



ADVISORY DESIGN PANEL

WEDNESDAY, APRIL 3, 2024 AT 7:00 PM

Council Chambers
Langley City Hall
(In-Person Meeting)

A G E N D A

1) **AGENDA**

Adoption of the April 3, 2024 agenda.

2) **MINUTES**

Adoption of minutes from the March 13, 2024 meeting.

3) **DEVELOPMENT PERMIT APPLICATION DP 13-23**
ZONING BYLAW AMENDMENT APPLICATION RZ 11-23

5-storey, 132-unit apartment building at 20719-20731 Eastleigh Crescent.

4) **DEVELOPMENT PERMIT APPLICATION DP 10-23**
ZONING BYLAW AMENDMENT APPLICATION RZ 09-23

26-unit townhome complex at 5030-5064 208 Street & 20845 50A Avenue.

5) **NEXT MEETING**

April 24, 2024.

6) **ADJOURNMENT**



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, MARCH 13, 2024
AT 7:01 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Blair Arbuthnot
Matt Hassett
Leslie Koole
Dammy Ogunseitan
Tony Osborn
Ritti Suvilai
Ella van Enter

Absent: Jaswinder Gabri
Cst. Dennis Bell

Staff: R. Beddow, Deputy Director of Development Services
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 March 13, 2024 agenda.

It was **MOVED** and **SECONDED**

THAT the agenda for the March 13, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the November 22, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 22, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

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

Introductions of Panel members and staff were made. Carl Johannsen, Director of Development Services provided an overview of the meeting process for tonight's meeting for the benefit of new members.

Roy Beddow, Deputy Director of Development Services provided information to the Panel on the following:

- Official Community Plan (OCP):
 - Purpose
 - Five Key Themes
 - Land Use Map highlights
 - Land Use Designations
 - Urban Design Principles
 - Development Permit Area Guidelines
 - DP Guidelines – Form & Character
 - Appendices to Official Community Plan
- Zoning Bylaw; and
- Zoning Bylaw Update.

Anton Metalnikov, Planner, provided information to the Panel on the following:

- New Provincial legislation;
- Transit Oriented areas (TOAs);
- Small-Scale Multi-Unit Housing (SSMUH);
- Master-Planned Sites.

Mr. Metalnikov responded to questions from Panel members, advising that:

- the new provincial legislation allowing four building units per lot does not preempt the City's rezoning requirements; and
- as part of his presentation he will explain changes to the City's public hearing processes as a result of the new provincial legislation;

Mr. Metalnikov provided further information on the following:

- Typical Application Process (Rezoning and DP) and new public input process for residential rezonings, which replaces public hearings;
- Recent Projects; and
- 2023 ADP Results-Before and After designs.

Carl Johannsen, Director of Development Services provided information on the Terms of Reference of the Advisory Design Panel.

Kelly Kenney, Corporate Officer provided information on meeting procedures, referencing and providing examples from the following guidance documents:

- Community Charter;
- Council Procedure Bylaw; and
- ADP's Terms of Reference.

In response to a question from a Panel member, Mr. Johannsen advised that:

- staff will report back to the Panel with the results of two public surveys undertaken as part of the Zoning Bylaw update process;
- once the new Zoning Bylaw is drafted it will be made available to the public on the City's website and staff can provide an update to the Panel at that time and receive feedback from Panel members on the draft bylaw; and
- Staff can provide a link to the current Zoning Bylaw update webpage to Panel members.

The Chair and staff advised members on various meeting logistics including receipt of their agendas, review of staff reports and the availability of meeting microphones.

In response to questions from Panel members; staff advised that:

- the development process from submission of the application to breaking ground at the development site takes approximately a year to a year and a half.
- only 5 to 10 percent of the ADP's recommendations are not actioned by developers, and in doing so are required to explain why they are not actioning them.

**4) DEVELOPMENT PERMIT APPLICATION DP 12-23
ZONING BYLAW AMENDMENT APPLICATION RZ 10-23**

20256-20272 54A Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated February 29, 2024 and provided a brief overview of the Development Permit application.

In response to a question from a Panel member, Mr. Metalnikov advised that there are no plans to turn 54A Ave. into a one-way street, rather, staff are looking to have the roadway widened as part of the development applications' frontage upgrades on this block.

The Applicant team entered the meeting:

Harp Saran – President, Development – Scale Projects
David Eaton – Senior Architect – ParaMorph Architecture
David Stoyko – Landscape Architect – David Stoyko Landscape Architect
Manika Grover – Project Manager, Intern Architect – ParaMorph Architecture
Aman Jain – Architectural Technician – ParaMorph Architecture

Mr. Eaton presented the application, providing an overview of the development with details on the following:

- North elevation rendering;
- Site and building details (program summary);
- Aerial site plan;
- Location renderings;
- Building renderings;
- Detailed site plan showing amenity areas/garbage, and parking areas;
- Rooftop site plan; and
- Elevation renderings.

Mr. Stoyko provided an overview of the landscape plan, with details on the following:

- Street frontage;
- Courtyard amenities;
- Roof plan amenity spaces; and
- Types of plantings.

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

- ensure doors are auto closing throughout the development;
- Consider widening the canopies over sixth floor balconies to make them as wide as the balconies;
- the main façade in centre of the building lacks personality, consider stronger features, a colour other than grey for centre square on building, and extend features on the first floor exterior vertically;
- ensure there is adequate lighting in lane for intercom, accessible visitor parking area, and at entrance and exit to parkade ramp;
- make windows bigger in the centre units to bring in more light;
- determine whether there is a way to extend the accessible ramp and reduce its grade;
- update renderings to show mirrored panel that you intend on patio guardrails for accuracy to see the effect; they may possibly reflect light in the courtyard in a negative way;
- as every unit in the courtyard will be able to see the garbage enclosure in the rear courtyard, should make it a design feature;
- solar shading on south side is a missed opportunity;
- it is rather a circuitous route to get from the units to the amenities in the courtyard;
- the rooftop area seems rather plain;

- could see people parking in lane for pick-ups and drop offs as its easier to get to the door; will need to discourage this; and
- programming a children’s play area within the outdoor amenity space.

In response to questions from Panel members, the applicant team advised that:

- There will be air conditioning for every unit;
- There are two types of lock ups;
- The planters with trellis will have vines in planters that will grow up the trellis;
- There will be soft surfacing for the rooftop amenity areas;
- None of the outdoor amenity spaces were specifically programmed for a children’s play area as the amenity areas were intended to be flexible multi-use spaces;
- The firepit cannot be relocated from the courtyard to the rooftop given the roof’s soft surfacing; fencing around the courtyard will prevent access to the courtyard from the street;
- the large indoor amenity space will have a fitness room on one side and a lounge with full kitchen, tv, and couch on the other side; some outdoor amenities include an off leash dog area and pet wash area and a compartment for communal tools and appliances;
- the building design is considered precedent setting by the applicant because of the following elements:
 - its extensive use of simulated wood features;
 - its modern style;
 - its use of colours that are the current trend (white, grey, and black);
 - its L-shape;
 - its use of aluminum reflective element at the entry;
- all entrances are accessible, there is accessible parking in the parkade and in the lane, and wide passages in the building;
- they have tried to keep the accessible parking stalls as close as possible to building entrances;
- there is an 8 percent grade on the accessible ramp;
- the balcony covers are intended as sun shades not as rain protection;
- the gates between the courtyard and public property will be 6ft. high;
- the roof top amenity space on the roof is the size it is in order to set it back so it won’t be visible from the street; currently the development has more amenity space than what is required under City bylaws and policies;
- Evergreen Magnolia will be used in the landscaping;
- the main entrance will have smaller modules to differentiate it from the rest of the building patterns;
- it would not be practical to use a more decorative, textured surface on the accessible ramp as the surface needs to be smooth for wheelchair access;

- under the new Building Code, the developer is limited as to the amount of glazing that can be used, but they will look at it as part of their mandate;
- the centre units are south facing, which will bring light into these units;
- the current placement of the stairs was to accommodate a parking stall beneath; however, the design team can look at repositioning the stairs to allow for larger windows in the adjacent units;
- are amenable to improving the look of the garbage enclosure by surrounding it with trellised fencing;
- although the developer acknowledges the six units in the centre of the development won't get as much light as other units in the development, the rationale for having these six smaller units was to provide an additional level of affordability in the development;
- each of the six centre units have privacy screens to ensure privacy and the outside amenity is private to those units;
- the six smaller units will have a murphy bed or futon;
- in order to make a more direct route from units to amenities in the courtyard, they can explore taking the edge off the corner of the building;
- typically the accessible ramp does not have a heated surface;s
- mechanical doors will be put in wherever they are required;
- they will be making sure slope is stable; have completed review of the trees with arborist, some trees will be retained;
- in order to reduce the heat island effect, a heat resistant coating will be applied to the roof top surface; they have been advised by the vendor that this coating lasts between five to seven years before needing maintenance; and
- some features include e-bike charging stations and e-bike maintenance space; as well as a pet wash area and common tool storage area.

The applicant team left the meeting.

In response to questions from Panel members, Mr. Johannsen advised that:

- staff can report back with information on adaptable unit requirements;
- staff will review scalability of the gate enclosing the courtyard;

Panel members provided further feedback as follows:

- would like to know what size bed could fit into den space;
- ensure there is adequate sound-proofing between rooftop amenity area and units below, as well as between units with living room-to-bedroom interfaces;
- have lighting on recessed north east corner plaza;
- determine if there is enough room for scooters to navigate corner of accessible ramp;
- extend covering over more of the accessibility ramp on north side.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED
THAT:

1. The ADP receive the staff report for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces;
 - b. Consider widening 6th floor balcony covers to ensure they, at a minimum, match the width of balconies;
 - c. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.);
 - d. Review the height and design of the fence between the courtyard and the rear lane for security;
 - e. Review location of the intercom at the rear lane to ensure the courtyard is fully secure;
 - f. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes;
 - g. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow & ice build-up;
 - h. Review opportunities to bring more light into smaller, centrally-located units;
 - i. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts
 - j. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. “pavilion in a park”, trellised area, green roof, etc.);
 - k. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area;
 - l. Incorporate more detail on indoor amenity programming in drawings
 - m. Add solar shading to south-side windows;
 - n. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines;
 - o. Consider interventions to discourage vehicle drop-off on the lane;
 - p. Consider a children’s play area within the outdoor amenity space;
 - q. Provide information on the minimum bed size which would fit within unit dens; and
 - r. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

CARRIED

Staff note: Provide more information on adaptable unit requirements.

5) NEXT MEETING

April 3, 2024

April 24, 2024 (to be confirmed)

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:27 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 13-23
Rezoning Application RZ 11-23
(20719-20731 Eastleigh Crescent)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Bylaw #: 3277

Doc #:

Date: March 22, 2024

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Whitetail Homes Ltd. for a 5-storey, 132-unit apartment development at 20719-20731 Eastleigh Crescent.

POLICY:

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Low Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	Whitetail Homes Ltd.
Owners:	1098010 BC Ltd.; Aime Groleau & Claudette Clouatre
Civic Addresses:	20719-20731 Eastleigh Crescent
Legal Description:	Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601; Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602
Site Area:	3,806.6 m ² (0.94 acres)
Number of Units:	132 apartments
Gross Floor Area:	7,632.6 m ² (82,157 ft ²)
Floor Area Ratio:	2.005
Lot Coverage:	51.7%
Total Parking Required:	188 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	136 spaces
Visitor	<u>20 spaces</u>
Total	156 spaces (including 8 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD95 Comprehensive Development
Variances Requested:	5.5 m accessible stall length (5.8 m required) 20 visitor parking spaces (27 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$2,542,288.00 (City - \$1,186,832.00, GVS&DD - \$538,492.00, GVWD - \$535,684.00, SD35 - \$75,200.00, TransLink - \$206,080.00)
Community Amenity Contributions (CACs):	\$528,000.00

Discussion:

1. Context

The applicant is proposing to develop a 5-storey, 132-unit apartment building on a site consisting of two duplexes. The site is located in an established higher-density residential area which has seen significant recent development interest resulting in an ongoing transition in line with the City's Official Community Plan (OCP), with several developments recently completed, under construction, or in the application stage nearby, among other townhomes and apartment buildings.

Located at the intersection of two separate grid patterns, the site has frontages on three streets, two of which are classified as local (Eastleigh Crescent and 208 Street) and one of which is an arterial (56 Avenue). These streets separate the site from two 5-storey apartment buildings to the west, a 3-storey apartment complex to the south, 3-storey townhomes kitty corner to the southeast, and a 2-storey apartment complex and a vacant convenience store to the east. The site is also directly abutted by the Ivy Lea apartment building to the north and an older townhome complex to the west, which has a recently completed apartment building (the Eastleigh) on its other side. This neighbouring townhome property meets both the minimum area (1,850 m² or 19,913 ft²) and width (30 m or 98 ft) requirements of the City's standard zone for the Low Rise Residential OCP designation, and would remain a viable redevelopment site on its own.



Site context

The site is well positioned with connections to retail and service areas given its Downtown location. It also benefits from proximity to key neighbourhood amenities, including:

- Dumais and Rotary Centennial Parks (few minutes' walk);
- Douglas Park Elementary School (10-minute walk); and
- Timms Community Centre (10-to-15-minute walk).

The site is also located near several transportation services, including:

- Two local and regional bus lines, including the frequent 503 Fraser Highway Express (immediately adjacent);
- The Langley Centre transit exchange and the fifteen bus routes it serves (5-to-10-minute walk); and
- The planned Langley City Centre SkyTrain station and its associated transit exchange (10-to-15-minute walk).

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

The site is designated Low Rise Residential in the City's OCP, which allows for apartment development of up to 6 storeys in height and a Floor Area Ratio (FAR) of up to 2.1.

The subject properties are proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Low Rise 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 Low Rise Residential designation.

3. Design

The applicant is proposing a wood-frame building which responds to its three-frontage site with a U-shape. This configuration allows the building to set an active face along each of its adjoining streets and wrap an internal surface-level parking area, which is screened from its neighbouring properties to the rear by a wood-tone metal fence. The underground parking level is raised slightly above ground and buffered with shrubs and trees, with these raised portions painted where lower and clad with brick where higher near the main entrance. This entrance is located along 56 Avenue, while vehicle access is provided off Eastleigh Crescent with a single ramp splitting on-site to the two levels. An outdoor amenity deck covers most of the surface parking level up to the minimum required setbacks and features an indoor amenity pavilion. The 5-storey building steps down to 4 storeys at its north interface with the adjacent apartment building

to meet City OCP policy on sensitive transitions in height between new development along Eastleigh Crescent and the existing buildings to their rear.

The building's exterior takes a "base-middle-top" design approach with a brick ground floor, grey cement board panelling on the next three storeys, and a white cement board panel top floor finished with a cornice. Additional design details including extruded metal fins and frames break up these base materials, add colour and texture to the façade, and highlight the building's entrances.

The development's landscaping wraps the outside edge of the site primarily with Hill's Yews, Trident Maples, and Chinese Dogwoods, with other varieties incorporated where planting areas are larger. The raised courtyard features additional species among several planter boxes, which also host Snowball trees. A total of 20 trees are proposed on-site, with additional street trees to be provided as part of required frontage upgrades. Eight resident garden plots provide further greenery to the courtyard, which provides outdoor amenity space to the building through cooking, dining, and lounge facilities, along with a children's play area floored with recycled rubber tiles.

The unit type distribution of the building includes 115 one-bedroom units, and 17 two-bedroom units. 28 (21%) of the units are adaptable. Resident storage facilities are provided in common storage rooms located on all residential floors. 796 m² (8,568 ft²) of total amenity space is provided in the building, including 137 m² (1,472 ft²) of indoor amenity space and 659 m² (7,096 ft²) of outdoor amenity space. A two-elevator core services the building.

4. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Reducing the heat island effect by use of a landscaped courtyard covering the surface parking area;
- Using drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Providing resident garden plots;
- Using water-conserving toilets; and
- Providing 14 resident parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.

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. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 6-storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Low Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to reduce the length of accessible parking spaces and reduce the number of visitor parking spaces. Staff support these variances per the rationales below.

The accessible parking space variance requested is to reduce their length from 5.8 metres to 5.5 metres. The 5.5 metre length is consistent with the City's standard parking stall dimension requirements and a review of nearby municipalities (Langley Township, Surrey, Maple Ridge, and Abbotsford) found that all used the same stall length for both standard and accessible parking spaces. Staff are also considering making standard and accessible parking stall lengths consistent in the City's upcoming new Zoning Bylaw.

Proposed Parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 17.0% less than what would be required. Given that a CD zone is being proposed for this development, technically a variance is only required for visitor parking, along with that previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 32 spaces or 17.0%) meets the rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of the future SkyTrain station. If the

preliminary “Shoulder” rates being considered for the new Zoning Bylaw were applied to this application, 156 parking spaces would be required, based on rates of 1.0 spaces per 1-bedroom unit, 1.25 spaces per 2-bedroom unit (=136 resident spaces), and 0.15 visitor spaces per unit (=20 visitor spaces). This total is equal to the applicant’s proposed parking amount of 156 spaces and is 17.0% less than the current RM3 Zone requirement of 188 spaces, which is based on rates of 1.2 spaces per 1-bedroom unit, 1.3 spaces per 2-bedroom unit (=161 resident spaces), and 0.2 visitor spaces per unit (=27 visitor spaces). Similar variances have recently been approved by Council at 20191 53A Avenue (13% reduction), 20142 53A Avenue (14.5% reduction), and 20230 56 Avenue (15% reduction).

Based on the above commentary and analysis, staff support these variances.

7. Summary

The proposed development is consistent with the City’s OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

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

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

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

These requirements have been issued to reflect the application for development for a proposed **136 Unit Apartment Development located at 20619-29 Eastleigh Cres.**

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The developer is responsible for the following work which shall be designed by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
- V. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's standing hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
- VII. A corner truncation of 4m will be required at the corner of Eastleigh Cres. and the lane n/w of the proposed project.
- VIII. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per DCM Section 8.21. The proposed development plan and

- statistics, once ready, should be forwarded to the City Engineer to develop the scope of this traffic study. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:
- a. For OCP Amendment / Rezoning Applications: Prior to Council's first and second readings; and
 - b. For Development Permits (DP): Prior to Council consideration of the application.
- IX. The scope and extent of the off-site works shall be determined in part from the TIA. New sidewalk, barrier curb, gutter will be required along the entire Eastleigh Cres. frontage, complete with boulevard trees and a planting strip as per DCM cross-section SS-R07 and Section 11.0.
 - X. The condition of the existing pavement along all the proposed project's frontages shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated by the Developer, at the Developer's expense.
 - XI. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8.0. The design shall be adequate for MSU trucks as the design vehicle.
 - XII. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.
 - XIII. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's Eastleigh Cres. project frontage by replacing with underground infrastructure.
 - XIV. A dedicated on-site loading zone shall be provided by the developer. The design shall be adequate for MSU trucks as the design vehicle.
- B) The Developer is required to deposit the following bonding and fees:
- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.

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

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

C) The Developer is required to adhere to the following conditions:

- I. The Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review
- II. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer.
- IV. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- V. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- VI. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

- VIII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- IX. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- X. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required on exterior of both rooftop stairways. Standpipes will be required at the parkade entrance, and in both elevator lobby refuge areas. All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Stairwells must be constructed to accommodate shelter in place applications. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (knox box) will be required before occupancy. The 4" FDC will be located on a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

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 April 3, 2024 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 \$1,186,832.00 to City Development Cost Charge accounts and \$528,000.00 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

Attachments

Concurrence:



per Fire Chief Kennedy

Bob Perry
Captain of Fire Prevention



DEVELOPMENT PERMIT APPLICATION DP 13-23 REZONING APPLICATION RZ 11-23

Civic Addresses: 20719-20731 Eastleigh Crescent
Legal Description: Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2601; Strata Lots 1 & 2, District Lot 37, Group 2, New Westminster District, Strata Plan NW2602

Applicant: Whitetail Homes Ltd.
Owners: 1098010 BC Ltd.; Aime Groleau & Claudette Cloutre



WHITETAIL 56TH EASTLEIGH APARTMENTS, 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 410 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA



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NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18



WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #

SD0.01 COVER PAGE
SD1.01 CONTEXT PLANS
SD1.02 CONTEXT PLANS
SD1.10 PROJECT DATA
SD1.11 PROJECT DATA
SD1.12 PROJECT DATA
SD1.14 FSR PLANS
SD1.15 FSR PLANS
SD1.20 DESIGN RATIONALE
SD1.21 RENDERINGS
SD2.01 SITE PLAN
SD2.10 1st LEVEL PLAN
SD2.11 2nd LEVEL PLAN
SD2.12 3rd to 4th LEVEL PLAN
SD2.13 5th LEVEL PLAN
SD2.16 ROOF LEVEL PLAN
SD2.20 P1 LEVEL PLAN
SD3.01 BUILDING ELEVATIONS
SD3.02 BUILDING ELEVATIONS

SD3.03 BUILDING ELEVATIONS
SD3.04 BUILDING ELEVATIONS
SD4.01 MATERIAL BOARD
SD5.01 STREETSCAPES
SD5.10 SHADOW STUDY
SD6.01 SITE SECTIONS
SD6.02 SITE SECTIONS
SD7.01 SURVEY PLAN
SD7.02 SITE LAYOUT PLAN
SD7.03 SITE CODE PLAN



WHITETAIL HOMES LTD.

ABBOTSFORD, BC | 104 - 3550 MT. LEHMAN RD.
V4X 2M9 | 604.864.0714



KEYSTONE ARCHITECTURE & PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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LANDSCAPE ARCHITECTURE DIVISION

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COVER PAGE

SCALE

SD0.01



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WHITETAIL 56TH
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EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



CONTEXT PLANS

SCALE 1 1/2" = 1'-0"



SD1.01

SITE DESCRIPTION

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON THE CORNER OF EASTLEIGH CRESCENT AND 208 ST AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. BOTH LOTS ARE CURRENTLY OCCUPIED BY MULTI-FAMILY HOUSING. THE SITE CONNECTS TO THE DOWNTOWN AREA WITH PROXIMITY TO THE LANGLEY CITY HALL TO THE SOUTH WEST, KWANTLEN POLYTECHNIC UNIVERSITY TO THE NORTH EAST. FITNESS UNLIMITED ATHLETIC CLUB AND DUMAIS PARK ARE WITHIN WALKING DISTANCE FROM THE SITE. THE SITE IS ALSO WITHIN WALKING DISTANCE TO THE FUTURE SKY TRAIN STATION AT 203 STREET.



