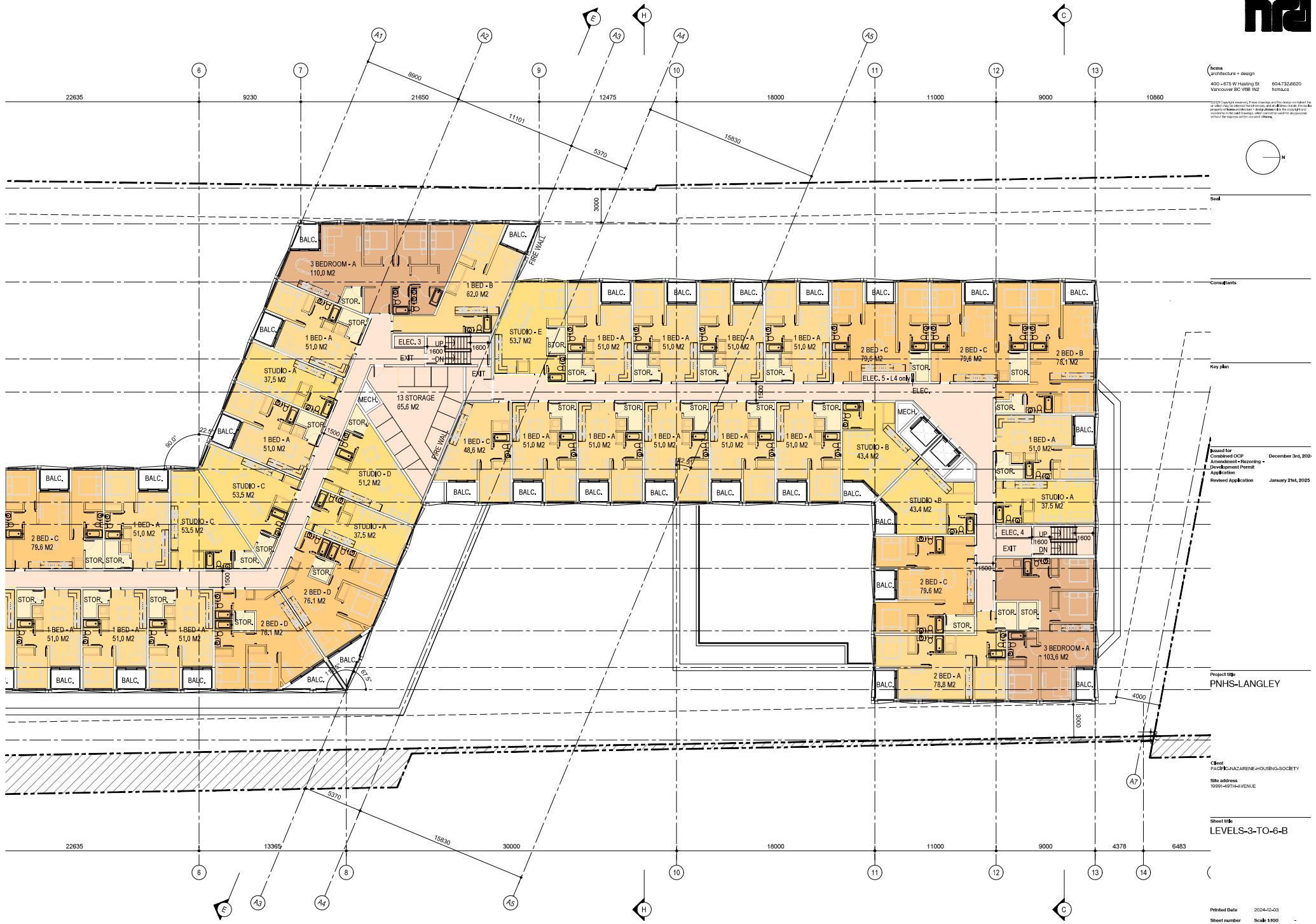
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1991-1971-AVENUE

Sheet title
LEVELS-3-TO-6-B

Printed Date
2024-12-03
Sheet number
Scale 1:500

A219





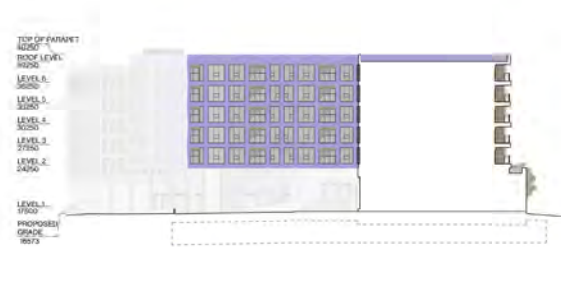
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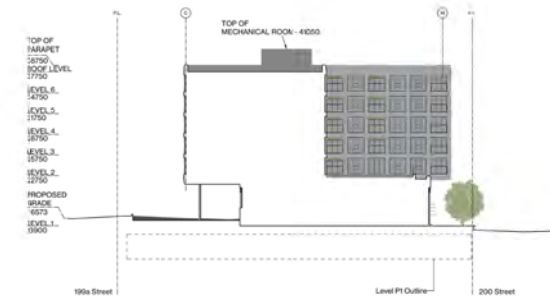
ELEVATION EAST



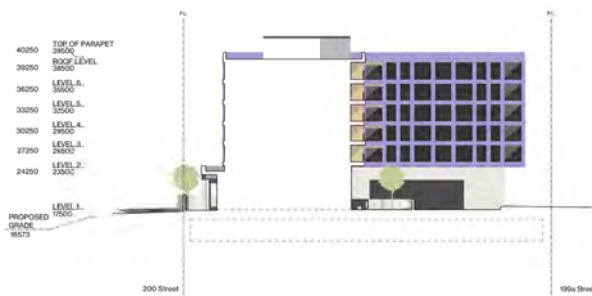
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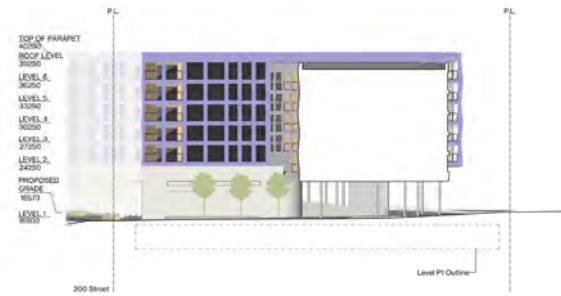
ELEVATION SOUTH 3



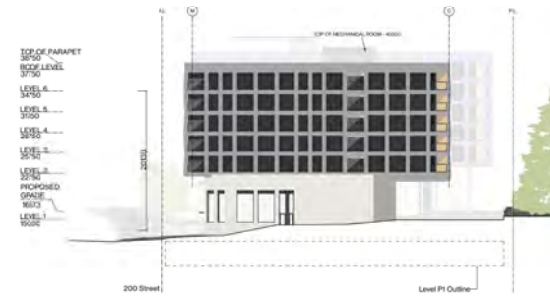
ELEVATION SOUTH 2



ELEVATION NORTH 2



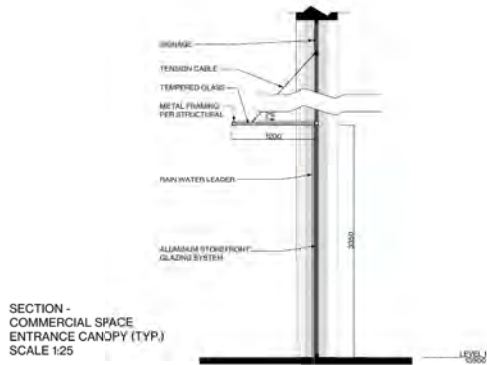
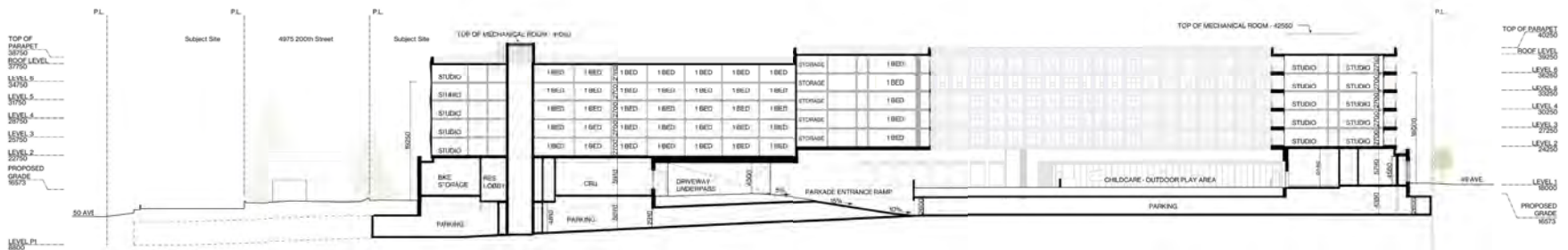
ELEVATION NORTH 3 - BRIDGE



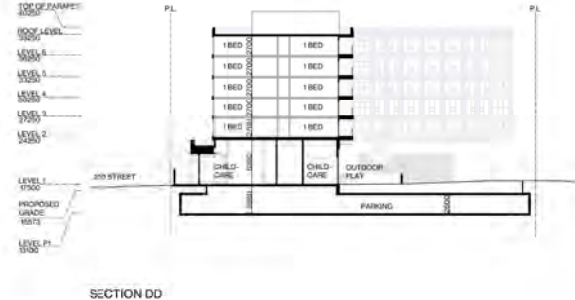
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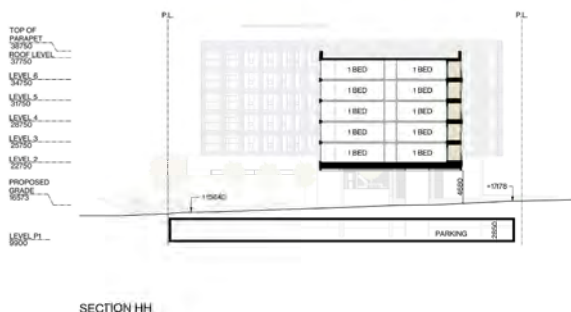
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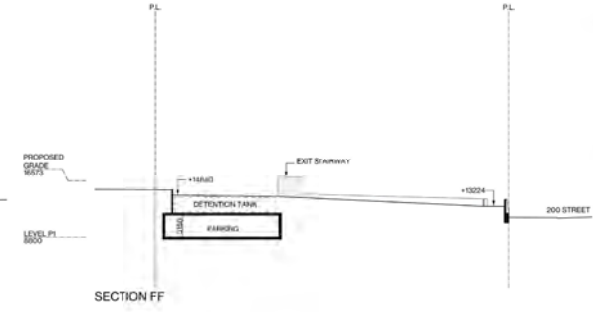
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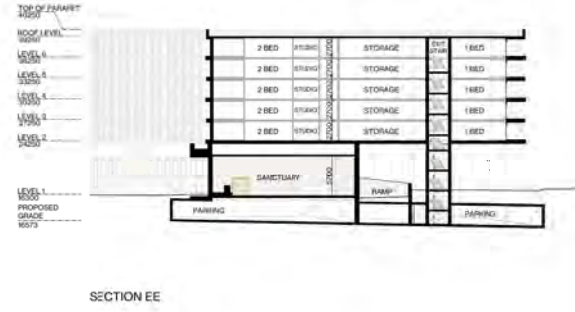
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SECTION HH



SECTION FF



SECTION EE

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Key plan

Issued For
Combinus/BCOP
Amendment - Rezoning -
Development Permit
Application
December 04th, 2024
January 2nd, 2025

Project title
PNHS LANGLEY

Client
Site address

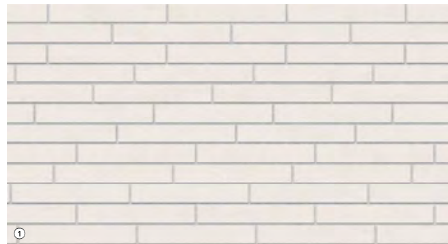
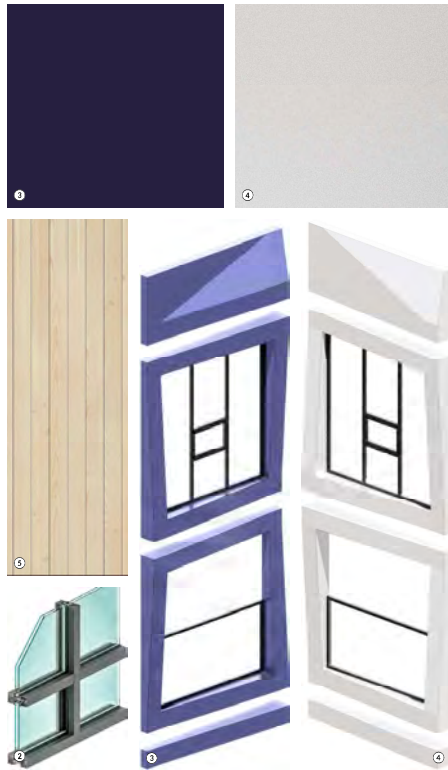
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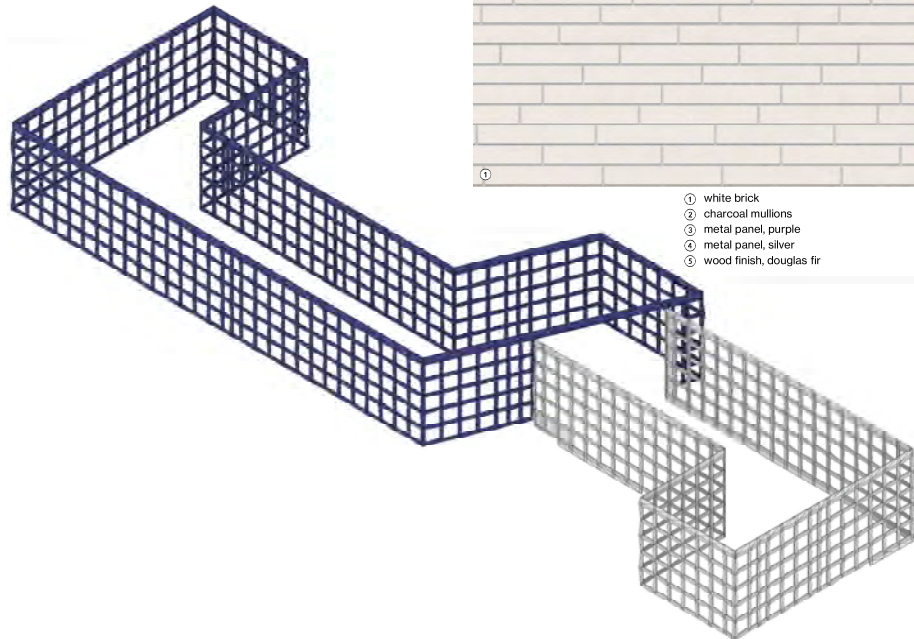
A311



Colour palette concept



- ① white brick
- ② charcoal mullions
- ③ metal panel, purple
- ④ metal panel, silver
- ⑤ wood finish, douglas fir





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Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Reviewed Application
December 3rd, 2019
January 21st, 2025

Project title
PNHS-LANGLEY

PACIFIC NAZARENE HOUSING SOCIETY
Site address
3939-40TH AVENUE

Sheet title
AXO-1

Printed Date
Sheet number
2024-12-03
Scale 1:250

A331



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Seal

Consultants

Key plan

Issued for:
Combined OCP
Amendment - Rezoning -
Development Permit
Application
December 3rd, 2024

Project title:
PNHS-LANGLEY

Client:
PACIFIC NAZARENE HOUSING SOCIETY
Site address:
3939-49TH AVENUE

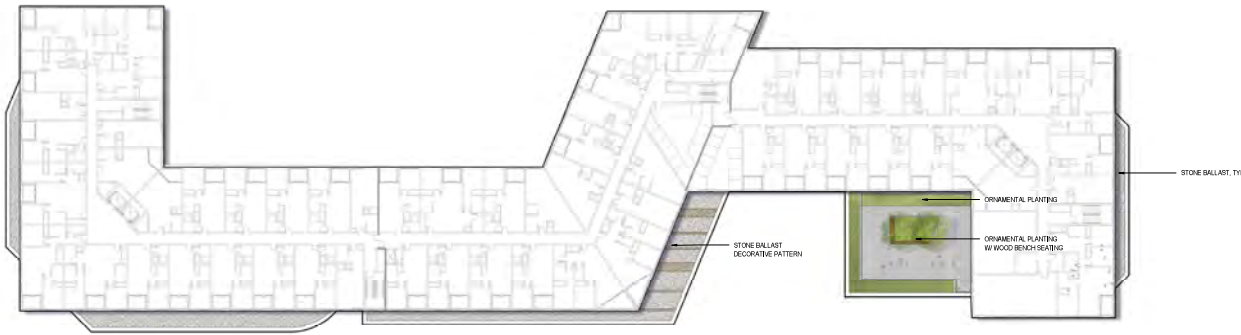
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Printed Date: 2024-12-03
Sheet number: Scale: 1/800

A332



GROUND LEVEL
SCALE: 1:200



LEVEL 2 - OUTDOOR AMENITY SPACE
SCALE: 1:200

PRECEDENT IMAGES



DECORATIVE PAVERS



WOOD SEATING BENCHES



VEGETATED STREETSCAPE



LOG STEPPERS / STEPPING STONES



FLEX PLAY AREA



PLAY STRUCTURES

CONCEPT REVISIONS

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1	NOV 08, 2024	PROJECT FOR COST ESTIMATE	HSB
2	NOV 08, 2024	PROJECT FOR PERMITTING	HSB
3	NOV 08, 2024	PROJECT FOR PERMITTING	HSB
4	NOV 08, 2024	PROJECT FOR PERMITTING	HSB
5	NOV 08, 2024	PROJECT FOR PERMITTING	HSB
6	NOV 08, 2024	PROJECT FOR PERMITTING	HSB
7	NOV 08, 2024	PROJECT FOR PERMITTING	HSB
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PFS STUDIO

STAMP

PROJECT NAME:
PACIFIC NAZARENE HOUSING SOCIETY

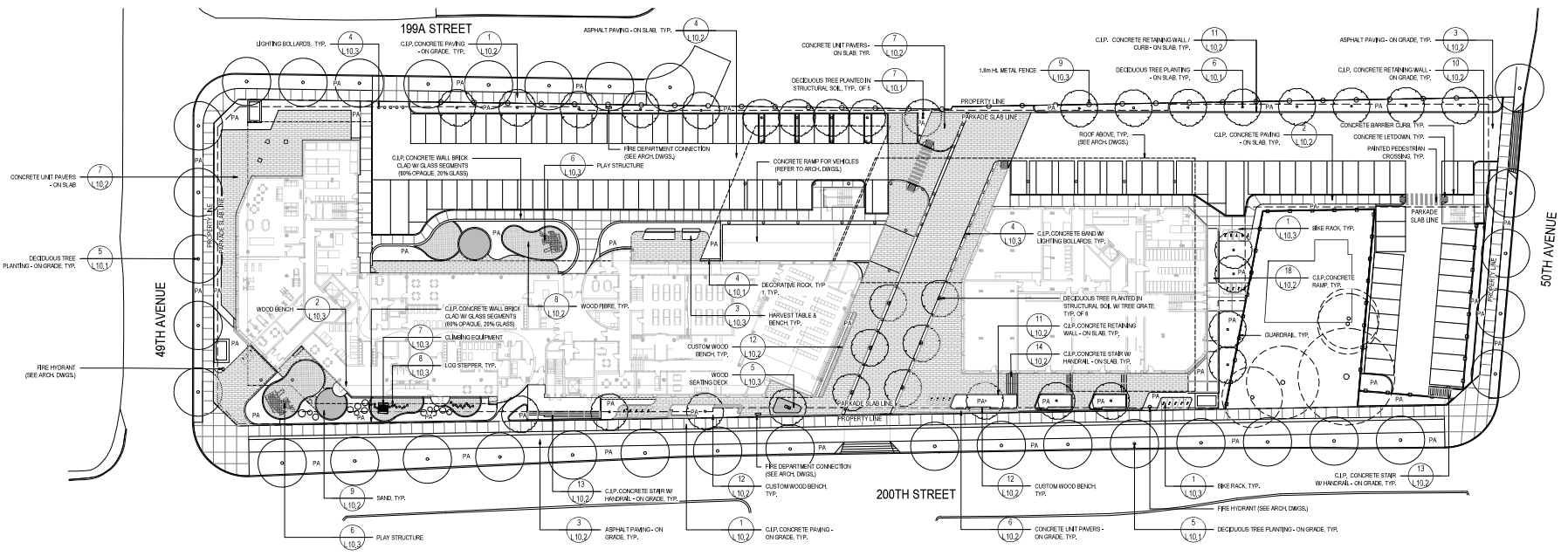
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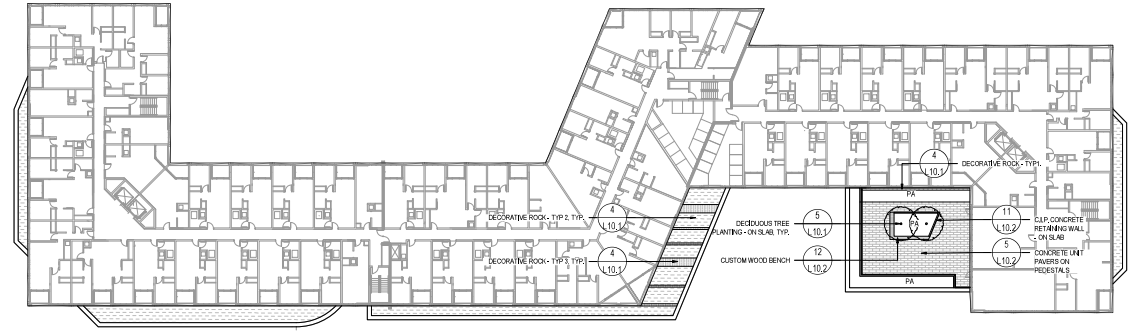
DRAWN BY: YY CHECKED BY: NM

SCALE: AS SHOWN

DWG. NO. L-2.1 OF:



GROUND LEVEL
SCALE: 1:300



LEVEL 2 - OUTDOOR AMENITY SPACE
SCALE: 1:300

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LEGEND:

- CLP CONCRETE PAVING
- CONCRETE UNIT PAVERS
- WOOD FIBRE
- SAND
- DECORATIVE ROCK - TYPE 1
- DECORATIVE ROCK - TYPE 2
- DECORATIVE ROCK - TYPE 3
- SHRUBS, PERENNIALS & GRASSES PLANTING
- EX. TREE TO REMAIN
- PROPOSED STREET TREE
- PROPOSED DECIDUOUS TREE



PFS STUDIO

STAMP:

CONCRETE UNIT PAVERS



OTHERS



WOOD BENCH TOP



DECORATIVE ROCK



PROJECT NAME:
**PACIFIC NAZARENE
HOUSING SOCIETY**

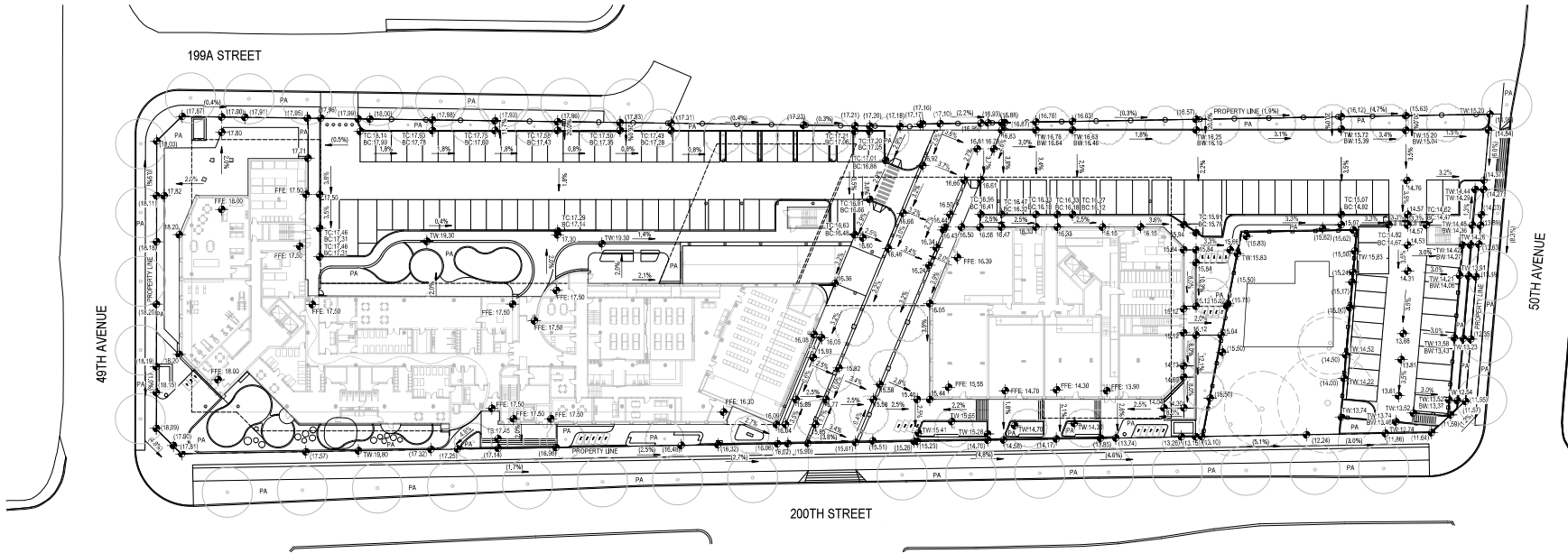
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**GROUND LEVEL &
LEVEL 2 MATERIALS PLAN**

PFS PROJECT NUMBER: DATE:
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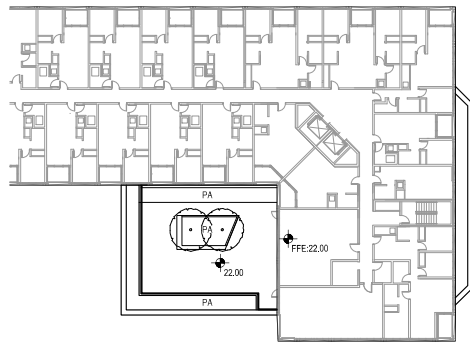
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YY NM

SCALE:
AS SHOWN

DWG. NO. OF:



GROUND LEVEL
SCALE: 1:500



LEVEL 2 - OUTDOOR AMENITY SPACE
SCALE: 1:500

GRADING NOTES:

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM OR REVIEW AND RESPONSE.
2. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM SLOPE OF 1% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
3. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.

LEGEND:

- 000.00 EXISTING / GML SPOT ELEVATION
- 00.00 PROPOSED SPOT ELEVATION
- 10.00/00.00 TOP OF STAIR SPOT ELEVATION
• 00.00/00.00 BOTTOM OF STAIR SPOT ELEVATION
- 10.00/00.00 TOP OF WALL SPOT ELEVATION
• 00.00/00.00 BOTTOM OF WALL SPOT ELEVATION
- 10.00/00.00 TOP OF CURB SPOT ELEVATION
• 00.00/00.00 BOTTOM OF CURB SPOT ELEVATION
- 0.00% SLOPE PERCENTAGE
- TRENCH DRAIN

CONCEPT NOTES:

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NO.	DATE	DESCRIPTION	BY
1	NOV 06, 2024	ISSUED FOR COST ESTIMATE	MM
2	NOV 06, 2024	ISSUED FOR PERMITTING	MM
3	NOV 06, 2024	ISSUED FOR PERMITTING	MM
4	NOV 06, 2024	ISSUED FOR PERMITTING	MM
5	NOV 06, 2024	ISSUED FOR PERMITTING	MM

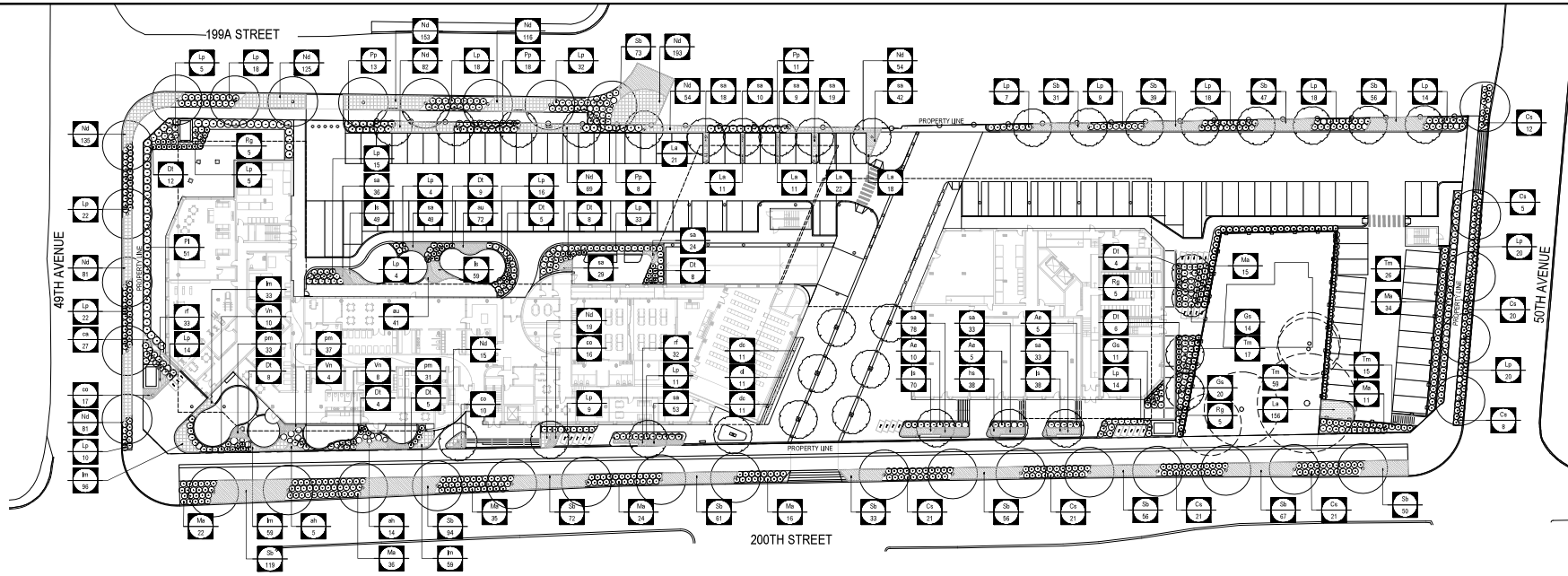


CONCEPT RESPONSE

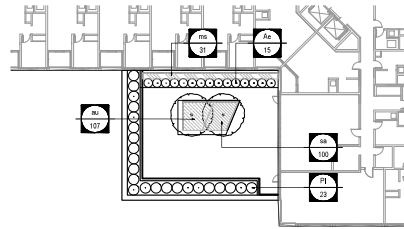
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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	NOV 08, 2024	REVISED FOR COST CONSIDERATIONS	MM
2	NOV 08, 2024	REVISED FOR MATERIALS	MM
3	NOV 08, 2024	REVISED FOR MATERIALS	MM
4	NOV 08, 2024	REVISED FOR MATERIALS	MM
5	JAN 15, 2025	REVISED FOR MATERIALS	MM



GROUND LEVEL
SCALE: 1:50



LEVEL 2 - OUTDOOR AMENITY SPACE
SCALE: 1:50

PLANT SCHEDULE

SHRUBS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
35	Ae	Abelia 'Edward Goucher'	Pink Abelia	#2 POT	1.0M O.C.
129	Cs	Corus serotina 'Farrow'	Arctic Fire red twig dogwood	#2 POT	1.0M O.C.
69	Ds	Daphne transatlantica 'BLAFRA'	Eternal fragrance daphne	#2 POT	0.9M O.C.
46	Ca	Calluna sibirica	Salal	#2 POT	1.0M O.C.
239	Ls	Lavandula angustifolia 'Hidcot'	Lavender	#1 POT	0.9M O.C.
358	Lp	Lonicera japonica	Privet honeysuckle	#2 POT	0.8M O.C.
193	Ma	Malva aquileum 'Compactum'	Oregon grape	#2 POT	1.0M O.C.
1177	Nd	Nandina domestica 'Fire Power'	Fire Power Nandina	#2 POT	0.6M O.C.
50	Pp	Physalis peruviana 'Bibbidi'	Coloquintid spruce	#2 POT	1.2M O.C.
74	Pt	Portulaca lutea	Portulaca lutea	#2 POT	1.2M O.C.
14	Rg	Rhododendron 'Gumpo White'	Gumpo White Azalea	#2 POT	1.0M O.C.
854	Sb	Spiraea betulifolia	Betulaifolia spiraea	#2 POT	0.8M O.C.
117	Tm	Taxus media 'Hicksii'	Yew	#2 POT	1.0M O.C.

PERENNIALS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
220	au	Agrostis aurantiaca 'Pyralis Spike'	Pyralis Spike hyssop	#1 POT	0.3M O.C.
19	ah	Anemone x hybrida 'September Charm'	Anemone	#1 POT	0.6M O.C.

38	hs	Hemerocallis 'Stella de Oro'	Daylily	#1 POT	0.3M O.C.
216	ls	Liatris spicata 'Kobold'	Blackberry elder	#1 POT	0.3M O.C.
101	pm	Polyatum maximum	Sword fern	#1 POT	0.3M O.C.
65	rd	Rudbeckia fulgida 'Goldsturm'	Goldsturm coneflower	#1 POT	0.3M O.C.

GRASSES

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
27	ca	Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#1 POT	0.45M O.C.
43	ca	Carex ostenensis 'Everillo'	Japanese sedge	#1 POT	0.45M O.C.
11	cl	Chamaenerion albidum	Northern Sea Oats	#1 POT	0.45M O.C.
22	ds	Deschampsia cespitosa	Tufted Hair grass	#1 POT	0.45M O.C.
247	lm	Liriope muscari 'Big Blue'	Big Blue Lily turf	#1 POT	0.3M O.C.
31	ms	Miscanthus sinensis 'Gracillimus'	Chinese Silver grass	#1 POT	0.6M O.C.
513	sa	Saxifraga autumnalis	Autumn Moor grass	#1 POT	0.3M O.C.

EDIBLE PLANTS

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
22	Vn	Vaccinium Northcountry'	Northcountry Blueberry	#2 POT	0.3M O.C.

SHRUBS, PERENNIALS & GRASSES:



Abelia 'Edward Goucher'



Corus serotina 'Farrow'



Daphne transatlantica 'BLAFRA'



Lavandula angustifolia 'Hidcot'



Lonicera japonica



Malva aquileum 'Compactum'



Nandina domestica 'Fire Power'



Physalis peruviana 'Bibbidi'



Portulaca lutea



Rhododendron 'Gumpo White'



Spiraea betulifolia



Taxus media 'Hicksii'



Agrostis aurantiaca 'Pyralis Spike'



Anemone x hybrida 'September Charm'



Hemerocallis 'Stella de Oro'



Liatris spicata 'Kobold'



Polyatum maximum



Rudbeckia fulgida 'Goldsturm'



Calamagrostis x acutiflora 'Karl Foerster'



Carex ostenensis 'Everillo'



Chamaenerion albidum



Deschampsia cespitosa



Liriope muscari 'Big Blue'



Miscanthus sinensis 'Gracillimus'



Saxifraga autumnalis



Vaccinium Northcountry'



STAMP:

PROJECT NAME:
PACIFIC NAZARENE
HOUSING SOCIETY

DRAWING TITLE:
GROUND LEVEL &
LEVEL 2 PLANTING PLAN

PFS PROJECT NUMBER:
24052

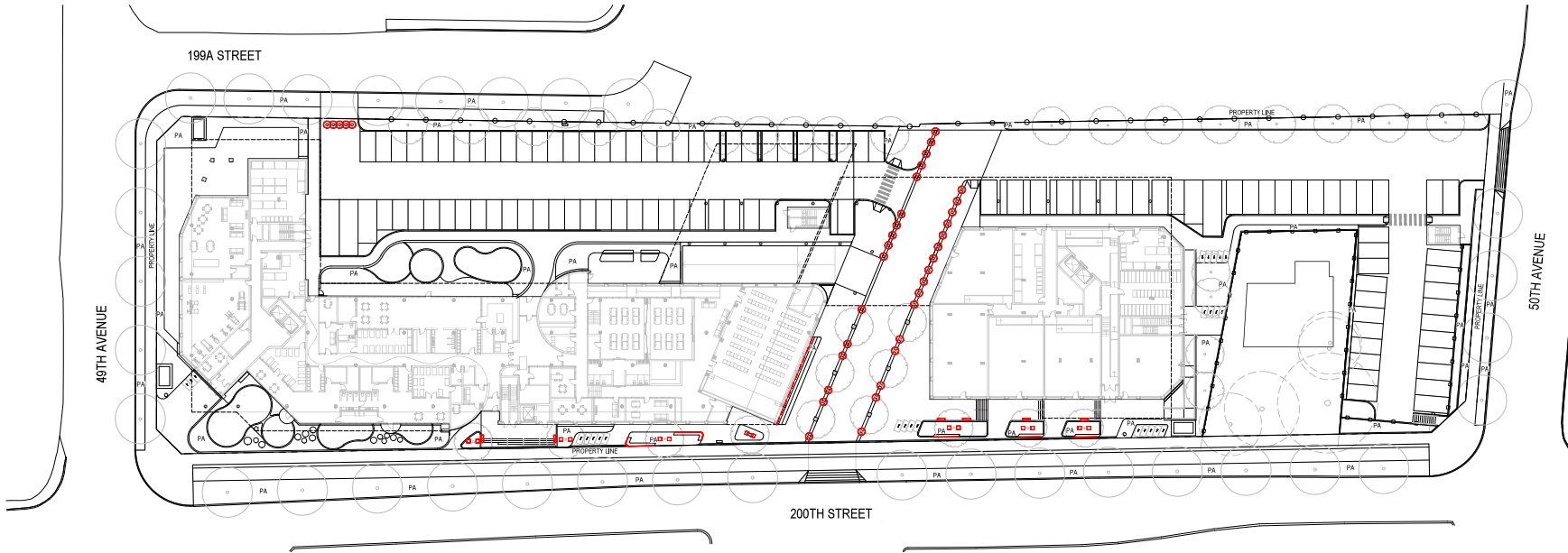
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YY

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MM

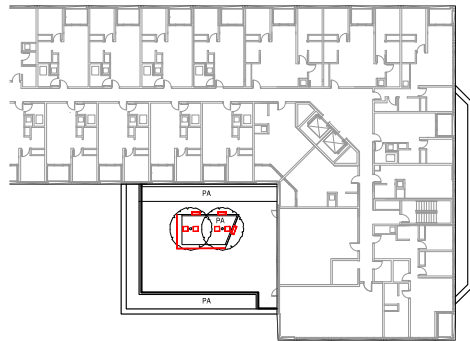
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AS SHOWN

DWG. NO.:
L-6.2

OF:



GROUND LEVEL
SCALE: 1:500



LEVEL 2 - OUTDOOR AMENITY SPACE
SCALE: 1:500

LIGHTING NOTES:

1. THIS DRAWING IS FOR REFERENCE ONLY.

LEGEND:

- LINEAR LED LIGHT
- IN-GROUND UPLIGHT
- BOLLARD LIGHT
- ▭ WALL LIGHT
- - - WALL UPLIGHT

CONCEPT RESOURCES

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NO.	DATE	DESCRIPTION	BY
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2	NOV 04, 2024	PROJECT FOR ESTIMATE	MM
3	NOV 04, 2024	PROJECT FOR ESTIMATE	MM
4	JAN 04, 2025	PROJECT FOR ESTIMATE	MM
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18	JAN 04, 2025	PROJECT FOR ESTIMATE	MM
19	JAN 04, 2025	PROJECT FOR ESTIMATE	MM
20	JAN 04, 2025	PROJECT FOR ESTIMATE	MM



PFS STUDIO

STAMP:

PROJECT NAME:

PACIFIC NAZARENE
HOUSING SOCIETY

DRAWING TITLE:

GROUND LEVEL & LEVEL 2
SCHEMATIC LIGHTING PLAN

PFS PROJECT NUMBER:

24052

DRAWN BY:

YY

CHECKED BY:

NN

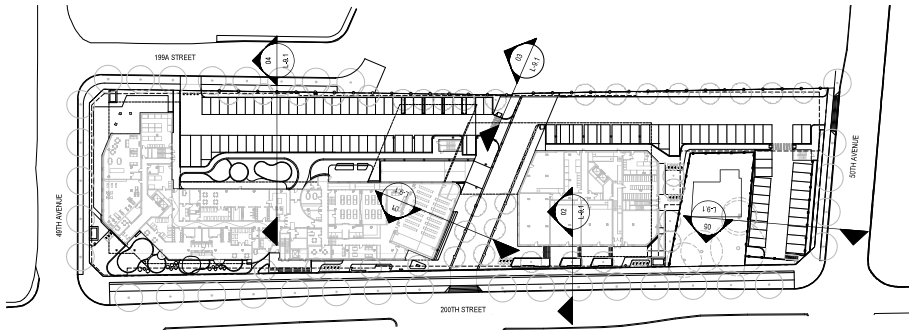
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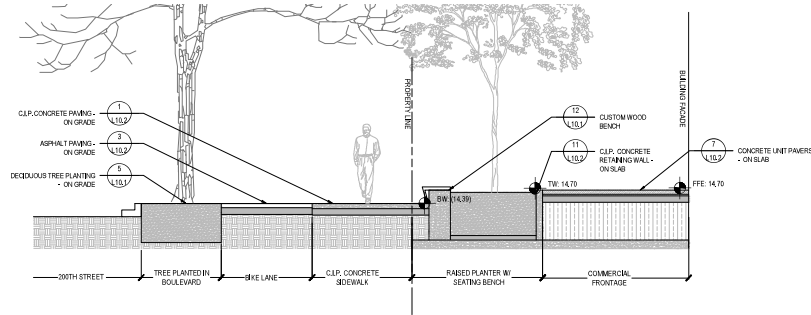
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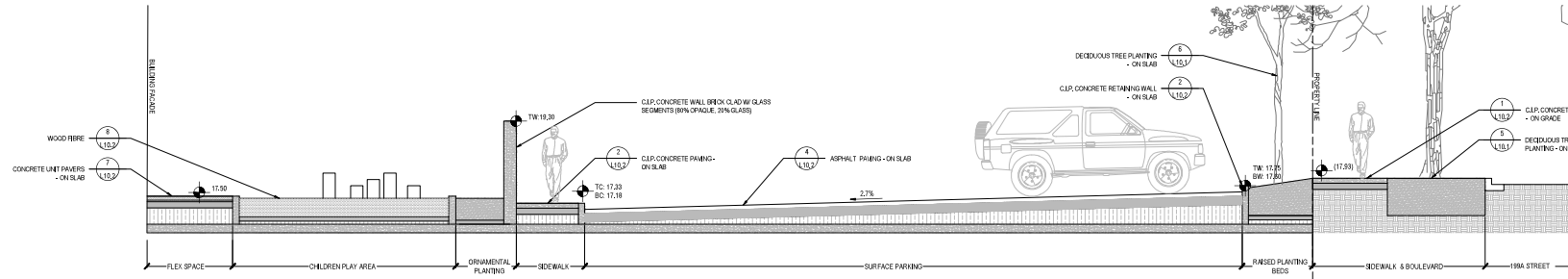
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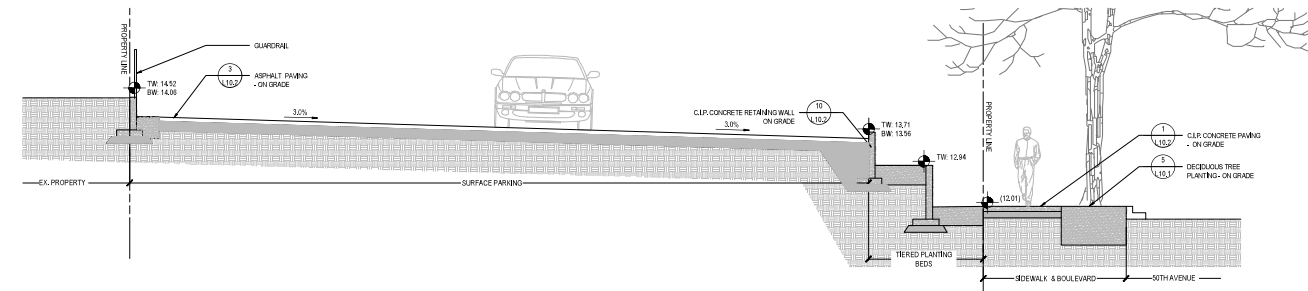
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SECTION 2

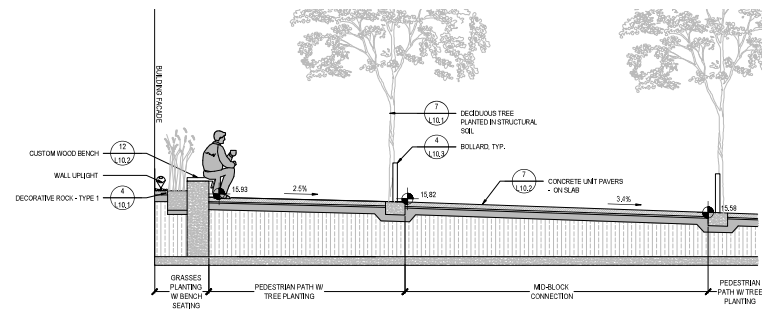


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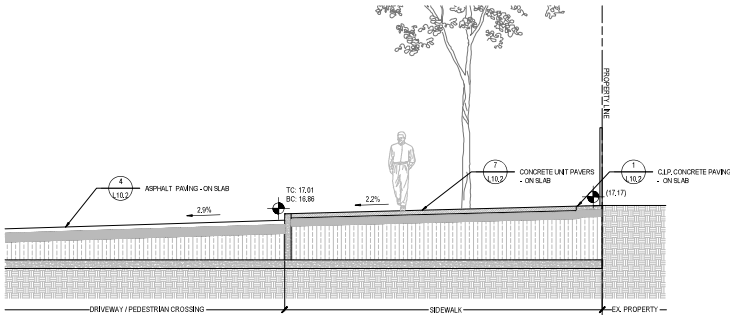


