CITY OF LANGLEY

ADVISORY DESIGN PANEL

WEDNESDAY, MARCH 12, 2025 AT 7:00 PM

Council Chambers
Langley City Hall
(In-Person Meeting)

A G E N D A

1) AGENDA

Adoption of the March 12, 2025 agenda.

2) MINUTES

Adoption of minutes from the January 29, 2025 meeting.

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

4505-4535 200A Street.

4) LANGLEY CITY CENTRE SKYTRAIN STATION DESIGN UPDATE

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

5) NEXT MEETING

April – date to be confirmed.

6) ADJOURNMENT

MINUTES OF THE
ADVISORY DESIGN PANEL

HELD IN CKF ROOM,
LANGLEY CITY HALL

WEDNESDAY, JANUARY 29, 2025
AT 7:03 PM

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

---

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the January 29, 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) INFORMATION UPDATE: DEVELOPMENT PERMIT APPLICATION DP 08-23 ZONING BYLAW AMENDMENT APPLICATION RZ 07-23 20625 Eastleigh Crescent.

Mr. Johannsen updated the panel on a change to the development application for 20625 Eastleigh Crescent subsequent to the panel's review of the application, which elevates the parkade about a metre higher above grade than originally proposed in order to allow the applicant to undertake deeper excavation entirely on their site with no impingement on neighbouring properties.

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.

Mr. Johannsen advised of the purpose of the application to allow for creation of below market rental units through a partnership between the City, the property owner, and BC Builds.

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

Staff responded to questions from Panel members regarding:

- Other rental buildings with churches;
- Status of neighbouring properties;
- Recipient of tax exemption for Church property;

The Applicant team entered the meeting:

- Bob Prenovost, Managing Principal, Propellor Advisors *(representing the owner/applicant)*

- Rodrigo Cepeda, Architect, Director of Project Delivery, hcma
- William Vachon, Intern Architect, hcma
- Nastaran Moradinejad, Landscape Architect Principal, PFS Studio

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

- Location map;
- Infrastructure map showing infrastructure nearby to subject property;
- Images of site in relation to Langley and downtown Vancouver;
- Site master plan;
- Floor plan levels 2 to 6;
- Ground floor plan childcare space, commercial spaces, residential amenities, amenity space;
- Colour palette;
- Renderings of building from different views;
- Main entrance rendering.

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

- Integration with architecture;
- Indoor outdoor relations;
- Landscape concept;
- Ground level and level two;
- Terraced landscape;
- Community use area;
- Residential amenity;
- Incorporation of green space and trees wherever possible;
- Materiality of landscaping;
- Plantings – ground level;
- Planting trees;
- Shrubs, perennials and grasses.

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

- Soften appearance of protective barrier between daycare playground and parking lot;
- Overhead shade structure for upper floor courtyard;
- Intended effect of diamond-shapes on building;
- More visual interest at the top on roof;
- More colour variance in sections;
- Facilitating deliveries to commercial buildings;
- Barrier for raised outdoor space;
- Blueberry plantings on site;
- Different sized loading spaces;
- Amenity gym space proximity to a washroom;
- Garbage pick-up process;

- Potential for more colour variations and breaks in colour on various areas of the building
- Have contrasting roof colour;
- Have greater variety of window styles;
- Different style pavers used to differentiate pedestrian-oriented space;
- Make building style more residential, less institutional and boxy;
- Soften up commercial spaces with displays;
- Provide furniture for southwest amenity space for use by residents;
- Ensure plantings for childcare area are non-toxic;
- Consider adding trees near childcare space;
- Do something with height of north face to create different levels;
- Consider sound mitigation measures for balconies;
- Provide 3D animation of building to capture the play of light described;
- Consider podium style advertising sign at grade on 200 St. for businesses;
- Location for Heritage Marker;
- Consider incorporating mezzanines in commercial spaces;
- Consider getting colour palette for building from trees in neighbourhood;
- Ensure entry height clearance accommodates trucks;
- Lighted bollards to line plaza;
- Lighting opportunities for businesses;
- Accessibility features to access the site;
- Use treatment for roof that will reduce heat island effect;
- Bike racks will be distributed throughout development;
- Consider utilizing flexible space in southwest corner or outdoor church space for bike maintenance;
- Sheen to materials will reflect light down toward street.

Staff responded to questions from Panel members regarding the following:

- Discussion between staff and applicant regarding colour palette;
- Having more variation in roofline façade.

The applicant team left the meeting.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated January 21, 2025 for information; and

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

a. Soften the appearance of the childcare protection wall (e.g. visibility, art, etc.);
b. Provide more information on the panel frame angling and treatment, especially near the top of the building, and confirm this feature's viability and mitigation of solar reflectivity;

c. Consider more variation within the colour palette (e.g. sectioned breaks in colour, at the building top, bases contrasting with residential floors above, etc.);
d. Explore alternative colour palettes, materials, and other design treatments to soften the building in line with the residential character of the local neighbourhood;
e. Ensure on-site wayfinding is provided;
f. Review the placement of the elevators for Building Code compliance;
g. Consider outdoor amenity space furnishing in greater detail, including considering a bicycle maintenance station in the southwest area and an overhead structure (e.g. pergola) in the raised courtyard;
h. Explore greater variety in the dimensions of window and balcony voids;
i. Consider increasing the height of the northern leg (e.g. similar to the step of the southern leg);
j. Provide a 3D flythrough animated rendering to better represent the design's rhythm and light play;
k. Provide more information on building signage, including considering a podium sign oriented to the street;
l. Ensure railway heritage is incorporated into the project (e.g. interpretive features, signage, etc.);
m. Consider incorporating mezzanines into the commercial spaces;
n. Review sound attenuation measures (e.g. street noise, between the ground floor and upper floors);
o. Incorporate a high-albedo roof treatment to reduce the heat island effect;
p. Ensure headlight glare is prevented to neighbouring properties.

CARRIED

**Subsequent to this vote, a Panel member advised the Chair they disagreed with Panel's recommendations with respect to changes to the colour, materials, and general look of the building*

5) DEVELOPMENT PERMIT APPLICATION DP 11-24 20501 Logan Avenue.

Mr. Johannsen advised of the purpose of the Gateway Village Phase 1 application which will provide an extension of Eastleigh Crescent into the site.

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

The Applicant team entered the meeting:

Andressa Linhares, Architect, Keystone Architecture & Planning Ltd.
Elena Topisirovic, Project Manager, Keystone Architecture & Planning Ltd.
Jennifer Wall, Landscape Architect, Keystone Architecture & Planning Ltd.
Peter Fassbender, Developer representative, Fassbender Consulting Ltd.

Ms. Topisirovic provided a PowerPoint presentation on the proposed development, providing information on the following:

- Site context;
- Project data;
- Phasing plan;
- Site Plan;
- P1 level;
- Floor Plans 1 – 6;
- Roof Level;
- Site sections.

Ms. Linhares provided information on the following:

- Design rationale;
- Building elevations;
- Material Board;
- Renderings of the development;
- View along Eastleigh Crescent;
- Main entrance;
- Amenity on level 2 podium.

Ms. Wall provided information on the landscape plan, providing information on the following:

- Site plan;
- Benches and planters;
- Materials;
- Landscape buffer;
- West side secured courtyard space;
- North end security access;
- Podium plan – exterior amenity space, north facing;
- Planting palette.

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

- Design of future phases to be different but cohesive;
- Colour palette seems dark; consider fewer colours, less black and more cedar or warmer colour;
- Consider tying in industrial history through use of a metal colour palette for this building;
- How landscape plan complements architecture (ex. use of paving grids);
- Suggest getting more creative in the landscape;
- Barrier between balconies is corrugated metal;
- Opportunity to be more creative with colour in internal courtyard;
- Soften the edges of the courtyard and elevated space;
- Have covered area for amenity space;
- Consider using rust colour on west side;
- Make massing at corner tops bolder;

- Have heavy duty wall between residential and commercial units for sound attenuation;
- Address usability of parking spot 142;
- Have washroom and plumbing for kitchenette for second level amenity space;
- More greenery on second floor amenity;
- Have auto door openers for bike rooms;
- Have advertising signage for businesses geared to pedestrians;
- Heritage element for distillery;
- Raise design standards for lights, garbage cans and public furnishings along Eastleigh
- Flex room is a den;
- Bike storage for residents is located in parkade;
- Make door frames wider in adaptable units;
- Provide rendering of commercial frontage;
- On-street parking will be available between Glover and Logan;
- Maneuverability in parkade;
- Enhance North elevation with white to create more contrast; provide more variation toward centre;
- Playground feels bland:
- Provide wider stairs for ground floor units to accommodate strollers, walkers;
- Small patio size for ground street-facing units;
- Have lighter coloured rooftop treatment to reduce heat island effect;
- Glover Road treatment is important as it will set tone for Innovation Blvd. give more attention to that corner and the rooftop, make it bolder;
- Privacy issues with west wing units facing courtyard.

The applicant team left the meeting.

There was further discussion regarding the following:

- Whether the Panel prefers warmer or darker tone;
- Renderings look darker than what they would look like in real life;
- Get more creative in landscape amenity rendering;
- Not much variation in colour and type of pavers, differentiate spaces in courtyard (private and public spaces) using creative surfacing;
- Buffer courtyards from parking.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated January 21, 2025 for information; and

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

a. Explore a more harmonized façade design (e.g. brightening/greater use of white panelling, warmer accents, reduced colour palette range, reduced number of vertical fins within the extruded frames);

b. Within the courtyard, incorporate greater differentiation between different activity areas, provide more colour interest and warmth (e.g. play area safety surfacing), explore additional plantings (e.g. buffering the northern edge, lattices), and provide a weather protection feature;
c. Consider additional colour variation on the west elevation and greater warmth on the north elevation;
d. Review the roofline and façade design to more strongly highlight the building ends and corner pop-ups;
e. Review usability of parking stall 142;
f. Provide washroom and kitchen facilities within the indoor amenity area;
g. Provide pedestrian-oriented commercial signage (e.g. hanging from commercial soffits);
h. Incorporate automatic doors to facilitate maneuverability with bicycles;
i. Consider property heritage in design;
j. Ensure adaptable units have adequate door widths, maneuverable corridors, side-by-side washers/dryers, etc.;
k. Provide a rendering of the ground floor commercial frontage;
l. Review sound attenuation measures (e.g. street noise, between commercial and residential floors);
m. Consider an alternative play feature;
n. Consider a high-albedo roof treatment, solar panels, etc. to reduce the heat island effect;
o. Review the design of the inside corner units within the courtyard for privacy.

CARRIED

6) NEXT MEETING

To be confirmed.

7) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:38 pm.

CARRIED

ADVISORY DESIGN PANEL CHAIR

CORPORATE OFFICER

ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 08-24**
Rezoning Application RZ 07-24
(4505-4535 200A Street)

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00

Bylaw #: 3310

Date: March 6, 2025

Doc #:

RECOMMENDATION:

THAT this report be received for information.

PROPOSAL

Development Permit and rezoning applications for a 27-unit townhome development. The proposal is seeking to purchase a small portion of City road right-of-way on 200A Street. It would also dedicate land to widen the pedestrian pathway to Alice Brown Elementary School.

CITY BYLAWS & POLICIES:

Applying to the subject properties:

a. **Official Community Plan (OCP):** Ground Oriented Residential (townhome and plex-home development); and
b. **Zoning:** RS1 Single Family Residential

The proposed development:

a. Is consistent with the OCP (townhome development); and
b. Includes a rezoning to CD109 Comprehensive Development Zone to enable the proposed development in alignment with the OCP, due to the absence of a standard zone accommodating the Ground Oriented Residential OCP designation in the current Zoning Bylaw.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Leone Homes Inc.
Civic Addresses:	4505-4535 200A Street
Legal Description:	Lots 326-329, Section 35, Township 7, New Westminster District, Plan 49277
Site Area:	3,308 m^2 (35,607 ft^2)
Number of Units:	27 townhomes
Gross Floor Area:	3,785 m^2 (40,743 ft^2)
Floor Area Ratio:	1.144
Lot Coverage:	45%
Total Parking Required:	59 spaces (including 1 h/c space)
Parking Provided:	
Resident	64 spaces
Visitor	6 spaces
Total	60 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD109 Comprehensive Development Zone
Development Cost Charges:	$853,521.00 (City - $317,945.00, GVS&DD - $224,633.00, GVWD - $221,845.00, MV Parks – $9,970.00, SD35 - $20,300.00, TransLink - $58,828.00)
Community Amenity Contributions (CACs):	$108,000.00

Discussion:

1. Context

The applicant is proposing to develop a 27-unit townhome complex on the site of 4 single-detached lots. This site is located in an area of single-detached homes where the properties generally along 200 Street, including the subject site, are designated Ground Oriented Residential in the City's Official Community Plan (OCP). This designation allows for townhome and plex-home development of up to 3 storeys in height and a maximum Floor Area Ratio (FAR) density of 1.2. Policies in the City's Townhome & Plex-Home Best Practices Guide also apply. The Ground Oriented Residential designation was introduced through the OCP to provide a broader range of family-oriented housing options in the neighbourhood and near Alice Brown Elementary School, improve traffic and pedestrian safety along 200 Street by removing driveways and providing an upgraded streetscape, and align with future frequent transit service.

Site context

The site includes the first four properties running north from the Alice Brown Elementary School site to the south. These are also the first properties designated Ground Oriented Residential in the OCP north of the School, with the existing walkway to the east serving as a boundary with the Suburban OCP designation, which accommodates single-detached homes and plex-homes (up to 4 dwelling units per lot). The properties across 200A Street are also designated Suburban, while the properties up the block to the north and across 200 Street to the west share the same Ground Oriented Residential designation, with two plex-home proposals in application and a townhome development recently approved.

The site is located in a distinctly residential area but has convenient walking connections to key amenities including:

- Two bus routes (directly adjacent);
- Alice Brown Elementary School (directly adjacent); and
- Hunter Park, Penzer Park, and the power line trail (5-minute walk).

2. Proposed Rezoning and the Official Community Plan (OCP)

The site is designated Ground Oriented Residential in the City's OCP, which allows for townhome and plex-home development of up to 3 storeys in height and a Floor Area Ratio (FAR) density of up to 1.2.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Ground Oriented Residential designation. A new Zoning Bylaw is currently in development and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Ground Oriented Residential designation.

The application is generally consistent with the City's Townhome & Plex-Home Best Practices Guide, including by incorporating the following features:

- No balconies facing neighbouring Suburban properties unless separated by a street;
- Using peaked roofs;
- Upgrading the street frontage;
- Providing one extra visitor parking stall than required;
- Providing new, durable fencing for shared property lines;
- Planting 20 new trees on-site and retaining 19 existing trees, including along the 200 Street frontage (secured by deposit);
- Setting 3-storey townhomes back over 8 metres from adjacent Suburban properties and stepping down to a 2-storey height where closer;
- Achieving a mix of side-by-side (or "double garage") and tandem parking units, with over 50% being side-by-side (63%); and
- Providing an outdoor amenity area for residents.

3. Design

The applicant is proposing a 4-block townhome complex that responds to its long narrow site with a central drive aisle hosting two blocks on each of its sides. To straighten out the development site, the applicant is proposing to purchase a small portion of the City's 200A Street road right-of-way (southern portion of cul de sac bulb adjacent to the site), which has been reviewed by staff and confirmed to be technically feasible as the replacement of four individual driveways with a single site access allows this street section to be rationalized into an "elbow curve" without an extended bulb. South of the curve, the site angles which results in staggered townhome depths to accommodate the widening of the existing walkway and the setback requirements from it and the property across from it. The drive aisle narrows slightly on its southern leg and support shallower

townhome blocks on its west side to enable the retention of more existing trees along 200 Street. The layout has also been designed to allow the drive aisle to be extended through the properties to the north for emergency vehicle access, along with a turnaround pad for regular vehicles.

The development consists of 27 three-bedroom units, with all units having ground-level patios as well as balconies. The proposed 1.144 FAR density is less than the maximum density of 1.2 FAR permitted within the Ground Oriented Residential OCP land use designation.

At ground level, the proposed design incorporates a white brick cladding on the main entrance side of the townhome blocks and white fibre cementitious lap siding on the garage side. The entry doors are also highlighted with a cedar-coloured composite wall panel edge and the garage doors are a contrasting dark colour. On the upper floors, light grey fibre cementitious lap siding acts as the base material, while two-storey height extruded portions are clad with light and dark board and batten to highlight individual units, add textural contrast, and create a rhythm of vertical articulation to break up the blocks' massing. The same treatment is made use of on the building ends. Black picket aluminum railings add further contrast, with frosted glass balcony separators provided for privacy.

The project's landscaping uses a variety of shrubs, grasses, and perennials to soften the site's edges and separate private patios. Trees of four different species are also provided in these landscaped areas to add a total of 20 new trees on-site. While this total does not reach the one-tree-per-unit guideline in the Best Practices Guide, this results from retaining many of the existing trees adjacent to the site which have large root zones that would conflict with the locations where additional new trees could be planted. Staff supports this landscape design as it meets the intent of the Guide's tree policies. A row of large trees along the public walkway to Alice Brown Elementary will be retained and transferred into City ownership as a result of the dedication. Different paving materials are used to highlight the site entrance, walkways, visitor parking spaces, and private patios. An outdoor amenity area, consisting of play equipment for young children, is provided on the southeast corner.

4. Sustainability

The proposal incorporates the following sustainable development features:

- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Achieving an energy performance above the current Model National Energy Code;
- Incorporating climate-resilient and drought-tolerant plantings; and
- Providing five Level II electric vehicle (EV) chargers.

5. 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.

6. Summary

The proposed development is consistent with the City's OCP, Development Permit Area guidelines, and Townhome & Plex-Home Best Practices Guide and provides family-oriented homes near transit, parks, and an elementary school.

ENGINEERING REQUIREMENTS

ENGINEERING SERVICING COMMENTS - PRELIMINARY ONLY

These requirements have been issued to reflect the application for development for a proposed **27-unit Townhome Development** located at **4505-35 200A St.**

These requirements may be subject to change upon further investigation, site inspections, receipt of civil off-site servicing drawing, sanitary & water hydraulic modelling report, and traffic impact assessment report.

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.

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

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

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

A. OFF-SITE SERVICING REQUIREMENTS

1. Road Dedication and Easement
    a. 200 Street appears to meet current arterial road ROW width
    b. 200A Street appears to meet current local road ROW width

c. 1.5m dedication is required along the existing walkway along the south PL

2. Road Works
   a. Garbage and recycling enclosures, and collection vehicle access route and turning radius shall be accommodated on the site without backing out to City highway.
   b. The scope and extent of the off-site works shall also be determined in part from the TIA recommendation. (Engineering Dept. notes staff has received a draft TIA report at time of preparing this memo.) TIA reports must be approved by the City Engineer prior to taking the application to Council's first and second readings.
   c. New sidewalk, barrier curb, gutter will be required along the entire 200 St. and 200A St. frontages, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-R12 (200A St.) and SS-R01 (200 St.) and Section 11.0 - Specifications and Standards for Landscaping.
   d. Refer to Walkway widening design as per City DCM section 8.18 and standard drawing SS-R28.
   e. 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.
   f. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
   g. 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.

3. Watermain and Water Service Connection
   a. One new water service connection shall be provided. The City will require a $40,000 refundable security bond for the installation of a water meter to current City standards as per the DCM.
   b. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.

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. At time of preparing this memo, Engineering has reviewed the draft water hydraulic modelling report. The existing watermain network is not sufficient to meet the minimum bylaw requirement, or the required fire flow demand by the proposed development. Options to improve the available fire flow to meet the design requirements by extending or upsizing the water main network are under review.
e. The City currently does not have any Capital upgrade planned for this neighborhood, nor is any watermain upgrade under DCC bylaw. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.

4. Storm & Sanitary Mains and Service Connections
   a. One new sanitary service connection shall be provided from collector or local roads.
   b. 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. The developer will need to upgrade/improve any capacity deficiency or negative impacts to the downstream system due to the proposed development.
   c. This development falls under South Langley Integrated Rainwater Management. On and off-site infiltration shall be used for the all the runoff collection system. Please see section 5.7 in DCM for more details. A storm water management plan for the site is required. *Pre-development release rates shall not include climate change effect.*
   d. A Stormceptor or equivalent oil separator is recommended to treat site surface drainage.
   e. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
   f. At time of preparing this memo, Engineering has reviewed the draft sanitary hydraulic modelling report. The existing sanitary network is sufficient to convey the proposed unit increase. Based on the modelling findings, no sanitary upgrade is required.

5. Street Light and Pedestrian Light
   a. Existing street lighting along the 200 and 200 A Street shall be analyzed (excluding any BC Hydro lease lights) by a qualified

electrical consultant to ensure street lighting and lighting levels meet the current criteria outlined in DCM 9.0.

b. Pedestrian level lighting is required for the Walkway as per DCM requirement.
c. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.

6. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 200 Street by replacing with underground infrastructure. The developer is responsible for contacting BCHydro and telecom companies to start the design work. <u>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.</u>

7. 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) SECURITY BOND AND ENGINEERING 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 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.

FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for both apparatus and firefighters. The project is being designed to allow the extension of the interior lane further north, with bollarded access limited to emergency vehicles. A construction fire safety plan shall be completed. A lockbox will need to be provided, location to be determined at a later date.

ADVISORY DESIGN PANEL

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the March 12, 2025 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute $317,945.00 to City Development Cost Charge accounts and $108,000.00 in Community Amenity Contributions.

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

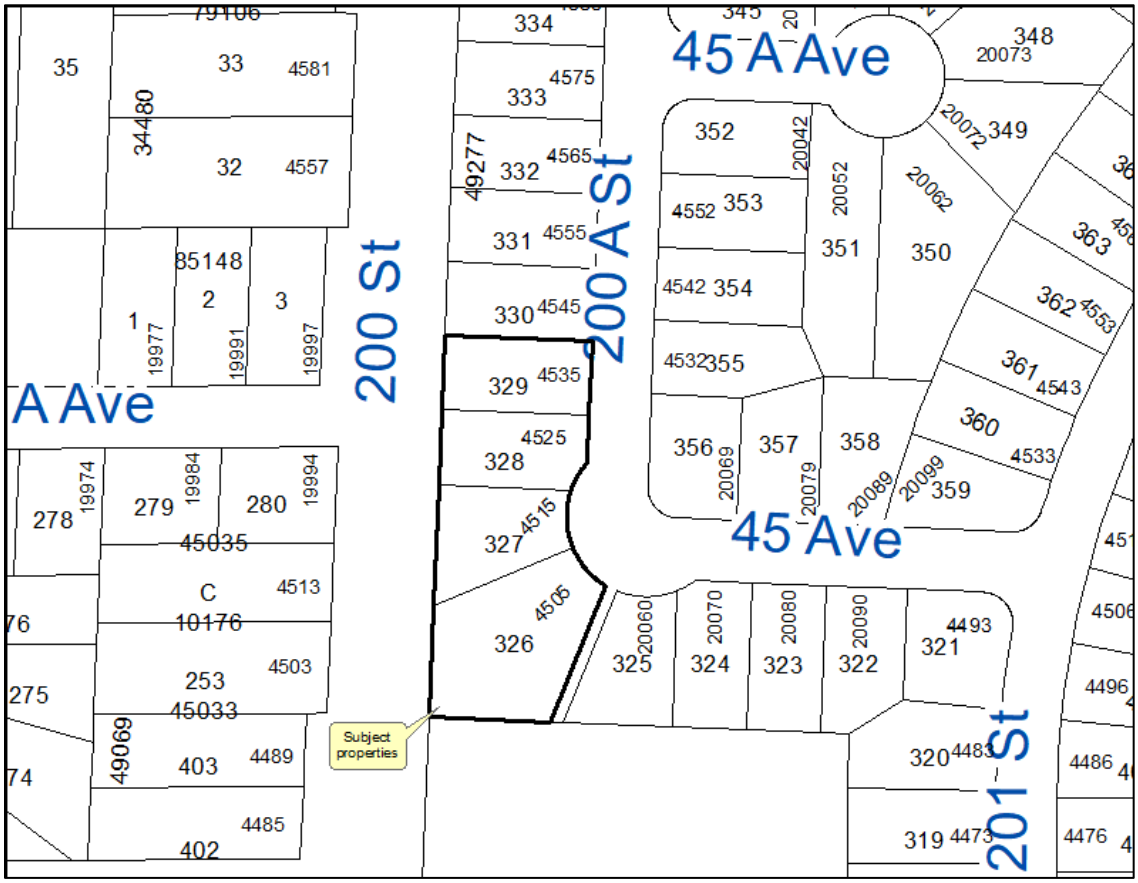
Concurrence:

Scott Kennedy
Fire Chief

Attachments

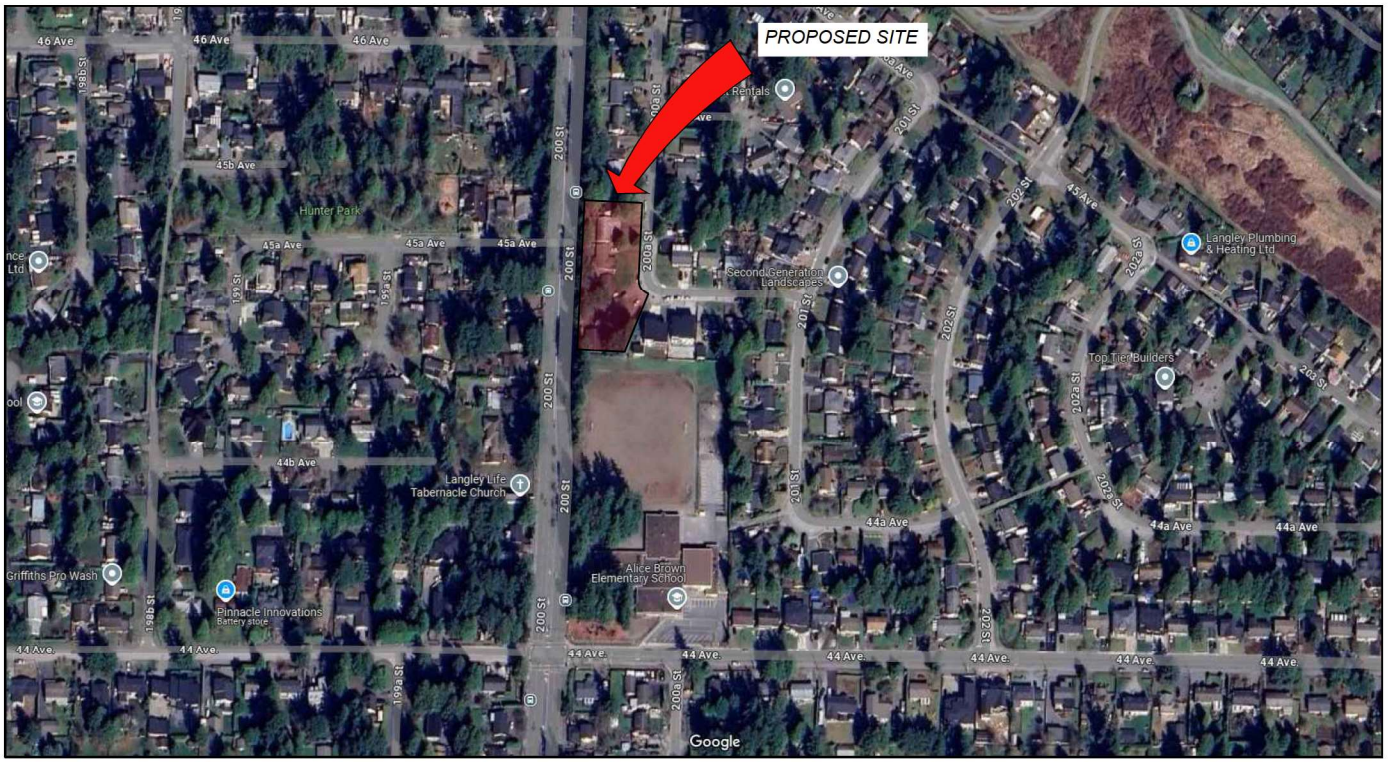
DEVELOPMENT PERMIT APPLICATION DP 08-24
REZONING APPLICATION RZ 07-24

Civic Addresses: **4505-4535 200A Street**
Legal Description: **Lots 326-329, Section 35, Township 7, New Westminster District, Plan 49277**
Applicant: **Leone Homes Inc.**



27 UNITS TOWNHOUSE DEVELOPMENT

4505, 4515, 4525 & 4535, 200 Street City Of Langley, B.C.



PROJECT INFO

CIVIC ADDRESS
4505, 4515, 4525 & 4535, 200 Street City Of Langley, B.C.

APPLICANT:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

DRAWING LIST

A - 0.0	COVER SHEET
A - 0.1	DATA SHEET
A - 0.2	SITE CONTEXT PLAN
A - 1.1	SITE PLAN
A - 1.2	FIRE ACCESS PLAN
A - 1.3	SITE SECTION
A - 1.4	COLOUR PALETTE
A - 2.1A - 2.1B	FLOOR PLANS - BUILDINGS 1
A - 3.1A - 3.1B	ELEVATIONS - BUILDINGS 1
A - 2.2A - 2.2B	FLOOR PLANS - BUILDINGS 2
A - 3.2A - 3.2B	ELEVATIONS - BUILDINGS 2
A - 2.3A - 2.3B	FLOOR PLANS - BUILDINGS 3
A - 3.3A - 3.3B	ELEVATIONS - BUILDINGS 3
A - 2.4A - 2.4D	FLOOR PLANS - BUILDINGS 4
A - 3.4A - 3.4B	ELEVATIONS - BUILDINGS 4
A - 2.51 - 2.65	UNIT PLANS
A - 4.1	TYP. SECTION
R - 1.1	RENDERINGS
S - 1.1 - 1.5	SHADOW STUDY

PROJECT TEAM

ARCHITECTURAL:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

CIVIL:
CENTRAS ENGINEERING LTD.
CROYDON BUSINESS CENTER
#306-2630 CROYDON DRIVE, SURREY, B.C. V3Z 6T3
CONTACT: ANTHONY READ
T : 604 307 4169
anthony@centras.ca

SURVEY:
SOUTH FRASER LAND SURVEYING LTD.
#202 - 19292 60th AVENUE,
SURREY, B.C. V3S 3M2

ARBORIST:
KLIMO AND ASSOCIATES LTD.
5565 15B Ave,
Delta BC, V4M 2H2
CONTACT: FRANCIS R. KLIMO
T : 604 358 5562
klimofrancis@gmail.com

LANDSCAPE:
PMG LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
CONTACT: YIWEN RUAN
T : 604 294 0011
Yiwen@pmglandscape.com

FLAT ARCHITECTURE INC.
Unit 209 - 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT RAJINDER S. WARRAICH BRITISH COLUMBIA

PROJECT INFO: 4505, 4515, 4525 & 4535 200 Street City Of Langley BC

CLIENT: Dennis Chan

DATE 20-Dec-24

PROJECT NO: 24-204

SCALE: NTS

DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

COVER SHEET

A 0.0

SITE STATISTICS		
CIVIC ADDRESS:	4505, 4515, 4525 & 4535 200 Street Langley BC	
LEGAL DISCRIPTION		
ZONING		RH TO CD ZONE
OCP	SUBURBAN TO MULTIPLE RESIDENTIAL	
GROSS AREA	3393 m2	0.84 AC
ROAD AREA ADDITION	85 m2	
TOTAL LOT AREA	3308 m2 / 35607.02 ft2	
DATA		
	BUILDING HEIGHT	11.0 m
	SETBACKS	PROVIDED
	NORTH	3.0 m
	SOUTH	5.0 m
	EAST	3.0 m
	WEST/ 208 st	3.0 m
LOT COVERAGE		
	PROPOSED	45%
DENISTY		
	FSR ALLOWED	1.2 FSR ON NET
	PROVIDED	1.14 ON NET
OFF STREET PARKING		
	REQUIRED	27X 2= 54 SPACES
	PROVIDED	54 SPACES
VISITORS PARKING		
	REQUIRED	27 X .2 = 5.4 or 5 SPACES
	PROVIDED	6 SPACES
H/C PARKING		
	1 PARKING (Provided)	

UNIT	UNIT AREA (in sq. ft.) (Garage not Included)	NO. OF UNITS	TOTAL AREA (in sq. ft.)
TYPE A	1,419.00	2	2,838.00
TYPE A1	1,370.44	3	4,111.32
TYPE A2	1,530.93	1	1,530.93
TYPE A3	1,815.93	1	1,815.93
TYPE A4	1,536.80	1	1,536.80
TYPE A5	1,390.21	2	2,780.42
TYPE B	1,418.52	2	2,837.04
TYPE B1	1,405.67	6	8,434.02
TYPE B2	1,592.11	3	4,776.33
TYPE B3	1,622.21	1	1,622.21
TYPE B4	1,442.58	1	1,442.58
TYPE B5	1,418.20	1	1,418.20
TYPE C	2,032.83	1	2,032.83
TYPE C1	1,804.66	1	1,804.66
TYPE C2	1,762.16	1	1,762.16
TOTAL	23,562.25	27.00	40,743.43

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE 20-Dec-24

PROJECT NO:
24-204

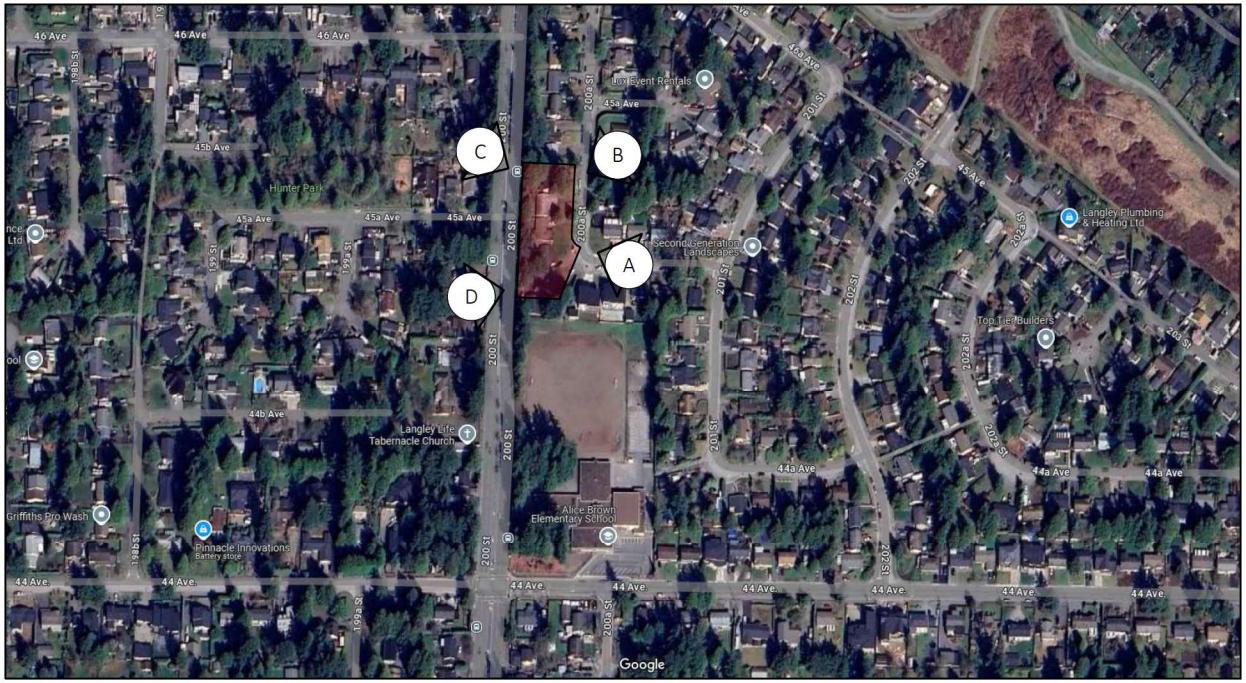
SCALE: NTS

DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

DATA SHEET

A 0.1



1 SITE LOCATION
NTS

SITE CONTEXT:

The proposed development is in between of 200 st and 200A st, consolidated with 4 existing lots. The overall site dimensions are approx. about 57.7.5m on 200A St side and 94.7m on 200St.

THE PROJECT:

The proposed project consists of 3-storey 4 buildings (27 units in total). 17 units have side by side garage and 10 units have tandem garage.