1 KPU LANGLEY CAMPUS



2 DUMAIS PARK



3 FITNESS UNLIMITED ATHLETIC CLUB



4 FRASER VALLEY CONTINUING EDUCATION



5 FRASER HEALTH LANGLEY HOME HEALTH



6 TIMMS COMMUNITY CENTRE



7 CITY OF LANGLEY LIBRARY





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DEVELOPMENT
PERMIT**

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**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



CONTEXT PLANS

SCALE 1 1/2" = 1'-0"

SD1.02



A 56th AVENUE LOOKING WEST



B 208th STREET LOOKING SOUTH



C 56th AVENUE LOOKING EAST



D EASTLEIGH CRESCENT LOOKING SOUTHEAST



E 208th STREET LOOKING NORTH

PROJECT DATA

1.0.0 ZONING DATA

PROJECT:	WHITETAIL 56TH APARTMENTS	
CHWC ADDRESS:	20719, 20721, 20723, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.	
PID:	008-0865-023, 008-063-033, 008-061-735, 008-061-743	
LEGAL DESCRIPTION:	1/2 PLAN M2000, 1/2 PLAN M2000, 1/2 PLAN M2000, 1/2 PLAN M2000, 1/2 PLAN M2000	
REPR/BCR/BCDD:	DOUGLAS	
SITE AREA (GROSS):	3,906.6 m ² (84,024 SF)	
SITE AREA (NET):	3,697.6 m ² (79,754 SF)	
COORDINATING REGISTERED PROFESSIONAL:	ERIC POLYMER, ARCHITECT, ABC, AAA (AOR) KEYSTONE ARCHITECTURE	
CERTIFIED PROFESSIONAL:		
ZONE:	CLUBHOUSE/RESILIENT/PERMITTED	PROPOSED
	MND (MULTIPLE RESIDENTIAL LOW DENSITY ZONE)	CS (COMPREHENSIVE DEVELOPMENT ZONE)
DCP DESIGNATION:		
SETBACKS:	FRONT: 7.50m REAR: 7.50m SIDE (EAST): 7.50m SIDE (WEST): 2.50m	FRONT: 3.00m REAR: 6.00m SIDE N/A SIDE N/A
DENSITY/GROSS FLOOR AREA (FSR):		82,157 SF / 30,154 SF = 2.73
BUILDING HEIGHT:	5 STOREYS	5 STOREYS (18.13m AVERAGE GRADE TO TOP UPPERMOST ROOF DECK)
LOT COVERAGE:	MAX. 35%	CS (ENCLOSED BUILDING AREA) = 1,868 m ² LOT COVERAGE (GROSS SITE) = 1,881 m ² / 3,906.6 m ² = 47.9%
COMMON INDOOR AMENITY AREA:	MIN. 1.0 m ² x 130 UNITS = 130 m ²	14,712 SF / 186.74 m ²
COMMON OUTDOOR AMENITY AREA:	MIN. 7.0 m ² x 130 UNITS = 910 m ²	7,086 SF / 651.24 m ²
PRIVATE OUTDOOR AMENITY AREA:	N/A	2,961 SF / 274.21 m ²
ADAPTABLE UNITS:	MIN. 2% OF TOTAL UNITS = 130 x 20% = 26	26
ACCESSIBLE UNITS:	N/A	0
STORAGE LOCKERS:	1 STORAGE LOCKER PER UNIT = 102 LOCKERS	112
STEP CODE:	STEP CODE 2	STEP CODE 2
MINIMUM BUILDING ELEVATION:	MIN. FCL 0.00 PER FLOORPLAN ELEVATION DRAWING: 0.00m	FCL 0.00 TO FIRST FLOOR
WASTE & RECYCLING STORAGE:		
UNIT COUNT:	N/A	132
GROSS BUILDABLE AREA:	N/A	122,439 SF / 11,374.95 m ²
NET SALEABLE AREA:		57,175 SF
EFFICIENCY:		76.0%
ZONING AVERAGE GRADE:	8.39 m (27.21) - 988.00 - 57.24 + 31.90 + 138.20 + 138.00 + 138.00	
AVG EXISTING GRADE NORTHEAST ELEVATION:	8.31 + 8.20(7) + 8.35 * 41.14 m = 359.16 m	
AVG EXISTING GRADE EAST ELEVATION:	17.07 + 8.20(2) + 8.50 * 48.50 m = 385.90 m	
AVG EXISTING GRADE SOUTHEAST ELEVATION:	18.14 + 7.97(7) + 8.06 * 7.69 m = 57.38 m	
AVG EXISTING GRADE SOUTH ELEVATION:	8.28 + 6.14(7) + 6.21 * 35.51 m = 211.90 m	
AVG EXISTING GRADE SOUTHWEST ELEVATION:	8.39 + 8.29(7) + 8.39 * 51.06 m = 423.29 m	
AVG EXISTING GRADE NORTHWEST ELEVATION:	8.28 + 8.12(7) + 8.30 * 61.21 m = 508.04 m	
TOTAL PERIMETER:	41.14 m + 48.49 m + 7.39 m + 25.81 m + 51.06 m + 61.21 m = 295.00 m	
VARIANCES APPLIED FOR:	1. FRONT AND SIDE (WEST) SETBACK; 2. VISITOR PARKING SPACING; 3. 1'-0" SIDE (EAST) SETBACK ENCROACHMENT FOR ROOF OVERHANGS AND BALCONIES	
NOTES:	1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS. 2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.	

1.2.0 CODE DATA

APPLICABLE BUILDING CODES: 2024 BCM/2024 BC FIRE CODE/ASHRAE 90.1-2019		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: REQUIRED		
1. PART 3 BUILDING		DIV. A - PART 3 COMPLIANCE 1.2.3.2
2. MAJOR OCCUPANCIES		1.1.1.1 & APPENDIX A - 9.1.2.1.1(1)
2.1. STORAGE GARAGE IS LOW HAZARD INDUSTRIAL		
2.2. RESIDENTIAL GROUP C		
3. BUILDING AREA:		1.4.1.2. DERIVED TERMS - BUILDING AREA
L1	L1 - C-RESIDENTIAL L1 - F3-BASEMENT STORAGE GARAGE	12,809 SF / 1,184 m ² 16,370 SF / 1,522 m ² / 2,706 m ²
L2	L2 - C-RESIDENTIAL L2 - A2-BUILDING AREA - AMENITY	18,798 SF / 1,746 m ² 3,472 SF / 321 m ² / 1,983 m ²
L3	L3 - C-RESIDENTIAL	16,798 SF / 1,546 m ²
L4	L4 - C-RESIDENTIAL	18,798 SF / 1,746 m ²
L5	L5 - C-RESIDENTIAL	17,047 SF / 1,584 m ²
P1	P1 - F3-BASEMENT STORAGE GARAGE	34,347 SF / 3,191 m ²
4. BUILDING CLASSIFICATION:		3.2.2.19 - 3.2.2.20
4.1. BASEMENT STORAGE GARAGE:		3.2.2.21
GROUP F DIVISION 6, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.22
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.62 (2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.62 (2)(B)
MEZZANINES: N/A		
LOAD-BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.62 (2)(C)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.2.2
FULLY SPRINKLERED		3.2.2.1 (2)(D)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.1 (1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.2.1 (1), 3.2.2.1 (2)(B)(1)
2 HR FIRE RESISTANCE RATING		3.2.2.1 (1)
F.F. BALCONY FRESH AIR		3.1.1.3 (2)
4.3. RESIDENTIAL LEVEL 1		3.2.2.49
GROUP C, UP TO 5 STOREYS, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION		3.2.2.49 (1), 3.2.2.49 (2)(C)(1)
MAX. ALLOWABLE BUILDING AREA < 7,200 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.49 (1)(C)(1)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.49 (2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.49 (2)(A)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.49 (2)(B)
LOAD-BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.49 (2)(C)
4.4. ASSEMBLY LEVEL 1		3.2.2.7
GROUP A, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED		3.2.2.27
COMBUSTIBLE CONSTRUCTION		3.2.2.27 (1)
MAX. ALLOWABLE BUILDING AREA < 2400 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.27 (1)(C)(1)
4.5. RESIDENTIAL LEVEL 2 TO 5		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP 5 PERMITTED		3.2.2.51 (5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED:		3.2.2.51 (5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51 (1), 3.2.2.51 (1)(1)
MAX. ALLOWABLE BUILDING AREA < 1800 m² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51 (1)(1)
COMBUSTIBLE CONSTRUCTION		3.2.2.51 (2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(A)
ROOF ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(B)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51 (2)(C)
LOAD-BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51 (2)(D)
4.6.1. BUILDING HEIGHT:	5 STOREYS	1.4.1.2. DERIVED TERMS - BUILDING HEIGHT
4.6.2. GRADE ELEVATION:	8.11m (LOWEST AVG GRADE NORTHEAST ELEVATION: 7.90m-8.31/2)	1.4.1.2. DERIVED TERMS - GRADE
4.6.3. FIRST STOREY ELEVATION:	9.10 m	1.4.1.2. DERIVED TERMS - FIRST STOREY (7 m MAX ABOVE LOWEST AVERAGE GRADE)
4.6.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	12.87 m (REFER TO ELEVATIONS)	1.2.2.51 (1)(1) (MAXIMUM 13 m)
4.6.5. 1ST STOREY TO UPPERMOST ROOF DECK:	17.71 m (REFER TO ELEVATIONS)	(GROUP C, 3.2.2.51 (2)(1), (MAXIMUM - 75 m) NON-COMBUSTIBLE ROOF CONSTRUCTION P > 25 m)
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4 - 3.2.2.8, 3.2.2.51 (5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8 (1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8 (2) MAXIMUM OF 10% OF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.0.6, 3.1.1.7, 3.2.2.51 (1)(1), 3.2.4.2.1, 6.9.2.1.9 (1)
8. FIREWALL:	N/A	3.1.1
9. MEZZANINES:	NA	3.2.1.1 (1) - (B)
10. MEZZANINE EXITING:	NA	3.4.2.2
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.2.1 (1), 3.2.2.8, 3.1.1.1 (1), 3.2.2.8 (1)(1)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES (DRIVE AS A SEPARATE BUILD UNDER 3.2.1.2 - 1.59M)	3.2.1.2, 3.2.5.6
13. SPRINKLER SYSTEM:	YES	3.2.2.18, 3.2.5.13
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.13 (1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.13 (1)
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2024, 3.2.5.16
14. STANOPPE SYSTEM:	YES - NFPA 14 - 2013	3.2.5.8, 3.2.5.9, 3.2.5.10
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-924	3.2.4.1, (2)(B)(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.13
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9, 3.2.4.8
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	13.27 m (REFER TO ELEVATIONS)	3.2.2.62 (1) (MAXIMUM - 30 m)
19. NUMBER OF STREETS:	N/A	3.2.2.10
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE DATA.		



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WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY
B.C.

PROJECT # 23.142
CITY FILE #



PROJECT DATA

SCALE

SD1.10

PROJECT DATA

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

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

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL/AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	257 SF	23.86 m ²	0.2%	
PARKADE	32,799 SF	3,047.10 m ²	26.8%	
SERVICE ROOMS/SHAFTS	101 SF	9.35 m ²	0.1%	
STORAGE	130 SF	12.07 m ²	0.1%	
UNIT	1,184 SF	109.90 m ²	1.0%	
	34,670 SF	3,220.98 m²	28.3%	
1ST LEVEL				
CIRCULATION	3,101 SF	286.52 m ²	1.5%	
MEKE	113 SF	10.45 m ²	0.1%	
RESIDENTIAL	7,590 SF	705.18 m ²	6.2%	
SERVICE ROOMS/SHAFTS	1,061 SF	101.37 m ²	0.9%	
STORAGE	961 SF	89.25 m ²	0.8%	
	12,856 SF	1,194.37 m²	10.5%	
2ND LEVEL				
CIRCULATION	2,465 SF	228.09 m ²	2.0%	
RECREATION	1,472 SF	136.29 m ²	1.2%	
RESIDENTIAL	15,310 SF	1,422.32 m ²	12.5%	
SERVICE ROOMS/SHAFTS	17 SF	1.57 m ²	0.0%	
STORAGE	1,017 SF	94.48 m ²	0.8%	
	20,279 SF	1,883.13 m²	16.6%	
3RD LEVEL				
CIRCULATION	2,244 SF	208.45 m ²	1.8%	
RESIDENTIAL	15,326 SF	1,423.81 m ²	12.5%	
SERVICE ROOMS/SHAFTS	17 SF	1.57 m ²	0.0%	
STORAGE	1,212 SF	112.56 m ²	1.0%	
	18,799 SF	1,746.39 m²	15.4%	
4TH LEVEL				
CIRCULATION	2,244 SF	208.45 m ²	1.8%	
RESIDENTIAL	15,326 SF	1,423.81 m ²	12.5%	
SERVICE ROOMS/SHAFTS	17 SF	1.57 m ²	0.0%	
STORAGE	1,212 SF	112.56 m ²	1.0%	
	18,799 SF	1,746.39 m²	15.4%	
5TH LEVEL				
CIRCULATION	2,196 SF	204.03 m ²	1.8%	
RESIDENTIAL	13,628 SF	1,267.11 m ²	11.1%	
STORAGE	1,211 SF	112.56 m ²	1.0%	
	17,035 SF	1,583.70 m²	13.9%	
AREA GRAND TOTAL	122,439 SF	11,374.95 m²	100.0%	

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	89	62.9%	
1 BED & DEN	14	1.0%	
1 BED (ADAPTABLE DWELLING UNIT)	28	20.2%	
2 BED	11	7.9%	
TOTAL UNITS: 132		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

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

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	1 BED	67	470 SF	44 m ²	31,495 SF	2926.02 m ²
UNIT A1.1	1 BED	15	577 SF	54 m ²	8,654 SF	804.72 m ²
UNIT A2	1 BED	13	474 SF	44 m ²	6,162 SF	573.02 m ²
UNIT A3	1 BED	1	439 SF	41 m ²	439 SF	40.61 m ²
UNIT A4	1 BED	1	498 SF	46 m ²	498 SF	46.16 m ²
UNIT A5 (ADAPTABLE)	1 BED (ADAPTABLE DWELLING UNIT)	28	472 SF	44 m ²	13,216 SF	1238.31 m ²
UNIT A6	1 BED	14	492 SF	46 m ²	6,888 SF	642.66 m ²
UNIT B1	1 BED & DEN	4	584 SF	54 m ²	2,337 SF	217.63 m ²
UNIT C1	2 BED	15	729 SF	68 m ²	10,935 SF	1017.15 m ²
UNIT C2	2 BED	15	743 SF	69 m ²	11,145 SF	1045.06 m ²
UNIT C3	2 BED	4	667 SF	62 m ²	2,667 SF	247.80 m ²
UNIT C4	2 BED	19	790 SF	73 m ²	15,010 SF	1406.90 m ²
UNIT TOTALS		132			87,189 SF	8142.08 m²



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NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



PROJECT DATA

SCALE

SD1.11

PROJECT DATA

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED

VEHICLE PARKING STALL DATA	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
RESIDENTS:			
1 BED (STANDARD)	80 UNITS	1.0	80 STALLS
1 BED (ADAPTABLE)	28 UNITS	1.0	28 STALLS
1 BED + DEN	4 UNITS	1.0	4 STALLS
2 BED	17 UNITS	1.25	21 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS (SEE MAX)	MAX: 0.40(136) = 54.4 = 54 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	MIN: 0.05(136) = 6.8 = 7 STALLS
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN: 0.10(136) = 13.6 = 14 STALLS
TOTAL RESIDENT STALLS:			136
VISITORS:			
STANDARD	132 UNITS	0.15	0.15(132) = 19.8 = 20 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS (SEE MAX)	MAX: 0.40(20) = 8.0 = 8 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	MIN: 0.05(20) = 1.0 = 1 STALL
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN: 0.10(20) = 2.0 = 2 STALLS
TOTAL VISITOR STALLS:			20
SPECIALTY PARKING STALLS:			
LOADING	N/A	1 (0.4 W x 11.8H x 1.0M x 2.0H)	1 STALL
TOTAL SPECIALTY PARKING STALLS:			1
TOTAL VEHICLE STALLS:			
			156
BICYCLE STALL DATA			
RESIDENT (CLASS 1)	231 UNITS	0.5	86
VISITOR (CLASS 2)	N/A	5 (RANGES FROM BUILDING)	5
TOTAL BICYCLE STALLS:			91
STORAGE STALL DATA			
RESIDENT	132	1.0	132
TOTAL STORAGE STALLS:			132
NOTES:			

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
TENANT				
ACCESSIBLE	1	5.3%	1%	
ELSD EV	14	11.3%	4%	
SMALL CAR	55	40.2%	15%	
STANDARD	60	44.1%	18%	
TENANT: 136	100.0%	87%		
VISITOR				
ACCESSIBLE	1	5.0%	1%	
SMALL CAR	8	40.0%	1%	
STANDARD	11	55.0%	1%	
VISITOR: 20	100.0%	13%		
TOTAL PARKING STALLS: 156			100%	
NOTES: ALL OFF-STREET VEHICLE PARKING STALLS TO BE PROVIDED FOR FUTURE EV CHARGING.				

1.5.3 BIKE PARKING STALL DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT			
STANDARD BIKE	36	52.1%	
VERTICAL BIKE	28	30.7%	
TENANT: 67		91.8%	
VISITOR			
VISITOR BIKE	8	8.2%	
VISITOR: 8		8.2%	
TOTAL BIKE PARKING STALLS: 75		100.0%	

1.5.4 STORAGE STALL DATA-PROVIDED

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT			
STORAGE COMPARTMENT STALL	132	100.0%	
TOTAL STORAGE STALLS: 132		100.0%	



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6	ISSUED FOR DP	24-03-18

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

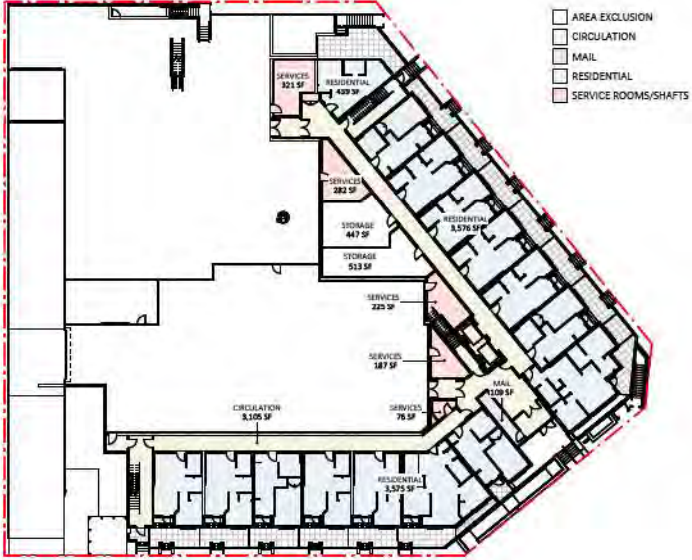
PROJECT # 23.142
CITY FILE #



PROJECT DATA

SCALE

SD1.12



1ST LEVEL
3/64" = 1'-0"



2ND LEVEL
3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS, AND MECHANICAL ROOMS.
- EXCLUSIONS: STORAGE ROOMS.

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	1,000 SF	101.37 m ²	1.2%	
2ND LEVEL	17 SF	1.57 m ²	0.0%	
3RD LEVEL	19 SF	1.87 m ²	0.0%	
4TH LEVEL	17 SF	1.57 m ²	0.0%	
TOTAL	1,142 SF	106.08 m²	1.3%	
RESIDENTIAL				
1ST LEVEL	7,590 SF	725.18 m ²	6.9%	
2ND LEVEL	15,310 SF	1,423.82 m ²	17.4%	
3RD LEVEL	15,326 SF	1,423.81 m ²	17.5%	
4TH LEVEL	15,326 SF	1,423.81 m ²	17.5%	
5TH LEVEL	14,839 SF	1,387.11 m ²	15.5%	
TOTAL	67,191 SF	6,262.23 m²	75.6%	
MAIL				
1ST LEVEL	109 SF	10.14 m ²	0.1%	
TOTAL	109 SF	10.14 m²	0.1%	
INDOOR AMENITY				
1ST LEVEL	1,472 SF	136.74 m ²	1.7%	
TOTAL	1,472 SF	136.74 m²	1.7%	
CIRCULATION				
1ST LEVEL	3,106 SF	288.43 m ²	3.0%	
2ND LEVEL	2,450 SF	226.86 m ²	2.9%	
3RD LEVEL	2,344 SF	208.45 m ²	2.6%	
4TH LEVEL	2,344 SF	208.45 m ²	2.6%	
5TH LEVEL	1,195 SF	104.03 m ²	1.5%	
TOTAL	12,349 SF	1,137.41 m²	13.9%	
AREA EXCLUSION				
1ST LEVEL	961 SF	89.25 m ²	1.1%	
2ND LEVEL	1,027 SF	94.84 m ²	1.2%	
3RD LEVEL	1,122 SF	103.56 m ²	1.4%	
4TH LEVEL	1,122 SF	103.56 m ²	1.4%	
5TH LEVEL	1,122 SF	103.56 m ²	1.4%	
TOTAL	5,612 SF	521.37 m²	6.4%	
AREA GRAND TOTAL:	87,789 SF	8,153.97 m²	100.0%	

1.6.2 FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
62,157 SF	101,254 SF	2.10



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WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #

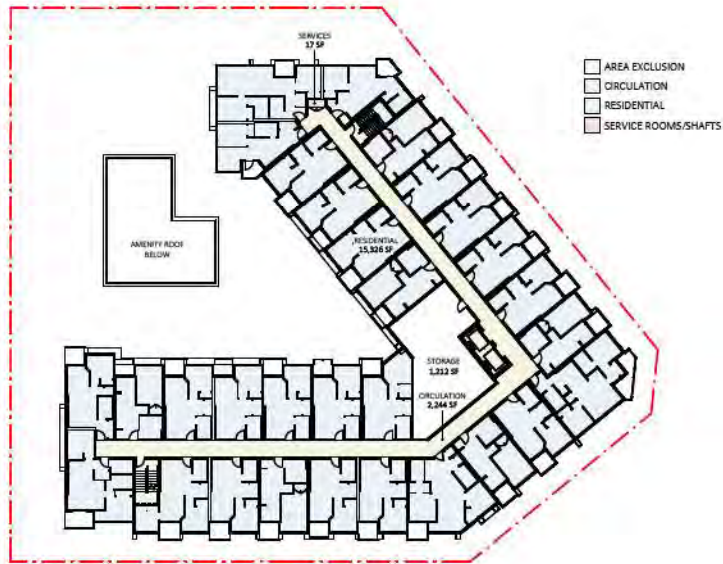


FSR PLANS

SCALE 3/64" = 1'-0"



SD1.14



3rd & 4th LEVELS

3/64" = 1'-0"



5TH LEVEL

3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWELLS, ELEVATOR SHAFTS, STORAGE ROOMS, AND MECHANICAL ROOMS.
- EXCLUSIONS: STORAGE ROOMS.

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	1,626 SF	150.33 m ²	1.2%	
2ND LEVEL	17 SF	1.57 m ²	0.0%	
3RD LEVEL	17 SF	1.57 m ²	0.0%	
4TH LEVEL	17 SF	1.57 m ²	0.0%	
TOTAL	1,747 SF	162.04 m²	1.3%	
RESIDENTIAL				
1ST LEVEL	7,592 SF	702.18 m ²	6.0%	
2ND LEVEL	15,210 SF	1422.32 m ²	12.4%	
3RD LEVEL	15,326 SF	1423.81 m ²	12.5%	
4TH LEVEL	15,326 SF	1423.81 m ²	12.5%	
5TH LEVEL	11,699 SF	1087.11 m ²	9.9%	
TOTAL	67,153 SF	6242.23 m²	54.0%	
MAIL				
1ST LEVEL	109 SF	10.14 m ²	0.1%	
TOTAL	109 SF	10.14 m²	0.1%	
INDOOR AMENITY				
2ND LEVEL	1,472 SF	136.74 m ²	1.2%	
TOTAL	1,472 SF	136.74 m²	1.2%	
CIRCULATION				
1ST LEVEL	2,195 SF	203.43 m ²	1.8%	
2ND LEVEL	2,455 SF	228.06 m ²	2.0%	
3RD LEVEL	2,344 SF	218.45 m ²	1.9%	
4TH LEVEL	2,344 SF	218.45 m ²	1.9%	
5TH LEVEL	2,196 SF	203.59 m ²	1.8%	
TOTAL	12,249 SF	1137.41 m²	10.3%	
AREA EXCLUSION				
1ST LEVEL	961 SF	89.25 m ²	0.8%	
2ND LEVEL	1,017 SF	94.44 m ²	0.8%	
3RD LEVEL	1,212 SF	112.56 m ²	1.0%	
4TH LEVEL	1,212 SF	112.56 m ²	1.0%	
5TH LEVEL	1,212 SF	112.56 m ²	1.0%	
TOTAL	5,613 SF	521.37 m²	4.6%	
AREA GRAND TOTAL	87,769 SF	8153.97 m²	100.0%	

1.6.2 FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
62,157 SF	101,254 SF	2.10



ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23.142
 CITY FILE #



FSR PLANS

SCALE 3/64" = 1'-0"



SD1.15

DESIGN RATIONALE

SITE DESCRIPTION

THIS MULTI-FAMILY DEVELOPMENT ALIGNS WITH THE CITY OF LANGLEY VISION, PROVIDING HOUSING FOR A DIVERSE AND INCLUSIVE DEMOGRAPHIC, AND INCORPORATING ENVIRONMENTAL SOLUTIONS AND A SIGNIFICANT OUTDOOR AMENITY SPACE. THE PROJECT SITE IS LOCATED ON THE CORNER OF EASTLEIGH CRESCENT, AND 208TH STREET. CONSISTING OF 2 SITES, THE EXISTING BUILDINGS ARE MULTI-FAMILY RESIDENTIAL.