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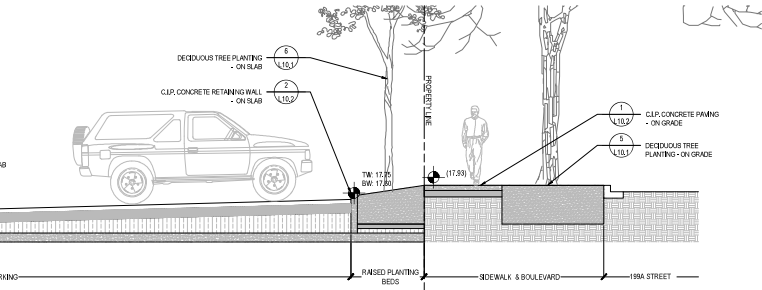
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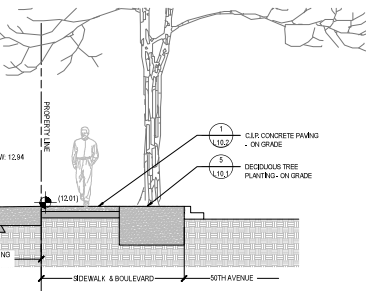
SECTION 1



SECTION 2



SECTION 3



SECTION 4

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NO.	DATE	DESCRIPTION	BY
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PFS STUDIO
STAMP

PROJECT NAME:
PACIFIC NAZARENE
HOUSING SOCIETY
DRAWING TITLE:
SECTIONS

PFS PROJECT NUMBER:
24052
DATE:
NOV 06/2024
DRAWN BY:
YY
CHECKED BY:
MM
SCALE:
AS SHOWN
DWG. NO.:

L-9.1 OF:



GRAND

[illegible]

PFS STUDIO

STAMP:

PROJECT NAME:
**PACIFIC NAZARENE
HOUSING SOCIETY**

DRAWING TITLE:
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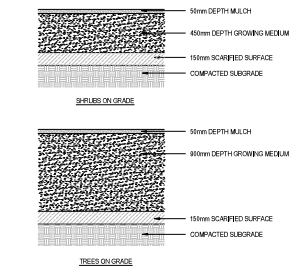
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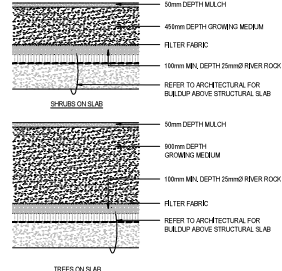
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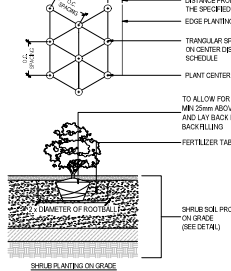
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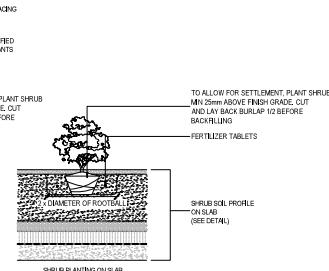
SOIL PORFILES - ON GRADE
SCALE: 1:20



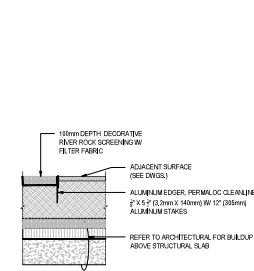
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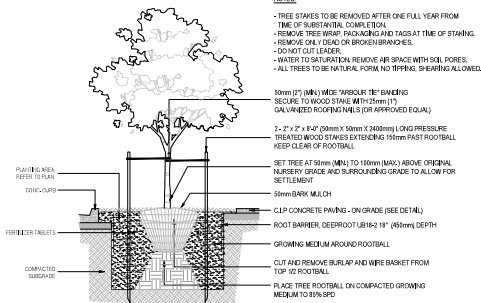
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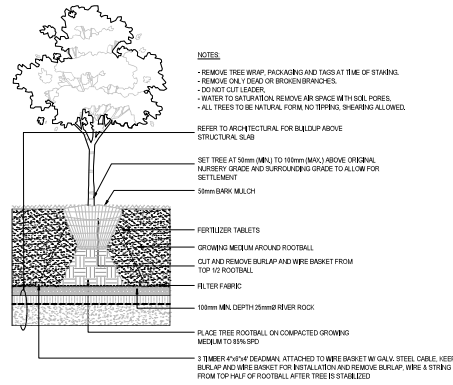
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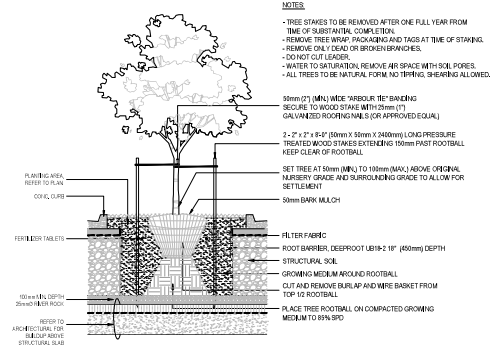
DECORATIVE ROCK
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DECIDUOUS TREE PLANTING - ON GRADE
SCALE: 1:20



DECIDUOUS TREE PLANTING - ON SLAB
SCALE: 1:20



DECIDUOUS TREE PLANTING IN STRUCTURAL SOIL
SCALE: 1:20

COMPONENTS

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NO.	DATE	DESCRIPTION	BY
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2	NOV 04, 2024	ISSUED FOR BIDDING	MM
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STAMP

PROJECT NAME:
PACIFIC NAZARENE
HOUSING SOCIETY

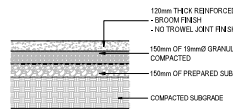
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LANDSCAPE
DETAILS

PFS PROJECT NUMBER: 24052 DATE: NOV/05/2024

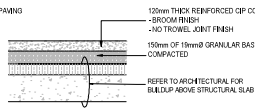
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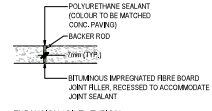
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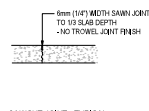
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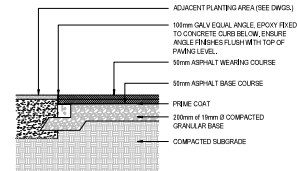
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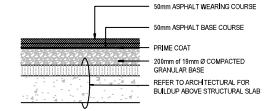
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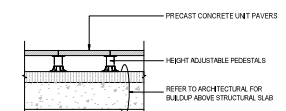
SAWCUT JOINT - TYPICAL
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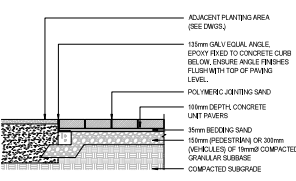
ASPHALT PAVING - ON GRADE
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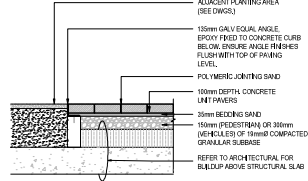
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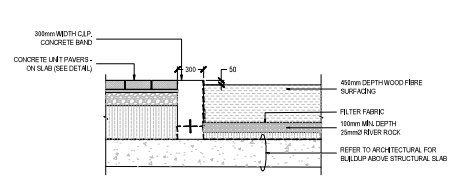
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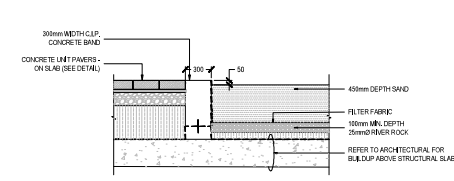
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SCALE: 1:20



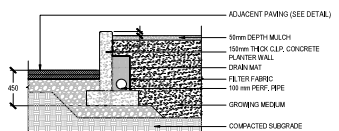
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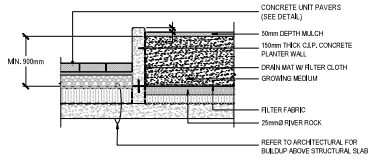
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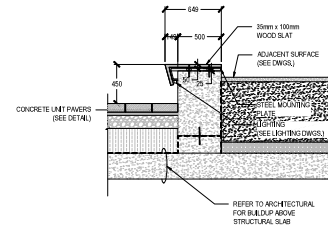
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SCALE: 1:20



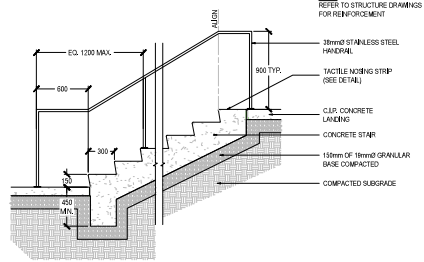
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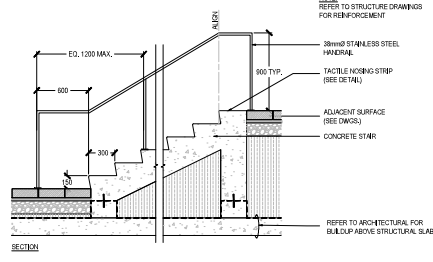
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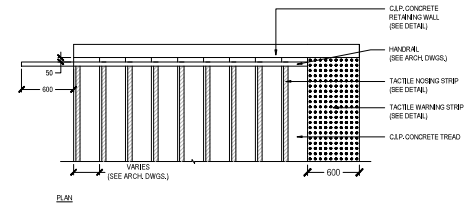
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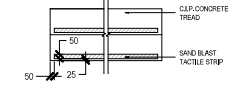
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SCALE: 1:20



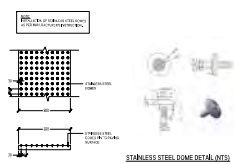
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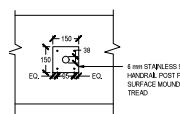
PLAN



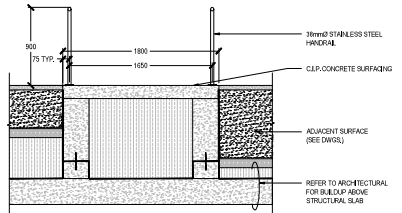
TACTILE NOSING STRIP
SCALE: 1:20



TACTILE WARNING STRIP
SCALE: 1:20



HANDRAIL POST CONNECTION
SCALE: 1:20

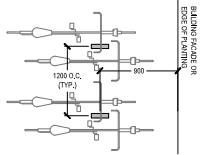


C.I.P. CONCRETE RAMP
SCALE: 1:20

COMPONENTS

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NO.	DATE	DESCRIPTION	BY
1	NOV 04, 2024	ISSUED FOR COST ESTIMATE	MM
2	NOV 04, 2024	ISSUED FOR PERMITTING	MM
3	NOV 04, 2024	ISSUED FOR PERMITTING	MM
4	JAN 15, 2025	ISSUED FOR PERMITTING	MM
5	JAN 15, 2025	ISSUED FOR PERMITTING	MM
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PLAN VIEW

BIKE RACK
SCALE: 1/2"



SAMPLE PHOTO



SAMPLE PHOTO



SAMPLE PHOTO

HARVEST TABLE & BENCH
SCALE: 1/4"



SAMPLE PHOTO

LIGHTING BOLLARD
SCALE: 1/4"



SAMPLE PHOTO

WOOD SEATING DECK
SCALE: 1/4"



SAMPLE PHOTO

PLAY STRUCTURE
SCALE: 1/4"



SAMPLE PHOTO

CLIMBING EQUIPMENT
SCALE: 1/4"



SAMPLE PHOTO

LOG STEPPER
SCALE: 1/4"



SAMPLE PHOTO

1.8m H/L METAL FENCE
SCALE: 1/4"

COMPONENT REVISIONS

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	NOV 04, 2024	DESIGN FOR COST ESTIMATE	MM
2	NOV 04, 2024	DESIGN FOR PERMITTING	MM
3	NOV 04, 2024	DESIGN FOR PERMITTING	MM
4	JAN 04, 2025	DESIGN FOR PERMITTING	MM
5	JAN 04, 2025	DESIGN FOR PERMITTING	MM
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STAMP

PROJECT NAME

PACIFIC NAZARENE
HOUSING SOCIETY

DRAWING TITLE

LANDSCAPE
DETAILS

PFS PROJECT NUMBER

24052

DRAWN BY

YY

CHECKED BY

NN

SCALE

AS SHOWN

DWG. NO.

L-10.3

OF:



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 11-24
(20501 Logan Avenue)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #:
Bylaw #: N/A

Doc #:

Date: January 21, 2025

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit application for a 6-storey mixed-use residential and commercial building at 20501 Logan Avenue consisting of 145 apartment units and 297 m² (3,195 sq ft) of commercial floorspace within the site plan associated with the multi-phase rezoning application active on the subject property.

2. CITY BYLAWS & POLICIES:

Applying to the subject property:

- a. **Official Community Plan (OCP):** Transit-Oriented Core (maximum 15-storey height and maximum Floor Area Ratio of 5.5);
- b. **Zoning:** C2 Service Commercial; and
- c. **Transit Oriented Area (TOA):** Tier 2 (minimum allowable 12-storey height and Floor Area Ratio of 4, no residential parking requirements).

The proposed development:

- a. Is consistent with the OCP (6-storey height and 2.3 FAR);
- b. Is proceeding alongside an active application (Bylaw 3287; 3rd Reading given October 21, 2024) to rezone the subject property to the CD98 Comprehensive Development Zone to enable the subject development; and
- c. Requires a Development Permit for a multi-unit residential development.

3. DETAILED BACKGROUND INFORMATION

Applicant:	Keystone Architecture & Planning Ltd.
Owner:	Argus Holdings Ltd.
Civic Address:	20501 Logan Avenue
Legal Description:	Lot A, Except Part in Plan LMP24382, District Lots 308 and 309, Group 2, New Westminster District, Plan NWP88217
Site Area:	5,329 m ² (1.32 acres) – post subdivision
Number of Units:	145 apartments
Gross Floor Area:	12,019 m ² (129,374 ft ²) – Includes 297 m ² (3,195 sq ft) commercial floorspace
Floor Area Ratio:	2.255
Lot Coverage:	40.82%
Total Parking Required:	18 spaces (including 9 accessible spaces)
Parking Provided:	163 spaces (including 9 accessible spaces)
OCP Designation:	Transit-Oriented Core Residential
Existing Zoning:	C2 Service Commercial
Proposed Zoning:	CD98 Comprehensive Development
Variances Requested:	N/A
Estimated Development Cost Charges (DCCs):	\$5,591,452.95 (City - \$3,126,869.70, GVS&DD - \$1,076,074.95, GVWD - \$1,001,628.50, MV Parks - \$44,701.80, SD35 - \$87,000.00, TransLink - \$255,178.00)
Community Amenity Contributions (CACs):	\$580,000.00

4. SITE CONTEXT (20501 Logan Avenue)

The proposed development site consists of a portion of the property addressed 20501 Logan Avenue which would be subdivided prior to Council consideration of approval of the subject Development Permit. This portion is currently occupied by a business which uses the area for RV storage. Its surroundings include:

- **North:** Two small bay light industrial buildings and a single-storey commercial building
- **East:** Glover Road (arterial street) and an older townhome complex
- **South:** Eastleigh Crescent extension (local street) and single-storey commercial buildings
- **West:** Single-storey self-storage building.

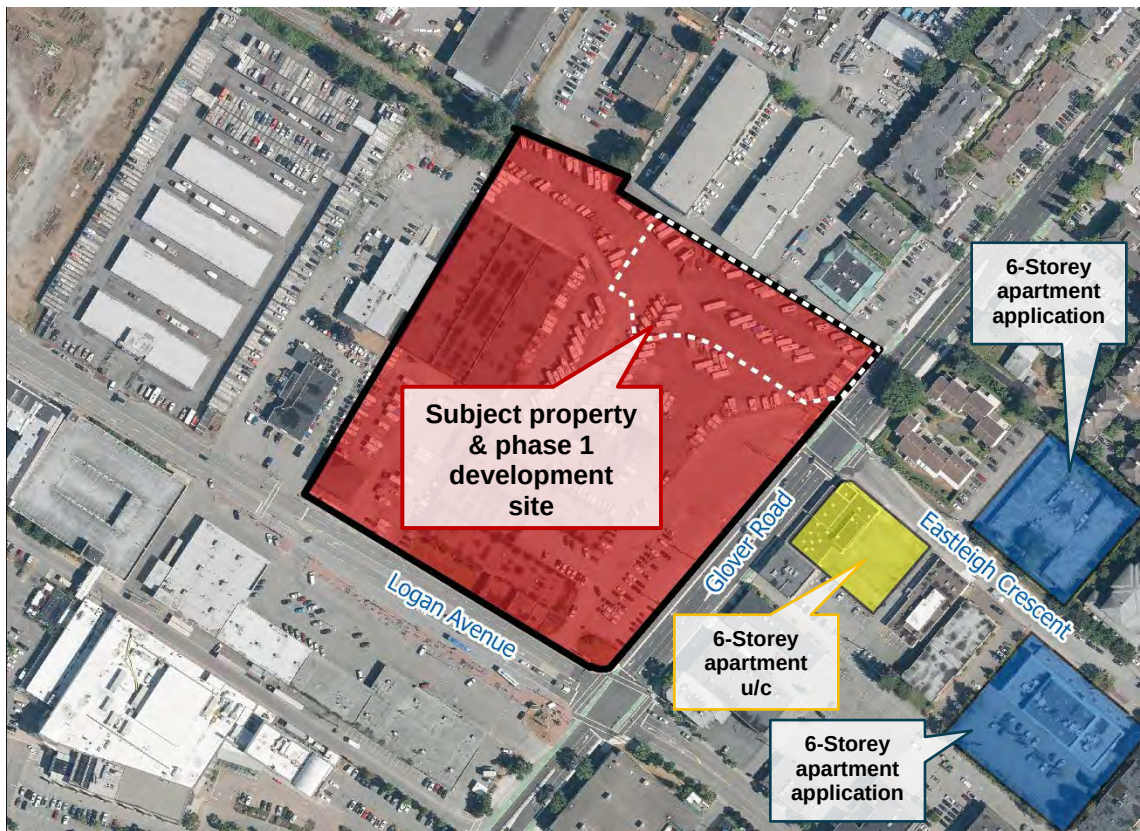
Key neighbourhood amenities within walking distance include:

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

Future phases of the subject multi-phase development would also contribute additional pedestrian open spaces.

Nearby transportation services include:

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



Context map

5. Proposed Site and Building Design

A. Site Layout and Building Massing

The building is proposed to be sited on a new parcel subdivided from the existing larger property in accordance with the multi-phase plan currently

the subject of a rezoning application, which received third reading in October, 2024. This includes a partial extension of Eastleigh Crescent, which would be dedicated to the City as a public street and be extended to the west lot line with future phases, to serve the new building while retaining the existing business functions on the remainder of the larger property.

The building is proposed in an extended shallow “U” shape, with a commercial frontage along Glover Road to the east and residential entrance and vehicle access on the Eastleigh Crescent extension. These frontages wrap a ground level parking area and sit atop a larger underground parking level, with residential floors rising above to a 6-storey height. To maximize parking supply and create a buffer for the apartments, these parking areas extend to near the property lines on the building’s other two sides, and will be screened with future development. A private courtyard serves as an outdoor amenity area and sits within the inside of the building’s “U” to the east. Both the parkade and the building itself are set back from the east property line to accommodate a Telus right-of-way.

The subject development site is subject to the City’s Floodplain Elevation Bylaw, and the building has been raised accordingly. This elevation difference has been designed to interface softly along the Eastleigh Crescent frontage with tiered walls and landscaping, and to keep an open engaging relationship between the Glover Road commercial frontage and the public realm with a wide continuous stair that also incorporates seating.

B. Building Elevations and Materials

The parkade extrudes slightly above grade and is clad with brick veneer. The elevations above employ a mix of cement board panel siding of various shades and corrugated metal as the primary materials, with wood-tone panel and lap siding providing contrast and extruded frames and a varied cornice line creating articulation and highlighting storefronts and building entrances. Both glass and black picket aluminum balcony railings are used.

C. Landscaping

Planted landscaping lines the building’s frontage within integrated planter boxes, including several kousa dogwood trees. Additional street trees would also be provided along a widened Glover Road public realm and the new Eastleigh Crescent extension. The courtyard amenity area includes a play area with a climbing feature and ping pong table, a lending library, a barbecue station, and various dining and lounge areas separated with larger planter boxes.

D. Building Program and Details

The building's unit mix includes:

- 76 one-bedroom units (52%); and
- 69 two-bedroom units (48%).

29 (20%) of the units are adaptable. Resident storage facilities are provided in storage rooms in the ground-level parkade as well as within in-unit storage rooms. 944 m² (10,161 ft²) of total amenity space is provided, including 176 m² (1,889 ft²) of indoor space and 768 m² (8,269 ft²) of outdoor space.

6. Sustainability Features

- Construction techniques that minimize site disturbance and protect air quality;
- Lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and incorporating the use of recycled building materials; and
- Non-water dependent and drought-tolerant plantings and materials in the landscape design.

7. CPTED

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

8. Variances

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

9. Engineering

These requirements have been prepared for 20501 Logan Avenue in regards to a rezoning application, and Phase 1 development permit (DP) and subdivision (RZ) application proceeding concurrently for a commercial & residential mixed-use development.

As a condition of this rezoning application, Engineering will require a restrictive covenant in the form of a phased development agreement (PDA) to be registered on title over the undeveloped lot. The covenant shall stipulate that

all of the servicing obligations are to be fulfilled as each phase develops, including road dedication, utility upgrades, report/study updates, etc.

Given that the development will proceed in phases, Engineering off-site servicing requirements will be required at the Development Permit (DP) stage for the corresponding phase, with the exception where continuity of City service(s) is deemed critical. Additional servicing work may be required upon Council requirement, site condition/ inspections, or receipt of other supporting reports and documents.

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

As per the City's DCM requirement, the Owner / 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.

In accordance with the City's Watercourse Protection Bylaw No. 3152, the Developer's Consulting Engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

ENGINEERING SERVICING COMMENTS - PRELIMINARY ONLY

Off-site servicing drawing submissions will not be accepted until the Traffic Impact Assessment (TIA) report, existing road structure assessment report, and water & sanitary hydraulic modelling report recommendations are finalized.

A) Offsite Servicing Requirement

1. The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design. A dedicated on-site loading zone shall be provided by the developer.
2. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details. For Phase 1, it is noted that staff and the applicant's professionals are exploring variances to this requirement.
3. The Developer's Consulting Engineer shall review the site layout to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be

used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles in accordance with Section 8 of the DCM.

4. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control (ESC) in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended. The ESC plan must address the off-site works. The on-site ESC plan will be required at the Building Permit stage.
5. Storm Sewer and Service Connection. A rain water management plan for the site is required and the used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
 - a. Storm water run-off generated on the site shall not impact adjacent properties or City roadways and must be shown on the lot grading plan.
 - b. A new storm main will be required to extend from the Glover Road intersection to the end of Eastleigh Crescent. The Developer's Consulting Engineer shall ensure that the design will accommodate future extension of the mains.
 - c. Service connections for Phase 1 shall come off the new mains. The Developer's Consulting Engineer shall confirm that the existing services for the remaining lot can be transferred to the new mains.
6. Service Connections. If applicable, any unused existing services shall be capped at the main by the City, at the Developer's expense. New water, sanitary and storm sewer service connections will be required for the proposed development. Service connections off arterial roads are typically not supported. The Developer's Consulting Engineer will need to determine the appropriate main tie-in locations and size the connections for the necessary capacity. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City.
7. Watermain and Water Service Connection
 - a. A new watermain (ultimate size to be confirmed) will be required to extend along Eastleigh Crescent from the Glover Road intersection to the end of the road with a temporary blow off.
 - b. Water service connections for Phase 1 and the remaining lot shall be serviced off the new water main.

- c. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
 - d. The existing 200mm AC water main on Logan Avenue does not meet current bylaw standard for pipe size or material and will need to be upgraded to a minimum 250mm diameter PVC main. However, given the limited development activity along Logan Avenue at this stage this requirement will be deferred to a future development phase.
 - e. At the Developer's expense the City's hydraulic modeling consultant shall undertake an analysis of the water network to ensure there is sufficient water supply capacity for the ultimate site development as well as each development phase and confirm that any future development does not negatively impact existing City infrastructure.
8. Sanitary Sewer
- a. A new sanitary sewer main (ultimate size to be confirmed) will be required to extend from the Glover Road intersection to the end of Eastleigh Crescent. The Developer's Consulting Engineer shall ensure that the design will accommodate future extension of the mains.
 - b. Service connections for Phase 1 shall come off the new main on Eastleigh Crescent. The Developer's Consulting Engineer shall confirm that the existing service from the remaining lot can be transferred to the new main.
 - c. At the Developer's expense, the capacity of the sanitary sewer system shall be assessed for the ultimate site development as well as each development phase through hydraulic modeling performed by the City's standing hydraulic modeling consultant per DCM Section 6.5.
9. Road Dedication and Easement
- a. The Consulting Engineer shall submit the proposed road dedication, subdivision, and Statutory Right-of-Way legal plan for review by the City.
 - b. The extension of Eastleigh Crescent will require a road dedication of 18.0 metres with additional Statutory Right-of-Ways granted to the City at a width of 0.75 metres on each side of this dedication.
 - c. Logan Avenue will require approximately 4.6m of road dedication and a 2.0 metre Statutory Right-of-Way.
 - d. Glover Road will require an approximately 3m of road dedication and a 2.0 metre Statutory Right-of-Way.
 - e. 5.0 metre corner truncations are required at the following intersections:
 - i. Glover Road and Logan Avenue
 - ii. Eastleigh Crescent and Glover Road

- iii. Logan Avenue and the new westerly lane (note: lane to be finalized and required under future DP submission)
- iv. A 4.0 metre corner truncation is required at the intersection of Eastleigh Crescent extension and the new westerly lane.

10. Road Work

- a. The scope and extent of the off-site road works shall be determined in part from the TIA recommendation.
 - b. 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 their expense.
 - c. Glover Road will need to be widened to accommodate a parking lane from northern site property line to Logan Ave. A new bike lane, sidewalk, barrier curb & gutter will also be required, complete with street lights, boulevard trees, and a planting strip as per modified SS-R01 cross-section provided by the City and Section 11.0 - Specifications and Standards for Landscaping.
 - d. The extension of Eastleigh Crescent west into the subject property shall be from the existing intersection at Glover Road. A temporary turn-around facility shall be provided at the end of the road extension. New sidewalk, barrier curb & gutter will be required along the entire Eastleigh Crescent extension frontage, complete with boulevard trees and a planting strip as per modified SS-R07 provided by COL and Section 11.0 - Specifications and Standards for Landscaping. It is understood that the dedication and construction of Eastleigh Cres through the site will be completed as future development phases proceed.
 - e. Logan Avenue will need to be widened to accommodate a parking lane from the northerly site property line to Logan Ave. A new bike lane, sidewalk, barrier curb & gutter will also be required, complete with street light, boulevard trees, and a planting strip. However, given the limited development activity along Logan Avenue at this stage, the City will defer this requirement to a future development phase.
11. At the Developer's expense, for the ultimate site development as well as each development phase a Traffic Impact Assessment (TIA) report or supplemental memo will be required per the DCM Section 8.21.

The proposed development phase plans and statistics, along with a draft Terms of Reference (TOR) shall be forwarded to the City Engineer and the

scope of the final TOR determined. TIA reports or supplemental memos must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:

- a. For *OCP Amendment / Rezoning Applications*: Prior to Council's first and second readings; and
- b. For *Development Permits (DP)*: Prior to Council consideration of the application.

12. Street Lights

- a. New street lights will be required along Eastleigh Crescent extension.
- b. The existing street lighting along Glover Road frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM.
- c. The existing street lighting along Logan Avenue frontage shall be analyzed, and upgraded if necessary, at future development phase when road widening is planned.
- 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.

13. Street Trees

- a. Street trees will be required along Glover Road frontage as part of the widening work. Pending final boulevard design, soil cells and irrigation may be required as per DCM section 11.
- b. Street trees with soil cells and irrigation will be required along Eastleigh Crescent road extension. Irrigation system shall consider future development phase extension with the number of control and kiosk units minimized.
- c. Street trees will be required along Logan Avenue frontage at a future development phase when road widening is planned.

14. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's Glover Road and Logan Avenue frontage by replacing 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.

15. Undergrounding of hydro, telecommunication to the development site is required, complete with 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) The Developer is required to deposit the following bonding and fees:

1. Once the civil servicing drawing package is accepted by the City, a servicing agreement will be prepared for issuance.
2. The City will require a Security Deposit based on the estimated construction costs of installing civil works for each development phase, as approved by the City Engineer.
3. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs for each development phase, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
4. If completed by City crew, then a deposit for a storm, sanitary and water services for each phase will be required. Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.
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.

10. Fire Department Comments

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required at the parkade elevator lobby and just inside the parade gate. Stairwells act as an area of refuge and should be made as wide as possible (60") All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration should be given to the installation of power banks in the storage room lockers for e-bikes charging, as the use of extension cords is prohibited. A Fire Safety plan and FD lock box (Knox box) will be required before occupancy. The 4" Storz FDC will be located

on a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

11. Budget Implications

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

- **Development Cost Charges (DCCs):** \$3,126,869.70
- **Community Amenity Contributions (CACs):** \$580,000.00

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



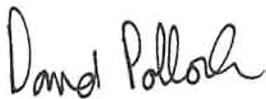
Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



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

Concurrence:



Scott Kennedy, Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 11-24

Owner: Argus Holdings Ltd.



GATEWAY VILLAGE PHASE 1, 20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8



SOUTH/EAST CORNER OF DEVELOPMENT

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SD1.02	SITE CONTEXT	SD5.11	SHADOW STUDY
SD1.10	PROJECT DATA	SD5.12	SHADOW STUDY
SD1.11	PROJECT DATA	SD6.01	SITE SECTIONS
SD1.12	PROJECT DATA	SD7.02	SITE CODE PLAN
SD1.13	PSR DATA & PLANS	SD9.00	PHASE 1 TRUCK EXIT ROUTE
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SD2.14	6TH LEVEL PLAN		
SD2.15	ROOF LEVEL PLAN		
SD3.01	BUILDING ELEVATIONS		
SD3.02	BUILDING ELEVATIONS		
SD3.03	MATERIAL BOARD		

ARGUS HOLDINGS LTD.
LANGLEY BC | 20501 LOGAN AVE.
ARDRON FAMILY | GREG.ARDRON@GMAIL.COM

KEYSTONE
ARCHITECTURE

KEYSTONE ARCHITECTURE & PLANNING LTD.
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CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
INFO@KEYSTONearch.CA



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-05
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE
PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

COVER PAGE

SCALE

SD0.01

SITE CONTEXT



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

SITE CONTEXT

SCALE N.T.S.

SD1.02



A GLOVER LOOKING N/E



B EASTLEIGH LOOKING N/W



C GLOVER LOOKING S/W

1.0.0 ZONING DATA

PROJECT:	GATEWAY VILLAGE PHASE 3
CIVIC ADDRESS:	30501 LOGAN AVENUE, LANGLEY BC
LEGAL DESCRIPTION:	LOT 4, EXCEPT PART IN PLAN IMP24832, DISTRICT 10TS 308 AND 800 GROUP 3 NEW WESTMINSTER DISTRICT PLAN REG1
DISTRICT AREA:	INNOVATION BOULEVARD
SITE AREA (GROSS):	165,364 SF 15,383 m ²
SITE AREA (NET):	57,364 SF 5,329 m ²
COORDINATING REGISTERED PROFESSIONAL:	STEVEN BARTOK, ARCHITECT, AIBC, ARA, MRAIC, KEYSTONE ARCHITECTURE
CERTIFIED PROFESSIONAL:	N/A

	CURRENT/REQUIRED/PERMITTED	PROPOSED
ZONE:	COSB (COMPREHENSIVE DEVELOPMENT ZONE)	COSB (COMPREHENSIVE DEVELOPMENT ZONE)
SETBACKS:	FRONT: 4.0 m REAR: 0.0 m INTERIOR: 0.0 m EXTERIOR: 4.0 m	FRONT: 4.00 m REAR: 0.00 m SIDE (EAST): 2.00 m SIDE (WEST): 4.00 m
DENSITY-GROSS FLOOR AREA (FSR):	5:5	129,274 sf / 57,366 SF 2.26 6.170889 (22.13 %)
BUILDING HEIGHT:	15 STOREYS SUBJECT TO COMPLIANCE WITH AIRPORT ZONING REGULATION	46,361 sf / 163,364 SF 28.04%
LOT COVERAGE (GROSS) (INCLUDING PARKAGE):	N/A	23,416 SF / 163,364 SF 14.31% 46,361 SF / 57,366 SF 80.82% 23,416 SF / 57,366 SF 40.82%
LOT COVERAGE (GROSS) (RESIDENTIAL ONLY):	N/A	
LOT COVERAGE (NET) (INCLUDING PARKAGE):	N/A	
LOT COVERAGE (NET) (RESIDENTIAL ONLY):	N/A	
TOTAL COMMON AMENITY AREA:	145 x 3 m ² = 435 m ²	10,158 SF 943.69 m ²
COMMON INDOOR AMENITY AREA:	145 x 1 m ² = 145 m ²	3,889 SF 175.51 m ²
COMMON OUTDOOR AMENITY AREA:	145 x 2 m ² = 290 m ²	6,269 SF 586.18 m ²
ADAPTIVE UNITS:	0.2143 = 28	39
STORAGE LOCKERS:	145	157
STEP CODE:	STEP 2	STEP 2
MINIMUM BUILDING ELEVATION:	CEO: 8.60 m	060: 8.60 m
WASTE & RECYCLING STORAGE:	RESIDENTIAL: TOTAL = 145 UNITS X 0.33 m ² X 0.5 = 25.35 m ² REQUIRED AMOUNT OF TOTAL TO BE RECYCLING = 145 X 0.36 m ² X 0.5 m ² = 26.20 m ² REQUIRED AMOUNT OF TOTAL TO BE FLEX SPACE = RECYCLING AREA (26.20 m ²) X 0.5 = 14.10 m ²	124.57 m ²
	COMMERCIAL: TOTAL = COMMERCIAL AREA (296.83 m ²) X 0.082 + 3.7 + 9.17 = 30.9 m ² REQUIRED AMOUNT OF TOTAL TO BE RECYCLING = (296.83 m ²) X 0.014 + 5 x 7.55 m ² GRAND TOTAL = 52.95 m ² = 5,100 m ² = 62.10 m ²	

UNIT COUNT:		145
GROSS BUILDABLE AREA (INCLUDING PARKING):		301,080.50' 28,830.93' m ²
GROSS BUILDABLE AREA (NOT INCLUDING PARKING):		129,133' 11,998' m ²
NET REARABLE AREA:		110,842' 10,251' m ²
EFFICIENCY:		
ZONING AVERAGE GRADE:	10' 78 m (13,715.42' ± 879.44' 414.34' ± 42.08' ± 107.57' 706.52' ± 65.65)	
AVG GRADE NORTH ELEVATION:	(10.76+10.62(2)) ÷ 10.69 m * 113.31 m ± 1,275.42	
AVG GRADE EAST ELEVATION:	(10.62+10.46(2)) ÷ 10.54 m * 96 m ± 879.44	
AVG GRADE SOUTH ELEVATION:	(10.97+10.46(2)) ÷ 10.72 m * 76 m ± 814.84	
AVG GRADE WEST ELEVATION:	(11.10+10.97(2)) ÷ 11.04 m * 31 m ± 342.09	
AVG GRADE NORTH ELEVATION:	(11.10+11.09(2)) ÷ 11.10 m * 7 m ± 207.57	
AVG GRADE WEST ELEVATION:	(11.10+10.76(2)) ÷ 10.93 m * 44 m ± 706.52	

NOTES:

1.2.0 CODE DATA

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC HRC CODE/ ASHRAE 90.1-2021
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT-TBD

2.1. MAJOR OCCUPANCY (ES):		3.1.2, & APPENDIX A - 3.1.2.1(1)
2.2. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
2.3. RESIDENTIAL GROUP C		
2.3. GROUP E MERCANTILE & D BUSINESS AND PERSONAL SERVICES MINOR OCCUPANCY		
3. BUILDING AREAS:		1.4.1.2, DEFINED TERMS-BUILDING AREA
3.1.6 WEST BUILDING AREA	16,056 SF 1,452 m ²	
3.2.4.6 EAST BUILDING AREA	7,105 SF 664 m ²	
3.3 BUILDING AREA	37,712 SF 3,504 m ²	
BUILDING AREA (NO FIREWALL)	23,416 SF 2,175 m ²	
BASEMENT STORAGE GARAGE	46,362 SF 4,307 m ²	
4. BUILDING CLASSIFICATION(S):		3.2.2.19-3.2.2.29
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82 (2)
FLOOR ASSEMBLIES: 2 HR FIRE SEPARATION WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82 (2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82 (2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.2.2
FULLY SPRINKLERED		3.2.2.2 (7)(A)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.2 (1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.2.2 (1), 3.2.2.2 (2)(A)(7)(A)
2 HR FIRE RESISTANCE RATING		3.2.2.2 (3)
F.1. RATED FIRESTOP		3.1.9 (1)(2)
4.3.1. GROUP C RESIDENTIAL, E MERCANTILE & D BUSINESS AND PERSONAL SERVICES (MINOR), F3 STORAGE GARAGE OCCUPANCIES		3.2.2.47, 3.2.2.48, 3.2.2.86, 3.2.2.82
ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		
NON-COMBUSTIBLE CONSTRUCTION		
FLOOR ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HR FIRE RESISTANCE RATING		
ROOF ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HR FIRE RESISTANCE RATING		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		
4.4. RESIDENTIAL:		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51 (5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51 (5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51 (1), 3.2.2.51 (1)(D)
MAX. ALLOWABLE BUILDING AREA - 1,500 m ² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51 (1)(D)(V)
2 HR FIREWALL (MAJORITY CONSTRUCTION)		3.1.10 (2)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.51 (1) (EXCEPT (2)(C))
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(A)
ROOF ASSEMBLIES (UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(B)(A)(C)
ROOF ASSEMBLIES (OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.13
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51 (2)(E)
4.4.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2, DEFINED TERMS-BUILDING HEIGHT
4.4.2. GRADE ELEVATION:	10.54 m (34' 6") (LOWEST AVG GRADE EAST ELEVATION: 10.09 to 10.62)	1.4.1.2, DEFINED TERMS- GRADE
4.4.3. FIFTH STOREY ELEVATION:	15.5 m	1.4.1.2, DEFINED TERMS- THIRD STOREY (2) - (N) MAX ABOVE LOWEST AVERAGE GRADE)
4.4.4. 1ST STOREY TO UPPERMOST ROOF LEVEL:	15.5 m	3.2.2.51 (1)(D) (MAXIMUM 18 m)
4.4.5. 1ST STOREY TO UPPERMOST FLOOR DECK:	18.59 m	GROUP C 3.2.2.51 (2)(C), (MAXIMUM 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION R = 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.4-3.2.4.2, 3.2.2.51 (5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1-8.1 (1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1-8.1 (2) (MAXIMUM OF 10% IF RACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE)
7. HIGH BUILDINGS:	NA	3.2.8, 3.1.15.7, 3.2.2.51 (1)(C), 3.2.4.22, 6.9.2.3 (4)
8. FIREWALL:	2 HR	3.1-8.1 (1)
9. MEZZANINES:	NA	3.2-1.1 (3) - (B)
10. MEZZANINE EXITS:	NA	4.2.3
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.2.7 (3), 3.2.8, 3.1.1.3 (3), 3.2.8.2 (2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	2 HR AS A SEPARATE BLDG UNDER 3.3.2.2, 1.5 HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	3.2.1.7, 3.3.5.6
13. SPRINKLER SYSTEM:	YES	3.2.2.16, 3.2.5 (3)
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5 (1)(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5 (1)(2)
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2004, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14 - 2013	3.2.5.8, 3.2.5.9, 3.2.5.16
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC/5524	3.2-4.1 (2)(6/4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2-4.8, 3.2-4.8
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	17.1 m	3.2.8.6 (1) (MAXIMUM 40 m)
19. NUMBER OF STREETS:		3.2-10.1

NOTES:

1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2036

RE-ISSUED FOR
DEVELOPMENT
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NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-23
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE
PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

PROJECT DATA

PROJECT DATA

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1. MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2. EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL/AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	1,663 SF	154.46 m ²	0.8%	
PARKADE	41,921 SF	3,894.60 m ²	20.8%	
SERVICE ROOMS/SHAFTS	2,078 SF	193.09 m ²	1.0%	
STORAGE	308 SF	28.36 m ²	0.1%	
	46,570 SF	4,326.48 m²	23.2%	
1ST LEVEL				
CIRCULATION	1,689 SF	154.67 m ²	1.8%	
COMMERCIAL	1,195 SF	109.83 m ²	1.4%	
PARKADE	18,646 SF	1,732.24 m ²	9.3%	
RESIDENTIAL	5,758 SF	534.05 m ²	2.9%	
SERVICE ROOMS/SHAFTS	1,562 SF	145.10 m ²	0.8%	
STORAGE	4,617 SF	424.55 m ²	2.3%	
	37,527 SF	3,486.34 m²	18.7%	
2ND LEVEL				
CIRCULATION	2,635 SF	244.83 m ²	1.3%	
RECREATION/PAVEMENT	1,899 SF	175.51 m ²	0.9%	
RESIDENTIAL	18,653 SF	1,732.92 m ²	9.3%	
SERVICE ROOMS/SHAFTS	141 SF	13.14 m ²	0.1%	
	23,319 SF	2,166.37 m²	11.6%	
3RD LEVEL				
CIRCULATION	2,607 SF	242.18 m ²	1.3%	
RESIDENTIAL	20,668 SF	1,920.11 m ²	10.3%	
SERVICE ROOMS/SHAFTS	141 SF	13.14 m ²	0.1%	
	23,416 SF	2,175.43 m²	11.6%	
4TH LEVEL				
CIRCULATION	2,598 SF	241.35 m ²	1.3%	
RESIDENTIAL	20,677 SF	1,920.91 m ²	10.3%	
SERVICE ROOMS/SHAFTS	142 SF	13.17 m ²	0.1%	
	23,416 SF	2,175.43 m²	11.6%	
5TH LEVEL				
CIRCULATION	2,598 SF	241.35 m ²	1.3%	
RESIDENTIAL	20,677 SF	1,920.91 m ²	10.3%	
SERVICE ROOMS/SHAFTS	142 SF	13.17 m ²	0.1%	
	23,416 SF	2,175.43 m²	11.6%	
6TH LEVEL				
CIRCULATION	2,598 SF	241.35 m ²	1.3%	
RESIDENTIAL	20,677 SF	1,920.91 m ²	10.3%	
SERVICE ROOMS/SHAFTS	142 SF	13.17 m ²	0.1%	
	23,416 SF	2,175.43 m²	11.6%	
AREA GRAND TOTAL	201,080 SF	18,680.90 m²	100.0%	

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	28	17.8%	
1 BED & DEN	13	22.8%	
1 BED & DEN ADAPTABLE	5	3.4%	
1 BED ADAPTABLE	12	9.3%	
2 BED	22	18.0%	
2 BED & DEN	30	20.7%	
2 BED ADAPTABLE	12	8.3%	
TOTAL UNITS: 145		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING, B) PARTY WALL: CENTER OF WALL, C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	1 BED	5	501 SF	46 m ²	2,505 SF	232.73 m ²
UNIT A2	1 BED	5	576 SF	54 m ²	2,882 SF	267.78 m ²
UNIT A3	1 BED	2	788 SF	74 m ²	1,576 SF	145.96 m ²
UNIT A4	1 BED ADAPTABLE	5	608 SF	57 m ²	3,041 SF	282.53 m ²
UNIT A4.1	1 BED ADAPTABLE	1	609 SF	57 m ²	609 SF	56.59 m ²
UNIT A5	1 BED	1	564 SF	52 m ²	564 SF	52.42 m ²
UNIT A6	1 BED	5	501 SF	46 m ²	2,505 SF	232.73 m ²
UNIT A7	1 BED	4	586 SF	55 m ²	2,345 SF	221.57 m ²
UNIT A8	1 BED	1	620 SF	58 m ²	620 SF	57.60 m ²
UNIT A9	1 BED ADAPTABLE	5	577 SF	54 m ²	2,885 SF	268.13 m ²
UNIT A9.1	1 BED ADAPTABLE	1	577 SF	54 m ²	577 SF	53.43 m ²
UNIT B1	1 BED & DEN	9	691 SF	64 m ²	6,222 SF	578.06 m ²
UNIT B1.1	1 BED & DEN	1	692 SF	64 m ²	692 SF	64.29 m ²
UNIT B2	1 BED & DEN	1	596 SF	55 m ²	596 SF	55.19 m ²
UNIT B3	1 BED & DEN	5	893 SF	84 m ²	4,464 SF	413.80 m ²
UNIT B4	1 BED & DEN	10	736 SF	69 m ²	7,361 SF	683.90 m ²
UNIT B5	1 BED & DEN	4	699 SF	65 m ²	2,797 SF	259.87 m ²
UNIT B6	1 BED & DEN	3	604 SF	56 m ²	1,812 SF	168.31 m ²
UNIT B7	1 BED & DEN ADAPTABLE	5	691 SF	64 m ²	3,454 SF	320.90 m ²
UNIT C1	2 BED	5	822 SF	76 m ²	4,111 SF	381.94 m ²
UNIT D1.1	2 BED	1	806 SF	75 m ²	806 SF	76.78 m ²
UNIT D2	2 BED ADAPTABLE	10	803 SF	75 m ²	8,032 SF	745.72 m ²
UNIT D2.1	2 BED ADAPTABLE	1	784 SF	73 m ²	784 SF	72.85 m ²
UNIT D2.2	2 BED ADAPTABLE	1	786 SF	74 m ²	786 SF	74.29 m ²
UNIT D3	2 BED	10	863 SF	80 m ²	8,632 SF	801.89 m ²
UNIT D4	2 BED	5	783 SF	73 m ²	3,914 SF	361.07 m ²
UNIT D5	2 BED	5	675 SF	63 m ²	3,375 SF	311.59 m ²
UNIT D5.1	2 BED	1	678 SF	63 m ²	678 SF	62.92 m ²
UNIT E1	2 BED & DEN	5	855 SF	81 m ²	4,275 SF	394.30 m ²
UNIT E2	2 BED & DEN	5	955 SF	89 m ²	4,775 SF	443.75 m ²
UNIT E3	2 BED & DEN	10	913 SF	85 m ²	9,135 SF	846.81 m ²
UNIT E4	2 BED & DEN	5	967 SF	90 m ²	4,837 SF	449.40 m ²
UNIT E5	2 BED & DEN	1	919 SF	85 m ²	919 SF	85.93 m ²
UNIT TOTALS		145			106,928 SF	993.92 m²