5 View D
NTS

2 View A
NTS

3 View B
NTS

4 View C
NTS

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

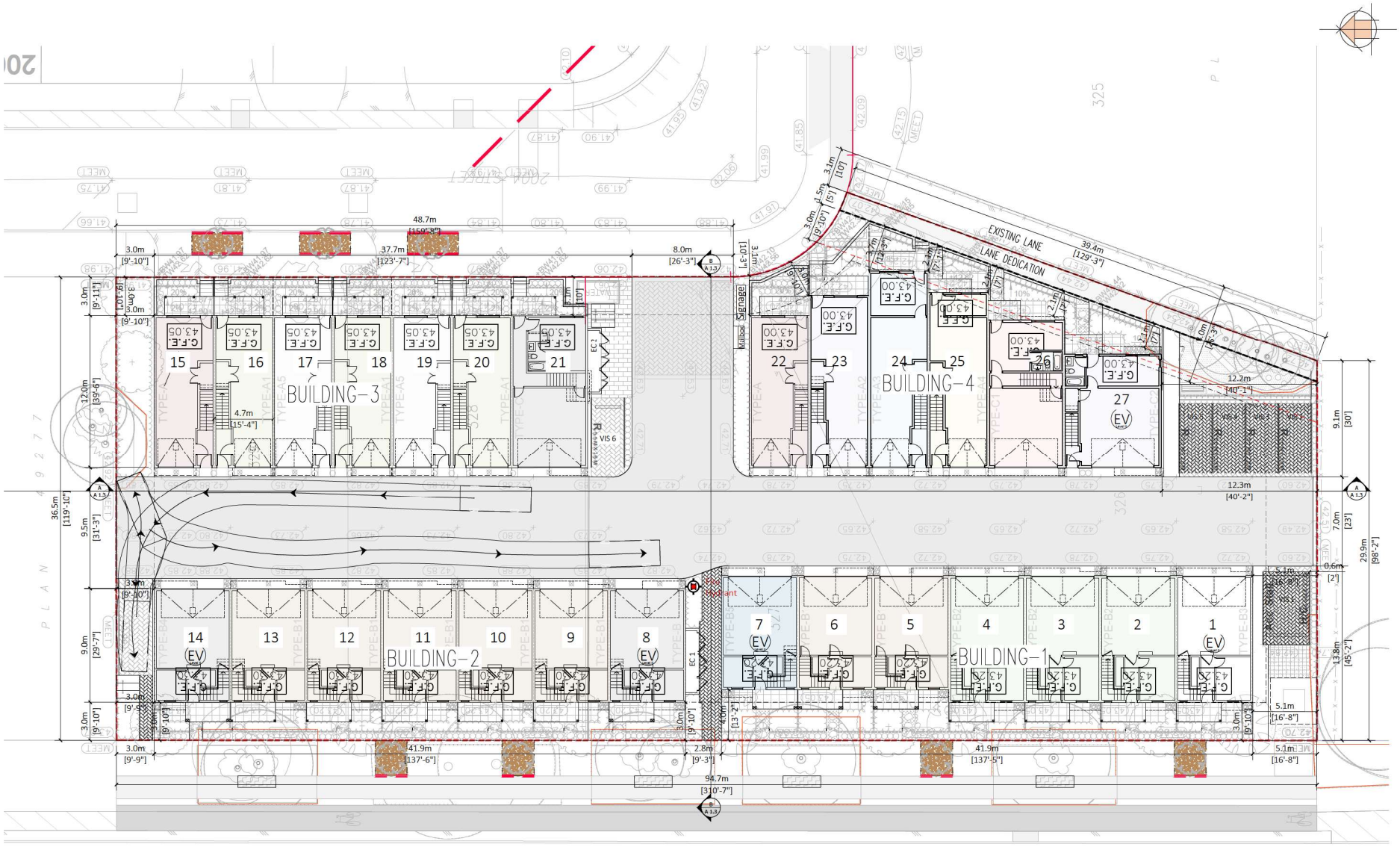
PROJECT NO:
24-204

SCALE: NTS
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

SITE CONTEXT

A 0.2



1 SITE PLAN 1/24"=1'

FLAT ARCHITECTURE INC
Unit 209 - 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE 5-Mar-25

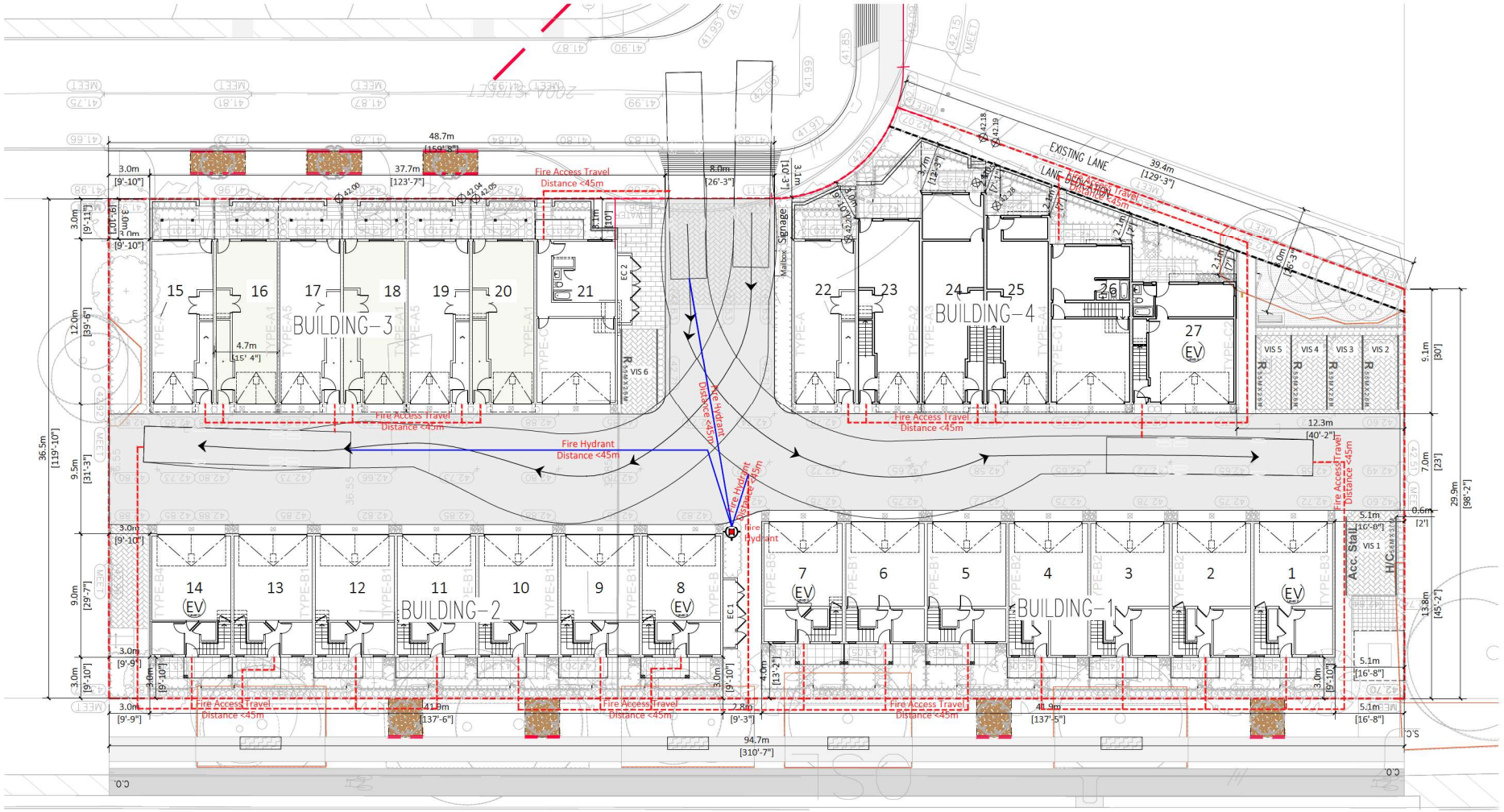
PROJECT NO: 24-204

SCALE: 1/24" = 1' DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

SITE PLAN

A 1.1



1 FIRE ACCESS PLAN
1/24"=1'

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
5-Mar-25

PROJECT NO:
24-204

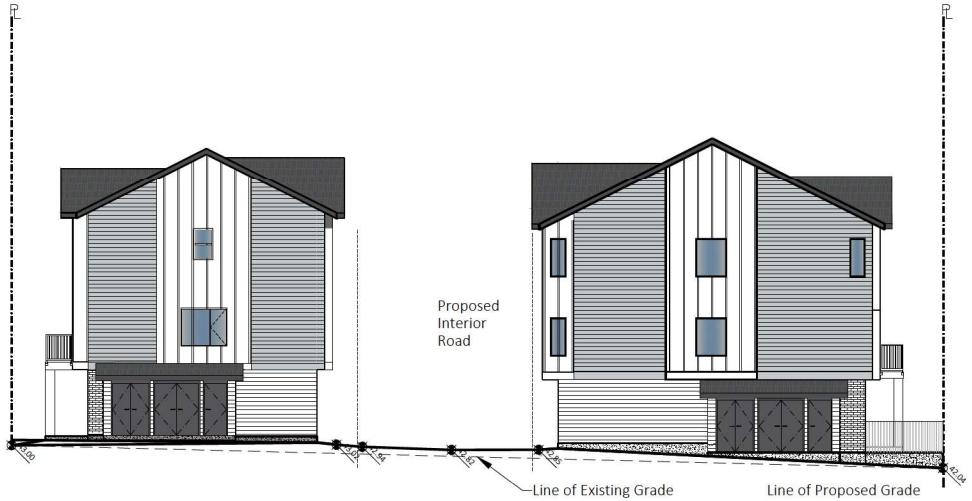
SCALE: 1/24" = 1'
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

FIRE ACCESS PLAN

A 1.2

1 SECTION-A
1/24"=1'



2 SECTION-B
1/24"=1'

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
DENNIS S. WANG
BRITISH COLUMBIA
2024-12-20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE 20-Dec-24

PROJECT NO:
24-204

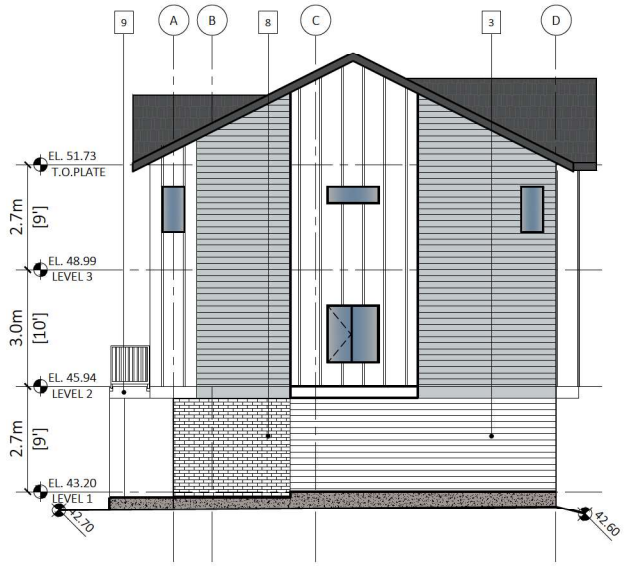
SCALE: 1/24" = 1'

DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

SITE SECTION

A 1.3



FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC-166)
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
RANDALL S. WARKENTIN
BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

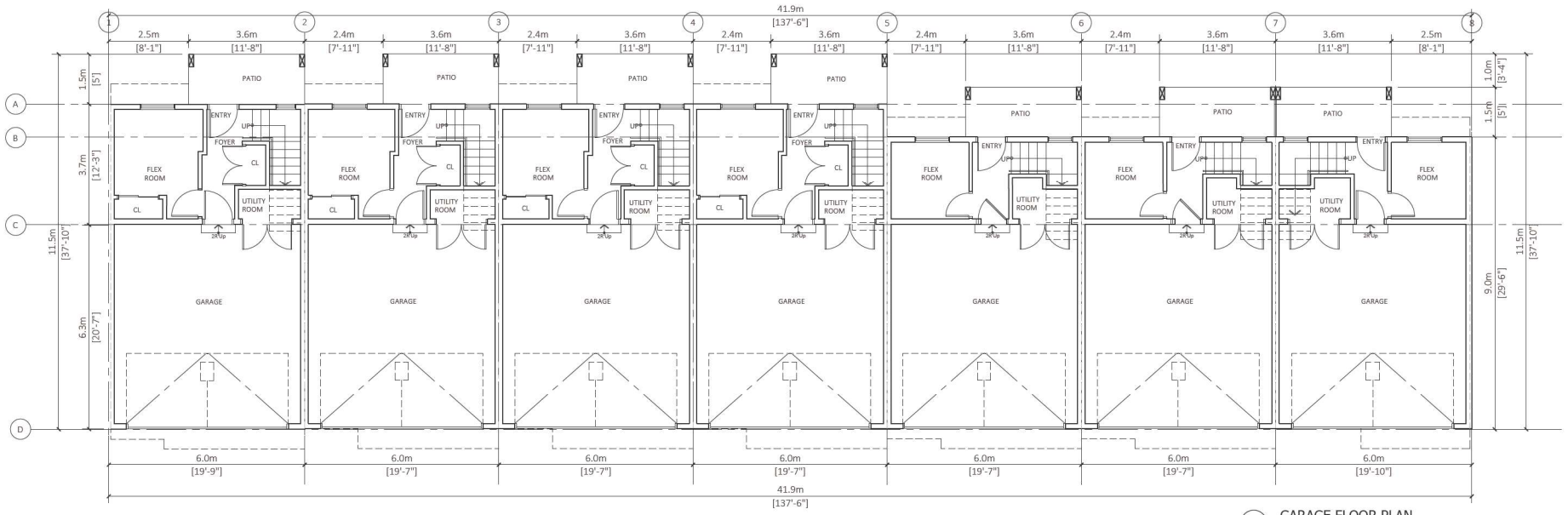
SCALE:
3/32"=1'

DRAWN BY:
RW

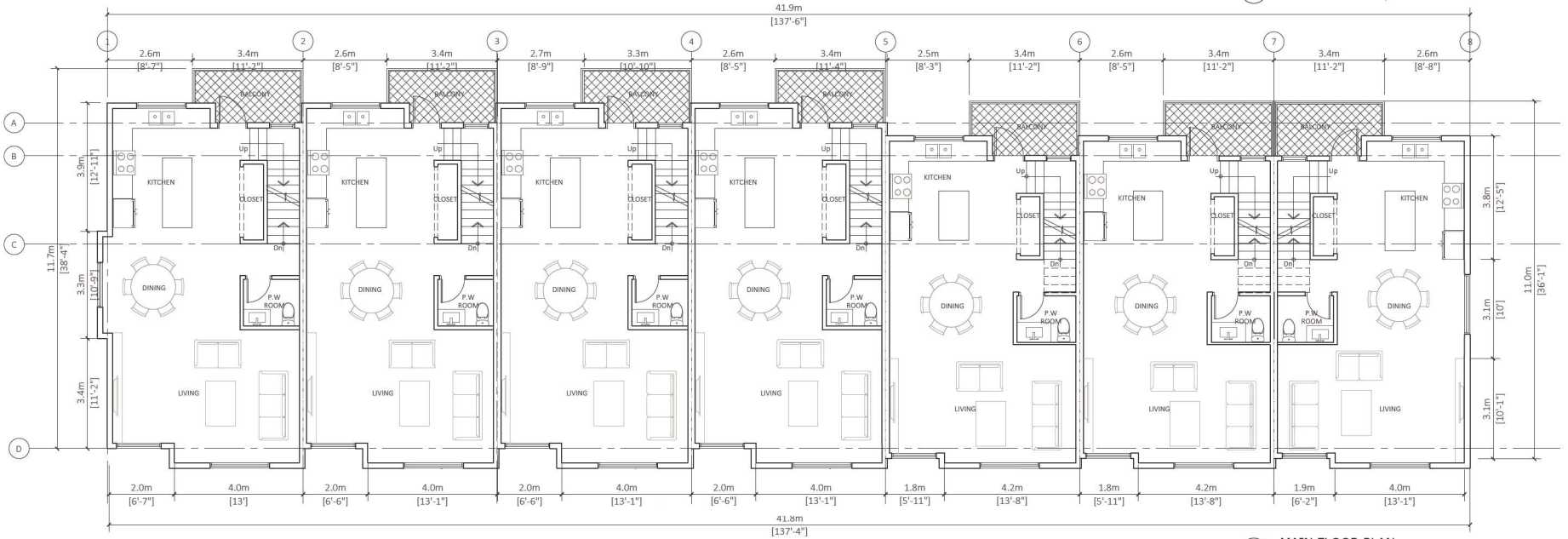
REV	DESCRIPTION	BY	DATE

COLOR
PALETTE

A.1.4



1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"



2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024-12-20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

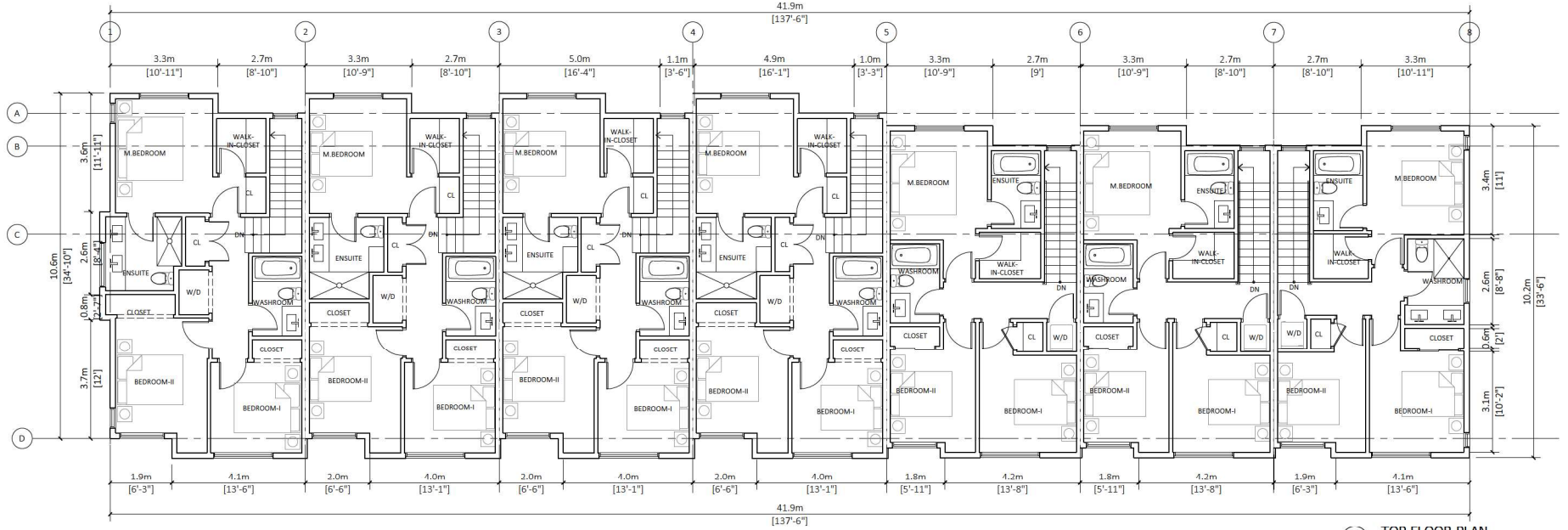
PROJECT NO:
24-204

SCALE: 3/32"=1'
DRAWN BY: RW

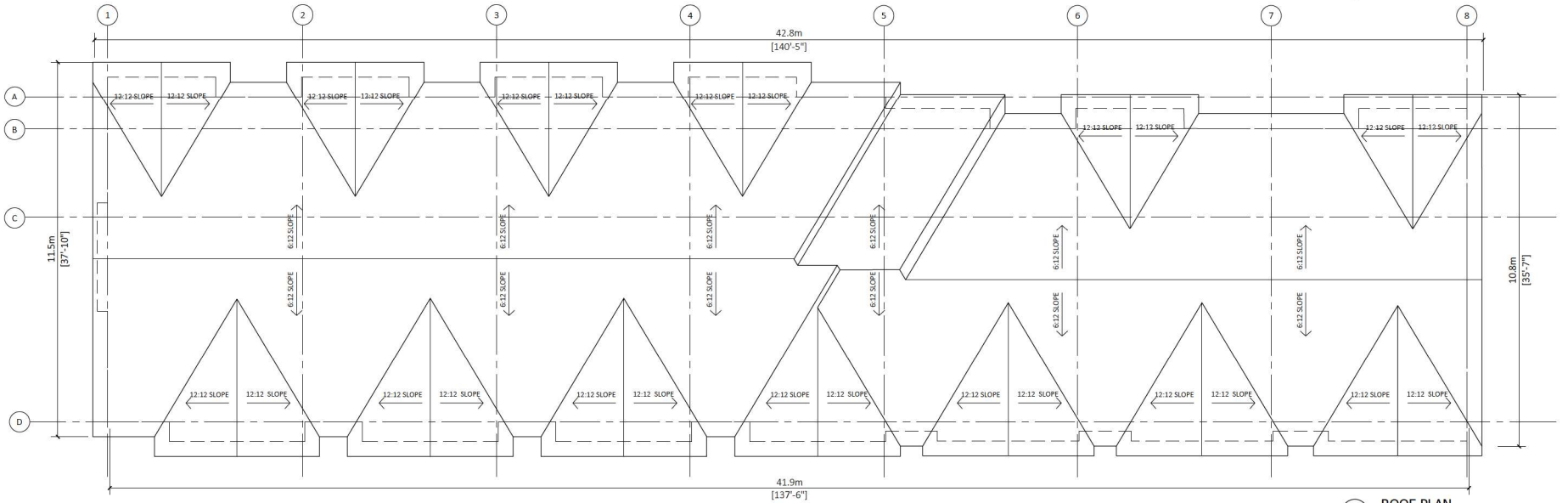
REV	DESCRIPTION	BY	DATE

BUILDING 1

A.2.1 A



1 TOP FLOOR PLAN
Scale: 3/32"=1'-0"



2 ROOF PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
3/32"=1'

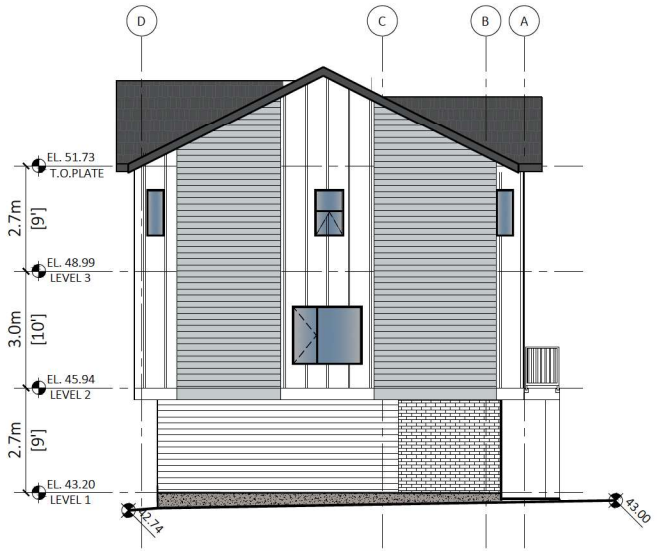
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 1

A.2.1 B

1 EAST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC-16
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
3/32"=1'

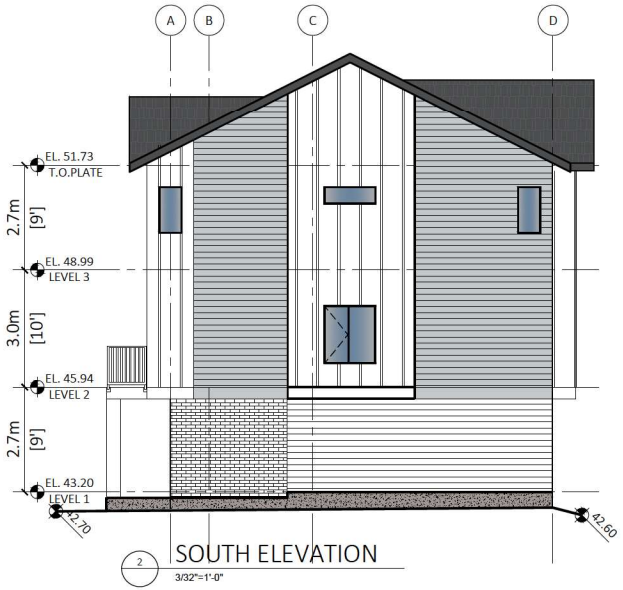
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 1

A.3.1 A

1 WEST ELEVATION
3/32"=1'-0"



2 SOUTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC 16
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

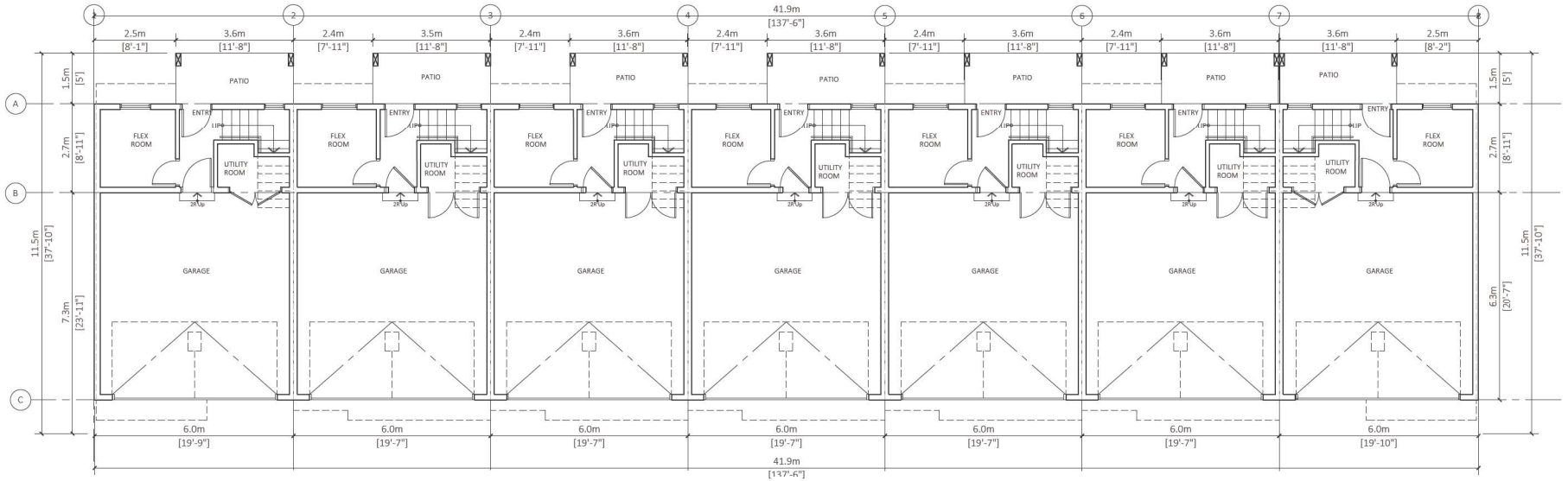
SCALE:
3/32"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 1

A.3.1 B



1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"

2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

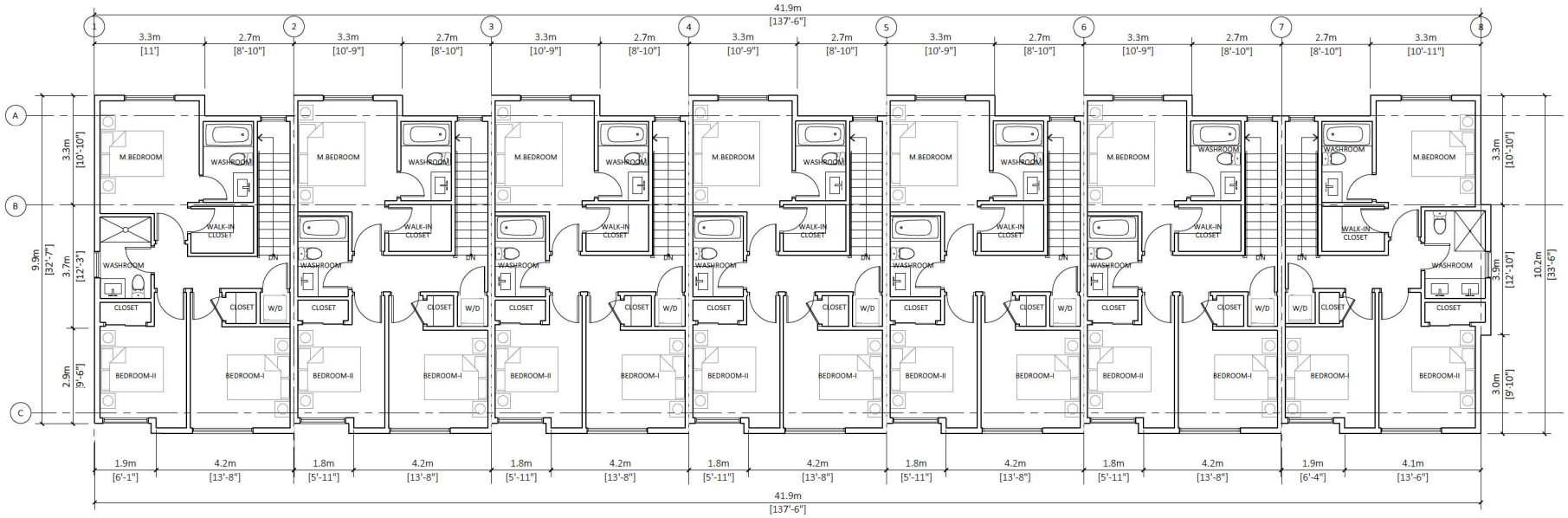
PROJECT NO:
24-204

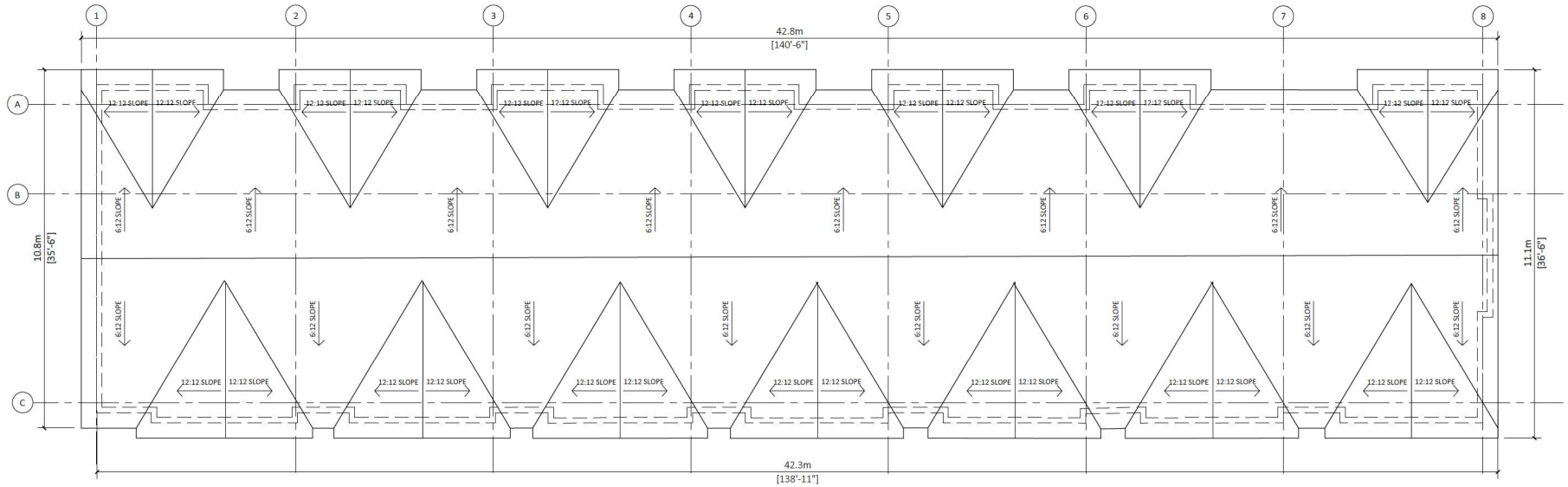
SCALE: 3/32"=1'
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

BUILDING 2

A.2.2 A





2 ROOF PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

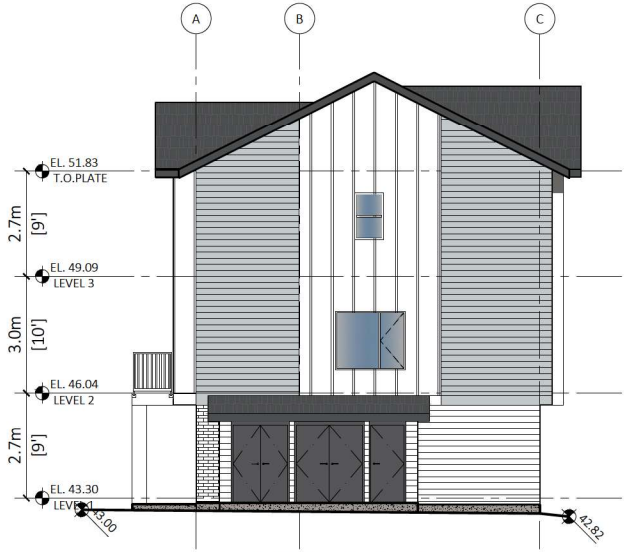
SCALE: 3/32"=1'
DRAWN BY: RW/SJ

REV	DESCRIPTION	BY	DATE

BUILDING 2

A.2.2 B

1 EAST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC-16
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
3/32"=1'

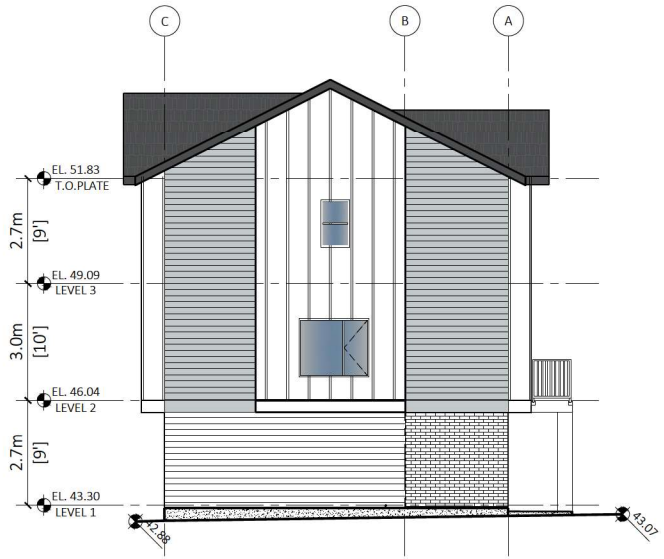
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 2

A.3.2 A

1 WEST ELEVATION
3/32"=1'-0"



2 SOUTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC-166
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

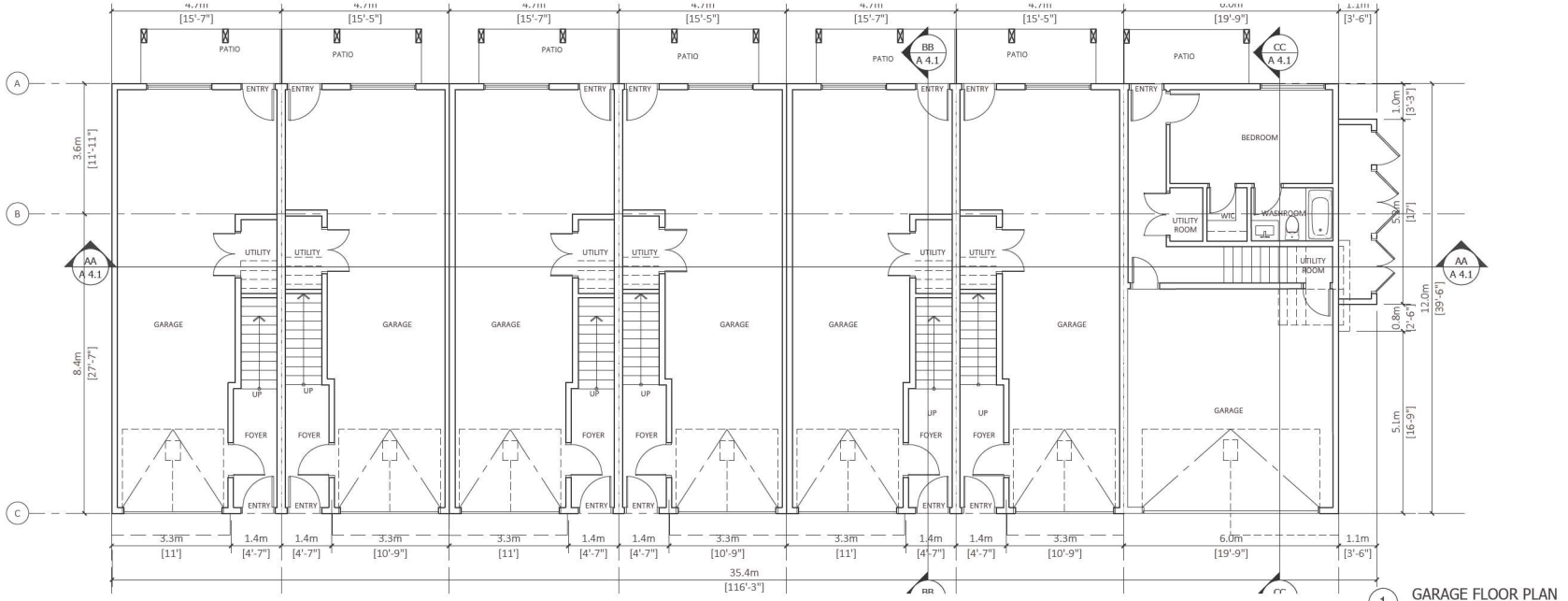
SCALE:
3/32"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

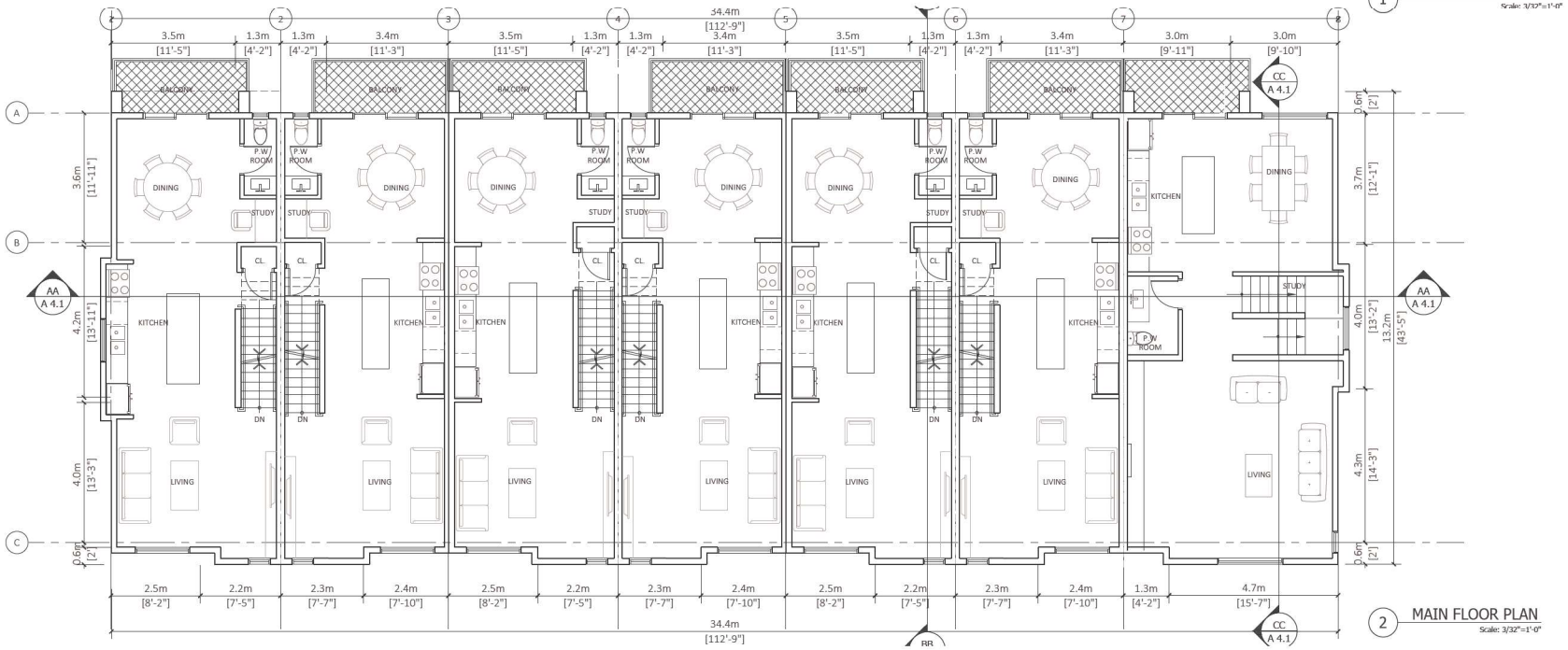
BUILDING 2

A.3.2 B



1 GARAGE FLOOR PLAN

Scale: 3/32"=1'-0"



2 MAIN FLOOR PLAN

Scale: 3/32"=1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024-12-20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

