



ADVISORY DESIGN PANEL

WEDNESDAY, JULY 5, 2023 AT 7:00 PM

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

A G E N D A

1) AGENDA

Adoption of the July 5, 2023 agenda.

2) MINUTES

Adoption of minutes from the June 7, 2023 meeting.

3) DEVELOPMENT PERMIT APPLICATION DP 05-23

2-building, 9,681 m² industrial development at 5721 Production Way.

**4) DEVELOPMENT PERMIT APPLICATION DP 03-23
ZONING BYLAW AMENDMENT APPLICATION RZ 03-23**

Two 6-storey buildings with a total of 171 apartment units at 20659-20679 Eastleigh Crescent.

5) NEXT MEETING

July 19 or July 26, 2023 (tentative).

6) ADJOURNMENT



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, JUNE 7, 2023
AT 7:01 PM**

In Attendance: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Blair Arbuthnot
Matt Hassett
Leslie Koole
Johnnie Kuo
Cst. Peter Mann
Chad Neufeld
Tony Osborn
Scott Thompson

Absent: Ella van Enter

Guest: Mayor Nathan Pachal

Staff: C. Johannsen, Director of Development Services
R. Beddow, Deputy 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 June 7, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the June 7, 2023 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the May 10, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the May 10, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 01-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 01-23**

Proposed 6-storey, 75-unit apartment development at 20214 & 20224 54A Avenue.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated May 30, 2023 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

David Eaton, Architect, David Eaton Architect

Harp Saran, President, Development, Scale Projects

Manpreet Singh, Architect, David Eaton Architect

David Stoyko, Landscape Architect, David Stoyko Landscape Architect

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

- Site location
- Site context
- Project description
- Property dimensions
- Shadow studies
- Design principles
 - Siting and building design
 - Massing
 - Entrances
 - Vehicle access,
 - Two levels of underground parking
 - Garbage area
 - Individual floor plans
 - Renderings from different views
 - Colour palette and building materials
 - Elevation views.

Mr. Stoyko provided information on the landscape plan.

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

- One room has bedroom that appears to have slider doors (unit C) two doors open in 45 degree angle;
- use of lighter colour for less solar absorption;
- potential to get more trees;
- potential for more garden boxes;
- unit C has bedroom with no window; potential to reconfigure to have window;
- balcony is coming off bedroom in H1 unit, potential to reconfigure to have it come off living room;
- potential to incorporate maintenance area for bikes in storage locker;
- the design of the roof edge, specifically with regard to its materials, height, and use of a parapet wall;
- Incorporate shaded areas on rooftop amenity space with structures, potted trees;
- suggest incorporating a green roof on garbage enclosure as people will have sightlines to top of that roof;
- Yew trees may not be most appropriate species for rooftop due to heat;
- have access to the garbage structure closer to the building;
- exterior edge treatment colours are competing against each other;
- should have outside area for people to step outside of indoor amenity area;
- potential to utilize the decorative element wraps around the building to provide solar shading, especially on the south side;
- green space for amenity space is desirable;
- Overall colour palette, black treatment takes away from cleanness of the light colour;
- balcony above the entrance is competing with the overall design;
- consider alternatives (not synthetic turf) to grass boulevards which will be difficult to maintain due to use by pets;
- doors to garbage enclosure, amenity space, storage lockers should have auto open feature;
- consider design to make sure bike storage in unit is actually usable for that purpose;
- cover or shorten the walk to the garbage room:
- rain /solar coverage on the roof, may need more significant shade coverage;
- need roll up community garden plots for people in wheelchairs;

- consider noise mitigation strategies for units with bedroom-to-living room inter-unit walls;
- if the neighbouring property trees are to be removed, the renderings aren't accurate as they show these trees;
- recommend putting in Canada Post equipment which is more secure;
- concern with soil stability for the two level parking;
- as north facing exterior will not receive sun, need to consider mitigation measures to reduce algae and other vegetation growth on that side of the building;
- consider sightlines in rear lane for parking when backing out into traffic;
- any type of covering on roof top amenity should be over BBQ or seating areas, not over garden areas.

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

- the current two fourplexes on the site will be demolished with materials transferred to different sites depending on whether they can be re-used or recycled;
- the storage space in each unit meets the minimum required size, with some exceeding the minimum required size; the unit square footage does not include the storage space;
- there are outlets in the storage rooms to charge ebikes;
- with respect to fire safety, the whole building is sprinklered;
- the storage lockers are made of crosshatched metal with a powder coated finish, the contents of the storage lockers may be seen through the crosshatching which the developer believes is a better theft deterrent than making them opaque, but will seek the advice of their crime prevention consultant as to which type of enclosure is recommended from a theft deterrent perspective;
- other security features for the storage areas in the parkade include security cameras and fob access which records who used their fob to access the storage units;
- The detention pond is for overflow of storm water due to heavy rain; its sizing will be finalized with the City's Engineering Department as part of the civil design and review process;
- seating area to left of mail room is kept open to allow landscaping to be seen; is part of social space in lobby, can view outdoor areas from the interior, that corner gives good observance of street;
- projects that are less than 100 units do not require rear loading of mailboxes for Canada post;
- the mail room size is adequate for this size of building;
- could add in delivery boxes as part of indoor amenity area for delivery of parcels;

- roof decking material is a rubber paver composed of recycled tires, is one tenth the weight of concrete pavers, is easy to install and repair, is durable, and slip proof;
- garden boxes dimensions are 3' x 6' ft. and 2 ½ ft. high;
- the community garden area will have hose bib;
- there will be a bench with built in storage for storage of garden tools;
- although more planter boxes could be placed in the area, the area was deliberately left open for creative play for children or an exercise area;
- the BBQ will be natural gas fed;
- The design of the fire pit meets multi-family guidelines, is push start, gas fed; but could be replaced with a coffee table if deemed dangerous;
- both areas of underground parking are gated; residential parking outside is gated as well;
- can look at incorporating high level windows in the indoor amenity space to get more natural light;
- cannot put trees in planters on roof because the size of planters that would be required to ensure the trees could be successful would be too heavy for wood frame building;
- the garbage area could potentially be greened up with some plantings;
- the missing dividers between units' balconies on the fifth and sixth floors on the plans was an oversight;
- there is no water retention system, as summers are so dry, a tank large enough to capture enough water for that duration of time wouldn't be feasible to build;
- the reason the elevator is not located closer to lobby is to accommodate residents coming and going from the building in the back; as there will be numerous deliveries to the backside of the building, the number of people going to the back of the building will be about the same number as those coming to the front; there will be a call button into the building from the back of the building;
- the applicant has been engaging with neighbouring owners to remove some trees from their properties, and will be compensating the owners; given the small site, its full width is needed to accommodate the underground parkade and the trees can't be retained; however, if other trees can be saved during construction, they will do that; they might be able to add more street trees;
- there is no car sharing program but will be providing 8 resident stalls with Level II EV chargers, and pre-wiring the remaining resident stalls to be EV charger-ready and pre-ducting the visitor stalls to facilitate future installation;
- high rises require two elevators;
- translucent glass doors will provide natural light into bedroom without direct external window access;

- the garbage enclosure can't be relocated, as it has to have access from the lane, there was a lot of thought put into determining where the best location would be;
- air conditioning is included in the units.

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

- while a minimum lane width of 8m is required for fire vehicle access, as development occurs, the City tries to expand current lanes to meet the new wider standard;
- the detention pond is a requirement for multi-family sites and the rate of flow out of them is reviewed by the Engineering Department;
- staff do not recall why the garbage building was designed with a concrete roof, but will discuss adding more architectural interest to the building;
- right now there are no street trees; staff will try to find more space for street trees; staff are also open to suggestions from the developer for other treatments that will reduce heat loading;
- staff will confirm with the Fire Department that the fire pit is permitted.

The applicant team left the meeting.

In response to a question from a panel member, staff advised that staff will request that the applicant paint the inside of the parkade white.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated May 30, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review the rooftop amenity area to:
 - i. Update roof paver colour to support solar reflectivity
 - ii. Consider adding more communal garden plots to rooftop patio, including roll-up, accessible plots
 - iii. Show shade structures adjacent to stairwells on rooftop, and consider adding more shade structures and greenery, while acknowledging sun access need of communal garden plots (i.e. creating shade over barbecue and seating areas)

- iv. Consider strengthening the separation between the various activity areas on the rooftop patio through the use of planters and other features
- v. Consider using an alternate plant species for the demising planters on the rooftop patio
- b. Review on and off-site landscaping to:
 - i. Review opportunities to plant additional trees, including street trees, and update renders to show intended trees
 - ii. Review alternatives to grass cover for street boulevard
 - iii. Make outdoor space beside the indoor amenity space accessible to users
- c. Review the building design to:
 - i. Consider moving balcony of unit H1 to be accessed from living room, with consideration given to how it affects the corner entrance feature
 - ii. Consider adding windows to indoor amenity room
 - iii. Add more design interest to the garbage room, including considering incorporating a green roof
 - iv. Show dividers between individual units' balconies on the fifth and sixth floors
 - v. Review design of the narrow northwest balcony walls and black window railings for harmony with the overall building architecture
 - vi. Consider opportunity for extruded box features to provide solar shading to units, especially on south side
 - vii. Consider mitigation measures to avoid growth of vines and moss on north elevation
- d. Review storage lockers and bicycle parking to:
 - i. Consider opaque material for storage locker walls to prevent visibility into them (not form and character)
 - ii. Re-illustrate bicycle storage in storage rooms to demonstrate usability (not form and character)
 - iii. Incorporate bicycle maintenance area (not form and character)
- e. Review building and site circulation to:
 - i. Review opportunities to improve access to garbage room, including shortening the distance, and providing roof cover
 - ii. Provide automatic door buttons as appropriate throughout building (not form and character)
 - iii. Review sightlines for rear lane parking spaces
- f. Consider additional sound attenuation measures for units with living room-to-bedroom interfaces (not form and character)
- g. Review Canada Post mail room standards and look to incorporate

h. Paint interior walls and columns of parkade white

CARRIED

4) NEXT MEETING

June 28 or July 5, 2023 (tentative).

Staff will poll the panel to see what date works best for most panel members.

Chair Albrecht requested staff provide an update on the new Zoning Bylaw at the next meeting.

5) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:58 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 05-23
(5721 Production Way)**

From: Anton Metalnikov, RPP, MCIP
Planner

File #: 6620.00
Bylaw #: N/A

Date: June 23, 2023

Doc #:

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a Development Permit application by 5721B Production Way Limited Partnership for a 2-building, 9,681 m² industrial development at 5721 Production Way.