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L5

PROJECT # 22-141.1
CITY FILE #

PROJECT DATA

SCALE

SD1.11

PROJECT DATA

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA (BLDG A)			
VEHICLE PARKING STALL DATA	UNITS / AREA / STALLS	REQUIRED / PERMITTED FACTOR	REQUIRED / PERMITTED STALLS
TENANTS:			134 STALLS
SMALL CAR	134 STALLS	60% MAX OF TOTAL STALLS	MAX: 0.60(134) = 80 STALLS
ACCESSIBLE	134 STALLS	5% MIN OF TOTAL STALLS	MIN: 0.05(134) = 6.7 = 7 STALLS
ELECTRIC VEHICLE CHARGING	134 STALLS	100% OF TOTAL STALLS TO BE PRE-DUCTED*	MIN: 0.10(134) = 13.4 = 13 STALLS INSTALLED 121 STALLS PRE-DUCTED
VISITORS:			22 STALLS
SMALL CAR	22 STALLS	60% MAX OF TOTAL STALLS	MAX: 0.60(22) = 13.2 = 13 STALLS
ACCESSIBLE	22 STALLS	5% MIN OF TOTAL STALLS	MIN: 0.05(22) = 1.1 = 1 STALL
ELECTRIC VEHICLE CHARGING	22 STALLS	100% OF TOTAL STALLS TO BE PRE-DUCTED*	22 STALLS PRE-DUCTED
COMMERCIAL:			
L1 RETAIL AREA	8,220 SQ. FT.	3.0 SPACES PER 90 SQ. M. (1,000.07 SQ. FT.)	3,220 / 1,000.07 = 3.22 = 3 STALLS
ELECTRIC VEHICLE CHARGING	9 STALLS	100% OF TOTAL STALLS TO BE PRE-DUCTED*	MIN: 0.10(9) = 0.9 = 1 STALL 8 STALLS PRE-DUCTED
TOTAL COMMERCIAL STALLS:			9 STALLS
SPECIALTY PARKING STALLS:			
LOADING	145 UNITS	1 (L x W x H: 3m x 3m x 3.6m)	1
GARBAGE LOADING		1 (L x W x H: 15m x 6m x 4.5m)	1
TOTAL SPECIALTY STALLS:			2 STALLS
TOTAL VEHICLE STALLS:			166 STALLS
BICYCLE STALL DATA			
RESIDENTIAL:			
RESIDENT (UNIT) (CLASS 1)	145 UNITS	0.5	0.5(145) = 72.5 = 73 STALLS
VERTICAL STALLS	N/A	60% OF TOTAL REQUIRED	0.4(73 STALLS) = 29.2 = 29 STALLS
VISITOR (CLASS 2)	N/A	6 SPACES PER BUILDING	6
TOTAL RESIDENTIAL STALLS:			79 STALLS
COMMERCIAL:			
L1 RETAIL AREA	8,229.34 SQ. FT.	1.0 SPACE PER 500 SQ. M. (5,381.96 SQ. FT.) OR 1 SPACE PER 10,000 SQ. FT.	3,229.34 / 5,381.96 = 0.6 = 1 STALL
TOTAL COMMERCIAL STALLS:			1 STALL
TOTAL BIKE STALLS:			80 STALLS
STORAGE STALL DATA			
RESIDENT:			
RESIDENT	145 UNITS	1 LOCKER PER UNIT	145 LOCKERS
TOTAL STORAGE STALLS:			145 LOCKERS

NOTES: ELECTRIC VEHICLE CHARGERS TO BE PROVIDED ON AN AS NEEDED BASIS.

1.5.2 OFF-STREET VEHICLE PARKING DATA-SUMMARY			
PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF TOTAL
COMMERCIAL:			
ACCESSIBLE	1	10.0%	1%
SMALL CAR	9	30.0%	2%
STANDARD	8	60.0%	4%
COMMERCIAL: 10		100.0%	6%
LOADING:			
GARBAGE LOADING	1	50.0%	1%
GENERAL LOADING/GARBAGE STAGING	1	50.0%	1%
LOADING: 2		100.0%	1%
TENANT:			
ACCESSIBLE	7	5.3%	4%
SMALL CAR	1	0.8%	1%
STANDARD	13	23.7%	19%
TENANT: 131		100.0%	79%
VISITOR:			
ACCESSIBLE	1	4.5%	1%
SMALL CAR	9	40.9%	5%
STANDARD	12	54.5%	7%
VISITOR: 22		100.0%	13%
TOTAL PARKING STALLS: 166			100%

1.5.3 BIKE PARKING STALL DATA-SUMMARY			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
COMMERCIAL:			
GARBAGE ADJUNCT BIKE STALL	2	2.2%	
COMMERCIAL: 2		2.2%	
TENANT:			
HORIZONTAL BIKE STALL	57	75.3%	
VERTICAL MOUNT BIKE STALL	34	15.7%	
TENANT: 81		91.0%	
VISITOR:			
GARBAGE ADJUNCT BIKE STALL	6	6.7%	
VISITOR: 6		6.7%	
TOTAL BIKE PARKING STALLS: 89		100.0%	

1.5.4 STORAGE STALL DATA-SUMMARY			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
IN UNIT:			
MIN 200 CU. FT. STORAGE VOLUME	88	42.6%	
TENANT:			
STORAGE ADJUNCT UNIT STALLS	58	51.4%	
TOTAL STORAGE STALLS: 146		100.0%	



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE
PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

PROJECT DATA

SCALE

SD1.12

FSR DATA AND PLANS

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

1. ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.

1.6.2 FSR CALCULATION

GROSS FLOOR AREA (GFA) SF : NET SITE AREA SF : FSR
128,374 SF : 57,366 SF : 2.26

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	219 SF	20.34 m ²	0.2%	
2ND LEVEL	141 SF	13.14 m ²	0.1%	
3RD LEVEL	141 SF	13.14 m ²	0.1%	
4TH LEVEL	142 SF	13.17 m ²	0.1%	
5TH LEVEL	142 SF	13.17 m ²	0.1%	
6TH LEVEL	142 SF	13.17 m ²	0.1%	
RESIDENTIAL	927 SF	86.11 m²	0.7%	
1ST LEVEL	5,640 SF	523.99 m ²	4.4%	
2ND LEVEL	18,653 SF	1732.91 m ²	14.4%	
3RD LEVEL	20,668 SF	1920.11 m ²	16.0%	
4TH LEVEL	20,677 SF	1920.81 m ²	16.0%	
5TH LEVEL	20,677 SF	1920.81 m ²	16.0%	
6TH LEVEL	20,677 SF	1920.81 m ²	16.0%	
INDOOR AMENITY	106,991 SF	9899.76 m²	82.7%	
1ST LEVEL	1,889 SF	175.51 m ²	1.5%	
COMMERCIAL	1,889 SF	175.51 m²	1.5%	
1ST LEVEL	3,195 SF	296.83 m ²	2.5%	
CIRCULATION	3,195 SF	296.83 m²	2.5%	
1ST LEVEL	1,317 SF	122.98 m ²	1.0%	
2ND LEVEL	2,635 SF	244.81 m ²	2.0%	
3RD LEVEL	2,607 SF	242.18 m ²	2.0%	
4TH LEVEL	2,598 SF	241.35 m ²	2.0%	
5TH LEVEL	2,598 SF	241.35 m ²	2.0%	
6TH LEVEL	2,598 SF	241.35 m ²	2.0%	
ALL A GRAND TOTAL	128,374 SF	12009.28 m²	100.0%	



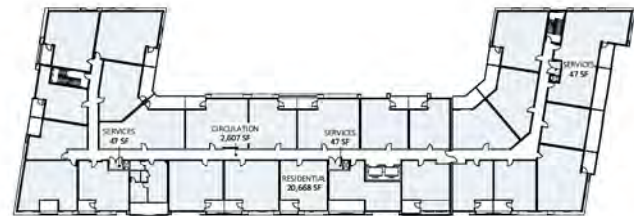
1ST LEVEL

1/32" = 1'-0"



2ND LEVEL

1/32" = 1'-0"



3RD-6TH LEVEL

1/32" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

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GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

FSR DATA & PLANS

SCALE 1/32" = 1'-0"



SD1.13

DESIGN RATIONALE

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS COMPRISED OF ONE SIX-STORY MULTI-FAMILY BUILDING, WITH A SMALL RETAIL COMPONENT ALONG GLOVER ROAD, AND 3 FULL LEVEL OF UNDERGROUND PARKING AND ADDITIONAL PARKING ON LEVEL 1, ORIENTED TOWARDS THE REAR YARD.

THE PROPERTY ACCOUNTS FOR A 3M ROAD DEDICATION, AND A 2M SRW ALONG GLOVER ROAD, A 0.75M PORTION OF SIDEWALK BEING PROVIDED ON-SITE ALONG EASTLEIGH CRESCENT, AND A 5M CORNER TRUNCATION AT THE INTERSECTION OF THE 2 STREETS. SETBACKS PROVIDED ARE GENEROUS, WITH 4M ALONG THE STREET-FACING EDGES OF THE PROPERTY, AND 3M IN THE REAR YARD.

THE PROJECT FEATURES 145 RESIDENTIAL UNITS, 3 CRUS, AND SUFFICIENT PARKING TO SUPPORT RESIDENTS AND VISITORS AMONG THESE TWO USES.

MASSING, FORM & CHARACTER

THE DESIGN OF THIS DEVELOPMENT IS INTENDED TO REFLECT A MODERN AND CONTEMPORARY EXPRESSION, ANTICIPATING THE FUTURE OF LANGLEY CITY'S DOWNTOWN TRANSIT-ORIENTED CORE.

THE SITING OF THE BUILDING IS RATIONALIZED TO SCALE WITH THE ORGANIZATION OF THE STREET NETWORK AND NEIGHBOURING PROPERTIES AND DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS TO INCREASE LIVABILITY.

THE STREET-ORIENTED BUILDING IS SCALED TO BE PEDESTRIAN FRIENDLY. LEVELS 1 TO 2 FEATURE A TOWNHOUSE STYLE AESTHETIC, WITH A STRONG TWO-STORY EXPRESSION, WALK-UP PATIOS, AND LARGE TREES AT GROUND LEVEL. THE MAIN ENTRY IS INVITING YET GRAND, WITH A TWO-STORY LANGUAGE AND DISTINCTIVE MASSING. BY EMPHASIZING THE HUMAN SCALE, THE DESIGN CREATES A SAFE AND SECURE ENVIRONMENT MAKING IT A DESIRABLE LOCATION TO LIVE, WORK, AND PLAY.

LEVELS 2-5 ARE DIVIDED AND ORGANIZED TO FEEL LIKE SMALLER HOMES, WHILE ALSO REFERENCING THE SCALE OF THE INDUSTRIAL HISTORIC CONTEXT OF THE NEIGHBOURHOOD. CORRUGATED METAL ACCENTS ON THESE LEVELS CREATE A RECTANGULAR, ORGANIZED MASSING THAT FOCUS ATTENTION TOWARDS THEM, ALL THE WHILE AIDING IN THE PERCEPTION OF A REDUCED SCALE TO THE DEVELOPMENT.

PROJECTING FRAMES AT KEY LOCATIONS OF THE BUILDING USE ACCENT COLOURS TO DIFFERENTIATE PEDESTRIAN AND VEHICULAR ACCESS POINTS, AND DISTINGUISH EACH BUILDING FROM ONE ANOTHER WITHIN THE OVERALL FUTURE DEVELOPMENT.

MATERIALS PROPOSED CONSIST OF GREY SMOOTH FIBER CEMENT PANELS IN A VARIETY OF COOL AND WARM TONES AND HUES, CORRUGATED METAL ACCENTS, ALONG WITH SIMULATED WOOD PANELS AND TEXTURED TONES ALONG THE GROUND PLANE. LIMITED BRICK IS USED AT THE CRUS, FOR BOTH VISUAL INTEREST AND SEPARATION FORM THE REST OF THE BUILDING, AS WELL AS LONGEVITY.

ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

- A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS TRANSIT. DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
- THE USE OF WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE VENTILATION SUPPLIED THROUGH OPERABLE WINDOWS.
- PROVISION OF EV PARKING STALLS...

CRIME PREVENTION

THE FOUR KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY AND MAINTENANCE & MANAGEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES. PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARADE IS WELL LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS OPEN DIRECTLY ONTO THE STREET BUT ARE ENSCONCED BY TIERED PLANTERS TO ESTABLISH A BUFFER ZONE BETWEEN COMMON AND PRIVATE SPACES.



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GATEWAY VILLAGE PHASE 1

20001 1 OCEAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

DESIGN RATIONALE

SCALE

SD1.20



VIEW ALONG EASTLEIGH CRESCENT



MAIN ENTRANCE



AMENITY ON LEVEL 2 PODIUM



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**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

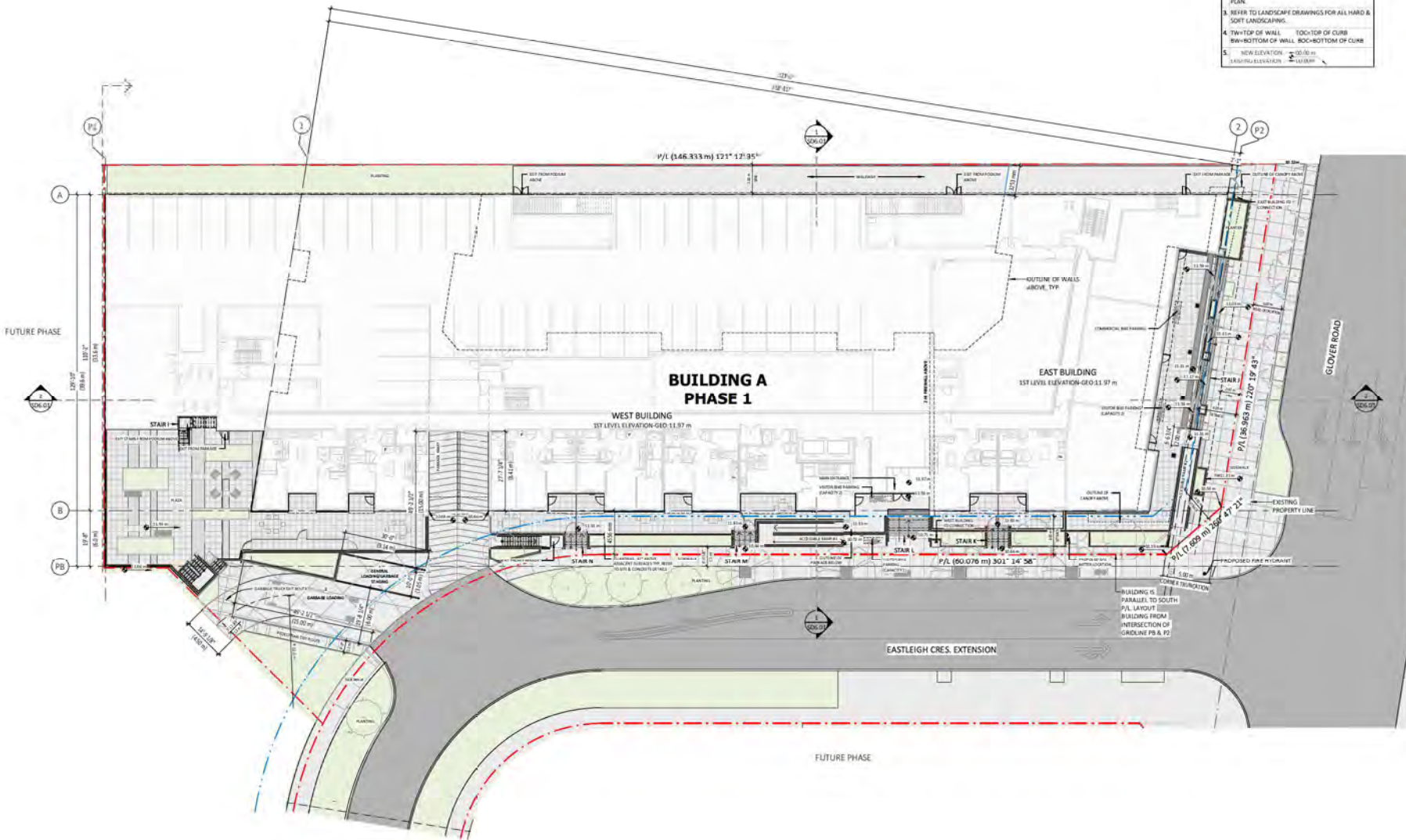
PROJECT # 22-141.1
CITY FILE #

RENDERINGS

SCALE 1/2" = 1'-0"

SD1.21

SITE PLAN 1/16" = 1'-0"



- ### 1.9.0 GENERAL SITE NOTES
1. REFER TO SITE CODE PLAN FOR MORE INFORMATION.
 2. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
 3. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
 4. TW-TOP OF WALL TOC-TOP OF CURB SW-BOTTOM OF WALL, RO-BOTTOM OF CURB
 5. NEW ELEVATION - 100.00 M ORIGINAL ELEVATION - 100.00 M

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GATEWAY VILLAGE PHASE 1

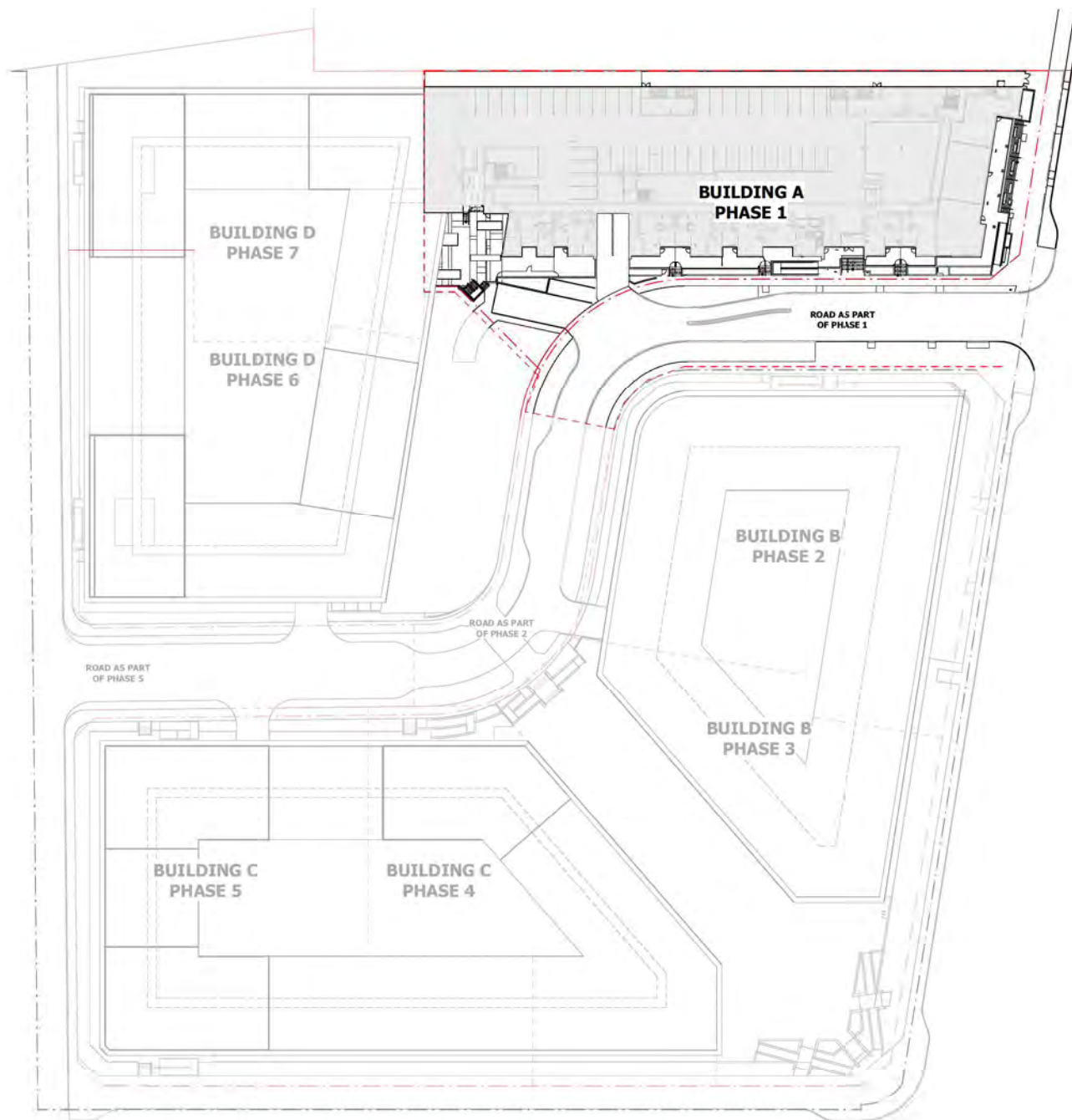
20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-14.1
CITY FILE #

SITE PLAN

SCALE 1/16" = 1'-0"

SD2.01



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5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

PHASING PLAN

PHASING PLAN

1/32" = 1'-0"

SCALE 1/32" = 1'-0"