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS A FIVE-STOREY, 132-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING CONSISTING OF ONE-LEVEL OF BELOW GRADE CONCRETE PARKADE, ONE LEVEL OF ABOVE GRADE PARKING WITH GROUND LEVEL UNITS FACING EASTLEIGH CRESCENT AND 208TH STREET WITH 5 LEVELS OF WOOD FRAME RESIDENTIAL UNITS ABOVE. A MIX OF 1-BED TO 2-BED UNITS SUPPORTS A VARIETY OF INCOME LEVELS AND DEMOGRAPHICS.

ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

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



SOUTH/WEST CORNER OF DEVELOPMENT

MASSING, FORM & CHARACTER

THE SITING AND MASSING OF THE BUILDING ALLOWS FOR A NATURAL BUFFER FROM THE INTERSECTION OF 56TH AVENUE AND 208TH STREET. THE BUILDING SITS FURTHER BACK AND GIVES A "STREET-FRIENDLY" FEEL WITH MORE WALKABILITY AROUND THE DEVELOPMENT.

THE BUILDING'S MAIN ENTRANCE FROM THE 56TH AVENUE LAY-BY SERVES AS THE MAIN FIREFIGHTING ACCESS TO THE DEVELOPMENT. SECURE VISITOR PARKING IS PROVIDED AT THE MAIN LEVEL PARTIALLY COVERED BY THE OUTDOOR AMENITY COURTYARD ABOVE.

THE INTENT OF THE EXTERIOR TREATMENT OF THE BUILDING IS TO CONVEY A SENSE OF STRENGTH AND SECURITY THROUGH THE USE OF GRAY, WHITE, CORRUGATED METAL, AND A SOLID BRICK BASE. MORE MUTED ACCENT COLORS OF GREEN AND TERRACOTTA LIGHTEN THE STREET FACING ELEVATIONS WHILE TIEING INTO THE CONTEXT OF THE SITE. THE HORIZONTAL ROOF LINES AND RHYTHMIC PATTERN OF THE BUILT-OUT CORRUGATED METAL PROJECTIONS AND GREEN CEMENTITIOUS PROJECTIONS BREAK UP THE LONG ANGULAR FAÇADE AND DEFINE THE LOWER SCALE AT THE UNIT ENTRIES CLAD IN BRICK.

OTHER FEATURES INCLUDE LANDSCAPED AND MULTI-USE EXTERIOR AMENITY SPACES, AND LANDSCAPED PRIVATE PATIOS.

CRIME PREVENTION

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

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS ARE ACCESSED THROUGH INDIVIDUAL SIDEWALKS TO ESTABLISH A BUFFER. THE UNIT PATIOS EACH HAVE THEIR OWN GATE AND GLASS RAILING TO PROVIDE SEPARATION.

ISSUES SUCH AS GRAFFITI CAN GIVE THE IMPRESSION THAT OWNERS DO NOT CARE ABOUT THEIR PROPERTY. KEEPING THE BUILDING WELL MAINTAINED BRINGS A POSITIVE APPEARANCE TO THE NEIGHBOURHOOD.



MAIN ENTRANCE



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DEVELOPMENT
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NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
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DESIGN RATIONALE

SCALE

SD1.20



56TH AVENUE ELEVATION



AMENITY SPACE - LOOKING SOUTH



2ND FLOOR AMENITY

KEYSTONE
ARCHITECTURE
ARCHITECTURE
ARBORFORD BC | 300 - 3321 SOUTH FRASER WAY
V5S 2R1 | 604-882-8777
CALGARY AB | 430 - 323 11TH AVENUE SW
TOR ONT | 587-391-4748
MAIL@KEYSTONEARCH.CA



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NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
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RENDERINGS

SCALE

SD1.21



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



ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
4	ISSUED FOR COORDINATION	24-02-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

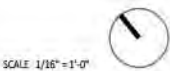
WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SITE PLAN



SCALE 1/16" = 1'-0"

SD.01



1ST LEVEL
3/32" = 1'-0"



ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

WHITETAIL 56TH
APARTMENTS

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PROJECT # 23.142
CITY FILE #

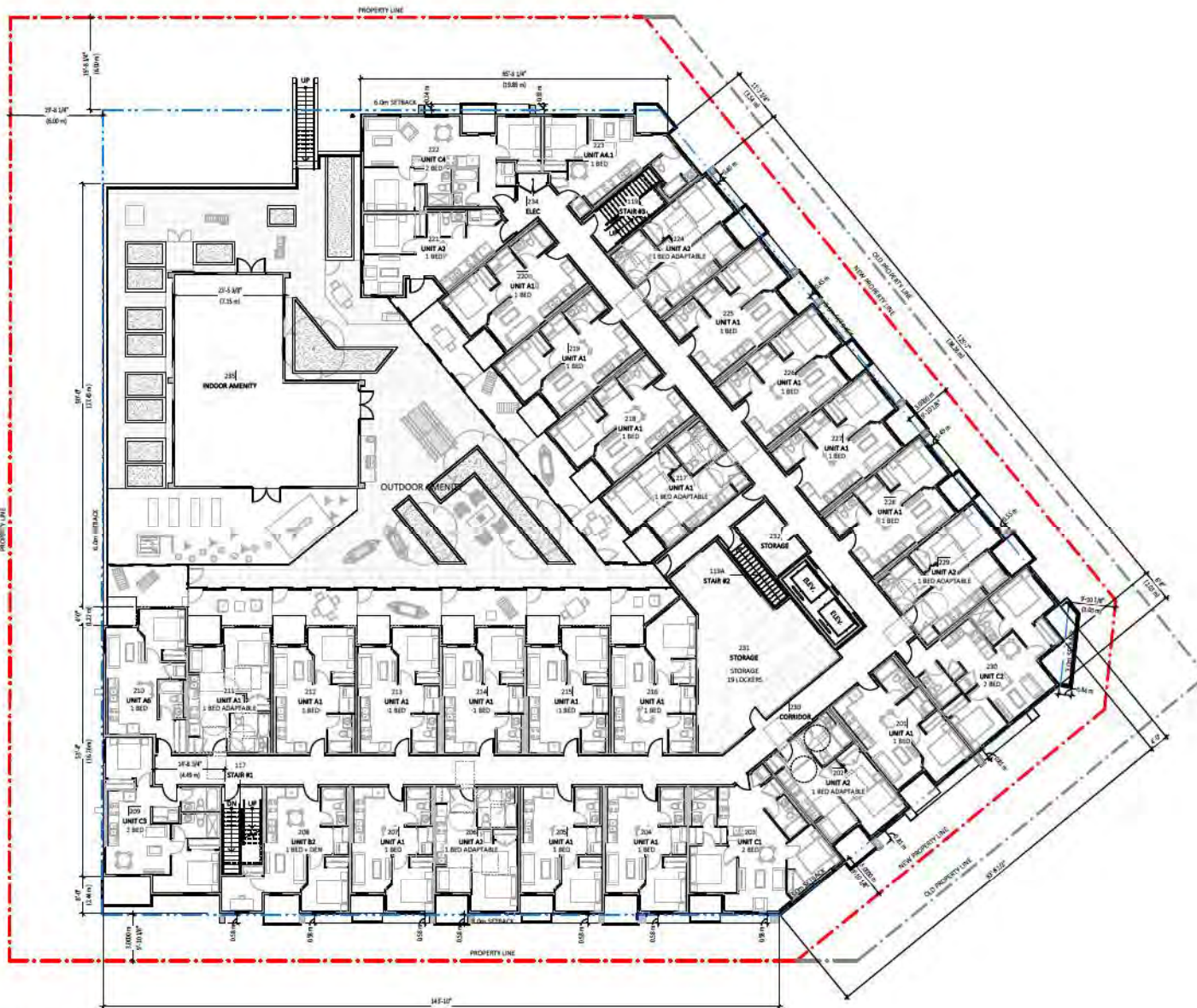


1st LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.2.10



2ND LEVEL
3/32" = 1'-0"



ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

WHITETAIL 56TH
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2nd LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.11



3rd to 4th LEVELS
3/32" = 1'-0"



ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

WHITETAIL 56TH
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3rd to 4th LEVEL
PLAN

SCALE 3/32" = 1'-0"



SD.12



5TH LEVEL
3/32" = 1'-0"



ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
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6	ISSUED FOR DP	24-03-18

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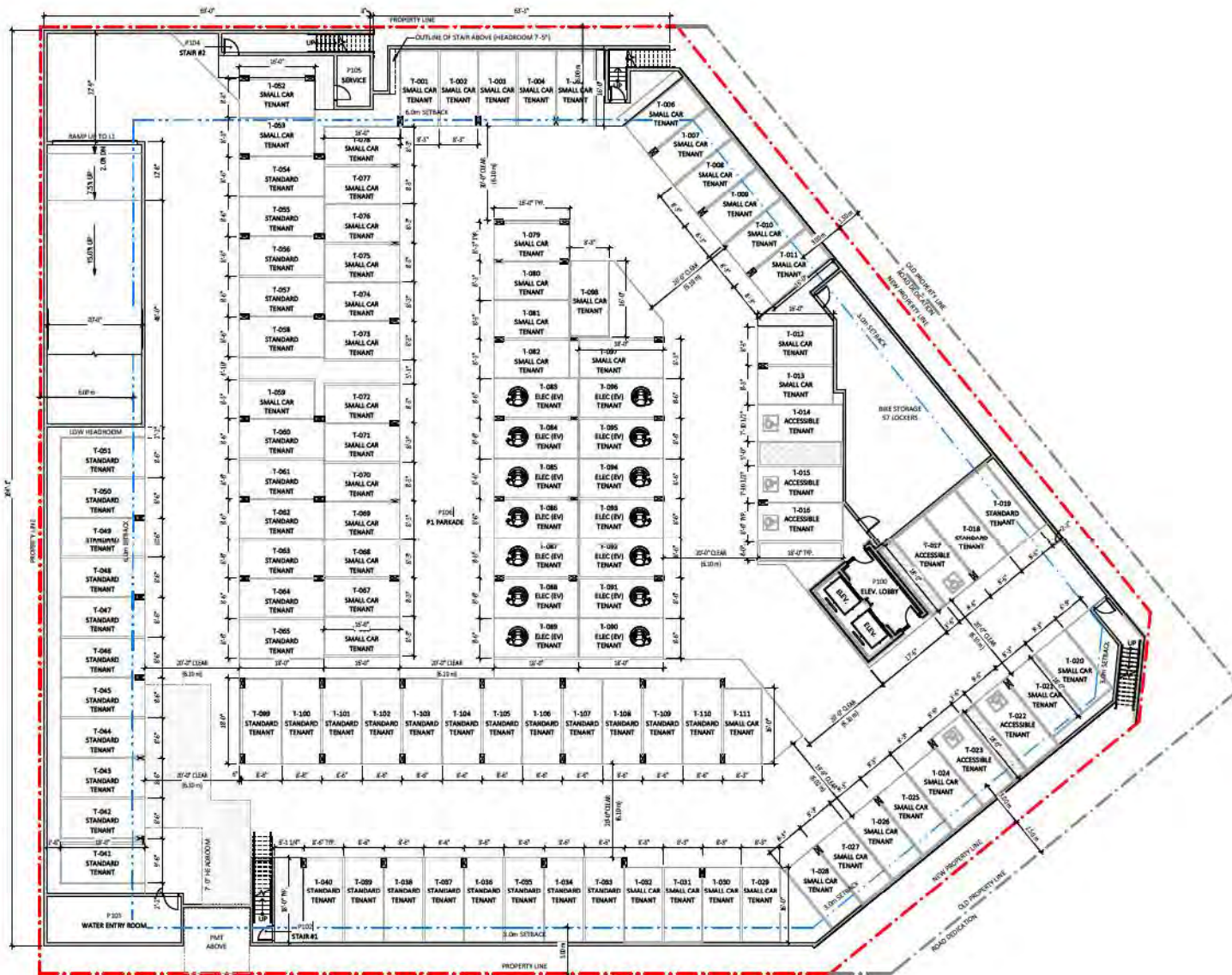


5th LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.13



P1 LEVEL
3/32" = 1'-0"



**ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-11-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

**WHITETAIL 56TH
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P1 LEVEL PLAN

SCALE 3/32" = 1'-0"

SD.2.0



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DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-28



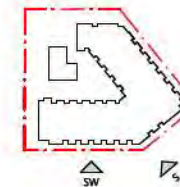
SOUTHWEST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"



WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



BUILDING
ELEVATIONS

SCALE 3/32" = 1'-0"

SD3.01



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PERMIT

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2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18

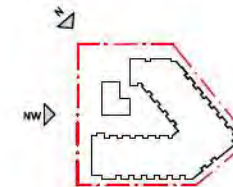
▼ 1/0 UPPERMOST ROOF DECK	156' - 1 3/8"	721.00'	EL. 10'
▼ 1/0 MAIN ROOF DECK	150' - 11 3/8"	694.00'	EL. 4'
▼ 5TH LEVEL	140' - 11"	653.00'	EL. 0'
▼ 4TH LEVEL	130' - 8 1/4"	612.00'	EL. -4'
▼ 3RD LEVEL	120' - 5 1/2"	571.00'	EL. -8'
▼ 2ND LEVEL	110' - 2 3/4"	530.00'	EL. -12'
▼ 1ST LEVEL	100' - 0"	489.00'	EL. -16'

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



▼ 1/0 UPPERMOST ROOF DECK	156' - 1 3/8"	721.00'	EL. 10'
▼ 1/0 MAIN ROOF DECK	150' - 11 3/8"	694.00'	EL. 4'
▼ 5TH LEVEL	140' - 11"	653.00'	EL. 0'
▼ 4TH LEVEL	130' - 8 1/4"	612.00'	EL. -4'
▼ 3RD LEVEL	120' - 5 1/2"	571.00'	EL. -8'
▼ 2ND LEVEL	110' - 2 3/4"	530.00'	EL. -12'
▼ 1ST LEVEL	100' - 0"	489.00'	EL. -16'

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



**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE 3/32" = 1'-0"

SD3.02



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PERMIT

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3	ISSUED FOR DP	23-12-08
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6	ISSUED FOR DP	24-03-18



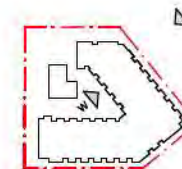
EAST ELEVATION

3/32" = 1'-0"



WEST COURTYARD ELEVATION

1/8" = 1'-0"



WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731
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CITY FILE #



**BUILDING
ELEVATIONS**

SCALE As indicated



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WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
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PROJECT # 23.142
CITY FILE #



BUILDING
ELEVATIONS

SCALE 1/8" = 1'-0"

SD3.04



NORTHEAST COURTYARD ELEVATION

1/8" = 1'-0"



AMENITY - SOUTHEAST ELEVATION

1/8" = 1'-0"



AMENITY - SOUTHWEST ELEVATION

1/8" = 1'-0"



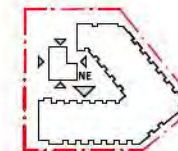
AMENITY - NORTHEAST ELEVATION

1/8" = 1'-0"



AMENITY - NORTHWEST ELEVATION

1/8" = 1'-0"





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PERMIT

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6	ISSUED FOR DP	24-03-18



1	2	3	4	5	6	7	8	9	10	11
ALUMINUM/GLASS GUARD/RAILING COLOUR: BLACK	WINDOW COLOUR: 'BLACK EXT / BLACK INT	CEMENT BOARD PANEL SIDING COLOUR: 'KHAKI BROWN'	BRICK, TEXTURE: 'VELOUR' COLOUR: 'MOUNTAIN BLEND'	CEMENT BOARD PANEL SIDING COLOUR: 'AGED PEWTER'	CEMENT BOARD PANEL SIDING COLOUR: 'MOUNTAIN SAGE'	CEMENT BOARD PANEL SIDING COLOUR: 'ARCTIC WHITE'	CORRUGATED METAL PANEL COLOUR: 'LIGHT GREY'	PAINTED CONCRETE	METAL PANEL COLOUR: 'TERRACOTTA'	CORRUGATED METAL PANEL COLOUR: 'BLACK'

WHITETAIL 56TH
APARTMENTS

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EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



MATERIAL BOARD

SCALE 1/2" = 1'-0"



SD4.01



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WHITETAIL 56TH
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B.C.

PROJECT # 23.142
CITY FILE #



STREETSCAPES

SCALE 1/16" = 1'-0"

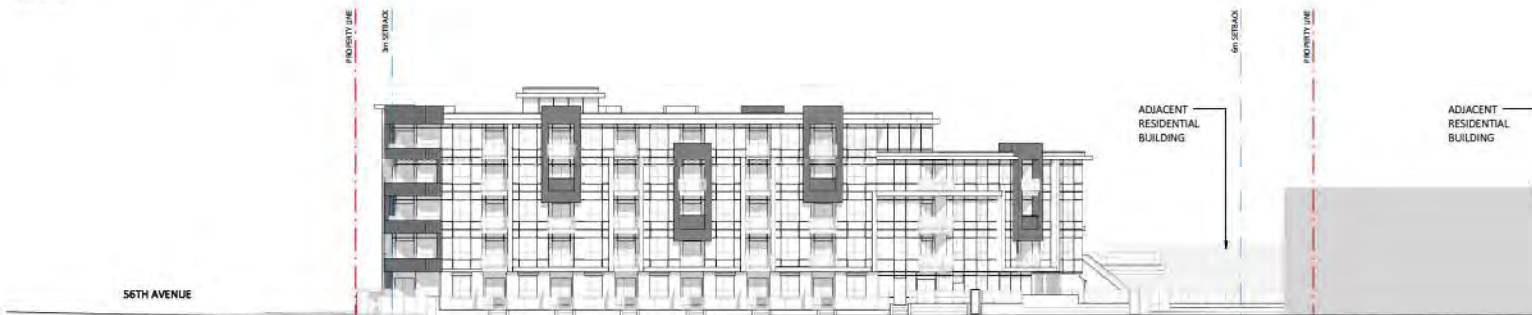


SD5.01



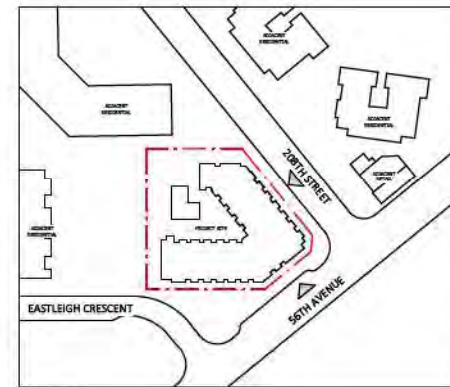
STREETSCAPE - 56th AVE

1/16" = 1'-0"



STREETSCAPE - 208th ST

1/16" = 1'-0"



KEY PLAN
N.T.S.



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WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #

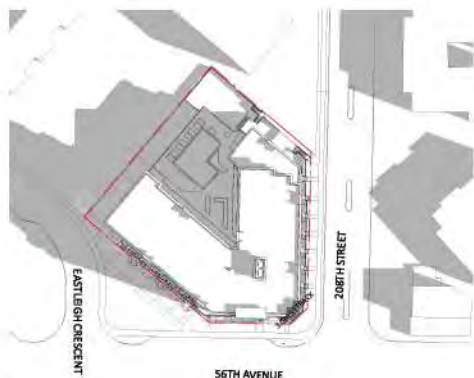


SHADOW STUDY

SCALE 1" = 60'-0"



SD5.10



MARCH 21 - 9AM
1" = 60'-0"



MARCH 21 - 12PM
1" = 60'-0"



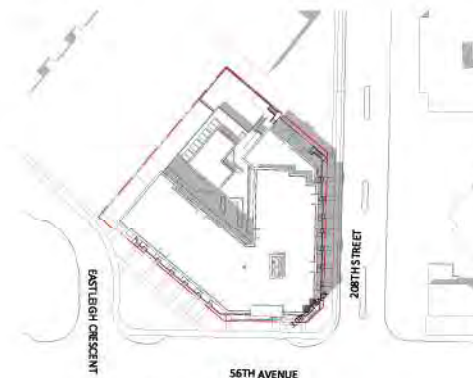
MARCH 21 - 3PM
1" = 60'-0"



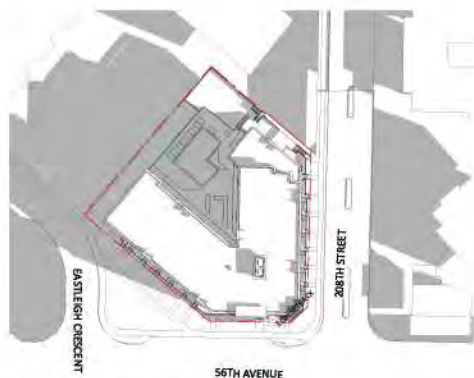
JUNE 21 - 9AM
1" = 60'-0"



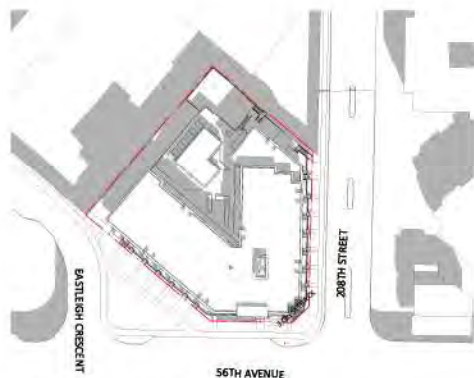
JUNE 21 - 12PM
1" = 60'-0"



JUNE 21 - 3PM
1" = 60'-0"



SEPT 21 - 9AM
1" = 60'-0"



SEPT 21 - 12PM
1" = 60'-0"

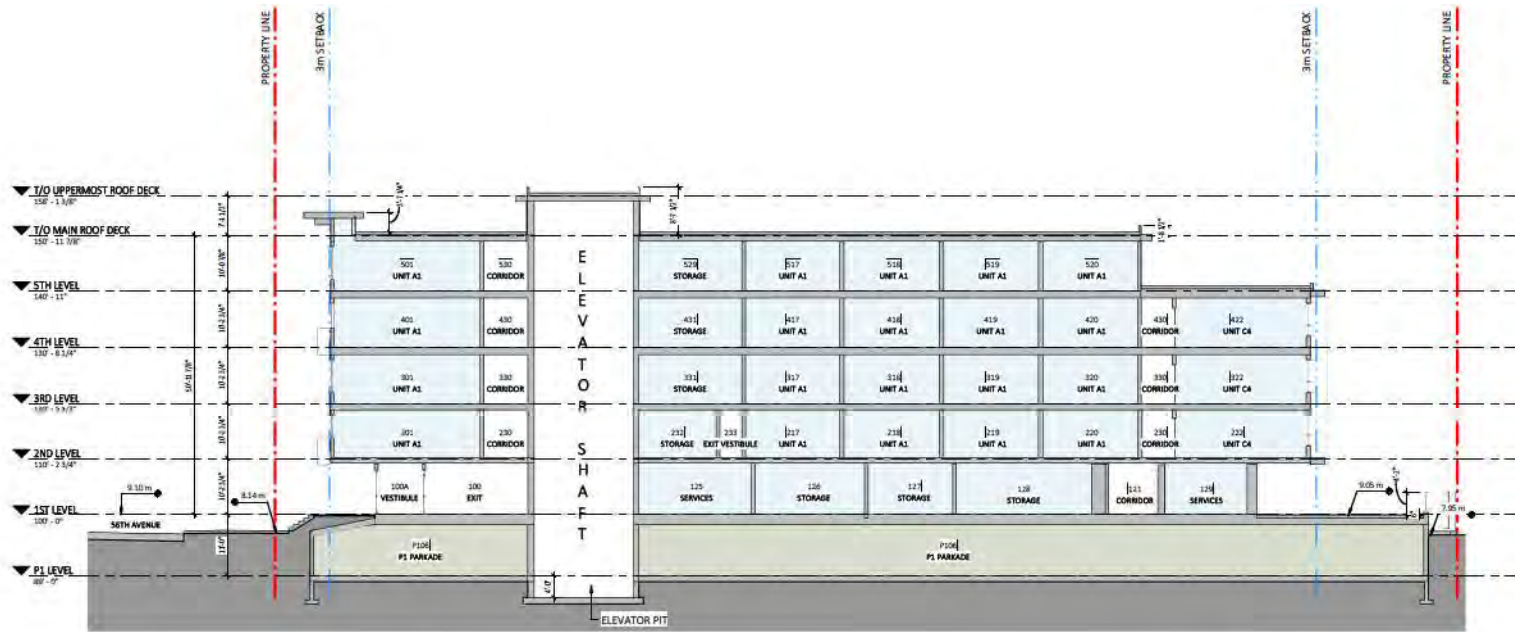


SEPT 21 - 3PM
1" = 60'-0"



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6	ISSUED FOR DP	24-03-18



N-S SITE SECTION

3/32" = 1'-0"

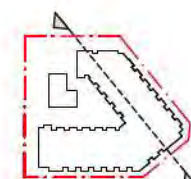


HEADLIGHT SCREENING

1/8" = 1'-0"

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SITE SECTIONS

SCALE As indicated



SD6.01



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6	ISSUED FOR DP	24-03-18



NW-SE SITE SECTION

3/32" = 1'-0"



W-E SITE SECTION

3/32" = 1'-0"

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES

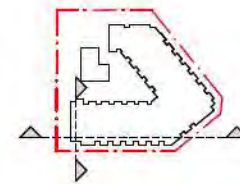
WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23.142
CITY FILE #



SITE SECTIONS



SCALE 3/32" = 1'-0"

SD6.02

TOPOGRAPHIC SURVEY PLAN OF
STRATA PLANS NW2601 AND NW2602
DISTRICT LOT 37 GROUP 2 NWD

CIVIC ADDRESSES:

- 20719 EASTLEIGH CRES. (SL 1 PLAN NW2601)
- 20721 EASTLEIGH CRES. (SL 2 PLAN NW2601)
- 20729 EASTLEIGH CRES. (SL 1 PLAN NW2602)
- 20731 EASTLEIGH CRES. (SL 2 PLAN NW2602)

PRIOR TO FINAL DESIGN, CONSULTANTS SHOULD VIEW THE PROPERTY ON SITE TO ENSURE THAT SUFFICIENT TOPOGRAPHIC DETAIL HAS BEEN PROVIDED.
DATA SHOWN ON THE TOPOGRAPHIC PLAN SHOULD BE COMPARED WITH AS CONSTRUCTED DRAWINGS.
ALL EXISTING AND PROPOSED PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY.

PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY

SITE BENCHMARK: CONTROL MONUMENT 78H8400 = 7.224 Metres
DATES OF SURVEY: AUGUST 24th AND 25th, 2023



ERIC PETERSON LAND SURVEYING LTD.
ERIC N. PETERSON, B.C.L.S.
8102 - 3319 SOUTH FRASER WAY
ABBOTSFORD, B. C.
YES 881
P.L. 804-884-1027

KEYSTONE
ARCHITECTURE
ARCHITECTS INC. 100-11121 SOUTH FRASER WAY
V2S 1K1 (604) 885-8777
CALGARY AB 1 416-312-1127 AVENUE SW
TOR ON 1 587-981-4798
MAIL@KEYSTONEARCH.CA



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WHITETAIL 56TH
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EASTLEIGH CRESCENT, LANGLEY,
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PROJECT # 23.142
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SURVEY PLAN

SCALE: NTS

SD7.01



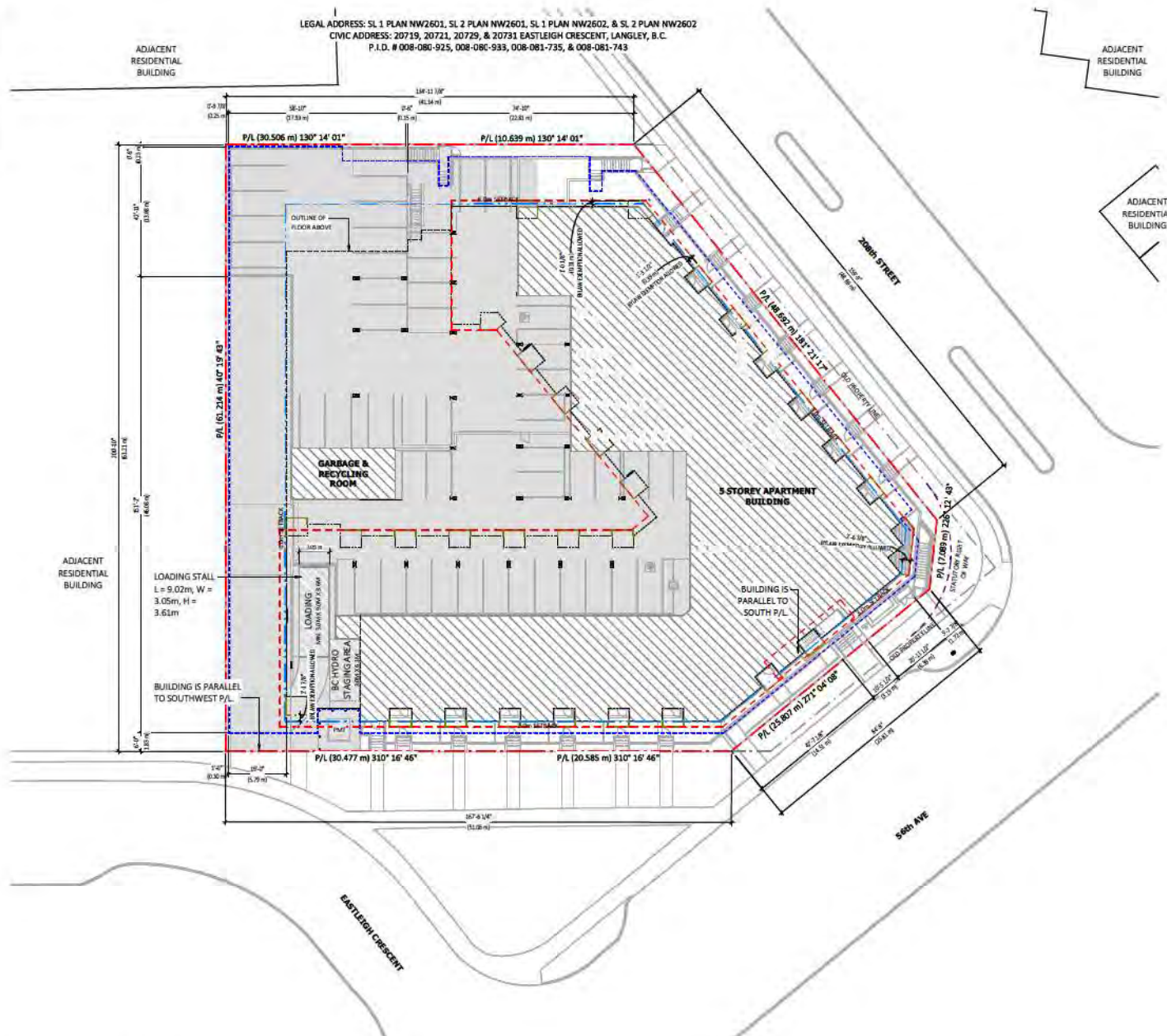
1.9.1 SITE LAYOUT PLAN

LEGEND

- PROPERTY LINE
- OUTLINE OF FINISHED
- OUTLINE OF ROOF ANGLE
- OUTLINE OF BALCONY AREA
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/SEWERAGE

NOTES

1. REFER TO LEGAL SURVEY PLAN, COMPLETED BY ERIC PETERSON LAND SURVEY LIMITED, DATED AUGUST 26TH AND 25TH, 2023 TO VERIFY ALL SITE INFORMATION.



LEGAL ADDRESS: SL 1 PLAN NW2601, SL 2 PLAN NW2601, SL 1 PLAN NW2602, & SL 2 PLAN NW2602
 CIVIC ADDRESS: 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.
 P.I.D. # 008-080-925, 008-080-933, 008-081-735, & 008-081-743



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WHITETAIL 56TH
 APARTMENTS

20719, 20721, 20729, & 20731
 EASTLEIGH CRESCENT, LANGLEY,
 B.C.

PROJECT # 23.142
 CITY FILE #



SITE LAYOUT PLAN

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

SCALE 1/16" = 1'-0"



SD7.02

WHITETAIL 56TH APARTMENTS, 20719, 20721 & 20729, 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.



KEYSTONE
ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604-850-5777
CALGARY AB | 430 - 333 11th AVENUE SW
T2R 1J9 | 587-391-4768
MAIL@KEYSTONEARCH.CA
LANDSCAPE ARCHITECTURE DIVISION



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1	ISSUED FOR DIP	23-12-08
2	RE-ISSUED FOR DIP	24-03-13

WHITETAIL 56TH APARTMENTS

20719, 20721 & 20729, 20731
EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-142
CITY FILE #



COVER SHEET



KEYSTONE
ARCHITECTURE

WHITETAIL HOMES

T 604.864.0714 | 104 - 3550 MT. LEHMAN RD
ABBOTSFORD, BC V4X 2M9

KEYSTONE ARCHITECTURE & PLANNING LTD.

T 604.850.0577 | 300 - 33131 SOUTH FRASER WAY
F 1.855.398.4578 | ABBOTSFORD, BC V2S 2B1
T 587.391.4768 | 410 - 333 11th AVENUE SW,
CALGARY, AB T2R 1J9

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

LANDSCAPE ARCHITECTURE DIVISION

T 604.850.0577 EXT. 216 | 300 - 33131 SOUTH FRASER WAY
ABBOTSFORD, BC V2S 2B1
E-MAIL: JENNIFER@KEYSTONEARCH.CA

SHEET INDEX

Sheet Number	Sheet Title
L-0.00	COVER SHEET
L-1.00	SITE PLAN
L-1.10	PODIUM PLAN
L-1.20	PLANTING PLANS

DESIGN RATIONALE

WHITETAIL APARTMENTS ON EASTLEIGH AND 56 AVENUE WILL PROVIDE A DELIGHTFUL PRESENCE TO THE CORNER WITH BOLD EARTH TONES LIGHTING UP THE BUILDING, WHICH IS SOFTENED WITH THE NATURAL GREEN TONED HEDGE THAT CONSISTENTLY GRAZES THE FRONT PATIOS. THE PROPERTY LINE IS SET QUITE A WAYS BACK FROM THE ROAD INTERFACES ALLOWING FOR LARGE EXPANSES OF OPEN LAWN AND STRONG GROUND-FLOOR UNIT CONNECTIONS TO THE PUBLIC SIDEWALK. A STRONG DECIDUOUS TREE CANOPY HAS BEEN PROPOSED ON-SITE ALONG BOTH THE SOUTH AND EAST SIDES, WHICH WILL DECREASE THE AMBIENT TEMPERATURE IN THE SUMMER MONTHS ON THE PRIVATE PATIOS AND ALLOW LIGHT TO PENETRATE THROUGH IN THE WINTER MONTHS. SHORT-TERM BIKE RACKS HAVE BEEN ACCOMMODATED BY THE FRONT DOORS - A HIGHLY VISIBLE AREA. THE SURFACE PARKING LOT WILL BE EDGED WITH A WOOD COLOURED/TONED STEEL FENCE THAT HAS LASER CUT SLIVERS, WHICH WILL ADD INTEREST TO THE PARKADE AND PARKING FACADES WHILE BLOCKING THE GLARE OF HEADLIGHTS TO NEIGHBOURING PROPERTIES.

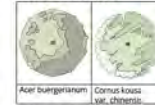
THE PODIUM ENCOMPASSES AN AMENITY AREA THAT IS DOTTED WITH SEVERAL EXPERIENCES FROM A 'HUNTING' THEMED PLAY AREA, TO AN OUTDOOR DINING SPACE, A RELAXING HAMMOCK NODE, COMMUNITY GARDENS, AND AN INTIMATE SEATING AREA UNDER A CANOPY OF TREES. THE HARDSCAPE MATERIALS, FROM THE RETAINING WALLS TO THE PAVERS, HAVE STAYED WITHIN NEUTRAL TONES, WITH COLOUR BROUGHT IN THROUGH THE PLANTING AND SITE FURNISHING FINISHES. MOST OF THE PLANTING ON PODIUM IS EDIBLE, EITHER FOR CULINARY PURPOSES OR FRESH EATING. FINALLY, UNIT SEPARATION IS ENHANCED WITH A LAYERED WOOD FENCE THAT WILL BREAK UP THE HORIZONTALITY OF THE PATIO CONFIGURATIONS AND PROVIDE A PUBLIC/PRIVATE INTERFACE WHILE STILL ALLOWING FOR 'EYES' ON THE PUBLIC SPACES.

SCALE

L-0.00



TREE LEGEND



TREE SCHEDULE

QUAN	BOTANICAL NAME	COMMON NAME	SIZE
7	Acer buergerianum	Tribute Maple	10m, 8cm dbh
3	Cornus kousa var. chinensis	Chinese Dogwood	10m, 8cm dbh

HARDSCAPE MATERIALS

KEY	DESCRIPTION
[Pattern]	CITYSCAPE WINDSOR CONCRETE UNIT PAVING SIZE: 118mm x 180mm x 40mm COLOUR: NATURAL MANUFACTURER: BASALTE
[Pattern]	CAST-IN-PLACE CONCRETE 100mm THICK COLOUR: NATURAL FINISH: BROOM FIN SAWCUTS
[Pattern]	GRIP STRIP
[Pattern]	CAST-IN-PLACE CONCRETE RETAINING WALL TO BE ARCHITECTURALLY FINISHED AND PAINTED ARCTIC WHITE

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
[Color]	SHRUB PLANTING GROWING MEDIUM SHRUBS - 4500mm MIN. DEPTH TREES - 5000mm MIN. DEPTH
[Color]	SOD

SITE FURNISHINGS

KEY	DESCRIPTION
[Image]	NEO BIKE RACK Model #: LBSP-1-05 Colour: TRD Supplier: MAGLUM SITE FURNISHINGS Mount: SURFACE

FENCING

KEY	DESCRIPTION
[Image]	1.07m HIGH SEMI-PRIVATE STEEL FENCE COLOUR: WOOD
[Image]	PRIVACY SCREEN / GLASS RAILING BY ARCHITECTURE



ACER BUERGERIANUM ACER BUERGERIANUM - FALL CORNUS KOUSA VAR. CHINENSIS



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**WHITETAIL 56TH
APARTMENTS**

20719, 20721 & 20729, 20731
EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-142
CITY FILE #



SITE PLAN

SCALE 1:150



L-1.00



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WHITETAIL 56TH
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PROJECT # 23-142
CITY FILE #



PODIUM PLAN

SCALE 1:150



L-1.10

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	CONCRETE SLAB SIZE: 606 x 606 x 50.8mm COLOUR: WHITE MANUFACTURER: NEWSTONE GROUP
	CONCRETE SLAB SIZE: 606 x 606 x 50.8mm COLOUR: NORTHERN SHADOW MANUFACTURER: NEWSTONE GROUP
	RUBBER PAVES COLOUR: 100% RECYCLED BLACK MANUFACTURER: COMPLEX SUPPLIER: HABITAT SYSTEMS
	DORADO PLANTER WALL SIZE: 308 x 610 x 127mm COLOUR: CHARCOAL MANUFACTURER: NEWSTONE GROUP

SOFTSCAPE MATERIALS

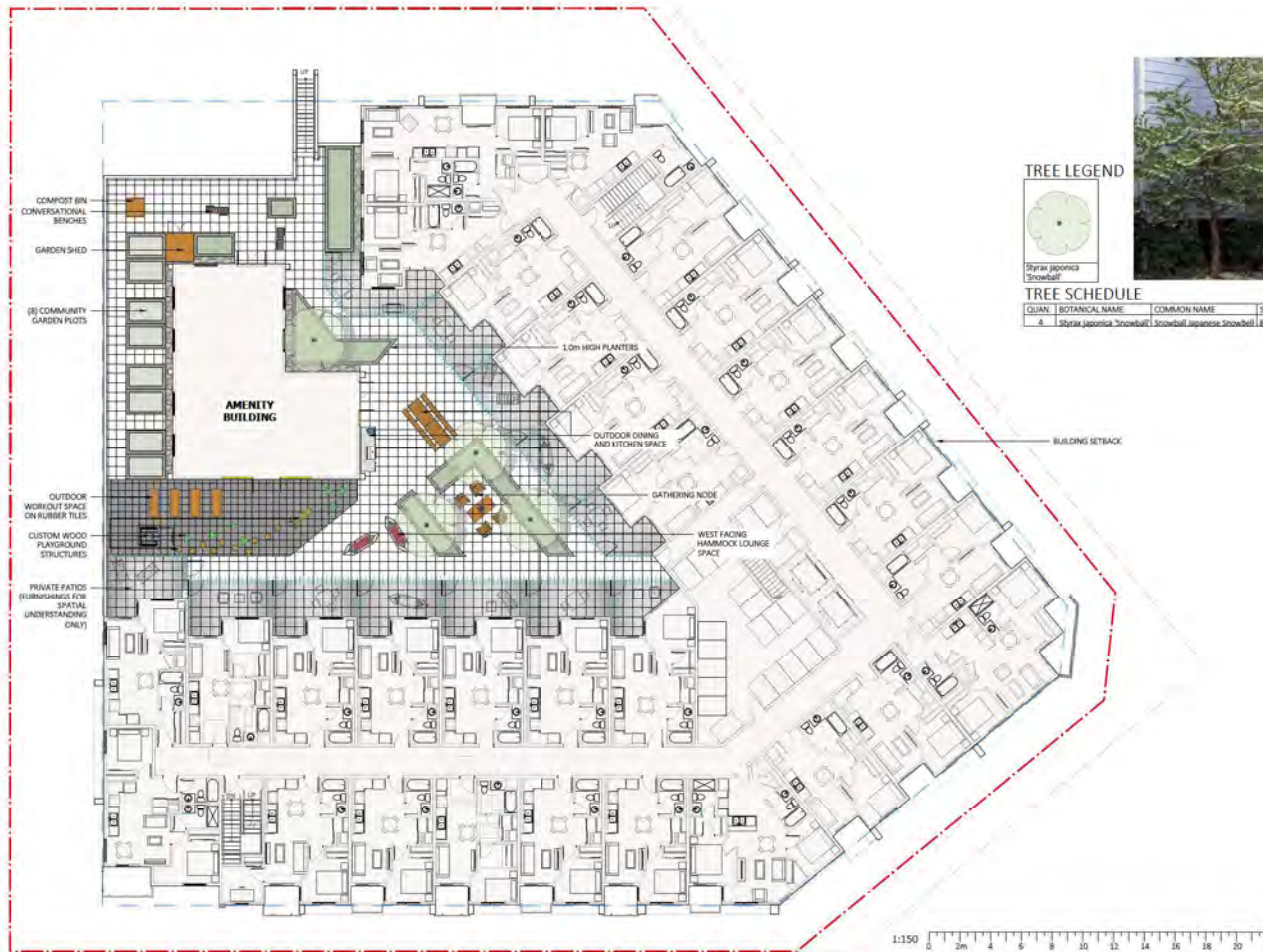
KEY	DESCRIPTION
	SHRUB PLANTING GROWING MEDIUM SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH
	COMMUNITY GARDEN GROWING MEDIUM 450mm MIN. DEPTH

SITE FURNISHINGS

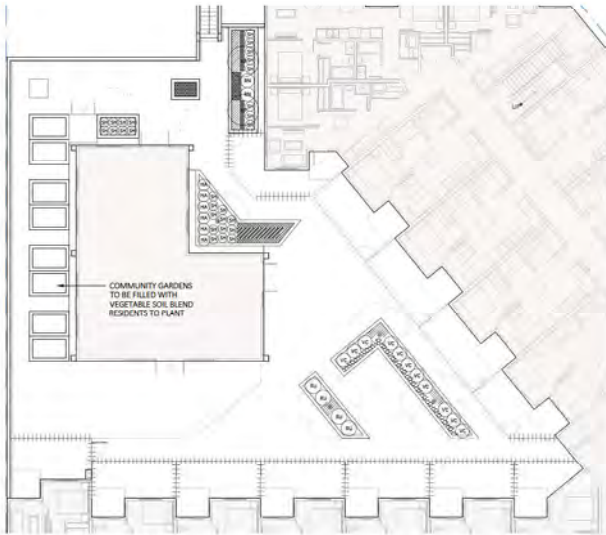
KEY	DESCRIPTION
	WISHBONE VINCENT PICNIC TABLE Model # VJC-34 w/ gameboard Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
	WISHBONE VINCENT PICNIC TABLE Model # VJC-34 Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
	CLUSTER SEATING Model # VINCENT PICNIC TABLE - 4' Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface

FENCING

KEY	DESCRIPTION
	1.5m HIGH PRIVACY FENCE
	GUARDRAIL BY ARCHITECTURE



1:150 0 2m 4 6 8 10 12 14 16 18 20 25



1
PODIUM PLANTING PLAN
Scale 1:150

PLANTING SCHEDULE - PODIUM

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	85	Allium schoenoprasium	Culinary Chives	No. 1 Pot
[Symbol]	24	Fragaria chiloensis	Black Strawberry	No. 1 Pot
[Symbol]	6	Hydrangea arborescens 'Innocence White White'	Innocence White White Hydrangea	No. 3 Pot
[Symbol]	62	Lavandula angustifolia 'Arctic Snow'	Arctic Snow Lavender	No. 3 Pot
[Symbol]	10	Oreganum vulgare	Culinary Oregano	No. 1 Pot
[Symbol]	7	Ribes nigrum 'Sno-Ness'	Sno-Ness Black Currant	No. 1 Pot
[Symbol]	4	Ribes spp. 'Little Ben'	Little Ben Gooseberry	No. 3 Pot
[Symbol]	38	Sarcococca hookeriana 'Sweet & Lo'	Sweet & Lo Sweetbox	No. 3 Pot
[Symbol]	34	Thymus vulgaris	Culinary Thyme	No. 1 Pot
[Symbol]	11	Vaccinium corymbosum 'Sky Dew Gold'	Sky Dew Gold Blueberry	No. 3 Pot
[Symbol]	2	Vaccinium parvifolium	Red Huckleberry	No. 5 Pot



2
SITE PLANTING PLAN
Scale 1:150



ARCHITECTURAL PALETTE

1:150 0 2m 4 6 8 10 12 14 16 18 20 25

PLANTING SCHEDULE - SITE

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	50	Deutzia 'Yuki Snowflake'	Yuki Snowflake Japanese Snow Flower	No. 2 Pot
[Symbol]	8	Erica carnea 'Springwood White'	Springwood White Heather	No. 4 Pot
[Symbol]	22	Euonymus alatus 'Palma Blanca'	Palma Blanca Euonymus	No. 2 Pot
[Symbol]	13	Hydrangea arborescens 'Innocence White White'	Innocence White White Hydrangea	No. 3 Pot
[Symbol]	11	Ilex verticillata 'Little Goblin Orange'	Little Goblin Orange Holly	No. 3 Pot
[Symbol]	60	Taxus media 'Hill'	Hill View	No. 3 Pot



KEYSTONE
ARCHITECTURE
4860 STORO B.C. 300 33331 SOUTH FRASER WAY
V2Z 2E1 | 604.855.0577
CALGARY AB 410-383 11th AVENUE SW
T7H 1P9 | 587.891.4768
WWW.KEYSTONEARCH.COM
LANDSCAPE ARCHITECTURE DIVISION