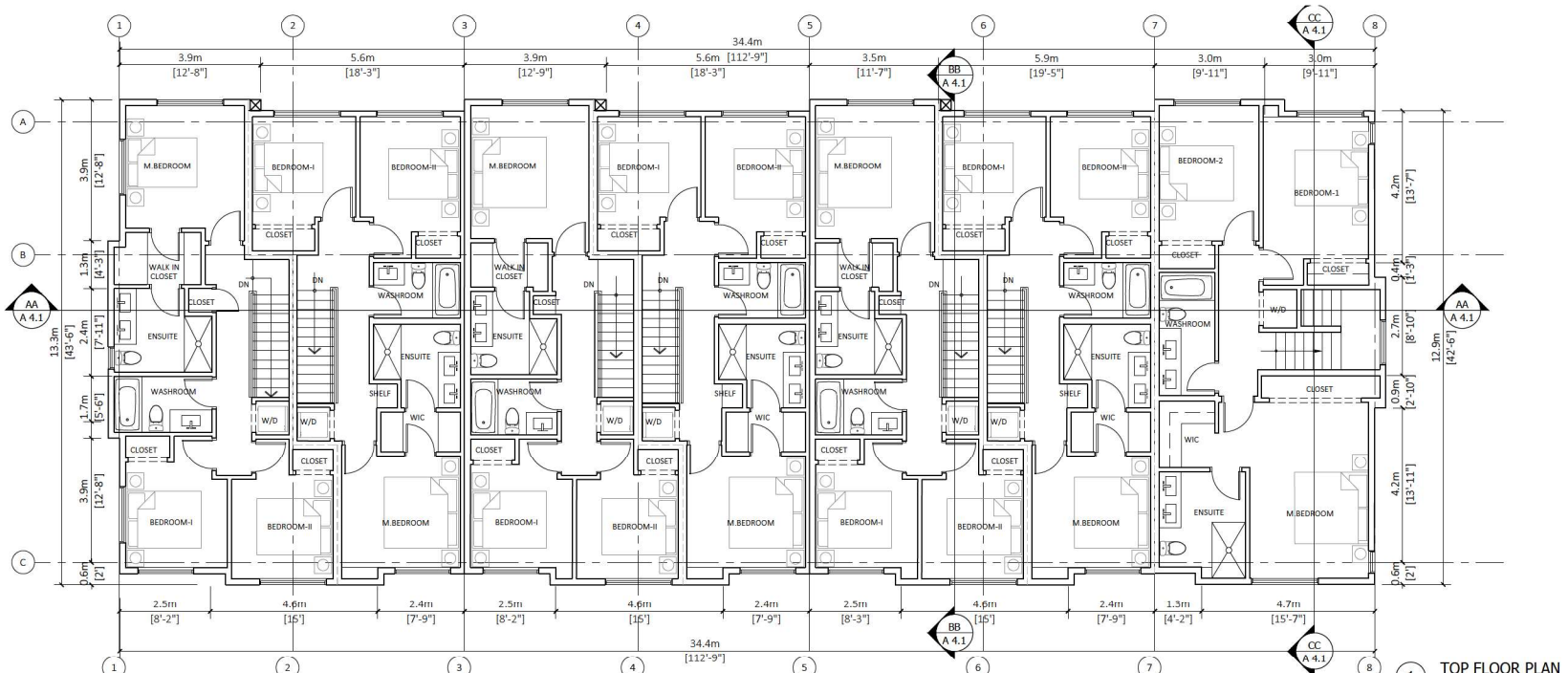
PROJECT NO:
24-204

SCALE: 3/32"=1'
DRAWN BY: RW

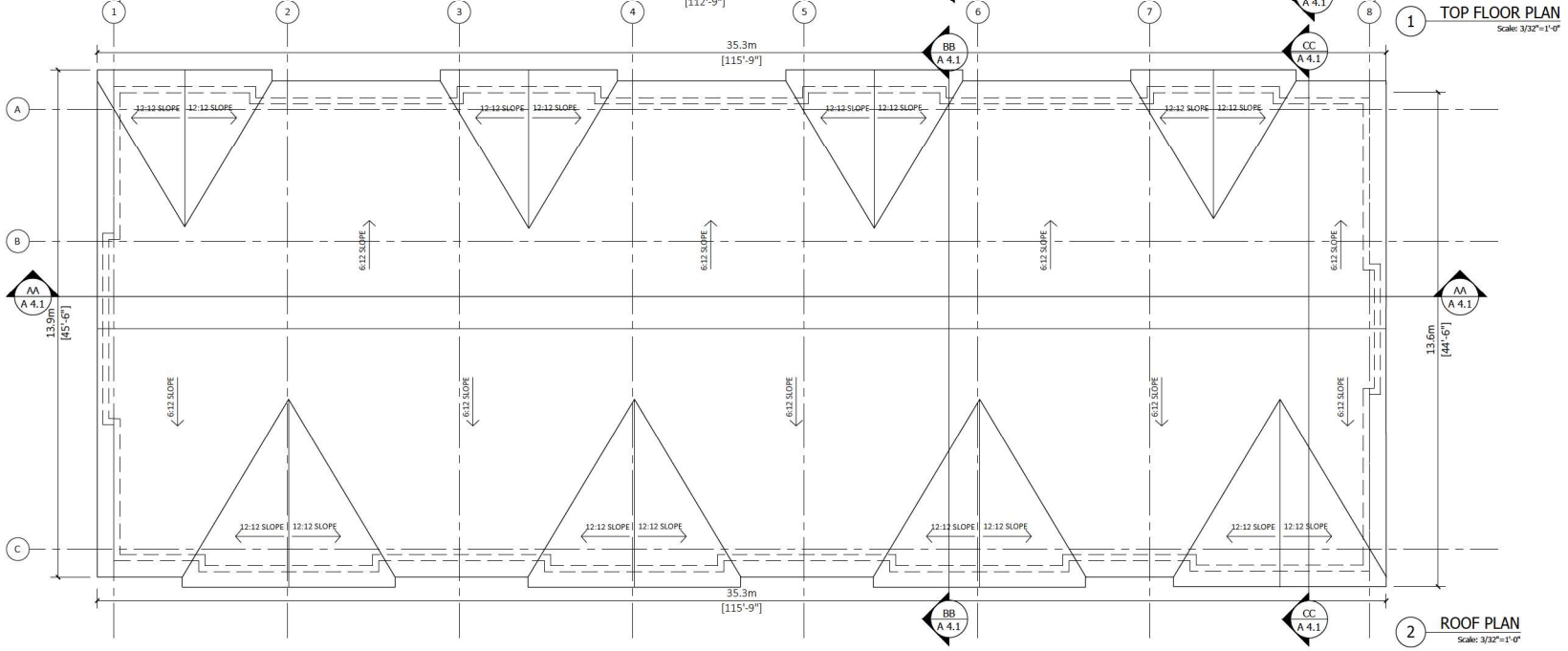
REV	DESCRIPTION	BY	DATE

BUILDING 3

A.2.3 A



1 TOP FLOOR PLAN
Scale: 3/32"=1'-0"



2 ROOF PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
3/32"=1'

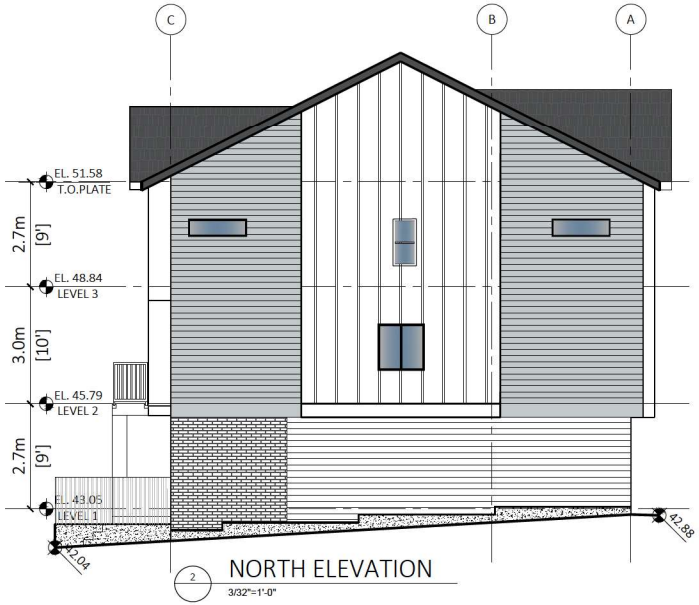
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 3

A.2.3 B

1 EAST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Beniamin Moore HC-166)
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC
Unit 209 - 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
3/32"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 3

A.3.3 A

1 WEST ELEVATION
3/32"=1'-0"

2 SOUTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC-166)
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

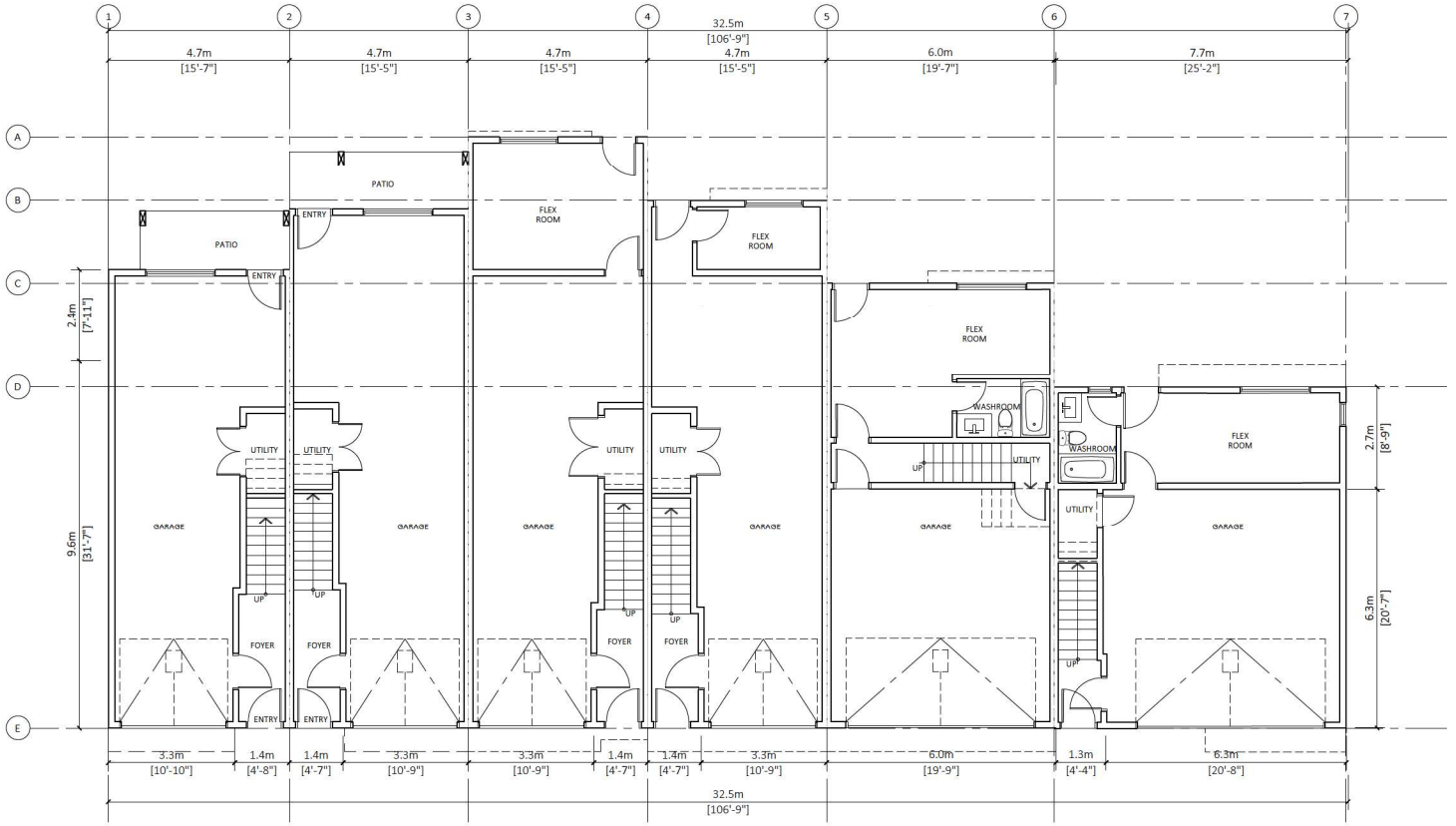
SCALE:
3/32"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 3

A.3.3 B



1 GARAGE FLOOR PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

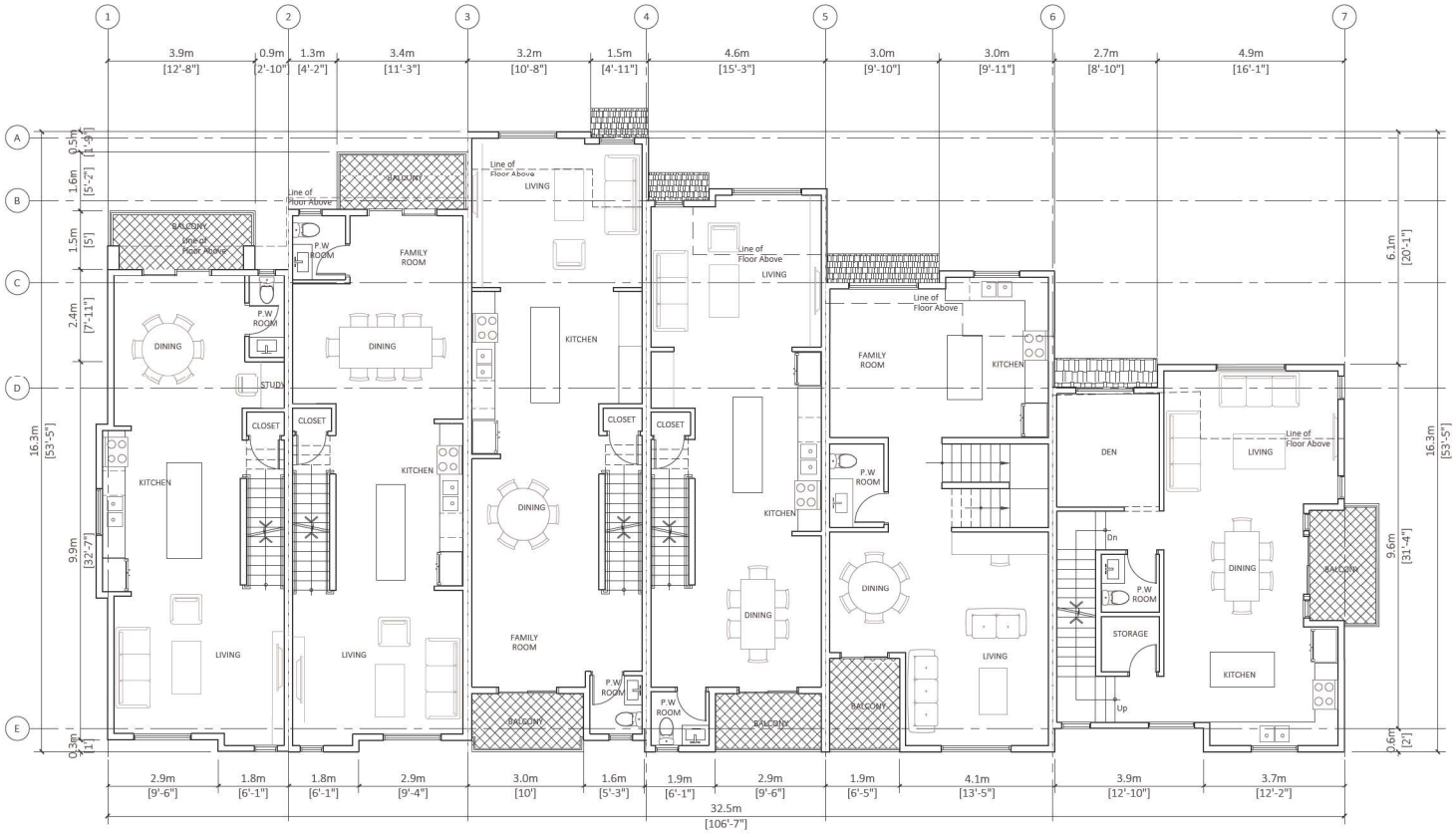
SCALE:
3/32"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 A



1 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-12-20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

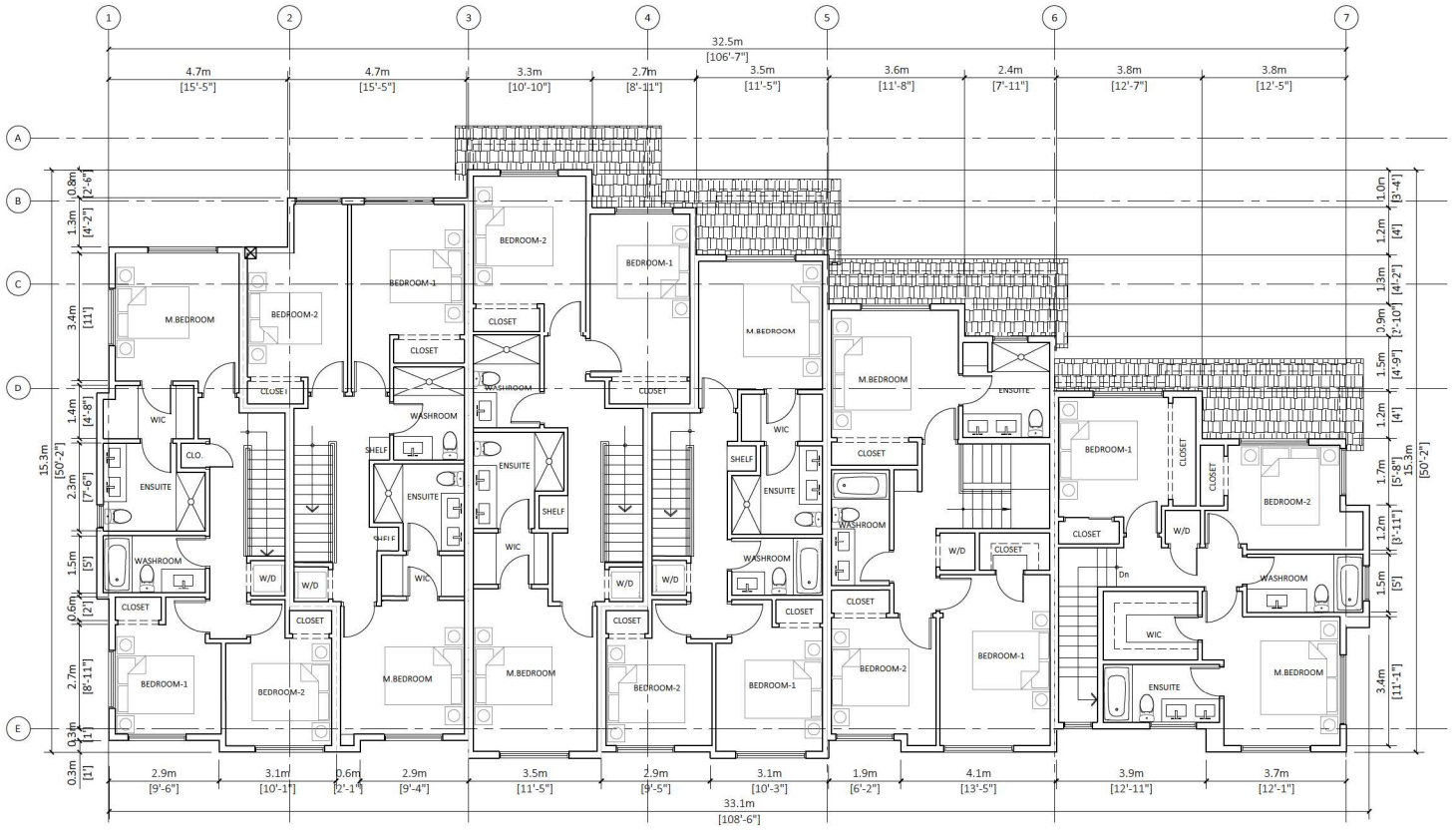
SCALE:
3/32"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 B



1 TOP FLOOR PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

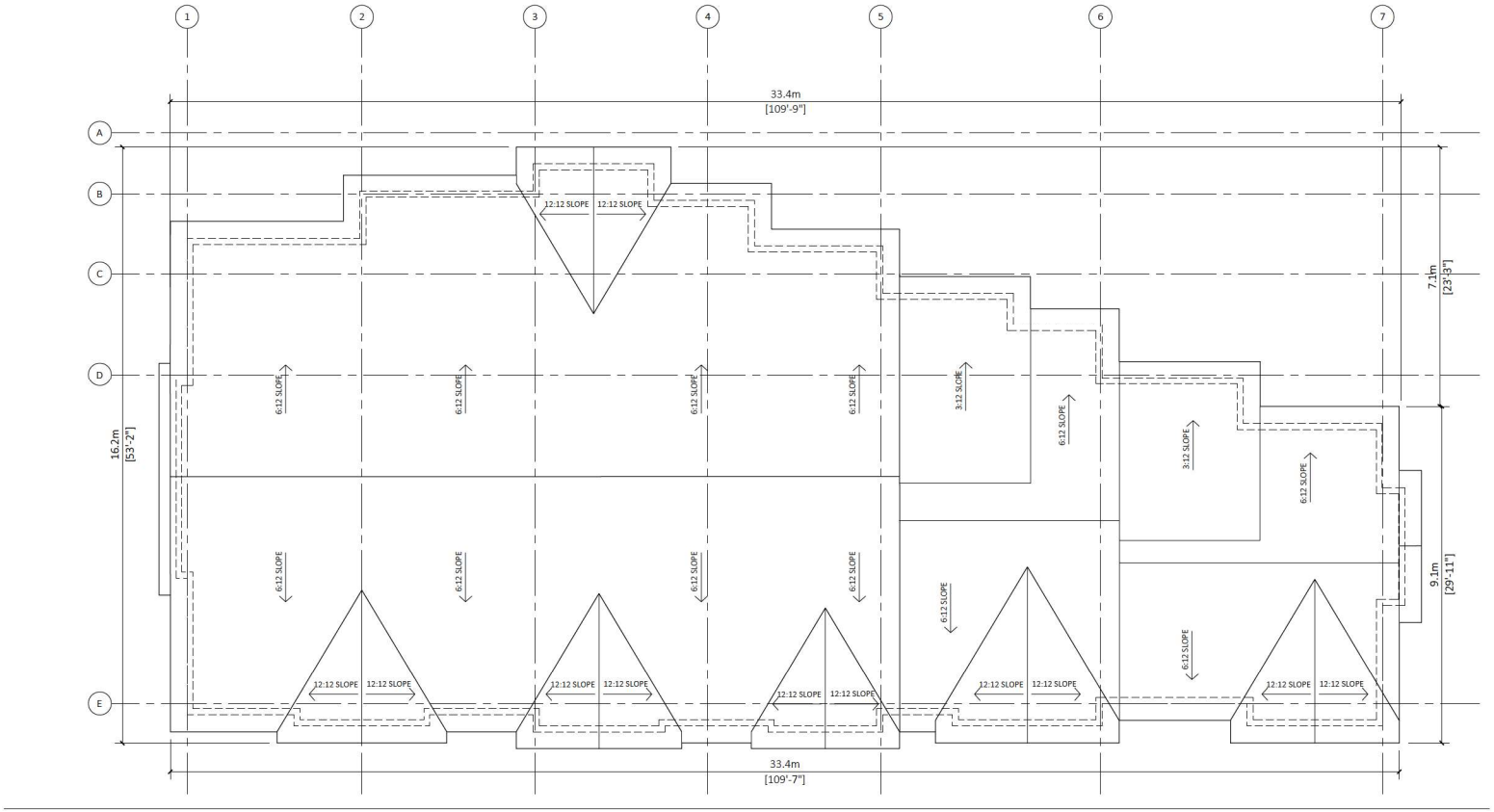
PROJECT NO:
24-204

SCALE: 3/32"=1'
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 C



1 ROOF PLAN
Scale: 3/32"=1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
3/32"=1'

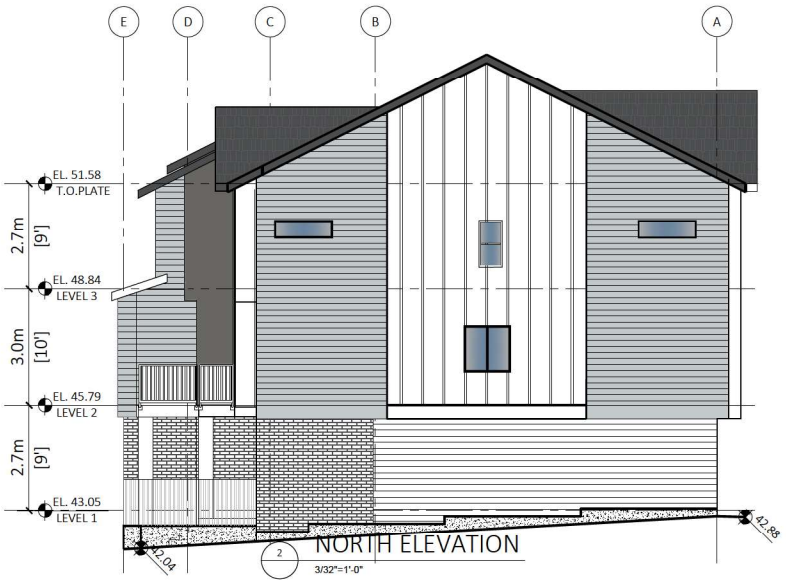
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 4

A.2.4 D

1 EAST ELEVATION
3/32"=1'-0"



2 NORTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC 166)
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
3/32"=1'

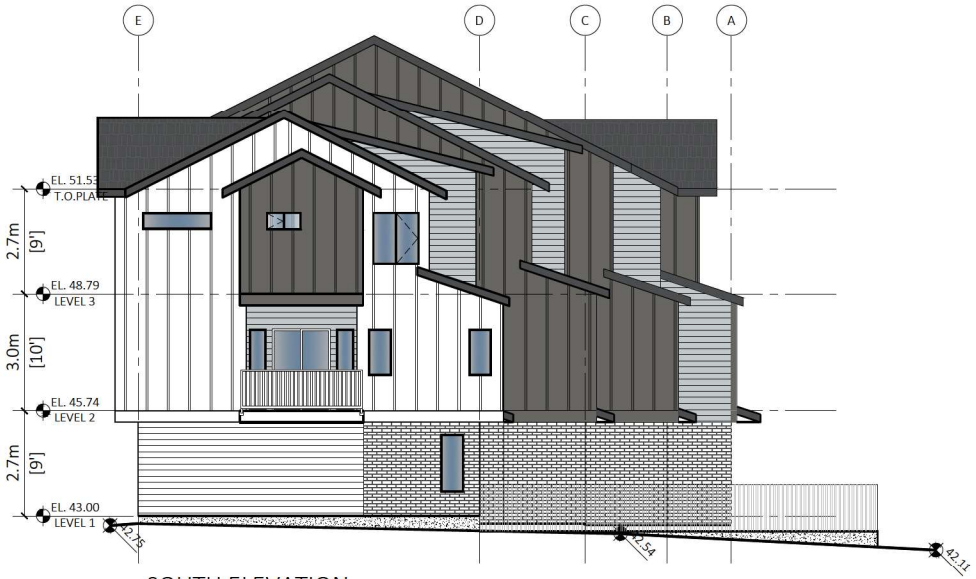
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

BUILDING 4

A.3.4 A

1 WEST ELEVATION
3/32"=1'-0"



2 SOUTH ELEVATION
3/32"=1'-0"

FINISH SCHEDULE

1. Asphalt Shingles roofing
   Color : Iko Dual Black
2. Board & Batten
   Color : Kendall Charcoal (Benjamin Moore HC 16
3. Horizontal Fibre Cementious Lap Siding
   Color : Chantilly Lace (Benjamin Moore 2121-70)
4. Fascia & Garage Door
   Color : Iron Ore (Sherwin Williams SW 7069)
5. Fluted Composite Wood wall panels
   Color:- Cedar
6. Horizontal Fibre Cementious Lap Siding
   Color: Coventry Gray (Benjamin Moore HC-169)
7. Board & Batten
   Color : Chantily Lace (Benjamin Moore 2121-70)
8. Brick Cladding
   Color:- White
9. Paint
   Color: Chantily Lace (Benjamin Moore 2121-70)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

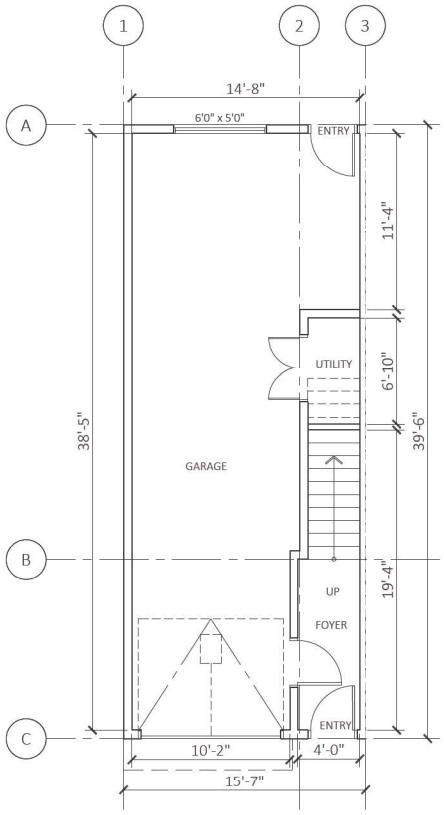
SCALE:
3/32"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

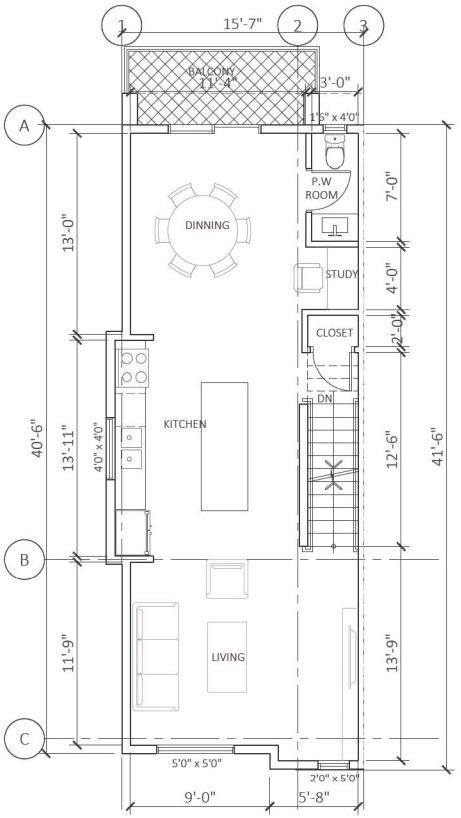
BUILDING 4

A.3.4 B



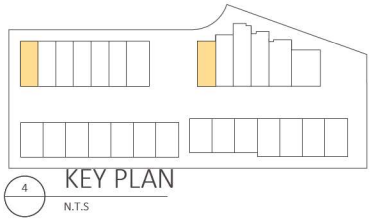
1 LEVEL-1
1/8"=1'

Floor Area : 528.43 ft^2+87.10 ft^2
/49.09 m^2 +8.09 m^2

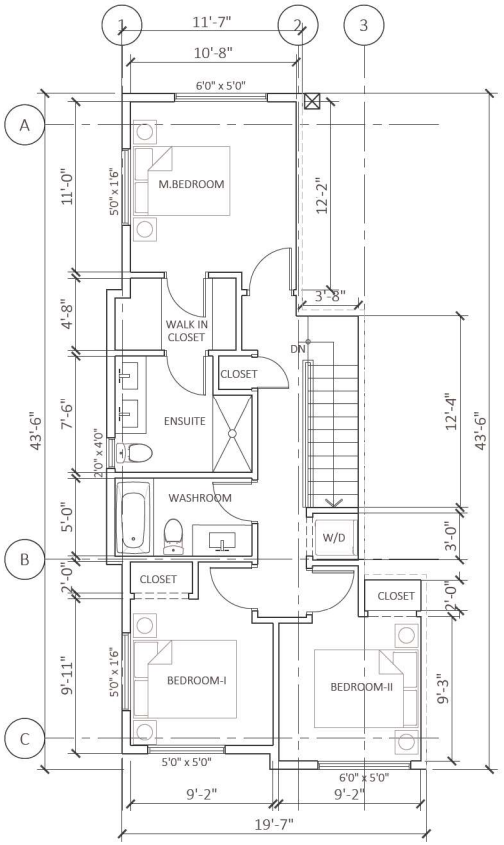


2 LEVEL-2
1/8"=1'

Floor Area : 651.56 ft^2 /60.53 m^2



4 KEY PLAN
N.T.S



3 LEVEL-3
1/8"=1'

Floor Area : 680.35 ft^2/63.21 m^2

Total Floor Area : 1419.0 ft^2 / 131.83 m^2
(excluding garage)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024-12-20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE 20-Dec-24

PROJECT NO:
24-204

SCALE: 1/8"=1'

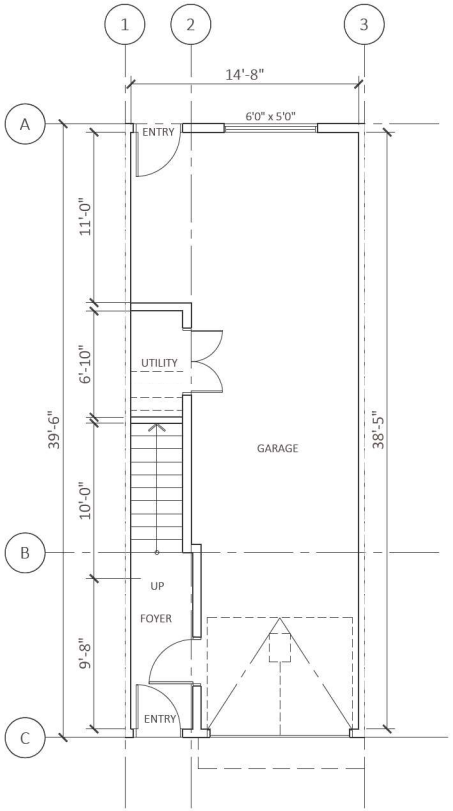
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

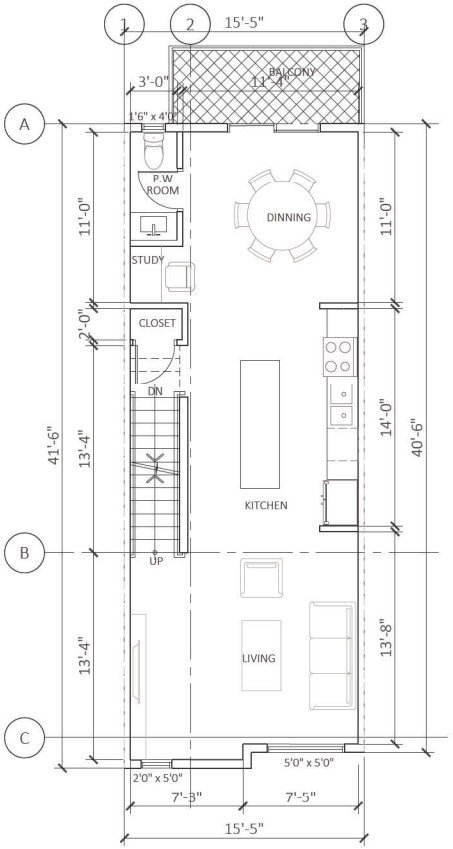
TYPE-A

A 2.51



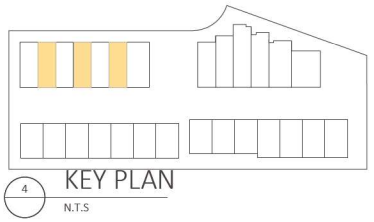
1 LEVEL-1
1/8"=1'

Floor Area : 519.95 ft^2+89.00 ft^2
/48.30 m^2 +8.27 m^2

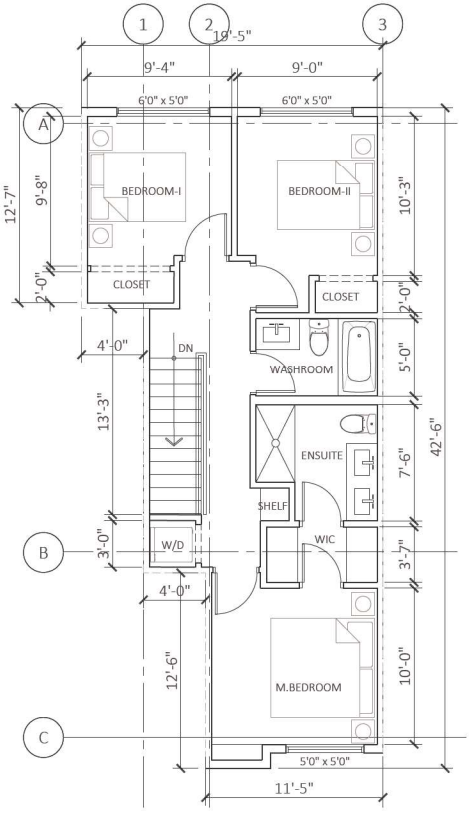


2 LEVEL-2
1/8"=1'

Floor Area : 631.89 ft^2 / 58.70 m^2



4 KEY PLAN
N.T.S



3 LEVEL-3
1/8"=1'

Floor Area : 649.56 ft^2 / 60.35 m^2

Total Floor Area : 1370.44 ft^2 / 127.32 m^2
(excluding garage)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

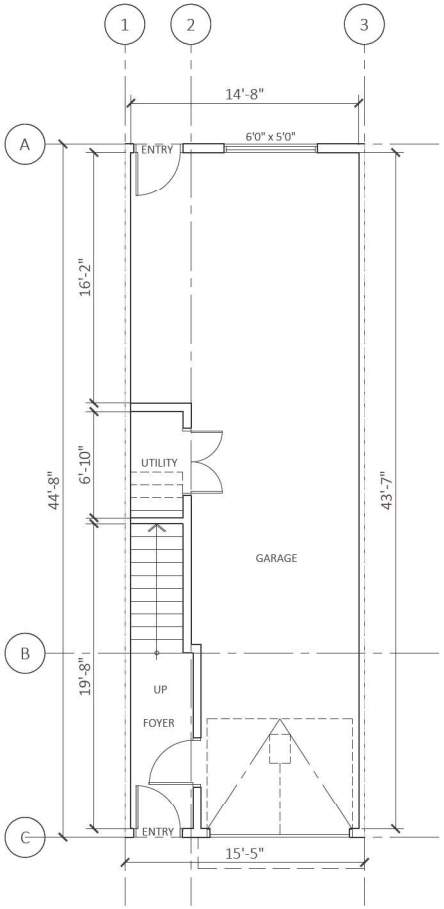
DRAWN BY:
RW

REV | DESCRIPTION | BY | DATE

UNIT PLANS

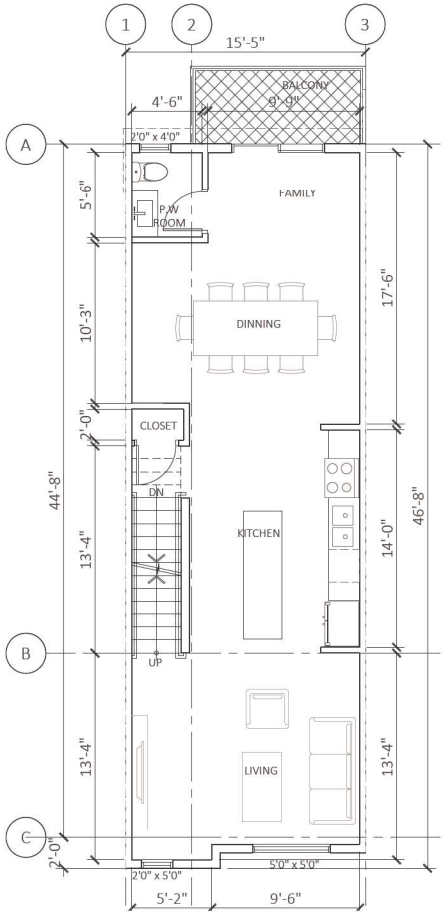
TYPE-A1

A 2.52



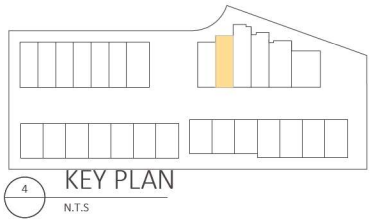
1 LEVEL-1
1/8"=1'

Floor Area : 599.61 ft^2+89.00 ft^2
/55.71 m^2 +8.27 m^2

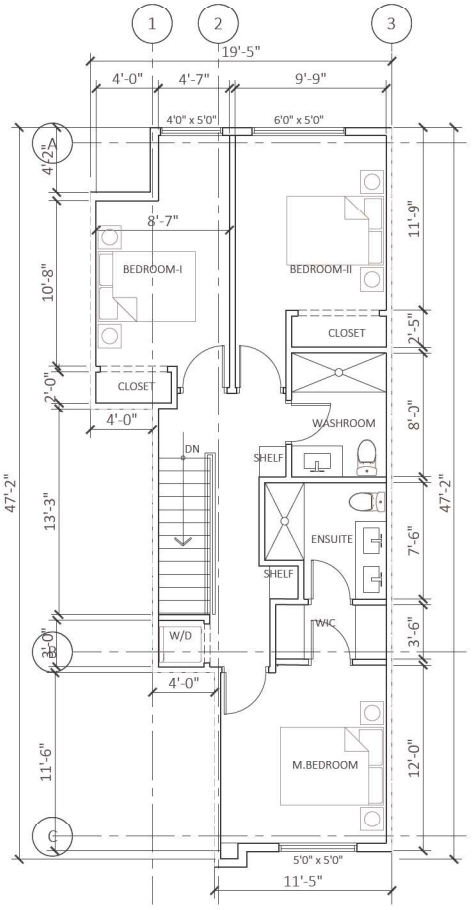


2 LEVEL-2
1/8"=1'

Floor Area : 710.06 ft^2 / 65.97 m^2



4 KEY PLAN
N.T.S



3 LEVEL-3
1/8"=1'

Floor Area : 731.87 ft^2 / 68.00 m^2

Total Floor Area : 1530.93 ft^2 / 142.23 m^2
(excluding garage)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

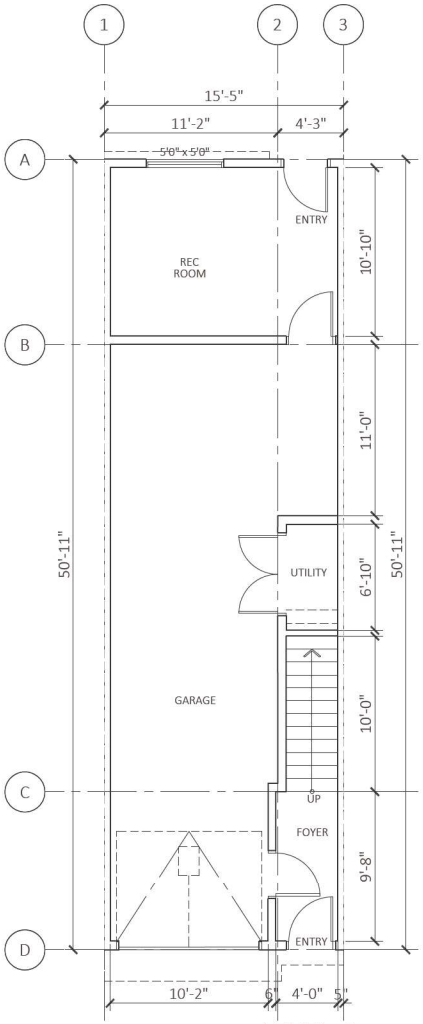
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