SD2.02



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

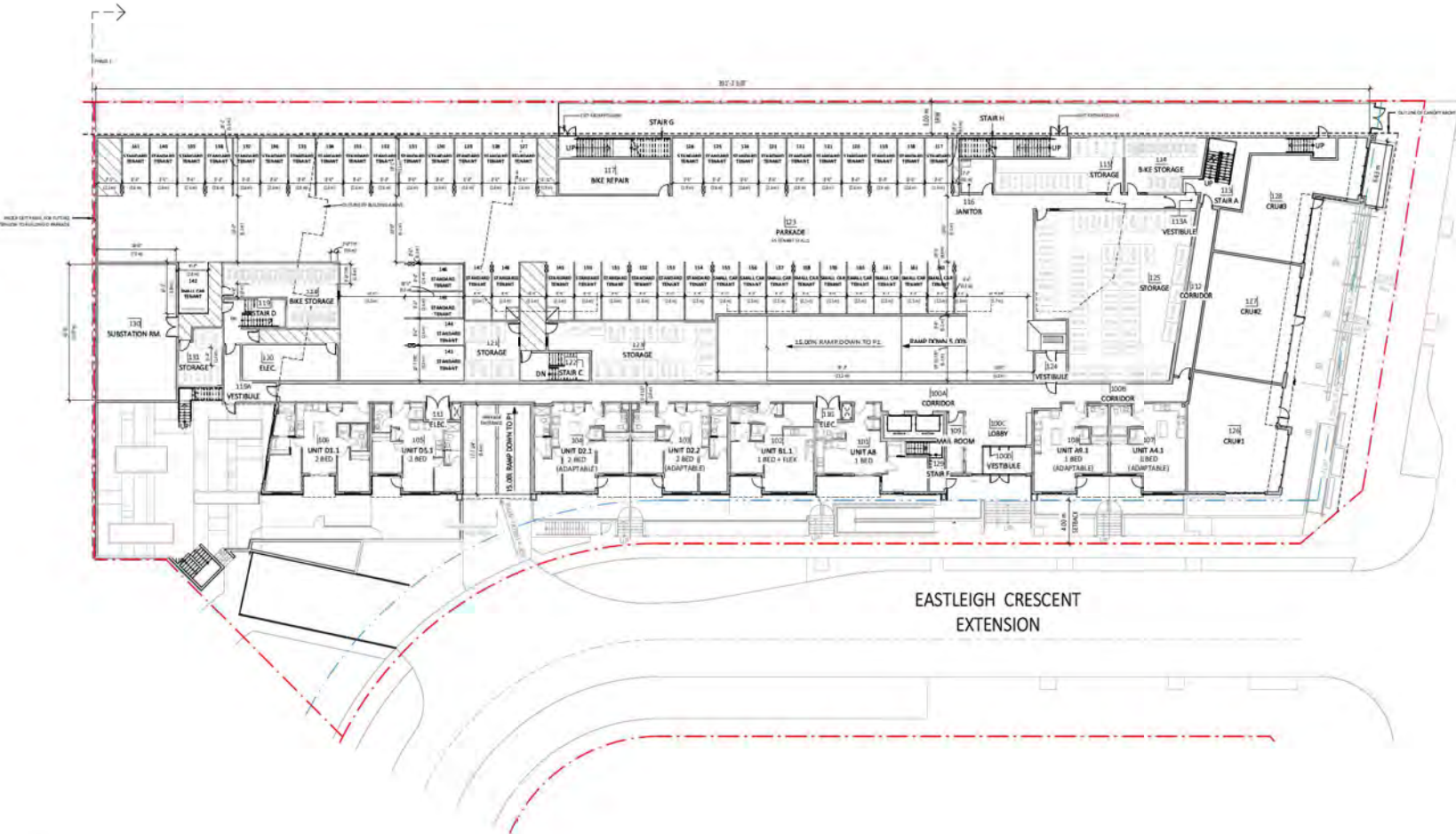
NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

1ST LEVEL PLAN



1ST LEVEL

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

SCALE 1/16" = 1'-0"



SD2.10



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3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

P1 LEVEL PLAN

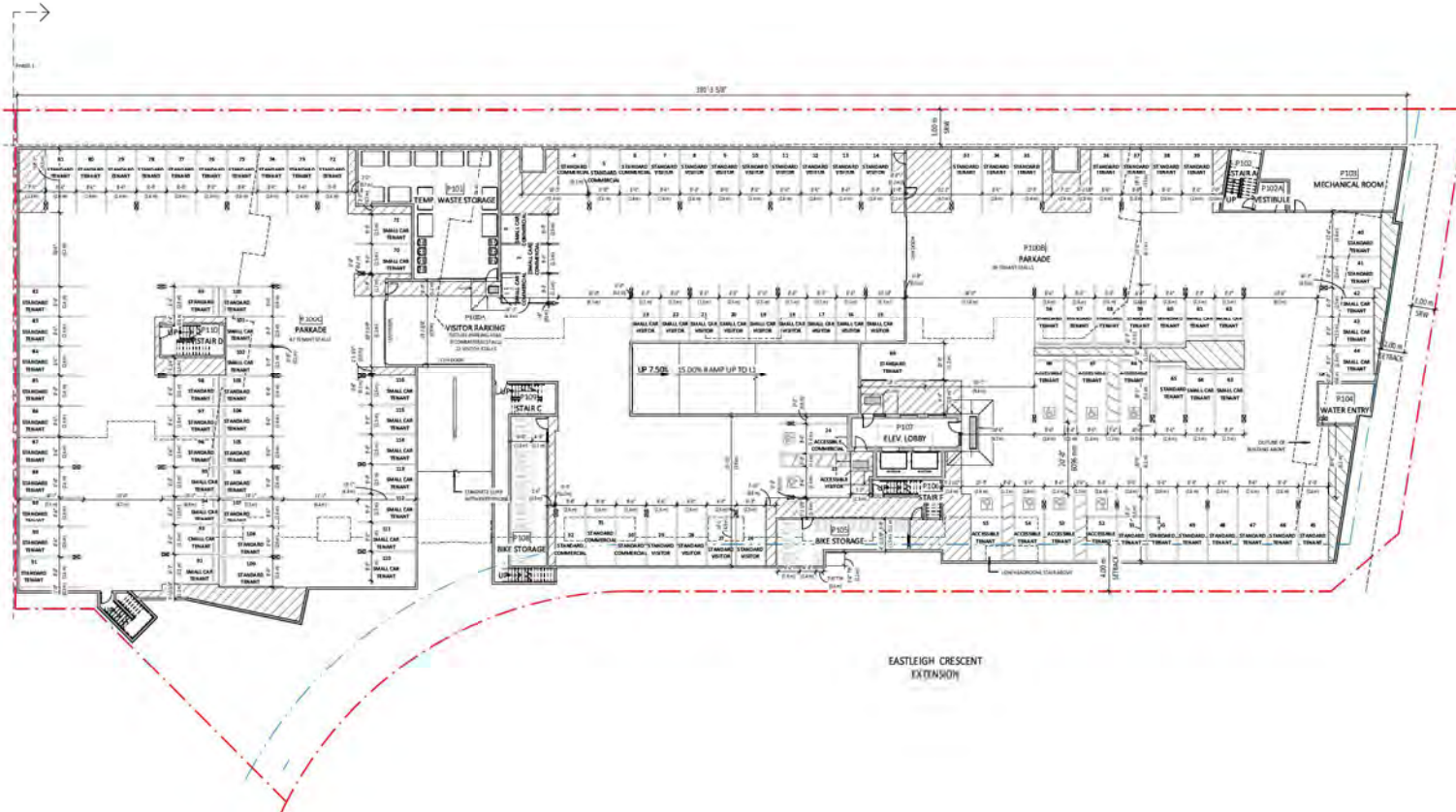
SCALE 1/16" = 1'-0"



SD.2.11

P1 LEVEL

1/16" = 1'-0"





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4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR REZONING	24-09-03
6	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
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PROJECT # 22-141.1
CITY FILE #

2ND LEVEL PLAN

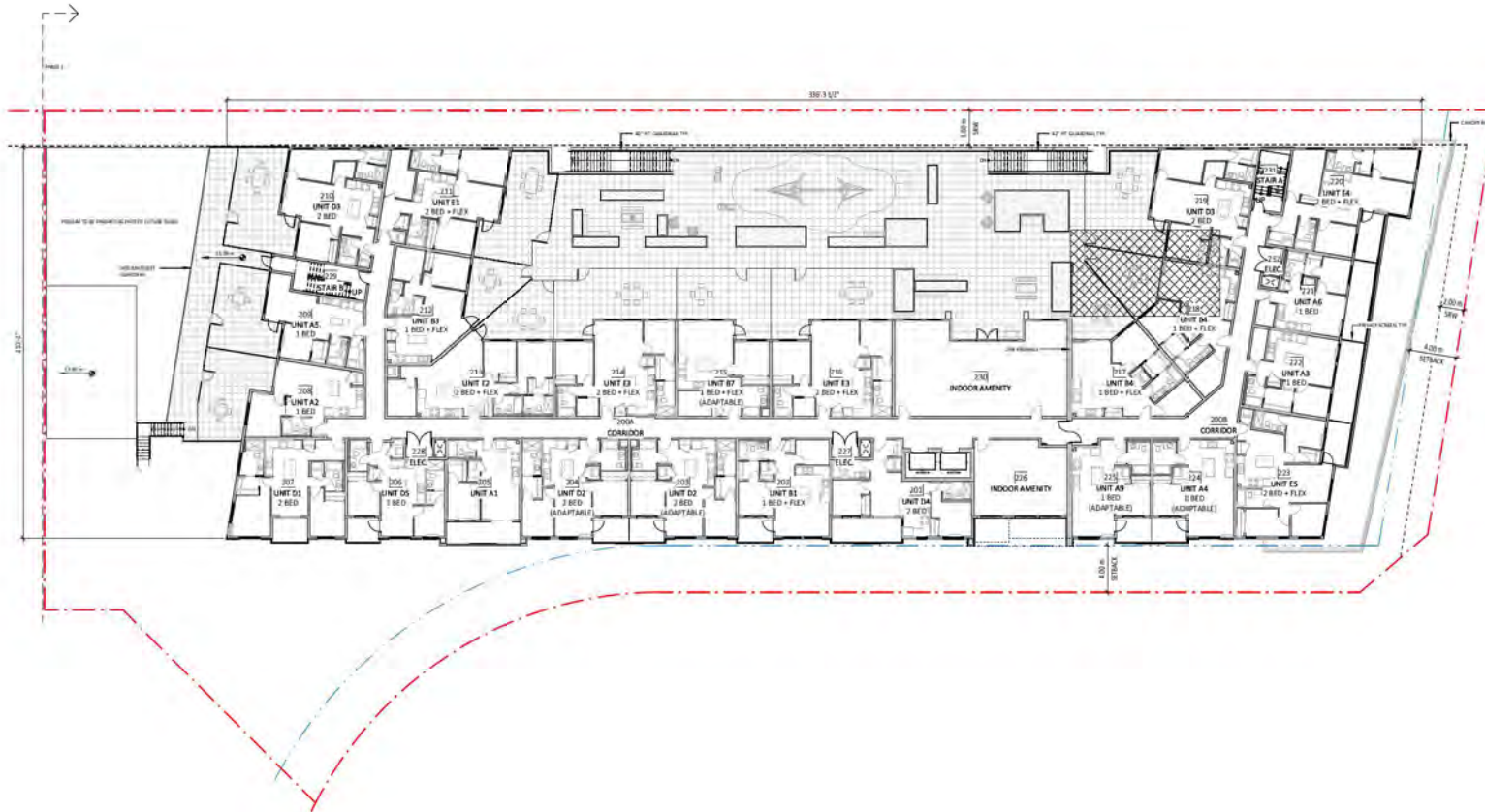
SCALE 1/16" = 1'-0"



SD2.12

2ND LEVEL

1/16" = 1'-0"





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**GATEWAY VILLAGE
PHASE 1**

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B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

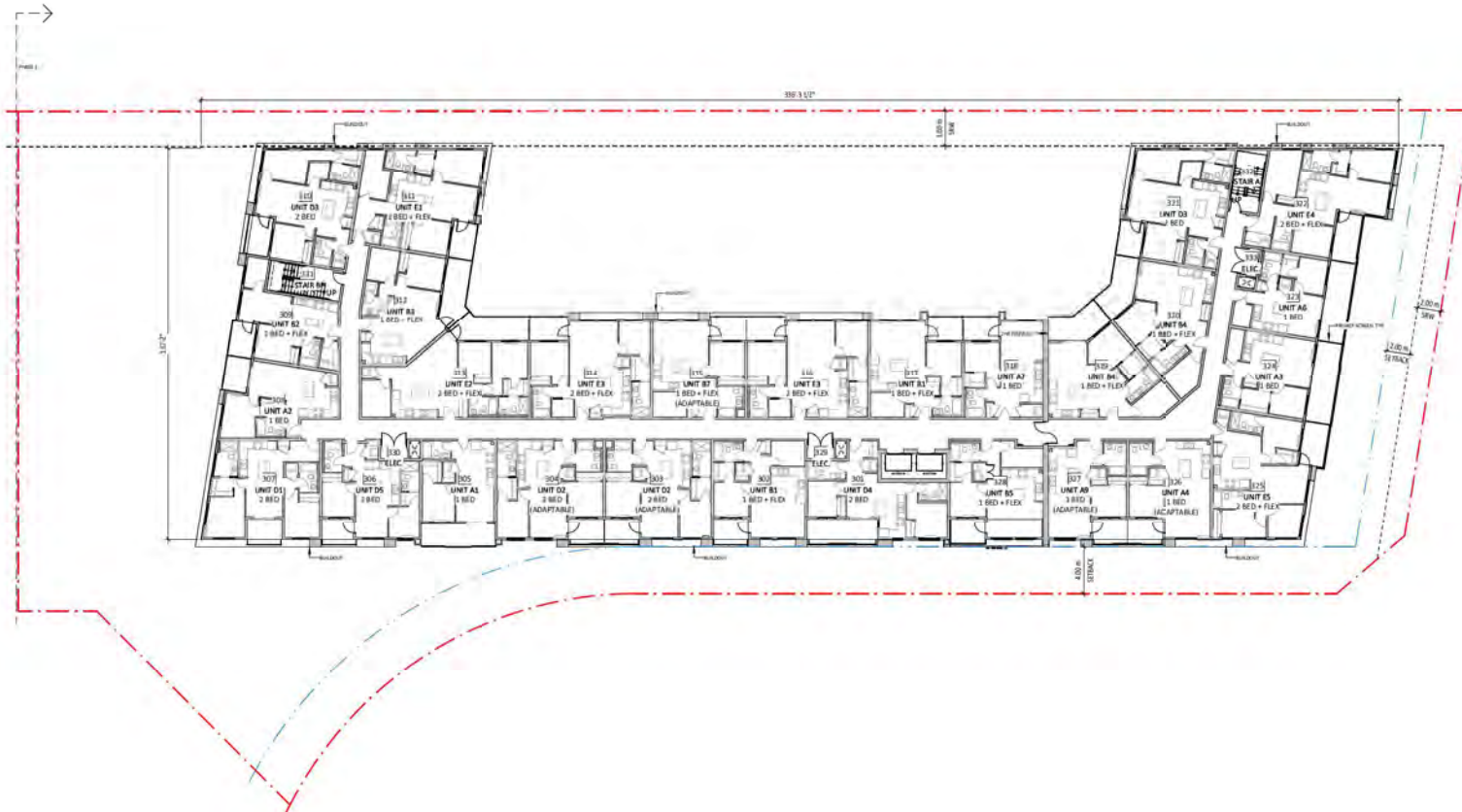
**3RD-5TH LEVEL
PLAN**



SCALE 1/16" = 1'-0"

SD2.13

3RD-5TH LEVEL
1/16" = 1'-0"





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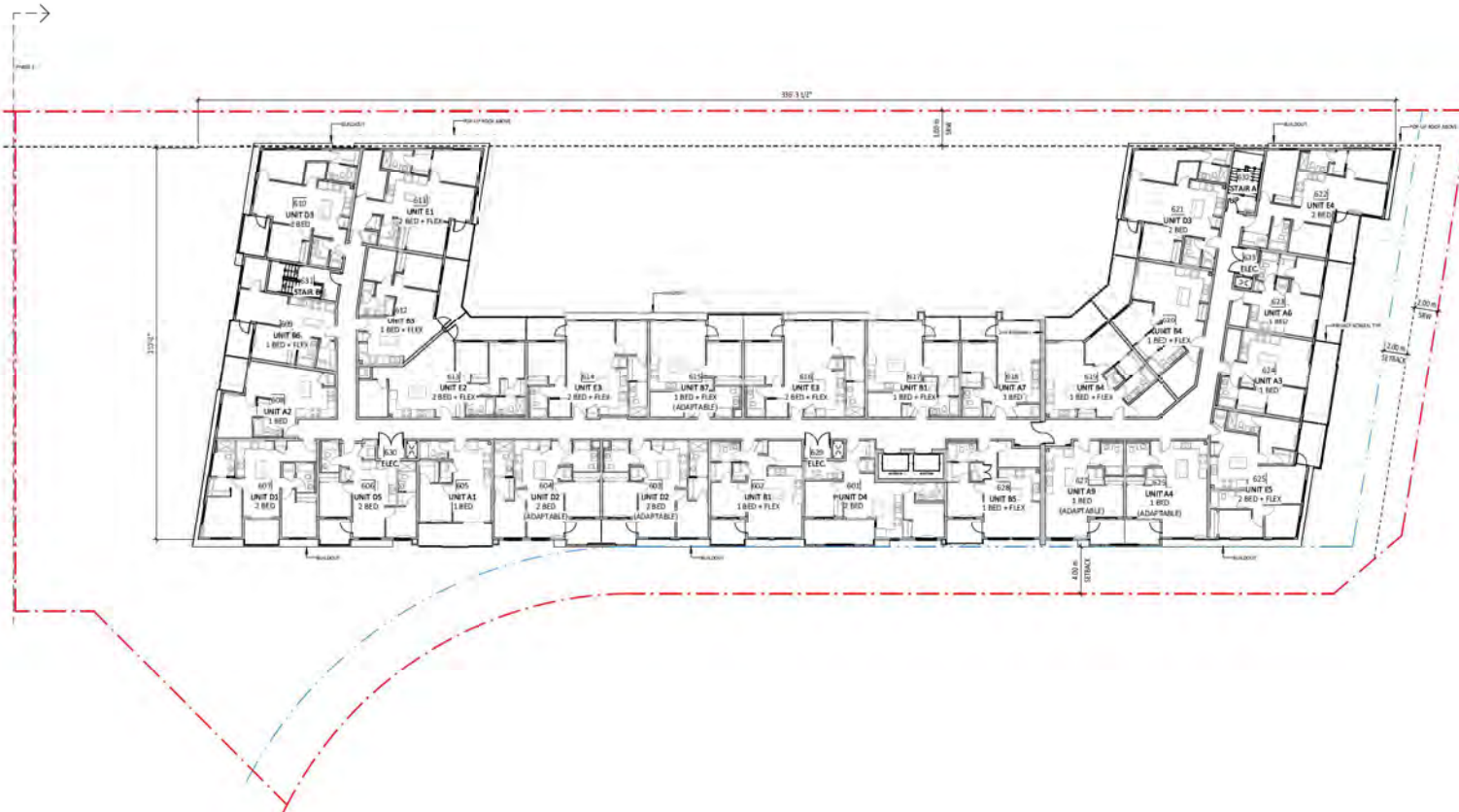
**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

6TH LEVEL PLAN

6TH LEVEL
1/16" = 1'-0"



SCALE 1/16" = 1'-0"



SD2.14



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**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

ROOF LEVEL PLAN



MECHANICAL EQUIPMENT SCREEN
1/4" = 1'-0"

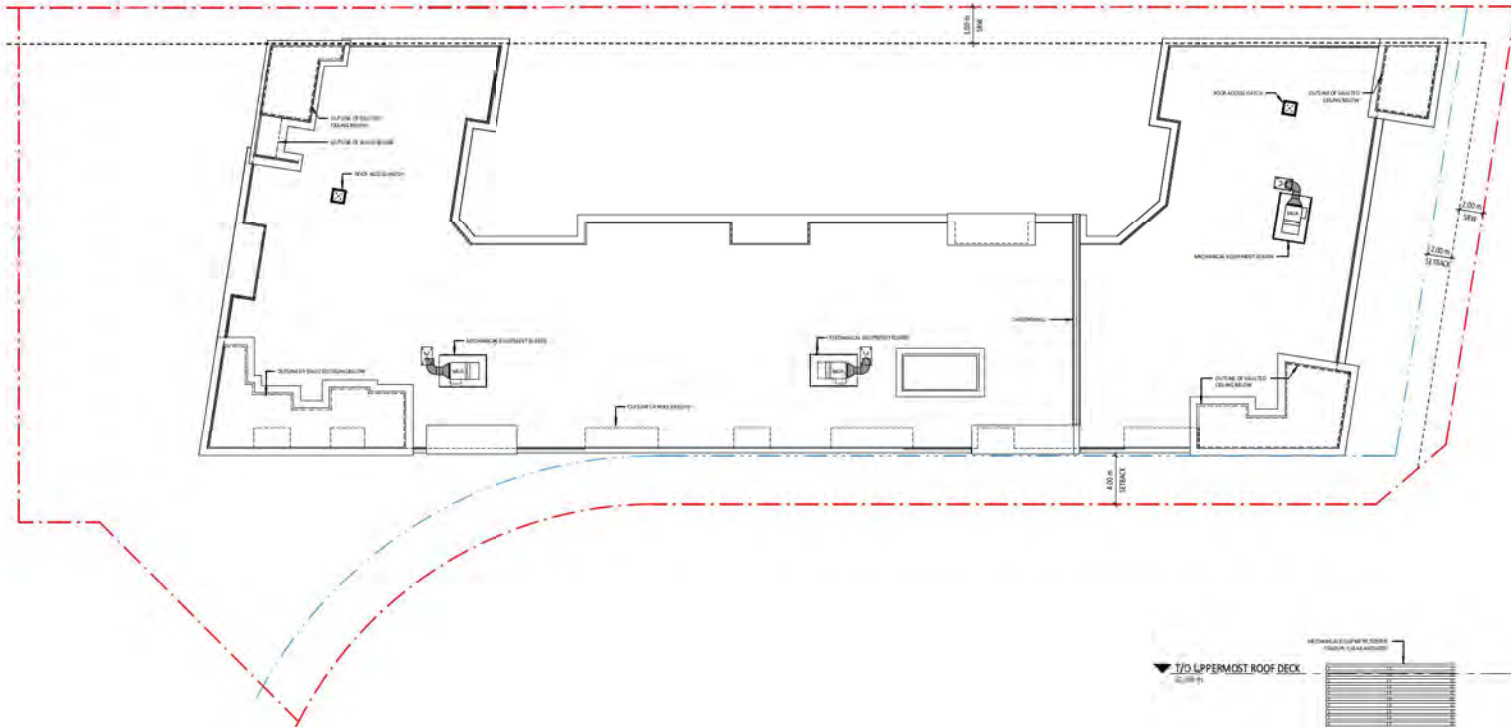
SCALE As Indicated



SD2.15

ROOF LEVEL

1/4" = 1'-0"