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-12-08
2	RE-ISSUED FOR DP	24-03-13

WHITETAIL 56TH
APARTMENTS

20719, 20721 & 20729, 20731
EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-142
CITY FILE #



PLANTING PLANS

SCALE 1:150



L-1.20



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 10-23
Rezoning Application RZ 09-23
(5030-5064 208 Street & 20845 50A Avenue)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Bylaw #: 3271

Date: March 21, 2024

Doc #:

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Rajinder Warraich for a 26-unit townhome development at 5030-5064 208 Street & 20845 50A Avenue.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Ground Oriented Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

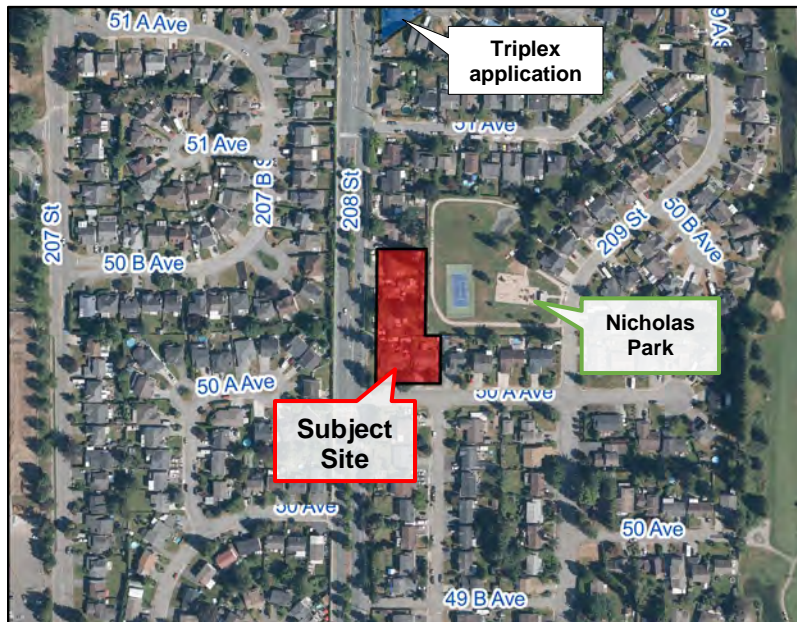
Applicant:	Rajinder Warraich
Owners:	Florence Burton, James Okeymow, John Hyzka, Ellen Young, & Richard & Terry Seymour
Civic Addresses:	5030-5064 208 Street & 20845 50A Avenue
Legal Description:	Lots 242 & 243, District Lot 312, Group 2, New Westminster District, Plan 57547; Lots 1 (Except: Parcel L [Bylaw Plan 68226]), 2 (Except: Parcel K [Bylaw Plan 68226]), & 3 (Except: Parcel J [Bylaw Plan 68226]), District Lot 312, Group 2, New Westminster District, Plan 10032
Site Area:	3,603 m ² (0.89 acres)
Number of Units:	26 townhomes
Gross Floor Area:	3,795 m ² (40,853 ft ²)
Floor Area Ratio:	1.053
Lot Coverage:	45%
Total Parking Required:	57 spaces (including 1 h/c space)
Parking Provided:	
Resident	52 spaces
<u>Visitor</u>	<u>5 spaces</u>
Total	57 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD93 Comprehensive Development Zone
Development Cost Charges:	\$579,921.00 (City - \$285,033.00, GVS&DD - \$108,870.00, GVWD - \$114,636.00, SD35 - \$18,400.00, TransLink - \$52,982.00)
Community Amenity Contributions (CACs):	\$104,000.00

Discussion:

1. Context

The applicant is proposing to develop a 26-unit townhome complex on the site of 5-single-detached lots. This site is located in an area of single-detached homes where the properties generally along 208 Street, including the subject site, have been designated as 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 Floor Area Ratio (FAR) density of 1.2, and is further guided by the City’s Townhome & Plex-Home Best Practices Guide. 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 Blacklock Elementary School, support future frequent transit service, provide an upgraded streetscape along 208 Street, and improve traffic safety by removing driveways from 208 Street.

The subject site is located on the northeast corner of 208 Street and 50A Avenue and extends approximately midway toward 51 Avenue to the north. 208 Street and 50A Avenue front the site on the west and south respectively. The properties across from these streets, along with those adjacent to the north, share the same Ground Oriented Residential OCP designation. To the east, the site is neighbored along 50A Avenue by a row of single-detached homes designated Suburban in the OCP, which maintains these properties’ existing single-detached home densities and lot patterns. However, most of the site’s rear property lines are shared with Nicholas Park.



Site context

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

- Nicholas Park (directly adjacent);
- 560 bus line (few-minutes' walk); and
- Blacklock Fine Arts Elementary School (10-minutes 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 guidelines:

- No balconies facing neighbouring Suburban properties;
- Using peaked roofs;
- Upgrading the street frontage;
- Incorporating a vehicle turnaround pad which can be converted to an extra visitor parking space in the future;
- Providing new, durable (non-wood) fencing for shared property lines;
- Including a new public walkway from 50A Avenue to Nicholas Park;
- Planting more than one new tree per unit;
- Setting 3-storey townhomes back over 8 metres from adjacent Suburban properties and stepping down to a 2-storey height where closer; and
- Providing an outdoor amenity area.

3. Design

The applicant is proposing a 7-block townhome complex primarily oriented around a central lane running parallel to 208 Street. A short lane stub comes off the primary lane to provide access to the southeast corner. This configuration maximizes the number of townhomes engaging with the fronting streets, as well as the park. The site's shallow dimensions result in shallower blocks and all units having side-by-side double garages. The central lane runs to the northern edge of the site to enable its extension as part of future development of the

neighbouring properties and provide a through-connection between 50A and 51 Avenues. In the interim, this dead-end will be managed through a turnaround pad, which will ultimately be replaced with an additional visitor parking space when the lane is extended northward into a future development. The site's east interface makes use of the separation requirements in the Townhome & Plex-Home Best Practices Guide to site the PMT, an outdoor amenity area, visitor parking, and a new walkway to the park. This walkway will be accessible to the public, and will improve walkability to Nicholas Park from 50A Avenue and homes to the south. The park currently has a single access on its east side (209 St.).

The proposed design emphasizes off-white tones, with visual interest provided primarily through texture. Maroon doors and brick bases highlight the townhome entrances on the street frontages while horizontal cement fibre board plank siding serve as the primary façade treatment. On the upper floors, fibre cement board and batten highlights extruded masses. Window awnings, balcony posts, and picket railings decorate the façades. The townhome blocks are proposed at a three-storey height, with a varied peaked roof line. On the site's southeast corner, the end unit of Block 7 steps down to a 2-storey height to transition to the neighbouring single-detached home as required by the Best Practices Guide. Block 6, which is adjacent to the neighbouring Suburban property's backyard, is set back 8.6 metres (above the Best Practices Guide requirement) to emphasize privacy and shadow prevention at this interface.

The project's landscaping uses a variety of shrubs, grasses, and perennials to soften the site's corners and edges and separate the individual units' outdoor areas. Several different tree species are also provided in these landscaped areas to provide a total of 28 new trees on-site. Staff is also currently working with the applicant to determine if the off-site frontage design can accommodate the retention of four large City-owned trees along 208 Street. All proposed fencing is metal, including taller fencing on the boundaries shared with adjacent properties for privacy and shorter fencing along the 208 Street and park interfaces to better engage with these public spaces.

For the street-fronting units, pedestrian access is provided through walkout connections to the public sidewalk while, for the park-side units, pedestrian access is provided from within the internal lane. Vehicle parking meets Zoning Bylaw requirements, including 2.0 resident spaces per unit (total of 52 spaces) and 0.2 visitor spaces per unit (total of 5 spaces). Additionally, a vehicle turnaround pad has been provided on the northwest corner of the site, which will allow drivers to turn around at the dead end in the interim and can be converted to an additional visitor parking space once the lane is extended through future development. All garages are provided in a side-by-side configuration. The development consists of 1 two-bedroom unit, 23 three-bedroom units, and 2 five-bedroom units, and all units have ground-level patios and balconies.

4. Sustainability

The proposal incorporates the following sustainable development features:

- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating climate-resilient and drought-tolerant plantings served by a smart-controlled drip irrigation system; and
- Providing five garages with 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:

PRELIMINARY ONLY

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

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

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

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

These requirements have been issued to reflect the application for development for a proposed **26-Unit Townhome Development located at 5030-5064 208 St; 20845 50A.**

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The Developer is responsible for the following work which shall be designed by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
- V. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's standing hydraulic modeling consultant per DCM 3.8 and 6.5.
 - I. 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.
 - II. At the Developer's expense, the City's standing hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section

- 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.
- VII. A 4m corner truncation will be required at the south-west property corner.
- VIII. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per the DCM Section 8.21. The proposed development plan and statistics, once ready, should be forwarded to the City Engineer to develop the scope of this traffic study. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:
- a. For OCP Amendment / Rezoning Applications: Prior to Council's first and second readings; and
 - b. For Development Permits (DP): Prior to Council consideration of the application.
- IX. The scope and extent of the off-site works be determined in part from the TIA. New sidewalk, barrier curb, gutter will be required along the entire 208 St. and 50A Ave. frontages, complete with boulevard trees and a planting strip as per the City DCM cross-section SS-R01 and SS-R07 respectively, as well as Section 11.0 - Specifications and Standards for Landscaping. The new curb alignment fronting the proposed project on 208 St. shall be in the approximate existing FOG line location (1.5m +/-). Any sidewalk transitions to be made with back-to-back long radius curves.
- X. Vehicles egressing from 50A Ave. onto 208 St. shall be limited to right-out movement only by means of extending the existing median on 208 St.
- XI. 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.
- XII. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8. The design shall be adequate for MSU trucks as the design vehicle.
- XIII. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense.

Any existing BC Hydro lease-lights to be removed and disposed of off-site.

- XIV. An analysis of the existing crosswalks on 208 St. both north and south of the project for upgrading requirements will be required. The developer will submit a portion of the upgrade cost based on the number of future development who will benefit from the upgrades; amount TBD.
- XV. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 208 St. project frontage by replacing with underground infrastructure. If third party utilities are unwilling to underground (in writing), then preducting for future undergrounding is a minimum requirement with a C-I-L contribution for future undergrounding of cable & pole removal.

B) The Developer is required to deposit the following bonding and fees:

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

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

C) The Developer is required to adhere to the following conditions:

- I. The Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review

- II. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- IV. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- V. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- VI. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VIII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- IX. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- X. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place. An 8-metre laneway will need to be provided for access on

the west side of the property. 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 April 3, 2024 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 \$285,033.00 to City Development Cost Charge accounts and \$104,000.00 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



SITE CONTEXT:

The proposed development is on the intersection of 50 Ave and 208 St. The proposed development is consolidated with 4 existing lots. The overall site dimensions are approx. about 34.4m on 50 Ave side and 89.9m on 208 St. The topography is sloping to the north-west corner, highest point on site towards south-east corner.

THE PROJECT:

The proposed project consists of 3-storey 7 buildings (26 units in total). All the units have side by side garage.



REV	DESCRIPTION	BY	DATE



FLAT7
ARCHITECTURE

Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
www.flat7architecture.ca
contact@flat7architecture.ca

Ph: 604-503-4484



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC

CLIENT:
Jaspreet Dayal

DATE:
14-Feb-24

PROJECT NO:
23-210

SCALE: 1/8"=1'
DRAWN BY: R.W.

NO	DESCRIPTION	BY	DATE

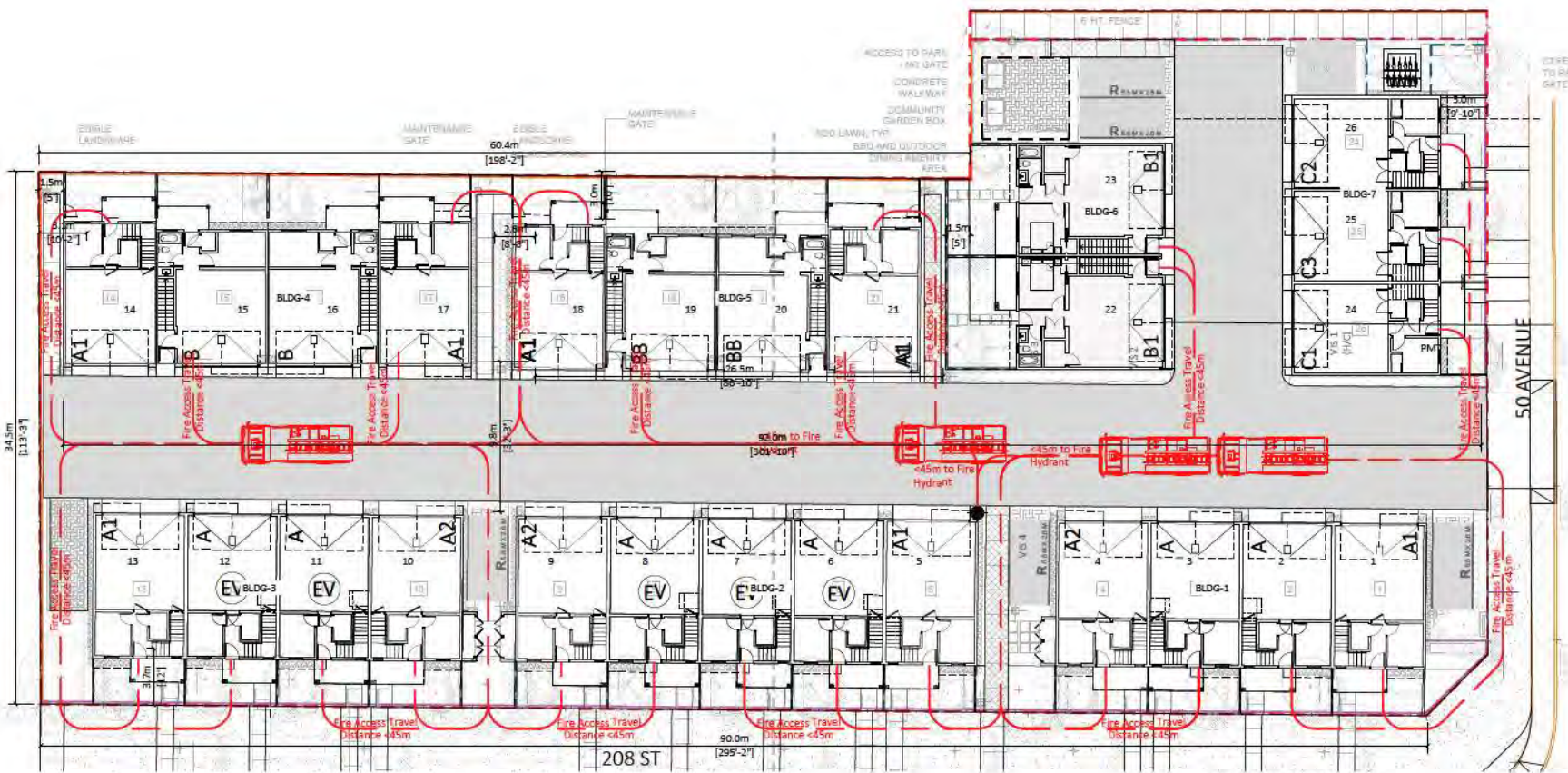
MATERIAL SHEET

A.1.4



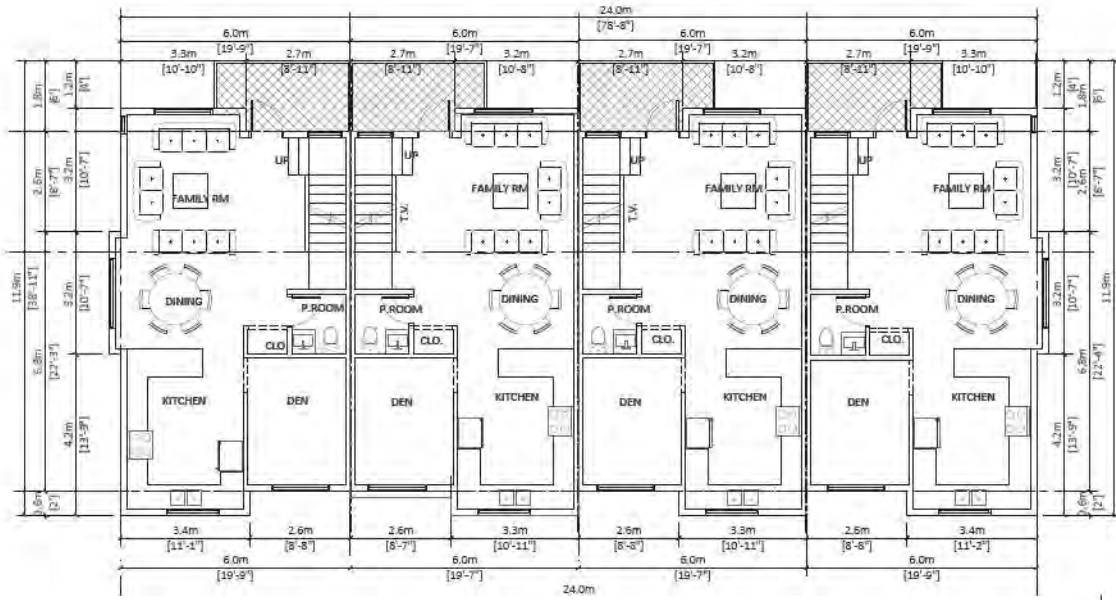
FINISH SCHEDULE

- 1) Exterior BRICK WALL
Color: IXL white brick
- 2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color: Chantilly Lace OC-65
- 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tunda (Benjamin Moore 2133-70)
- 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Figeurs Gray (Benjamin Moore 2133-50)
- 5) Metal Roof
- 6) Garage Door
Color: DAY'S END (Benjamin Moore 2133-30)
- 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
- 8) Shakes
Color: Gray
- 9) WINDOWS
Color: BLACK FRAME
- 10) ALUMINUM RAILING ON PATIO
Color: BLACK

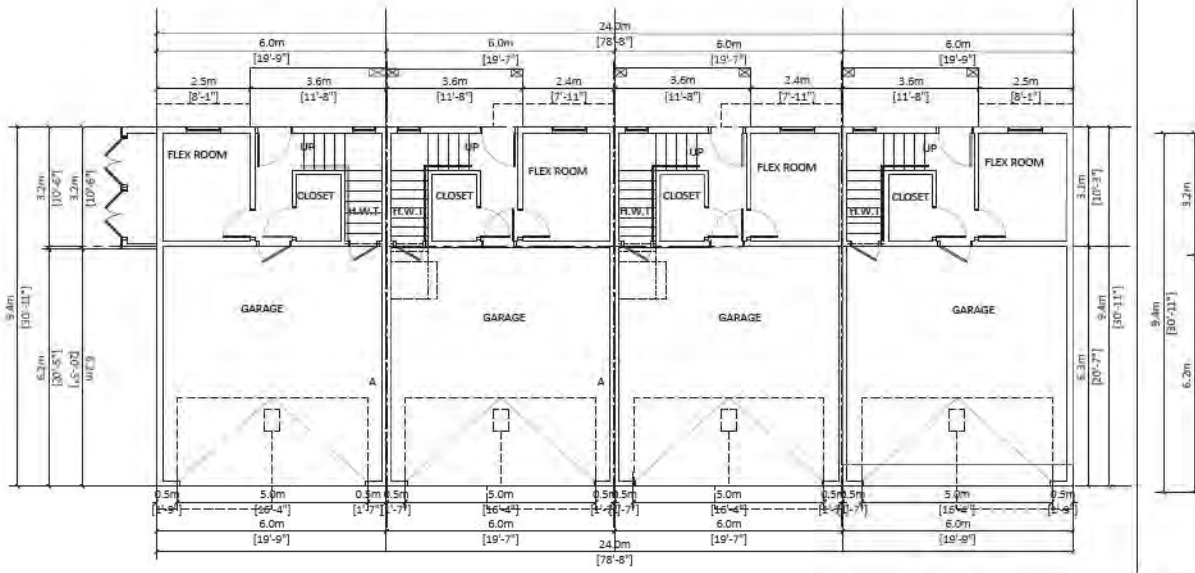


1 FIRE ACCESS PLAN
1/24"=1'

REV	DESCRIPTION	BY	DATE

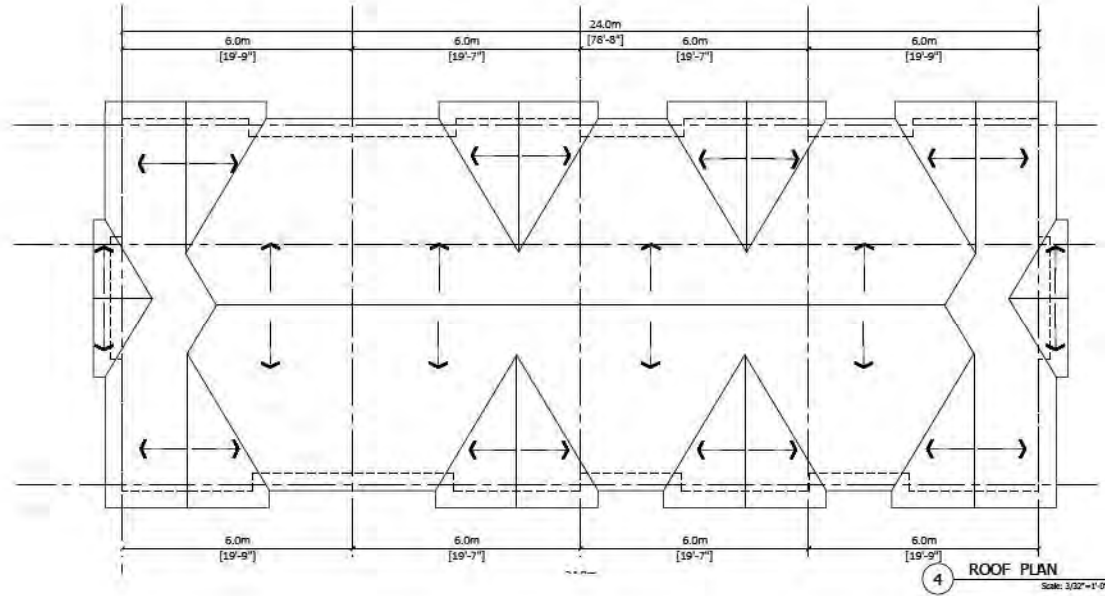
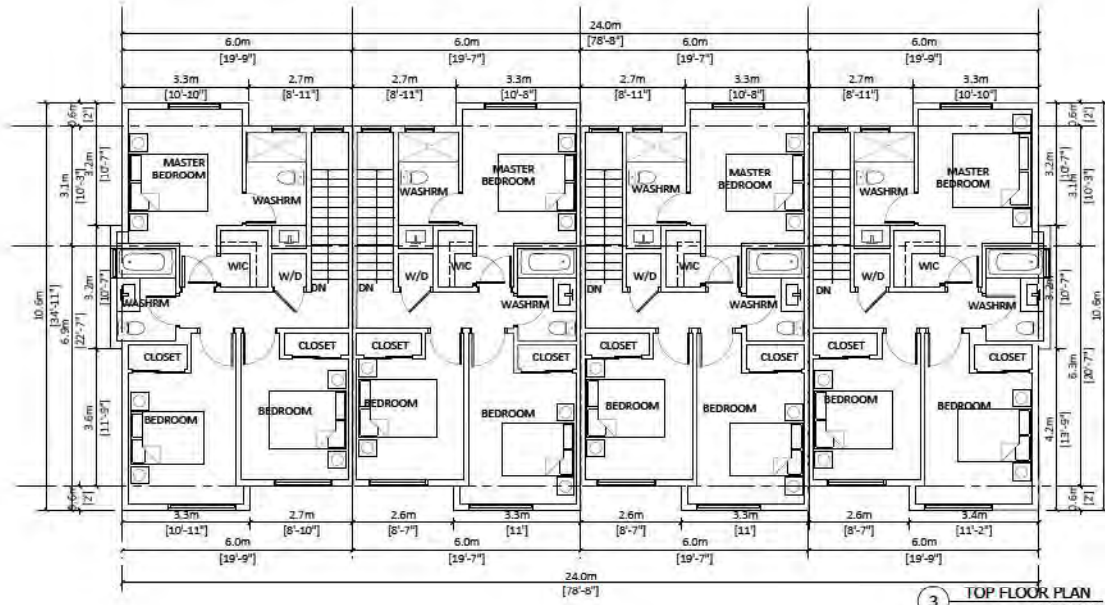


