



ADVISORY DESIGN PANEL

WEDNESDAY, December 3, 2025 AT 7:00 PM

Council Chambers
Langley City Hall
(In-Person Meeting)

A G E N D A

1) AGENDA

Adoption of the December 3, 2025 agenda.

2) MINUTES

Adoption of minutes from the November 5, 2025 meeting.

3) PANEL MEMBERSHIP PHOTO

Photo of the ADP membership for inclusion in the 2026 Volunteer Appreciation Banquet slideshow. Consent forms will be provided at the meeting.

**4) DESIGN UPDATE:
DEVELOPMENT APPLICATION DP 13-24/ RZ 09-24/ OCP 01-24**

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

5) DEVELOPMENT PERMIT APPLICATION DP 05-25

5721 Production Way.

6) NEXT MEETING

January/February – date to be confirmed.

7) ADJOURNMENT



MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN THE COUNCIL CHAMBERS
LANGLEY CITY HALL
20399 DOUGLAS CRESCENT

NOVEMBER 5, 2025
AT 7:00 P.M.

Present:

Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Pachal (Ex Officio Member)
Himanshu Chopra (7:02 pm)
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tana McNicol
Samantha Stroman
Ritti Suvilai

Staff Present:

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

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

1. AGENDA

Adoption of the November 5, 2025 agenda

It was MOVED and SECONDED

THAT the November 5, 2025 agenda be adopted as circulated.

CARRIED

2. MINUTES

Adoption of minutes from the September 10, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the September 10, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. DEVELOPMENT PERMIT APPLICATION DP 04-25

5975 Collection Drive (Automotive Dealership)

Himanshu Chopra entered the meeting.

Mr. Metalnikov introduced the application and spoke to the staff report dated October 22, 2025.

The applicant team was in attendance as follows:

Christopher Bozyk Architects – Jana Wissmann, Architects Representative
PMG Landscape Architects – Yiwen Ruan, Principal

Ms. Wissmann made a PowerPoint presentation to the Panel providing details of the form and character of the three proposed buildings.

Mr. Bozyk provided details on landscaping features.

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

It was MOVED and SECONDED

THAT:

The ADP receive the staff report dated October 22, 2025 for information; and

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

- a. Provide a clearer representation of relationship between existing property line, new landscaping, and buildings;
- b. Ensure renderings and elevations are consistent with each other (e.g. sloping roof cornice at front of dealership, main entrance gateway feature);
- c. Consider incorporating colours on the exterior, including the glass;
- d. Provide outdoor amenity areas (e.g. customer seating, employee break spaces, etc.);

- e. Provide additional counter space in the women's locker room;
- f. Explore opportunities for on-site natural stormwater management features (e.g. dry creek bed, additional permeable spaces, etc.);
- g. Consider alternative roof lines for the service bay accessory building for greater visual interest;
- h. Replace chain link fencing with more attractive material and design;
- i. Review all three buildings to create an identifiable character for the entire development and for overall design consistency (e.g. consider alternative exterior materials for car wash building to better relate to main dealership building);
- j. Make the entrance door on northwest elevation more prominent;
- k. Use a reflective roofing colour/material to reduce the heat island effect
- l. Confirm landscape design's compliance with DPA guidelines on parking lots and trees;
- m. Replace the front boulevard grass with alternative plantings;
- n. Provide more information on building and site ground elevations, including in relation to the rest of the site and surrounding lands.

CARRIED

The applicant team left the meeting.

4. NEXT MEETING

December 3, 2025

5. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 7:52 pm.

CARRIED



Signed:

ADVISORY DESIGN PANEL CHAIR



Certified Correct:

CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 05-25
(5721 Production Way)**

From: Ji Woo Lee, BSc., MCRP
Planning Assistant

File #: 6620.00
Bylaw #:

Date: November 25, 2025

Doc #:

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit for 19,717m² light industrial and self-storage development.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Industrial; and
- b. **Zoning:** I1 Light Industrial.

The proposed development:

- a. Is consistent with the OCP (industrial development); and
- b. Is consistent with the Zoning Bylaw

3. DETAILED BACKGROUND INFORMATION

Applicant:	Jeremy Bergmann
Owner:	5721B Production Ltd.
Civic Address:	5721 Production Way
Legal Description:	Lot 93, District Lot 310, Group 2, New Westminster District, Plan 45918 Except Plan BCP49150
Site Area:	15,495 m ² (3.83 acres)
Gross Floor Area:	19,717 m ² (212,228 ft ²)

Floor Area Ratio:	1.27
Lot Coverage:	43.8%
Total Parking Required:	197 spaces (including 10 h/c spaces)
Parking Provided:	111 spaces (including 6 h/c spaces)
OCP Designation:	Industrial
Zoning:	I1 Light Industrial
Variances Requested	111 parking spaces provided (197 min.)
Development Cost Charges:	\$3,626,976.52 (City - \$1,233,044.68, GVS&DD - \$1,148,153.48, GVWD - \$1,124,808.40, MVRD - \$50,934.72, TransLink - \$70,035.24)

4. SITE CONTEXT (5721 Production Way)

The applicant proposes to develop two industrial buildings, with a 2,409 m² small-bay industrial building and a 17,308m² self-storage building (19,717 m² total) on a currently unimproved vacant lot.

The applicant has previously submitted a Development Permit Application for the site in 2023 for a 2-building 9,679 m² industrial development which was approved in 2024. Due to changes in market conditions, the applicant has submitted this application. The new application shares a similar layout as the previous application, with the main difference being the addition of a larger self-storage building in place of a smaller industrial building on the west of the site. The new concept is consistent with the site's OCP designation and zoning. This application is received for a development permit for form and character review.

The subject property is designated as Industrial in the City's Official Community Plan, which aligns with the property's existing I1 Light Industrial zoning, both of which allow for various industrial and industrial-supportive uses, including the proposed development.

Situated in an established industrial area, the subject site is surrounded by various buildings for manufacturing and warehousing. The triangular property has a single frontage on its east, from which access is provided, along the bend of Production Way, a local road that connects the area to the arterial roads of 56 Avenue, Fraser Highway, and 200 Street. To the west, the property is bounded by the 196 Street overpass, which acts as a physical barrier restricting site access from the west. A short section along its north property line is shared with a railway on its north.



Context Map

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The applicant is proposing a two-building industrial development on the I1 Light Industrial-zoned lot. Vehicular and pedestrian access to both buildings are provided from Production Way. The proposed buildings are positioned north-south, parallel to 196 Street. Internal circulation drive aisles are planned throughout the site to connect parking stalls and allow fire truck access. In anticipation of the future Willowbrook Skytrain station north of the site, a pedestrian path along the south property line is provided to allow future access to 196 Street.

B. Building Elevations and Materials

Building 1 is a two-storey tilt-up concrete building with its primary frontage facing east. The building elevations employ a range of construction materials in white and grey. The street facing east elevation features glazing and spandrel. Loading bays and doors to individual units are provided from the rear, west elevation.

Building 2 is a three-storey tilt-up concrete construction with slate-coloured panels. The east elevation includes a glazed storage office main entrance on the ground floor, acting as a lobby to the building. Blue and orange sections, along with grey vertical stripes, are used at intervals on the building elevations to articulate rhythms and reduce the sense of overall width.

C. Landscaping

A total of 43 new trees in a mix of deciduous and evergreen species are planned throughout the site. Primary tree species include Garnet Japanese Maple and Serbian spruce. Additionally, shrubs, perennials, and groundcover species are introduced notably Kinnickinnick and Dwarf Red Osier Dogwood. Existing tree groups along the south property line are preserved.

Two outdoor amenity spaces are proposed: a larger area along the frontage and a smaller one in the southwest corner of the property. Both areas will be furnished with picnic tables and benches, with the larger space also featuring a pergola and bike racks. Pavers will be used as the surface finish for both amenity areas.

6. SUSTAINABILITY FEATURES

- Using construction techniques that minimize site disturbance and protect air quality;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Using drought-tolerant plans and incorporating an irrigation system with central control and rain sensors; and
- Incorporating an irrigation system with central control and rain sensors

7. CPTED

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

8. VARIANCES

The applicant has requested a variance from the Zoning Bylaw to reduce the required number of parking spaces for the development from 197 to 111. This request reflects the operational characteristics of Building 2 and the lower parking demand associated with its self-storage use. If parking for the two buildings was considered separately, 24 parking spaces would be required for

Building 1 to achieve the required parking rate of 1.0 space/100 m² of gross floor area (GFA), which would leave 87 spaces for Building 2, or equivalent to 0.5 spaces/100 m² GFA. This reduced rate for Building 2 is supported by staff in recognition of self-storage buildings' lower parking demand and the additional analysis below.

A parking rate of 0.5 spaces/100 m² GFA for Building 2 would be well aligned with the lower rates required by surrounding municipalities for self-storage buildings, as outlined in Table 1 below. These rates range from approximately 0.125 spaces/100m² to 0.54 spaces/100 m².

Additionally, a parking study prepared by a Professional Engineer confirms that the proposed parking level is acceptable for Building 2. The study identified a total peak need for 99 parking stalls for both buildings together, compared to the 111 stalls proposed. The study also notes that peak demand periods for self-storage and industrial buildings are offset (5PM vs 2PM respectively) which further supports the proposed parking approach as the total parking supply will be more resilient and efficient in accommodating parking needs for both uses.

Based on the rationale above, staff support the requested variance.

Table 1. Self-Storage Parking Comparisons

Jurisdiction	Rate
Township of Langley <i>Industrial</i>	1 space/186 m ² (0.54 spaces/100 m ²)
Surrey	0.5 spaces/100 m ²
Abbotsford	1 space/800 m ² (0.125 spaces/100 m ²)
Chilliwack	1 space/550 m ² (0.18 spaces/100 m ²)
Mission	1 space/200 m ² (0.5 spaces/100 m ²)
New Westminster	1 space/325.15 m ² (0.31 spaces/100 m ²)

Table 2. Parking Summary

	Required	Provided	Parking variance
<i>Building 1</i>	24	24	No Variance
Building 2	173	87	0.5 spaces/100m ²
Total	197	111	

9. ENGINEERING

The Developer will be required to upgrade the Production Way frontage including curb and gutter, sidewalk and street lights. The existing service connections will need to be replaced to reflect the development flows and a portion of the existing sanitary sewer main on Production Way shall be upgraded. A water meter and backflow preventor shall be installed in a water meter chamber at the property line at the building permitting stage.

10. FIRE DEPARTMENT COMMENTS

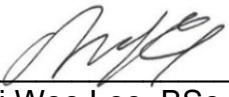
Fire department access for the entire project was reviewed to ensure adequate access was in place for fire apparatus and firefighters. A construction fire safety plan shall be completed. A 4" storz, fire department connection will need to be located on a remote pedestal at the front property line. A fire hydrant within 45 meters of the FDC is to be provided. A FD lock box will be required to be installed on buildings and near gates before occupancy. A radio amplification system will be required.