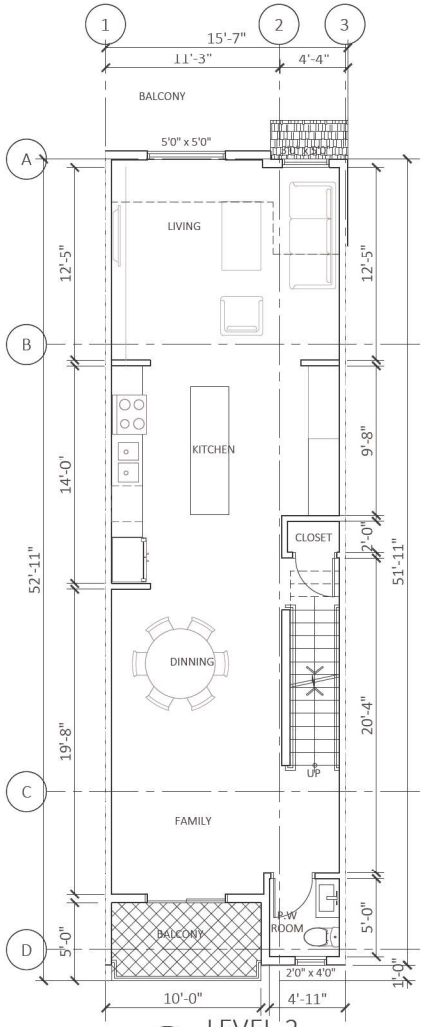
TYPE-A2

A 2.53



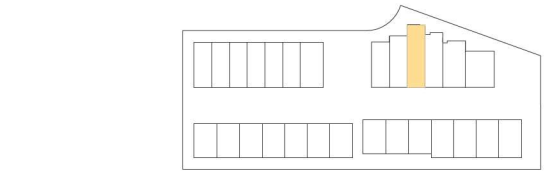
1 LEVEL-1
1/8"=1'

Floor Area : 516.86 ft^2+268.11 ft^2
/48.02 m^2 +24.91 m^2

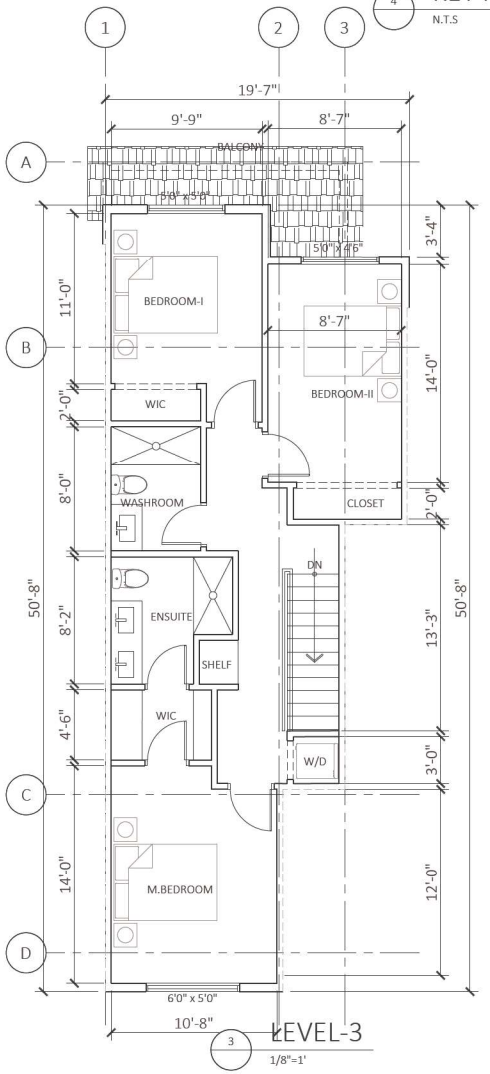


2 LEVEL-2
1/8"=1'

Floor Area : 765.67 ft^2 / 71.13 m^2



KEY PLAN
4
N.T.S



3 LEVEL-3
1/8"=1'

Floor Area : 782.15 ft^2 / 72.66m^2

Total Floor Area : 1815.93 ft^2 / 168.70 m^2 (excluding garage)

FLAT ARCHITECTURE
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

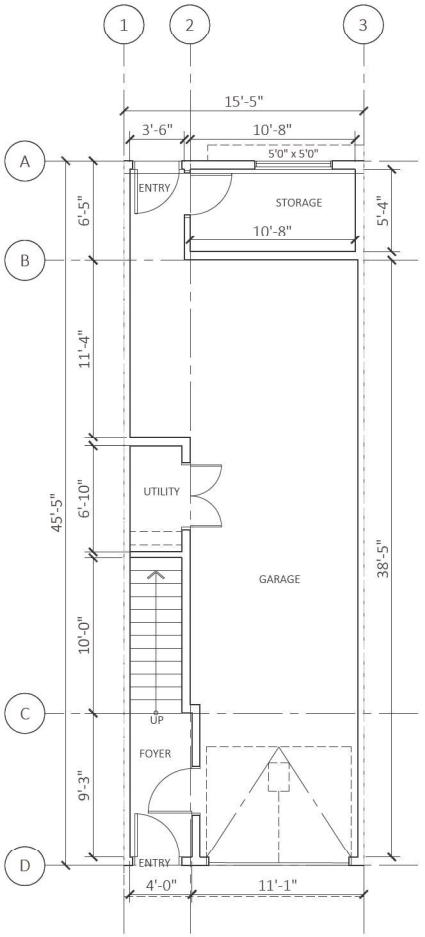
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

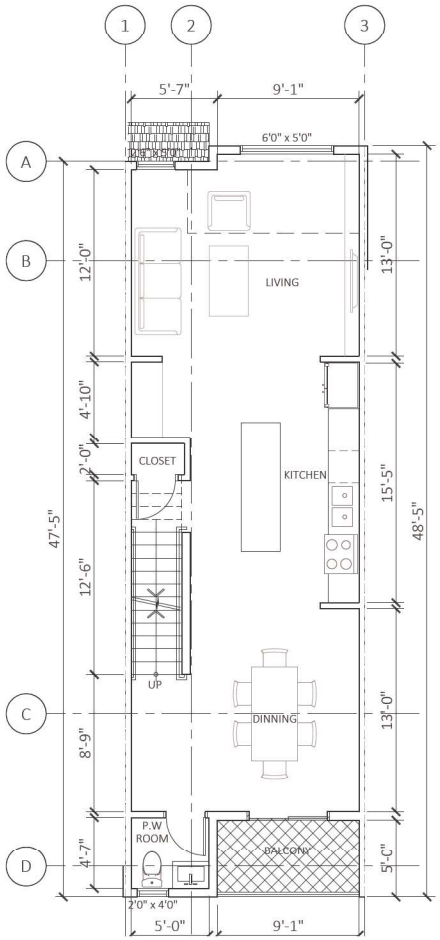
TYPE-A3

A 2.54



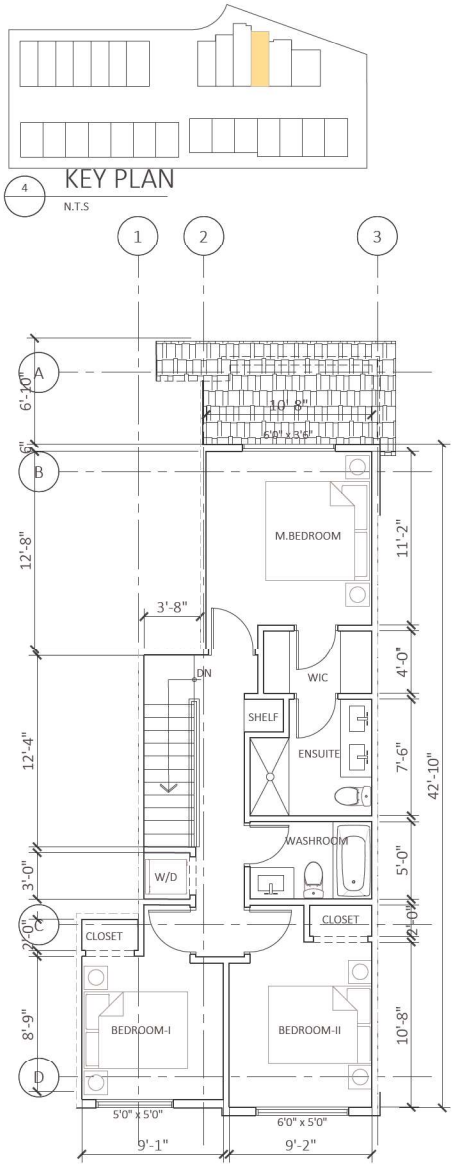
1 LEVEL-1
1/8"=1'

Floor Area : 518.59 ſt^2+181.37ſt^2
/48.18 m^2 +16.85 m^2



2 LEVEL-2
1/8"=1'

Floor Area : 693.33 ſt^2 / 64.41 m^2



3 LEVEL-3
1/8"=1'

Floor Area : 661.88 ſt^2 / 61.50 m^2

Total Floor Area : 1536.80 ft^2 / 142.77 m^2 (excluding garage)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

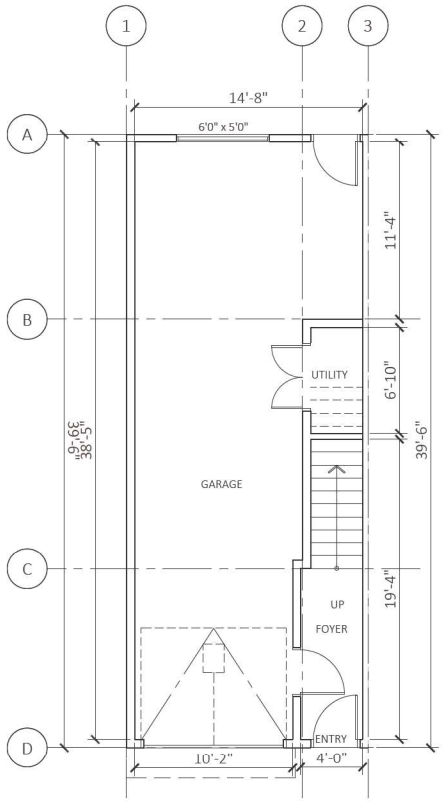
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

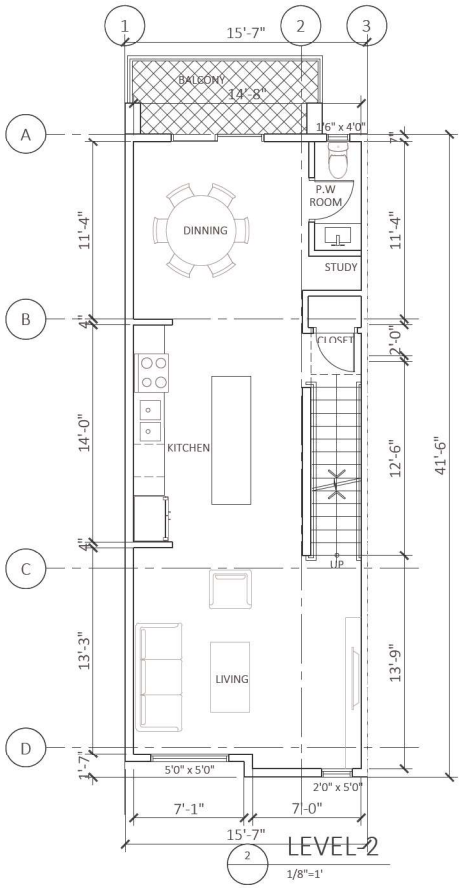
TYPE-A4

A 2.55



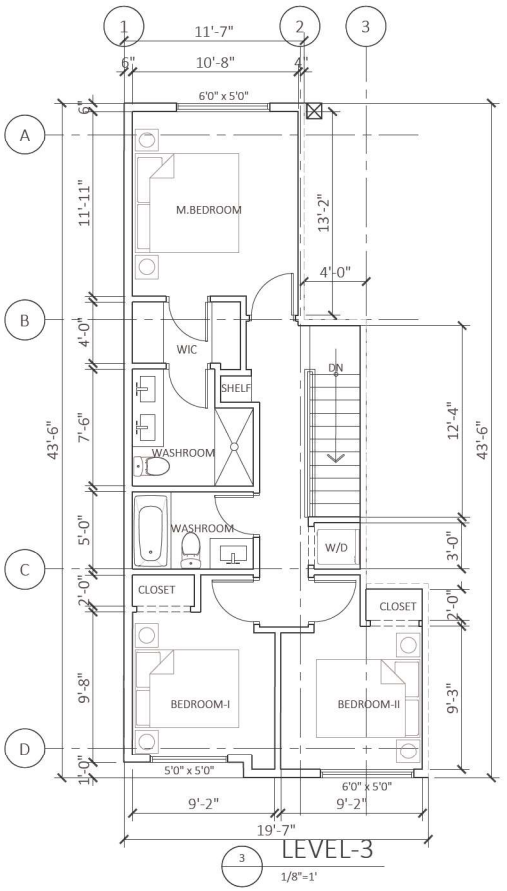
1 LEVEL-1
1/8"=1'

Floor Area : 528.27ft^2+87.27ft^2
/48.17 m^2 +8.00 m^2



2 LEVEL-2
1/8"=1'

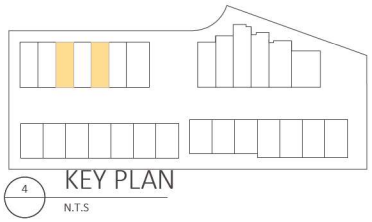
Floor Area : 638.41 ft^2 / 59.31 m^2



3 LEVEL-3
1/8"=1'

Floor Area : 664.53 ft^2 / 61.74 m^2

Total Floor Area : 1390.21 ft^2 / 129.15 m^2 (excluding garage)



4 KEY PLAN
N.T.S

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

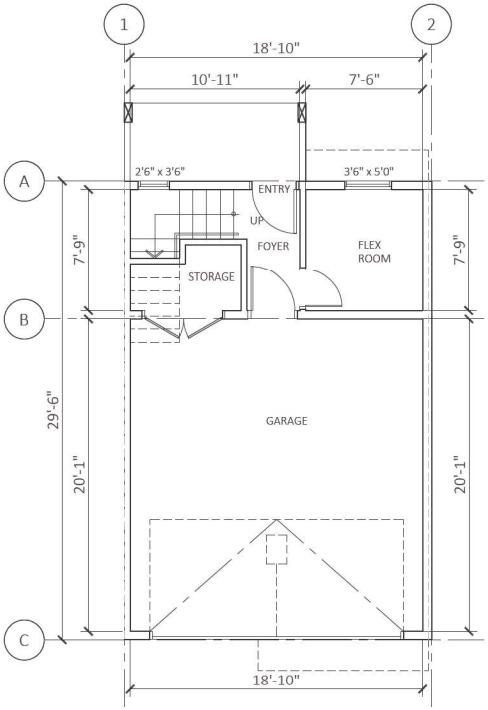
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

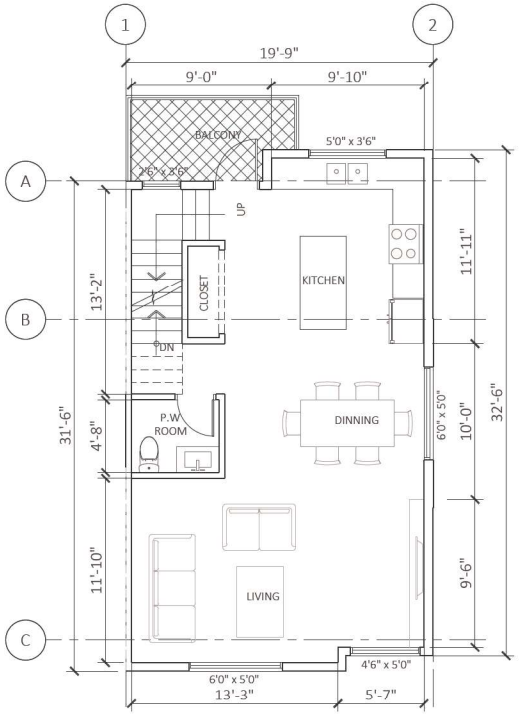
TYPE-A5

A 2.56



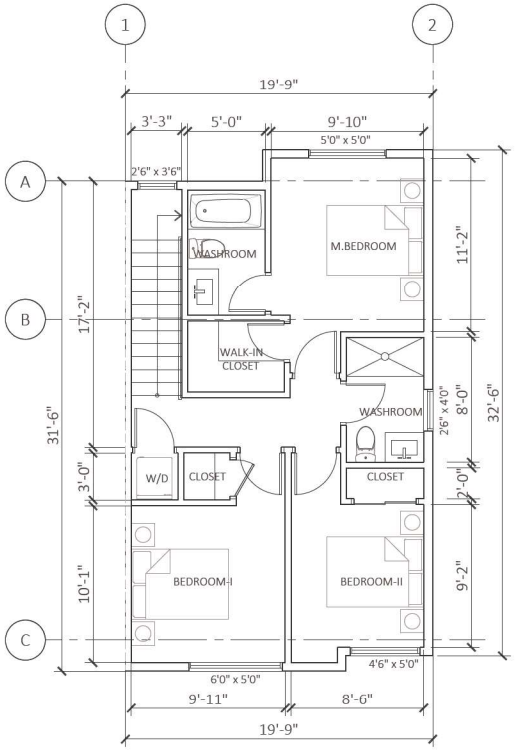
1 LEVEL-1
1/8"=1'

Floor Area : 445.04ft^2+138.82ft^2
/41.35 m^2 +12.90 m^2



2 LEVEL-2
1/8"=1'

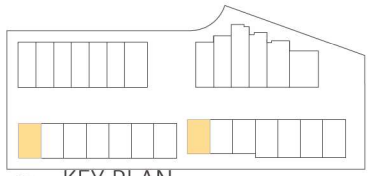
Floor Area : 639.86 ft^2 / 59.44 m^2



3 LEVEL-3
1/8"=1'

Floor Area : 639.84 ft^2 / 59.44 m^2

Total Floor Area : 1418.52 ft^2 / 131.78 m^2 (excluding garage)



4 KEY PLAN
N.T.S

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

DRAWN BY:
RW

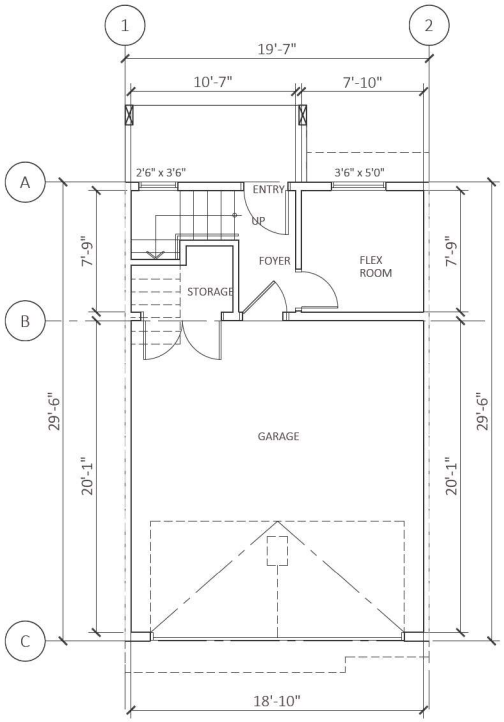
REV	DESCRIPTION	BY	DATE

UNIT PLANS

TYPE-B

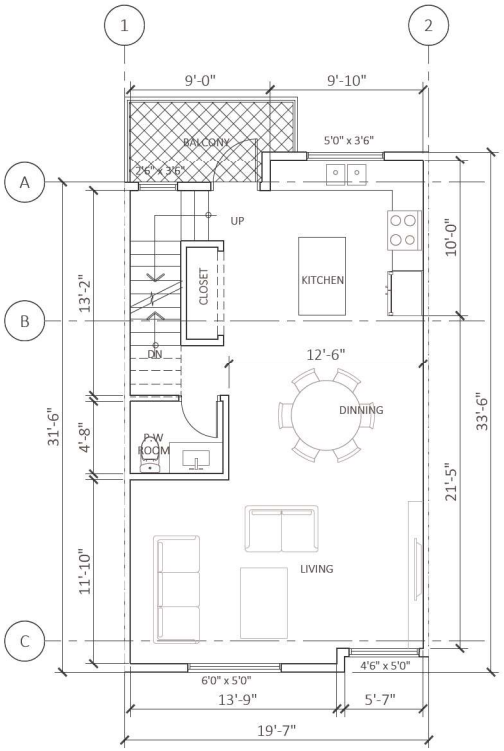
A 2.57

4 KEY PLAN
N.T.S



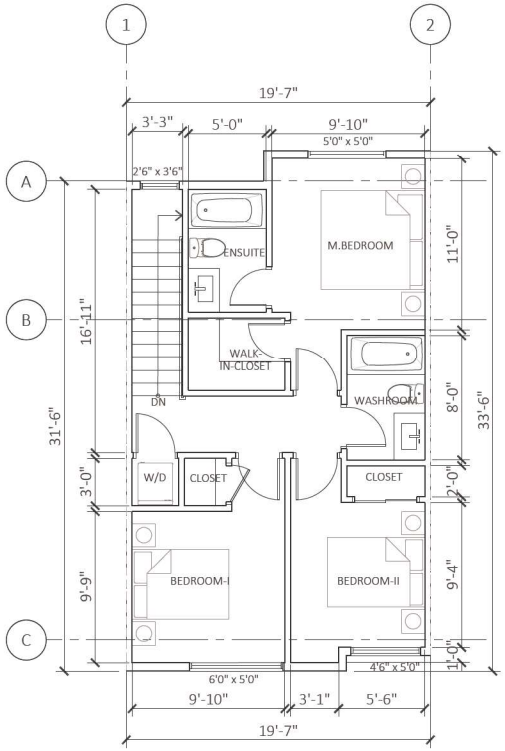
1 LEVEL-1
1/8"=1'

Floor Area : 438.13ft^2+139.59ft^2
/40.70 m^2 +12.97 m^2



2 LEVEL-2
1/8"=1'

Floor Area : 632.98 ft^2 / 58.80 m^2



3 LEVEL-3
1/8"=1'

Floor Area : 633.10 ft^2 / 58.82 m^2

Total Floor Area : 1405.67 ft^2 / 130.59 m^2 (excluding garage)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

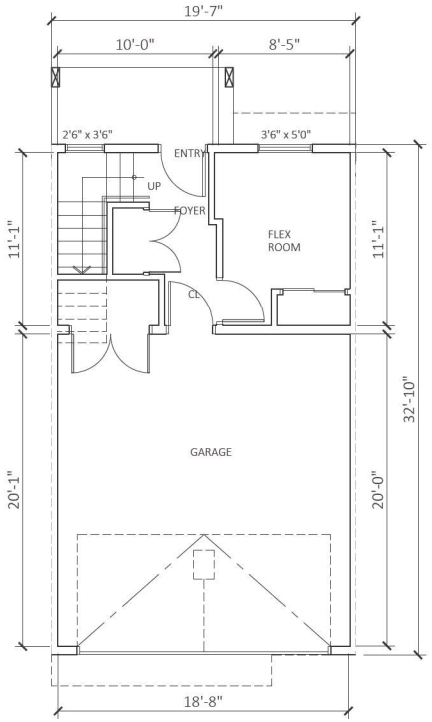
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

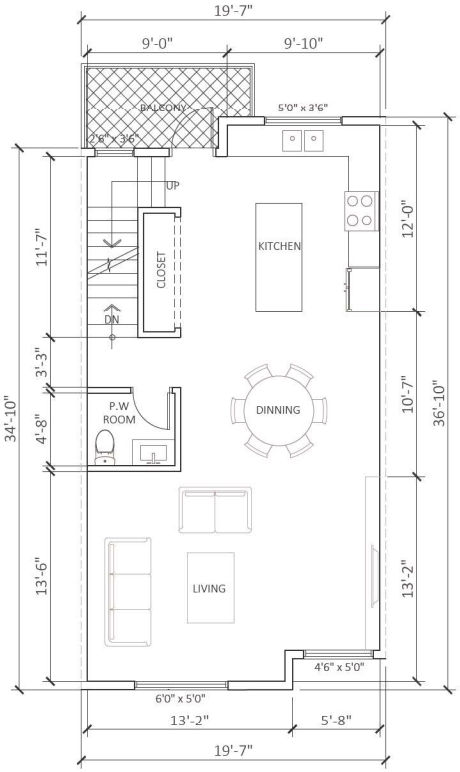
TYPE-B1

A 2.58



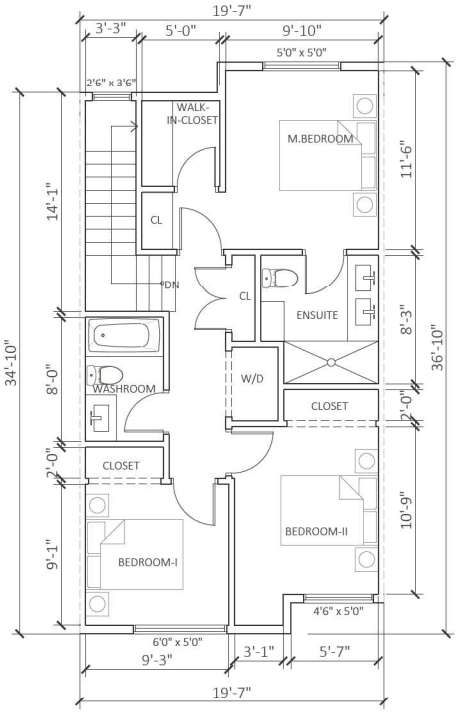
LEVEL-1
1/8"=1'

Floor Area : 433.12ft^2+209.52ft^2
/40.24 ft^2 +19.46 m^2



LEVEL-2
1/8"=1'

Floor Area : 691.23 ft^2 / 64.22 m^2



LEVEL-3
1/8"=1'

Floor Area : 691.36 ft^2 / 64.23 m^2

Total Floor Area : 1592.11 ft^2 / 147.91 m^2 (excluding garage)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

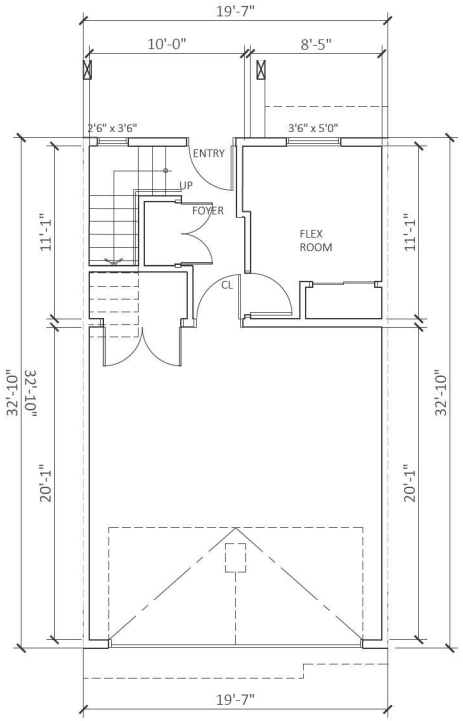
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

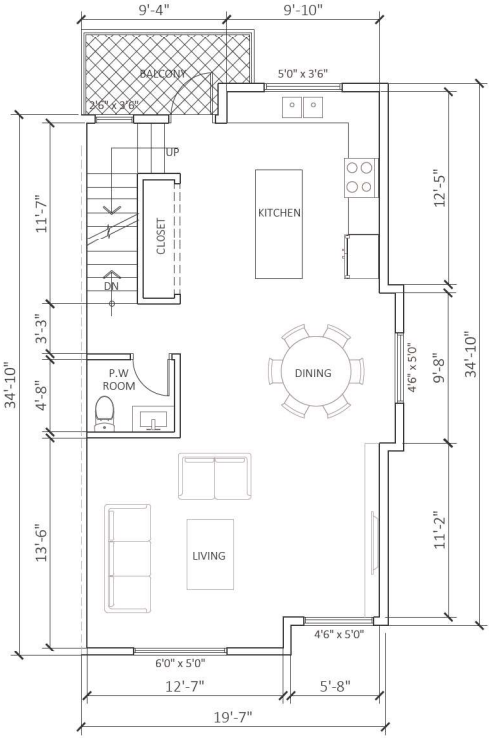
TYPE-B2

A 2.59



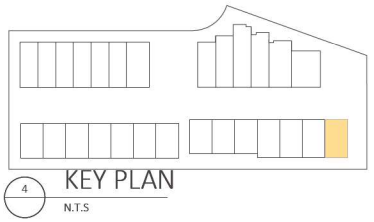
1 LEVEL-1
1/8"=1'

Floor Area : 432.92ft^2+209.70ft^2
/40.22 m^2 +19.48 m^2

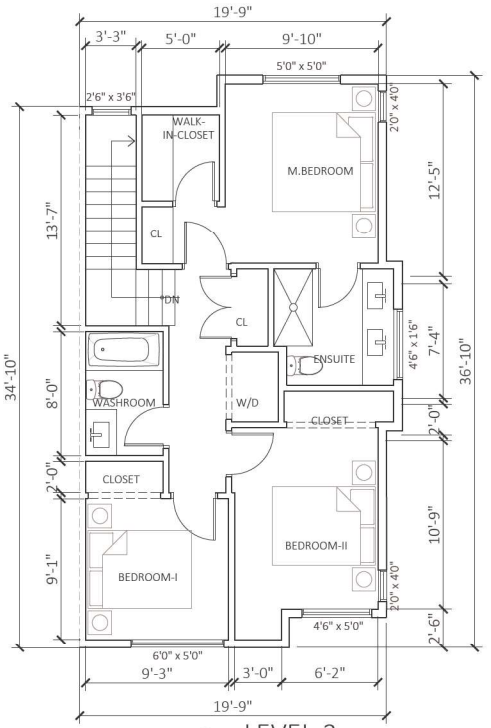


2 LEVEL-2
1/8"=1'

Floor Area : 704.12 ft^2 / 65.41 m^2



4 KEY PLAN
N.T.S



3 LEVEL-3
1/8"=1'

Floor Area : 708.39 ft^2 / 65.81 m^2

Total Floor Area : 1622.21 ft^2 / 150.71 m^2 (excluding garage)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

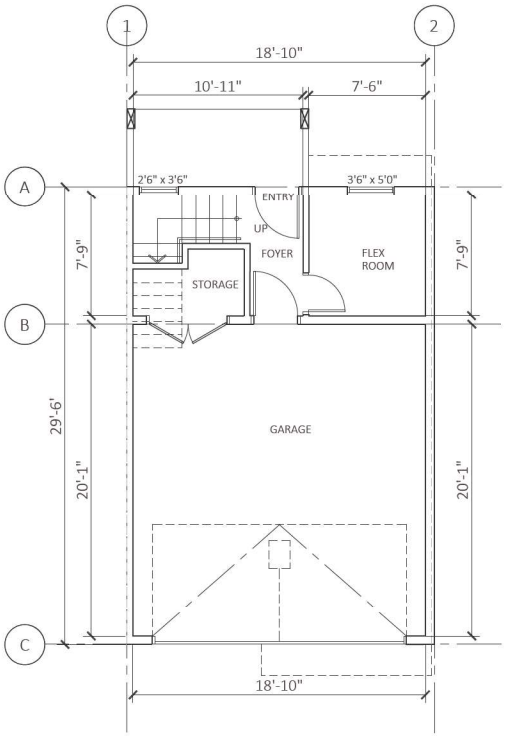
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

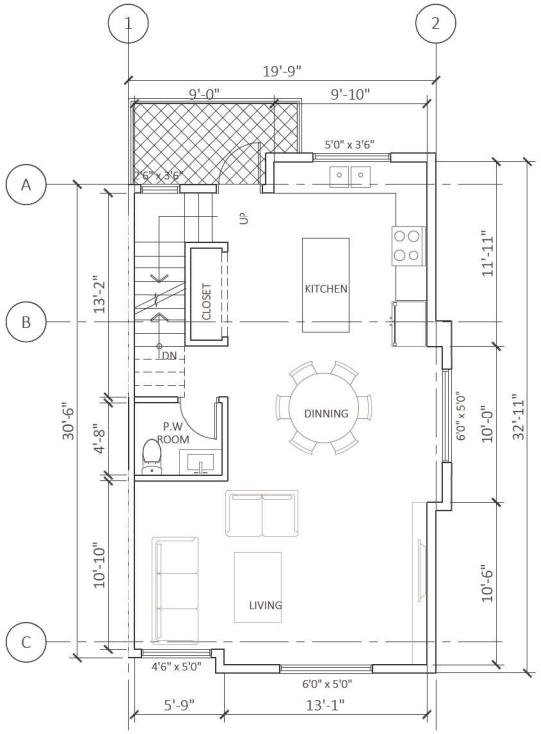
UNIT PLANS

TYPE-B3

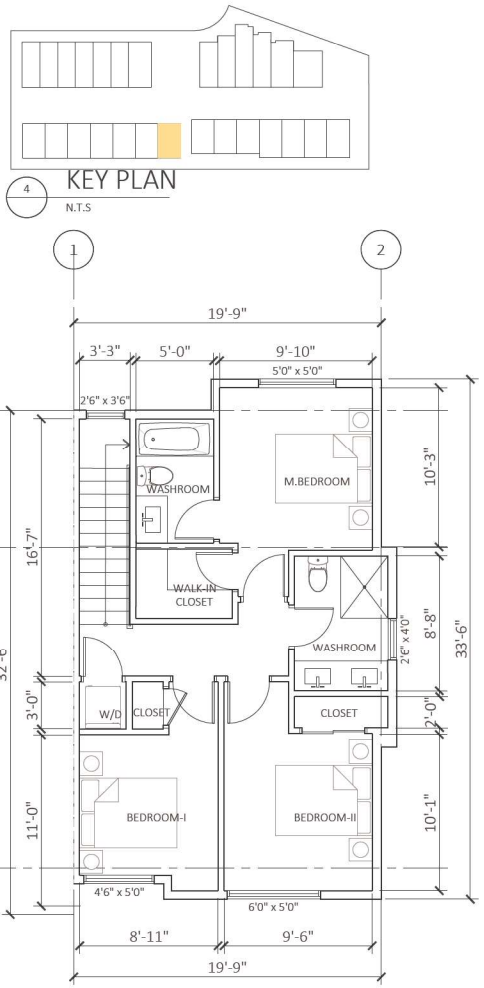
A 2.60



1 LEVEL-1
1/8"=1'



2 LEVEL-2
1/8"=1'



3 LEVEL-3
1/8"=1'

Floor Area : 445.24ft^2+138.61ft^2
/41.36 m^2 +12.88 m^2

Floor Area : 652.06 ft^2 / 60.58 m^2

Floor Area : 651.91 ft^2 / 60.56 m^2

Total Floor Area : 1442.58 ft^2 / 134.02 m^2 (excluding garage)

FLAT ARCHITECTURE INC

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE 20-Dec-24

PROJECT NO:
24-204

SCALE: 1/8"=1'

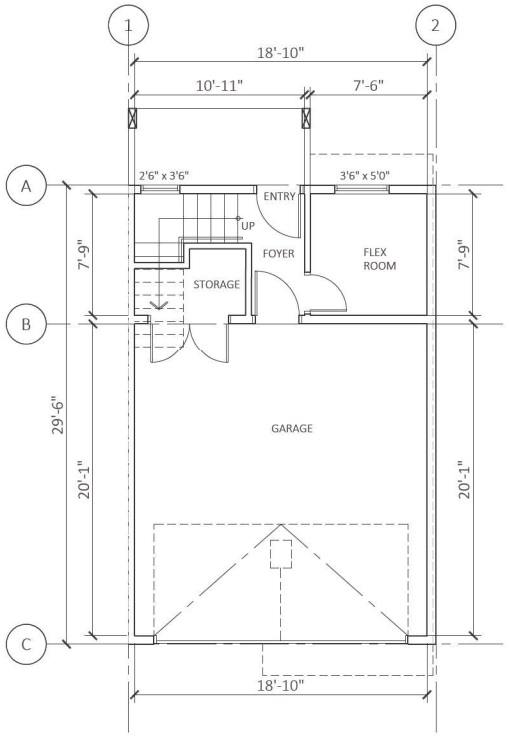
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

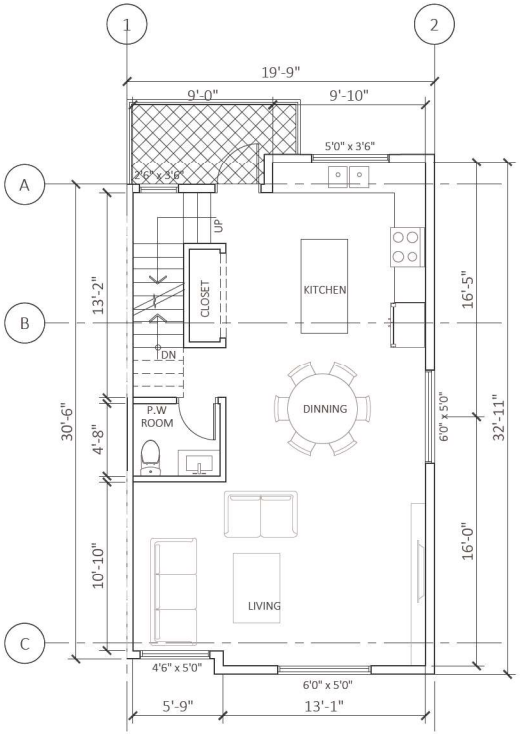
UNIT PLANS

TYPE-B4

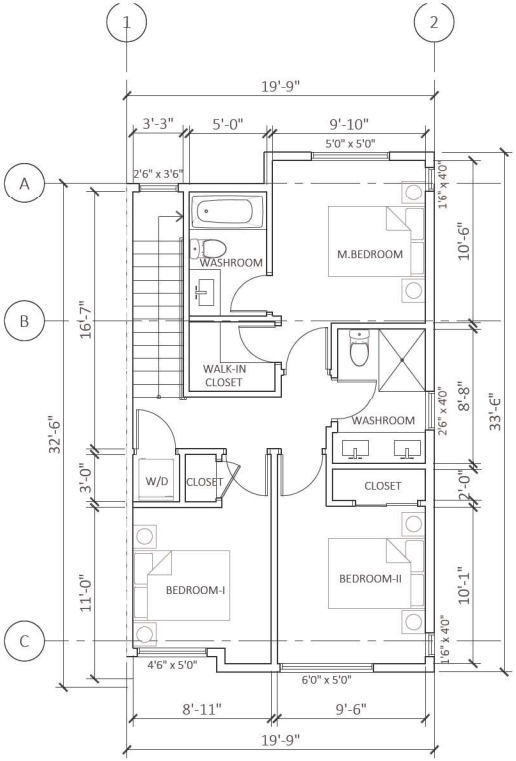
A 2.61



1 LEVEL-1
1/8"=1'



2 LEVEL-2
1/8"=1'



3 LEVEL-3
1/8"=1'

Floor Area : 445.24ft^2+138.61ft^2
/41.36 m^2 +12.88 m^2

Floor Area : 639.88 ft^2 / 59.45 m^2

Floor Area : 639.71 ft^2 / 59.43 m^2

Total Floor Area : 1418.20 ft^2 / 131.76 m^2 (excluding garage)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

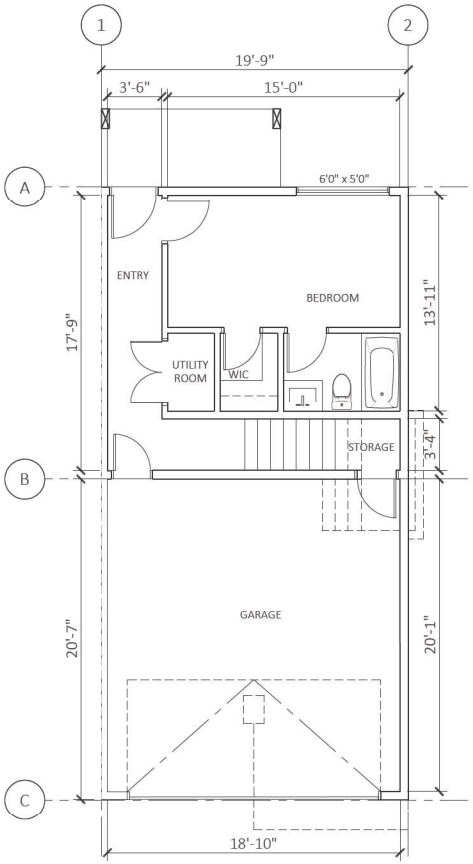
CLIENT:
Dennis Chan

DATE 20-Dec-24
PROJECT NO: 24-204
SCALE: 1/8"=1'
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