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"



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

NO	REVISION	BY	DATE



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
CITY OF Langley BC
CLIENT:
Jaspreet Doyal

DATE:
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1' R.W.
DRAWN BY:

REV	DESCRIPTION	BY	DATE

BUILDING 1

A.2.1 B



NO.	REVISION	DATE



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

FINISH SCHEDULE

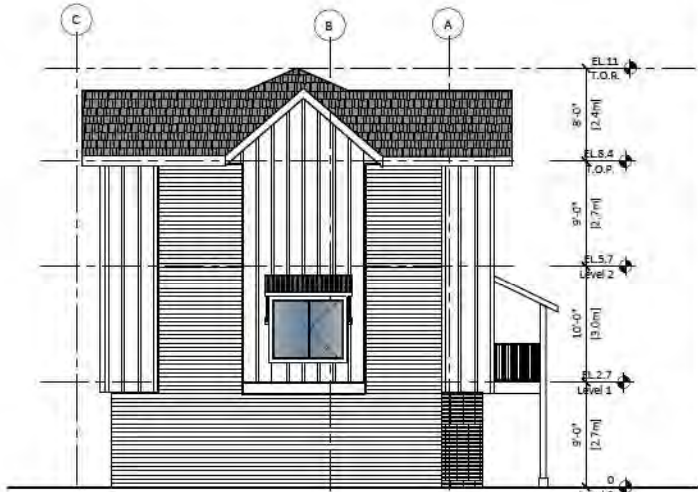
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| <p>1) Exterior BRICK WALL
Color : XL white brick</p> <p>2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly (see DCA6)</p> <p>3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tundra (Benjamin Moore 2133-70)</p> <p>4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-30)</p> | <p>5) Metal Roof</p> <p>6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30)</p> <p>7) Door
Color : Iron Mountain (Benjamin Moore 2134-30)</p> <p>8) Shakes
Color : Gray</p> |
|---|---|



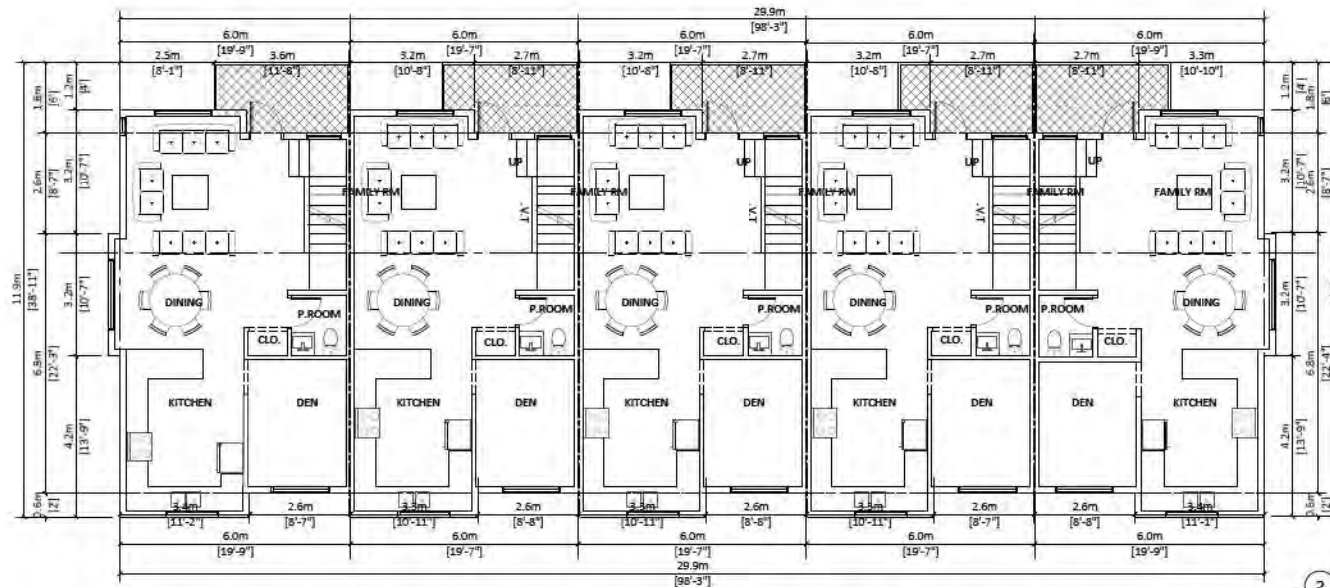
3 RIGHT ELEVATION
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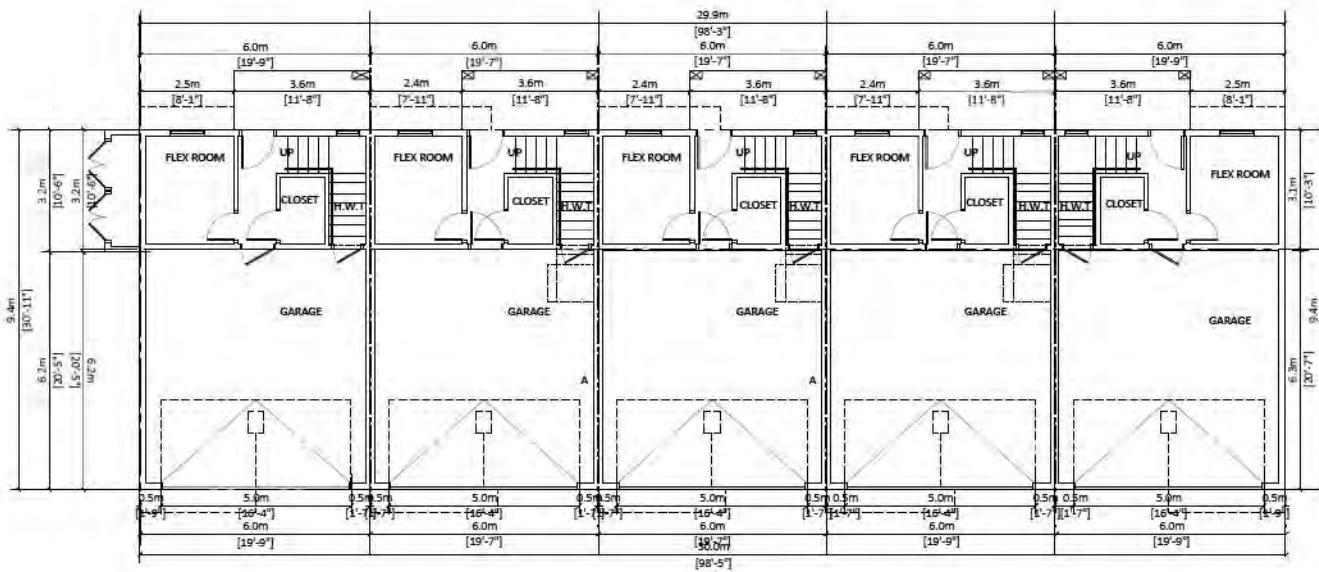
2 FRONT ELEVATION
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4 LEFT ELEVATION
Scale: 3/32"=1'-0"

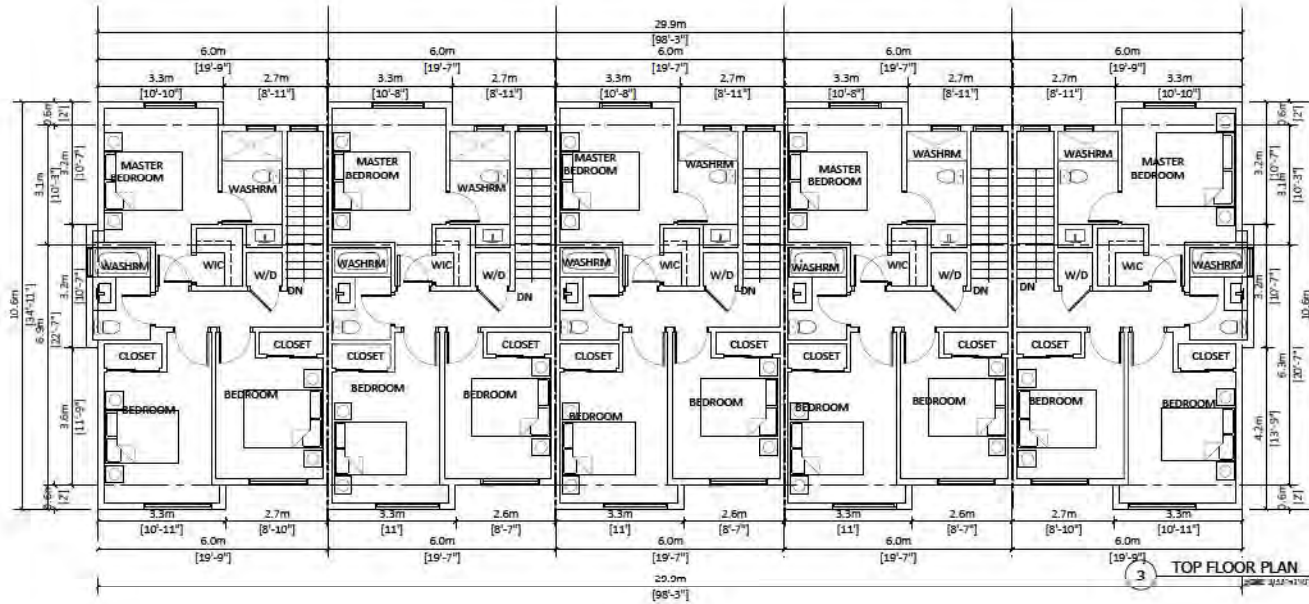


2 MAIN FLOOR PLAN
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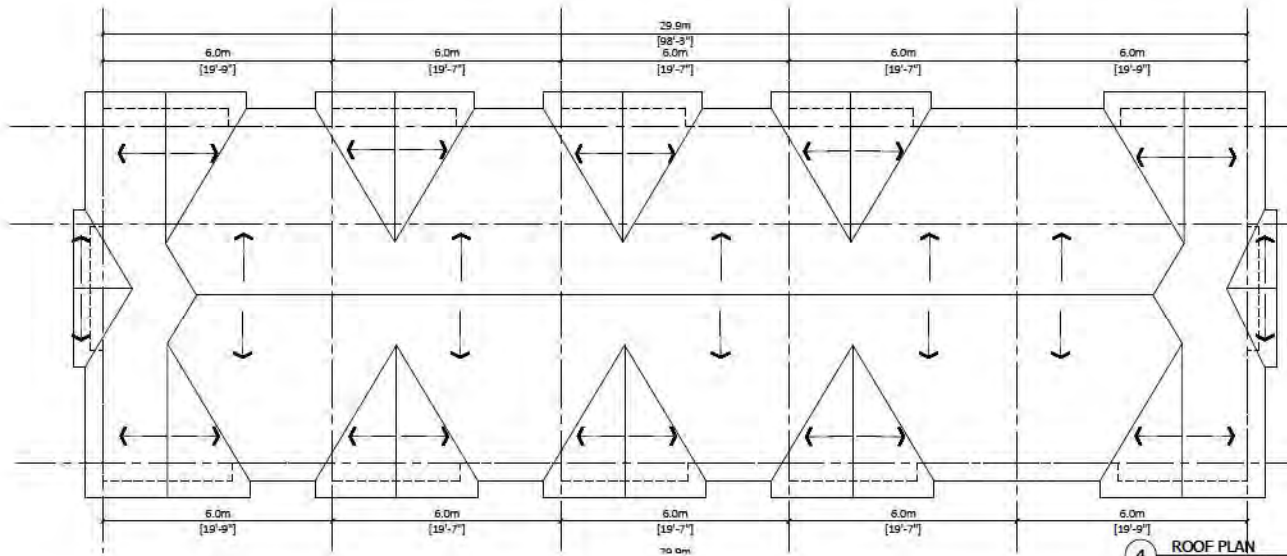


1 GARAGE
Scale: 3/32"=1'-0"

NO	DESCRIPTION	BY	DATE



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



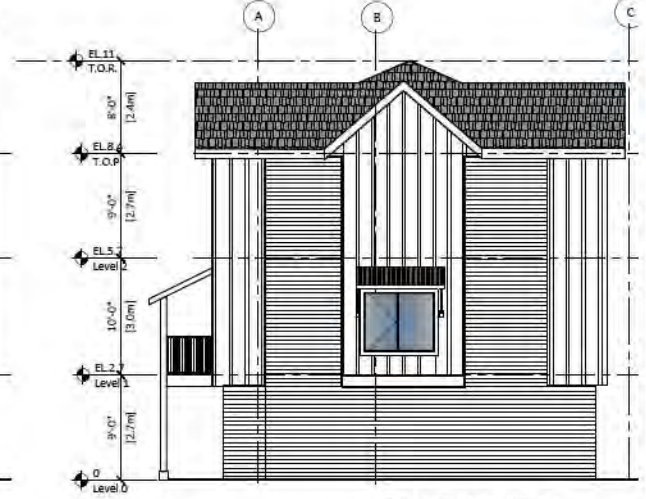
4 ROOF PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE

NO.	REVISION/PH	BY	DATE






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



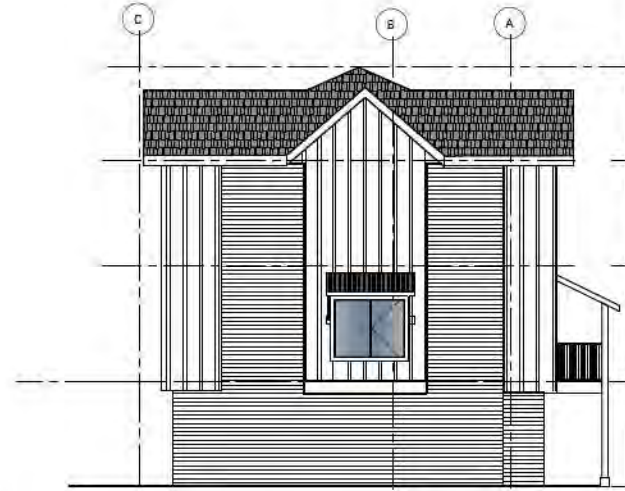
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Scale: 3/32"=1'-0"

FINISH SCHEDULE

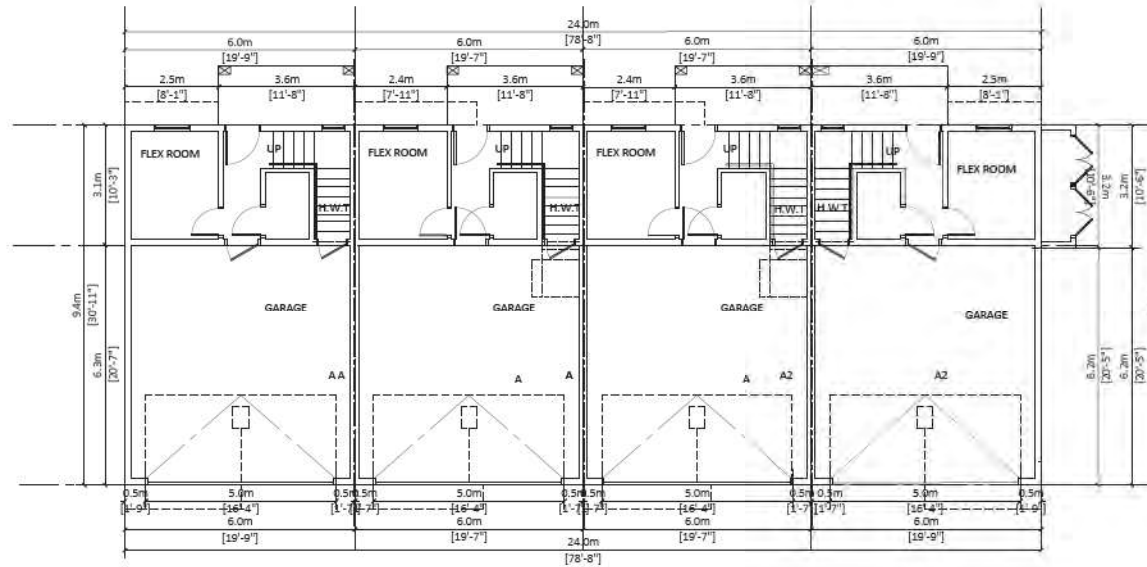
- | | | | |
|---|---|--|--|
|  | 1) Exterior BRICK WALL
Color : DL white brick |  | 5) Metal Roof |
|  | 2) Director High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantilly Lace DG-65 |  | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tundra (Benjamin Moore 2133-70) |  | 7) Door
Color : Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color : Gray |



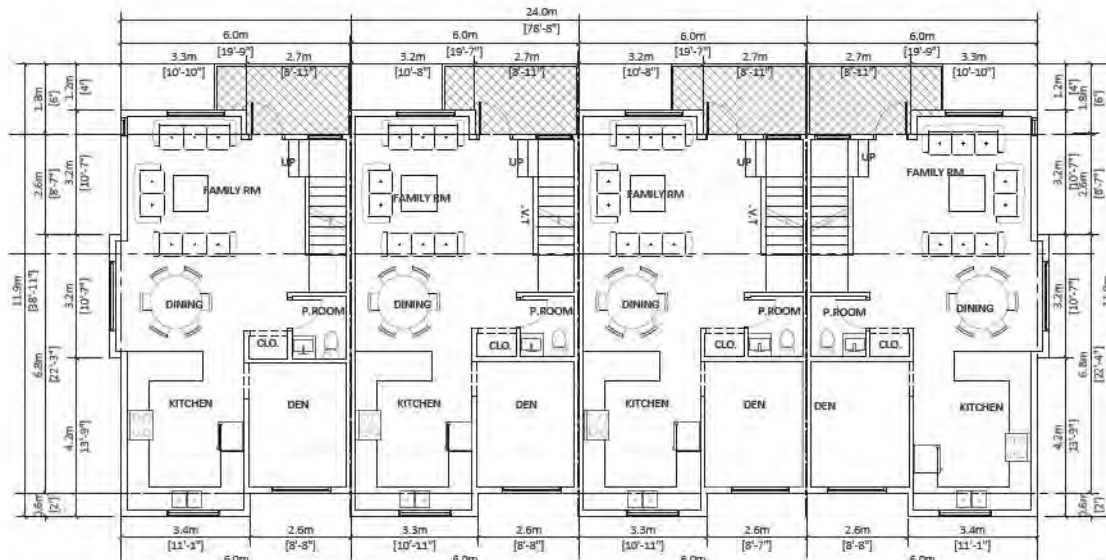
2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"



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



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

NO	REVISION	BY	DATE

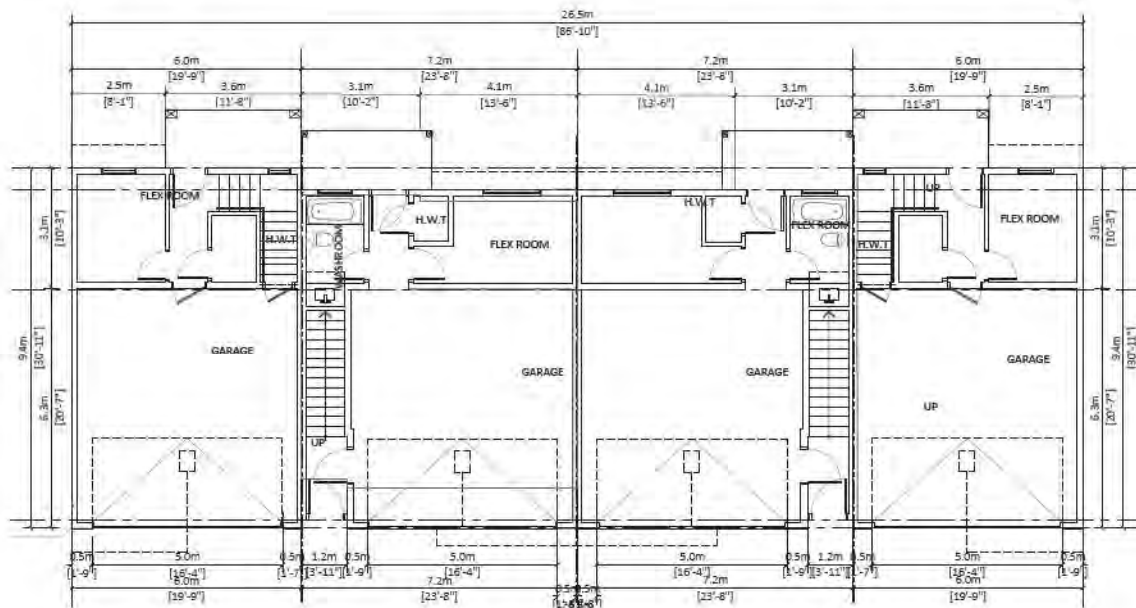


FINISH SCHEDULE

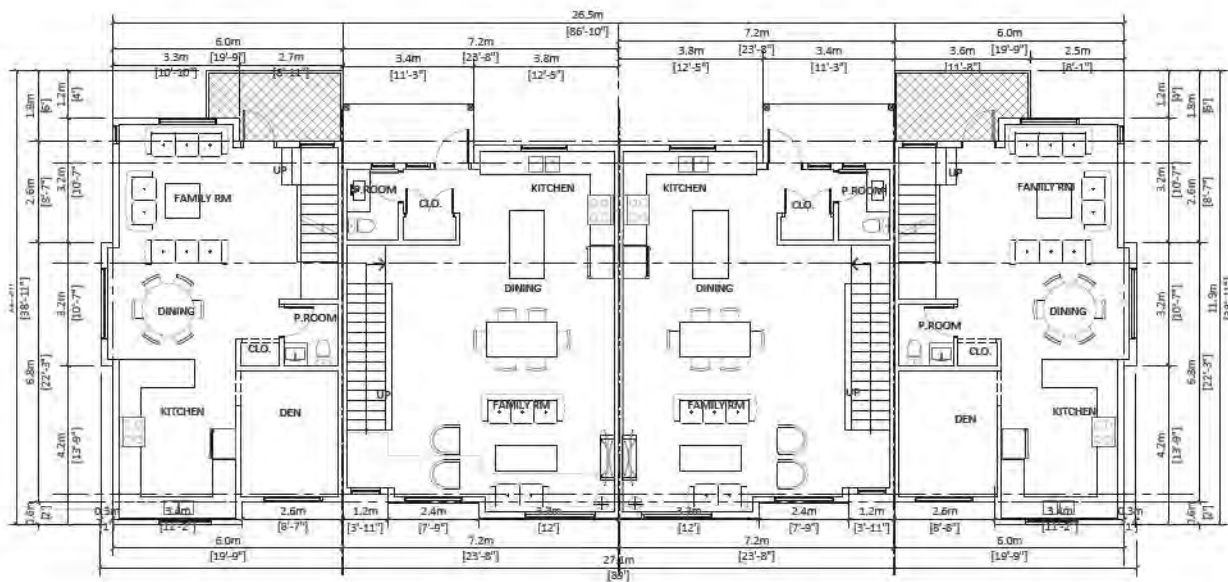
	1) Exterior BRICK WALL Color : DL white brick		5) Metal Roof
	2) Exterior High Density Fibre Cement Board C/W epoxy to match (Hardie or similar) Color : Unity Laze OC-03		6) Garage Door Color : DM'S END (Benjamin Moore 2133-90)
	3) Cement Fibre Board Plank Siding (Hardie or similar) Color : Tundra (Benjamin Moore 2133-70)		7) Door Color : Iron Mountain (Benjamin Moore 2134-30)
	4) Cement Fibre Board Plank Siding (Hardie or similar) Color : Pigeon Gray (Benjamin Moore 2133-50)		8) Shakes Color : Gray