11. BUDGET IMPLICATIONS

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

- **Development Cost Charges (DCCs):** \$1,233,044.68

Prepared by:



Ji Woo Lee, BSc., MCRP
Planning Assistant

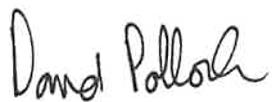
Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

To: Advisory Design Panel
Date: November 25, 2025
Subject: Development Permit Application DP 05-25
Page 7

Concurrence:



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

Concurrence:



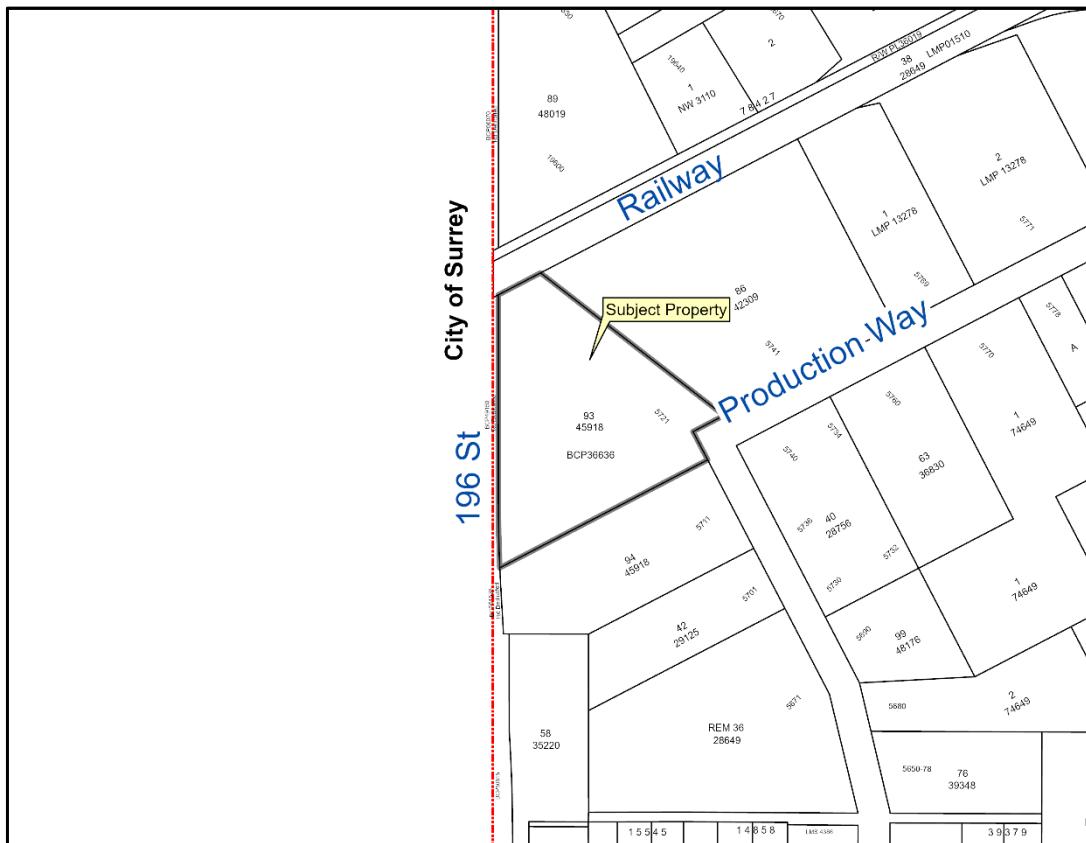
Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 05-25

Civic Addresses: 5721 Production Way
Legal Description: Lot "F", District Lot 37, Group 2, New Westminster
District, Plan 8633
Applicant: Jeremy Bergmann
Owners: 5721B Production Ltd.





5721+5725 PRODUCTION WAY

RE-ISSUED FOR DEVELOPMENT PERMIT

NOVEMBER 19th, 2025



DRAWING INDEX:

A00	Cover
A01	Project Data
A02	Context Views
A03	Streetscape
A04	3D View
A05	Site View Study
A10	Site Plan
A11	Floor Plan L1 & L2
A12	Floor Plan L3 & Roof
A30	Elevations - Building 1
A31	Elevations - Building 2 (West Elev)
A32	Elevations - Building 2 (East Elev)
A33	Elevations - Building 2 (North & South Elev)
A40	Section
A75	Exterior Details
A90	Materials Board

2 25.11.19 Issued for DP

1 25.06.19 Issuer for DP

REV DATE 25.06.19

DATE 25.05.14 DRAWN Auto

PROJECT NUMBER 2025

 HUNGERFORD
PROPERTIES

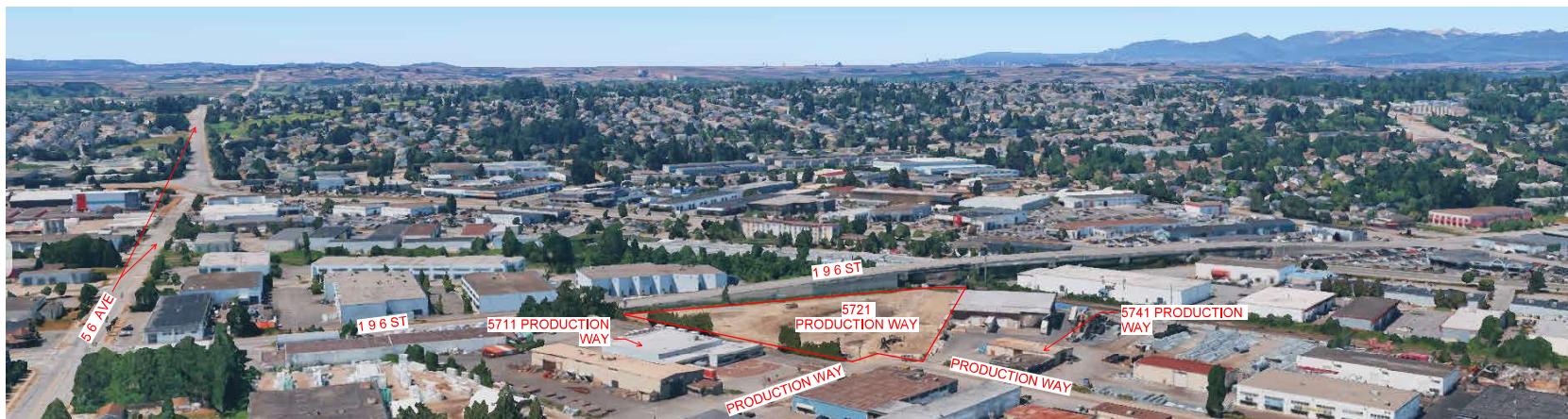
TKAID ARCHITECTURE + DESIGN INC.
100-1000 10th Street, Langley, BC V1T 1G1

Production Way
Storage
5721 Production Way, Langley BC

Cover

PLOT DATE 2025-11-20 12:49:49 PM

A00



1 25/06/19 Issued for DP
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SEAL DATE 25/01/14 DRAWN Author
PROJECT NUMBER 2001

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PROPERTIES

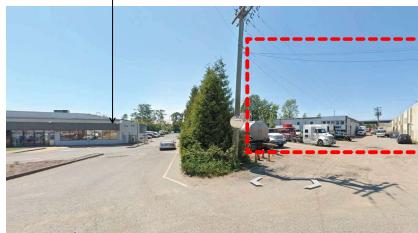
TKA+D ARCHITECTURE + DESIGN INC.
PROFESSIONAL CORPORATION
Production Way
Storage
5721 Production Way, Langley BC

Context Views

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A02

CANADA POST
(5711 PRODUCTION WAY)



HUNGERFORD PROJECT
5721 - 5725 PRODUCTION WAY



WESTMAN STEEL INDUSTRIES
(5741 PRODUCTION WAY)



(5769 PRODUCTION WAY)



STREETSCAPE ALONG PRODUCTION WAY (WEST TO EAST)→

19705 56 TH STREET



5671 PRODUCTION WAY



5701 PRODUCTION WAY



CANADA POST
(5711 PRODUCTION WAY)



STREETSCAPE ALONG PRODUCTION WAY (SOUTH TO NORTH)→

19600 LANGLEY BYPASS



5741 PRODUCTION WAY



19613 56 AV



STREETSCAPE ALONG 196 ST (NORTH TO SOUTH)→



1 25/06/19 Issued for DP
REV. DATE Description
SEAL DATE 25/01/14 DRAWN: Author
PROJECT NUMBER 2907

HUNGERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
Production Way
Storage
5721 Production Way, Langley BC

Streetscape

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A03



① B1 - Southeast Corner View



② B1 - East View



③ B1 - East (Looking South)



④ 3D View 5



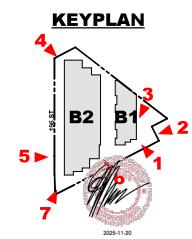
⑤ B2 - West View (from 196 St)



⑥ B2 - Southeast Corner View



⑦ B2 - Southwest Corner View



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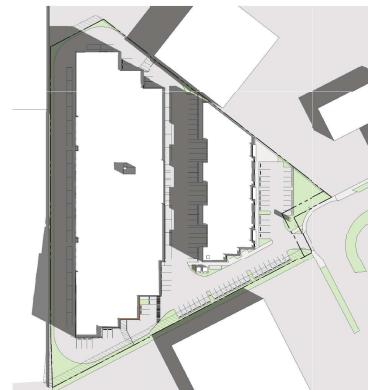
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PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
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Production Way
Storage
5721 Production Way, Langley BC

3D Views

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A04



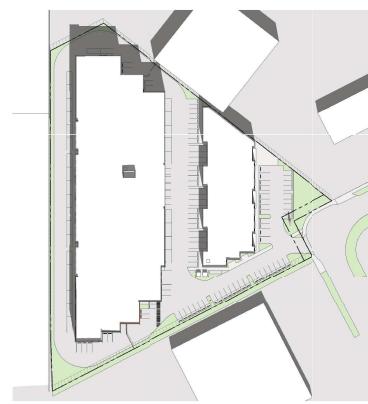
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② Summer Solstice - 9 am
1 : 1000



③ Fall Equinox - 9 am
1 : 1000



⑤ Spring Equinox - Noon
1 : 1000



⑦ Summer Solstice - Noon
1 : 1000



⑨ Fall Equinox - Noon
1 : 1000



⑥ Spring Equinox - 3 pm
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⑧ Summer Solstice - 3 pm
1 : 1000



⑩ Fall Equinox - 3 pm
1 : 1000



1 25.06.19 Issued for DP
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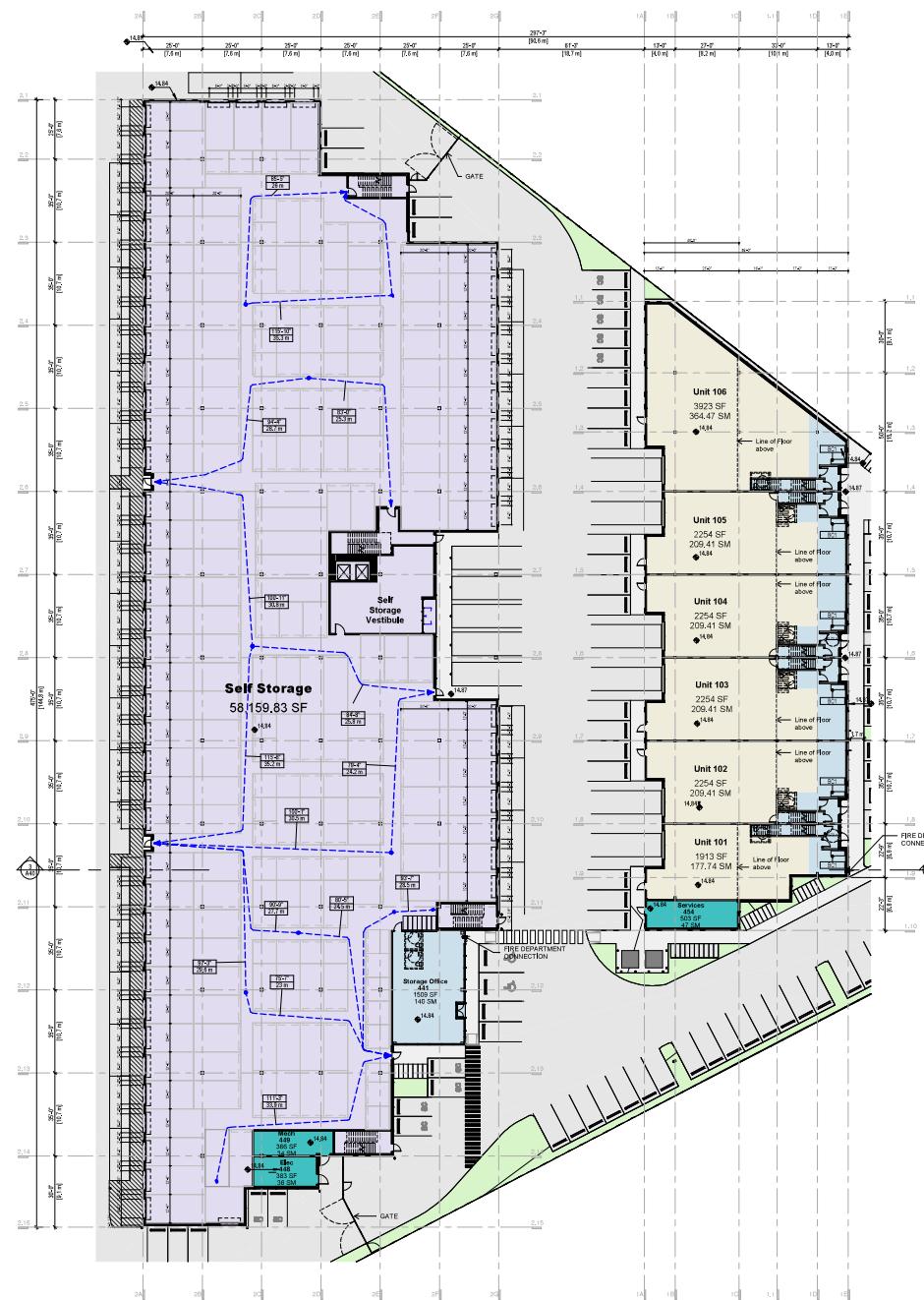
TKA+D ARCHITECTURE + DESIGN INC.
100-1100 100th Street, Langley BC V2Y 0A1
Production Way
Storage
5721 Production Way, Langley BC