POLICY:

The subject property is currently zoned I1 Light Industrial in Zoning Bylaw No. 2100 and designated "Industrial" in the Official Community Plan Land Use map. All lands designated for industrial use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	5721B Production Way Limited Partnership
Owner:	5721B Production Nominee Ltd.
Civic Address:	5721 Production Way
Legal Description:	Lot 93, District Lot 310, Group 2, New Westminster District, Plan 45918 Except Plan BCP49150
Site Area:	15,496 m ² (3.83 acres)
Gross Floor Area:	9,681 m ² (104,205 ft ²)
Floor Area Ratio:	0.625
Lot Coverage:	47.8%
Total Parking Required:	209 spaces (including 10 h/c spaces)
Parking Provided:	122 spaces (including 5 h/c spaces)
OCP Designation:	Industrial
Zoning:	I1 Light Industrial
Variances Requested:	120 parking spaces provided (160 min.)
Development Cost Charges:	\$704,076.69 (City - \$213,071.13, GVS&DD - \$231,805.20, GVWD - \$238,127.16, TransLink - \$21,073.20)

Discussion:

1. Context

The applicant is proposing to develop two industrial buildings, with floor areas of 3,325.5 m² and 6,355.5 m² (9,681 m² total) on a property currently hosting automotive service operations spread over several buildings. The property is designated as Industrial in the City's Official Community Plan, which aligns with the property's existing I1 Light Industrial zoning, both of which allow for various industrial and industrial-supportive uses, including the proposed development.

The property is located in an established industrial area and surrounded by various buildings housing operations including manufacturing and warehousing. The triangular property has a single frontage on its east, from which access is provided, along the bend of Production Way, which is a local road connecting this industrial area to the arterial roads of 56 Avenue, Fraser Highway, and 200 Street. To the west, the property is bounded by the 196 Street overpass, which acts as a raised rear wall along this lot line. The property is bordered by a short section of railway on its north and is neighboured by other industrial properties on both its south and northeast boundaries.



Site context

2. Design

The applicant is proposing a two-building industrial development on an existing industrial property, with the new buildings oriented north-south parallel to 196 Street with surface parking areas provided on the sides of both buildings. Circulation between these spaces is provided by an internal drive aisle that enters the property from the Production Way frontage and continues to the rear along the south property line to wrap around Building B (on the west) before connecting back to itself through the central parking and loading courtyard, which allows Building A (on the east) to make use of a short zero-lot line section along the northeast property boundary. This drive aisle is provided with an 8-metre width between the two buildings and with a 6.5-metre width along most of its remaining length, to support fire truck access requirements and preserve existing trees and hedges lining the shared south property line.

Both buildings are proposed at a 2-storey height, with outside street-facing elevations painted in various sections of white, grey, and black, and decorated with red frame accents and a row of windows on each floor. The interior

elevations are painted primarily in white and host loading and access on the first floor and include additional glazing on the second floor.

The proposed landscape design incorporates planting beds throughout the site, namely around the corners of both the buildings and the property itself. The largest landscape area is used as an entrance feature on the Production Way frontage, and is one of three areas to include outdoor amenity spaces with picnic tables and benches. Additional planting beds are provided in the street-facing parking areas, to provide additional green spaces and trees while maintaining the central parking courtyard clear for loading movements. A mix of both deciduous and coniferous trees are proposed, for a combined total of 25 trees.

3. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Mitigating the heat island effect through a highly reflective roof material;
- Using drought-tolerant plants and incorporating an irrigation system with central control and rain sensors; and
- Providing 23 parking stalls with electric vehicle charging capability.

4. 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.

5. Variances

The applicant has requested a variance from general Zoning Bylaw provisions to reduce the number of parking spaces from the 209 required by the Zoning Bylaw to 122. The City's current parking requirement is 2 spaces per 93 m² of gross floor area. The provision of 122 spaces would represent a parking rate of 1.17 spaces per 93 m² of gross floor area, or 1.26 spaces per 100 m².

Staff support this approach as the proposal (less 87 spaces or 42%) exceeds the new parking requirement (1 space per 100 m² of gross floor area) being proposed for the I1 Light Industrial Zone, with the relevant Zoning Bylaw amendment bylaw having received 1st & 2nd Reading by Council on June 19, 2023. This proposed

new requirement has been put forward to support business growth and industrial investment, and to bring the City's industrial parking requirements in line with that of neighbouring municipalities, including the City of Surrey (requiring 1 space per 100 m²) and the Township of Langley (requiring 0.5 spaces per 100 m²).

Applying this rate of 1 space per 100 m² to this project would result in a total parking requirement of 97 spaces. The applicant's proposal, of 122 spaces at a rate of 1.26 spaces per 100 m², provides 25, or 25.8%, more than this. Given that the proposed parking supply exceeds the new parking requirement currently proposed for the I1 Light Industrial Zone and the required rates in neighbouring municipalities, and allows for additional employment space compared to what would be possible under current requirements, staff support this variance.

6. Summary

The proposed development is consistent with the property's zoning and OCP designation and would support the OCP's policies on attracting reinvestment and intensification in the City's industrial land base.

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).

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 **23-Unit Industrial Development located at 5721 Production Way**.

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 on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change. A safety factor of 10% 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. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - 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 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 approved by the City of Langley Fire Rescue Service.
- VII. New sidewalk, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip per

- DCM SS-R06. The Developer shall contact Engineering Services to obtain City's Landscaping standards prior to hiring a professional to prepare boulevard trees and a planting strip plan.
- VIII. A traffic impact assessment will be required as per the City's DCM.
- IX. 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, at the Developer's cost.
- X. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
- XI. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
- XII. Eliminate the existing overhead BC Hydro/telecommunication wiring and poles along the development's Production Way project frontage by replacing with underground infrastructure.
- XIII. A dedicated on-site loading zone shall be provided by the developer.

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. (See Schedule A – General Requirement - GR5.1 for details).
- 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 standards.
- 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. Unless otherwise specified, 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
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. 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.
- IV. 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.
- V. 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.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- VIII. A complete set of record drawings (as-built), service record cards, 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.
- IX. 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.
- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. 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 fire apparatus. This includes complete vehicle access around Building B, and access three sides for Building A. A construction fire safety plan shall be completed. A Fire Safety plan and FD lock box will be required for each building before occupancy. A 4” FDC will be required for each building as well as two additional FDC connections on a pedestal at complex entrance. Two additional fire hydrants must be provided, one west of Building B, and one east of Building A. A Radio amplification system may need to be provided as per the upcoming bylaw to ensure fire department communication is maintained.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the July 5, 2023 meeting.

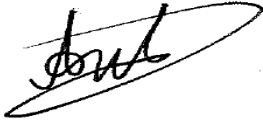
According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional 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 \$213,071.13 to City Development Cost Charge accounts.

Prepared by:



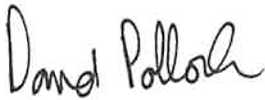
Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock
Acting Director of Engineering, Parks &
Environment

attachments

Concurrence:

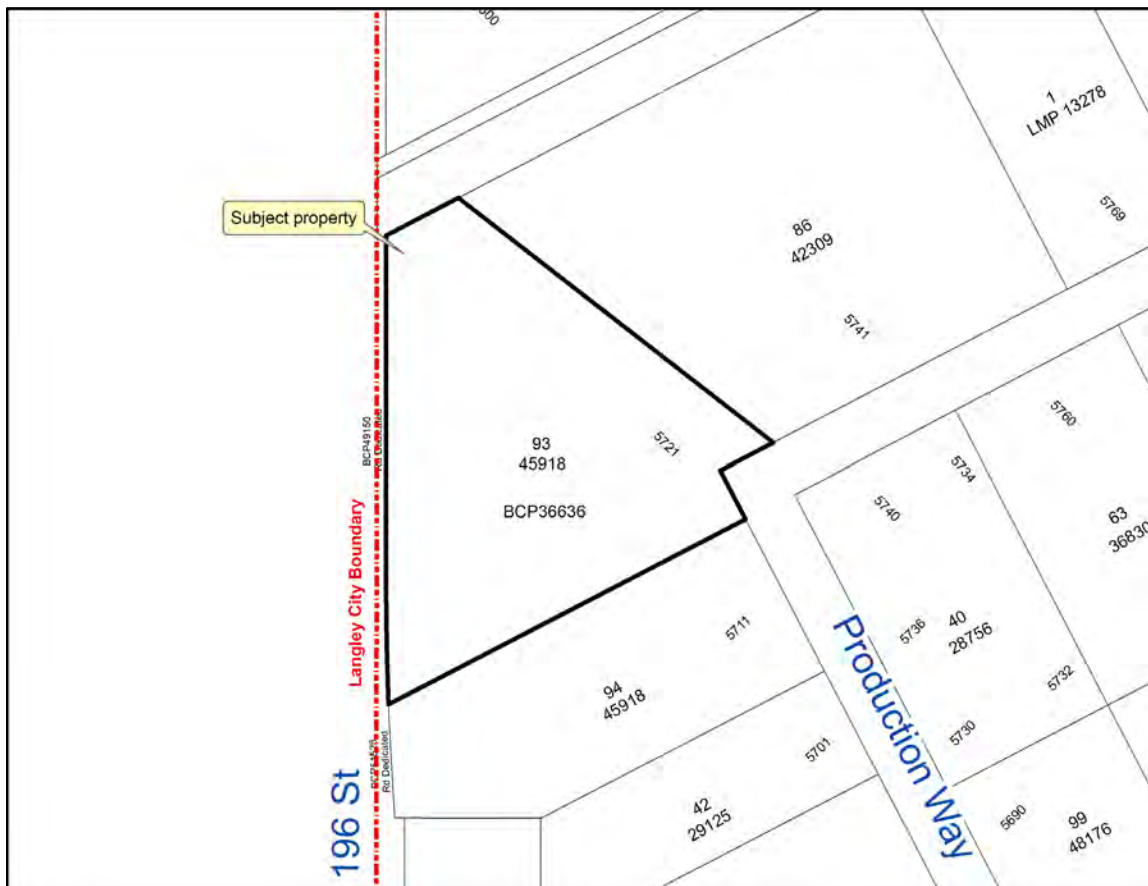


Scott Kennedy, Fire Chief



DEVELOPMENT PERMIT APPLICATION DP 05-23

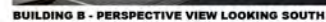
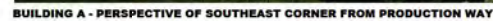
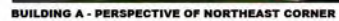
Civic Address: 5721 Production Way
Legal Description: Lot "F", District Lot 37, Group 2, New Westminster District, Plan 8633
Applicant: 5721B Production Way Limited Partnership
Owner: 5721B Production Nominee Ltd.





HUNGERFORD
PROPERTIES

ADDRESS: 5721 PRODUCTION WAY, LANGLEY, B.C.



COVER SHEET	A-0.0
INTRODUCTION & CONTEXT PLAN	A-0.1
SITE PLAN	A-0.2
SECTION STUDY	A-0.3
SITE DETAILS	A-0.4
SITE SECTION	A-0.5
BUILDING A MAIN FLOOR PLAN	A-0.6
BUILDING A UPPER FLOOR PLAN	A-0.7
BUILDING A ROOF PLAN	A-0.8
BUILDING A ELEVATIONS	A-0.9
BUILDING B FLOOR PLAN	A-1.0
BUILDING B ROOF PLAN	A-1.1
BUILDING B ELEVATIONS	A-1.2

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PROJECT DEVELOPER	
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HUNGERFORD

1086 - 500 HAWAII STREET

VANCOUVER, BC: VPC 200
Phone: 604-736-8500

1. *Journal of Management Studies*, 1997, 34, 1, 1-14.