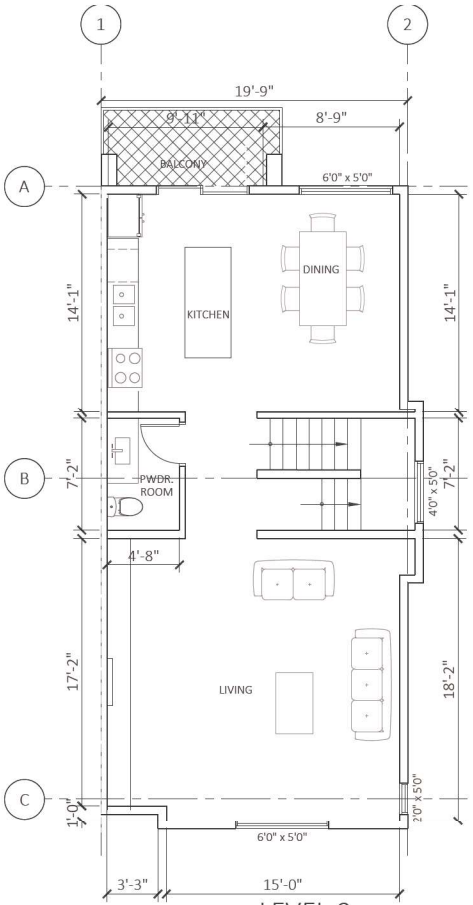
UNIT PLANS
TYPE-B5

A 2.62



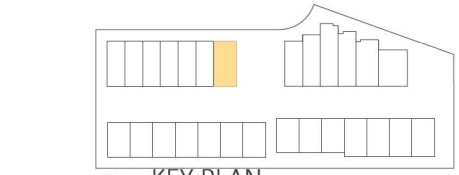
1 LEVEL-1
1/8"=1'

Floor Area : 430.08ft^2+348.60ft^2
/38.26 m^2 +34.08 m^2

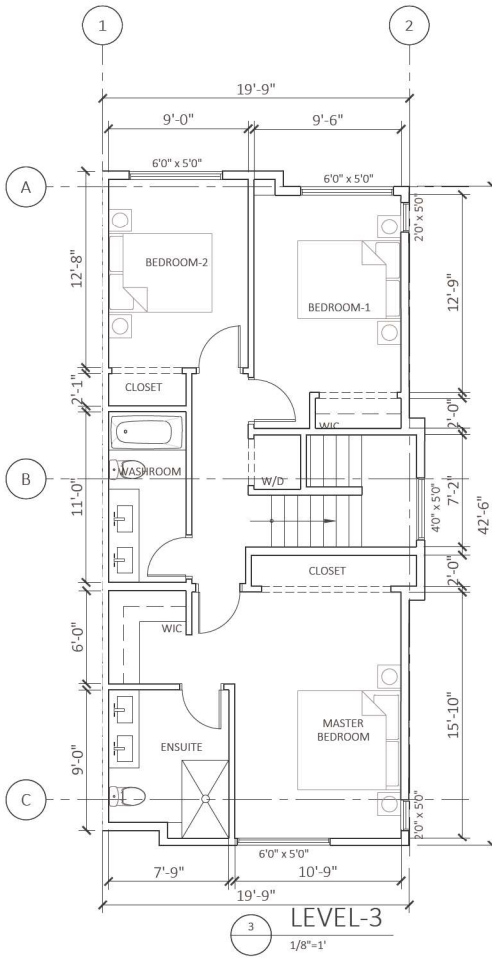


2 LEVEL-2
1/8"=1'

Floor Area : 826.25 ft^2 / 76.76 m^2



4 KEY PLAN
N.T.S



3 LEVEL-3
1/8"=1'

Floor Area : 857.98 ft^2 / 79.71 m^2

Total Floor Area : 2032.83 ft^2 / 188.86 m^2 (excluding garage)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

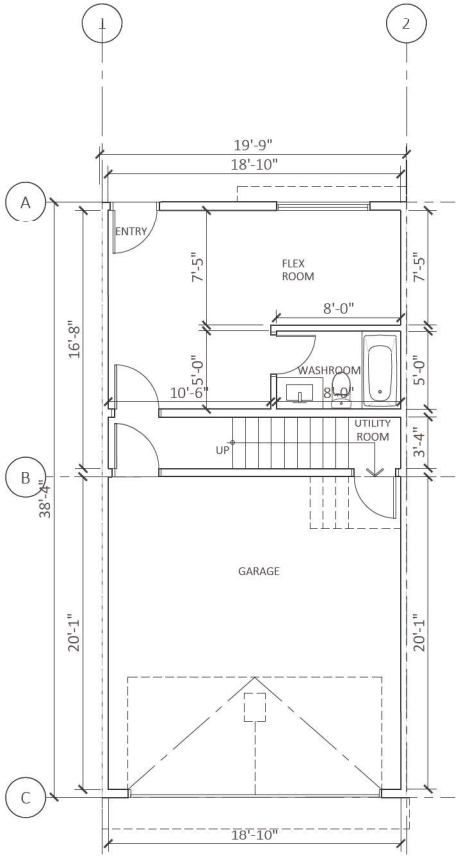
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

UNIT PLANS

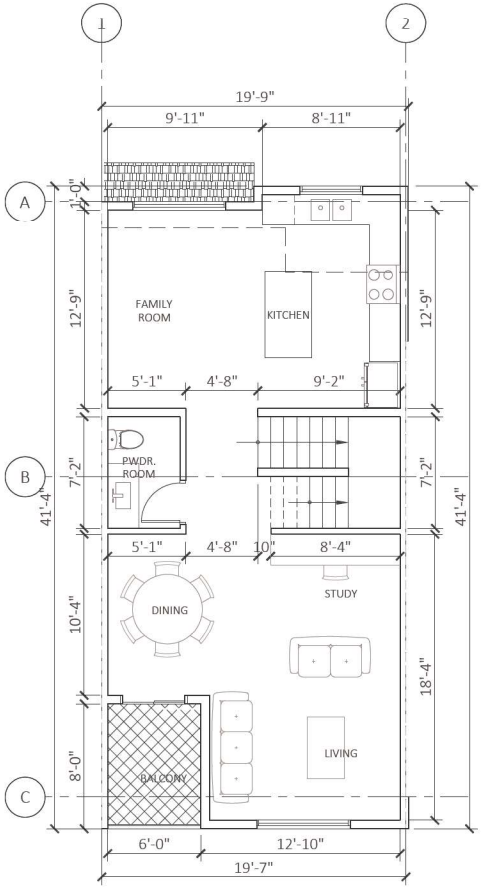
TYPE-C

A 2.63



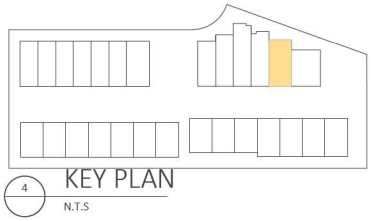
1 LEVEL-1
1/8"=1'

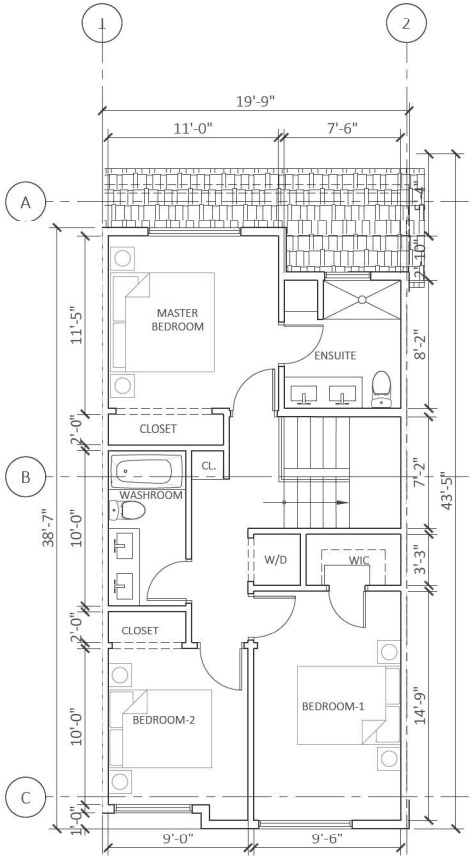
Floor Area : 424.05ft^2+327.37ft^2
/39.40 m^2 +30.41 m^2



2 LEVEL-2
1/8"=1'

Floor Area : 749.26 ft^2 / 69.61 m^2





3 LEVEL-3
1/8"=1'

Floor Area : 728.03 ft^2 / 67.64 m^2

Total Floor Area : 1804.66 ft^2 / 167.66 m^2 (excluding garage)

FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE 20-Dec-24

PROJECT NO:
24-204

SCALE: 1/8"=1'

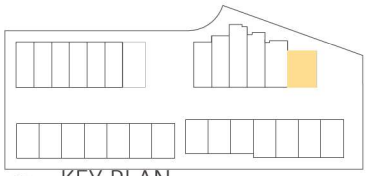
DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

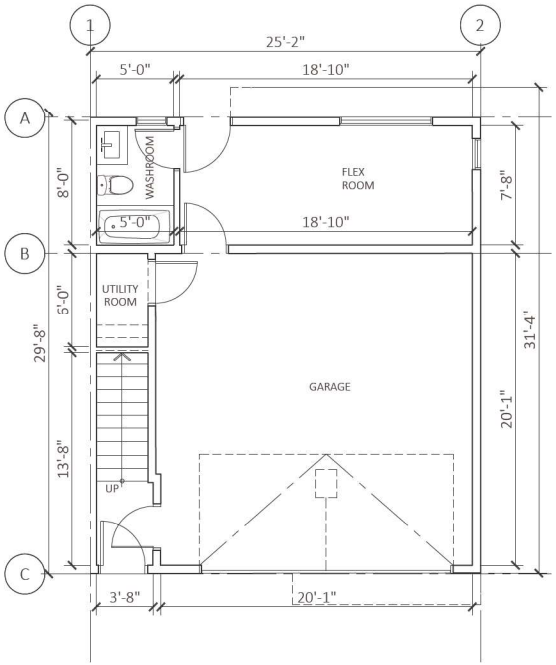
UNIT PLANS

TYPE-C1

A 2.64

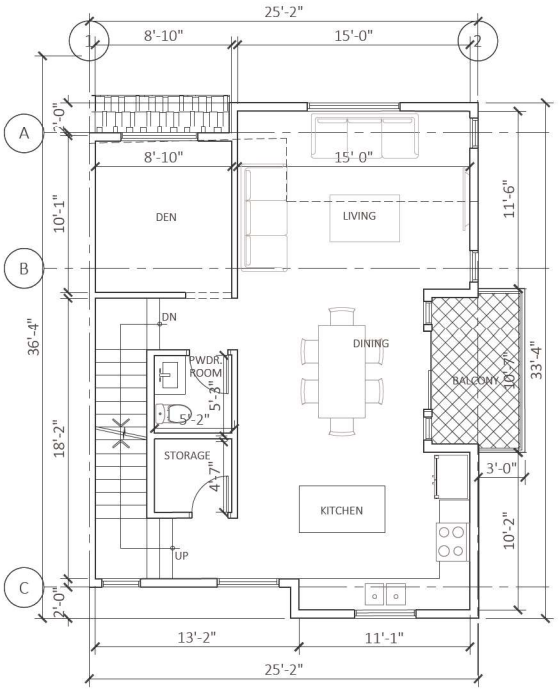


4 KEY PLAN
N.T.S



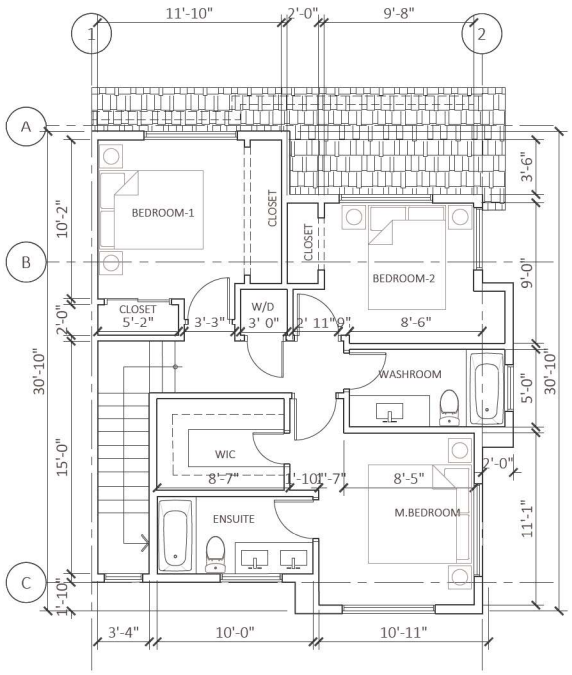
1 LEVEL-1
1/8"=1'

Floor Area : 465.45ft^2+272.38ft^2
/43.24m^2 +25.30 m^2



2 LEVEL-2
1/8"=1'

Floor Area : 765.73 ft^2 / 71.14 m^2



3 LEVEL-3
1/8"=1'

Floor Area : 724.05 ft^2 / 67.27 m^2

Total Floor Area : 1762.16 ft^2 / 163.71m^2 (excluding garage)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/8"=1'

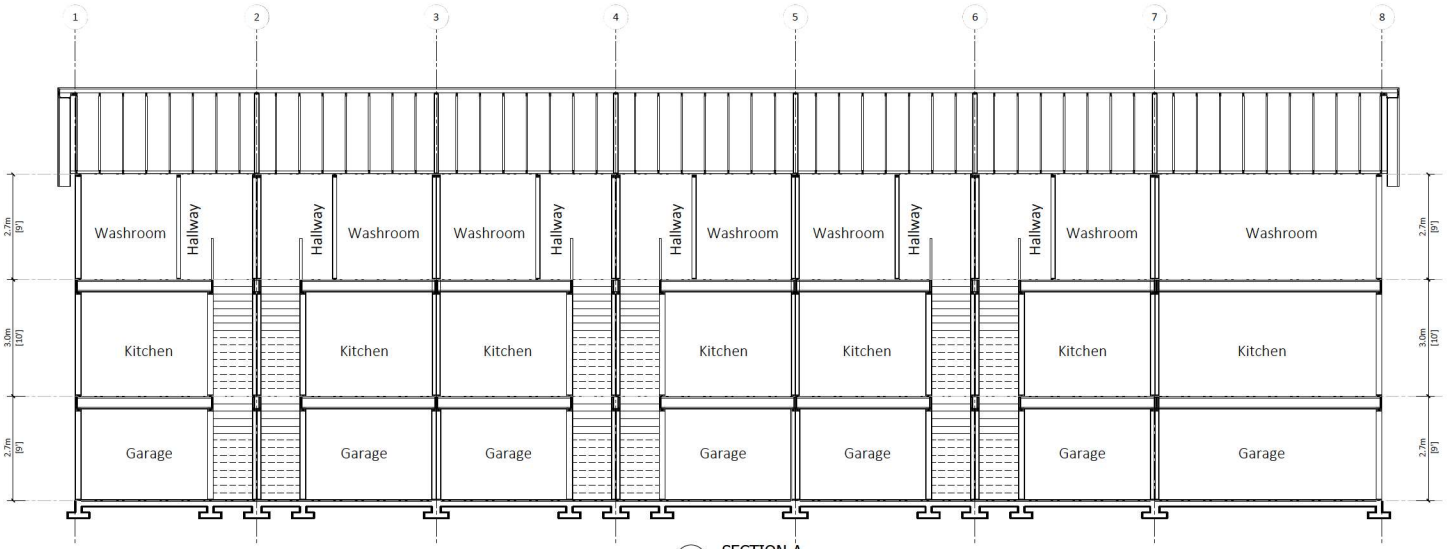
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

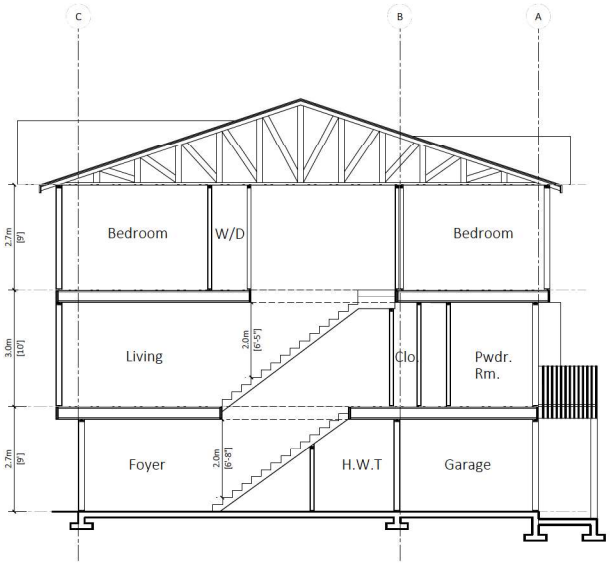
UNIT PLANS

TYPE-C2

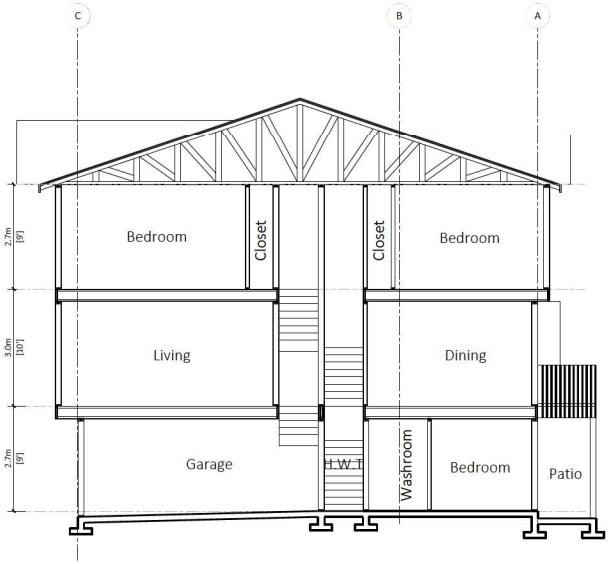
A 2.65



1 SECTION-A
3/32"=1'



2 SECTION-B
3/32"=1'



3 SECTION-C
3/32"=1'

FLAT ARCHITECTURE INC.
Unit 209 - 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE 20-Dec-24

PROJECT NO:
24-204

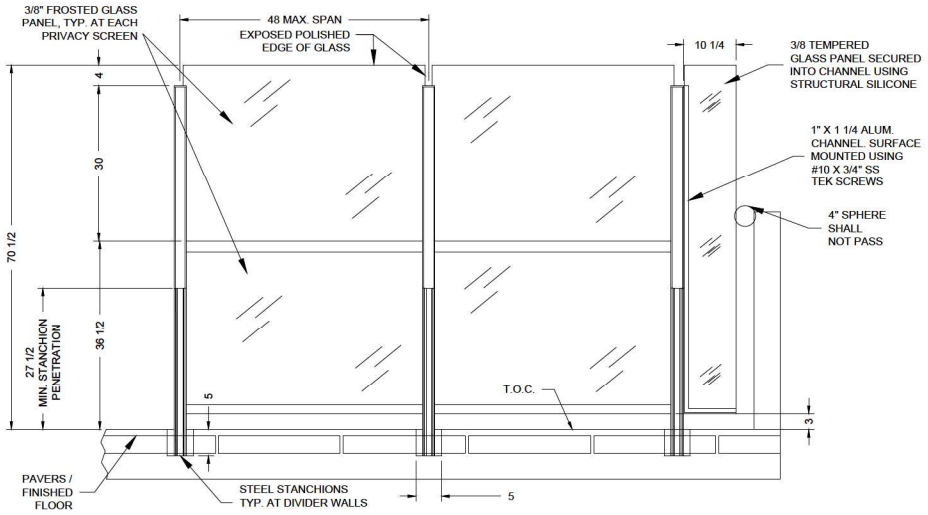
SCALE: 3/32" = 1'

DRAWN BY: RW

REV	DESCRIPTION	BY	DATE

TYP. SECTIONS

A 4.1



1 BALCONY SEPARATION SCREEN DETAIL
1/2"=1'

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
1/2" = 1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

SEPARATION SCREEN DETAIL

A 4.2

1 WEST SIDE VIEW (BUILDINGS 1 & 2)

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
NTS

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

VIEWS

A.5.1

1 SOUTHWEST VIEW (BUILDINGS 1 & 2)

FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

REGISTERED ARCHITECT
KANDICE M. WATSON
BRITISH COLUMBIA
2024/12/20

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

SCALE:
NTS

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

VIEWS

A.5.2

1 EAST SIDE VIEW - MAIN ENTRANCE

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
4505, 4515, 4525 & 4535
200 Street City Of Langley BC

CLIENT:
Dennis Chan

DATE
20-Dec-24

PROJECT NO:
24-204

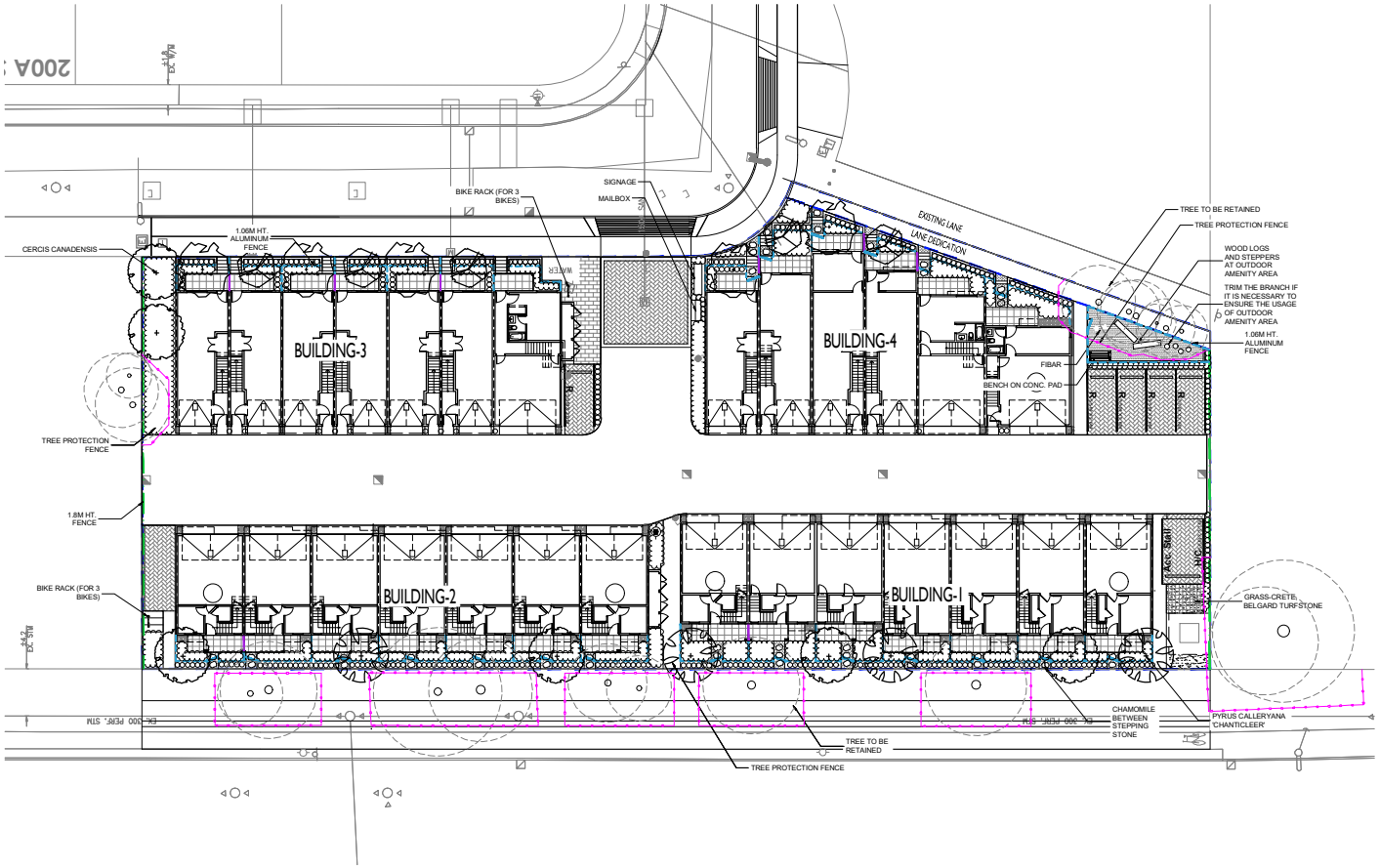
SCALE:
NTS

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE

VIEWS

A.5.3



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-068

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL; B&B
	5	CARPINUS BETULUS 'FRANS FONTAINE'	'FRANS FONTAINE' HORNBEAM	6CM CAL; 1.2M STD; B&B
	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 2M STD; B&B
	5	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

MATERIAL LEGEND

	BELGARD HOLLAND STONE 100 x 200 x 60MM; CHARCOAL COLOUR
	CONCRETE
	BELGARD VS-5; CHARCOAL COLOUR; HERRINGBONE PATTERN
	BELGARD CORTEZ SLAB 610 X 610 X50MM; NATURAL COLOUR
	GRAVEL
	FIBAR
	GRASS-CRETE, BELGARD TURFSTONE
	LANDSCAPE & STONE SUPPLY BASALT STEPPING STONE XL CFPXL

FENCE LEGEND

	1.06M HT. ALUMINUM FENCE
	1.8M HT. FENCE
	1.2M HT. PATIO SCREEN

MAGLIN BIKE RACK

MAGLIN BENCH

0 10 20 30m

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.MAR.03	CITY COMMENTS	YR
6	25.JAN.07	TREE MGT PLAN	AR
5	24.OCT.28	NEW SITE PLAN	RJ
4	24.OCT.07	NEW SITE PLAN	JR
3	24.OCT.03	BIKE RACK RELOCATION	YR
2	24.SEP.10	NEW SITE PLAN/CITY COMMENTS	RJ
1	24.JUL.26	ISSUED FOR DP	

CLIENT:

PROJECT:

27 UNIT TOWNHOUSE DEVELOPMENT

4505, 4515, 4525 & 4535 200 STREET CITY OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

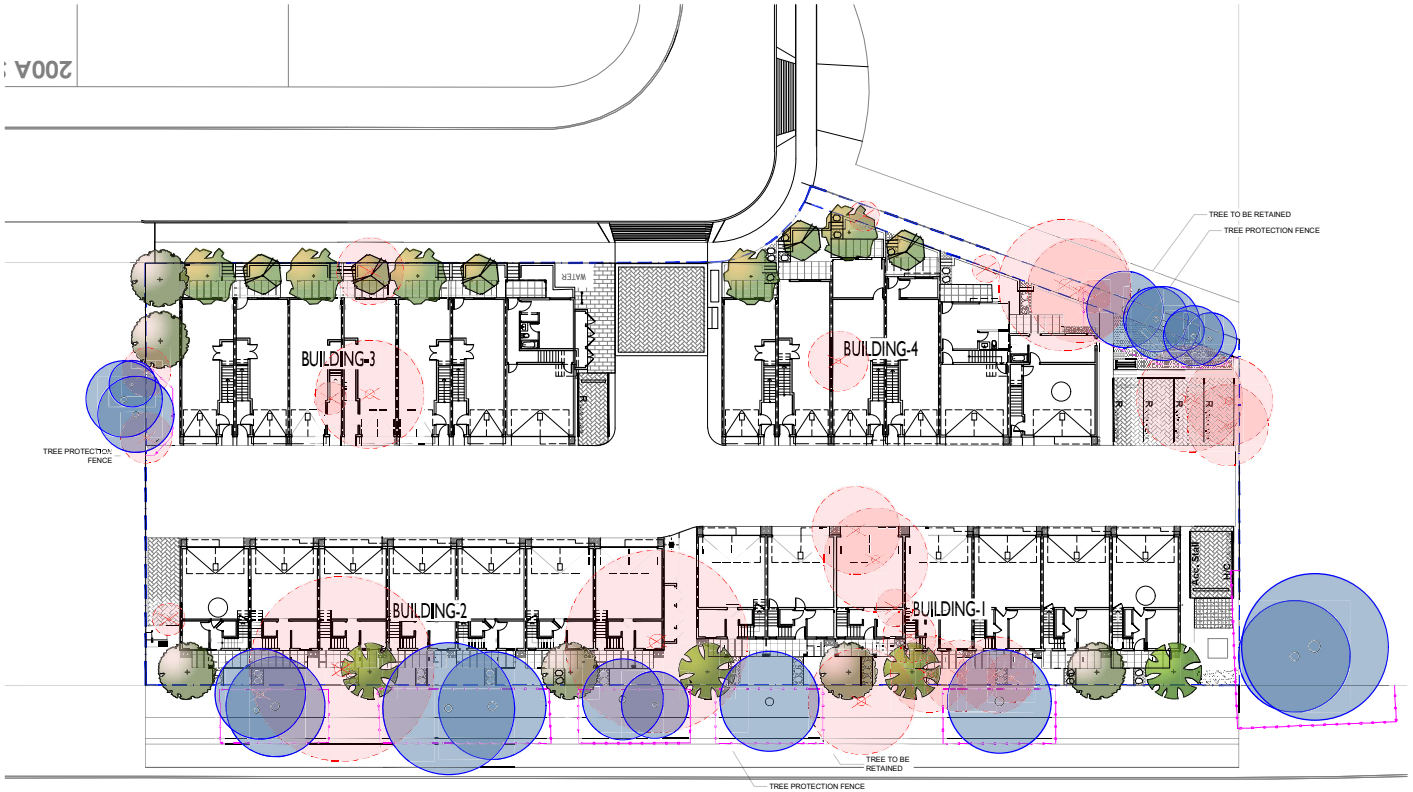
DATE: 24.JUN.06
SCALE: 1:200
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L1**

OF 6

24068-5.ZIP

PMG PROJECT NUMBER: **24-068**



LEGEND

- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- TREE PROTECTION FENCE (REFER TO ARBORIST REPORT)
- PROPOSED TREE

0 10 20 30m

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.MAR.03	CITY COMMENTS	YR
6	25.JAN.07	TREE MGT PLAN	AR
5	24.OCT.28	NEW SITE PLAN	RJ
4	24.OCT.07	NEW SITE PLAN	JR
3	24.OCT.03	BIKE RACK RELOCATION	YR
2	24.SEP.10	NEW SITE PLAN/CITY COMMENTS	RJ
1	24.JUL.26	ISSUED FOR DP	

CLIENT:

PROJECT:

27 UNIT TOWNHOUSE DEVELOPMENT

4505, 4515, 4525 & 4535 200 STREET CITY OF LANGLEY, BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

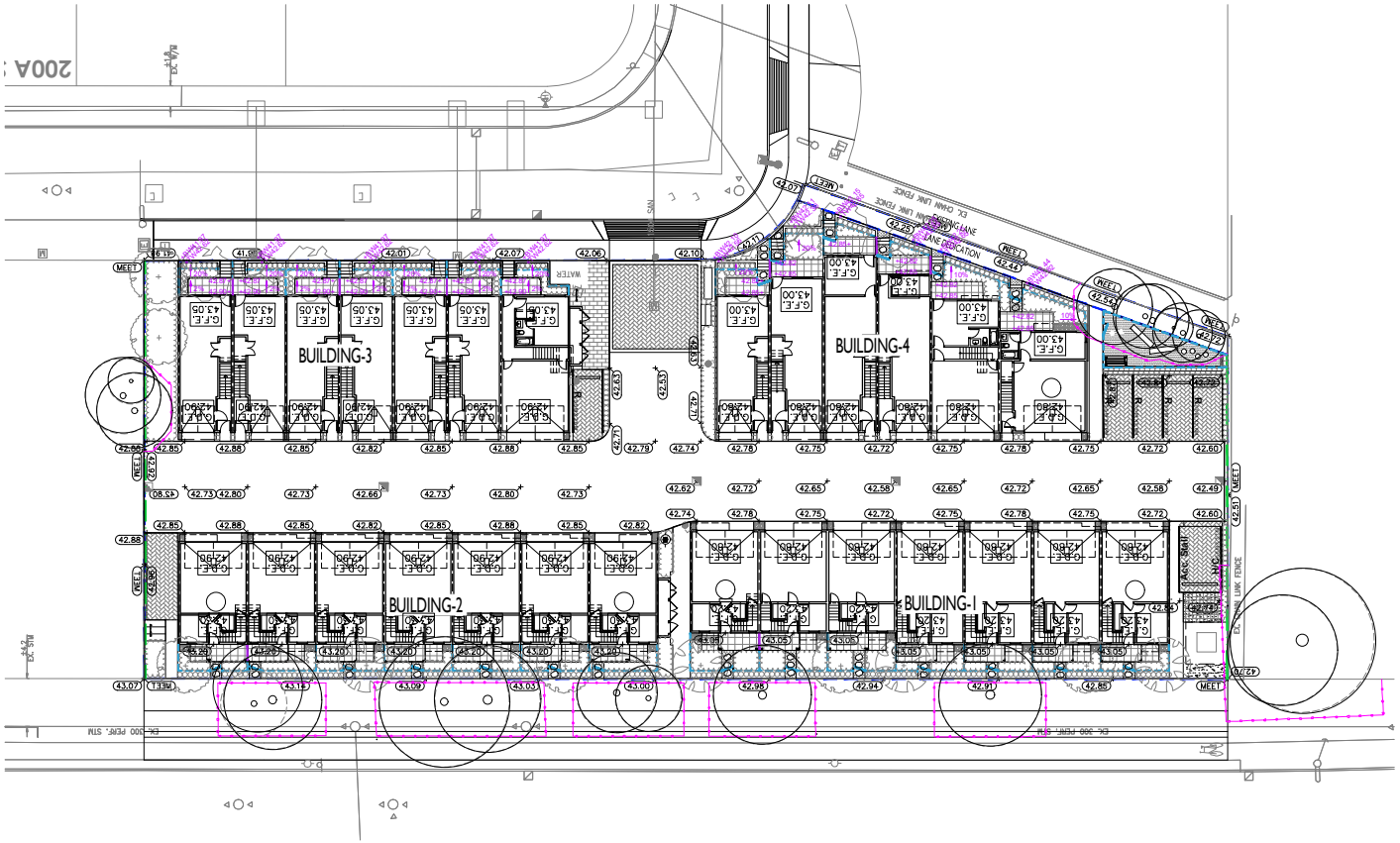
DATE: 25.JAN.06
SCALE: 1:200
DRAWN: AR
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L2**

OF 6

24068-5.ZIP

PMG PROJECT NUMBER: **24-068**



0 10 20 30m

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.MAR.03	CITY COMMENTS	YR
6	25.JAN.07	TREE MGT PLAN	AR
5	24.OCT.28	NEW SITE PLAN	RJ
4	24.OCT.07	NEW SITE PLAN	JR
3	24.OCT.03	BIKE RACK RELOCATION	YR
2	24.SEP.10	NEW SITE PLAN/CITY COMMENTS	RJ
1	24.JUL.26	ISSUED FOR DP	

CLIENT:

PROJECT:

27 UNIT TOWNHOUSE DEVELOPMENT

4505, 4515, 4525 & 4535 200 STREET CITY OF LANGLEY, BC

DRAWING TITLE:

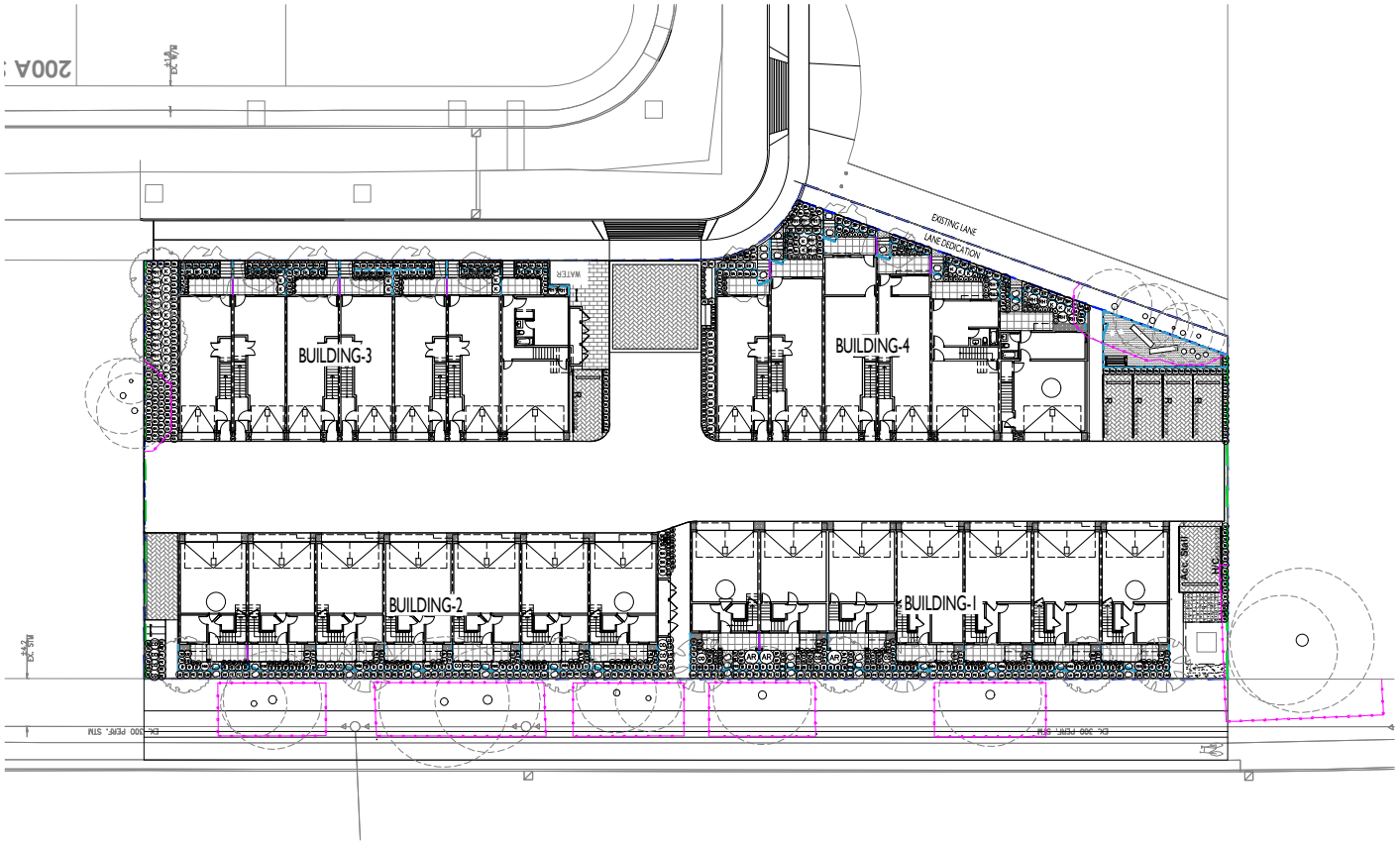
GRADING PLAN

DATE: 24.JUN.06
SCALE: 1:200
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L3** OF 6

24068-5.ZIP

PMG PROJECT NUMBER: **24-068**



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-068

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	3	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
BM	93	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CS	16	CORNUS SERICEA	REDTWIG DOGWOOD	#2 POT; 80CM
KL	27	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
RJ	23	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#2 POT; 50CM
RM	14	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
SJ	84	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SP	24	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
TH	144	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
GRASS				
CF	42	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE	#1 POT
CO	46	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PA	96	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
AA	14	ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
EP	49	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
HC	45	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM
LA	53	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
LM	127	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
GC				
GS	135	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	267	CHAMAEMULUM NOBILE	CREEPING CHAMOMILE	#1 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 'SEARCH AND REVIEW' MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

0 10 20 30m

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.MAR.03	CITY COMMENTS	YR
6	25.JAN.07	TREE MGT PLAN	AR
5	24.OCT.28	NEW SITE PLAN	RJ
4	24.OCT.07	NEW SITE PLAN	JR
3	24.OCT.03	BIKE RACK RELOCATION	YR
2	24.SEP.10	NEW SITE PLAN/CITY COMMENTS	RJ
1	24.JUL.26	ISSUED FOR DP	