Shadow Study

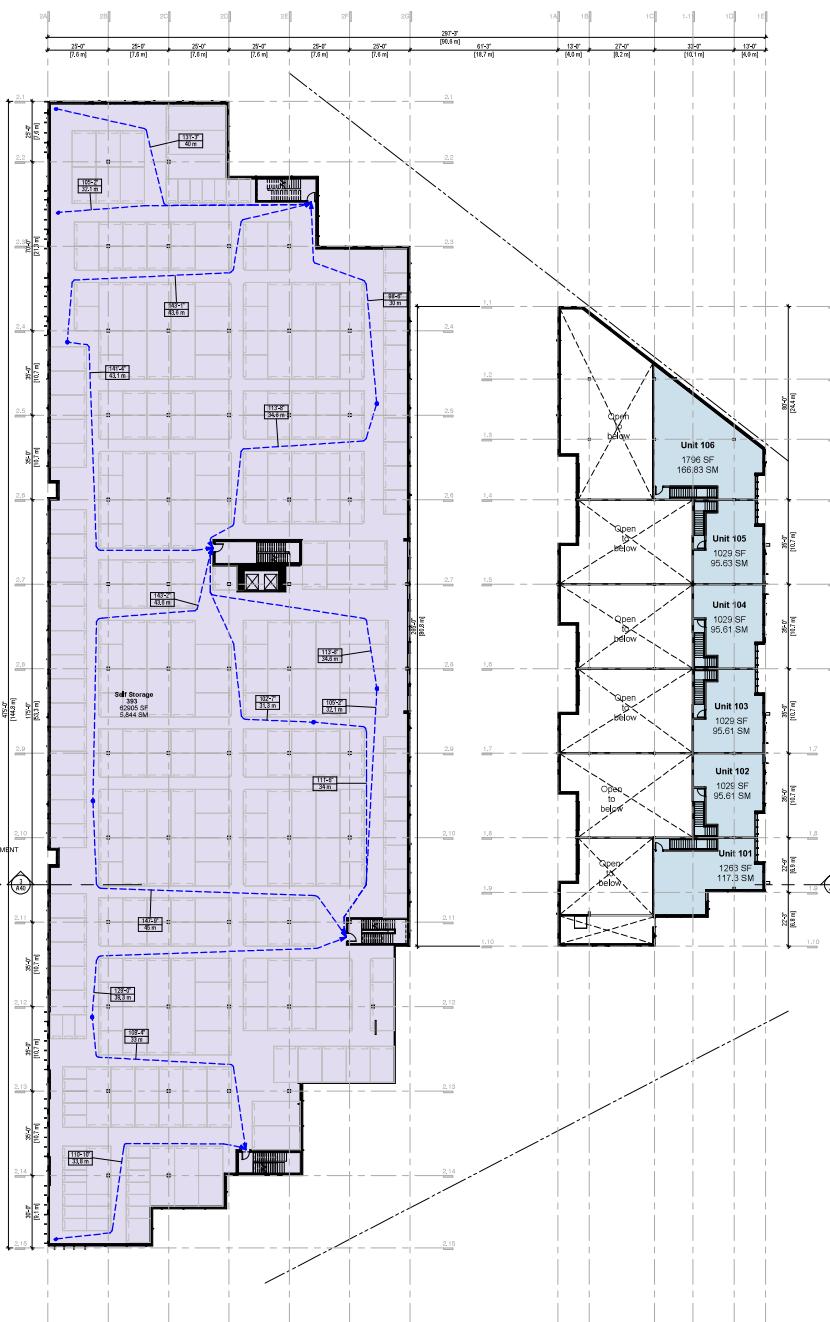
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A05





1 L1
1 : 250



3 L2
1 : 250

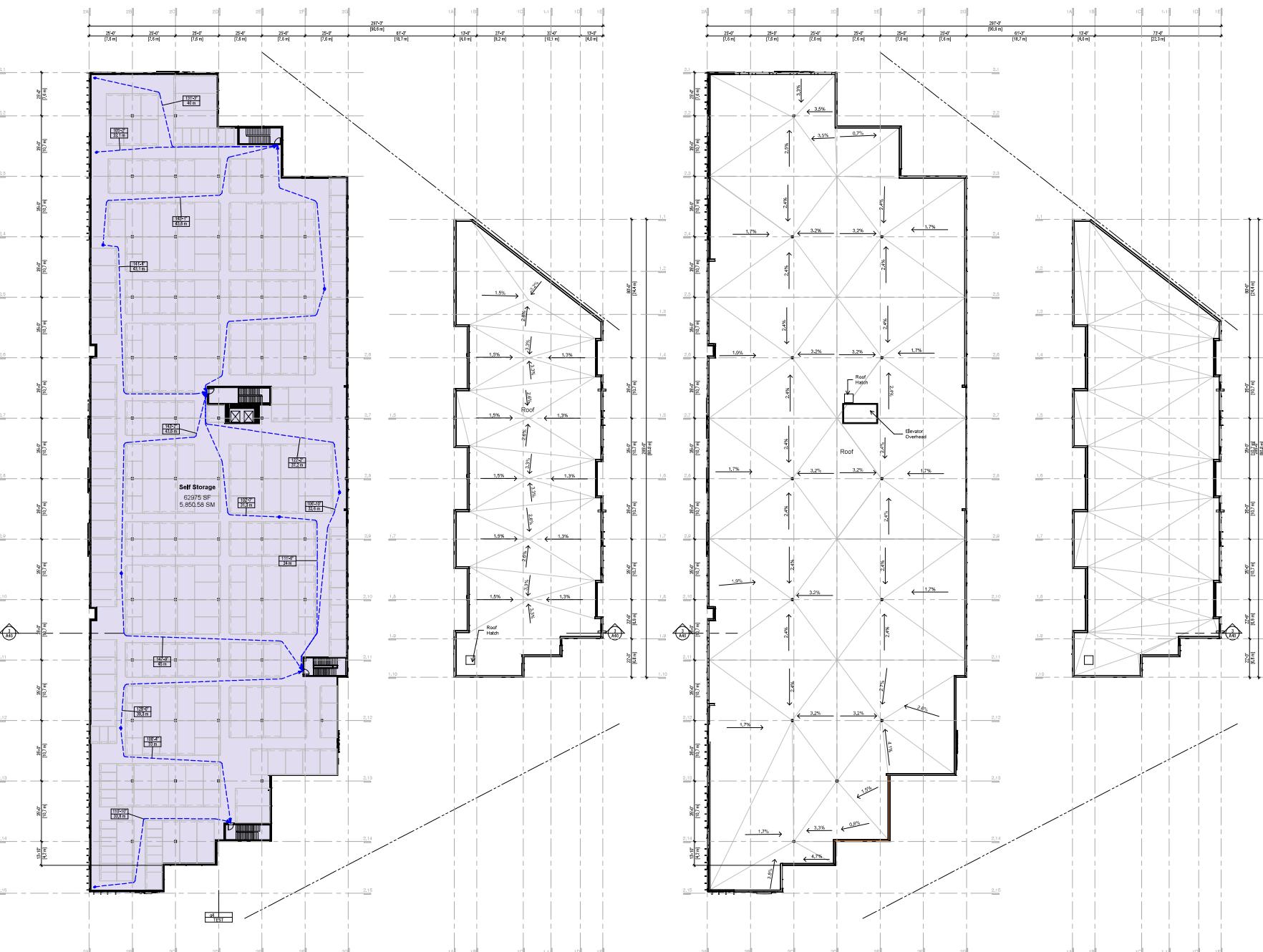
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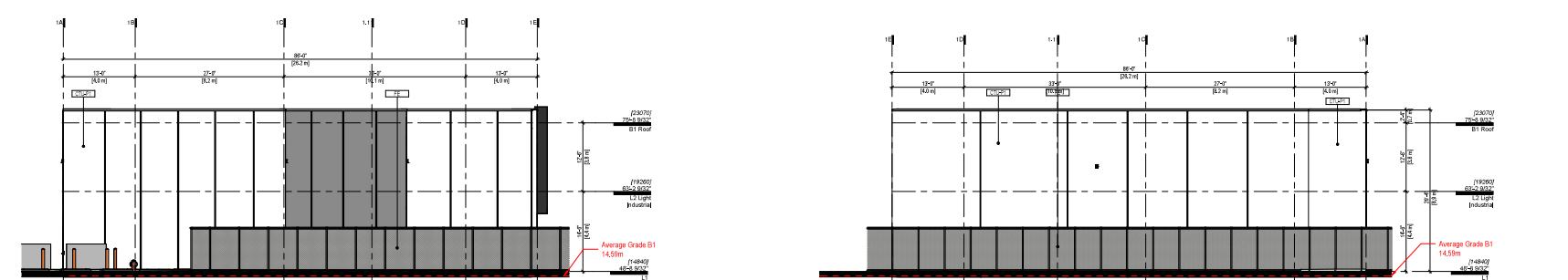
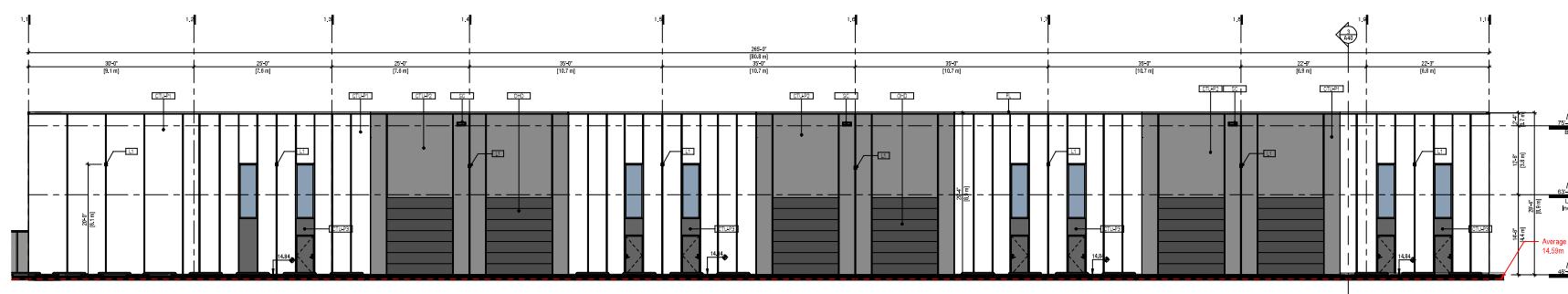
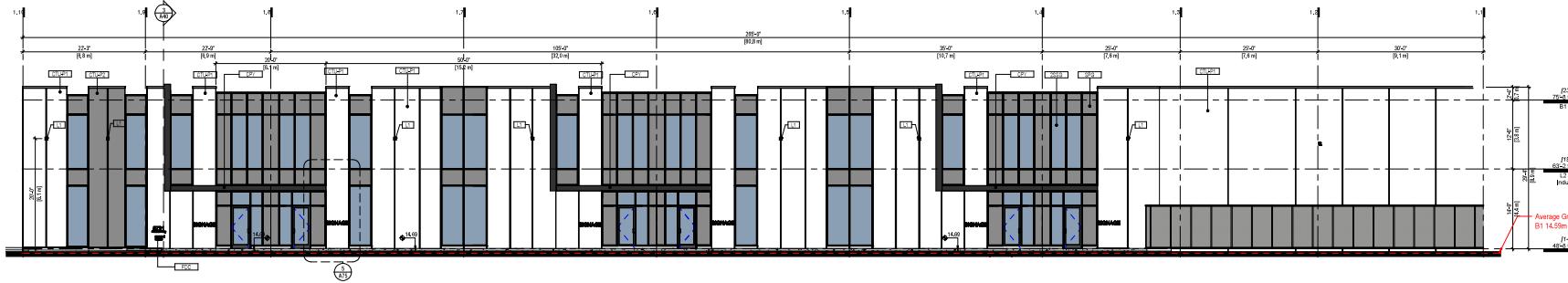
TKA+D ARCHITECTURE + DESIGN INC
285-1992 W 4TH AVENUE, VANCOUVER, BC V6E 2C7 604.259.2899 [TKD.COM](http://www.tkd.com)