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PRODUCTION

PRODUCTION WAY

MULTI-TENANT

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ADDRESS: 5721 PRODUCTION BLVD, LANGLEY, BC

DRAWING

COVER SHEET

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REAL	JOB NO.	DATE
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42

NOTE DATE	Aug 27, 73
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PROJECT - DRAWING NUMBER	REV.
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A-0.0	4
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1
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STREETSCAPE PARALLEL TO 196 ST.
SCALE: 1" = 30'0"



2
A-01
STREETSCAPE PARALLEL TO PRODUCTION WAY
SCALE: 1" = 30'0"



3
A-01
PRODUCTION WAY LOOKING NORTH
SCALE: N.T.S.



4
A-01
PRODUCTION WAY LOOKING WEST
SCALE: N.T.S.



5
A-01
PRODUCTION WAY LOOKING SOUTH-EAST
SCALE: N.T.S.



6
A-01
196 ST. LOOKING SOUTH
SCALE: N.T.S.



7
A-01
196 ST. LOOKING NORTH
SCALE: N.T.S.



8
A-01
CONTEXT PLAN
SCALE: N.T.S.

ARCHITECTURE PANEL INC.
100-100 BURHARD STREET
VANCOUVER, BC V6T 2B6
Phone: 604-754-8000

IN ASSOCIATION WITH
D.FORCE
DESIGN INC.
100-100 BURHARD STREET
VANCOUVER, BC V6T 2B6
Phone: 604-754-8000

DATE: 10/10/2023
REVISION: 1
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REVISION: 100

PROJECT DEVELOPER:
HUNGERFORD
100-100 BURHARD STREET
VANCOUVER, BC V6T 2B6
Phone: 604-754-8000

PROJECT:
PRODUCTION WAY MULTI-TENANT

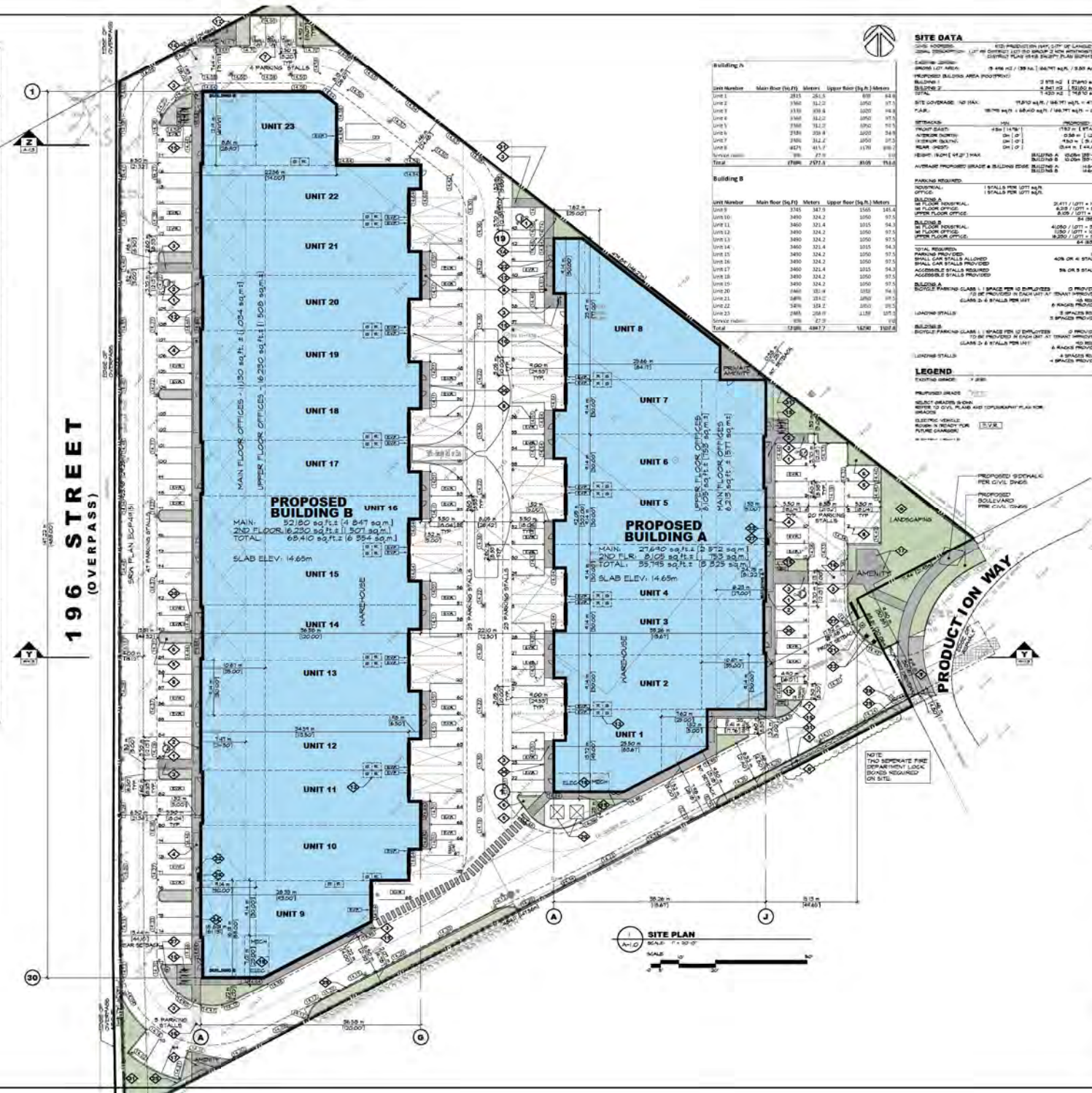
ADDRESS: 571 PRODUCTION WAY, LANGLEY, BC

DRAWING:
STREETSCAPE & CONTEXT PLAN

SCALE: 1" = 30'0"

DATE: 10/10/2023

PROJECT: 571 PRODUCTION WAY, LANGLEY, BC
REV: 4

[illegible][illegible]

LEGEND

TEXTING BEADS 7 208

PURIFIED BEADS 7 209

SELECT BEADS SHOW
MOVIE TO CIVIL PLANS AND TOP SECRETARY PLAN FOR
BEADS

SLEEPING VEHICLE
ROVER IN SELECT FOR
PURE CAMERON

[S.V.R.]

DEVELOPMENT (JANUARY 20)

PROPOSED SIDEWALK PER CIVIL DUES

PROPOSED BOULEVARD PER CIVIL DUES

DATE FIRE
AT LOCAL
NUMBER

[illegible]



ARCHITECTURE PANEL inc.
10000 104th Avenue, Suite 100, Richmond, BC V6V 1K2
Tel: 604.273.1111 Fax: 604.273.1112
www.architecturepanel.com

IN ASSOCIATION WITH

D.FORCE DESIGN INC.

10000 104th Avenue, Suite 100, Richmond, BC V6V 1K2
Tel: 604.273.1111 Fax: 604.273.1112
www.dforce.ca



1	DATE	10/10/2010
2	BY	DAVID J. FORCE
3	FOR	ARCHITECTURE PANEL INC.
4	PROJECT	PRODUCTION WAY MULTI-TENANT
5	REVISION	
6	DATE	
7	BY	
8	FOR	
9	PROJECT	
10	REVISION	
11	DATE	
12	BY	
13	FOR	
14	PROJECT	
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94	PROJECT	
95	REVISION	
96	DATE	
97	BY	
98	FOR	
99	PROJECT	
100	REVISION	

PRODUCT DELIVERABLES

HUNGERFORD

10000 104th Avenue, Suite 100, Richmond, BC V6V 1K2
Tel: 604.273.1111 Fax: 604.273.1112
www.hungerford.ca

PROJECT: PRODUCTION WAY MULTI-TENANT

DATE: 10/10/2010

BY: DAVID J. FORCE

FOR: ARCHITECTURE PANEL INC.

PROJECT: PRODUCTION WAY MULTI-TENANT

DATE: 10/10/2010

BY: DAVID J. FORCE

FOR: ARCHITECTURE PANEL INC.

PROJECT: PRODUCTION WAY MULTI-TENANT

DATE: 10/10/2010

BY: DAVID J. FORCE

FOR: ARCHITECTURE PANEL INC.

FALL/SPRING EQUINOX

SUMMER SOLSTICE



9:00 am

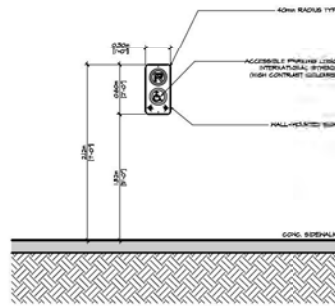


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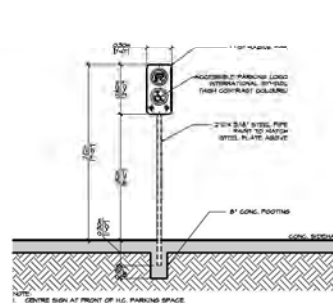


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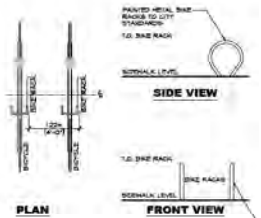




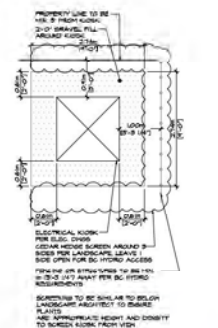
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ACCESSIBLE POLE-MOUNTED PARKING SIGN DETAIL
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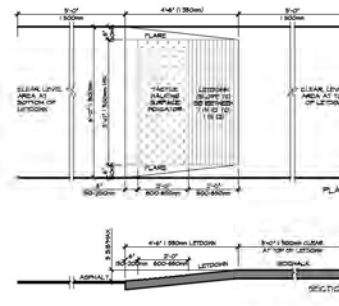
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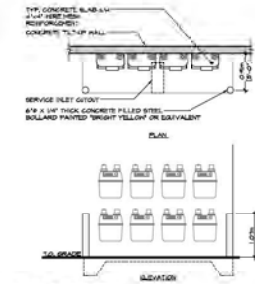
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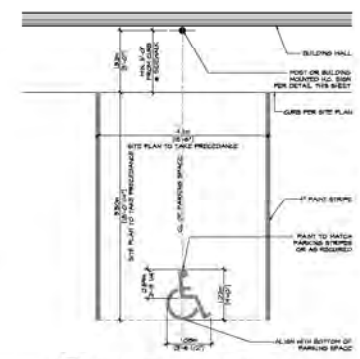
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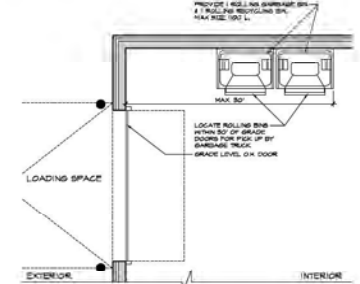
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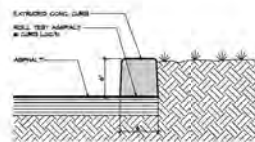
GAS METER DETAIL
SCALE: 1/4" = 1'-0"



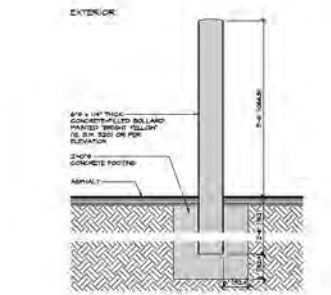
ACCESSIBLE PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