CLIENT:

PROJECT:

27 UNIT TOWNHOUSE DEVELOPMENT

4505, 4515, 4525 & 4535 200 STREET CITY OF LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 24.JUN.06
SCALE: 1:200
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L4** OF 6

24068-5.ZIP

PMG PROJECT NUMBER: **24-068**

TREE


CARPINUS BETULUS 'FRANS FONTAINE'


CERCIS CANADENSIS


STYRAX JAPONICUS


PYRUS CALLERYANA

SHRUB


ARBUTUS UNEDO 'COMPACTA'


ROSA MEIDILAND 'RED'


BUXUS MICROPHYLLA


CORNUS SERICEA


KALMIA LATIFOLIA 'ELF'


SPIRAEA JAPONICA


RHODODENDRON


CAREX FLAGELLIFERA 'KIWI'


SKIMMIA JAPONICA


TAXUS X MEDIA 'HILLII'


CAREX OSHIMENSIS


PENNISETUM ALOPECUROIDES


GAULTHERIA SHALLON


HEMEROCALLIS


ECHINACEA PURPUREA


LAVENDULA ANGUSTIFOLIA


LIRIOPE MUSCARI


ASTILBE x ARENDSII

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.MAR.03	CITY COMMENTS	YR
6	25.JAN.07	TREE MGT PLAN	AR
5	24.OCT.28	NEW SITE PLAN	RJ
4	24.OCT.07	NEW SITE PLAN	JR
3	24.OCT.03	BIKE RACK RELOCATION	YR
2	24.SEP.10	NEW SITE PLAN/CITY COMMENTS	RJ
1	24.JUL.26	ISSUED FOR DP	

CLIENT:

PROJECT:

27 UNIT TOWNHOUSE DEVELOPMENT

4505, 4515, 4525 & 4535 200 STREET CITY OF LANGLEY, BC

DRAWING TITLE:

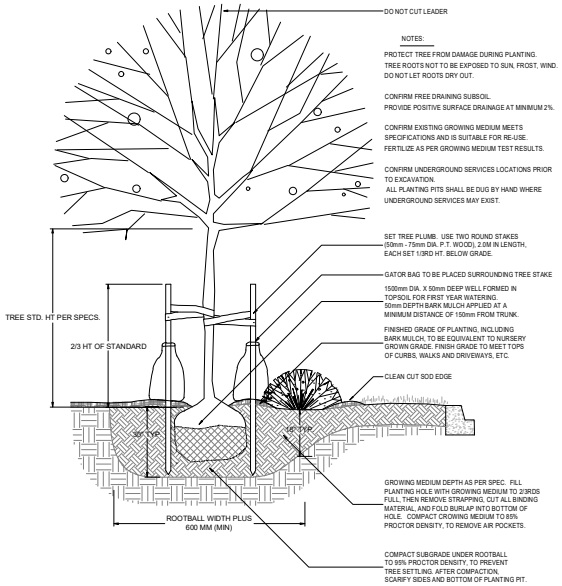
PLANT IMAGE

DATE: 24.JUN.06
SCALE:
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

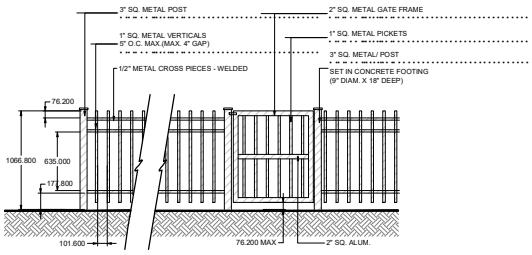
DRAWING NUMBER: **L5** OF 6

24068-5.ZIP

PMG PROJECT NUMBER: **24-068**

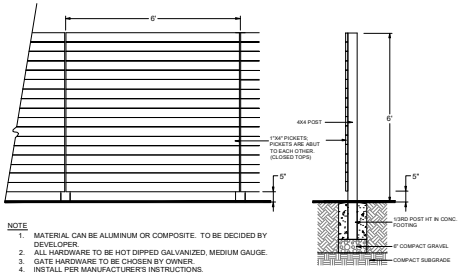


1 TREE AND SHRUB PLANTING AT GRADE
1:25



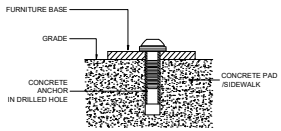
NOTE:
INDUSTRIAL-GRADE METAL FENCING
HEAVY DUTY HANDLE & HINGES
AAMA 2603 COMPLIANT POWDER-COATING
COLOUR OF FENCE TO BE APPROVED BY LANDSCAPE ARCHITECT

2 42" HT. METAL PICKET FENCE
1:25



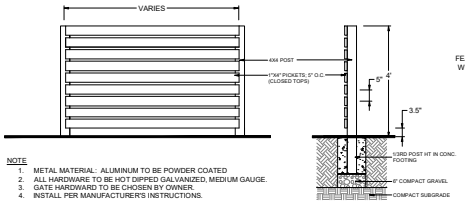
NOTE
1. MATERIAL CAN BE ALUMINUM OR COMPOSITE. TO BE DECIDED BY DEVELOPER.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER.
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

3 1.8M HT. FENCE
1:25



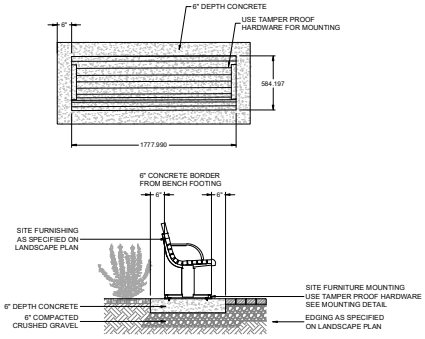
NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

4 SITE FURNITURE MOUNTING
N.T.S

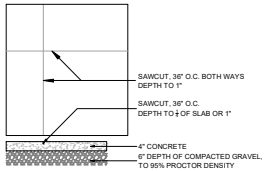


NOTE
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARD TO BE CHOSEN BY OWNER.
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

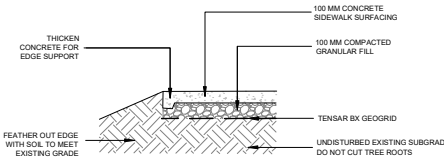
5 PATIO SCREEN
1:25



6 BENCH ON CONCRETE PAD
1:25

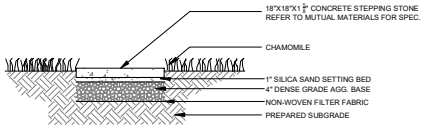


7 CONCRETE SAW CUTS
1:25



ARBORIST TO BE ON SITE DURING ALL WORK IN TREE PROTECTION ZONES

8 PAVING OVER TREE ROOTS
1:12



9 STEPPING STONE
1:12

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	25.MAR.03	CITY COMMENTS	YR
6	25.JAN.07	TREE MGT PLAN	AR
5	24.OCT.28	NEW SITE PLAN	RJ
4	24.OCT.07	NEW SITE PLAN	JR
3	24.OCT.03	BIKE RACK RELOCATION	YR
2	24.SEP.10	NEW SITE PLAN/CITY COMMENTS	RJ
1	24.JUL.26	ISSUED FOR DP	

CLIENT:

PROJECT:

27 UNIT TOWNHOUSE DEVELOPMENT

4505, 4515, 4525 & 4535 200 STREET CITY OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAIL

DATE: 24.JUN.06
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER: **L6**

OF 6

24068-5.ZIP

PMG PROJECT NUMBER: **24-068**

CITY OF LANGLEY

EXPLANATORY MEMO

Update to Advisory Design Panel (ADP)

Langley City Centre SkyTrain Station: Design Update by Station Contractor (Design Advisory Process or 'DAP')

ADP Comments and Design Responses by Station Contractor
This memo outlines updates the SkyTrain Station design/build contractor, South Fraser Station Partners ('SFSP'), has made to the Langley City Centre (LCC) SkyTrain Station design in response to ADP recommendations from the September 11, 2024 ADP meeting.

Below are the numbered ADP recommendations, and how SFSP has responded to these comments in the attached 2nd DAP design submissions (submitted February 2025).

1. Strengthen the engagement between the CRU, the station interior, and the southeast plaza (i.e. with additional glazing).

   SFSP has updated the south facing façade of the Commercial Retail Unit (CRU) to include clear glazed windows. This will enable occupants inside the CRU, which may be a coffee shop and/or convenience retailer, to see all of the plaza areas surrounding the CRU and south-east LCC Station entrances. This will improve sightlines and enable passive and active surveillance of activities in the plazas, which in turn will help to improve pedestrian and transit user safety and reduce loitering. The on-site Transit Police Hub will also provide adjacent security support.

2. Reconsider the location and design of the exit stair (e.g. moving it to the east side of the station) to avoid CPTED issues and improve access.

   SFSP has noted the stairs are designed and located based on BC Building Code requirements, and comply with the Project Agreement, and has elected not to change the location and design of the exit stair.

3. Provide additional attention to the tail tracks to ensure they're an integrated and attractive part of the overall station design, including with art.

   A public art procurement process is underway, for art pieces to be displayed inside or on SkyTrain station buildings, and staff anticipate an update on the progress of this process later this year. The north and south walls of the LCC Station have been identified as potential locations for Indigenous Culture Art, subject to final artwork confirmation.

SFSP has also added a unique coloured glass treatment inside the LCC Station ('red' inspired by red coloured BC Electric trains and historic brick and barn character) and plaza paving pattern to differentiate the LCC Station from other stations along the SkyTrain extension.

While it is suggested that art pieces could be affixed to the Station tail track and columns at the southeast end of the LCC Station, staff note that this may be possible but will likely require additional City funds and permissions beyond the current project scope. This being said, staff are investigating the potential for public art being located at the east end of the existing Acacia Lane near the south-east LCC Station entrance and future 203A Street extension, to create additional visual interest and character at a key SkyTrain system entry point ('the gateway') and high pedestrian volume area.

4. Incorporate automatic doors into the bike parkade.

   Staff will provide an update regarding operation of the bike parkade and micromobility hub once further information is available.

5. Confirm if a pedestrian crosswalk will be provided over the northwest bus exchange entrance.

   Crosswalks are included at all transit exchange entrance/exit points.

6. Add more shade trees to the landscape plans, especially in line with the station entrance paving treatments.

   Additional shade trees have been provided in the south plaza, along with reconfigured service vehicle parking and plaza paved area. See staff commentary below for suggested updates to proposed landscaping beds around plaza trees at the southeast end of the LCC Station building and adjacent plaza.

7. Enhance the appearance of the PPS (e.g. paneling shading and texture, art).

   SFSP has updated the façade with concrete panels of varying sizes, shades and textures, similar to LCC Station, and also updated the weather protection 'brow'.

   Staff also note that the PPS building requires Air Handling Units (AHUs) to be installed on the roof to provide adequate cooling for the electrical systems inside the building. The design of the AHU ductwork is still in process and staff may request the installation of a screening feature along the PPS roofline to limit the visual impact of this ductwork on the Industrial Avenue streetscape.

8. Ensure durability and vandalism-resistance of project materials (e.g. unit pavers, walls).

   SFSP is proposing to use a set of concrete panels of varying size, texture and shades to add visual interest to the north and south Station walls. These panels will also be treated with anti-graffiti coatings up to 3 metres above grade. Plaza pavers have been selected for durability.

9. Ensure adequate lighting is provided throughout the entire station site and is kept on 24/7.

   Staff note this is being reviewed with SFSP as a part of detailed civil design and Station finishing, to ensure there is adequate street, plaza, transit exchange and Station lighting.

10. Review plaza and landscaping design for rain water management and drainage (i.e. preventing pooling, ice build-up, etc.).

    Staff note this is being reviewed with SFSP as a part of detailed civil design to ensure the drainage system and landscaping design follows City standards.

Further staff design comments for follow-up by SFSP

1. Update landscape design in south plaza, between lane and CRU and adjacent plaza, to re-introduce paved surface and tree grates around the proposed trees, to ensure there is appropriate paved area for anticipated pedestrian traffic in this area. Staff note that a high volume of pedestrians will be entering and exiting the LCC Station from the 203A Street side (southeast corner of LCC Station), and grade level landscaping around the trees will negatively impact accessibility and block desired pedestrian pathways, resulting in pedestrians 'cutting through' and damage to landscaping beds which will add to plaza maintenance requirements.

   There may also be future public art and wayfinding objects in this area that will attract pedestrian traffic and interest, and paved area is the recommended surface treatment in these conditions. Staff will work with SFSP to see if there are ground level landscaping opportunities elsewhere in the plaza and/or Station site.

2. Ensure trees in south plaza are correct species for creating vertical character, shade and enabling clear sightlines through plaza trees (ie. trees will grow tall and can be limbed up to at least 2 m above grade to ensure branches don't block sightlines across plaza).

Attachments

1. 2nd submission DAP Langley City Centre SkyTrain Station drawing package
2. 2nd submission DAP Propulsion Power Station (PPS) drawing package
3. ADP report from September 11 2024 meeting (as background information)

Prepared by:

_____

Carl Johannsen, RPP MCIP
Director of Development Services

Conceptual rendering, subject to change; does not reflect future transit-oriented development

Langley City Centre Station

Station Design Submission #2

Surrey Langley SkyTrain

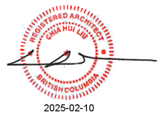
Revision Record					
Rev	**Description**	**Originator**	**Checker**	**Approver**	**Date**
A	Initiating Station Design Submission	J. Liu	B. Bilodeau	J. Van Der Wal	2024-06-28
B	Station Design Submission #2	J. Liu	B. Bilodeau	O. Nassar	2025-02-10
C					
D					

Prepared by:

Francl Architecture Inc.

970 Homer Street,
Vancouver, BC, V6B 2W7, Canada

(604) 688-3252
franclarchitecture.com



Project Team:

South Fraser Station Partners

Client:

Surrey Langley SkyTrain

BRITISH COLUMBIA

Table of Contents

Langley City Centre Station – evening render

Conceptual rendering, subject to change; does not reflect future transit-oriented development

Langley City Centre Station – alternate day render view

Conceptual rendering, subject to change; does not reflect future transit-oriented development

Langley City Centre Station – wall caldding pattern rendering

Project Overview

Project Overview

Surrey Langley SkyTrain

The Surrey Langley SkyTrain will extend the Expo Line 16 kilometres from King George Station in Surrey to 203 Street in Langley City. The Surrey Langley SkyTrain will improve regional connections and provide fast, frequent, and reliable transit service for people and businesses across Metro Vancouver, especially south of the Fraser River.

Once opened, the commute from Langley City Centre to King George Station will be 22 minutes, saving the average transit commuter approximately 40 minutes a day, relieving congestion along Fraser Highway.

Systemwide Design Brief

What We Heard

Between June 18 and June 30, 2024, the Province invited feedback on the designs of the Surrey Langley SkyTrain stations.

- 74% of respondents noted that they are satisfied with the overall station designs.
- 80% of respondents indicated that they are satisfied with the passenger experience features of the stations

Feedback helped to inform updated station designs. The top comments are summarized below:

Washrooms accessible with assistance of a SkyTrain attendant

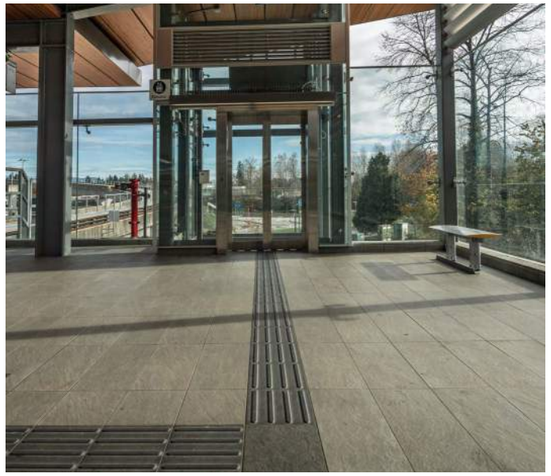
Dedicated stall for Transit Police at every station

Secure Bike Parkade at every station

Topic	What We Heard	Responses
Station Design	Interest in station designs that reflect the neighbourhood character.	In addition to the featured canopy design, each station and plaza will incorporate design variations to reflect neighbourhood context and character.
Washrooms	Desire for accessible washrooms at stations.	The station designs follow TransLink's guidelines for washrooms. Washrooms are located in the Fare Paid Zone at all stations, and are accessible with the assistance of a SkyTrain attendant. In addition, TransLink is exploring open washrooms at Bakerview-166 Street and Langley City Centre stations. The future of open washrooms at both stations are at the discretion of TransLink.
Parking	Desire for park and ride facilities around stations.	Park and Ride facilities are not part of the project, as one of the project goals is to reduce vehicle use, congestion, and greenhouse gases. TransLink will update local bus connections in advance of the SkyTrain opening to make it easier for people to access the new SkyTrain extension. Municipalities may identify parking opportunities around the station areas, including on-and off-street parking. For example, the City of Surrey is planning to provide 300 new Park and Ride spaces within a 5 to 7-minute walk of a SkyTrain station, including near Green Timbers, 152 Street, Fleetwood and Bakerview-166 Street stations.
Safety	Interest in Transit Police presence and dedicated parking stalls for police at stations.	Reserved parking for Transit Police will be available at each station, and a Transit Police hub accessible to the public will be located at Langley City Centre Station. In addition, there will be Transit Police administrative offices at 152 Street, Bakerview-166 Street, Hillcrest-184 Street, and Willowbrook Stations.
	Concern about the security of bike parkades.	Every station will have an enclosed bike parkade. The design and operation of the bike parkades will follow TransLink guidelines, including restricted access to registered bike parkade users, 24/7 secure access, and CCTV monitoring.

The Station Design Public Engagement Summary Report (June 2024) is available online.

What We Heard



Example of tactile wayfinding tile in contrasting colour, leading to key destination

Escalator and stairs fitted to enhance safety and passenger flow

Island platforms for safe cyclist routes and pedestrian bus stops.

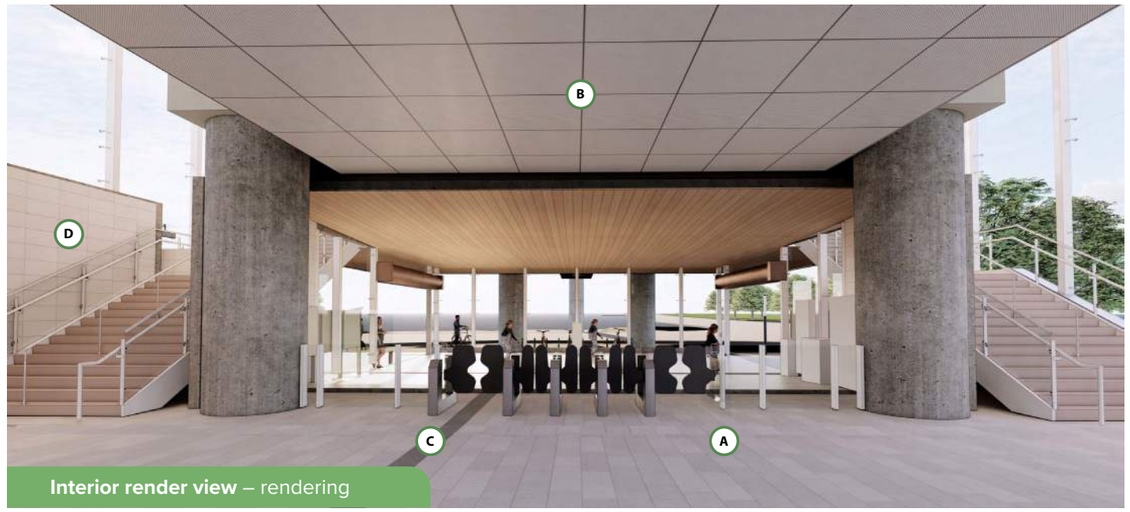
Topic	What We Heard	Responses
Accessibility	Provide a suitable alternative in case of an escalator or elevator outage.	Elevators and stairs can be used in the event of an escalator outage. In case of an elevator outage, passengers may be directed by a SkyTrain attendant to ride to the next station and back again to access the elevator on the other platform. At 152 Street Station, a second elevator is available at the station entrance on 152 Street, which can be used in the event of an elevator outage. At Green Timbers and Fleetwood stations, the design allows for the installation of a secondary elevator between the ground and mezzanine levels, if needed in the future.
	Ensure stations exceed basic accessibility building code requirements and best practices for inclusive design.	Station design will meet or exceed TransLink accessibility standards in areas such as wayfinding, tactile warning, and washroom accessibility. For example, a greater number of directional indicators will be in place at the concourse and platform levels than are found in older stations. Gender-neutral washrooms are also being introduced at a few locations for improvement in inclusive design.
Active Transportation	Ensure a safe design for bike paths in front of stations and bus stops to avoid conflicts between cyclists and passengers.	Bike paths adjacent to bus stops will follow the BC Active Transportation Design Guide, using an island platform for bus stops. An island platform separates bike paths from bus stops and provides space for bus passengers to queue for the bus.
Sustainability and Environment	Use native planting and trees to provide natural shading.	Plantings and trees are selected for resilience and maintainability. Plant selections will provide natural shading and visual interest throughout the year. Native, drought-tolerant species are prioritized and interplanted with other climate resilient species. A high-efficiency drip irrigation system minimizes water consumption.
	Incorporate measures to prevent bird strikes.	Bird-safe patterns will be applied to glass in proximity to bird habitat areas for Green Timbers Station.

The Station Design Public Engagement Summary Report (June 2024) is available online.

Design Rationale

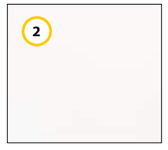
Station Materiality (Exterior and Interior)

Exterior render view – rendering

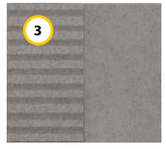


Interior render view – rendering

Heavy timber

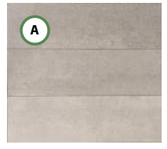


Metal panel

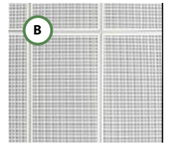


Concrete panel

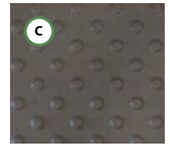
Spider clip & laminated glazing



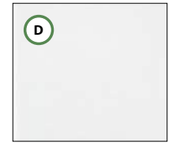
Slip-resistant field porcelain tile



Perforated metal ceiling panel



Wayfinding tile



Glazed porcelain wall tile

Precedents

Burquitlam Station

Coquitlam Central Station

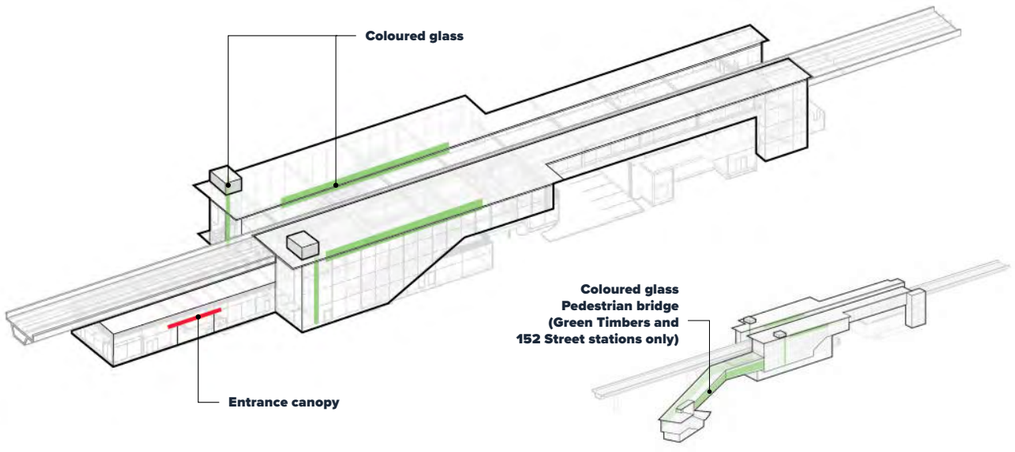
Moody Centre Station

Systemwide Design Enhancements

Colour adds visual interest and supports wayfinding

Each station will feature coloured glass near elevators and along the platform waiting area. The coloured glass is waist height and visible from both the train and platform to enhance the passenger arrival experience. The colour is embedded in the glass, ensuring it remains vibrant over time.

*configuration of coloured glass is subject to adjustment




Coloured glass next to elevator door

Coloured glass along the platform waiting area


Coloured glass visible from inside and outside of station


Coloured glass visible from train and on platform

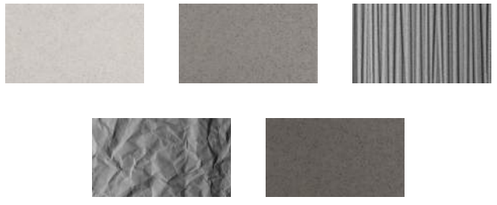
Exterior panels enhance public realm

Each station will feature unique, durable, and fire-resistant concrete panels. Panels can be customized with different sizes, layouts, shades, and textures to provide a distinct look.

The panels also have anti-graffiti properties, ensuring long-lasting quality with minimal maintenance. Panels add visual appeal for pedestrians, cyclists, and transit users, and enhance the surrounding experience without compromising safety or durability.

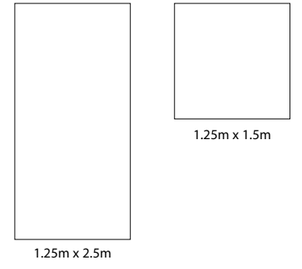
Shade and texture

Different shades of concrete, highlighted with textured panels create visual interest.



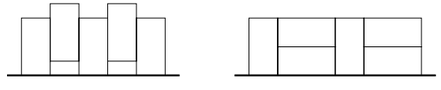
Panel sizes

Standard and large format panels reduce long-term maintenance costs and provide consistency across the SkyTrain system.



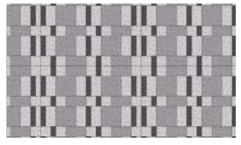
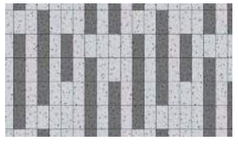
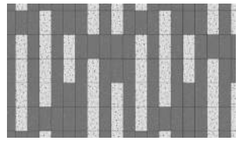
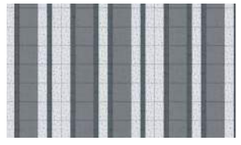
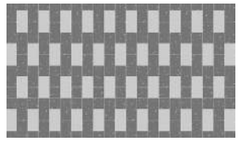
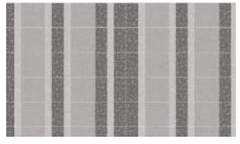
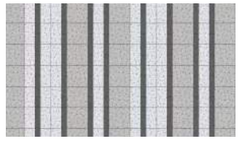
Panel configurations

Creative layout of panels brings an extra layer of playfulness to the overall look of the station, even in the back of the house and service parking areas.



Making Each Station Unique

The stations are part of a cohesive design family, with distinct features to make each one unique. Design elements are carefully crafted to support a positive passenger experience, and welcoming, memorable environment. Together, these elements contribute to an enhanced urban experience, creating a sense of place for both passengers and the surrounding community:

	Green Timbers Station	152 Street Station	Fleetwood Station	Bakerview-166 Street Station	Hillcrest-184 Street Station	Clayton Station	Willowbrook Station	Langley City Centre Station
Welcoming entrance canopy geometry								
Colour reflecting station context								
Subtle variation in exterior wall panel								
Different planting palette at station plazas								
Accent paver treatment around station plazas								

Systemwide Design Enhancements

The use of colour will enhance the unique character of each station. Proposed colours are inspired by the local landscape, history and surroundings. Final colour selections will consider the following:

- First Nations input, values, and connections
- Accessibility needs
- Station art
- Community feedback
- Wayfinding signage

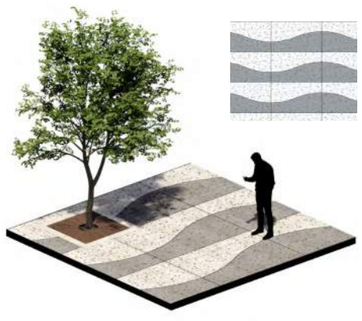
Station	Design Inspiration
Green Timbers Station	Situated in an urban forest, Green Timbers Station is a natural candidate for green accents. This will also help soften the visual impact of the station on its surroundings.
152 Street Station	Inspired by the pink and purple hues of cherry blossom trees at the station site, the proposed accent colour for 152 Street Station is purple.
Fleetwood Station	Red is proposed as the accent colour for Fleetwood Station. It recognizes the neighbourhood's namesake Lance Corporal Thomas Fleetwood who, alongside thousands of Canadians, fought in WWI. The red reflects the poppy, a symbol of courage and remembrance.
Bakerview-166 Street Station	Passengers will enjoy sweeping views of Mount Baker from Bakerview-166 Street Station, as well as views of the North Shore coastal mountains. This station's accent colour will be blue, reflecting the snow and ice vistas.
Hillcrest-184 Street Station	Hillcrest-184 Street Station is located at the crest of the hill overlooking the Serpentine River Valley, an area of significance to First Nations, as well as an important agricultural area. Golden accent colours allude to crops and honey found in the area. The golden colour also references the autumn foliage found near the station.
Clayton Station	Clayton Station is in a residential area surrounded by parks, including North Creek Duck Pond. The station will feature blue/green accent colours, referencing the blue/green feathers of waterfowl in the area, as well as the blue/green waters of the pond and other nearby creeks.
Willowbrook Station	Inspired by the willow tree and neighbourhood vegetation representing family, human connection and growth, Willowbrook Station's accent colour will be moss green.
Langley City Centre Station	The BC Electric Railway stop at Langley Prairie was located one block southeast from the future station site. Images of the brightly-coloured trains, along with barns and brick storefronts in the area inspired barn red for Langley City Centre's accent colour.

Site Materials and Finishes

Distinct paving patterns at key station plaza locations enhance station identity and contribute to place-making, with variations in pattern and colour reflecting the station's architecture, function and context. Consistent decorative paving treatments at main entrances and circulation areas provide clear wayfinding across the system.

System-wide paving treatments

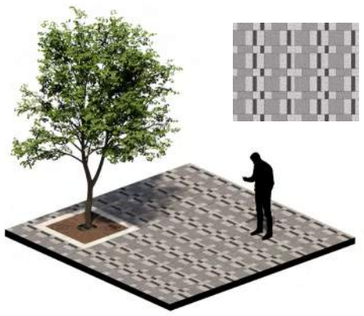
Directional accent pavement at main entrances



Industrial Avenue wave pattern at Langley City Centre Station

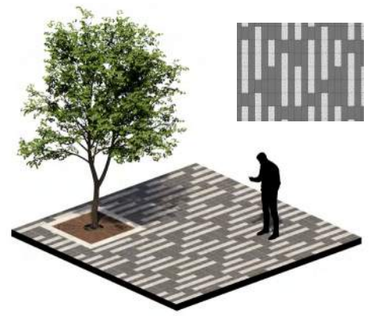
Station specific paving treatment

**Specific patterns may be adjusted in detailed design*

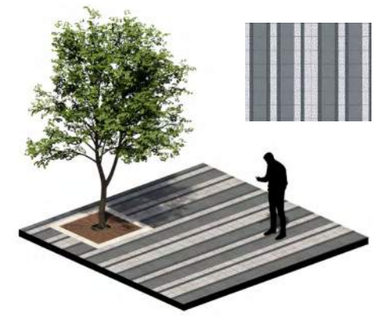


Green Timbers Station

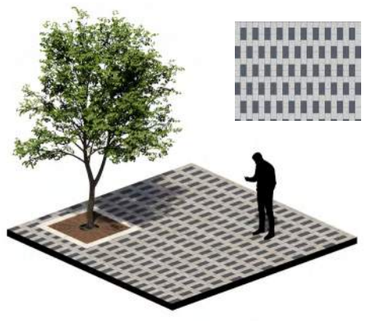
152 St. Station



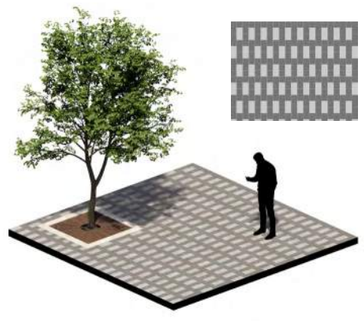
Fleetwood Station



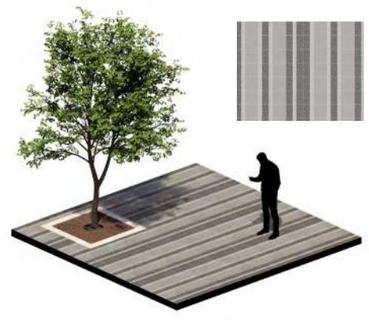
Bakerview-166 St. Station



Hillcrest-184 St. Station



Clayton Station



Willowbrook Station

Langley City Centre Station

Landscape Enhancements

The planting design emphasizes resilience, sustainability and cohesiveness. Landscaping will create seasonal interest and enhance the character of each station. Both ornamental and native species will be considered for their drought tolerance, hardiness, and adaptability to local conditions. Final planting selections will also consider First Nations input.

Trees

Pacific Madrone
Arbutus menziesii

Saskatoon Serviceberry
Amelanchier alnifolia

Paper Birch
Betula-papyrifera

Western Red Cedar
Thuja-Plicata

Bird Cherry
Prunus padus

Pacific Dogwood
Cornus-nuttalii

Pacific Crabapple
Malus-fusca

Western White Pine
Pinus-monticola

Ponderosa Pine
Pinus-ponderosa

Douglas Fir
Pseudotsuga-menziesii

Western Hemlock
Tsuga-heterophylla

Oregon Ash
Fraxinus Latifolia

Quaking Aspen
Populus tremuloides

Mountain Hemlock
Tsuga-mertensiana

Vine Maple
Acer circinatum

Western Interior Birch
Betula occidentalis

Shrubs

Daylilies
Hemerocallis Stella ‘d’oro

Deer Fern
Blechnum spicant

Evergreen Huckleberry
Vaccinium ovatum

Flowering Hydrangea
Hydrangea macrophylla

Fountain Grass
Pennisetum setaceum

Fragrant Sweet Box
Sarcococca confusa

Privet Honeysuckle
Lonicera-Pileate

Japanese Holly
Ilex crenata

Lily Turf
Liriope muscari

Littleleaf Boxwood
Buxus microphylla

Otto Luyken Laurel
Prunus laurocerasus ‘Otto Luyken’

Redflower Currant
Ribes Sanguineum

Rhododendron
Rhododendron sp

Winter Daphne
Daphne odora

Design Rationale
Site Furnishing Concept

Project Requirements:

Proposed Design:

- Standardized line-wide design with same dimensions and components
- Low 300mm H wall (CPTED)
- CIP Concrete Wall or Precast Modular Wall – TBC
- Directional – 150mm & 450mm TH walls
- Bench at seat Height 450mm
- Off-the-shelf bench top from same line-wide collection
- Integrated LED Lighting opportunities

Site Furnishings

Bike Racks
Corridor-wide
Landscape Forms - Ring

Waste Receptacles
Corridor-wide
Landscape Forms - Chase Park dual stream - Black

Benches
Corridor-wide
Landscape Forms – Generation 50 Collection (or similar)

Benches Types

Stand Alone Bench
Corridor Wide
Landscape Forms - Generation 50
NO back rest
3 intermediate armrests

“Backed” Bench
Corridor Wide
Landscape Forms – Generation 50
back rest
3 intermediate armrests

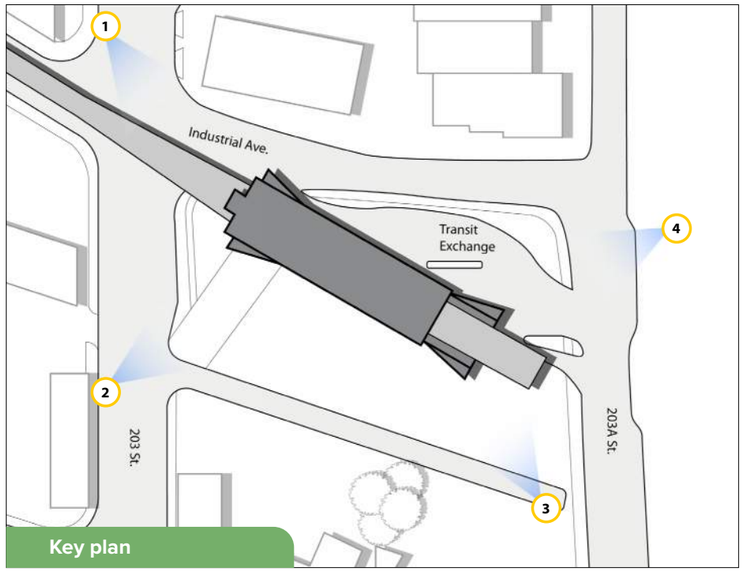
Wall Top Bench
Corridor Wide
Landscape Forms – Generation 50
back rest
3 intermediate armrests

Langley City Center Station

(203 Street and Fraser Highway)

Station Site & Context

Urban Context & Development



Key plan

1 North West

2 South West

3 South East

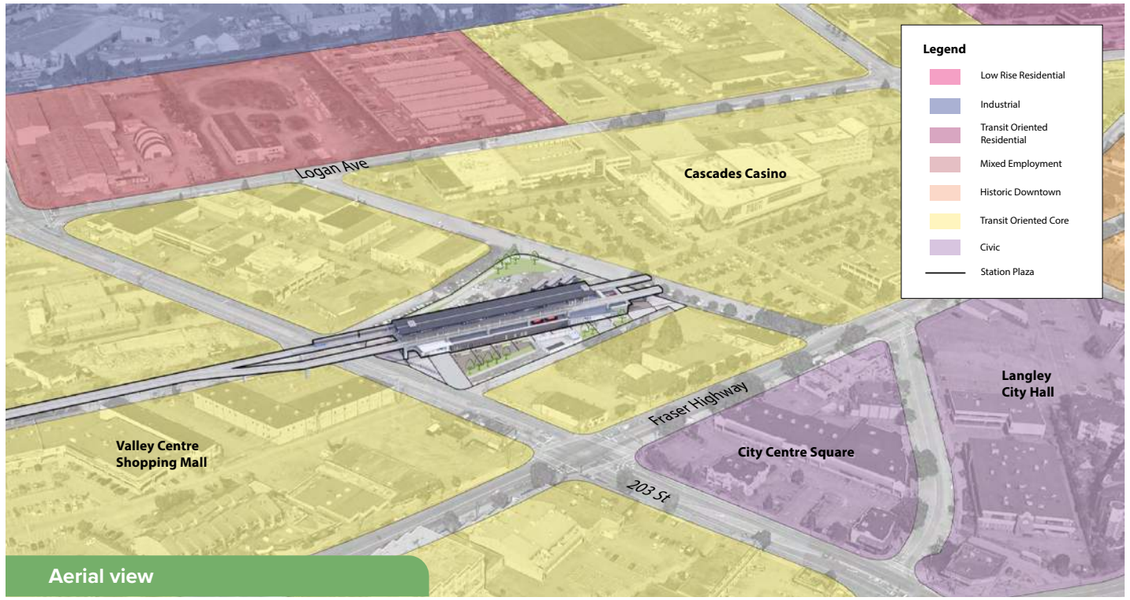
4 North East

Station Site & Context

Urban Context & Development

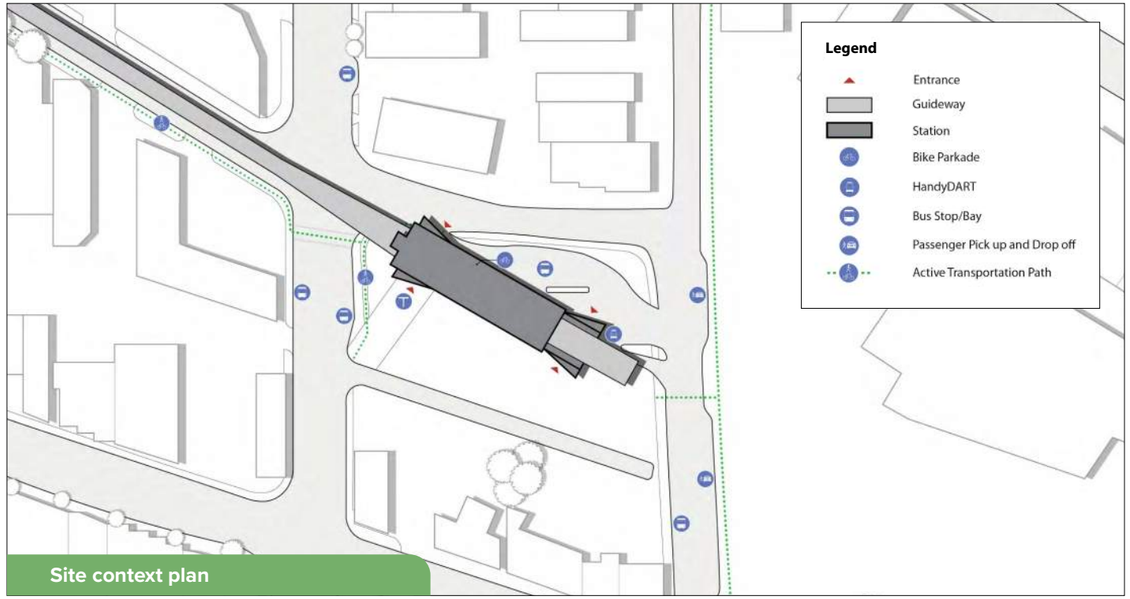
North elevation streetscape

Rendering does not reflect future transit-oriented development



Aerial view

City of Langley Official Community Plan 2021



Site context plan

Station Site & Context

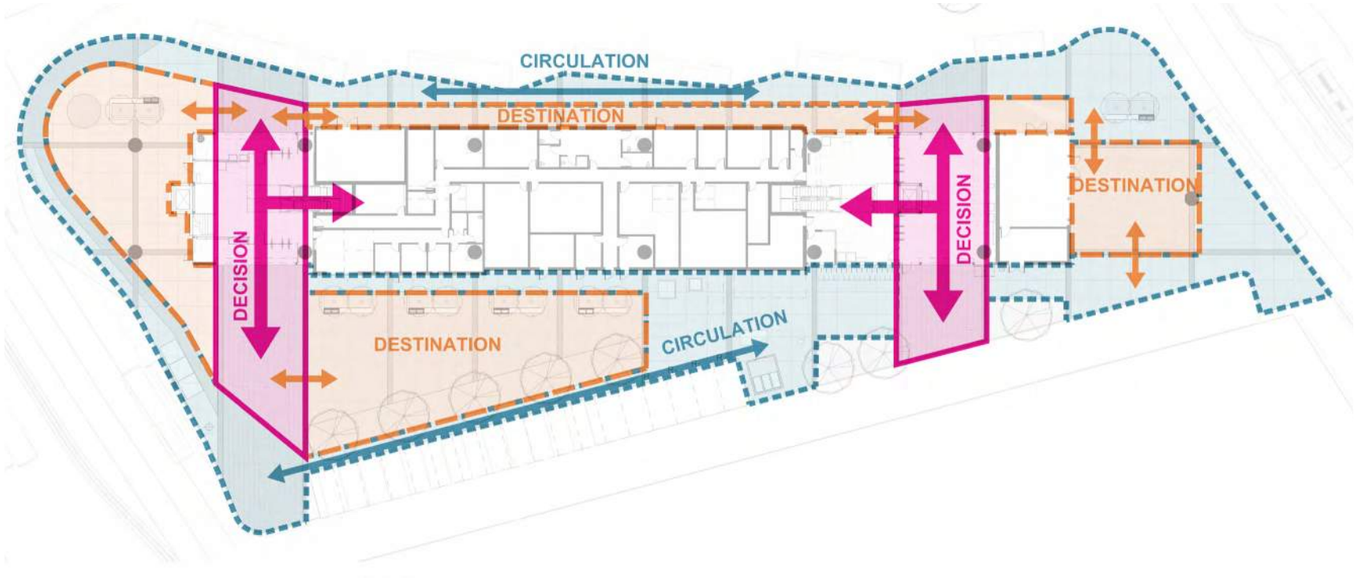
Urban Context & Development

This is the terminus station located at the heart of City of Langley, the surrounding land use is designated as transit-oriented Core by the OCP, permitting the highest densities of mixed-use residential commercial development. A new Park/Open Space is indicated for the lands immediately south of the station which may be developed to include outdoor recreation spaces and small-scale institutional use. The station site is currently undeveloped, and the surroundings are characterized by low-density light industrial and commercial uses.