Floor Plan L1 & L2





② **Roof**
1 : 250



2025-11-20

2 25.11.18 Released for DP
1 25.11.18 Issued for DP
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ELEVATION NUMBER: 2025

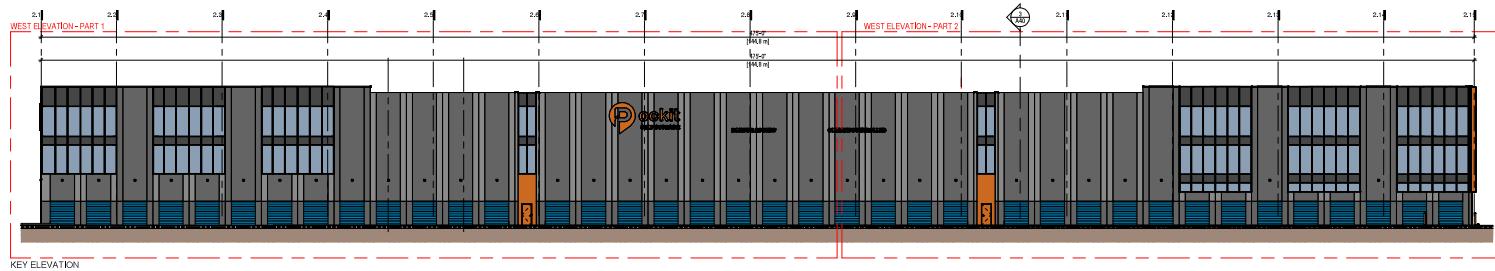
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PROPERTIES

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Production Way
Storage
5721 Production Way, Langley BC

Elevations - Building 1

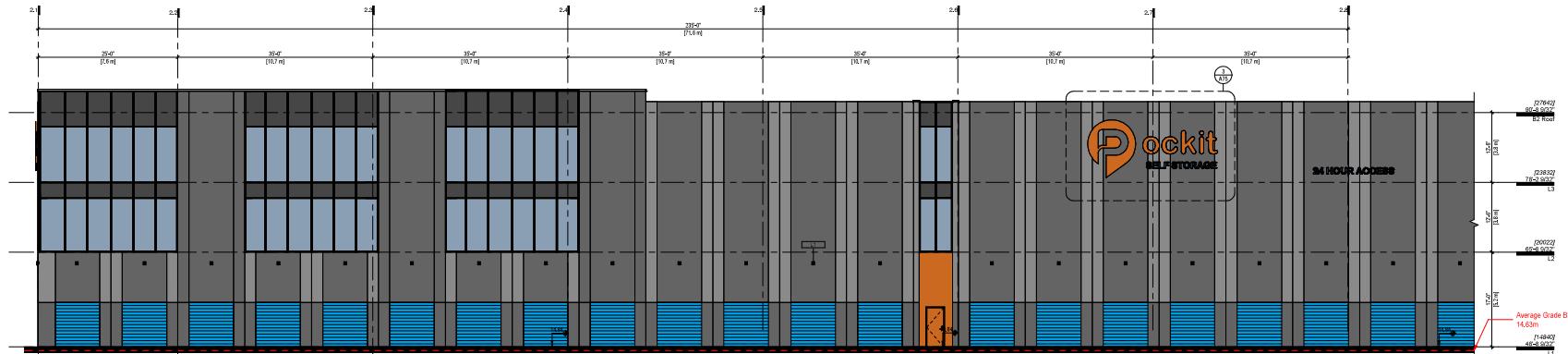
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A30



1 B2 - West Key Elev.

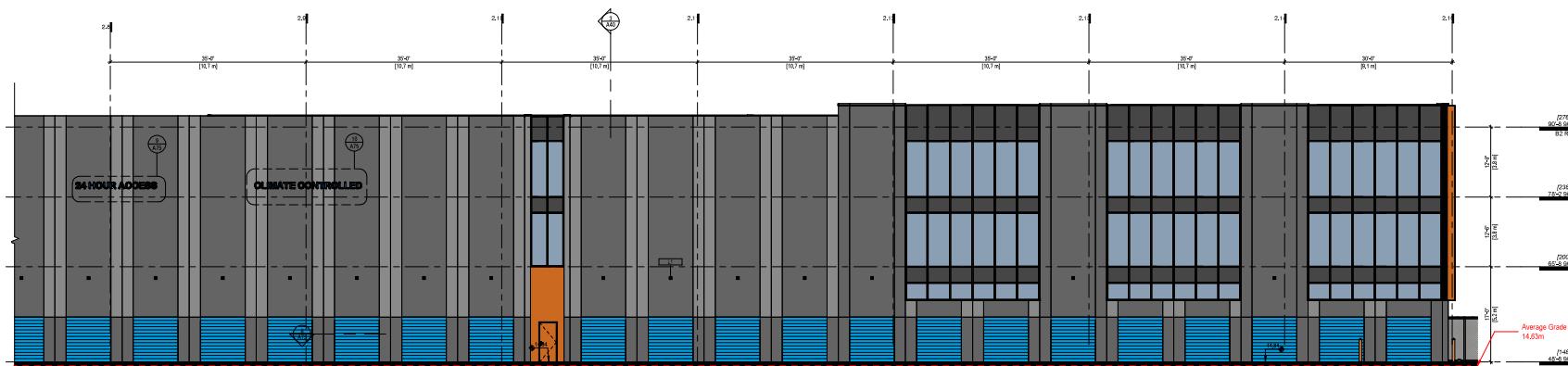
1 : 20



2 B2 - West (Part 1)

1 : 10

MATERIAL KEYNOTES
2SSG 2 SIDED STRUCTURAL
GLAZING
BL1
CPY
LETTING CANOPY; METAL
CLADDING & SOFFIT OVER
STEEL FRAME
CTU1 CONCRETE - TILT UP - PAINTED
P1 (White)
CTU2 CONCRETE - TILT UP - PAINTED
P2 (Dark Gray)
CTU3 CONCRETE - TILT UP - PAINTED
P3 (Dark Gray)
CTU4 CONCRETE - TILT UP - PAINTED
P4 (Orange)
FE
FENCE
FL
FLASHING
IMP-1 INSULATED METAL PANEL 1
IMP-2 INSULATED METAL PANEL 2
L1
LIGHT FIXTURE - TYPE 1
OHD
OVERHEAD DOOR
SC
SCREEN
SIGN
SIGNAGE BY OWNER
SSG
SPAREBELL GLASS



② **B2 - West (Part 2)**

3 1 : 10

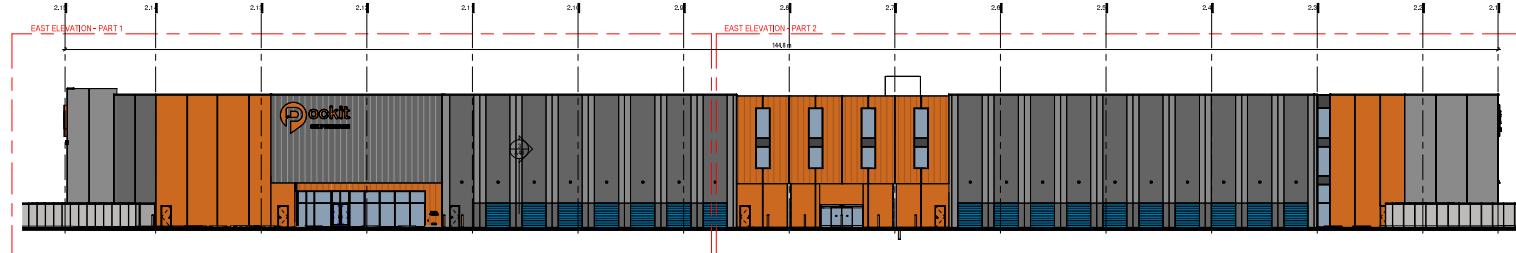
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 1 25.09.19 Issued for DP

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 HUNGERFORD
PROPERTIES

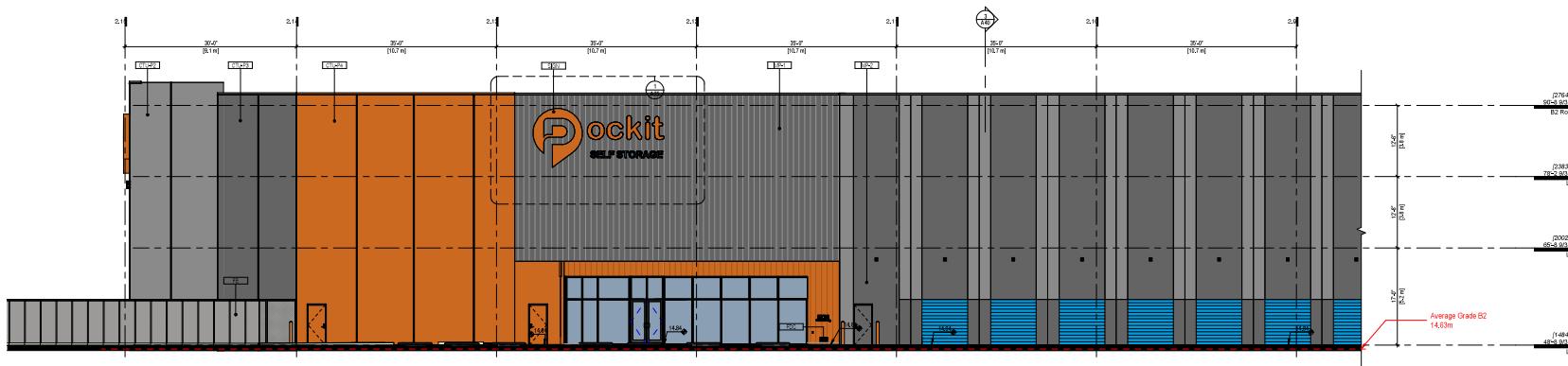
TKA+D ARCHITECTURE + DESIGN INC
521-1500 PENDER STREET, VANCOUVER BC V6C 2B9
604.685.2000

Elevations - Building 2 (West Elev)



① B2 - East Key Elev

1 : 200

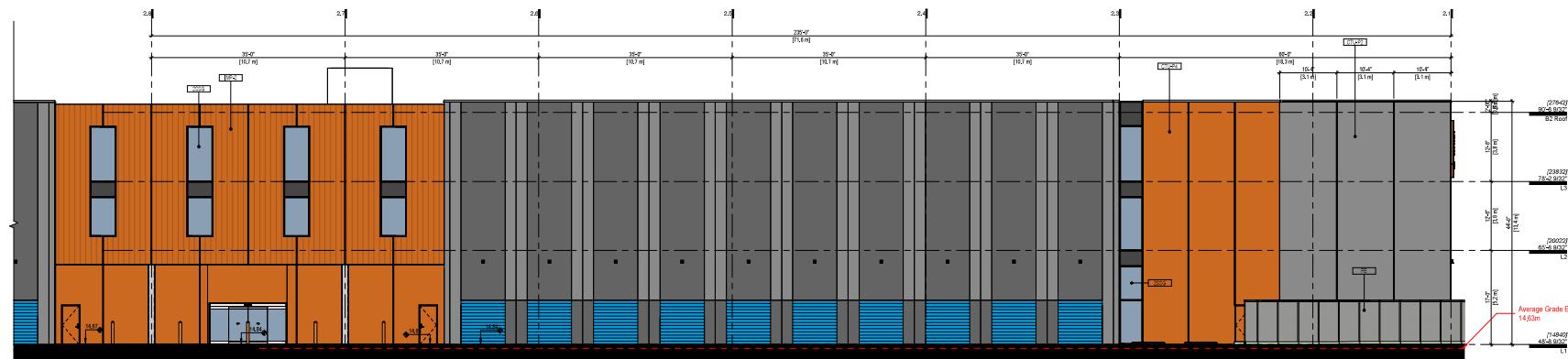


② B2 - East (Part 1)