INTERIOR GARBAGE DETAIL
SCALE: 1/4" = 1'-0"



CURB DETAIL
SCALE: 1/2" = 1'-0"



BOLLARD DETAIL
SCALE: 1/4" = 1'-0"



ARCHITECTURE PANEL INC.
IN ASSOCIATION WITH
D.FORCE
DESIGN FORCE
ARCHITECTURAL DESIGN
100-60 BURNHAM STREET
VANCOUVER, BC V6N 1C6
Phone: 604-255-8888



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Table 1

DESIGN TEAM
 PROJECT MANAGER: Robert J. Williams, P.E., S.E., and
 123-10000 201-20000 20000-10000 20000-10000

[illegible][illegible]

PROJECT DETAILS

HUNGERFORD

1081 - 7th Avenue Street
Waco, TX 76798-2000
Phone: 817-768-1000

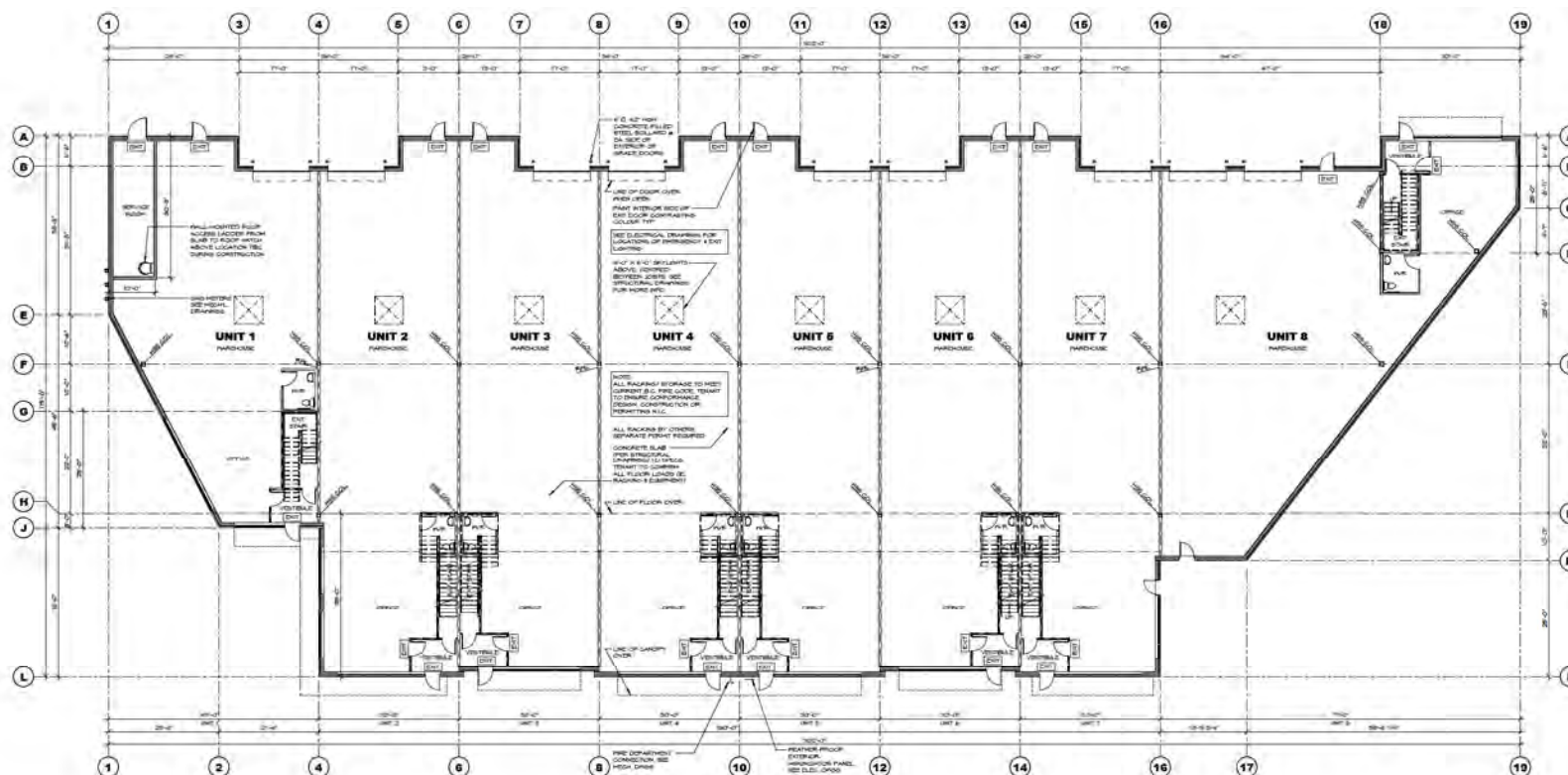
PROJECT:
PRODUCTION
WAY
MULTI-TENANT

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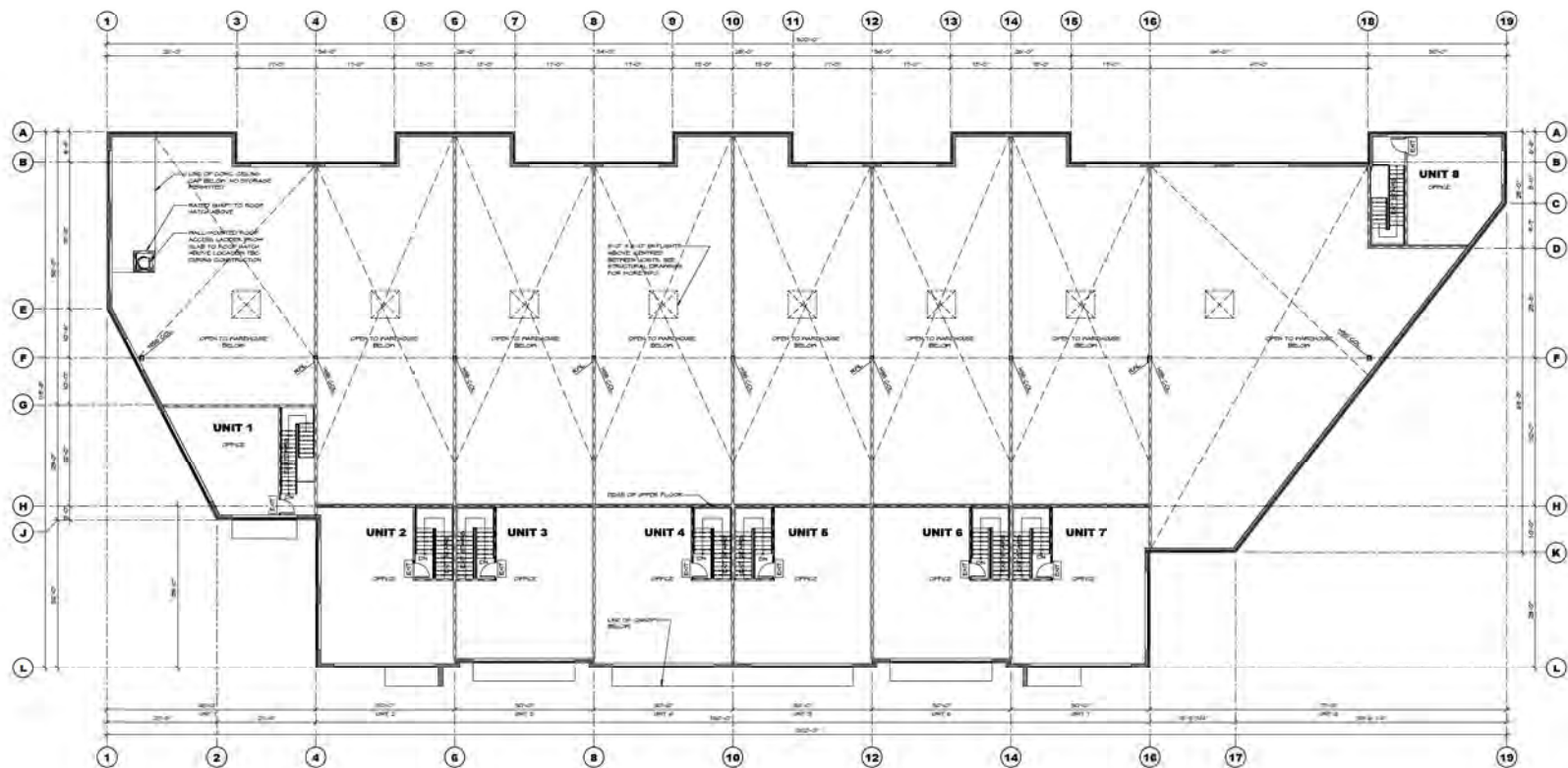
**BUILDING A
MAIN FLOOR PLAN**

SEAL	CCB REC 22-000	DISPOS ARJY
	CHRG REC	
	CHRG REC	
	REC	
	PLST DATE JUN 24 2011	

PROJECT - DRAWING NUMBER	DATE
A-2.0	6

[illegible]

1 MAIN FLOOR PLAN



1 BUILDING A UPPER FLOOR PLAN
A-2.1



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1	ARCHITECT	DAVID J. FORCE
2	PROJECT MANAGER	DAVID J. FORCE
3	DESIGNER	DAVID J. FORCE
4	CHECKER	DAVID J. FORCE
5	DATE	10/1/2020

PROJECT DELIVERABLE:
HUNGERFORD
CON. FOR PARKING STREET
RECONSTRUCTION, 10000 100th
Burien, WA 98148

PROJECT:
**PRODUCTION WAY
MULTI-TENANT**

PROJECT NUMBER: 1000000000000000
**BUILDING A
UPPER FLOOR PLAN**

DATE:	DATE:	DATE:
10/1/2020	10/1/2020	10/1/2020
CHECKED:	CHECKED:	CHECKED:
DAVID J. FORCE	DAVID J. FORCE	DAVID J. FORCE
PROJECT: 1000000000000000	PROJECT: 1000000000000000	PROJECT: 1000000000000000



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D.FORCE DESIGNING THE

[illegible][illegible]

PROJECT DESCRIPTION:

HUNGERFORD

100-100 SUMMIT STREET
JANICA PERA, BC V6C 2B5
Phone: (604) 736-4001

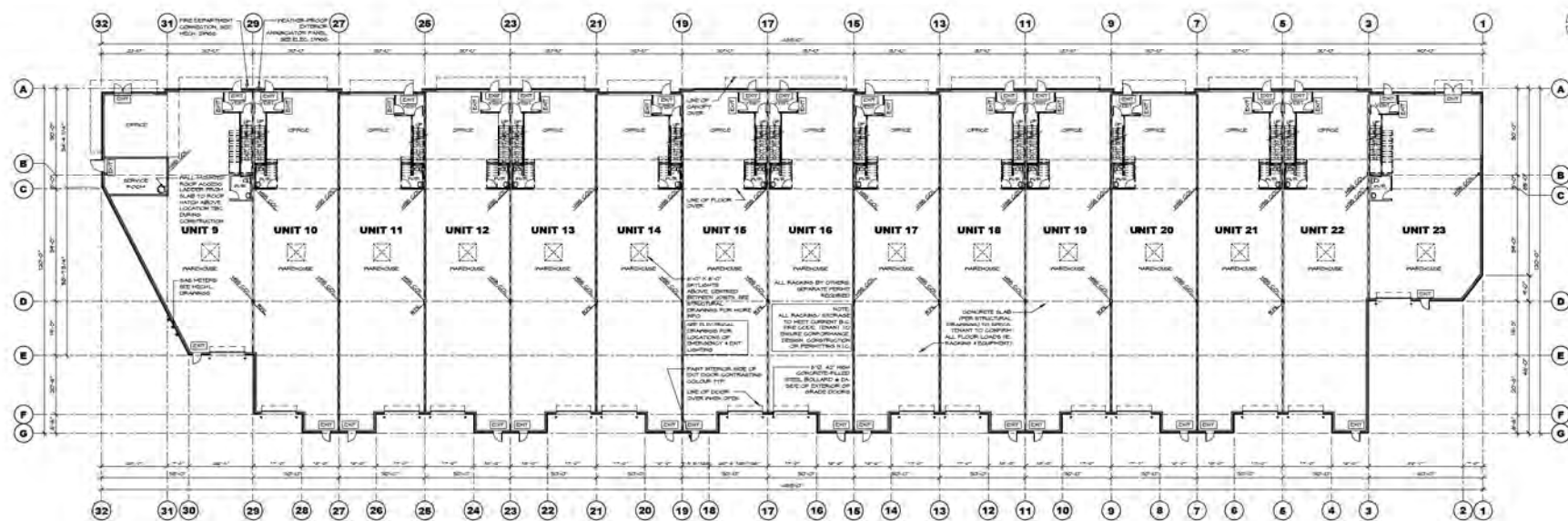
PRODUCTION
WAY
MULTI-TENANT

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**BUILDING B
FLOOR PLANS**

SEAL	ISSUED	DATE
	RECEIVED	
	RECEIVED	
	PLD 1000 JAN 2003	

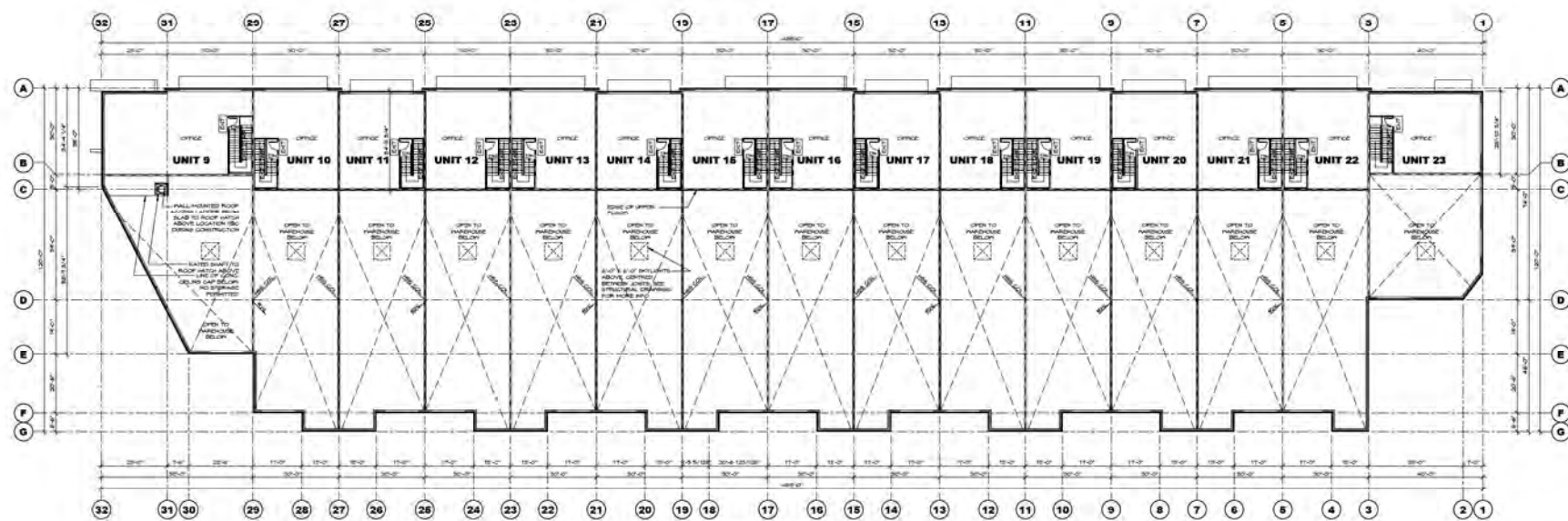
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1
A-2 G

MAIN FLOOR PLAN

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



2 UPPER FLOOR PLAN
A-20 SCALE: 1/8" = 1'-0"



5 TYP. REVEAL DETAIL
A-4 G SCALE: 12" = 1'-0"

CONCRETE WALK

PAVERS

GRAVEL

LANDSCAPE

PROPERTY LINE

TREE PROTECTION FENCE

PICNIC TABLE

BENCH

BIKE RACK

EXISTING TREE TO REMAIN



LANDSCAPE PLAN

Year	1990
State	MA
City	JT
Population	220,000

L1.1





230521 ISSUED FOR ACP REVIEW
230519 ISSUED FOR COORDINATION
230420 ISSUED FOR RE-SP
230515 ISSUED FOR DP



**HUNGERFORD
PRODUCTION**

5721 PRODUCTION WAY
LANGLEY, BC

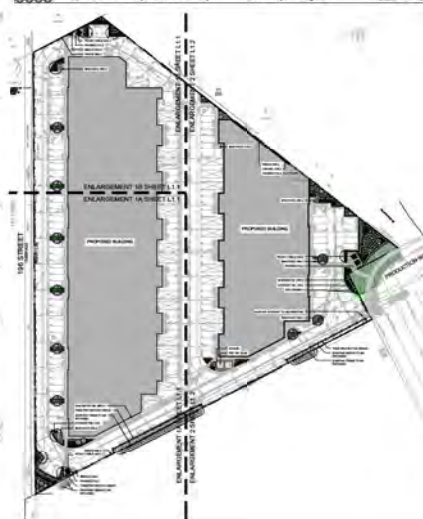
LANDSCAPE PLAN

1:200
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JT
2024.03.14

L1.2



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDICTION
DECIDUOUS TREES						
1	8	Quercus Rubra "Rubra"	Red 1 stemming Longleaf	8cm cal.	1st per plan	W.B.
2	2	Acer Platanus "Garnet"	Garnet Japanese Maple	8cm cal.	As per plan	W.B.
3	1	Coniophytum Japonicum	Katsura Tree	8cm cal.	As per plan	W.B.
CONIFEROUS TREES						
4	2	Pinus Oocarpa	White Spruce	2.5m H.	As per plan	W.B.
5	2	Pseudotsuga Menziesii	Douglas Fir	2.5m H.	1.5m	S&B
SHRUBS						
6	15	Fraxinus Oxalis "Northern Gold"	Northern Gold Forsythia	2.5m	1.5m O.C.	S&B
7	41	Crataegus virginica	White Hawthorn	30cm H.	1m O.C.	#1 P&L
8	75	Prunella Japonica "Sundrop"	Sundrop Japanese Plum	30cm H.	1m O.C.	#1 P&L
9	18	Vaccinium Cuneatum	Evergreen Huckleberry	60cm H.	1.5m O.C.	#1 P&L
10	75	Lonicera Maackii "Magnum's Gold"	Magnum Gold Honeysuckle	40cm H.	1.5m O.C.	#1 P&L
11	81	Cornus Lanceolata	Deer Path Dogwood	30cm H.	0.5m O.C.	#1 P&L
PERENNIALS, GROUND COVERS AND GRASSES						
12	100	Lupinus albus	Big Blue Lupine	1.0m	0.5m	Planted
13	300	Salix purpurea	Purple Willow	1.0m	0.5m	Planted
14	120	Trifolium repens	White Clover	1.0m	0.5m	Planted



ENLARGEMENT 1A&B SHEET L1.1
ENLARGEMENT 2 SHEET L1.2



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 03-23
Rezoning Application RZ 03-23
(20659-20679 Eastleigh Crescent)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00
Bylaw #: 3253

Doc #:

Date: June 23, 2023

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by Admiral Operations Ltd. for an apartment development consisting of two 6-storey buildings totaling 171 units at 20659-20679 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:

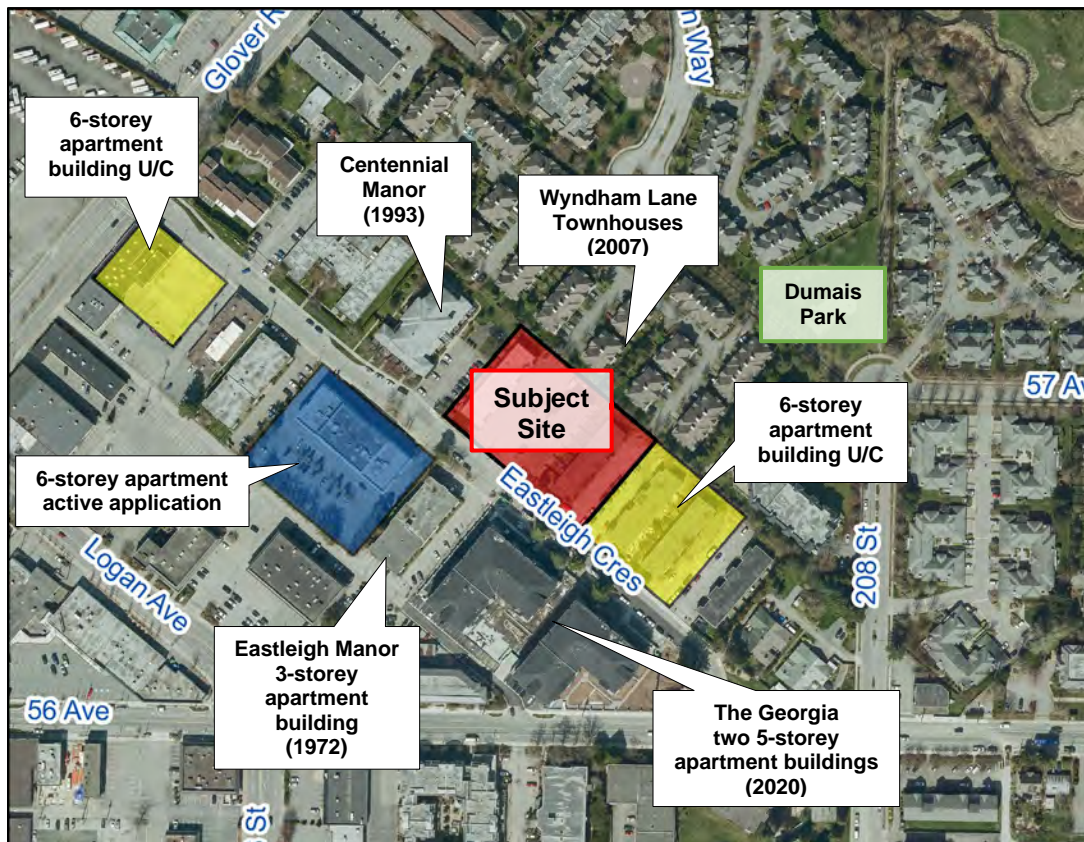
Applicant:	Admiral Operations Ltd.
Owner:	1368504 B.C. Ltd.
Civic Addresses:	20659-20679 Eastleigh Crescent
Legal Description:	Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Site Area:	5,593.1 m ² (1.38 acres)
Number of Units:	171 apartments
Gross Floor Area:	11,745.5 m ² (126,428 ft ²)
Floor Area Ratio:	2.100
Lot Coverage:	43%
Building Height:	6 Storeys
Total Parking Required:	249 spaces (including 12 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	191 spaces
<u>Visitor</u>	<u>27 spaces</u>
Total	218 spaces (including 11 h/c spaces)
OCP Designation:	Low Rise Residential
Existing Zoning:	RM1 Multiple Residential Low Density
Proposed Zoning:	CD90 Comprehensive Development
Variances Requested:	27 visitor parking spaces (35 required) 5.5 m long accessible parking spaces (5.8 m required) 2.4 m wide small car spaces (2.5 m 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:	\$2,851,389.00 (City - \$1,328,316.00, GVS&DD - \$616,809.00, GVWD - \$609,015.00, SD35 - \$83,700.00, TransLink - \$213,549.00)
Community Amenity Contributions (CACs):	\$684,000.00

Discussion:

1. Context

The applicant is proposing to develop two 6-storey apartment buildings, totaling 171 units, on a site consisting of three townhouse complexes built in 1970. 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 recently developed and under-construction projects nearby, among other townhomes and apartment buildings, both newer and older.