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GATEWAY VILLAGE
PHASE 1

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CITY FILE #

BUILDING
ELEVATIONS

SCALE 1/16" = 1'-0"

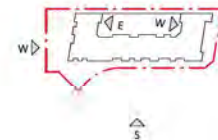
SD3.01



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



WEST ELEVATION
1/16" = 1'-0"





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GATEWAY VILLAGE
PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
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BUILDING
ELEVATIONS

SCALE 1/16" = 1'-0"

SD3.02



NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



EAST (PODIUM)

1/16" = 1'-0"

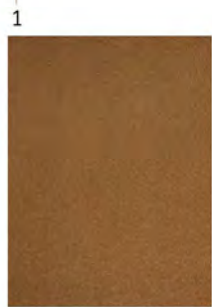


WEST (PODIUM)

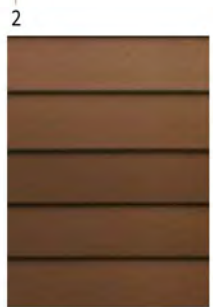
1/16" = 1'-0"



MATERIAL BOARD



CEMENT BOARD METALLIC FINISH PANEL SIDING
COLOUR: BURNT AMBER



CEMENT BOARD METALLIC FINISH PANEL LAP SIDING
COLOUR: BURNT AMBER



BRICK STACK BOND
COLOUR: DARK BROWN



CEMENT BOARD PANEL SIDING
COLOUR: WHITE



CEMENT BOARD PANEL SIDING
COLOUR: LIGHT GRAY



CEMENT BOARD PANEL SIDING
COLOUR: MEDIUM GRAY



CEMENT BOARD PANEL SIDING
COLOUR: BLUE GRAY



CEMENT BOARD PANEL SIDING
COLOUR: DARK GRAY



CEMENT BOARD PANEL SIDING
COLOUR: BLACK



CONCRETE WALL
COLOUR: CLEAR SEALER

6.0.0 MATERIAL LEGEND

- 1 CEMENT BOARD METALLIC FINISH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: BURNT AMBER
- 2 CEMENT BOARD METALLIC FINISH PANEL LAP SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: BURNT AMBER
- 3 BRICK, TEXTURE: "SMOOTH",
BOND PATTERN: "STACK BOND", MORTAR JOINT TYPE: "CONCAVE"
- COLOUR: "DARK BROWN", MORTAR COLOUR: "DARK GRAY"
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: WHITE
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: LIGHT GRAY
- 6 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: MEDIUM GRAY
- 7 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: BLUE GRAY
- 8 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: DARK GRAY
- 9 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- COLOUR: BLACK
- 10 CONCRETE WALL:
- COLOUR: "CLEAR SEALER"
- 11 CORRUGATED METAL (HORIZONTAL) PROFILE: "7/8" CORRUGATED 2 5/8" SPACE:
- COLOUR: "GALVANIZED"
- 12 CEMENT BOARD FASOA BOARD, TEXTURE: "SMOOTH":
- COLOUR: DARK GRAY
- 13 CORRUGATED METAL PATIO PRIVACY SCREEN:
- COLOUR: "BLACK, POWDER COATED"
- 14 ALUMINUM GLAZED SYSTEM:
- COLOUR: "BLACK ANODIZED", C/W GRAY SPANDREL PANEL
- 15 VINYL WINDOW:
- COLOUR: "BLACK EXT. / WHITE INT."
- 16 ALUMINUM GLASS BALCONY RAILING:
- COLOUR: "CLEAR ANODIZED"
- 17 ALUMINUM GLASS GUARDRAILING:
- COLOUR: "BLACK, POWDER COATED"
- 18 ALUMINUM GUARDRAILING:
- COLOUR: "BLACK, POWDER COATED"
- 19 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: "GRAY, POWDER COATED"
- 20 METAL FLASHING:
- COLOUR: "GRAY"
- 21 VINYL BALCONY DOOR:
- COLOUR: "BLACK EXT. / WHITE INT."
- 22 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "BLUE GRAY"
- 23 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 24 ALUMINUM GUTTER & RAIL:
- COLOUR: "GRAY"
- 25 EXHAUST VENT CAP (SINGLE & DOUBLE):
- COLOUR: MATCH SURROUNDING CLADDING

NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.



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GATEWAY VILLAGE
PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

MATERIAL BOARD

SCALE 1/16" = 1'-0"

STREETSCAPES



EASTLEIGH CRESCENT STREETSCAPE

1/16" = 1'-0"



GLOVER ROAD STREETSCAPE

1/16" = 1'-0"



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NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-05
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

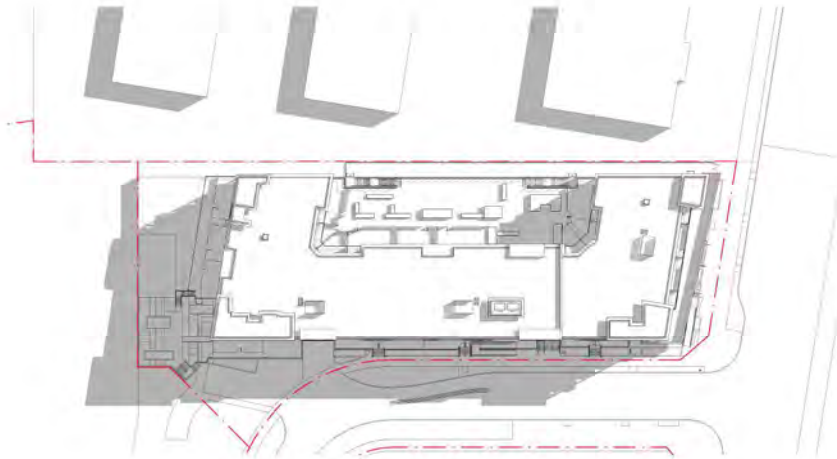
PROJECT # 22-141.1
CITY FILE #

STREETSCAPES

SCALE 1/16" = 1'-0"

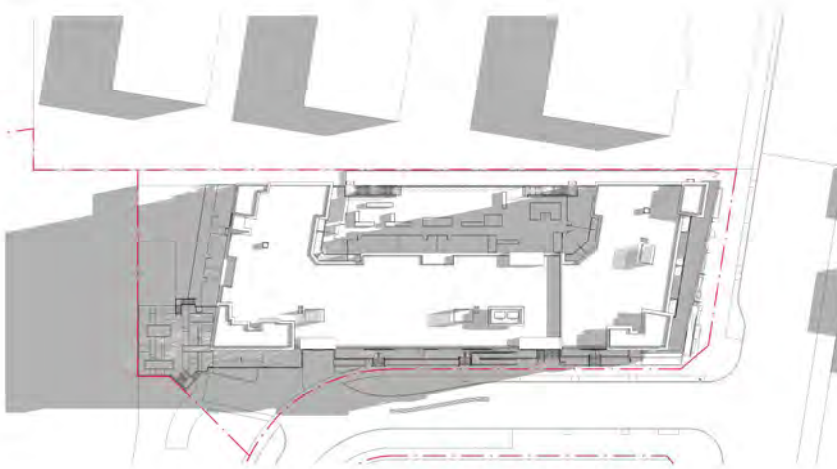
SD5.01

SHADOW STUDY



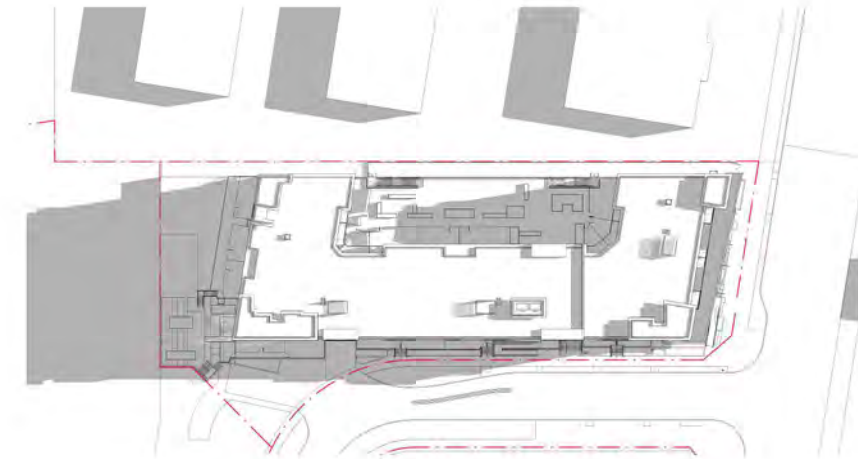
JUNE 21 - 9AM

1" = 40'-0"



MARCH 21 - 9AM

1" = 40'-0"



SEPTEMBER 21 - 9AM

1" = 40'-0"



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GATEWAY VILLAGE
PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
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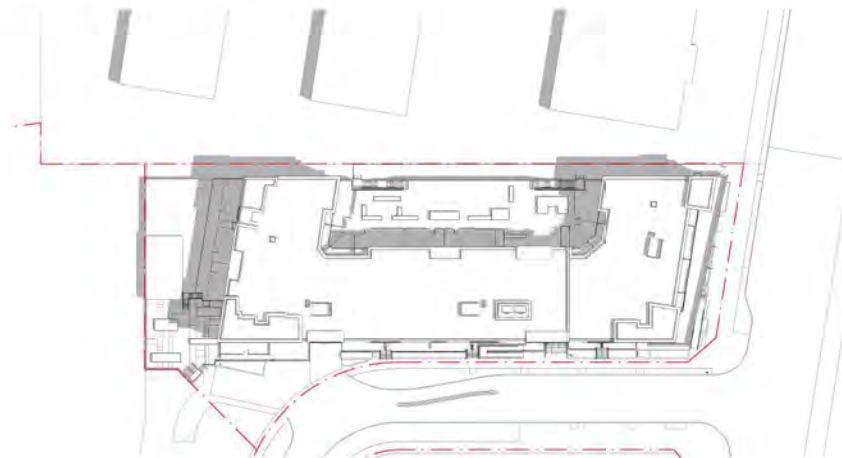
SHADOW STUDY

SCALE 1" = 40'-0"



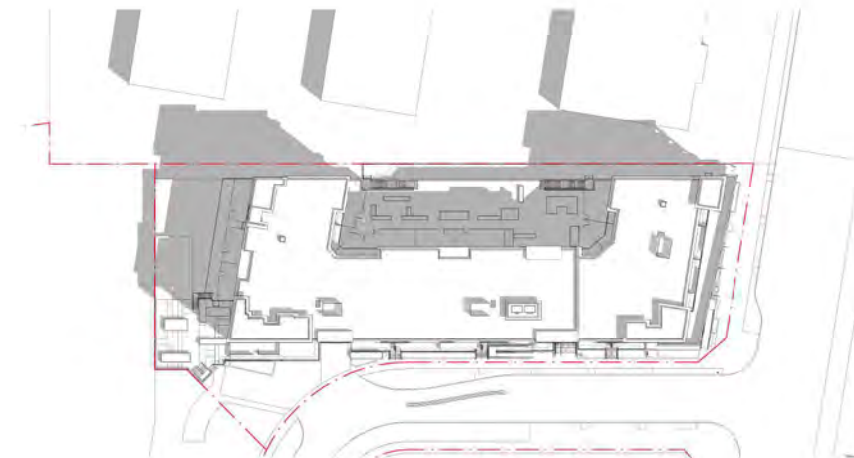
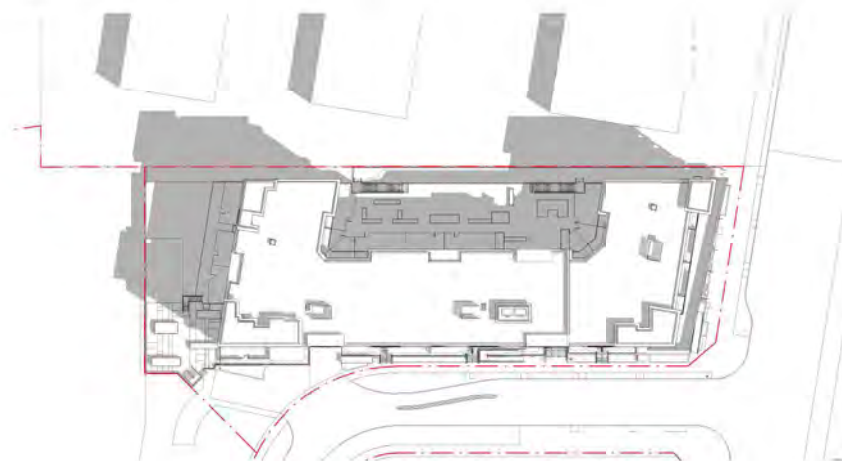
SD5.10

SHADOW STUDY



JUNE 21 - 12PM

1" = 40'-0"



SEPTEMBER 21 - 12PM

1" = 40'-0"

MARCH 21 - 12PM

1" = 40'-0"



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**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
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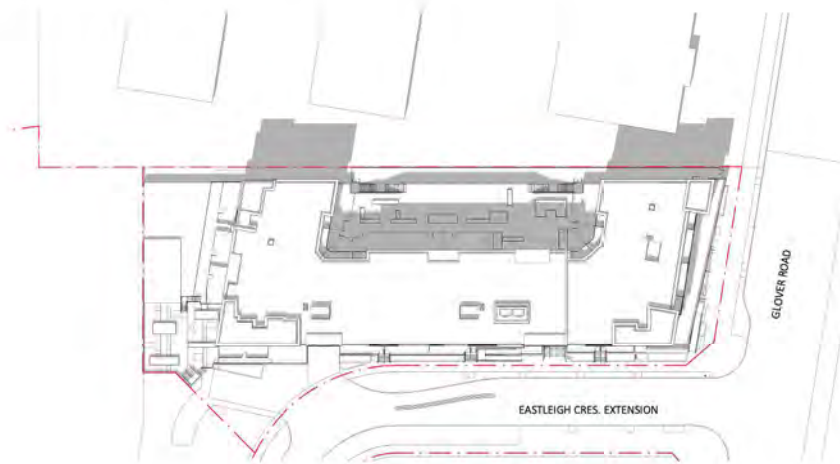
SHADOW STUDY

SCALE 1" = 40'-0"



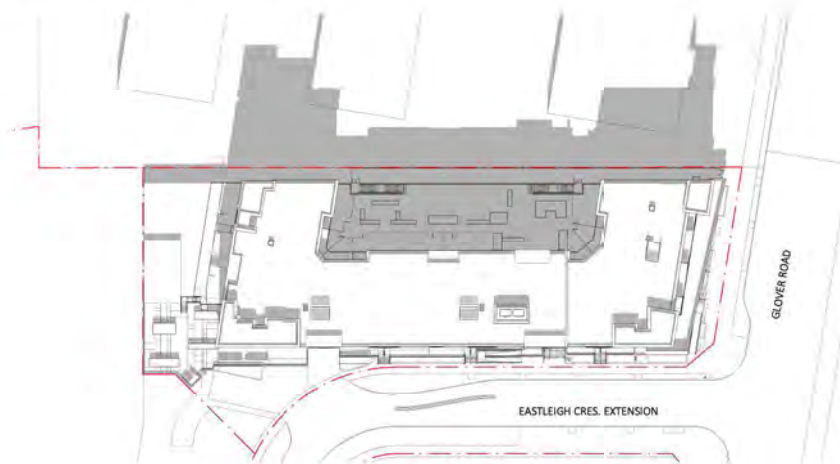
SD5.11

SHADOW STUDY



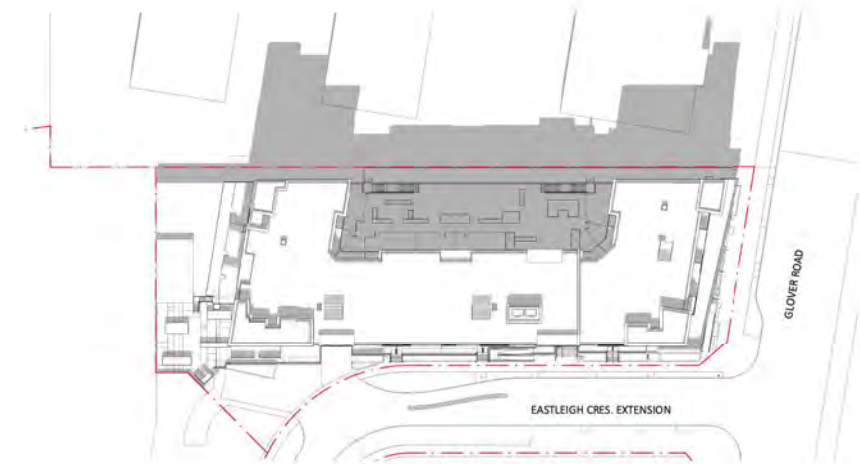
JUNE 21 - 3PM

1" = 40'-0"



MARCH 21 - 3PM

1" = 40'-0"



SEPTEMBER 21 - 3PM

1" = 40'-0"



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**GATEWAY VILLAGE
PHASE 1**

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

SHADOW STUDY

SCALE 1" = 40'-0"

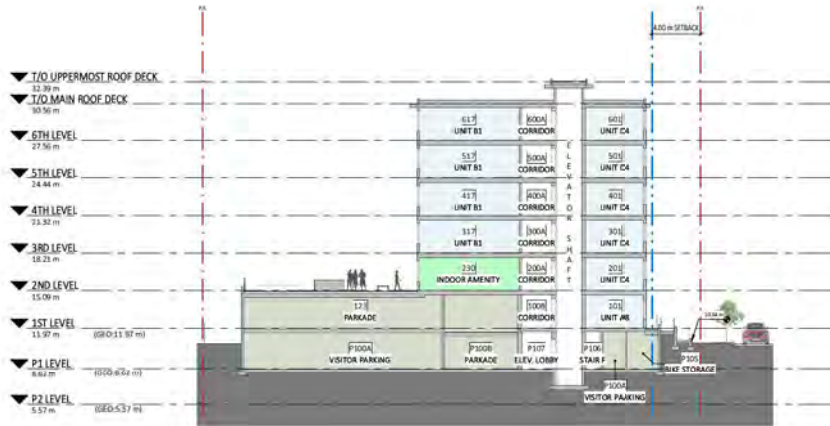


SD5.12



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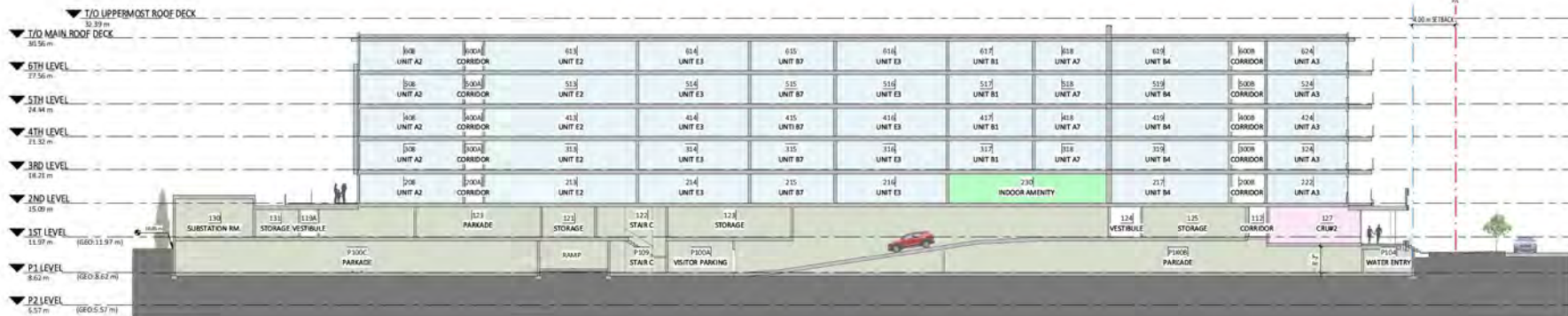


N/S SECTION

1/16" = 1'-0"

OCCUPANCY USE

- GROUP C - ASSEMBLY NON FIXED SEATS
- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP E - MERCANTILE
- GROUP F-3 - INDUSTRIAL STORAGE GARAGES



E/W SITE SECTION

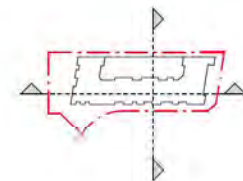
1/16" = 1'-0"

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

SITE SECTIONS



SCALE 1/16" = 1'-0"

SD6.01

1.9.3 BLDG FLOOR ELEVATIONS

LEVEL	GEODETIC	RELATIVE
1/0 UPPERMOST ROOF DECK	32.39 m	100' - 3 1/4"
6TH LEVEL	27.56 m	90' - 5"
1ST LEVEL	11.97 m	39' - 3 1/4"
P1 LEVEL	8.62 m	28' - 3 1/4"
P2 LEVEL	5.57 m	18' - 3 1/4"

1.9.5 SIGNAGE LEGEND

S1	STOP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	FIRE LANE NO PARKING
S5	GARAGE LOADING ZONE NO PARKING
S6	DROP OFF/PICK UP ONLY
S7	MAXIMUM 10 KPH
S8	PARKWAY CLEARANCE 7' 0"