1 : 100

MATERIAL KEYNOTES

- 2SSG 2 SIDED STRUCTURAL GLAZING
- BL1 ENTRY CANOPY - METAL GLAZING AND SOFFIT OVER STEEL FRAME
- CTU-P1 CONCRETE - TILT UP - PAINTED P1 (White)
- CTU-P2 CONCRETE - TILT UP - PAINTED P2 (Orange)
- CTU-P3 CONCRETE - TILT UP - PAINTED P3 (Dark Gray)
- CTU-P4 CONCRETE - TILT UP - PAINTED P4 (Orange)
- FE FENCE
- FL FLASHING
- IMP-1 INSULATED METAL PANEL 1
- IMP-2 INSULATED METAL PANEL 2
- L1 OVERHEAD DOOR
- OHD OVERHEAD DOOR
- SC SCOURER DRAIN
- SIGN SIGNAGE BY OWNER
- SPG SPANDEL GLASS



③ B2 - East (Part 2)

1 : 100

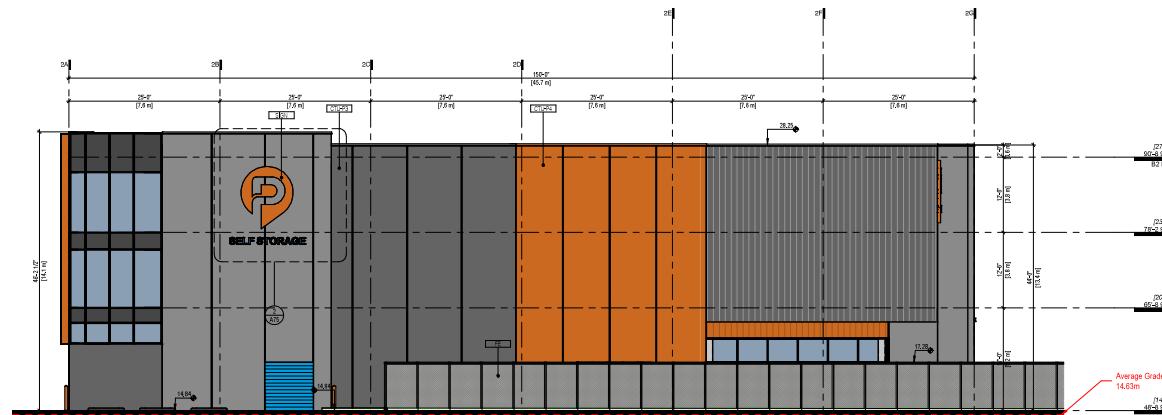
2 25.11.10 Released for DP
1 01.06.10 Issuer for DP
REV. DATE / Description
SEAL Attached DATE 25.05.14 DRAWN Author
PROJECT NUMBER 2907

HUNGERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
Produced by: [Redacted]
Production Way
Storage
5721 Production Way, Langley BC

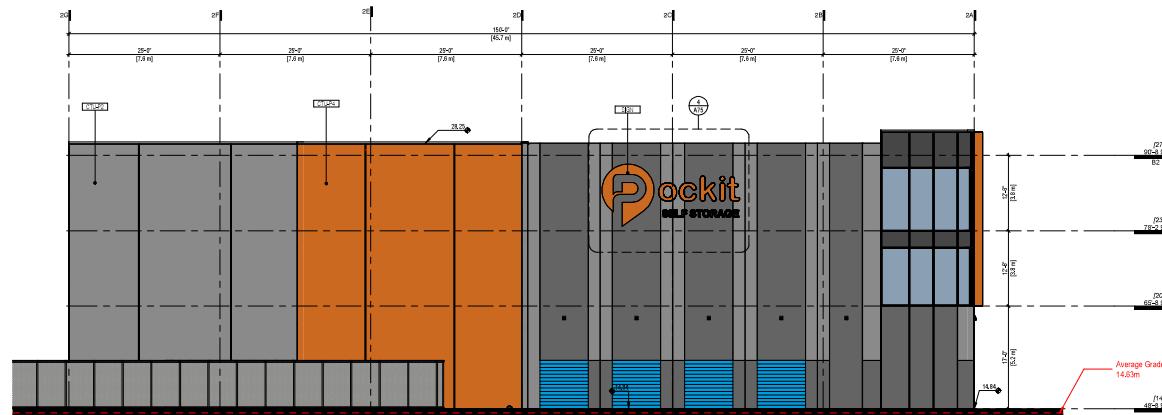
Elevations - Building 2
(East Elev)
PLOT DATE 2025-11-20 12:31:18 PM

A32



MATERIAL KEYNOTES

- 2SSG 2 SIDED STRUCTURAL GLAZING
- BL1 CPY ENTRY CANOPY: METAL GLAZING AND SOFFIT OVER STEEL FRAME
- CTU1 CONCRETE - TILT UP - PAINTED P1 (White)
- CTU2 CONCRETE - TILT UP - PAINTED P2 (Dark Gray)
- CTU3 CONCRETE - TILT UP - PAINTED P3 (Dark Gray)
- CTU4 CONCRETE - TILT UP - PAINTED P4 (Orange)
- FE FENCE
- FL FLASHING
- IMP-1 INSULATED METAL PANEL 1
- IMP-2 INSULATED METAL PANEL 2
- L1 LIGHT FIXTURE - TYPE 1
- OHD OVERHEAD DOOR
- SC SCOURER DRAIN
- SIGN SIGNAGE, BY OWNER
- SPG SPANDEL GLASS



2 25.11.10 Released for DP
1 25.06.10 Issued for DP
REV. DATE Description
SEAL 1 - 100 DATE 25.05.14 DRAWN Author
ELEVATION NUMBER 2904

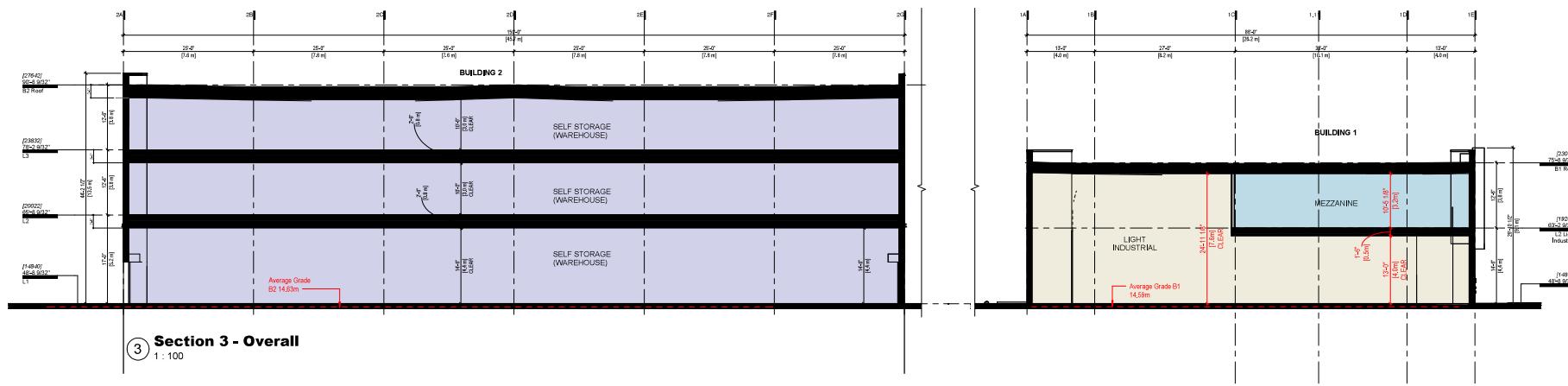


HUNGERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
PROFESSIONAL CORPORATION
Production Way
Storage
5721 Production Way, Langley BC

Elevations - Building 2
(North & South Elev)
PLOT DATE 2025-11-20 12:51:19 PM

A33



2 25.11.10 Released for DP
1 25.11.10 Issued for DP
REV DATE / DESCRIPTION
SCALE 1:100 DATE 25.11.14 DRAWN Auto
ELEVATION NUMBER 2001

HUNGERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
Produced by AutoCAD 2025
Production Way
Storage
5721 Production Way, Langley BC

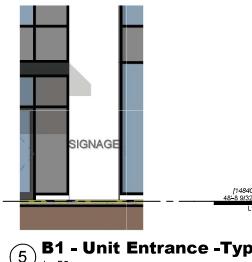
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PLOT DATE 2025-11-20 12:51:29 PM

A40



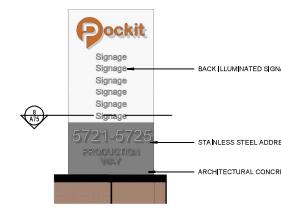
5.1 B1 - Unit Entrance



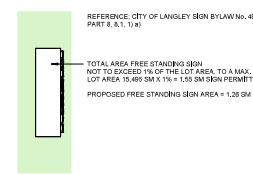
5 B1 - Unit Entrance - Typ. 1:50



6.1 3D View Project Sign



6 Elevation - Project Sign 1:50



8 Free Standing Sign Plan 1/4" = 1'-0"



4.1 3D View B2 - Sign 6



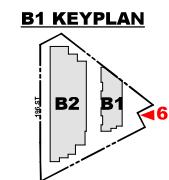
7 3D View B2 - Sign 3



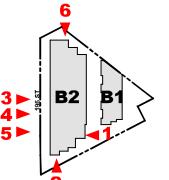
2.1 3D View B2 - Sign 2



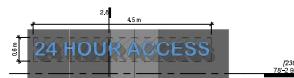
1.1 3D View B2 - Sign 1



B1 KEYPLAN



B2 KEYPLAN



ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4027, PART 8, 8.1, 2
Part 8, 8.1, 2 states that the total area of fascia signs shall not exceed 0.6 m² of each linear metre of building face on which they are erected

PROPOSED SIGN AREA WEST ELEVATION
WEST ELEVATION BUILDING FACE: 144.8 m
ALLOWED SIGN AREA: 0.6 m² x 144.8 m = 86.88 m²
PROPOSED SIGN SIZE: 0.6 m x 1.457 m = 0.878 m²
PROPOSED SIGN DEPTH: 0.3 m x 0.878 m = 0.2634 m
FASCIA SIGN MAXIMUM DEPTH: 0.3 m



4 B2 - North - Sign 6 1:50

ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4027, PART 8, 8.1, 2
Part 8, 8.1, 2 states that the total area of fascia signs shall not exceed 0.6 m² of each linear metre of building face on which they are erected

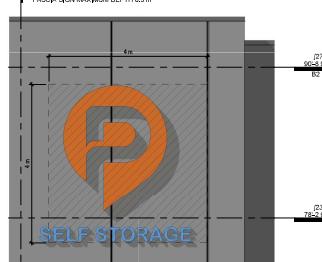
PROPOSED SIGN AREA WEST ELEVATION
WEST ELEVATION BUILDING FACE: 144.8 m
ALLOWED SIGN AREA: 0.6 m² x 144.8 m = 86.88 m²
PROPOSED SIGN SIZE: 0.6 m x 1.40 m = 0.84 m²
PROPOSED SIGN DEPTH: 0.3 m x 0.84 m = 0.252 m
FASCIA SIGN MAXIMUM DEPTH: 0.3 m