The site's lone frontage is formed on its south by Eastleigh Crescent, a local road across from which sit the 5-storey Georgia apartment buildings (complete 2020), 3-storey Eastleigh Manor apartment building (complete 1972), and an active development application for a 6-storey apartment building. The site's northern boundary abuts "Wyndham Lane", a 3-storey townhouse complex built in 2007, and its western boundary is shared with Centennial Manor, a 4-storey non-market apartment building for seniors and families complete in 1993. A 6-storey apartment building is currently under construction directly to the site's east.



Site context

The site is well positioned with connections to retail and service areas, with Downtown located within a few minutes' walk. It also benefits from proximity to key neighbourhood amenities, including:

- Dumais Park (5-minute walk);
- Timms Community Centre (10-to-15-minute walk); and
- Nicomekl Elementary School (10-to-15-minute walk).

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

- The frequent service 503 Fraser Highway Express (5-to-10-minute walk);
- The Langley Centre transit exchange and the fifteen bus routes it serves (5-to-10-minute walk); and
- The planned 203 Street 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.

The site consists of three townhouse properties for a total of 21 purpose-built rental units. Under Policy 1.16.1 of the OCP, the proposed new development must replace any existing rental units at a one-to-one ratio, with these replacement units secured by a Housing Agreement. The applicant has proposed to meet this requirement by including 21 rental units in the new development, with the Housing Agreement to secure the replacement units to be executed prior to the application proceeding to consideration of Final Reading by Council. The other 150 units will be sold as condominiums. This approach supports OCP Policy 1.16.2., which encourages mixed-tenure (rental and strata) developments.

3. Tenant Relocation Plan

As the current buildings on site contain purpose-built rental units, the applicant is undertaking a Tenant Relocation Plan, as required by Policy 1.18 (*Tenant Relocation Plans*) of the City's OCP and Council Policy CO-81 (*Tenant*

Relocation Plans). A separate explanatory memo detailing the applicant's efforts and communications with existing tenants to date will be provided when the application is considered by Council. The Provincial *Residential Tenancy Act* legislation also applies.

4. Design

The applicant is proposing two flat-roofed, wood-frame, 6-storey bar buildings flanking a courtyard running the length of the site. The buildings mirror each other with a shallow C-shape, to narrow the entrance to the courtyard at the street frontage while allowing it to expand in the middle of the site. The narrowest distance between the two buildings is 12.1 metres, which meets the City's Development Permit Area guidelines of a minimum of 10 to 12 metre separation between buildings on one property. The two buildings sit on a shared underground parkade which is accessed by a single driveway entrance on the west corner of the site. This driveway splits on private property into two ramps: one serving the underground resident parking area and the other serving the raised surface visitor parking area at the site's northwest corner. The visitor parking ramp is 8 metres in width, which exceeds the minimum requirement in the City's Zoning Bylaw, to enable fire truck access onto the podium and support a west side setback of 11.7 metres. The site's east side setback is proposed at 8.7 metres, with both exceeding the Zoning Bylaw minimum.

Toward the rear property line, both buildings step down from 6 storeys to a 4-storey height, as required in Appendix B: District Policies of the City's Official Community Plan (OCP) to provide a more gradual transition to the townhouses neighbouring the subject site to the north. Further supporting this transition, the parking podium is set back at the rear, to preserve the existing trees lining this shared property line, as informed by a Certified Arborist's report, and allow additional landscaping to be planted to screen the parkade wall along the full width of this elevation. On top of the parkade, a combination of composite wood fencing and landscaping lines the edge of the podium to maintain privacy and prevent headlight glare from vehicles using the visitor parking area.

The underground parkade extrudes partially above grade due to the site's location within the City's floodplain and raises the building floors to be above the minimum required elevation level. These parkade walls are painted and, on the street frontage, tiered with a step, screened with landscaping and broken up with an accessible ramp and stairs leading to both building entrances and the central courtyard to improve its interface with the public realm. The entrance lobbies are identified with a double-height frame feature, which continues to extend up the middle of the building to form a central cornice line at the top. Wood-tone metal siding forms the interior walls and soffits of these features and accents the primary white and grey hardie panel cladding.

The proposal's landscaping makes use of planters to line both the outside edges of the site as well as the inside perimeter of the courtyard to provide separation between the private ground-floor unit patios and the shared outdoor amenity area and to delineate between the various activity spaces. These linear planters also host several different tree species, with the site hosting a total of 45 trees. A variety of different paver patterns and colours make up the site's hardscaping.

The building's unit type distribution includes 91 one-bedroom unit types (1-bedroom or 1-bedroom + flex room) and 80 two-bedroom units. 34 (20%) of the units are adaptable. 21 of the units will be secured with rental tenure and are located on all floors of the west building, with full access to all entrances and common areas. Storage rooms are provided in all units. 639.1 m² (6,879 ft²) of total amenity space is provided in the building, including 171 m² (1,841 ft²) of indoor amenity space and 468.1 m² (5,039 ft²) of outdoor amenity space. The outdoor amenity space includes a lounge area, a barbecue and dining area, an open lawn, an off-leash dog run, and a children's play area. Each building is served by a one-elevator core.

5. 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;
- Incorporating a construction recycling plan and the use of recycled building materials;
- Reducing the heat island effect by use of landscaping and a courtyard amenity area;
- Using non-water dependent and drought-tolerant materials in the landscape design served by an irrigation system with central control and rain sensors;
- Using water-conserving toilets;
- Providing plugs for e-bikes in the bicycle room; and
- Providing 19 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.

6. 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.

7. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 4-6 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, reduce the width of small car 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.

The applicant is also requesting a variance to reduce the width of the small car spaces to 2.4 metres from the 2.5 metres required in the Zoning Bylaw. These adjustments were made to ensure this application meets the 218-space target that aligns with the residential rates being considered for the new Zoning Bylaw (additional discussion below). Reducing the width of small car spaces to 2.4 metres is under consideration for the new Zoning Bylaw to accommodate additional parking spaces in all development projects. This width is also similar to other municipalities in the region, such as Burnaby, which has a minimum small car space width of 2.4 metres, and Richmond, which has a minimum small car space width of 2.3 metres. Staff are not considering changes to the required drive aisle widths in the Zoning Bylaw to ensure safe and easy vehicle movements in parking areas are maintained.

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 12.5% less than what would be required. Given that a CD zone is being proposed to accommodate this development, technically a variance is only required for visitor parking. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 31 spaces or 12.5%) exceeds the standard 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" area rates being considered for the new Zoning Bylaw were applied to this application, 217 parking spaces would be required, based on rates of 1.0 spaces per 1-bedroom unit and 1.25 spaces per 2-bedroom unit (=191 resident spaces), and 0.15 visitor spaces per unit (=26 visitor spaces). This total is 0.5% less than the applicant's proposed parking amount of 218 spaces, and is 12.9% less than the current RM3 Zone requirement of 249 spaces, which is based on rates of 1.2 spaces per 1-bedroom unit and 1.3 spaces per 2-bedroom unit (=214 resident spaces), and 0.2 visitor spaces per unit (=35 visitor spaces). Similar or greater 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.

8. 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 **171-unit apartment development located at 20659-20679 Eastleigh Crescent.**

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. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - 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 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 approved by the City of Langley Fire Rescue Service.
- VII. New sidewalk, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip as per the City's DCM x-section SS-R07 and section 11.0 - Specifications and Standards for Landscaping. Transitions to existing sidewalks to be made using back-to-back long radius curves.
- VIII. A traffic impact assessment will be required as per the City's DCM.
- IX. 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 at the Developer's expense.
- X. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
- XI. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.
- XII. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development project's Eastleigh Crescent frontage by replacing with underground infrastructure.
- XIII. A dedicated on-site loading zone shall be provided by the developer.

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. 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
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. 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.
- IV. 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.
- V. 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.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- VIII. 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.
- IX. 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.

- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. 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 including the construction of two pathways between the courtyard, near and paralleling both buildings to facilitate firefighter access. The west parkade entrance ramp is to be engineered for the weight of a fire apparatus. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. All garbage/recycling rooms to be of adequate size to prevent spillover into parkade area. Stairwells must be constructed to accommodate shelter in place applications. Standpipes are to be provided in parkade at the bottom of the ramp and at elevator lobbies. Consideration will be given to the installation of power banks for e-bikes charging. A Fire Safety plan and FD lock box will be required before occupancy for both buildings. Consideration for a larger lockbox should be considered. The 4" FDC for each building is to be located on a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date. Fire hydrant distance to be reviewed to determine if an additional hydrant needs to be installed.

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 July 5, 2023, 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 \$1,328,316.00 to City Development Cost Charge accounts and \$684,000.00 in Community Amenity Contributions.