○ = OCCUPANT LOAD



RE-ISSUED FOR DEVELOPMENT PERMIT

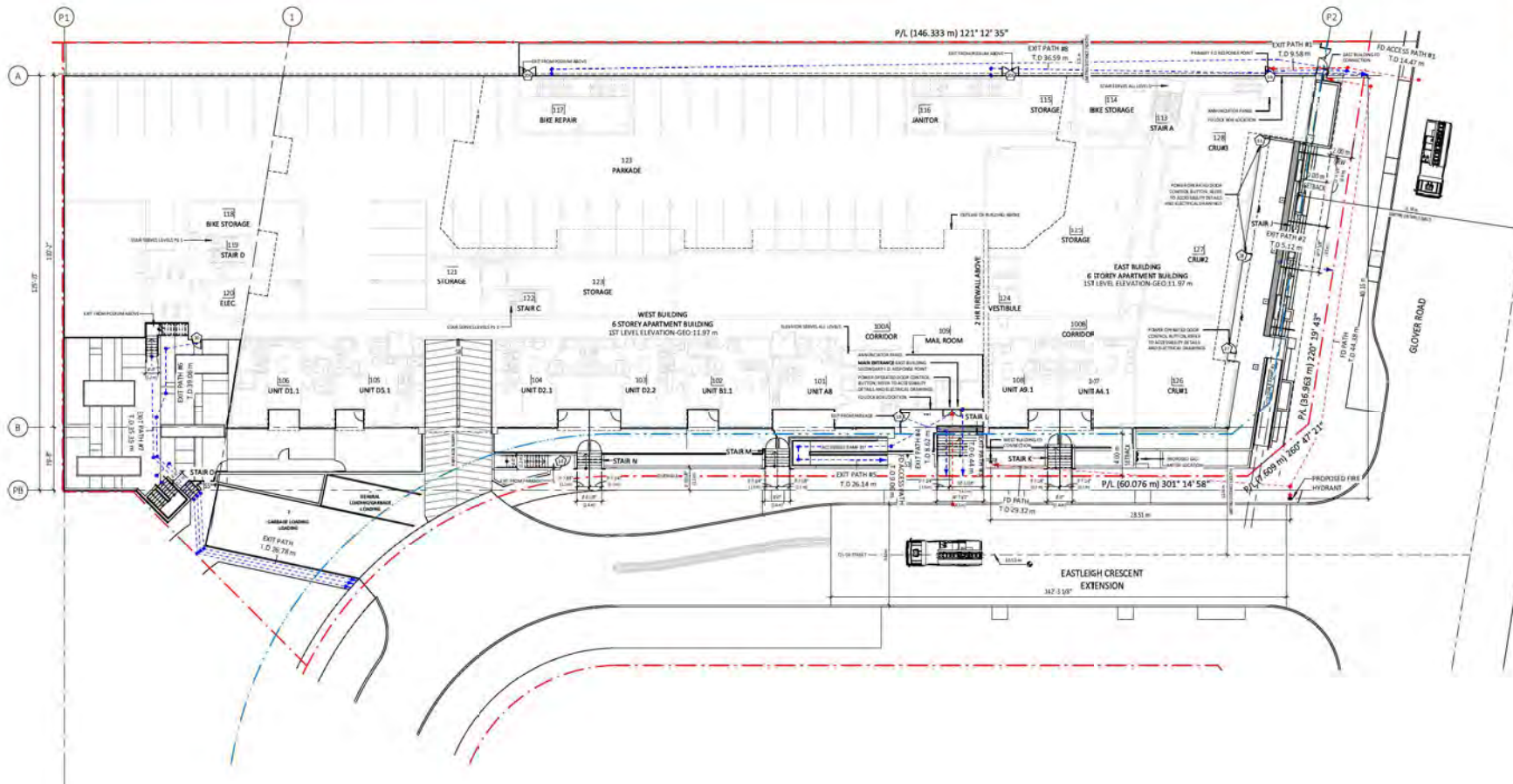
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GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY
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PROJECT # 22-141.1
CITY FILE #

SITE CODE PLAN



SCALE 1/16" = 1'-0"

SD7.02



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1 RE-ISSUED FOR DEVELOPMENT PERMIT 25-01-13

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY
B.C. V3A 4L8

PROJECT # 22-141.1
CITY FILE #

PHASE 1 TRUCK EXIT ROUTE

SCALE 1/32" = 1'-0"



SD9.00

ARGUS HOLDINGS MIXED USED DEVELOPMENT - PHASE 1, 20501 LOGAN AVENUE, LANGLEY, BC



sheet index	
Sheet Number	Sheet Title
L-0.00	COVER SHEET
L-1.00	SITE PLAN
L-1.10	PODIUM PLAN
L-2.00	PLANTING PLAN

DESIGN RATIONALE

THE LANDSCAPE DESIGN FOR PHASE ONE OF 20501 LOGAN AVENUE IS INTENDED TO HAVE AN AIR OF SOPHISTICATION WITH SLEEK, MODERN, AND ARCHITECTURALLY COMPLEMENTARY BOLD TONES OF BLACK, WHITE, AND GRAY THROUGHOUT. GATHERING NODES ARE THE PRIMARY USE OF THE OUTDOOR AMENITY SPACE, WHICH IS LOCATED ON PODIUM ON THE NORTH SIDE OF THE SECOND FLOOR. THESE GATHERING SPACES ALLOW FOR SELF PROGRAMMING OF SMALL OR LARGE GROUPS BY CREATING AREAS FOR SOCIALIZING, RELAXING, AND CASUAL GATHERING. THE PLAYGROUND STRUCTURE IS SELECTED TO BE NOT ONLY AN ITEM OF HIGH PLAY VALUE, BUT ALSO AS AN ARCHITECTURALLY STRONG COMPONENT THAT CAN BE VIEWED UPON AS A SCULPTURAL ELEMENT WITHIN THE LANDSCAPE. FINALLY, AN OUTDOOR BBQ IS PROVIDED TO ALLOW RESIDENTS TO ENJOY THE AMENITY SPACE IN THE SPRING-FALL MONTHS AND GATHER TOGETHER.

AT GRADE, THE COMMERCIAL ENTRANCE HAS A LARGE COVERED UPPER PLAZA WITH BIKE STORAGE AVAILABLE. THE PUBLIC/PRIVATE/STREET INTERFACE FOLLOWS THE CITY REQUIREMENTS, WITH A WIDE CONCRETE SIDEWALK ALONG GLOVER ROAD THAT WELCOMES PEDESTRIANS INTO THE SITE. ENLARGED PATIOS AND PEDESTRIAN CONNECTIONS FROM THE PRIVATE UNITS TO THE STREET ALLOW FOR A BETTER CONNECTION BETWEEN BUILDING AND SITE. IT ALSO PRESENTS THE FEELING OF SECURITY KNOWING THAT PEOPLE ARE NEARBY AND ACCESSIBLE. FINALLY, A MID-LEVEL OUTDOOR AMENITY SPACE, WITH RAISED PLANTERS AND SEATING, WILL BE THE START OF A FUTURE EXPANSIVE PLAZA THAT WILL SERVE THE ENTIRE DEVELOPMENT IN THE FUTURE.

ARGUS HOLDINGS LTD.
20501 LOGAN AVENUE
LANGLEY, BC V3A 4L8

KEYSTONE ARCHITECTURE & PLANNING LTD.
T 604.850.0577
F 1.855.398.4578
T 587.391.4768
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ABBOTSFORD, BC V2S 2B1
1601 - 333 11TH AVENUE SW,
CALGARY, AB T2R 1L9

E-MAIL: MAIL@KEYSTONEARCH.CA
WEBSITE: KEYSTONEARCH.CA

LANDSCAPE ARCHITECTURE DIVISION

300 - 33131 SOUTH FRASER WAY
ABBOTSFORD, BC V2S 2B1
E-MAIL: JENNIFER@KEYSTONEARCH.CA



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ARGUS HOLDINGS
MIXED USE DEV.
PHASE 1

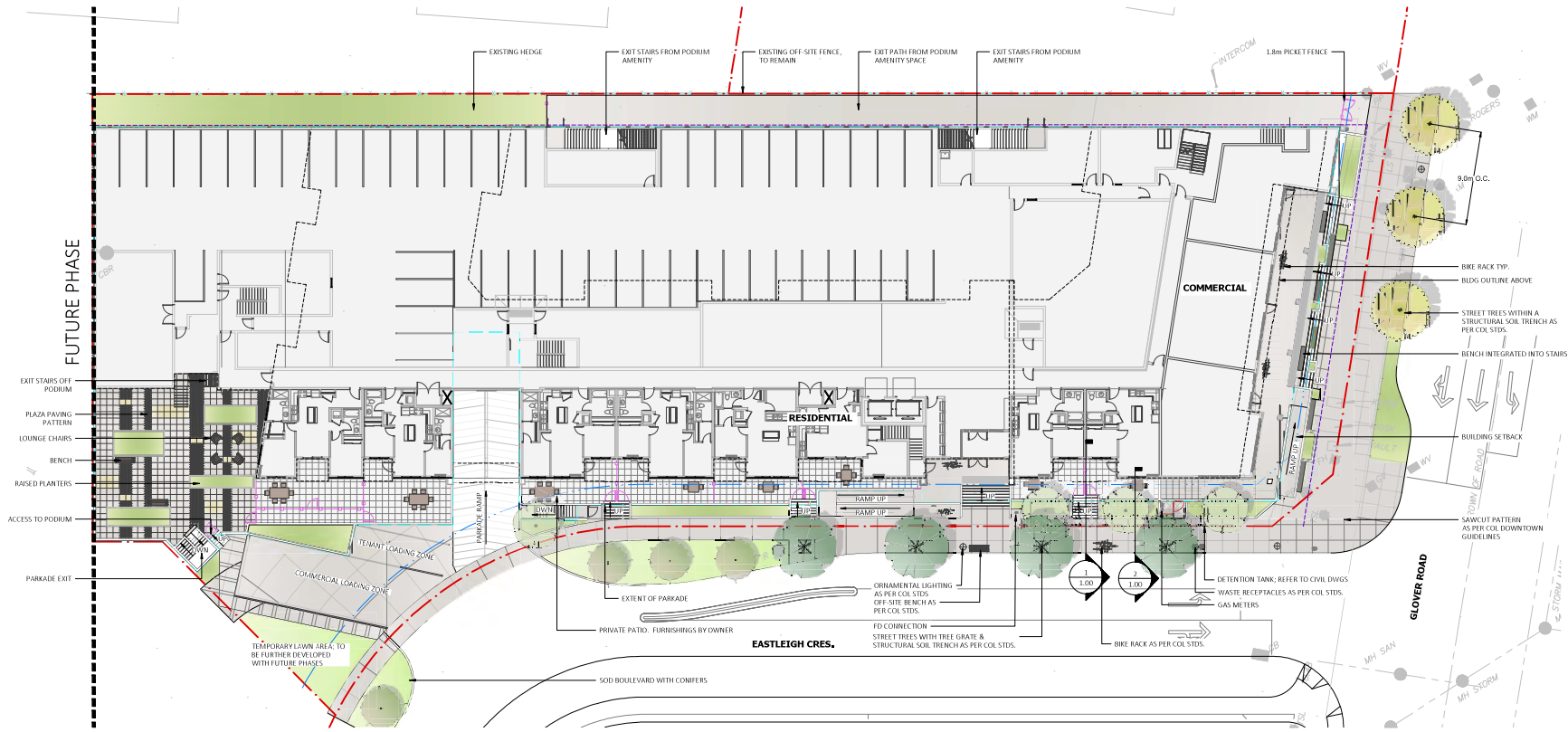
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PROJECT # 22-141.1
CITY FILE #

COVER SHEET

SCALE

L-0.00



FENCING

- 1.8m PICKET FENCE
- SECURE FENCE BY ARCHITECTURE
- EXISTING OFFSITE CHAINLINK FENCE; TO REMAIN

SOFTSCAPE MATERIALS

- SHRUB PLANTING
- GROWING MEDIUM
- SHRUBS - 450mm MIN. DEPTH
- TREES - 900mm MIN. DEPTH
- SOD

SITE FURNISHINGS

- ORBIT BIKE RACK
- 250 BIKE RACK
- URBAN FORM FULL BACK BENCH
- URBAN FORM PICNIC TABLE
- URBAN FORM FULL BACK BENCH
- URBAN FORM PICNIC TABLE

HARDSCAPE MATERIALS

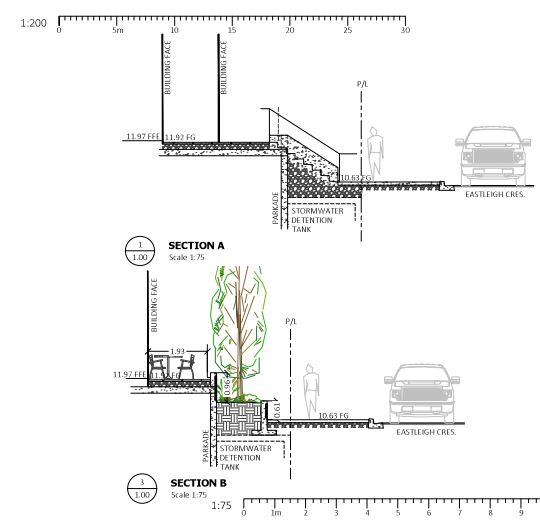
TEXADA CONCRETE SLABS	SIZE: 610mm x 610mm x 50mm	COLOR: NATURAL	MANUFACTURER: BELGARD
CLASSIC STANDARD CONCRETE PAVES	SIZE: 122.5mm x 225mm x 50mm	COLOR: MIDNIGHT	MANUFACTURER: BELGARD
TEXADA CONCRETE SLABS	SIZE: 610mm x 610mm x 50mm	COLOR: DESERT SAND	MANUFACTURER: BELGARD
HAMPION SLABS	SIZE: 600mm x 600mm x 50.8mm	COLOR: WHITE	MANUFACTURER: NEWSSTONE GROUP
SAW CUT CONCRETE	COLOR: NATURAL	SAW CUT PATTERN: 900mm SQUARE	OR 3.0m O.C.

ON-SITE TREE LEGEND

	Cornus kousa 'aurora'	Common Name	3m Height	4	Quantity
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OFF-SITE TREE LEGEND

	Cercidiphyllum japonica	Katsura Tree	6cm Cal.	3	Quantity
	Nyssa sylvatica 'Gum Drop'	Gum Drop Sour Gum	6cm Cal.	4	Quantity
	Pinus nigra 'Arnold's Sentinel'	Arnold Sentinel Austrian Pine	3m Height	4	Quantity



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ARGUS HOLDINGS
MIXED USE DEV.
PHASE 1

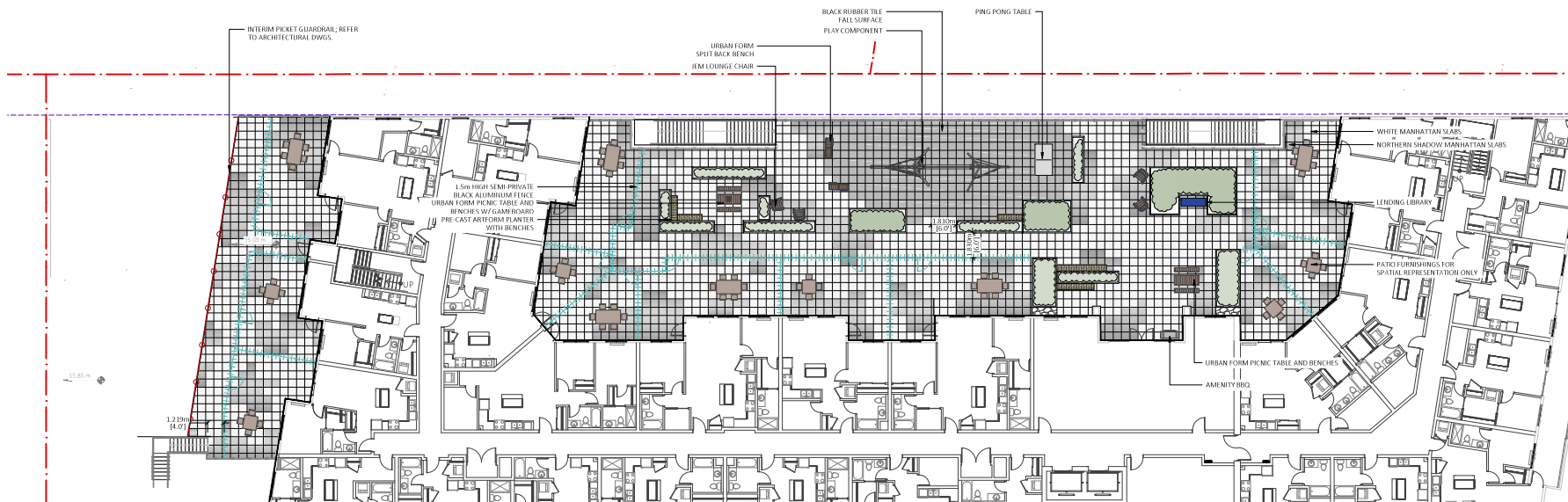
20501 LOGAN AVENUE
LANGLEY, BC V3A 4L8

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CITY FILE #

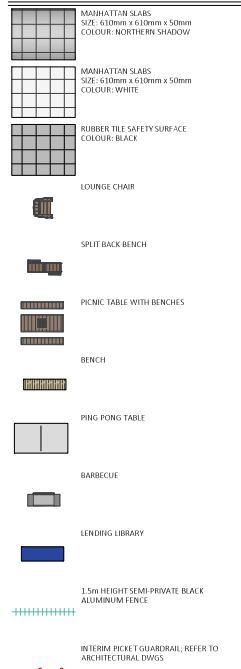
SITE PLAN

SCALE AS NOTED

L-1.00



LEGEND



JEM LOUNGE CHAIR
BY WISHBONE SITE FURNISHINGS



LENDING LIBRARY PRECEDENT



URBAN FORM SPLIT BACK BENCHES
BY WISHBONE SITE FURNISHINGS



PING PONG TABLE
BY CANADA BILLIARD



PLATFORM 7 BY PLAYENVY



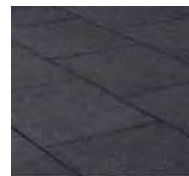
URBAN FORM PICNIC TABLE
BY WISHBONE SITE FURNISHINGS



SEMI-PRIVATE ALUMINUM FENCE PRECEDENT



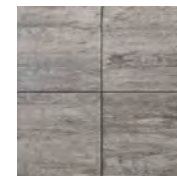
ARTFORMS PRECAST PLANTERS
(OTHER 3' TALL - PREFER TO DARK GREEN HATCHING,
OR 18" TALL (REFER TO LIGHT GREEN HATCHING))
BY BELGARD



BLACK RUBBER TILE PLAYGROUND FALL SURFACE



MANHATTAN SLABS - WHITE
BY NEWSTONE GROUP



MANHATTAN SLABS - NORTHERN SHADOW
BY NEWSTONE GROUP

1:150 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

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PHASE 1

20501 LOGAN AVENUE
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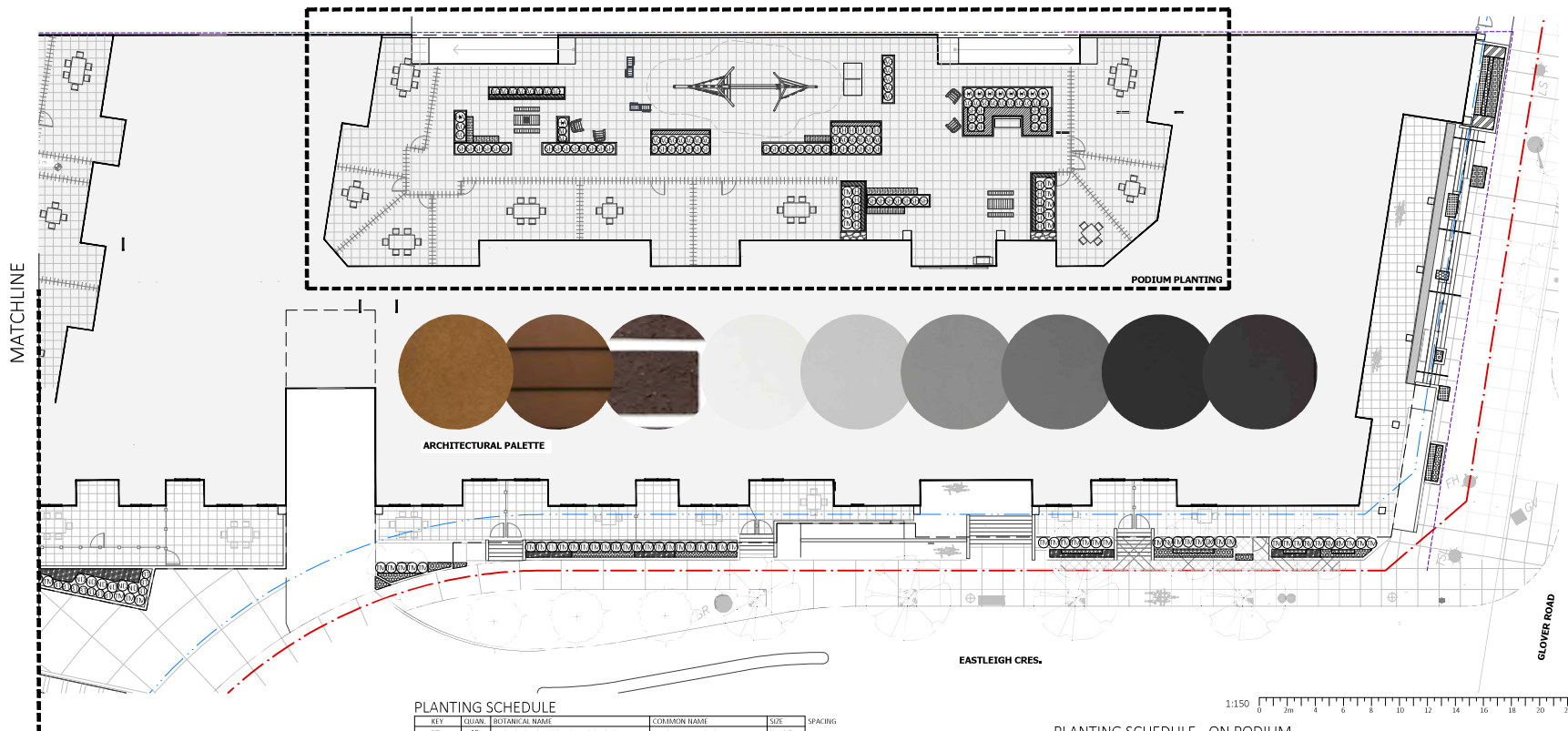
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CITY FILE #

PODIUM PLAN

SCALE: 1:150



L-1.10



PLANTING SCHEDULE

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
40	40	Berberis thunbergii 'Songry Mini Sabu'	North Country Blueberry	No. 3 Pot	450 mm
19	19	Buxus 'Imperial Green'	Green Leaf Boxwood	No. 2 Pot	450 mm
13	13	Crocosmia 'Emberglow'	Emberglow Crocosmia	No. 1 Pot	450 mm
55	55	Ichneumea 'Julia'	Julia Cornflower	No. 1 Pot	300 mm
50	50	Erica carnea 'Springwood White'	Springwood White Heather	No. 1 Pot	450 mm
105	105	Hakonechloa macro 'All Gold'	All Gold Japanese Forest Grass	No. 1 Pot	450 mm
22	22	Hemerocallis 'Moonlight Masquerade'	Moonlight Masquerade Daylily	No. 1 Pot	300 mm
32	32	Lavandula angustifolia 'Soleil d'Or'	Soleil d'Or English Lavender	No. 1 Pot	300 mm
N/D	35	Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	No. 3 Pot	
TM	57	Taxus media 'Mill'	Mill English Yew	No. 5 Pot	

PLANTING SCHEDULE - ON PODIUM

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
46	46	Azalea 'Gumpo White'	Gumpo White Azalea	No. 3 Pot	300 mm
47	47	Carex oshimensis 'Evercolor Tiedtime'	Evercolor Japanese Sedg	No. 1 Pot	300 mm
48	48	Heuchera 'Palace Purple'	Palace Purple Coral Bells	No. 1 Pot	300 mm
H	17	Hosta 'Red October'	Red October Hosta	No. 3 Pot	
H6	10	Hydrangea arborescens 'Invertella Wee White'	Invertella Wee White Hydrangea	No. 3 Pot	
SH	54	Sarcococca hookeriana 'Sunset & L'	Sunset & L Sweetbox	No. 3 Pot	
TM	9	Taxus media 'Mill'	Mill English Yew	No. 5 Pot	



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CALGARY AB | 500 - 333 127 AVENUE SW
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PHASE 1

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PROJECT # 22-141.1
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PLANTING PLAN

SCALE: 1:150



L-2.00