3 B2 - West - Sign 3 1:50

ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4027, PART 8, 8.1, 2
Part 8, 8.1, 2 states that the total area of fascia signs shall not exceed 0.6 m² of each linear metre of building face on which they are erected

PROPOSED SIGN AREA SOUTH ELEVATION
SOUTH ELEVATION BUILDING FACE: 43.7 m
ALLOWED SIGN AREA: 0.6 m² x 43.7 m = 26.22 m²
PROPOSED SIGN SIZE: 0.6 m x 4.0 m = 0.8 m²
PROPOSED SIGN DEPTH: 0.3 m x 0.8 m = 0.24 m
FASCIA SIGN MAXIMUM DEPTH: 0.3 m



2 B2 - South - Sign 2 1:50

ALLOWABLE SIGNAGE AREA
REFERENCE: CITY OF LANGLEY SIGN BYLAW 4027, PART 8, 8.1, 2
Part 8, 8.1, 2 states that the total area of fascia signs shall not exceed 0.6 m² of each linear metre of building face on which they are erected

PROPOSED SIGN AREA EAST ELEVATION
EAST ELEVATION BUILDING FACE: 144.8 m
ALLOWED SIGN AREA: 0.6 m² x 144.8 m = 86.88 m²
PROPOSED SIGN SIZE: 0.6 m x 4.0 m = 0.8 m²
PROPOSED SIGN DEPTH: 0.3 m x 0.8 m = 0.24 m
FASCIA SIGN MAXIMUM DEPTH: 0.3 m



1 B2 - East - Sign 1 1:50

2 25.11.20 Released for DP
1 25.06.19 Issuer for DP
REV DATE / ISSUED DATE
SEAL / APPROVED DATE 25.06.19 HUNTERFORD
APPROVED NUMBER 2507

HUNTERFORD
PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
Production Way
Storage
5721 Production Way, Langley BC

Exterior Details

PLOT DATE 2025-11-20 12:31:34 PM

A75

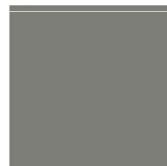
MATERIAL
CONCRETE - TILT UP - PAINTED
 P1 (White)

PAINT
P2 White
 Name (TBC)
 Code (TBC)

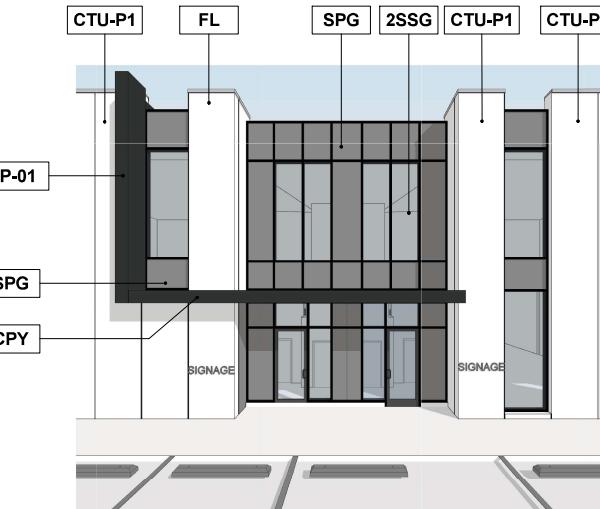
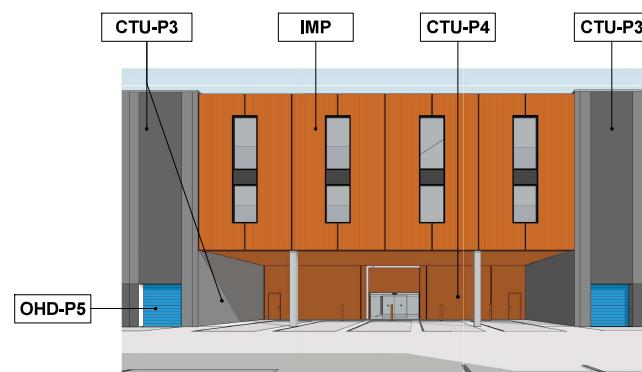
CONCRETE - TILT UP - PAINTED
 P2 (Medium Gray)

P2 Medium Gray
 Name (TBC)
 Code (TBC)

IMP-3 Metal Cladding
 Insulated Metal Panel
 Met Span CF Mesa FIR
 Slate Gray
 or Approved Equivalent

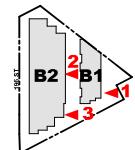
IMP-4 Metal Cladding
 Insulated Metal Panel
 Met Span CF Mesa FIR
 Orange to match P4
 or Approved Equivalent

P3 Dark Gray
 Paint Benjamin Moore
 Electric Orange
 Code (TBC)

P4 Orange
 Paint Benjamin Moore
 Electric Orange
 Code (TBC)

P5 Blue
 Paint Benjamin Moore
 Name (TBC)
 Code (TBC)
 Roll Up Doors

1 B1 - Typ. Entry

2 B2 - Storage Access

3 B2 - Storage Office
MATERIAL KEYNOTES

 2SSG 2 SIDED STRUCTURAL GLAZING
 BL1 CPY ENTRY CANOPY: METAL CLADDING AND SOFFIT OVER STEEL FRAME
 CTU-P1 CONCRETE - TILT UP - PAINTED P1 (White)
 CTU-P2 CONCRETE - TILT UP - PAINTED P2 (Medium Gray)
 CTU-P3 CONCRETE - TILT UP - PAINTED P3 (Dark Gray)
 CTU-P4 CONCRETE - TILT UP - PAINTED P4 (Orange)
 FE FENCE
 FL FLASHING
 IMP-1 INSULATED METAL PANEL 1
 IMP-2 INSULATED METAL PANEL 2
 L1 LIGHT FIXTURE - TYPE 1
 OHD OVERHEAD DOOR
 SC SCUPPER DRAIN
 SIGN SIGNAGE BY OWNER
 SPG SPANDREL GLASS

KEYPLAN

 2 25.11.18 Released for DP
 1 25.06.18 Issued for DP
 REV DATE: 25.06.18
 ISSUED DATE: 25.06.18
 SEAL: I-ICF-1 DATE: 25.06.18 SIGN: Author
 ISSUE NUMBER: 2000

HUNGERFORD
 PROPERTIES

TKA+D ARCHITECTURE + DESIGN INC.
 5721 Production Way, Langley BC
Production Way Storage
Materials Board

PLOT DATE: 2025-11-20 12:51:49 PM

A90

PRODUCTION WAY STORAGE

5721 Production Way, Langley, BC

Landscape Set Re-Issued for Development Permit Application Per City Comments

November 19, 2025

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.220.9448

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

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

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NOT FOR
CONSTRUCTION

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5 RE-ISSUED FOR DP PER CITY COMMENTS 25-11-19
4 RE-ISSUED FOR DP PER CITY COMMENTS 25-10-16
3 RE-ISSUED FOR DP APPLICATION 25-09-09
2 ISSUED FOR DP APPLICATION 25-08-01
1 ISSUED FOR REVIEW 23-08-16



Production Way
Storage

5721 Production Way
Langley, British Columbia

Scale:	N/A
Drawn:	EG/DS
Reviewed:	DS
Project No.	25-012

COVER PAGE

L0.0

LAYOUT PLAN

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.220.9448

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1 ISSUED FOR REVIEW 23-08-16



Production Way
Storage

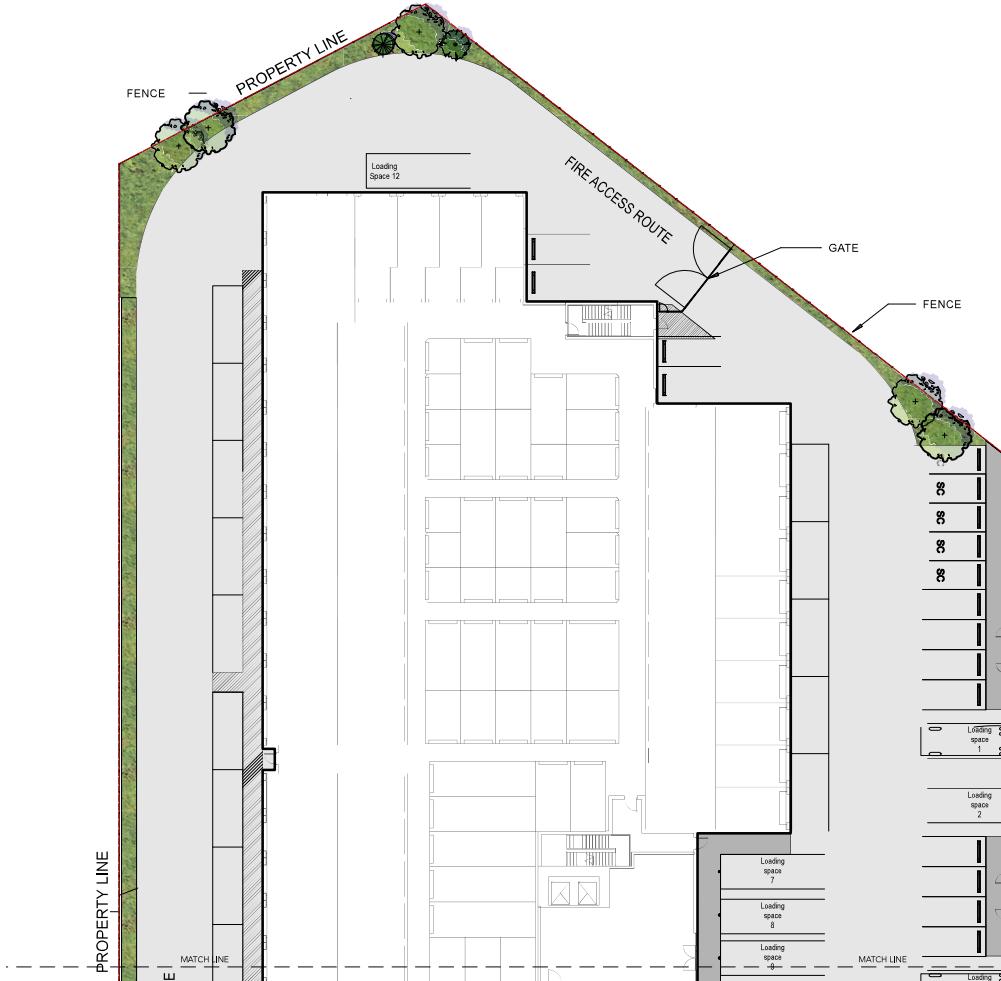
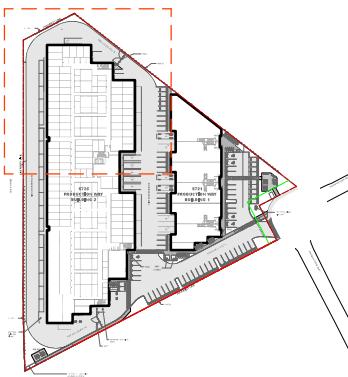
5721 Production Way
Langley, British Columbia

Scale: 1:400
Drawn: EG
Reviewed: DS
Project No. 25-012

LANDSCAPE SITE
PLAN

L1.1

LAYOUT PLAN - NORTH WEST



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
7 604.220.9448

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

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1 ISSUED FOR REVIEW 23-08-16

REVISIONS



Production Way
Storage

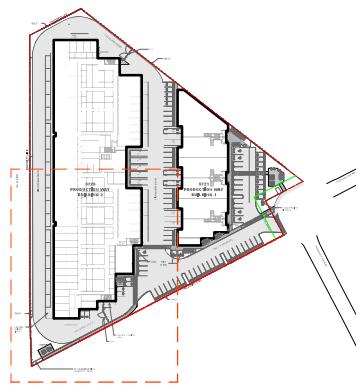
5721 Production Way
Langley, British Columbia

Scale: 1:200
Drawn: MS
Reviewed: DS
Project No. 25-012

LANDSCAPE SITE
PLAN

L1.2

LAYOUT PLAN - SOUTH WEST



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
7.604.220.0446

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2 ISSUED FOR DP APPLICATION 25-08-01
1 ISSUED FOR REVIEW 23-08-16

REVISIONS



Production Way
Storage

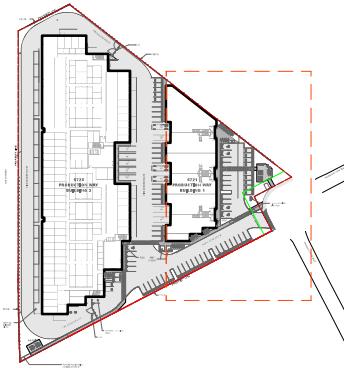
5721 Production Way
Langley, British Columbia

Scale: 1:200
Drawn: MS
Reviewed: DS
Project No. 25-012

LANDSCAPE
LAYOUT PLAN -
SOUTH WEST

L1.3

LAYOUT PLAN - EAST



David Stoyko

Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604 720 0048

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

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CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE
DRAWINGS.