Prepared by:




Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



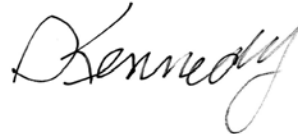
Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock
Acting Director of Engineering, Parks
& Environment

Concurrence:



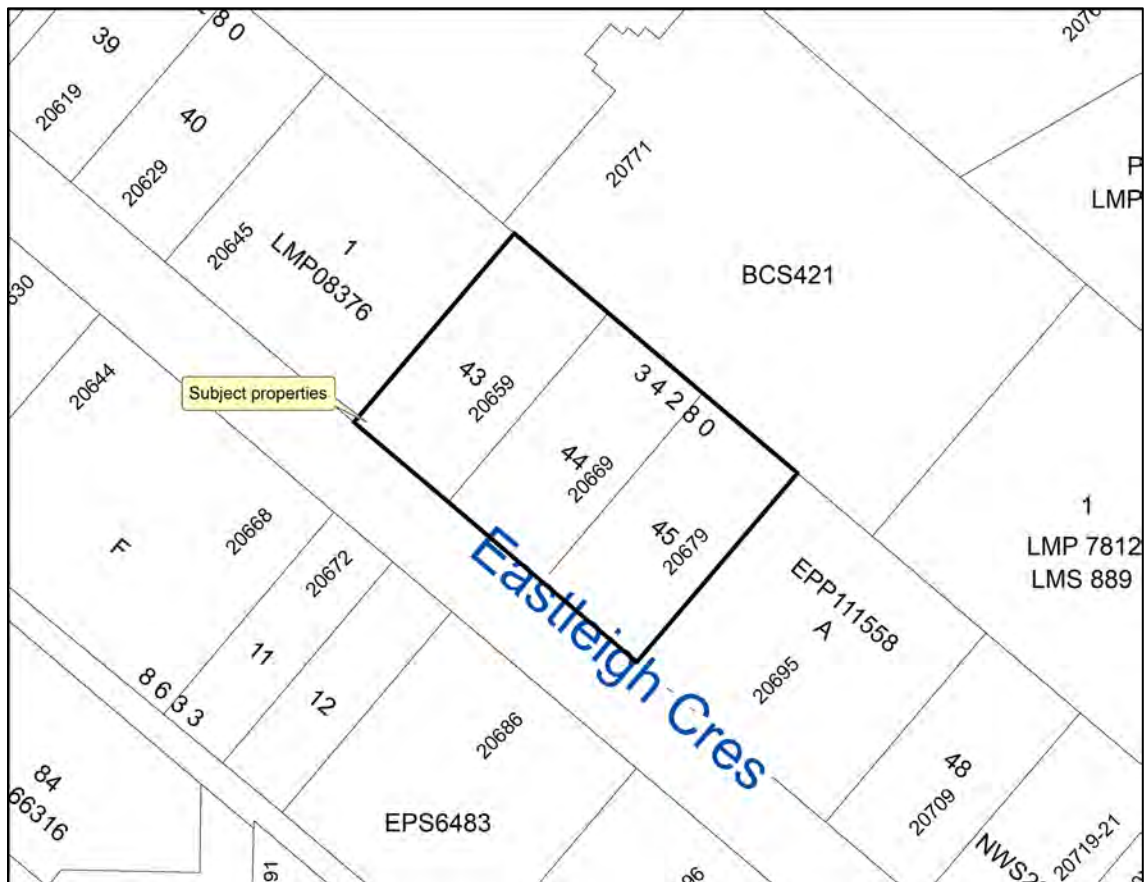
Scott Kennedy, Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 03-23 REZONING APPLICATION RZ 03-23

Civic Addresses: 20659-20679 Eastleigh Crescent
Legal Description: Lots 43-45, District Lot 37, Group 2, New Westminster District, Plan 34280
Applicant: Admiral Operations Ltd.
Owner: 1368504 B.C. Ltd.



EVERGREEN RESIDENCES

20659, 20669, 20679 EASTLEIGH CRESCENT. CITY OF LANGLEY



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A 6.01	SHADOW STUDY
A 6.02	SHADOW STUDY
A 6.03	PERSPECTIVE
A 6.04	PERSPECTIVE
A 6.05	MATERIAL BOARD

CONSULTANTS

PROPERTY OWNER	ARCHITECT	GENERAL CONTRACTOR	LANDSCAPE ARCHITECT	STRUCTURAL	CODE
1388504 B.C. LTD. 4284 ROCKRIDGE PLACE WEST VANCOUVER, BC, V7W 2Y4 Tel: 604.762.6995	PACIFIC WEST ARCHITECTURE Inc. 1200 West 73rd Ave(Airport Square) Suite 940, Vancouver B.C. V6P 6G5 Tel: (604)-558-3064 Email: info@pwarchitecture.com	Admiral Operations Ltd. #120-5811 Cedarbridge Way Richmond, BC V6X 2A8 Office: 604.242.2620 Email: stanford@admiralops.com	DURANTE KREUK LTD 102 - 1637 West 5th Avenue Vancouver BC V6J 1N5 T: 604.884.4611 EXT.42 molly@dkl.bc.ca	ENNOVA STRUCTURAL ENGINEERS Inc. 213-3823 Henning Dr Burnaby, BC V5C 6N5 T: 604.255.7670 x108 clinton@ennova.net	PONTEM GROUP SUITE 309 - 63 W 8TH AVE VANCOUVER, BC V5Y 1K2 TEL: 604-802-8745 EMAIL: TTSIM@PONTEMGRP.COM
MECHANICAL	ELECTRICAL	CIVIL	CPTD	ARBORIST	SURVEY
XT ENGINEERING LTD. SUITE 100, 10551 SHELLBRIDGE WAY, RICHMOND, BC V6X 2W8 TEL: 778-7065858 email: tan@xtengineering.com	ZIYUTEC INC. SUITE 100, 10551 SHELLBRIDGE WAY, RICHMOND, BC V6X 2W8 TEL: (604)370-3361 email: george.fan@ziyutec.com	Parc Engineering Ltd. Tel: 604-825-8761 EMAIL: Saeed@parcengineering.ca	LIAHONA SECURITY P.O. Box 88 Mill Bay, BC, V0R 2P0 Tel: (250) 418-0770 EMAIL: liahonasecurity@shaw.ca	DAVEY RESOURCE GROUP #200 - 8208 SWENSON WAY DELTA, BC, V4G 1J6 604-499-6568	AMRAY LAND SURVEYING LTD. 201 - 5010 SMITH AVENUE BURNABY BC, V5G 2W5 Tel: 604-620-5299 EMAIL: RAYMOND@AMRAYSURVEYING.COM



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DRAWING TITLE	COVER SHEET

DRAWING NO.	A0.00
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1 SITE KEY (PLAN VIEW)
Scale: not to scale



2 SITE KEY (AERIAL VIEW)
Scale: not to scale



3 STREET VIEW 1



4 STREET VIEW 2



5 STREET VIEW 3



6 STREET VIEW 4



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1
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JUN 1, 2023
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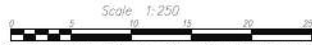
PROJECT
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20650, 20652, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
CONTEXT PLAN

DRAWING No.

A1.00

TOPOGRAPHICAL AND PROPOSED CONSOLIDATION PLAN OF
LOT 43, LOT 44 & LOT 45 ALL OF DISTRICT LOT 37 GROUP 2
NWD PLAN 34280

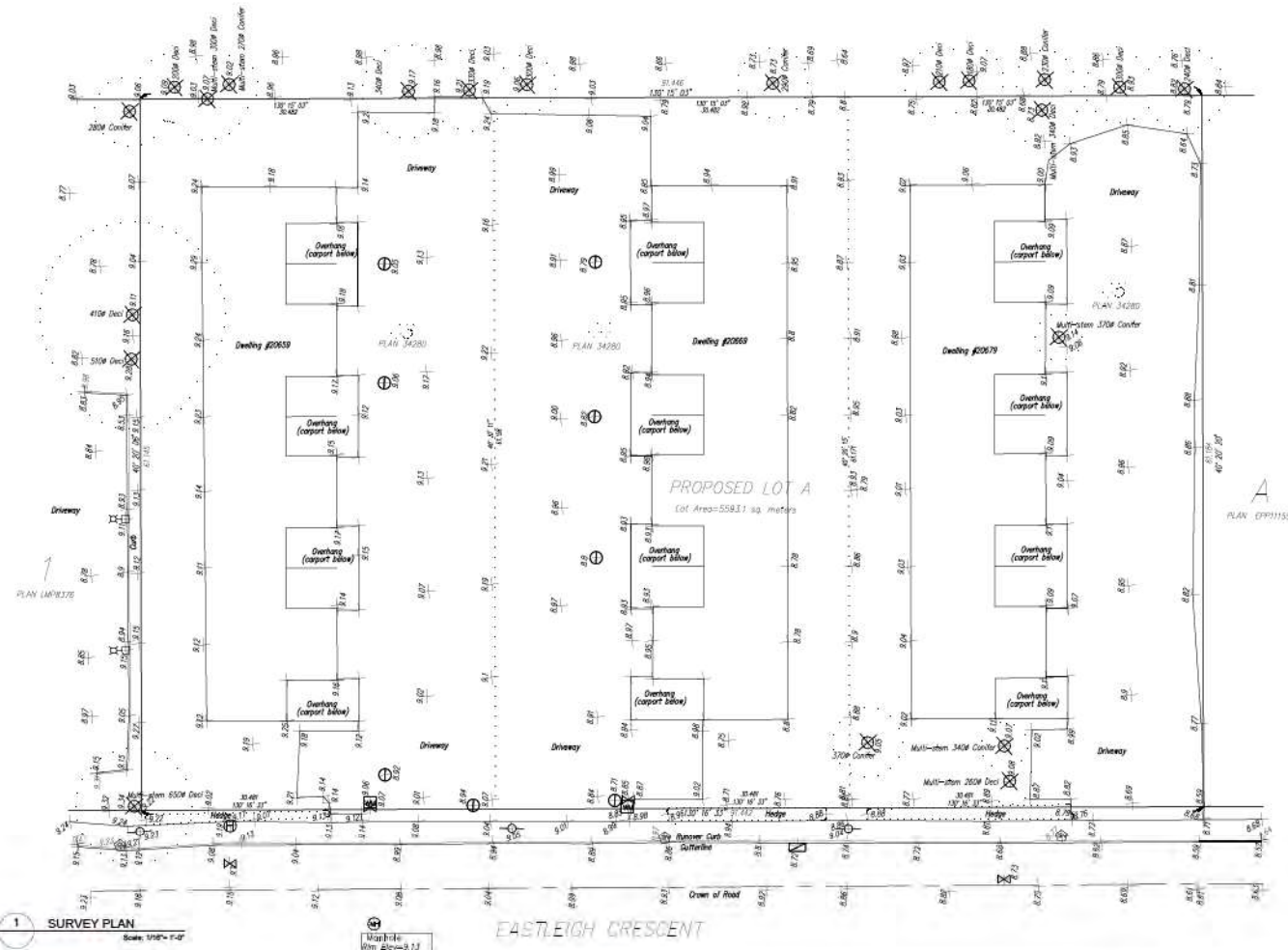


The intended plot size of this plan is 610mm wide by 457mm in height
(A1/C 1:250) when plotted at a scale of 1:250.
All Distances And Elevations Are In Meters And Decimals Thereof Unless Otherwise Stated.
Grid bearings and dimensions are derived from Plan 34280

Legend:

- Tree (Diameter in mm and Species)
- Water Valve
- Curb Basin (Square)
- Curb Basin (Round)
- Water Meter
- Fire Hydrant
- Power Pole
- Sign
- Manhole

DYAC ADDRESS
20659, 20668 & 20679 Eastleigh Crescent,
Langley, B.C.
R1: 000-000-000 (Lot 43)
000-000-000 (Lot 44)
000-000-000 (Lot 45)



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and is for the exclusive use of the owner.
All rights reserved. No person may copy, reproduce,
transmit, alter, distribute, or otherwise use this
document in whole or in part without the prior written
consent of the undersigned.
The property may be subject to the following charges:
R289C.

Boundary Survey:
Elevations are referenced to
Geoid: datum (CUG2000/2018)

This is certified correct and is valid only with respect
to the information on which it was based and issued on
the 27th day of June, 2022.