NO.	REVISION	DATE	BY	CHK



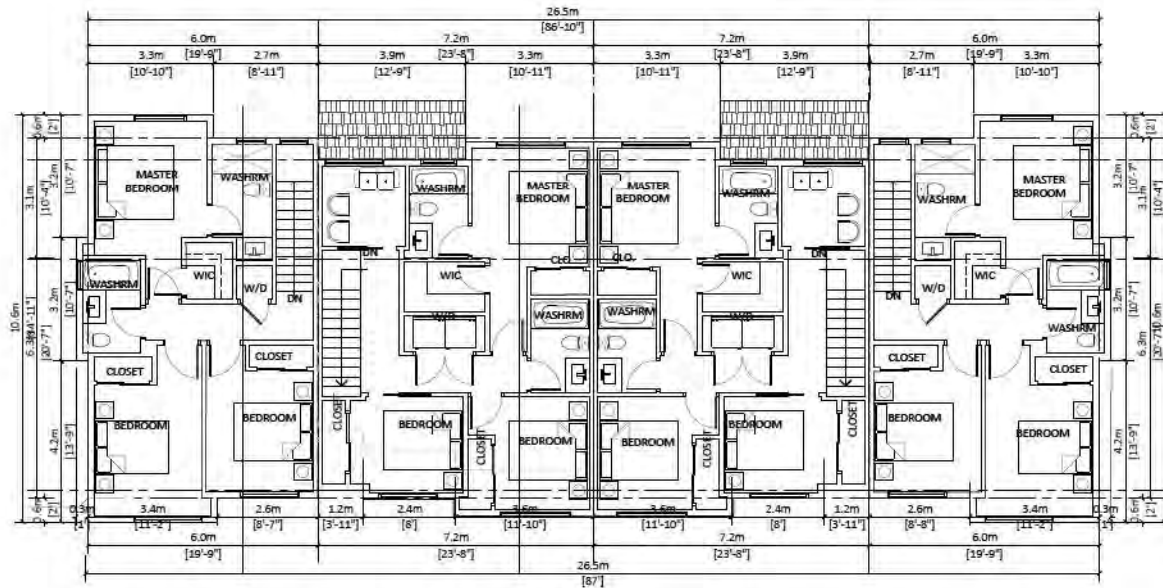
1 GARAGE FLOOR
Scale: 1/32"=1'-0"



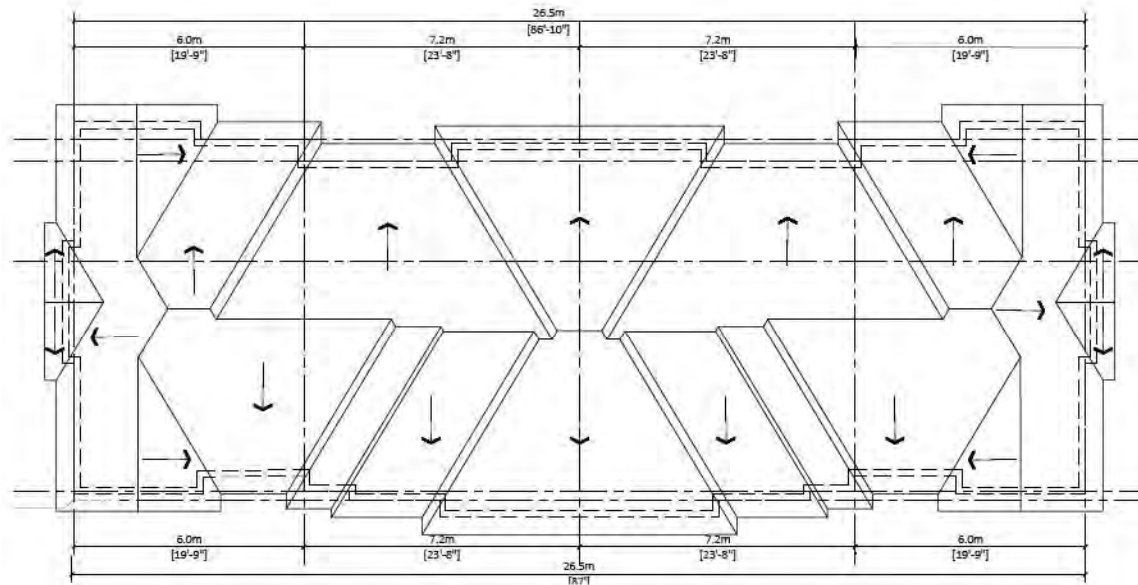
2 MAIN FLOOR PLAN
Scale: 1/32"=1'-0"



NO	REVISION	DATE	BY	CHK



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

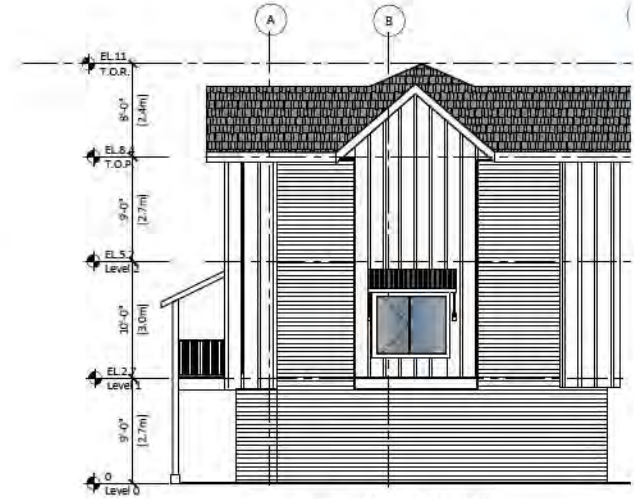


4 ROOF PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE











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



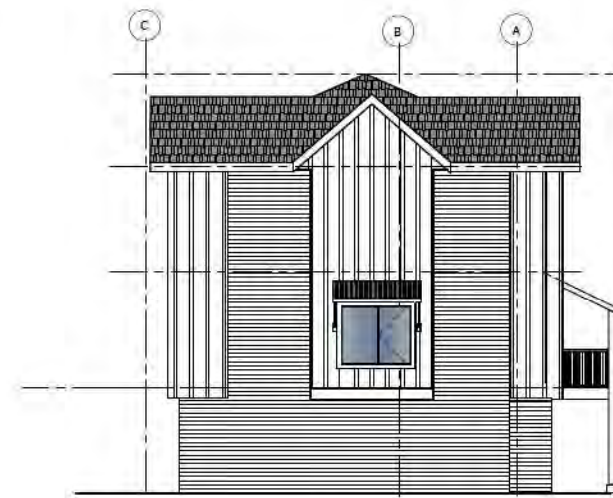
3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

- | | |
|--|---|
|  1) Exterior BRICK WALL
Color: XL white brick |  5) Metal Roof |
|  2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color: Chantilly Looc 00 65 |  6) Garage Door
Color: NAV'S FIN (Benjamin Moore 2111-10) |
|  3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tunda (Benjamin Moore 2133-70) |  7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-50) |  8) Shakes: Gray
Color: Gray |

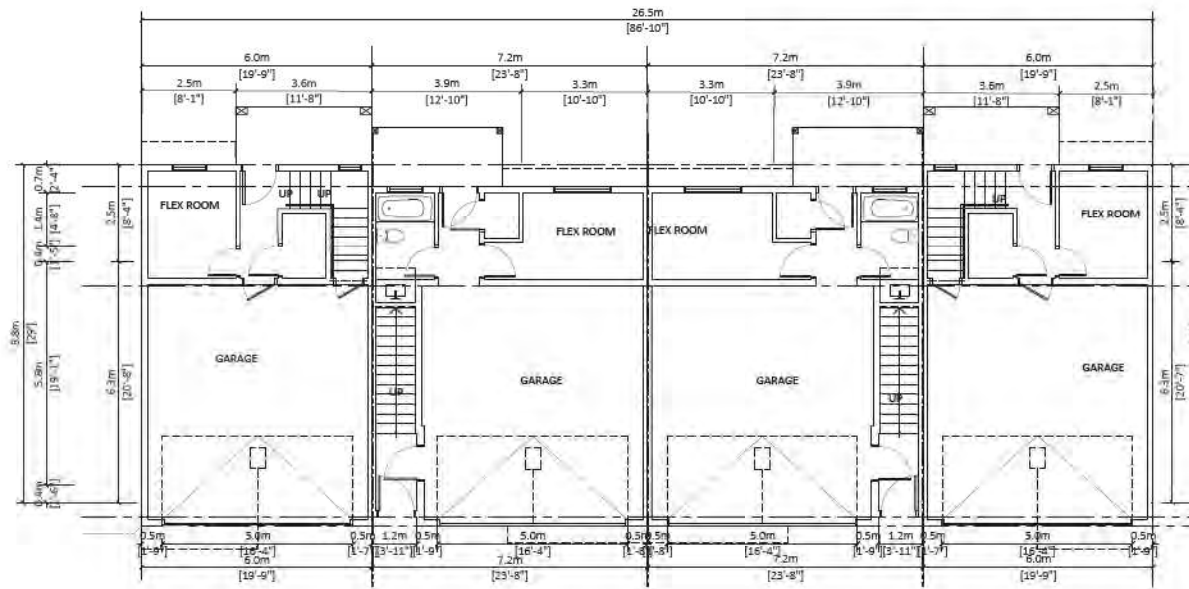


2 FRONT ELEVATION
Scale: 3/32"=1'-0"

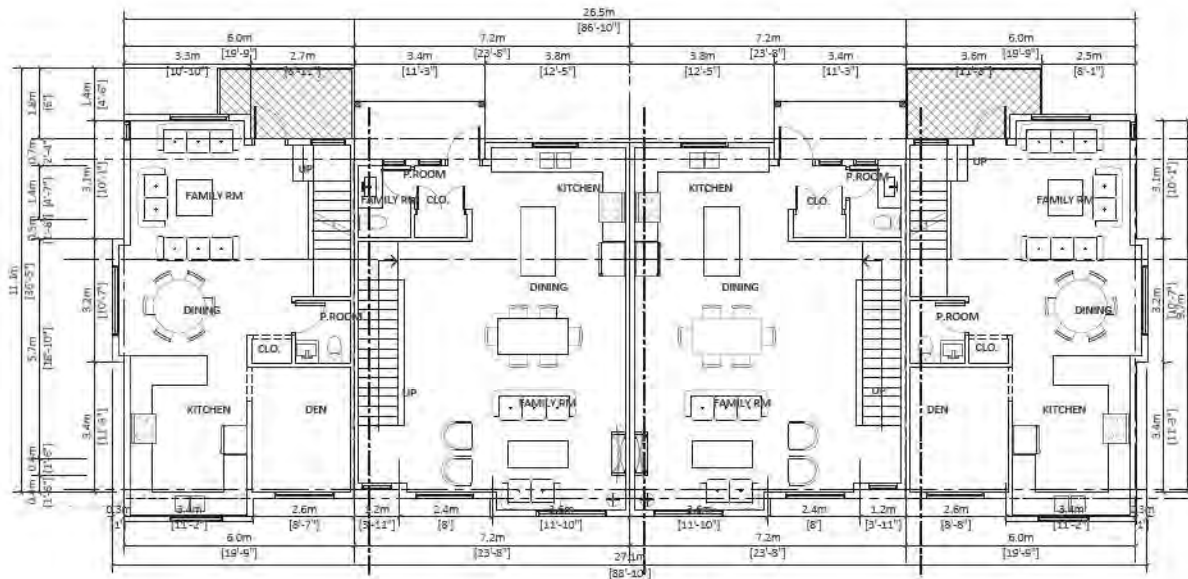


4 LEFT ELEVATION
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE

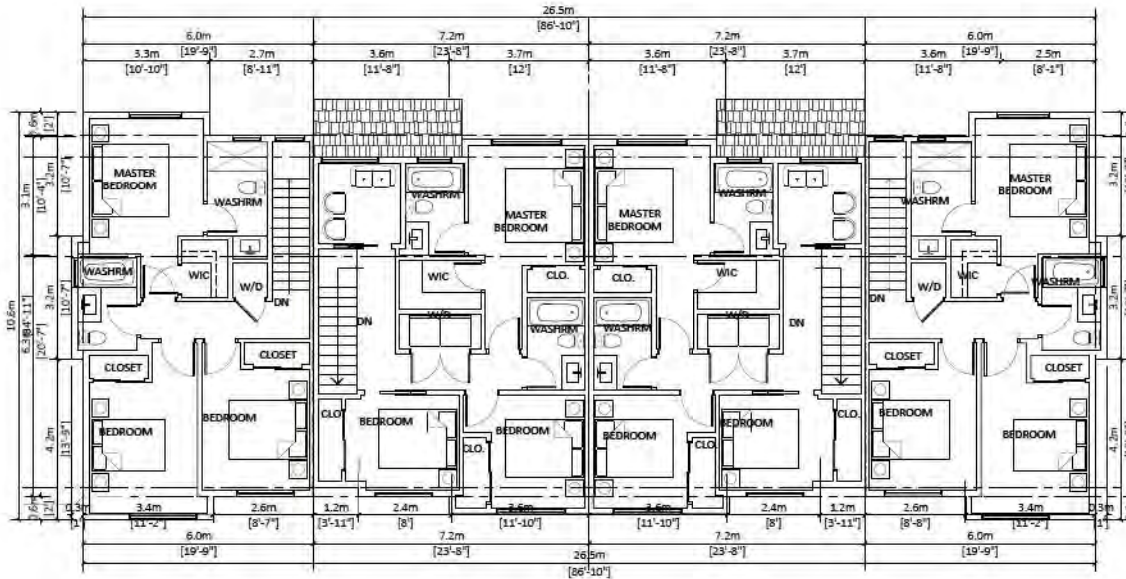


1 GARAGE PLAN
Scale: 3/32"=1'-0"

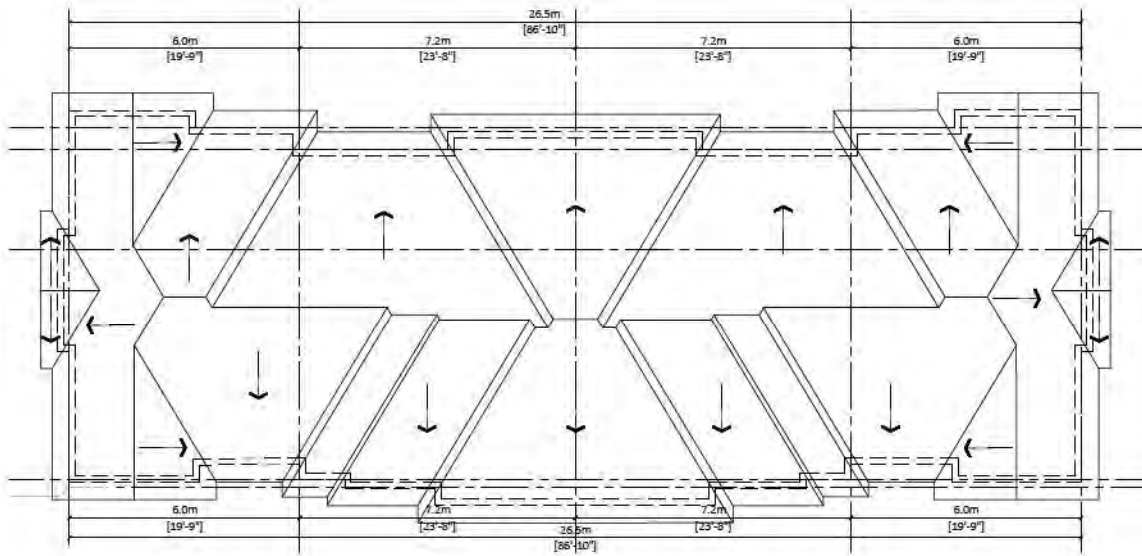


2 MAIN FLOOR PLAN
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



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











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

REV	DESCRIPTION	BY	DATE



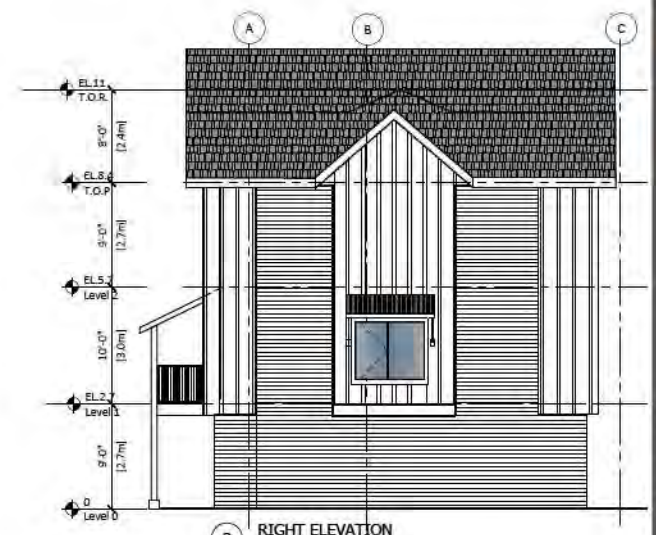
1 BACK ELEVATION
Scale: 3/32"=1'-0"

FINISH SCHEDULE

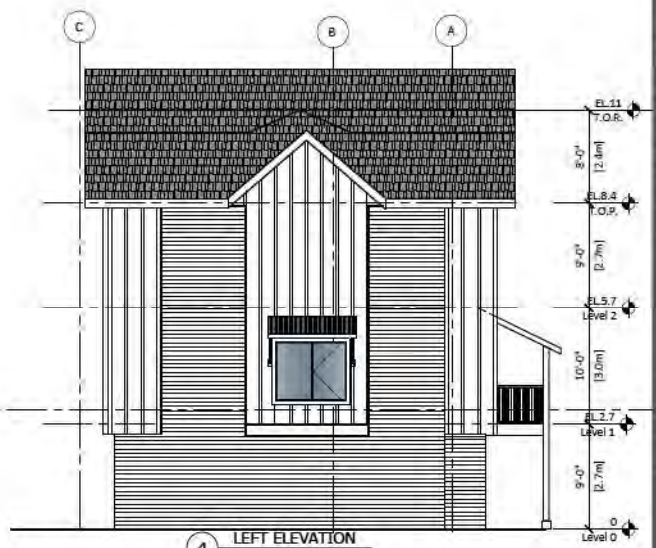
- | | | | |
|---|---|---|---|
|  | 1) Exterior BRICK WALL
Color: IXL white brick |  | 5) Metal Roof |
|  | 2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color: Chantilly Lace OC-65 |  | 6) Garage Floor
Color: DAYS END (Benjamin Moore 2133-30) |
|  | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tunda (Benjamin Moore 2133-70) |  | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
|  | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-50) |  | 8) Shakes
Color: Gray |



2 FRONT ELEVATION
Scale: 3/32"=1'-0"

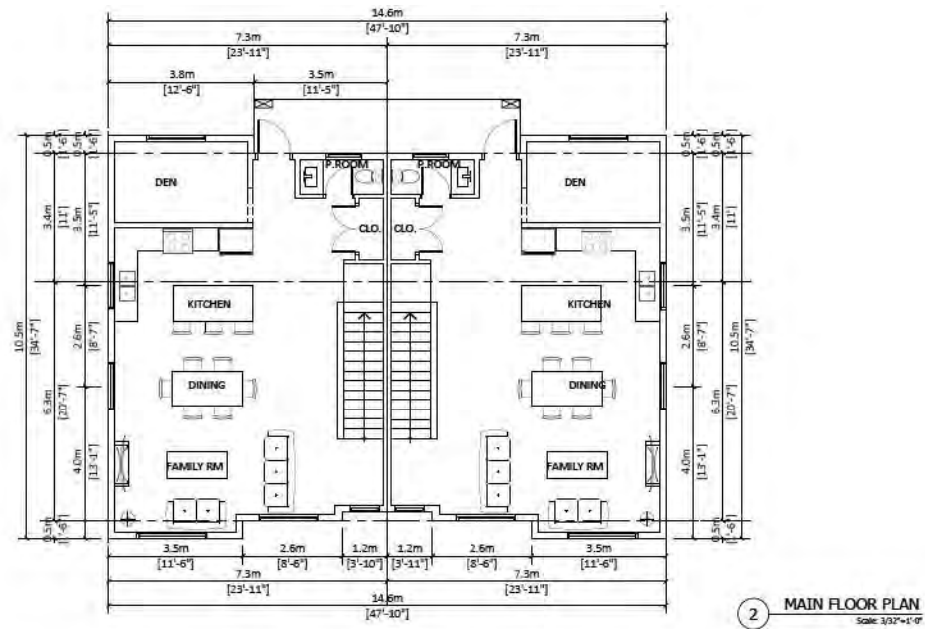
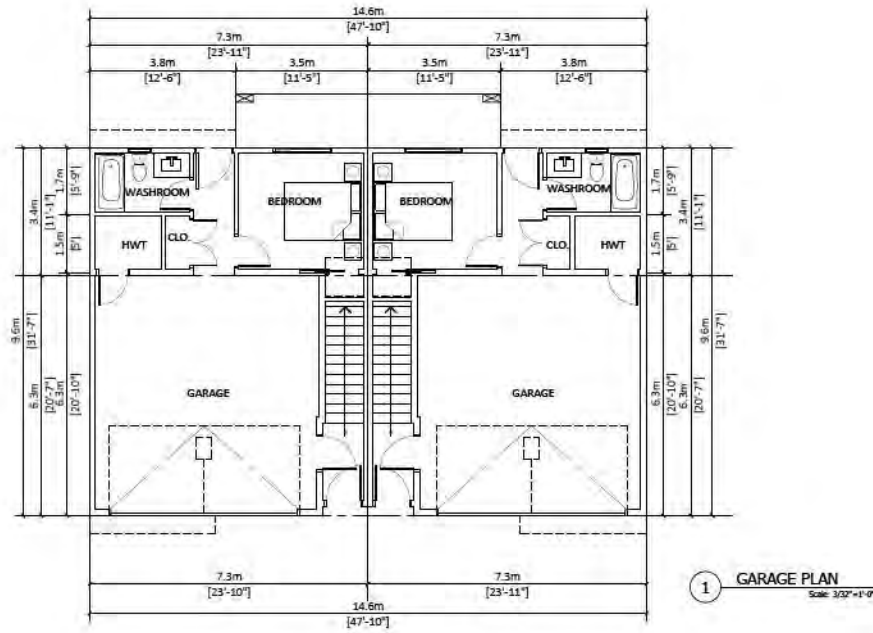