HUNGERFORD PROPERTIES

NOT FOR
CONSTRUCTION

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5	RE-ISSUED FOR DP PER CITY COMMENTS 25-11-19
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2	ISSUED FOR DP APPLICATION 25-08-01
1	ISSUED FOR REVIEW 25-08-16

REVISIONS

Production Way Storage

5721 Production Way
Langley, British Columbia

Scale:	1:200
Drawn:	MS
Reviewed:	DS
Project No.	25-012

LANDSCAPE LAYOUT PLAN - EAST

L1.4

LAYOUT PLAN

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.220.9448

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

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**Production Way
Storage**

5721 Production Way
Langley, British Columbia

Scale: 1:400
Drawn: EG
Reviewed: DS
Project No. 25-012

**LANDSCAPE
FENCE PLAN**

L1.5

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Production Way
Storage

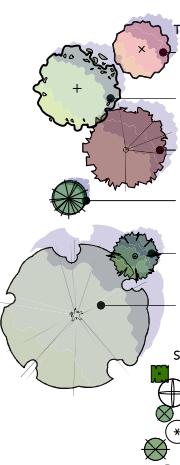
5721 Production Way
Langley, British Columbia

Scale:	N/A
Drawn:	EG/DS
Reviewed:	DS
Project No.	25-012

PLANT PALETTE

L2.0

PLANT LIST



SHRUBS

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
14	Buxus 'Green Mountain'	Green Mountain Boxwood	#3 pot	
47	Cistus x hybridus	White Rockrose	#2 pot	
185	Cornus sericea	Dwarf Red Osier Dogwood	#3 pot	
29	Forsythia Ovalia 'Northern Gold'	Northern Gold Forsythia	B&B	as shown
81	Lonicera nitida 'Baggesen's Gold'	Golden Boxleaf Honeysuckle	#2 pot	@3" O.C.
43	Pieris Japonica 'Bonfire'	Bonfire Japanese Pieris	#3 pot	@4" O.C.
252	Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	#3 pot	
81	Vaccinium ovatum	Evergreen Huckleberry	#3 pot	@4" O.C.
117	Sarcococca hookeriana	Sweetbox	#2 pot	@24" O.C.
54	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#2 pot	@36" O.C.

PERENNIALS

◎ 41	Dicentra formosa	Bleeding Heart	#1 pot	@18" O.C
◎ 125	Eriophyllum lanatum	Wooly Sunflower	4" pot	@18" O.C
◎ 163	Echinacea purpurea	Purple Coneflower	# 1 pot	@18" O.C
◎ 109	Maianthemum stellatum	Star Flowered Solomon's Seal	4" pot	@18" O.C
◎ 136	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	# 1 pot	@18" O.C
◎ 127	Stipa tenuissima	Mexican Feather Grass	#2 pot	@24" O.C

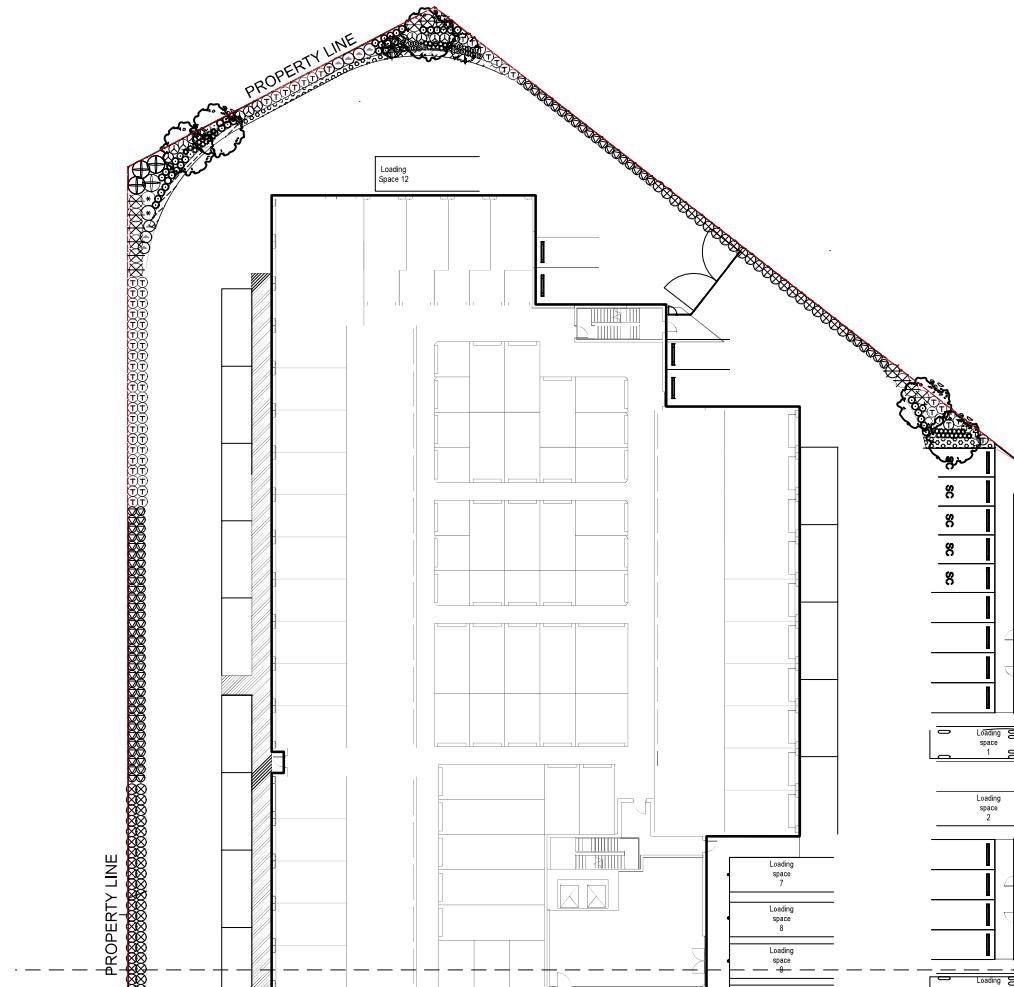
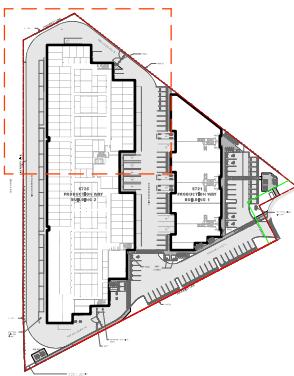
GROUNDCOVER

☒ 324	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet	4" pot	@18" O.C
☒ 417	Arctostaphylos uva-ursi	Kinnickinnick	4" pot	@18" O.C
☒ 131	Oxalis oregana	Redwood Sorrel	4" pot	@18" O.C

PLANTING NOTES

1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF COMPOSTED BARK MULCH PER SPECIFICATIONS.
5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
8. IDENTIFY AND MARK OUT ALL BURIED UTILITIES PRIOR TO WORK. HAND-DIG AROUND ANY EXISTING UTILITIES.
9. ANY OFF-SITE WORK TO BE PERFORMED IN ACCORDANCE WITH THE OFF-SITE DRAWINGS, AND THE CITY OF LANGLEY STANDARDS.

LAYOUT PLAN - NORTH WEST



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
7.604.220.0948

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

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NOT FOR
CONSTRUCTION

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- 1. ISSUED FOR REVIEW 23-08-16

REVISIONS



Production Way
Storage

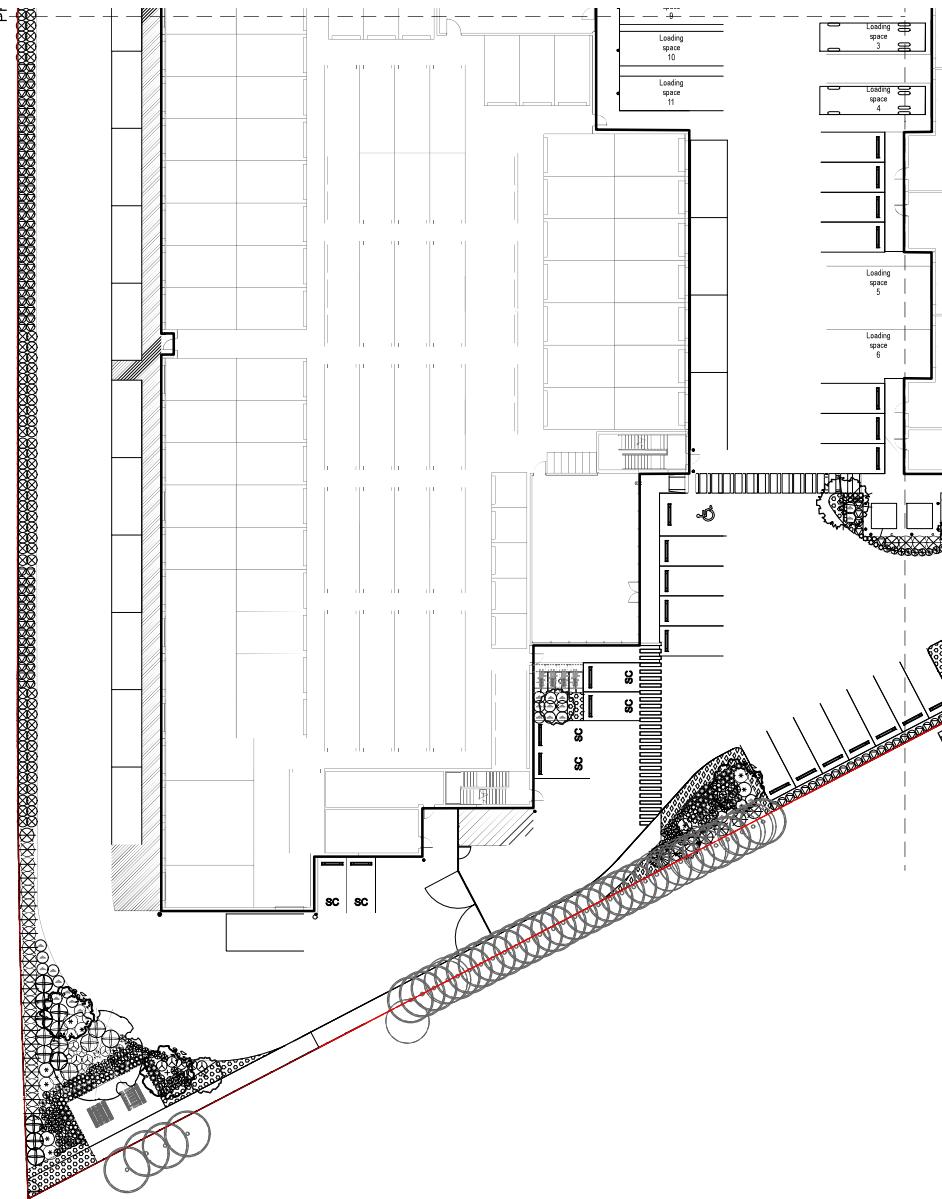
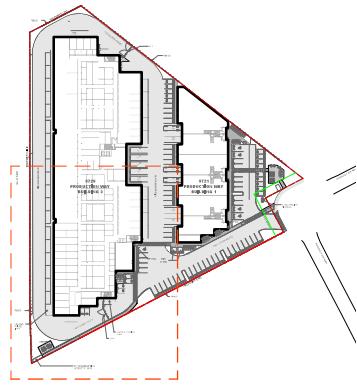
5721 Production Way
Langley, British Columbia