The public realm design will respond to the function of the station as both the terminus of the SLS system and an integrated transit hub. Generous Circulation Zones around the perimeter will support bus transit interchange as well as facilitating connection to the municipal pedestrian network and future adjoining developments. Decision zones are clearly delineated as a systemwide surface paving treatment to connect the station entrances with Circulation Zones. Destination zones are located strategically at the station entrances and to the south, offering a variety of flex and opportunity uses for CRU, for the public plaza interface with future developments to the south, and to support informal meeting and gathering for transit users and neighbour residents.

The station design is a unique centre-platform configuration on the SLS system, offering two double-sided through entrances at both ends of the station to support the Transit Exchange to the north and a public plaza to the south. The double entrances will be defined by signature canopy shapes that will serve as primary wayfinding signifiers, with the wood ceiling soffit continuing through the station entrance zone to visually connect all sides of the plaza interface with the heart of the station entrances. Aligned with design team's design parti to differentiate the transit specific elements, the canopy coverage for the CRU will be visually and physically separated from the station entrance canopy through a change in materiality, assembly, and shape.

Langley City Centre Station

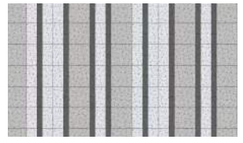


Station Drawings

Langley City Centre Station

Making Each Station Unique

The stations are part of a cohesive design family, with distinct features to make each one unique. Design elements are carefully crafted to support a positive passenger experience, and welcoming, memorable environment. Together, these elements contribute to an enhanced urban experience, creating a sense of place for both passengers and the surrounding community:

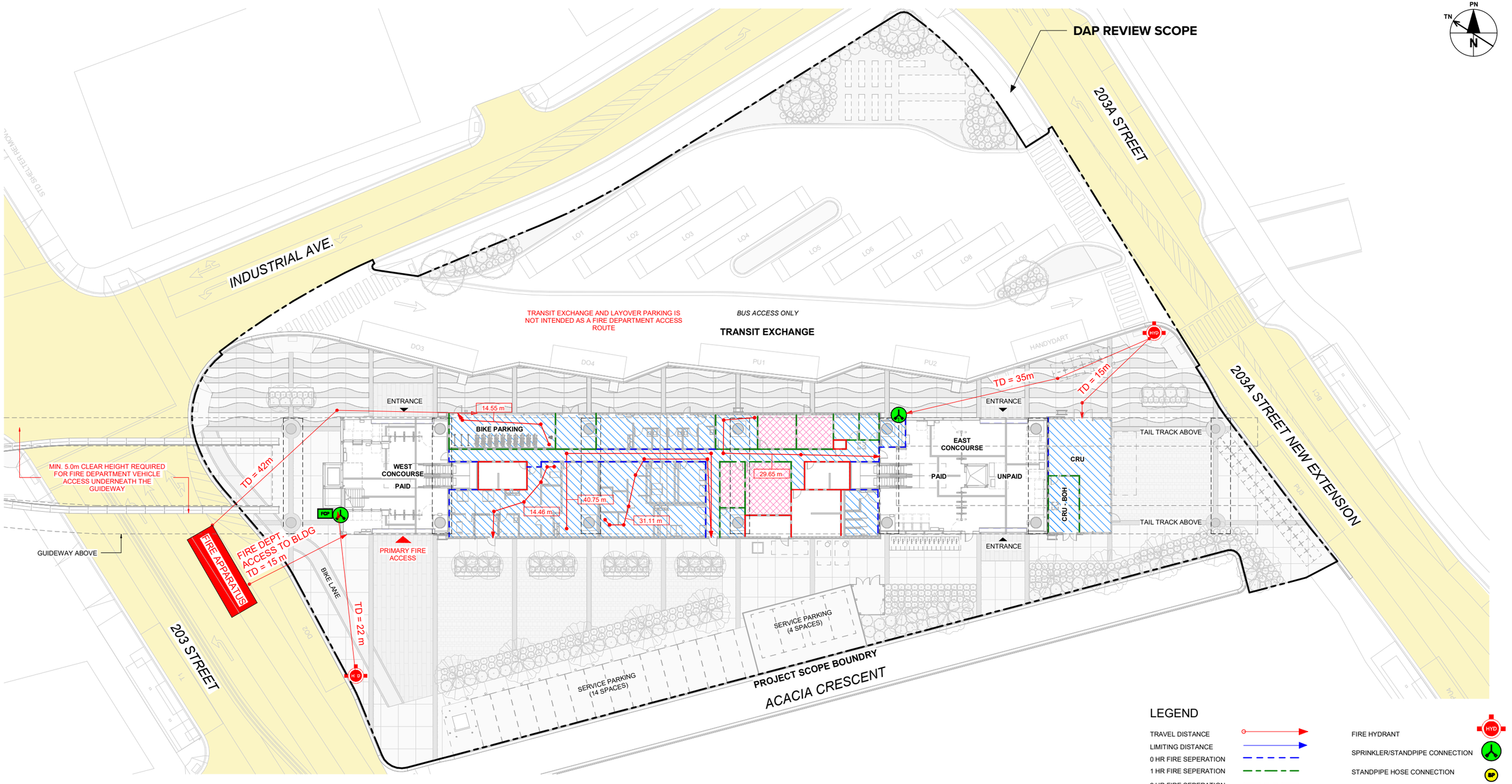
	Green Timbers Station	152 Street Station	Fleetwood Station	Bakerview-166 Street Station	Hillcrest-184 Street Station	Clayton Station	Willowbrook Station	**Langley City Centre Station**
Welcoming entrance canopy geometry								
Colour reflecting station context								
Subtle variation in exterior wall panel								
Different planting palette at station plazas								
Accent paver treatment around station plazas								

Langley City Centre Station – design enhancement

Platform and bridge enhanced with coloured glass panel

Station specific design on exterior cladding panels

Plaza paving pattern reflecting station location



1 FIRE ACCESS PLAN

1:500 (11X17) - 1:250 (ANSI D)

CIVIC ADRESS - 5724 203 STREET, V3A 1W3

ISSUE/REVISION

I/R	DATE	BY	DESCRIPTION	APPR
B	2025/02/10		STATION DESIGN SUBMISSION #2	
A	2024/05/17		INITIATING DESIGN SUBMISSION #1	

REFERENCES

CONSULTANTS

FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT

SURREY LANGLEY SKYTRAIN EXPANSION

DRAWING INFORMATION

DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY

PROJECT NUMBER

LANGLEY CITY CENTRE STATION

SHEET TITLE

FIRE ACCESS PLAN

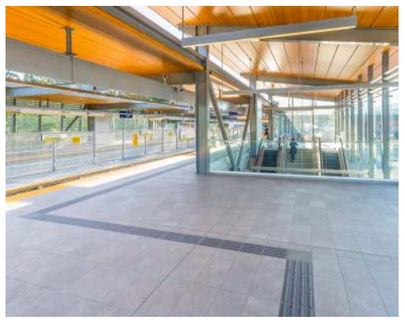
DRAWING NUMBER

SLS-203-A-100-DAP

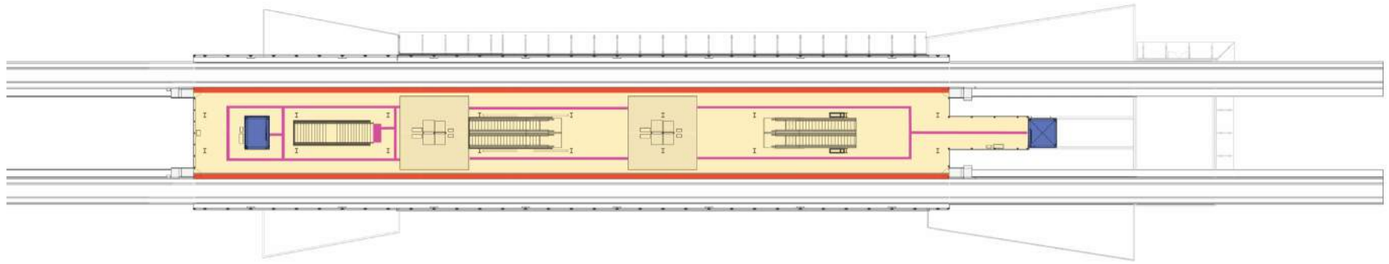
Accessibility & Connectivity Plan

Langley City Centre Station features:

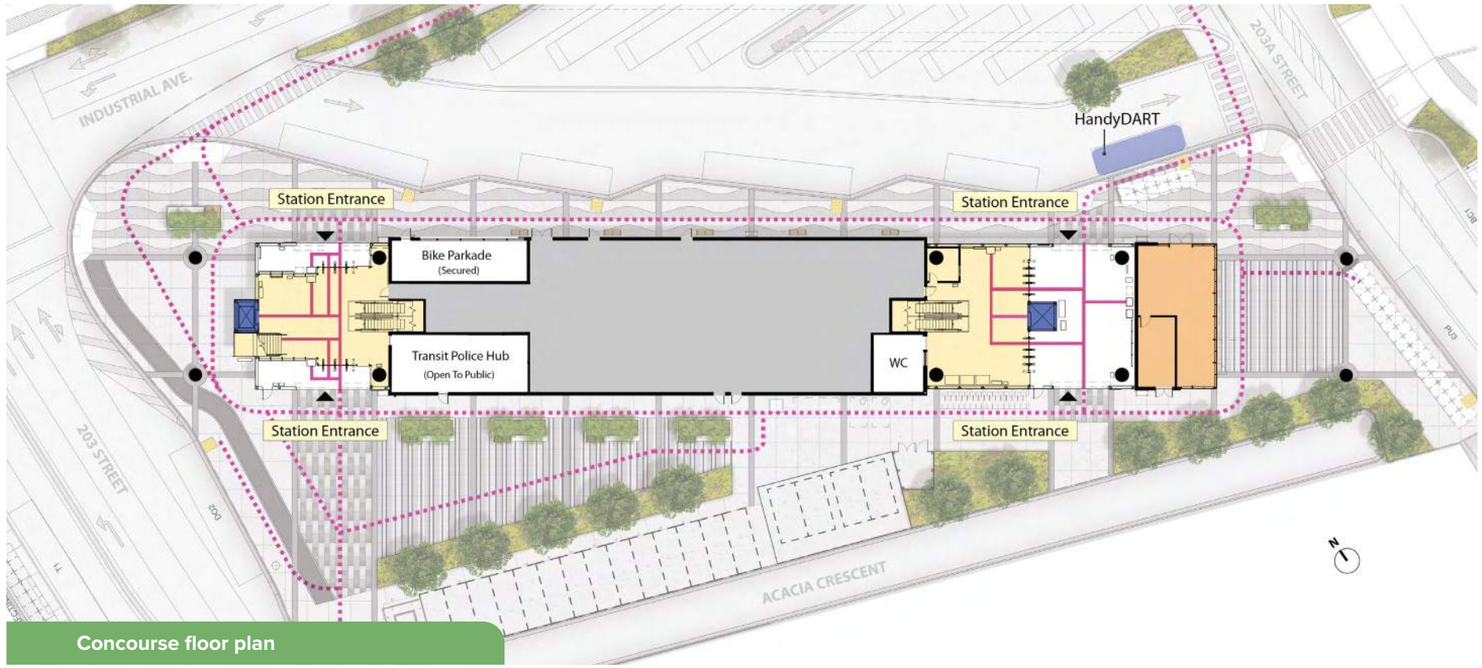
- Designated accessible pathways at the station and within the plaza
- Improved accessible wayfinding, including tactile and contrasting colour tiles
- Washroom available within the Fare Paid Zone. TransLink is exploring an open washroom at this location
- Secure enclosed bike parkade
- Transit Police Hub office, open and accessible to the public



Example of tactile wayfinding tile in contrasting colour at the platform

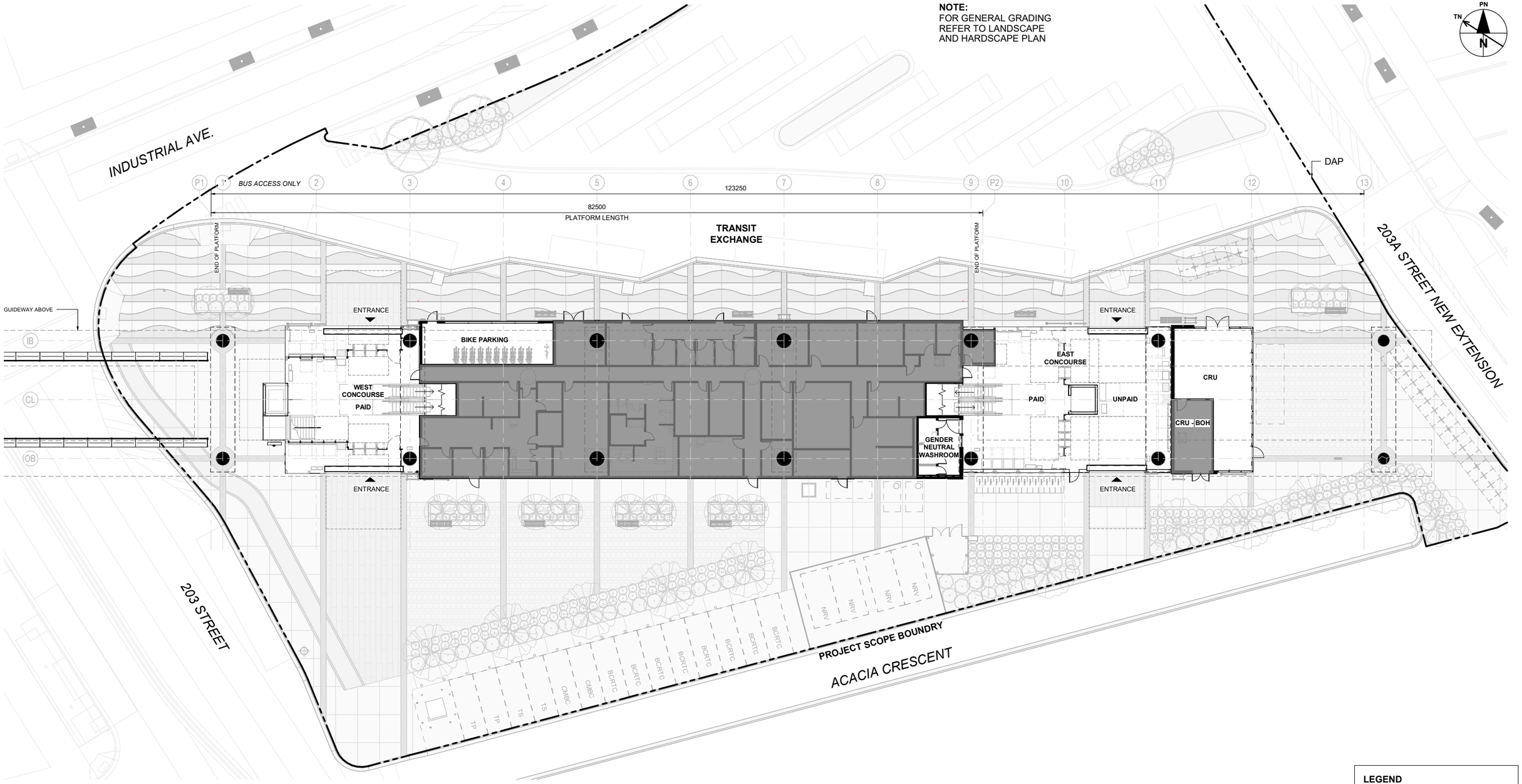


Platform floor plan



Concourse floor plan

NOTE:
FOR GENERAL GRADING
REFER TO LANDSCAPE
AND HARDSCAPE PLAN



1 CONCOURSE PLAN
1:400 (11X17) - 1:200 (ANSI D)

LEGEND

- PUBLIC ACCESS
- NON-PUBLIC ACCESS (SERVICE ROOMS)

SCALE:
2.5 m 0 1:250 12.5 m

ISSUE/REVISION

I/R	DATE	BY	DESCRIPTION	APPR
B	2025/02/10		STATION DESIGN SUBMISSION #2	
A	2024/05/17		INITIATING DESIGN SUBMISSION #1	

REFERENCES

Surrey Langley SkyTrain

CONSULTANTS

FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT

SURREY LANGLEY SKYTRAIN EXPANSION

LANGLEY CITY CENTRE STATION

DRAWING INFORMATION

DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY

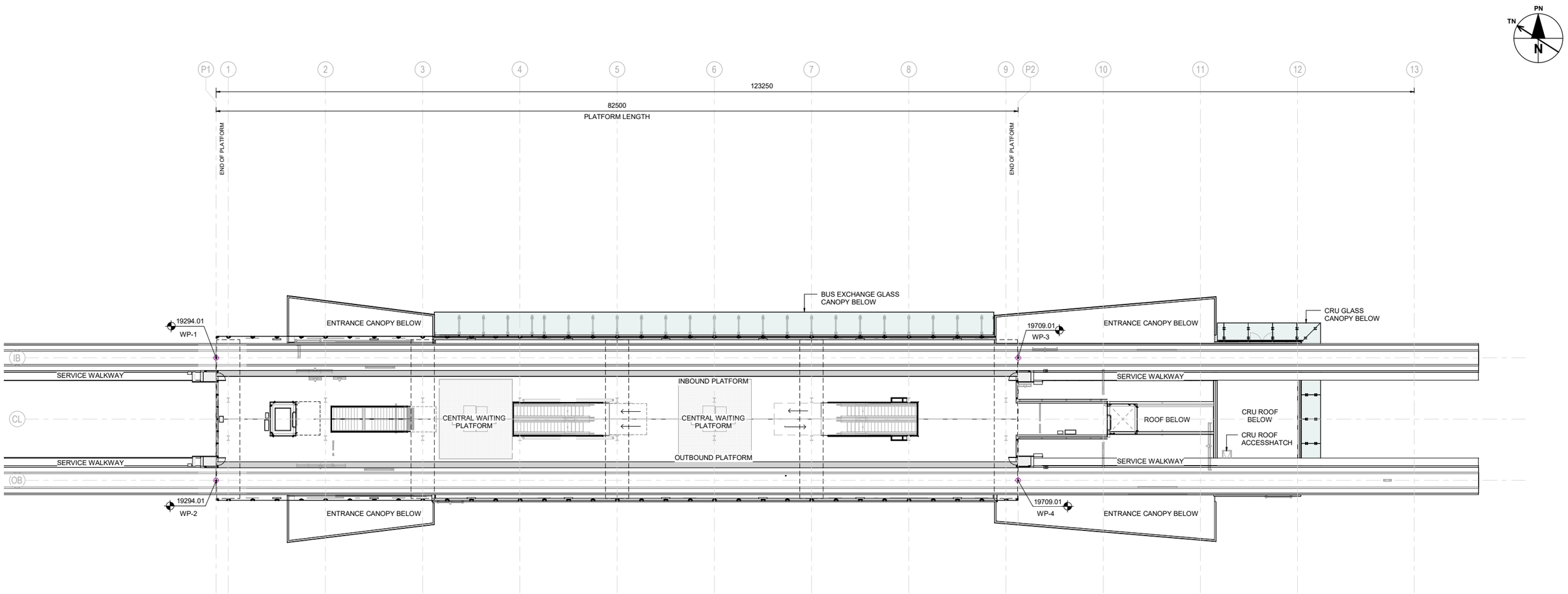
PROJECT NUMBER

SHEET TITLE

CONCOURSE PLAN

DRAWING NUMBER

SLS-203-A-201-DAP



1 PLATFORM PLAN

1:400 (11X17) - 1:200 (ANSI D)

SCALE:

2.5 m 0 1:250 12.5 m

ISSUE/REVISION

I/R	DATE	BY	DESCRIPTION	APPR
B	2025/02/10		STATION DESIGN SUBMISSION #2	
A	2024/05/17		INITIATING DESIGN SUBMISSION #1	

REFERENCES

Surrey Langley SkyTrain

CONSULTANTS

FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT

SURREY LANGLEY SKYTRAIN EXPANSION

DRAWING INFORMATION

DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY

PROJECT NUMBER

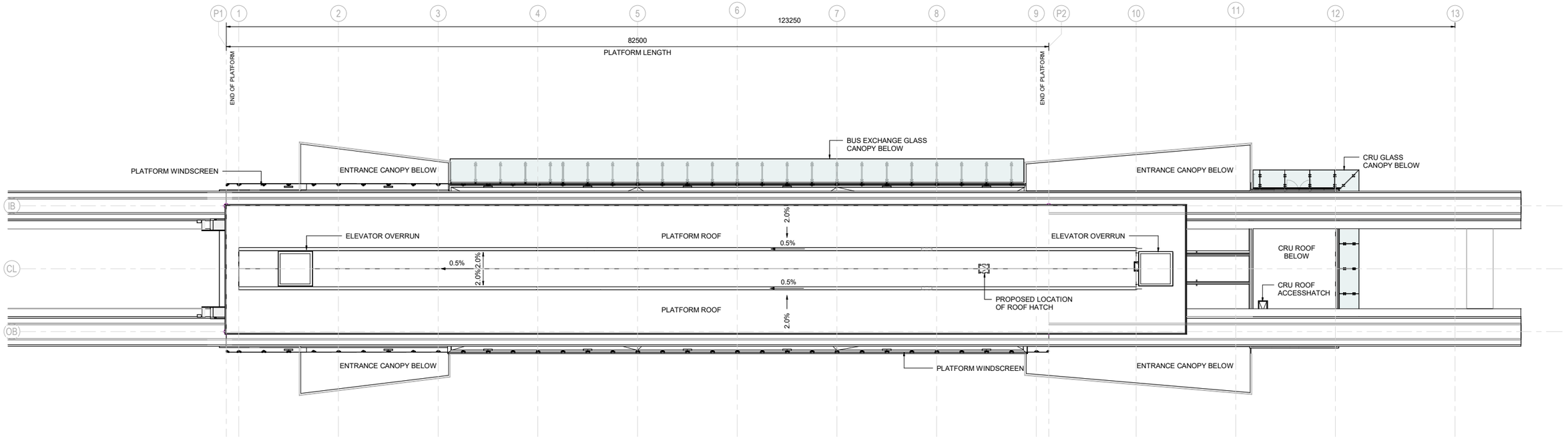
LANGLEY CITY CENTRE STATION

SHEET TITLE

PLATFORM PLAN

DRAWING NUMBER

SLS-203-A-202-DAP



1 ROOF PLAN

1:400 (11X17) - 1:200 (ANSI D)

SCALE:

2.5 m 0 1:250 12.5 m

ISSUE/REVISION **REFERENCES**

I/R	DATE	BY	DESCRIPTION	APPR
A	2025/02/10		STATION DESIGN SUBMISSION #2	

Surrey Langley SkyTrain

CONSULTANTS

FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT

SURREY LANGLEY SKYTRAIN EXPANSION

DRAWING INFORMATION

DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY

PROJECT NUMBER

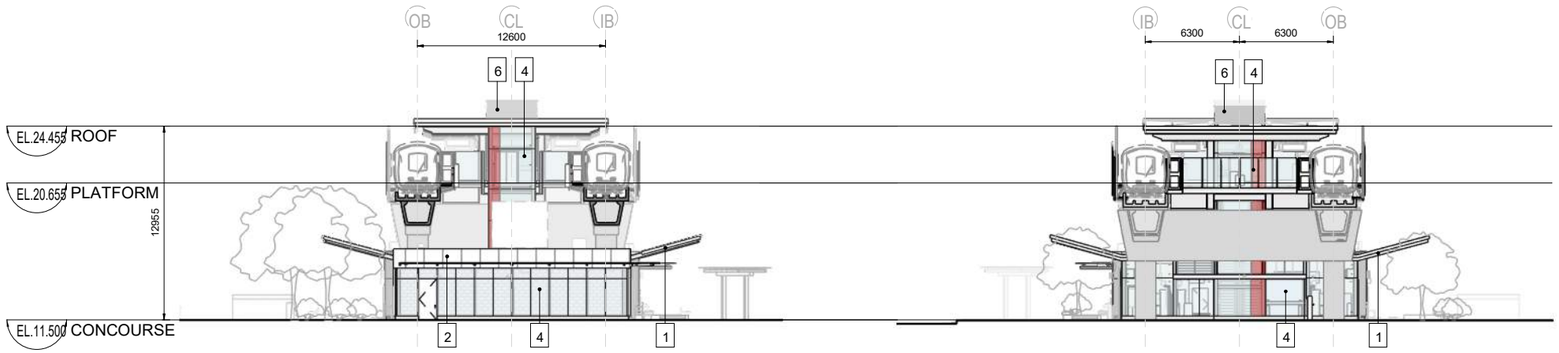
LANGLEY CITY CENTRE STATION

SHEET TITLE

ROOF PLAN

DRAWING NUMBER

SLS-203-A-203-DAP

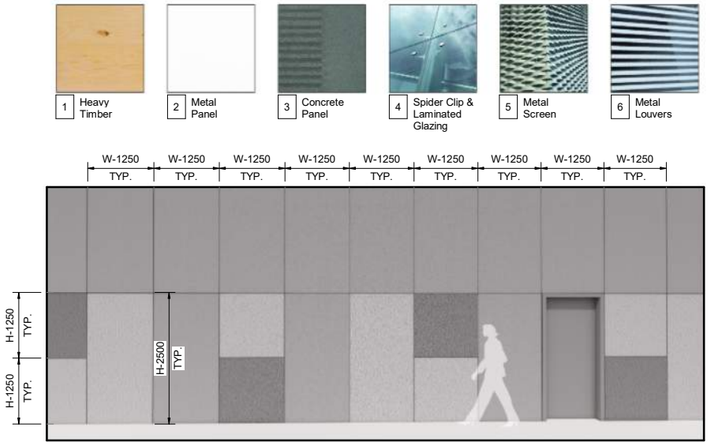


1 EAST ELEVATION

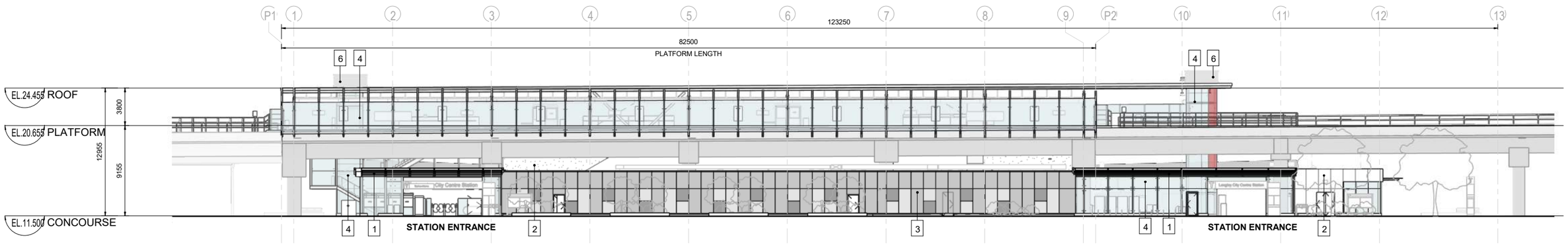
1:400 (11X17) - 1:200 (ANSI D)

2 WEST ELEVATION

1:400 (11X17) - 1:200 (ANSI D)

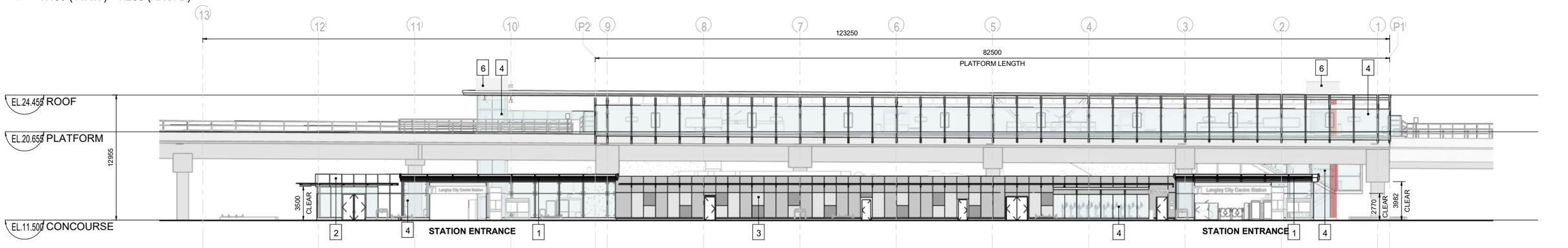


STATION SPECIFIC FEATURE - CONCRETE PATTERN



3 SOUTH ELEVATION

1:400 (11X17) - 1:200 (ANSI D)



4 NORTH ELEVATION

1:400 (11X17) - 1:200 (ANSI D)

SCALE:

2.5 m 0 1:250 12.5 m

ISSUE/REVISION **REFERENCES**

I/R	DATE	BY	DESCRIPTION	APPR
B	2025/02/10		STATION DESIGN SUBMISSION #2	
A	2024/05/17		INITIATING DESIGN SUBMISSION #1	

Surrey Langley SkyTrain

CONSULTANTS

FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT

SURREY LANGLEY SKYTRAIN EXPANSION

DRAWING INFORMATION

DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY

PROJECT NUMBER

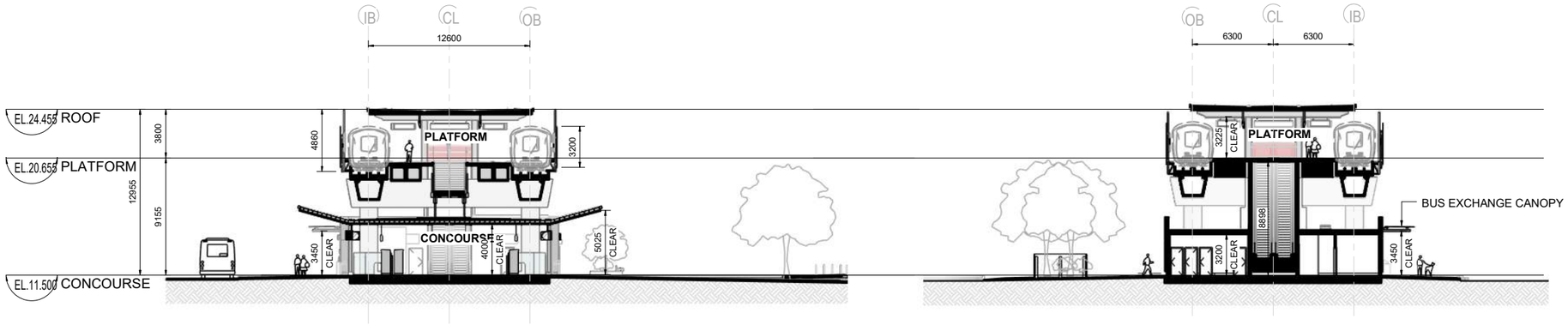
LANGLEY CITY CENTRE STATION

SHEET TITLE

ELEVATIONS

DRAWING NUMBER

SLS-203-A-301-DAP

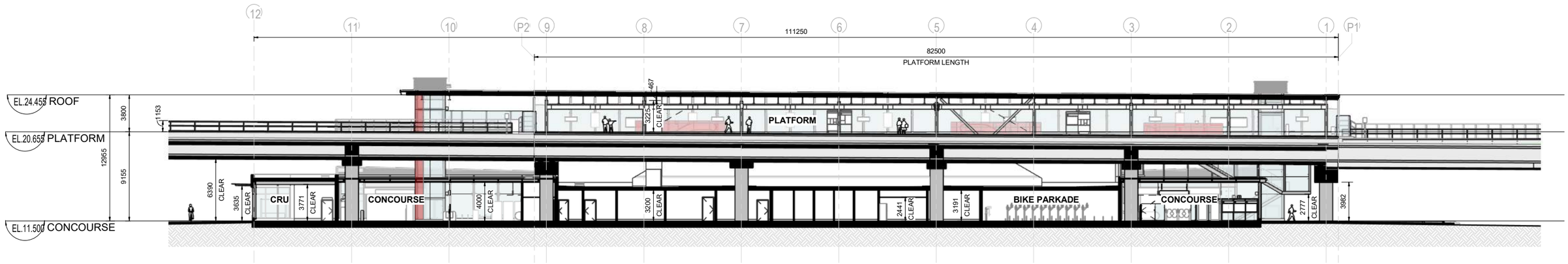


1 CROSS SECTION 1
1:400 (11X17) - 1:200 (ANSI D)

2 CROSS SECTION 2
1:400 (11X17) - 1:200 (ANSI D)

NOTE: GLASS GUARD WITH COLOUR LAMINATION

STATION SPECIFIC FEATURE - GLAZING COLOU



3 LONGITUDINAL SECTION
1:400 (11X17) - 1:200 (ANSI D)

SCALE:
2.5 m 0 1:250 12.5 m

ISSUE/REVISION

I/R	DATE	BY	DESCRIPTION	APPR
B	2025/02/10		STATION DESIGN SUBMISSION #2	
A	2024/05/17		INITIATING DESIGN SUBMISSION #1	

REFERENCES

Surrey Langley SkyTrain

CONSULTANTS

FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will · Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT

SURREY LANGLEY SKYTRAIN EXPANSION

DRAWING INFORMATION

DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY

PROJECT NUMBER

SHEET TITLE

SECTIONS

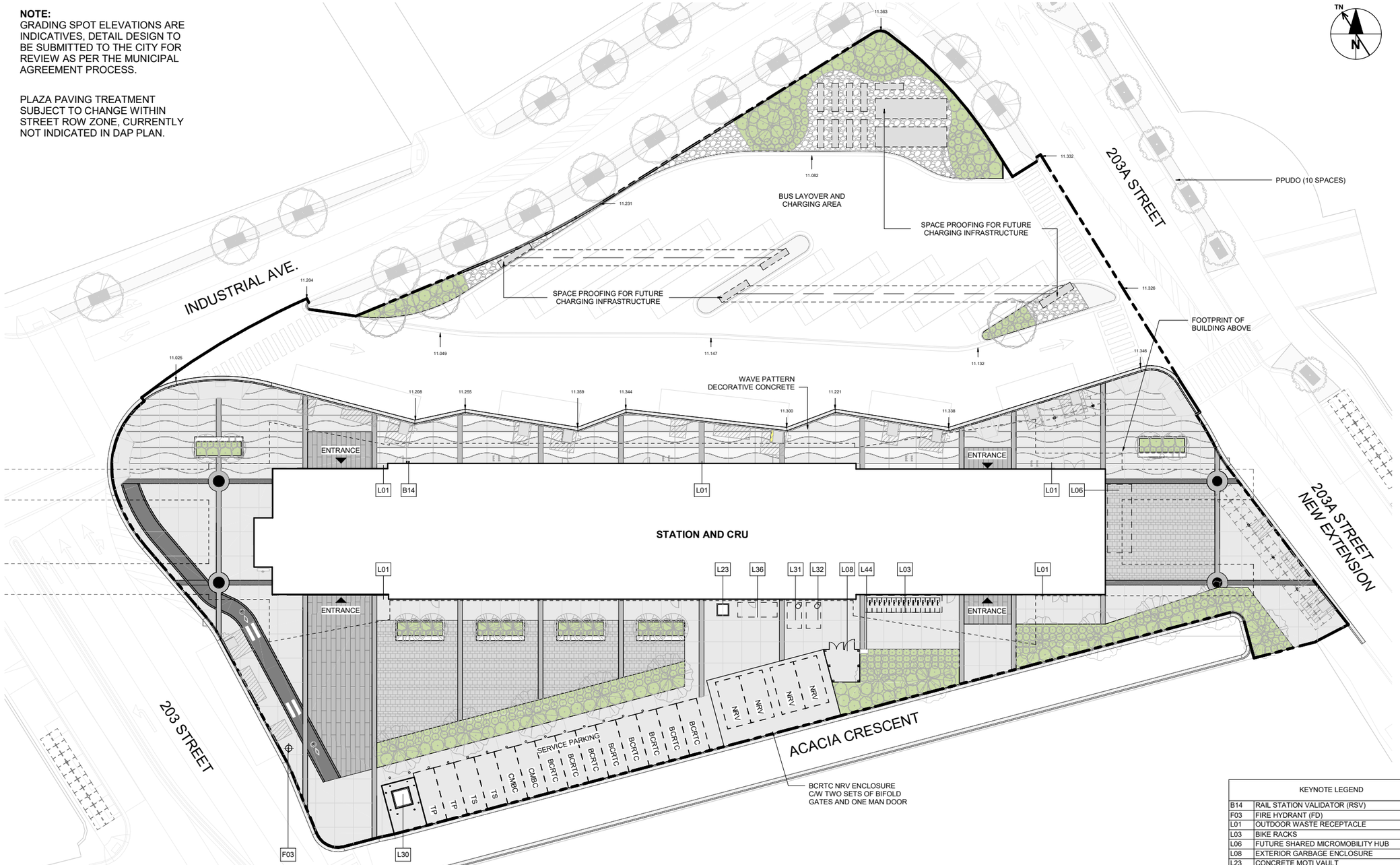
DRAWING NUMBER

LANGLEY CITY CENTRE STATION_S-203-A-401-DAP

Landscape

NOTE:
GRADING SPOT ELEVATIONS ARE INDICATIVES, DETAIL DESIGN TO BE SUBMITTED TO THE CITY FOR REVIEW AS PER THE MUNICIPAL AGREEMENT PROCESS.