3 RIGHT ELEVATION
Scale: 3/32"=1'-0"

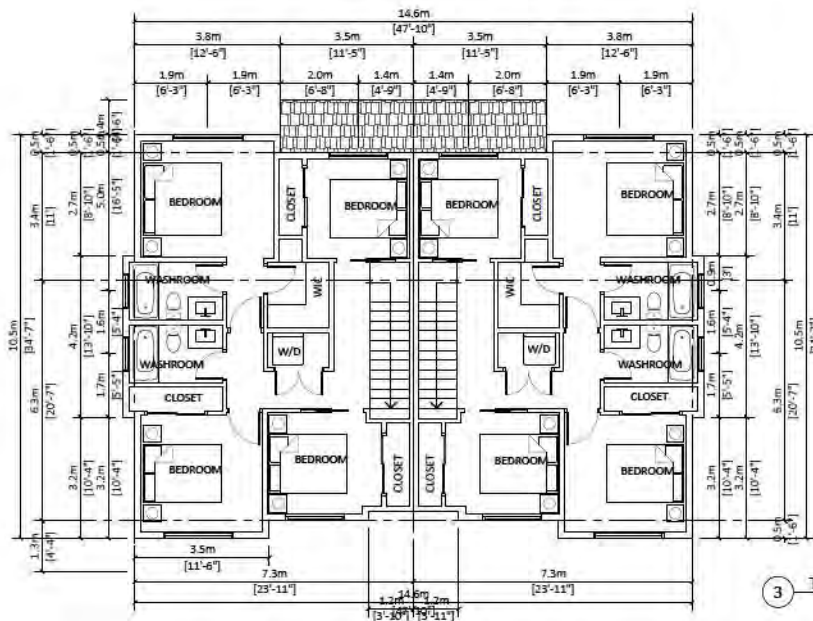


4 LEFT ELEVATION
Scale: 3/32"=1'-0"

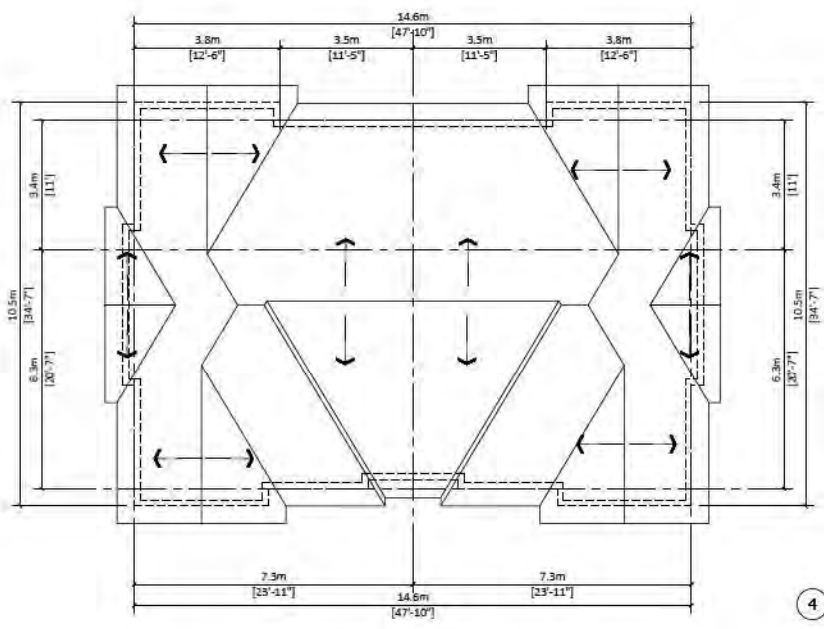
REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE



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



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



PROJECT INFO:
5030, 5040, 5062 and 5064 208 St
20845, 50A Ave
City of Langley BC
CLIENT:
Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1' R.W.
DRAWN BY:

REV	DESCRIPTION	BY	DATE

BUILDING 6

A.2.6 B



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

FINISH SCHEDULE

- | | | | |
|--|---|--|--|
| | 1) Exterior BRICK WALL
Color: XL white brick | | 5) Metal Roof |
| | 2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color: Chantilly Lace OC-65 | | 6) Garage Floor
Color: DAY'S END (Benjamin Moore 2133-30) |
| | 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tundra (Benjamin Moore 2133-70) | | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
| | 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-50) | | 8) Shakes
Color: Gray |



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

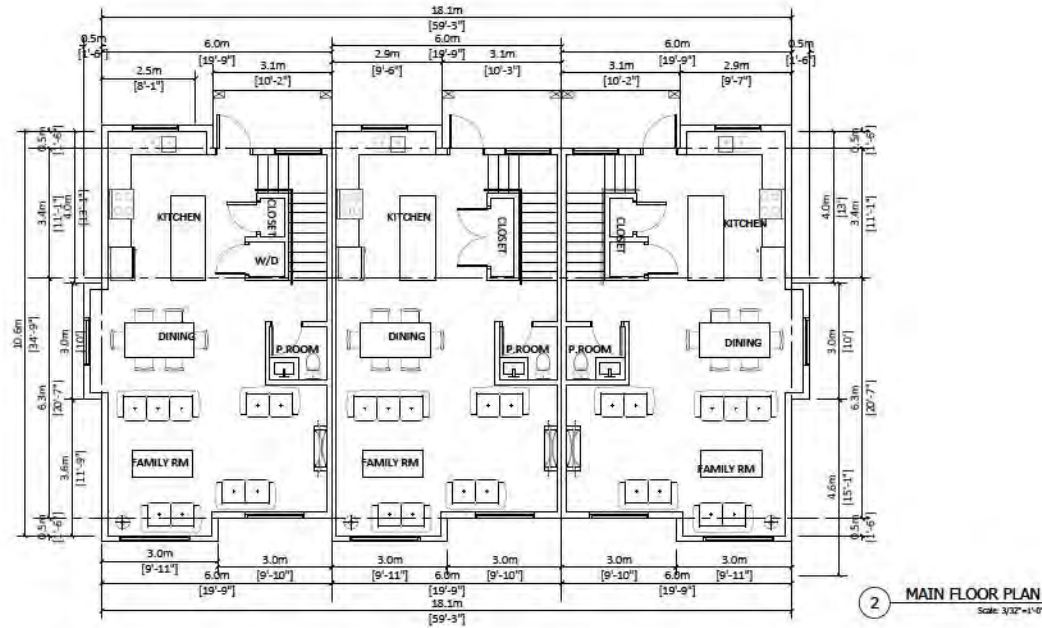
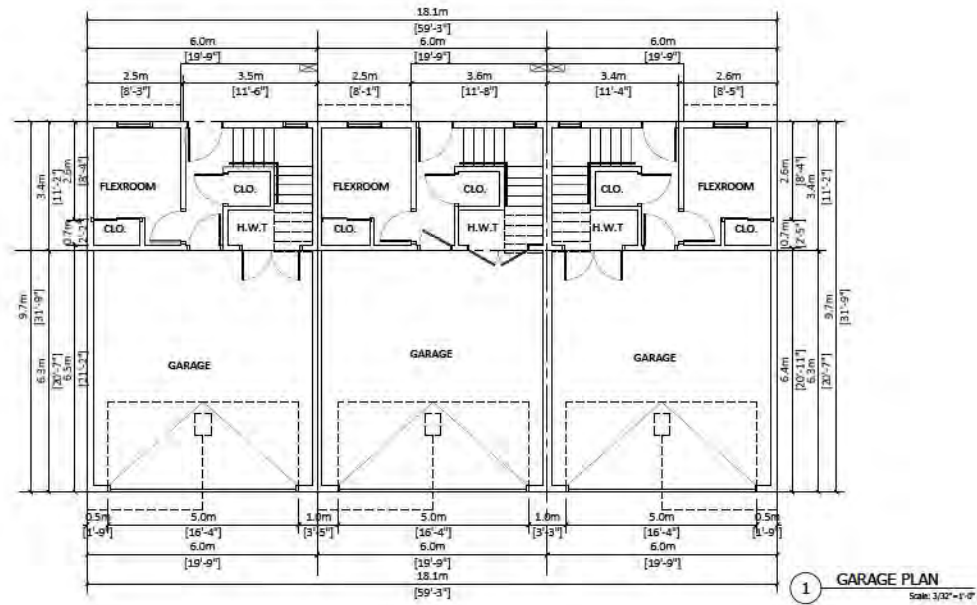


2 FRONT ELEVATION
Scale: 3/32"=1'-0"



4 LEFT ELEVATION
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE



NO.	REVISION	DATE	BY	CHK



- FINISH SCHEDULE**
-  1) Exterior BRICK WALL
Color: IXL white brick
 -  2) Exterior High Density Fibre Cement Board C/W easy trim to match (Hardie or similar)
Color: Chantilly Lace OC-65
 -  3) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Tundra (Benjamin Moore 2133-70)
 -  4) Cement Fibre Board Plank Siding (Hardie or similar)
Color: Pigeon Gray (Benjamin Moore 2133-50)
 -  5) Metal Roof
 -  6) Garage Door
Color: DAY'S END (Benjamin Moore 2133-30)
 -  7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
 -  8) Shakes
Color: Gray



PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

DATE:
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

VIEW 1

A.3.8





PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT: Jaspreet Dayal

DATE: 14-Feb-24
PROJECT NO: 23-210
SCALE: 3/32"=1'
DRAWN BY: R.W

REV	DESCRIPTION	DATE	BY	CHK

VIEW 2

A.3.9



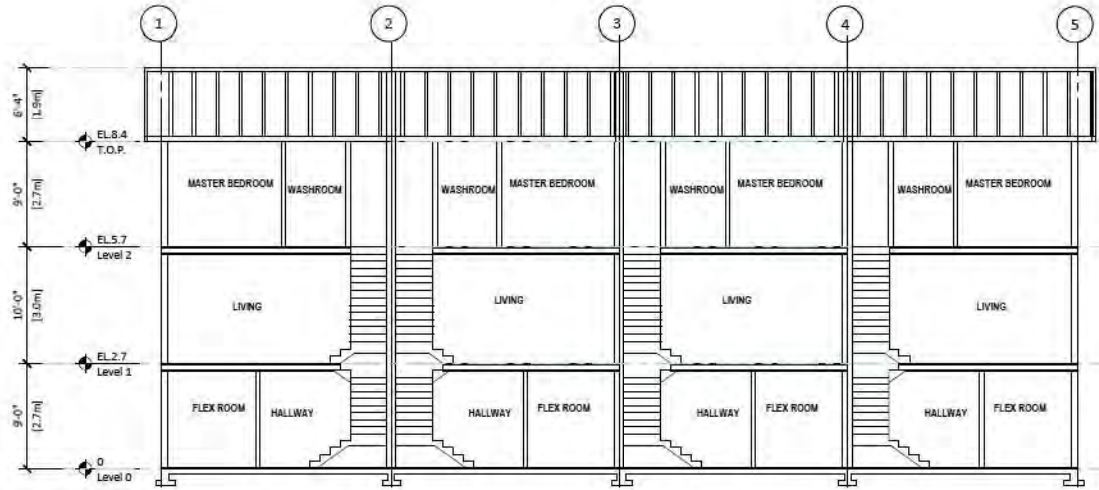


PROJECT INFO:
5030, 5040, 5052 and 5064 208 St
20845, 50A Ave
City Of Langley BC
CLIENT:
Jaspreet Dayal

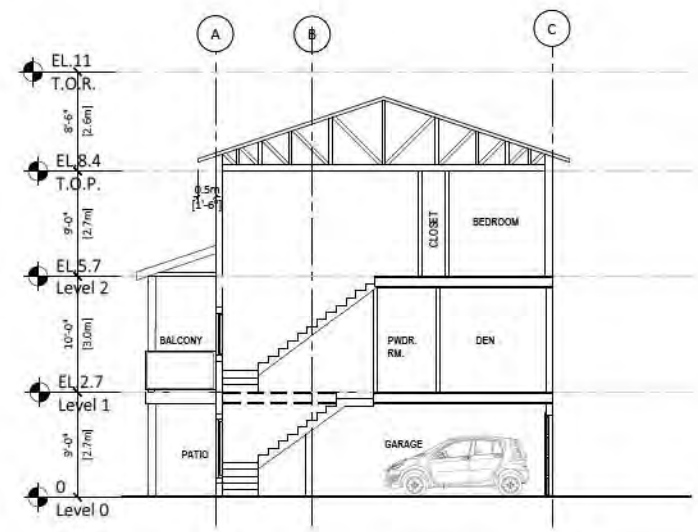
DATE:
14-Feb-24
PROJECT NO:
23-210
SCALE: 3/32"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

VIEW 3



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



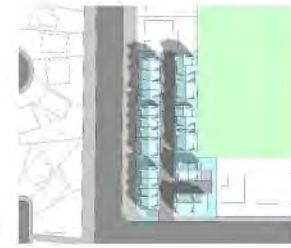
2 SECTION B
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



1 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: 1/8" = 1'-0"

NO	DATE	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



2 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



PROJECT INFO:
5030,5040,5062&5064 208 St.
Township of Langley, BC, Canada

CLIENT:
Jaspreet Dayal

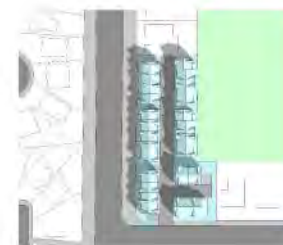
DATE:
1-Sep-23
PROJECT NO:
23-210

SCALE: DRAWN BY:
RW

NO.	REVISION / DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING		
2			
3			
4			
5			
6			
7			
8			
9			
10			

IMAGES

SHADOW STUDY



3 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: 1/8" = 1'-0"



PROJECT INFO:
5030,5040,5052&5064 208 St.
Township of Langley, BC, Canada

CLIENT:
Jaspreet Dayal

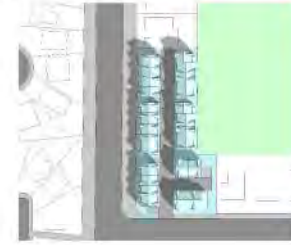
DATE:
1-Sep-23

PROJECT NO:
23-210

SCALE: DRAWN BY:
RW

NO.	REVISION / DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMITTING			

IMAGES
SHADOW STUDY



4 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



PROJECT INFO:
5030,5040,5062&5064 208 St.
Township of Langley, BC, Canada

CLIENT:
Jaspreet Dayal

DATE:
1-Sep-23
PROJECT NO:
23-210

SCALE: DRAWN BY:
RW

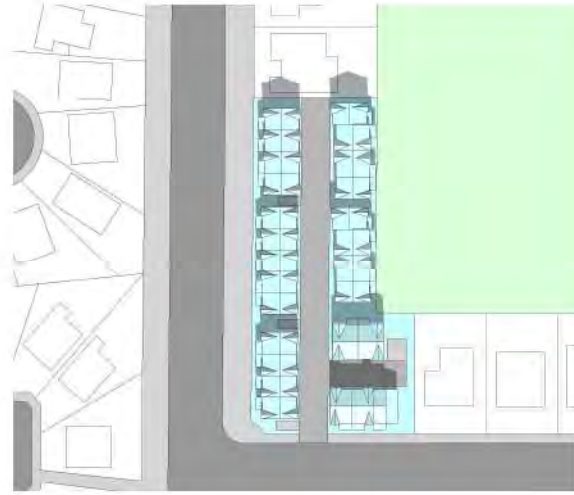
NO.	REVISION / DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING		
2			
3			
4			
5			
6			
7			
8			
9			
10			

IMAGES

SHADOW STUDY



1 EQUINOX (MARCH/SEPTEMBER) 10AM
Scale: NTS



2 EQUINOX (MARCH/SEPTEMBER) 12PM
Scale: NTS



3 EQUINOX (MARCH/SEPTEMBER) 2PM
Scale: NTS



REV	DESCRIPTION	DATE	BY
1	ISSUED FOR ENVIRONMENTAL STUDY		



1 VIEW
1/16"=1'

REV	DESCRIPTION	BY	DATE



1
Section-A
 1/16"=1'

REV	DESCRIPTION	BY	DATE

SCALE



NO.	DATE	REVISION DESCRIPTION	DR.
1	28 MAR 23	UPDATE PER SUSTAINABILITY CHECKLIST	CLG
2	14 MAR 23	UPDATE PER CITY COMMENTS	CLG
3	08 MAR 23	ADD NEW SAND	CLG
4	21 MAR 23	UPDATE SUSTAINABILITY PLAN	CLG
5	24 FEB 23	NEW SITE PLAN	MM
6	24 FEB 23	NEW SITE PLAN	CLG
7	23 OCT 23	UPDATE SITE PLAN	MM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

5030, 5040, 5052 & 5064 208TH AVE
CITY OF LANGLEY

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 23.OCT.23 DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

DRAWN: CLG

DESIGN: CLG

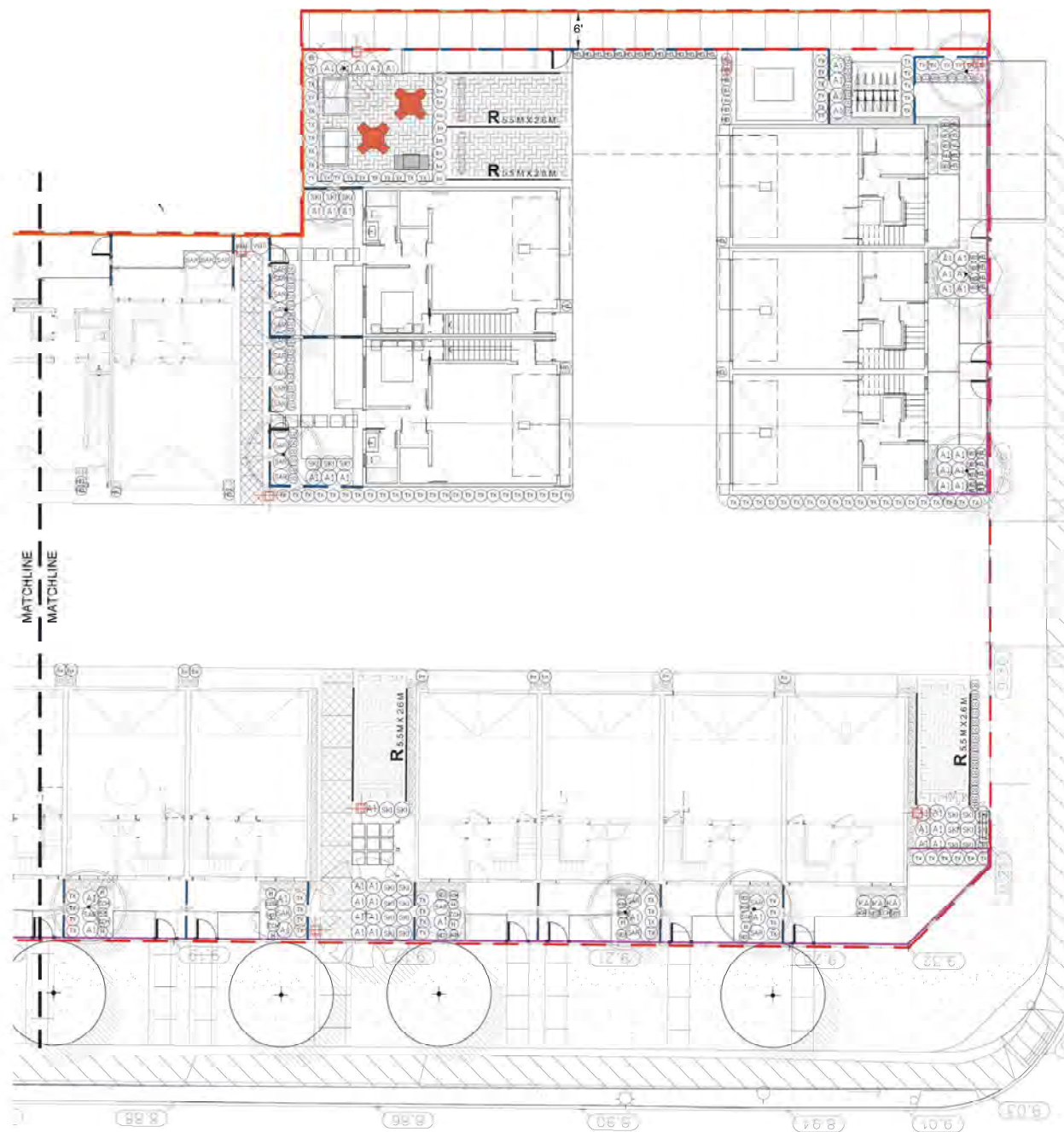
CHECK: CW

L3

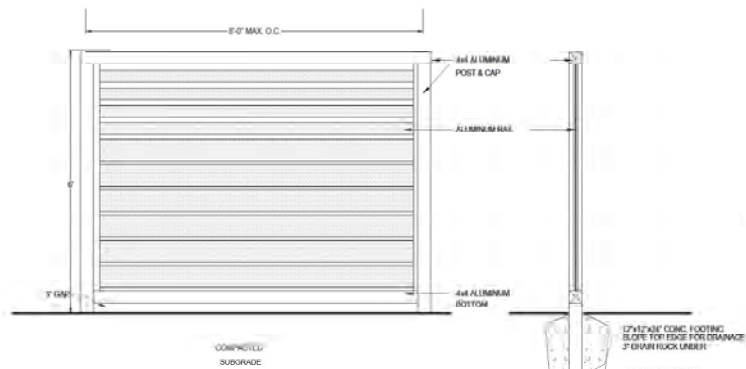
OF 4

PAC PROJECT NUMBER:

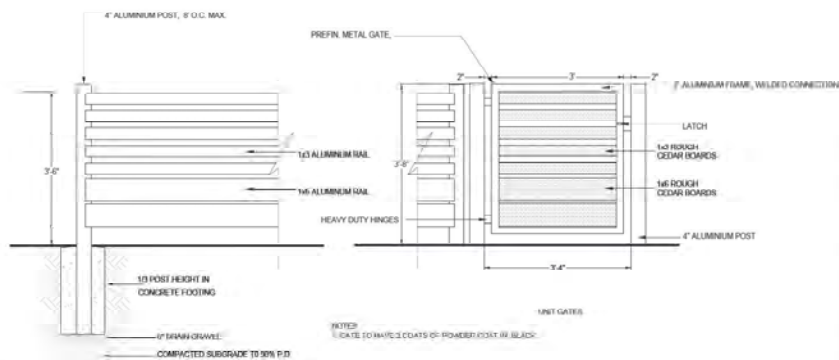
23-164



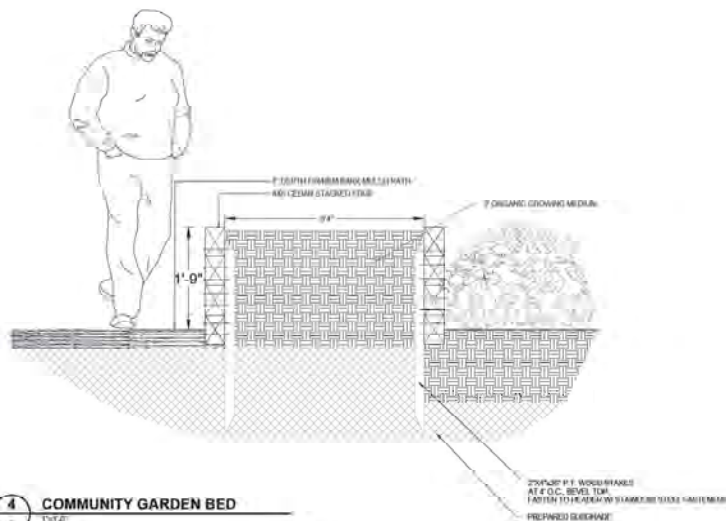
SEAL:



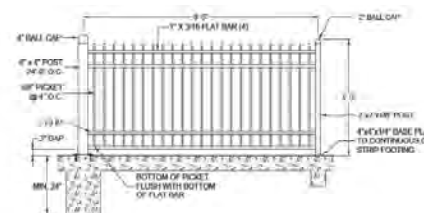
1 PERIMETER METAL FENCE
8'-0" MAX. O.C.



2 3'-6" METAL FENCE & GATE
NOTES:
1. FENCE TO HAVE 2 COATS OF POWDER COAT IN BLACK.



4 COMMUNITY GARDEN BED
1'-0" H.



3 4' HT. PICKET FENCE
1/2"-1'-0" H.

NO.	DATE	REVISION DESCRIPTION	DR.
7	24 MAR 25	UPDATE PER SUSTAINABILITY CHECKLIST	CLG
6	14 MAR 25	UPDATE PER CITY COMMENTS	CLG
5	09 MAR 25	ADD SIGNAGE	CLG
4	02 MAR 25	UPDATE PER CITY COMMENTS	CLG
3	24 FEB 25	REVISION PER PLAN	CLG
2	24 FEB 25	REVISION PER PLAN	CLG
1	24 FEB 25	ISSUED FOR PERMITS	CLG

NO. DATE REVISION DESCRIPTION DR.

PROJECT:

RESIDENTIAL PROJECT
5020, 5040, 5052 & 5064 208TH AVE
CITY OF LANGLEY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 24 FEB 25
DRAWN: CLG
DESIGN: CLG
CHKD: CW

L4

OF 4