Scale:	1:200
Drawn:	MS
Reviewed:	DS
Project No.	25-012

LANDSCAPE SITE
PLAN

L2.1

LAYOUT PLAN - SOUTH WEST



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.220.0446

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

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



NOT FOR
CONSTRUCTION

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5 RE-ISSUED FOR DP PER CITY COMMENTS 25-11-19
4 RE-ISSUED FOR DP PER CITY COMMENTS 25-10-16
3 RE-ISSUED FOR DP APPLICATION 25-09-09
2 ISSUED FOR DP APPLICATION 25-08-01
1 ISSUED FOR REVIEW 23-08-16



Production Way
Storage

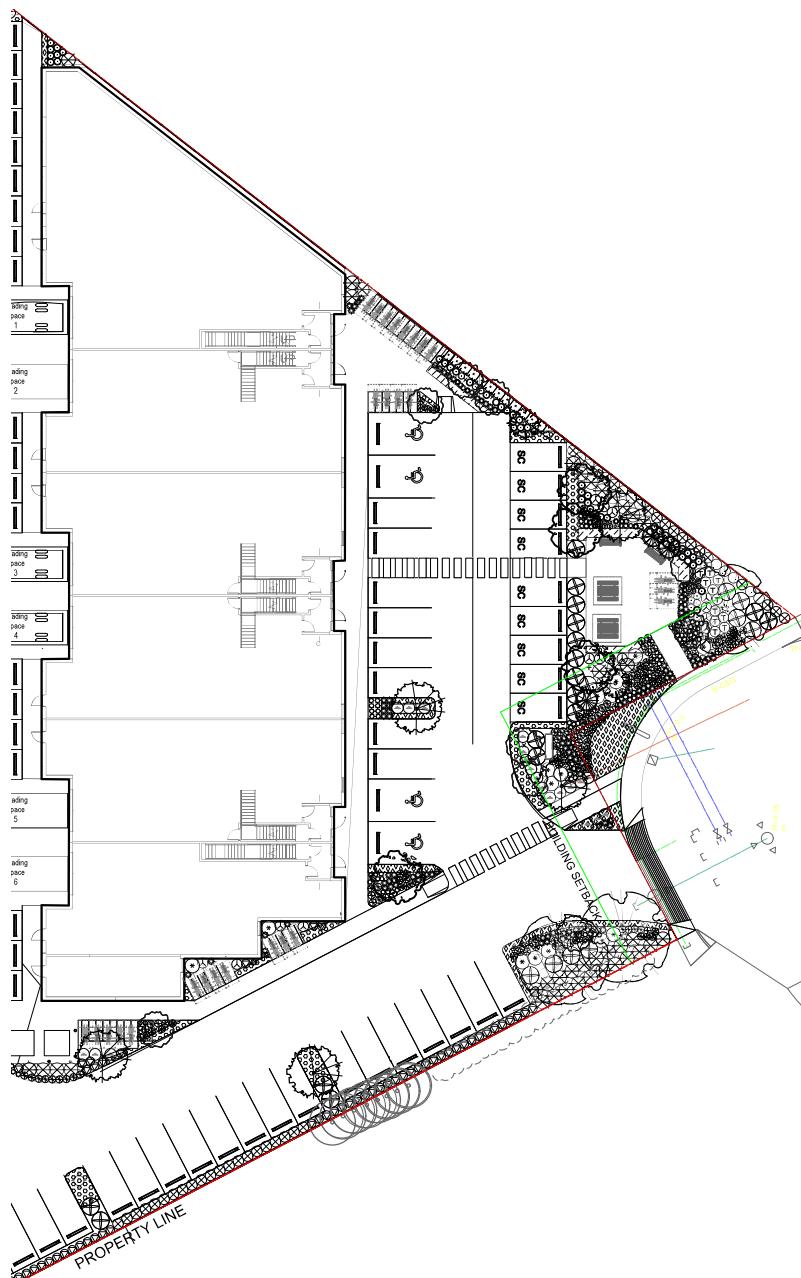
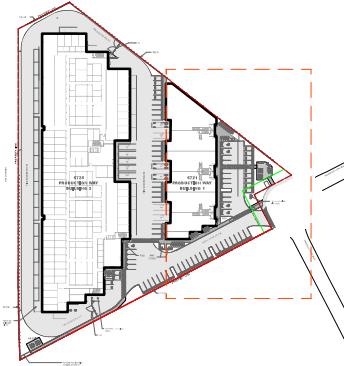
5721 Production Way
Langley, British Columbia

Scale: 1:200
Drawn: MS
Reviewed: DS
Project No. 25-012

LANDSCAPE
LAYOUT PLAN -
SOUTH WEST

L2.2

LAYOUT PLAN - EAST



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.220.0948

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REVISIONS



Production Way
Storage

5721 Production Way
Langley, British Columbia

Scale: 1:200
Drawn: MS
Reviewed: DS
Project No. 25-012

LANDSCAPE
LAYOUT PLAN -
EAST

L2.3

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 HUNTERFORD
PROPERTIES

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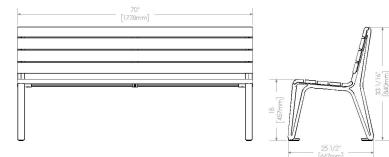
Production Way
Storage

5721 Production Way
Langley, British Columbia

Scale: N/A
Drawn: EG/DS
Reviewed: DS
Project No. 23-020

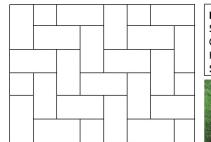
DETAILS -
Hardscape and
Furnishings

L5-0

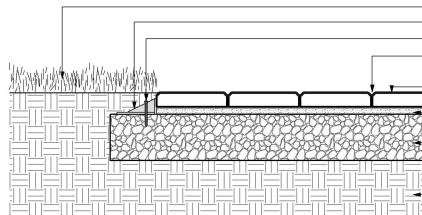


1 BACKED BENCH

ICONIC SERIES MBE-2300-00015 BACKED BENCH
FINISH: IPE WOOD, BLACK METAL
SUPPLIER: MAGLIN SITE FURNISHINGS



HOLLAND PAVER
SIZE: 100mm x 200mm x 60mm (4" X 8" X 2.4")
COLOUR: GREY
PATTERN: HERRINGBONE
SUPPLIED BY EXPOTRETE 1.780.962.4010

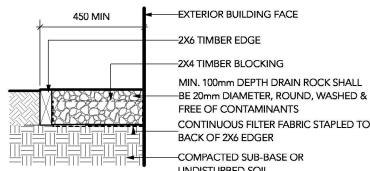


NOTE:

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

3 PEDESTRIAN UNIT PAVERS

Scale: 1:10



NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

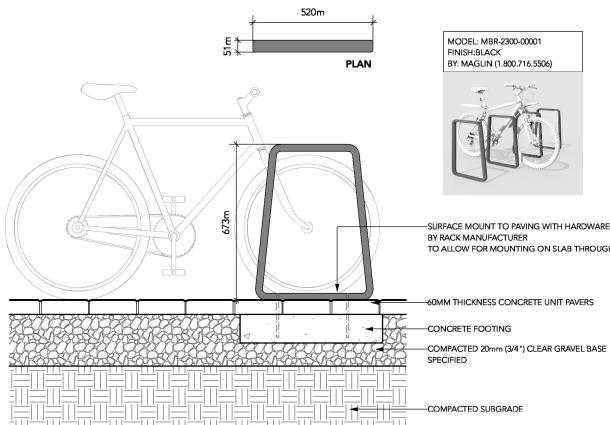
5 GRAVEL DRAIN STRIP - ON GRADE

Scale: 1:10



2 CLUSTER SEATING

ICONIC SERIES MBT-210-00040 CLUSTER SEATING
FINISH: IPE WOOD, BLACK METAL
SUPPLIER: MAGLIN SITE FURNISHINGS



4 BIKE RACK

Scale: 1:10

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REVISIONS

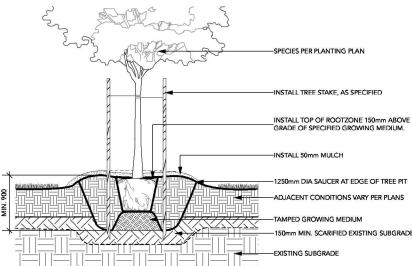
Production Way
Storage

5721 Production Way
Langley, British Columbia

Scale: N/A
Drawn: EG/DS
Reviewed: DS
Project No. 23-020

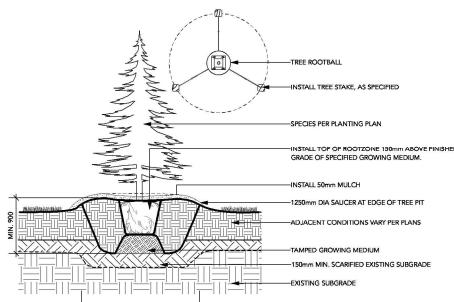
DETAILS -
SOFTSCAPE,
FENCE AND
TRELLIS

L5-1



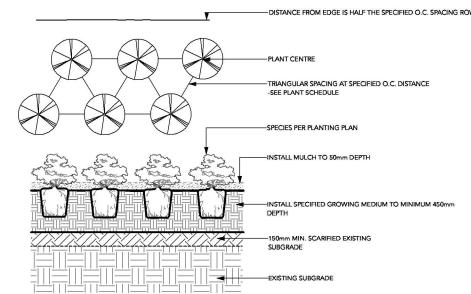
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)

Scale: 1:25



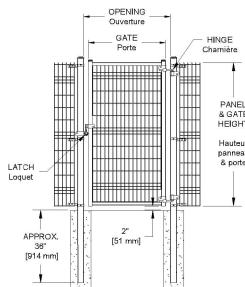
2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)

Scale: 1:25



3 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)

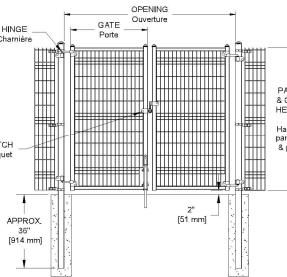
Scale: 1:25



4A OMEGA FENCE SINGLE GATE

Scale: NTS

NOTES:
1) GATES PER MANUFACTURER STANDARD DETAILS
2) 3' WIDE SINGLE PERSON SWING GATE WITH STANDARD 3" X 3" 11 GAUGE POSTS



4B OMEGA FENCE VEHICULAR DOUBLE GATE

Scale: NTS

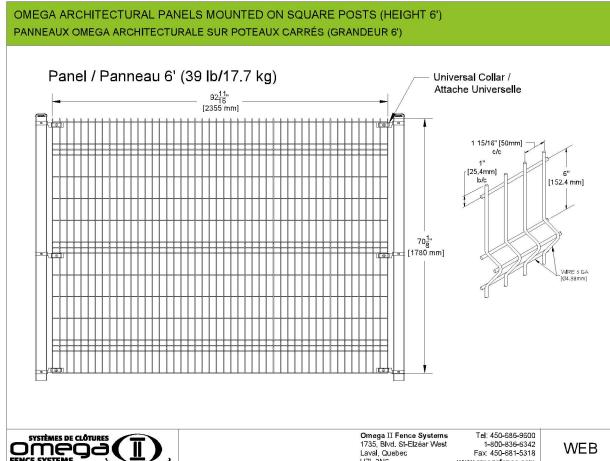
NOTES:
1) GATES PER MANUFACTURER STANDARD DETAILS
2) 10' WIDE PER PANEL VEHICULAR SWING GATES WITH STANDARD 4" X 4" 11 GAUGE POSTS



BARRETTE FREESTYLE PERGOLA
FINISH : PAINTED METAL
COLOUR: BLACK
SUPPLIER: BARRETTE OUTDOOR LIVING



5 AMENITY PERGOLA
Scale: NTS



4 OMEGA ARCHITECTURAL FENCE

Scale: NTS

Omega II Fence Systems
1735 Blvd. St-Étienne West
Langley, British Columbia
V1T 3N6
Tel: 450-686-9303
1-800-834-6342
Fax: 450-681-5318
www.omegafence.com
RC-1321-0021

WEB