PLAZA PAVING TREATMENT SUBJECT TO CHANGE WITHIN STREET ROW ZONE, CURRENTLY NOT INDICATED IN DAP PLAN.



KEYNOTE LEGEND	
B14	RAIL STATION VALIDATOR (RSV)
F03	FIRE HYDRANT (FD)
L01	OUTDOOR WASTE RECEPTACLE
L03	BIKE RACKS
L06	FUTURE SHARED MICROMOBILITY HUB
L08	EXTERIOR GARBAGE ENCLOSURE
L23	CONCRETE MOTI VAULT
L30	BC HYDRO PAD-MOUNTED TRANSFORMER
L31	CTRM VAULT WITH MANHOLE OPENING
L32	TL VAULT WITH MANHOLE OPENING
L36	SPACE FOR BCRTC GENERATOR
L44	IRRIGATION POINT OF CONNECTION AND CONTROLLER

LEGEND

- **PAVING TYPE 1** CIP CONCRETE - DECORATIVE
- **PAVING TYPE 2** CIP CONCRETE - STANDARD
- **PAVING TYPE 3** CONCRETE UNIT PAVERS - PERMEABLE
- **PAVING TYPE 4** EXPOSED AGGREGATE CIP CONCRETE 600mm W BANDS
- **PAVING TYPE 5** CIP CONCRETE - COLOURED CHARCOAL
- **PAVING TYPE 6** CIP CONCRETE - WAVE PATTERN
- **PLANTING BED** 450mm FOR SHRUBS 900mm FOR TREES
- DECIDUOUS TREE
- SMALL DECORATIVE TREE
- PERMANENT LANDS
- TEMPORARY LANDS

SCALE:
2.5 m 0 1:250 12.5 m

1 LANDSCAPE & HARDSCAPE PLAN

1:500 (11X17) - 1:250 (ANSI D)

ISSUE/REVISION **REFERENCES**

I/R	DATE	BY	DESCRIPTION	APPR
B	2025/02/10		STATION DESIGN SUBMISSION #2	
A	2024/05/17		INITIATING DESIGN SUBMISSION #1	

Surrey Langley SkyTrain

CONSULTANTS
FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT
SURREY LANGLEY SKYTRAIN EXPANSION

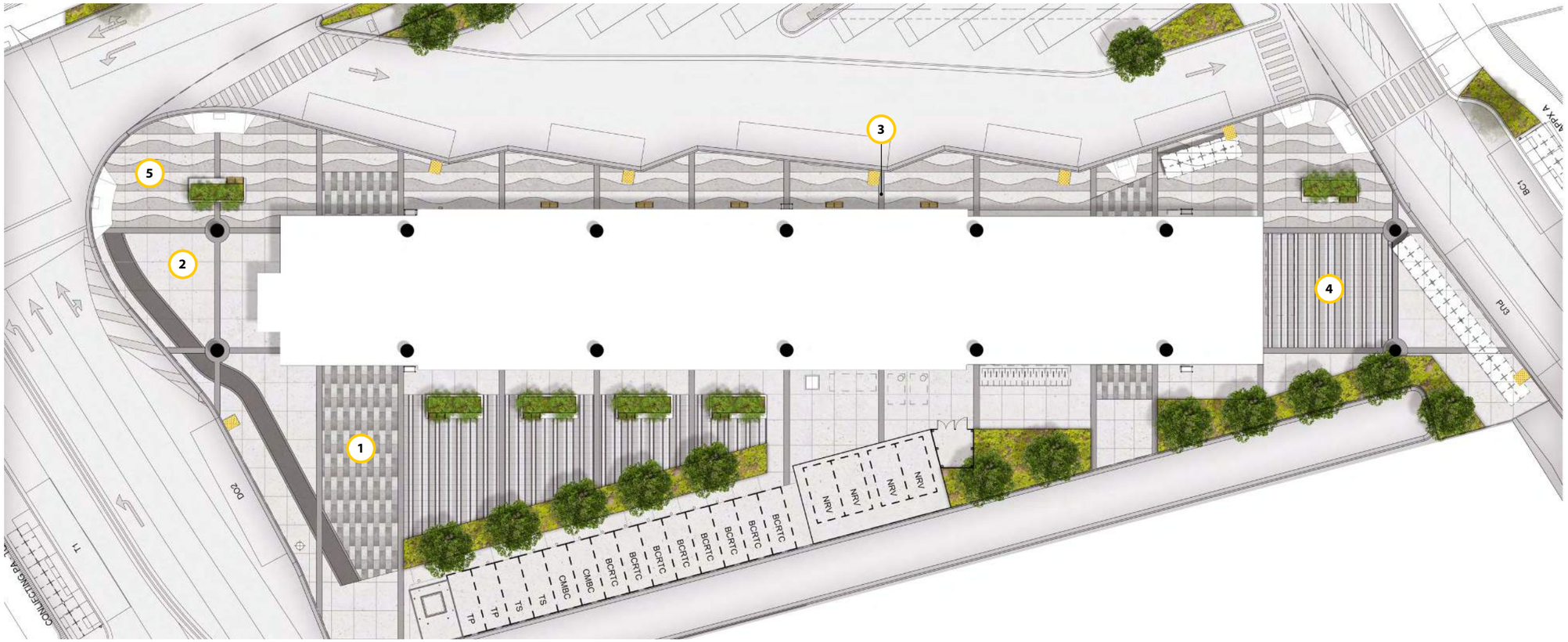
DRAWING INFORMATION
DRAWN BY
DESIGNED BY
CHECKED BY
APPROVED BY

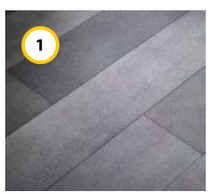
PROJECT NUMBER
LANGLEY CITY CENTRE STATION

SHEET TITLE
LANDSCAPE & HARDSCAPE PLAN

DRAWING NUMBER
SLS-203-L-100-DAP

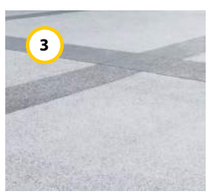
Illustrative Landscape Plan



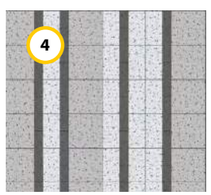


Decorative cast-in-place concrete pavement

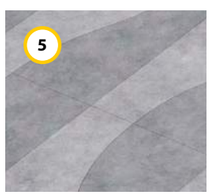
Cast-in-place concrete pavement



Exposed aggregate concrete bands



Unit paver pavement



Decorative wave pattern

Transit Exchange

SCALE:

2.5 m 0 1:250 12.5 m

ISSUE/REVISION				REFERENCES	
A1	2025/02/10		STATION DESIGN SUBMISSION #2		
I/R	DATE	BY	DESCRIPTION	APPR	

Surrey Langley SkyTrain

CONSULTANTS

FRANCL ARCHITECTURE · PARSONS · AECOM · Perkins&Will · Fast+Epp · South Fraser Station Partners · om · exp.

REGISTRATION

KEY PLAN

PROJECT

SURREY LANGLEY SKYTRAIN EXPANSION

DRAWING INFORMATION	
DRAWN BY	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
PROJECT NUMBER	LANGLEY CITY CENTRE STATION

SHEET TITLE

TRANSIT EXCHANGE PLAN

DRAWING NUMBER

SLS-203-A-102-DAP

Transit Exchange

Transit Exchange – rendering

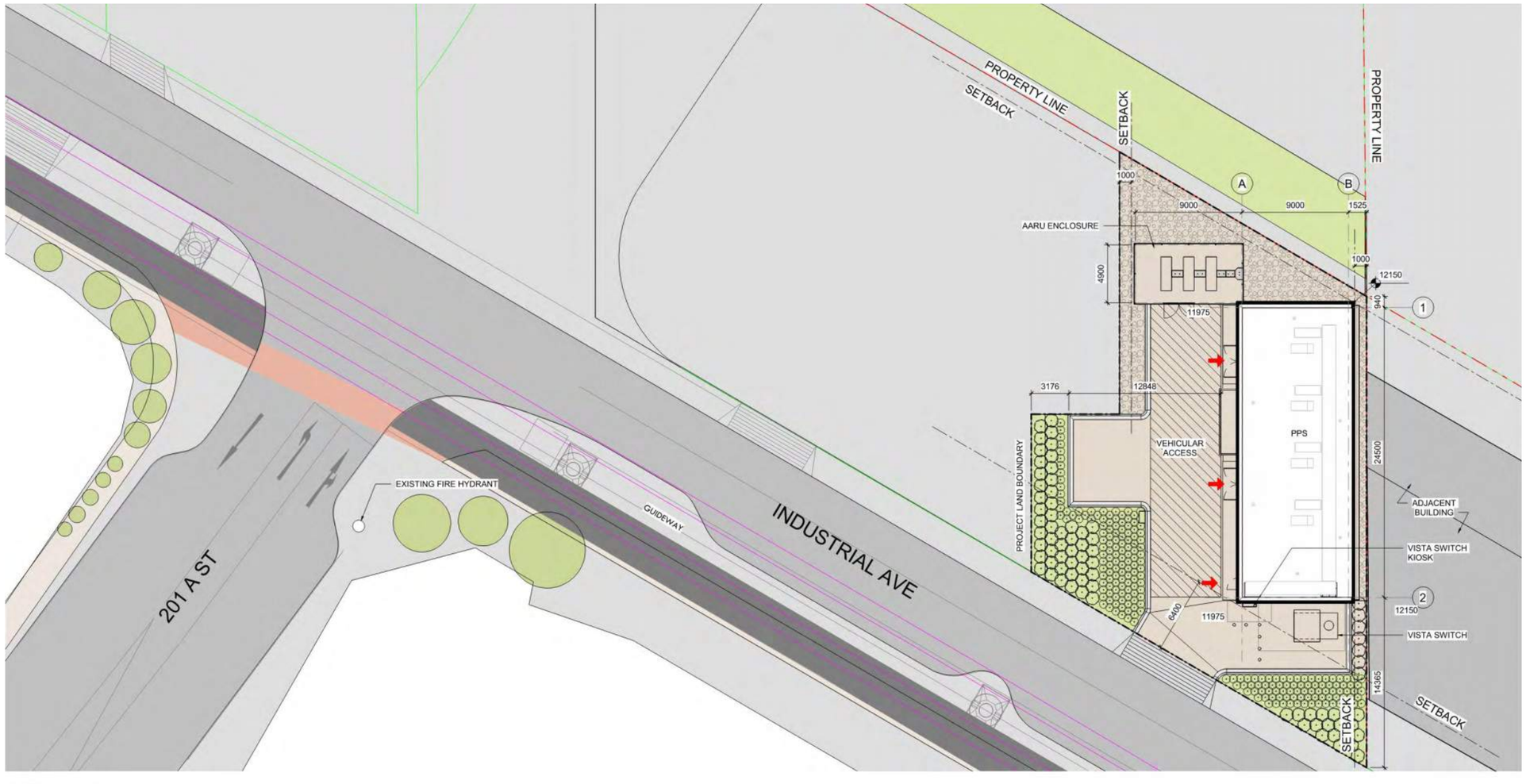
Conceptual rendering, subject to change; does not reflect future transit-oriented development


Langley City Centre Station

Langley City Centre Station PPS

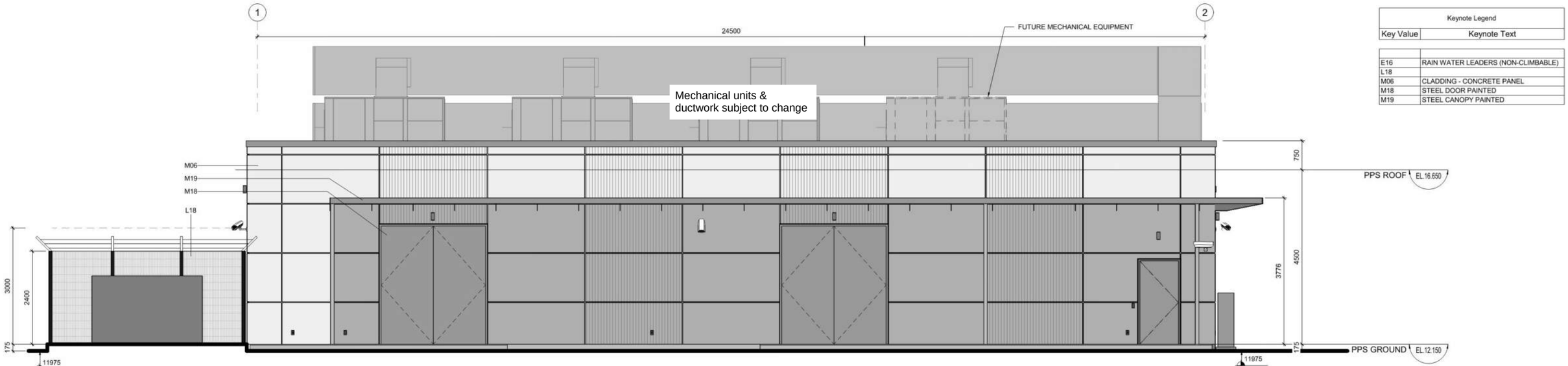
Propulsion Power Substation

PPS Site Plan



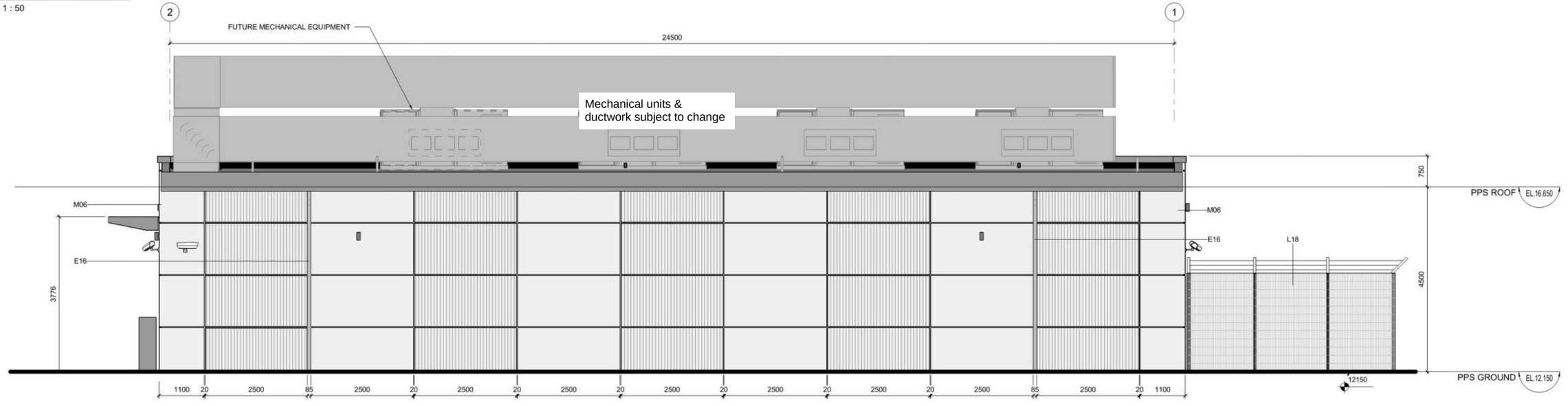
1 / 1051 SITE PLAN
1 : 200

PPS Elevations



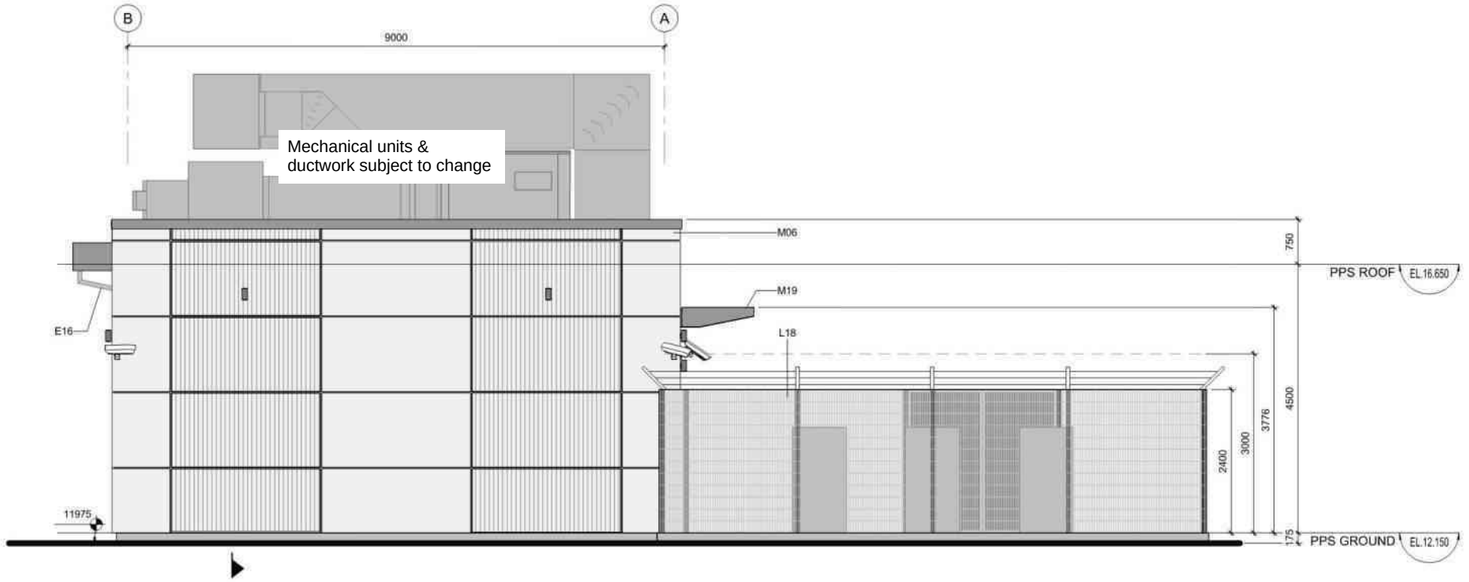
Keynote Legend	
Key Value	Keynote Text
E16	RAIN WATER LEADERS (NON-CLIMBABLE)
L18	
M06	CLADDING - CONCRETE PANEL
M18	STEEL DOOR PAINTED
M19	STEEL CANOPY PAINTED

1 WEST ELEVATION
1 : 50

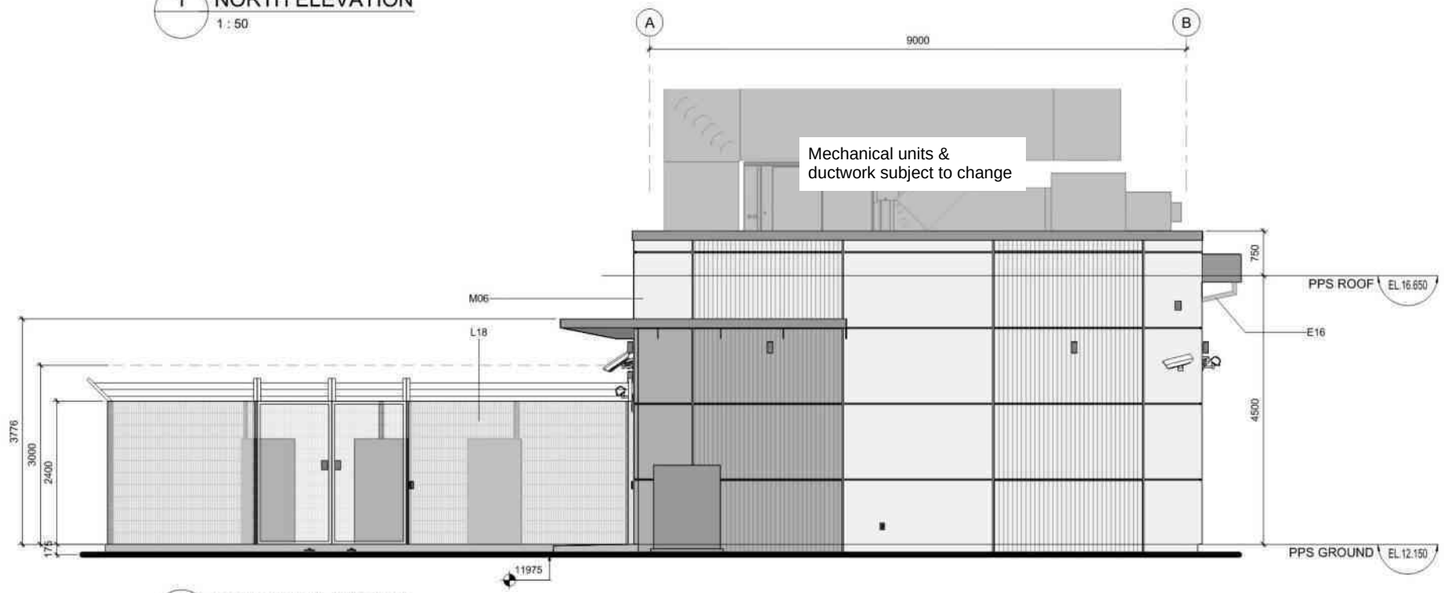


2 EAST ELEVATION
1 : 50

PPS Elevations



1 NORTH ELEVATION
1 : 50



2 SOUTH ELEVATION
1 : 50

Render illustrating opening day
condition with 3 roof top units.
Subject to change based on final design.

ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Langley City Centre SkyTrain Station (5710-5740 203 Street & 5673 203A Street)**

File #: 6620.00

From: Anton Metalnikov, RPP, MCIP
Planner

Bylaw #:

Doc #:

Date: September 5, 2024

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider the form and character of the Langley City Centre ('LCC') SkyTrain station, proposed as part of the Surrey Langley SkyTrain (SLS) project being led by Transportation Investment Corporation (TIC) of the Province of British Columbia, and as designed by the Station contractor South Fraser Station Partners (SFSP) and project architect Francl Architecture Inc.

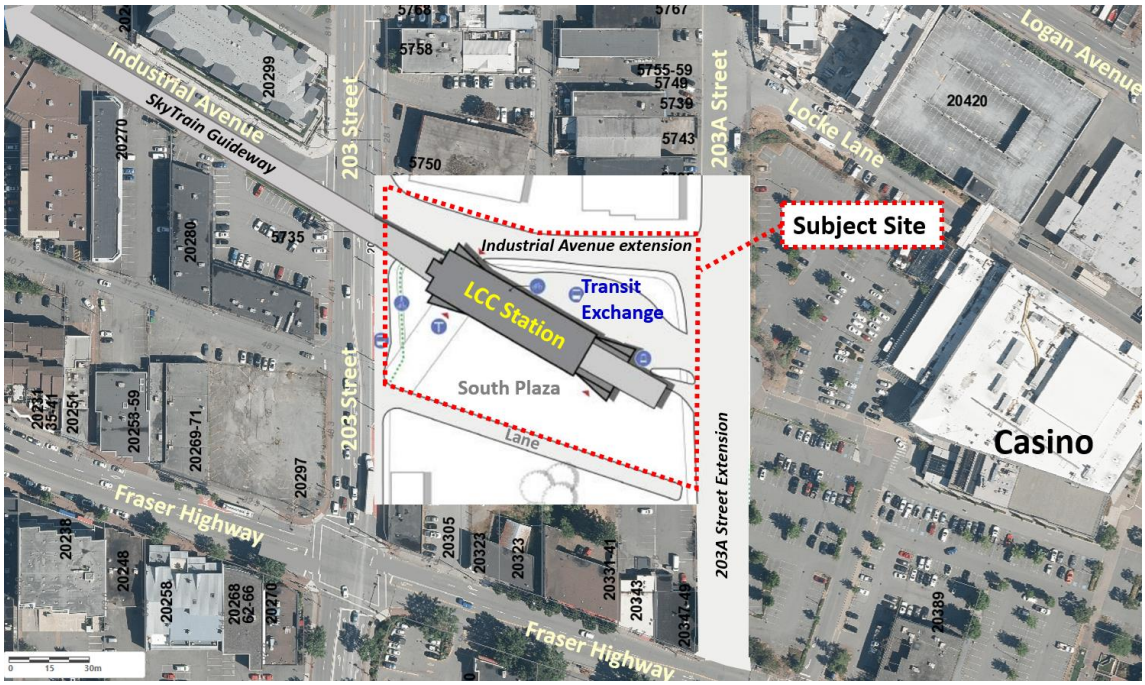
POLICY:

The LCC SkyTrain station is the sole SkyTrain station within the City of Langley, and is not subject to rezoning and/or a Development Permit. As part of the Development Advisory Process (DAP) agreed to between the City of Langley and TIC, the City has the right to provide non-binding input to TIC and SFSP on the design of the SkyTrain station and its site. As part of exercising this right, the City has elected to bring the project to the Advisory Design Panel (ADP) for its review, with the input received to be provided to TIC and SFSP along with previously compiled staff comments.

Discussion:

1. Context

The SLS project consists of a 16-kilometre extension of the Expo Line, from its current terminus of King George Station in downtown Surrey to a new terminus in Downtown Langley City, with a total of 8 new stations. This new terminus station, which had previously been known as the "203 Street station" but since has been renamed Langley City Centre (LCC) Station, is projected to be one of the most well-used stations on the extension, as the 'gateway' into the regional rapid rail system and a catalyst for significant pedestrian activity & Transit-Oriented Development (TOD). With the SkyTrain line running down Industrial Avenue in Langley City, the LCC station will be located on a large vacant site just east of its intersection with 203 Street.



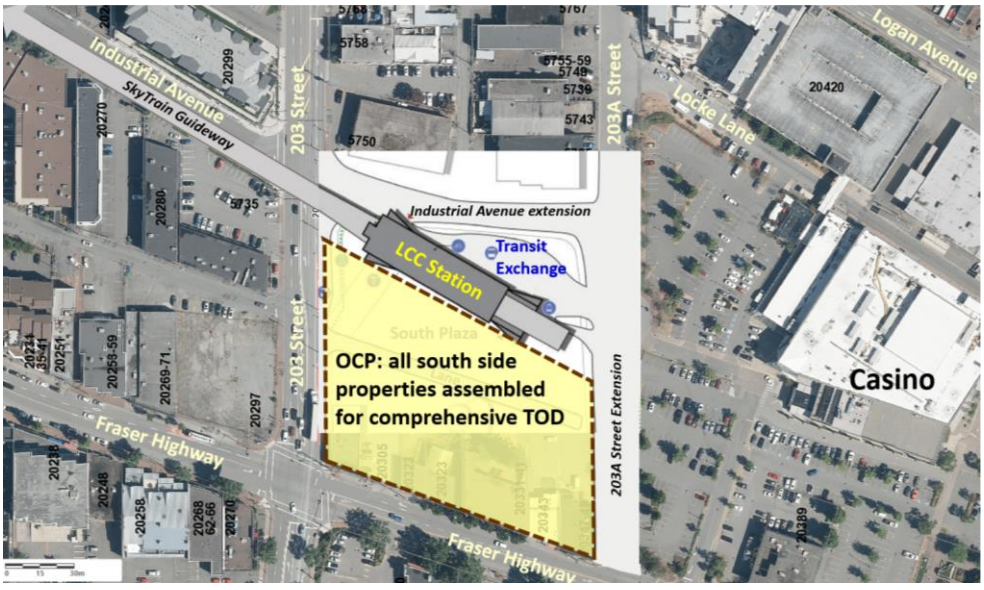
Langley City Centre SkyTrain Station & site context

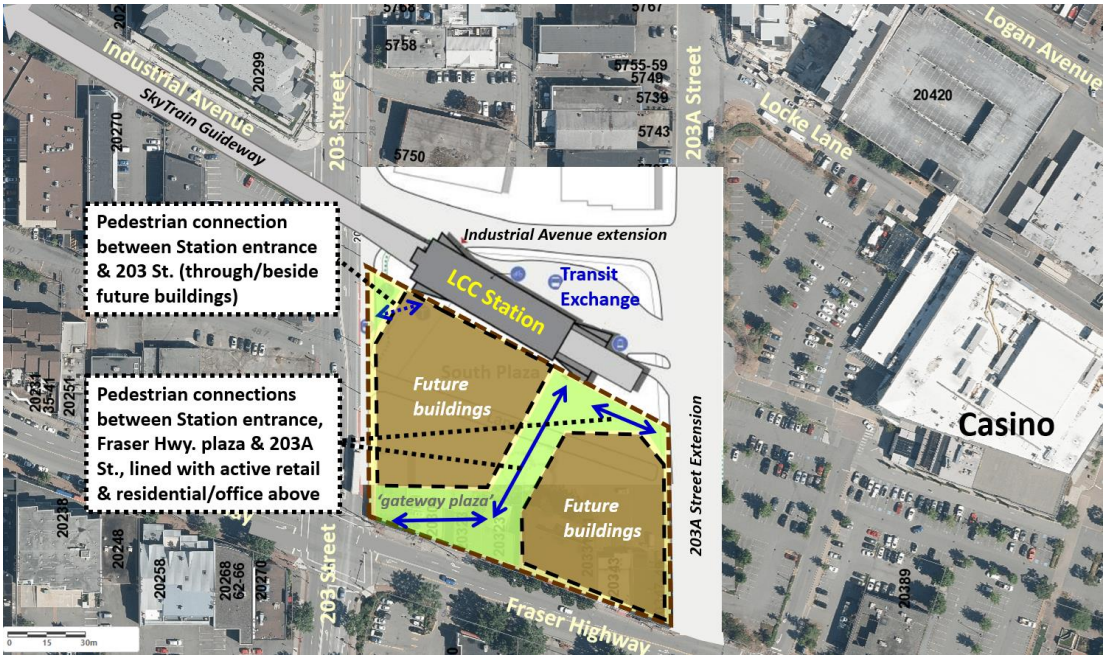
The City's Official Community Plan (OCP), adopted in 2021, supports the SkyTrain extension, both at a higher level to align the surrounding land uses with the significant access improvements and demand for homes, job spaces, and services created by the SkyTrain, and at a finer grain to ensure the station and guideway were designed in harmony with the expected buildings and public spaces nearby. The OCP's Policy 2.32.1 on SkyTrain stations and guideway design stated the City's intent to collaborate with TransLink and the Province to ensure station entrances and surrounding areas are designed to maximize TOD opportunities, be safe, accessible, easy to use and inviting for SkyTrain users

and include innovative art, lighting, landscaping, and public space elements to integrate the station into the urban fabric.

Also, given the area south of the Station currently consists of an empty lot, a lane and the 'back of house' of single storey buildings along Fraser Highway (which 'hide' the future Station from the high-profile Fraser Highway/203 Street intersection), the attached OCP Appendix B: District Policies, and as illustrated below, sets out a vision for significant TOD that connects the Station to Fraser Highway and seamlessly integrates SkyTrain into the City's highly walkable Downtown. Key features of the OCP vision for the LCC Station include:

- Relocating the existing transit exchange to the north side of LCC Station;
- Extending Industrial Avenue and 203A Street to 'complete the grid';
- Designating the area immediately south of the Station, including the lane and properties fronting Fraser Highway, for future TOD that is directly adjacent to the Station and includes active and safe pedestrian connections between Station entrances and Fraser Highway, 203 Street, and 203A Street. This is intended to create a vibrant and safe experience for SkyTrain users, and create an attractive landmark destination, anchored by major plaza at Fraser Highway, that ties the Station to one of the City's most visible and important intersections and is representative of the Station's 'gateway' role. In order to facilitate this, the OCP requires all areas/properties south of the Station, including those on Fraser Highway, to be assembled into one comprehensively-planned TOD parcel;
- Ensuring that ground floor retail, with housing and offices above, is located adjacent to pedestrian areas and plazas, to provide the 'eyes on the street' and activity that supports a comfortable transit user experience; and
- Locating a community and/or transit police office on the Station site, to further enhance site and area safety.





On the strength of the City's OCP policies staff worked closely with TIC during the Reference Concept Design (RCD) stage to ensure the basic Station design, that was eventually used in the process to retain a design-build contractor, included a transit exchange on the north side of the Station and enabled future TOD between the Station footprint and Fraser Highway.

The successful contractor, SFSP, has developed an LCC Station design that is consistent with the RCD. As shown in the attached drawing package (described in detail in the following section), the SFSP design includes a 'temporary' south plaza area that provides an open and landscaped public realm that will be in place for likely 5 to 10 years (between opening day of SkyTrain service and eventual TOD redevelopment of the area as envisioned in the OCP), and the design of the station south facade won't prevent future adjacent development.

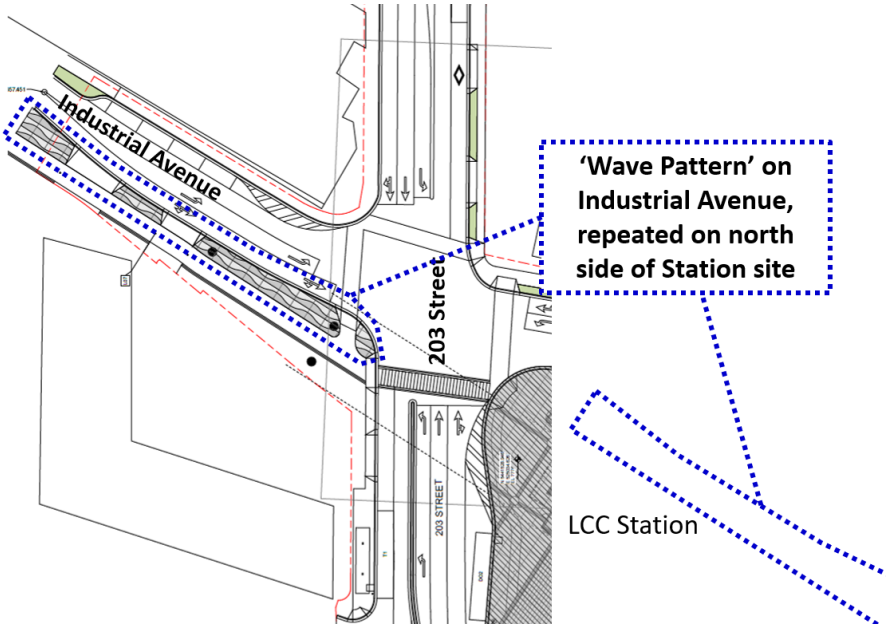
2. Design

As noted above the contractor's design is closely aligned with the RCD and incorporates a number of driving factors including City policy and the operational requirements of the BC Rapid Transit Company (BCRTC, which operates the SkyTrain system) and the Coast Mountain Bus Company (CMBC, which operates the bus system). These factors include the extension of Industrial Avenue and 203A Street, the inclusion of a bus exchange and layover area, and the accommodation of parking for staff of various associated agencies.

The station is aligned diagonally through the site, with the station plaza (noted as 'South Plaza' on above site context map) surrounding it and expanding out to

the southwest. This plaza is designed with a number of different treatments, including a saw-cut concrete pattern as the primary hardscape, a cast-in-place concrete mosaic highlighting the station entrances, and unit pavers in the larger open plaza area and beside the at-grade commercial retail unit (CRU) located at the east end of the Station. This CRU is intended to provide on site retail service for transit users and pedestrian activity/'eyes on the street' for the east end of the Station and transit exchange prior to the redevelopment of the South Plaza area.

Additionally, a 'wave' paving pattern is used on the north side of the Station (between the Station wall and transit exchange bays), which carries through a similar paving pattern along the south side of Industrial Avenue to the west, which was designed as part of a separate public realm plan associated with the road, multi-use pathway and sidewalk surface under the SkyTrain guideway (see image below for an example of the wave pattern boulevard along the south side of Industrial Avenue). The wave pattern is intended to evoke the Nicomekl River and its journey through the City, and the significant role it has played in shaping the geographical and historical context of the Langley City area. This paving pattern is a part of a broader public realm enhancement concept that supports future TOD development along Industrial Avenue; this concept will include public art and interpretive feature installations spaced along the corridor, as well as decorative uplighting of the SkyTrain guideway columns in the future.



Surface parking spaces are provided along the lane south of the Station, for use by staff of operating agencies including SkyTrain staff and Transit Police (these spaces will be integrated into the parkades of future buildings as redevelopment occurs). Trees are incorporated in planting areas of different sizes throughout the site. Furnishings include benches and a large outdoor bicycle rack.

The space to the northeast of the station is oriented toward bus operations and includes five bus bays and a layover area. The layover area has been designed to support electric bus charging capability in the future and leaves a smaller area adjacent to the planned intersection of Industrial Avenue and 203A Street to host the required infrastructure. Additional trees are proposed on the perimeter.

The station has four entrances, with one on the north and south sides of each end. Both sets of entrances have up and down escalators and an elevator for access to the centre platform above. A bike parkade (a Compass-card secured room with two-level racks) is included near the northwest entrance.

Much of the middle of the station ground floor, below the platform, is occupied by interior non-public service rooms that are only accessible for SkyTrain and transit support staff (ie. BCRTC and CMBC). TIC and SFSP have also indicated that this interior service space will also accommodate Transit Police staff on-site. Intercom kiosks are also planned to be provided in the Station area, including at ground level (outside of fare paid zone/gates) and platform level, to enable transit users to call and communicate with Transit Police and BCRTC staff. Additional information is expected to be provided by TIC and SFSP as the LCC Station design progresses to its final iteration and construction.

The Station and public realm materials are consistent with those intended to be used for all stations along the SkyTrain extension, and will be similar to other newer stations such as those along the Millennium Line “Evergreen Extension” in the Tri-Cities. Key station materials include heavy timber soffits and ceilings, stone panel walls, large glazed areas, and metal accents.

3. Propulsion Power Substation (PPS)

Propulsion Power Substations (PPS) are buildings supplying electrical power to the SkyTrain system that are generally associated with stations. One PPS is planned in Langley City along Industrial Avenue near its intersection with 201A Street, approximately 225 metres to the west of the station. This PPS is sited nearly abutting the east property line, with the remainder of the property used for associated infrastructure, vehicular access, and two staff parking spaces. The PPS will present a height of approximately two storeys, and will be primarily finished in stone/concrete panels, with doors and a decorative fin in steel.

The PPS façade design is driven by the need to house high voltage electrical equipment, which precludes windows or other openings. This being said, the location of the PPS along the east side of the site (including access), as well as the blank façade nature of the building, does permit future buildings to be

constructed adjacent to the PPS (and possibly over top of the PPS, as seen in other communities with similar facilities).

4. Sustainability

The project's sustainability approach prioritizes natural light and uses energy-efficient systems and durable materials, including cross-laminated timber.

5. Summary

The planned Langley City Centre station has been a primary consideration within the City's long-range planning, including both transportation and land use. In turn, the City has set expectations for the Province and its contractor to align the station's design with the City's vision for the immediate area and Downtown.

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 and updated on a regular basis. A Fire Safety plan and FD lock box (knox box) will be required before occupancy, location to be discussed at a later date. The 4" FDC location will be determined later in the project schedule in discussions with the Fire Department.

Advisory Design Panel:

As a Provincial project, the SkyTrain extension and Langley City Centre station is not subject to formal municipal permitting or approvals. However, the City has worked closely with BC TIC over the course of the project to shape its design and reached an agreement to provide non-binding recommendations through an adjusted process similar to those used for development applications. Accordingly, the station design will be reviewed by the Advisory Design Panel (ADP) at the September 11, 2024 meeting. The ADP is to provide form and character and urban design-related advice which will be provided to BC TIC and their contractor SFSP for their consideration.

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