DATE: 2022
This document is the property of the
signatory (signed and sealed)



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OPERATIONS
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20659, 20668, 20679 EASTLEIGH CR.
LANGLEY B.C.
DRAWING TITLE
SURVEY PLAN

DRAWING NO.

A1.01

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NEIGHBOUR BUILDING
20645 EASTLEIGH CRES

NEIGHBOUR DEVELOPMENT
20695 EASTLEIGH CRES

PROPOSED
APARTMENT
BUILDING 1
MBE: 9.5m
FIRST FLOOR: 10.25m

PROPOSED
APARTMENT
BUILDING 2
MBE: 9.5m
FIRST FLOOR: 10.25m

EASTLEIGH CRES

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



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LANGLEY B.C.

DRAWING TITLE

SITE PLAN

DRAWING NO.

A1.02

ZONING STATISTICS

Civic Address	20659, 20669, 20679 Eastleigh Cres., Langley, BC		
Legal Description	PID: 003-860-515 Plan 34280 Lot 43		
	PID: 002-043-955 Plan 34280 Lot 44		
	PID: 002-043-971 Plan 34280 Lot 45		
Existing Zoning	RM1 Multiple Residential Low Density		
Proposed Zoning	CD (Based on RM3 Multiple Residential High Density)		
Site Area			m2
			5593.1
Site Average Grade	8.95m		
Zoning Requirement	Required		Proposed
Lot Coverage	40%		Building 1 (west): 1224 m2
	2237.2 m2 or 24073.6 sq.ft		Building 2 (east): 1224 m2 Total: 2448 m2 (43%)
FAR	2.100		2.100
Gross Floor Area	2.100 x 5593.1=11745.5m2		11745 m2
Building Height	6 Storeys		6 Storeys
Setbacks	Required		Proposed
South Front	3.0m		3.7m
North Rear	6.0m		6.0m
West Side	7.5m		11.7m
East Side	7.5m		8.7m
Number of Units	198 Units / Hectare (80 Units / Ac.)		171 units
Adaptable Units	20% of Total Units 20% x 171=34 units		34 units
Rental Units	21 units Required		21 units
Amenity Space	Required		Proposed
	minimum of 3 m2 per unit, of which at least 1 m2/unit indoor and 1 m2/unit outdoor		m2
	Indoor: 1.0 m2 /unit x 171 units=171 m2 Outdoor: 2.0 m2 /unit x 171 units=342 m2		171.0
Open Space	N/A		1048.8 m2 (18.7%)
Parking Requirement	Required		Provided
1 Bedroom	1.0 / unit x 44 units	44	218
1 Bedroom + Den	1.0 / unit x 47 units	47	
2 Bedroom	1.25 / unit x 80 units	100	
Visitors Parking	0.15 / unit x 171 units	25.65	
Total Required			216.7
Including			
Accessible Stalls	5% of total required spaces		10.8
Small Car Spaces	maximum 60%		130.8
Parking Stall Dimensions	Required		Provided
	Regular Car: 2.6m W x 5.5m L with 6.0m aisle		Regular Car: 2.6m W x 5.5m L
	Small Car: 2.4m W x 4.9m L with 6.0m aisle		Small Car: 2.4m W x 4.9m L
Bicycle Parking Requirement	Required		Provided
Class I	0.5 Spaced per Unit x 171 units		85.5
Class II	6 stalls per building x 2 buildings		12
Garbage	Required		Provided
Based on Metro Vancouver Technical Specifications for Recycling Amenities			m2
Multi-family minimum centralized garbage & recycling storage space	0.31 per units + 8m2		61.01
Including Recycling Storage	0.16 per units + 5m2		32.36
Flex space for bulky item	0.5 x total Garbage Space		30.505
Total			91.515
Storage Lockers	Required		Provided
	3.15m2/unit		3.15m2/unit or 33.9 sq.ft/unit

Parking Breakdown		
Parkade	Small Car Stall	120
	Regular Stall	61
	Accessible Stall	10
Total Parking Provided in Parkade		191
Surface Parking	Small Car Stall	4
	Regular Stall	22
	Accessible Stall	1
Total Parking Provided on Surface		27
Total Provided		218

Floor Areas and Unit Number Breakdown (unit: sq.ft)											
	Circulation	Indoor Amenity	Residential Units						Total # of Unit	Residential Subtotal	Total
			1BR		1BR+DEN		2BR				
			Floor Area	unit#	Floor Area	unit#	Floor Area	unit#			
Lv1	3369	1840	2228	4	4200	7	6300	8	19	12728	17937
Lv2	2280	0	4456	8	4800	8	12430	16	32	21686	23966
Lv3	2140	0	4456	8	4800	8	12690	16	32	21946	24086
Lv4	2140	0	4456	8	4800	8	12690	16	32	21946	24086
Lv5	2080	0	4456	8	4800	8	9718	12	28	18974	21054
Lv6	2080	0	4456	8	4800	8	9718	12	28	18974	21054
Subtotal	14089	1840	24508	44	28200	47	63546	80	171	116254	132183
Percentage					53.2%			46.8%			
Locker Storage									5796.9	after exclusion	126386.1
									FAR	2.100	

Gross Floor Area Breakdown by Level		Floor Area Exclusion			SQ.FT
	Total Floor Area measured from the outermost exterior wall	Elec	Open to below	storage locker 33.9 sq.ft per unit	Gross Floor Area
Lv1	19337	-1400	0	-644.1	17937
Lv2	24806	-120	-720	-1084.8	23966
Lv3	24206	-120	0	-1084.8	24086
Lv4	24206	-120	0	-1084.8	24086
Lv5	21174	-120	0	-949.2	21054
Lv6	21174	-120	0	-949.2	21054
Total	134903	-2000	-720	-5796.9	126386.1
FAR					2.1000

Unit Breakdown						
Unit	Number of Unit	Percentage	Unit type	Unit Area		Total Area
				sq.ft	sq. meter	sq.ft
A	44	25.7%	1 Bedroom	557	51.7	24508.0
B	47	27.5%	1 Bedroom + Den	600	55.7	28200.0
C1	5	2.9%	2 Bedroom	770.0	71.5	3850.0
C2	3	75.0%	2 Bedroom	755.0	70.1	2265.0
C2A (adaptable)	8	4.7%	2 Bedroom	775.0	72.0	6200.0
C3	2	1.2%	2 Bedroom	805.0	74.8	1610.0
C4	14	8.2%	2 Bedroom	750.0	69.7	10500.0
C5	13	7.6%	2 Bedroom	830.0	77.1	10790.0
C5A	1	0.6%	2 Bedroom	835.0	77.6	835.0
C6 (adaptable)	2	1.2%	2 Bedroom	760.0	70.6	1520.0
C6A (adaptable)	8	4.7%	2 Bedroom	800.0	74.3	6400.0
C7 (adaptable)	16	9.4%	2 Bedroom	805.0	74.8	12880.0
C8	4	2.3%	2 Bedroom	810.0	75.3	3240.0
C9	4	2.3%	2 Bedroom	864.0	80.3	3456.0
Total	171	100.0%				116254.0



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APR 1, 2023
FEB 27, 2023

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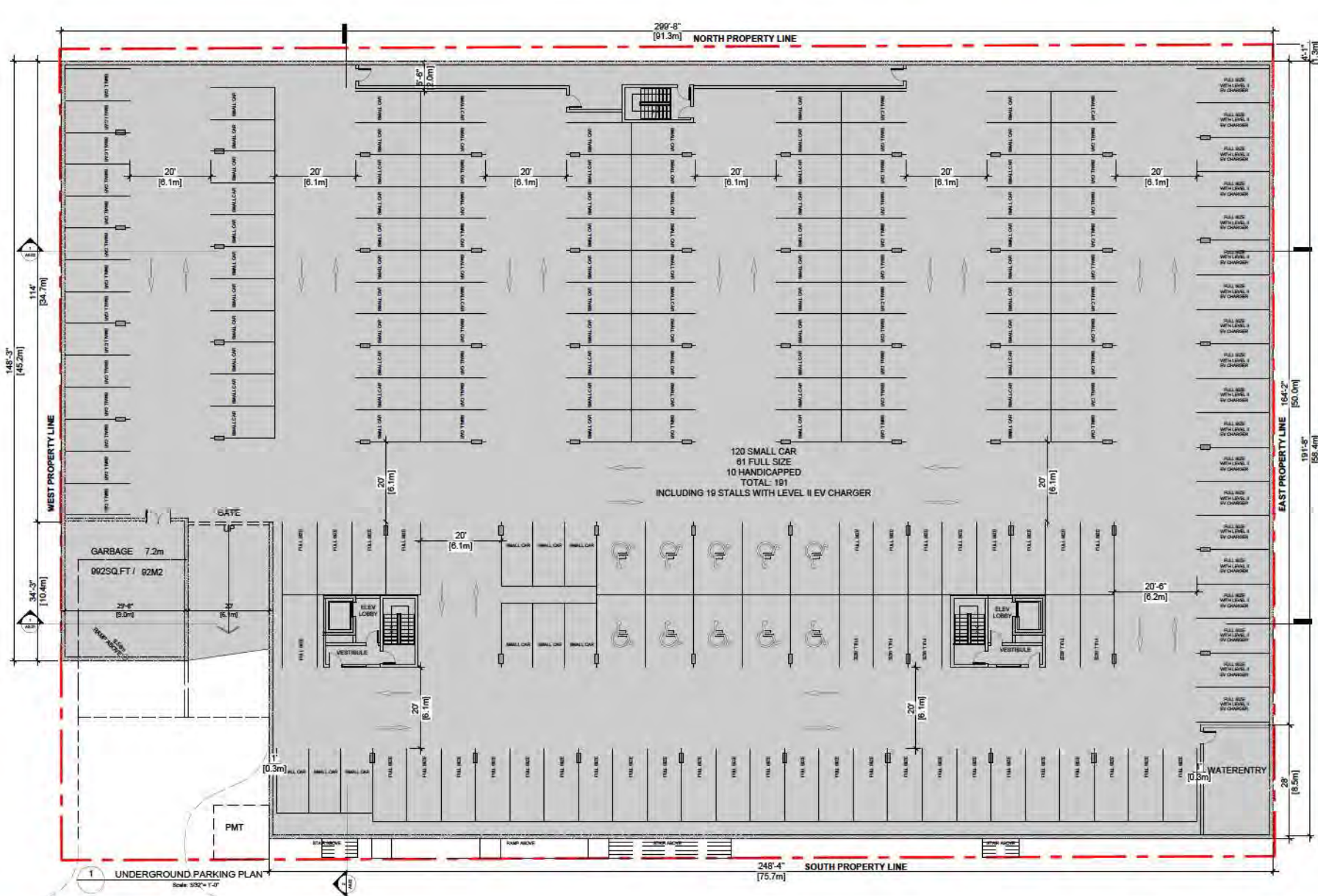
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20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

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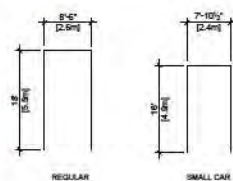
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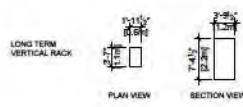
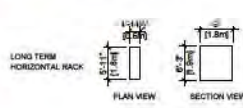
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TYPICAL PARKING STALL SPECIFICATIONS



TYPICAL BICYCLE PARKING STALL SPECIFICATIONS



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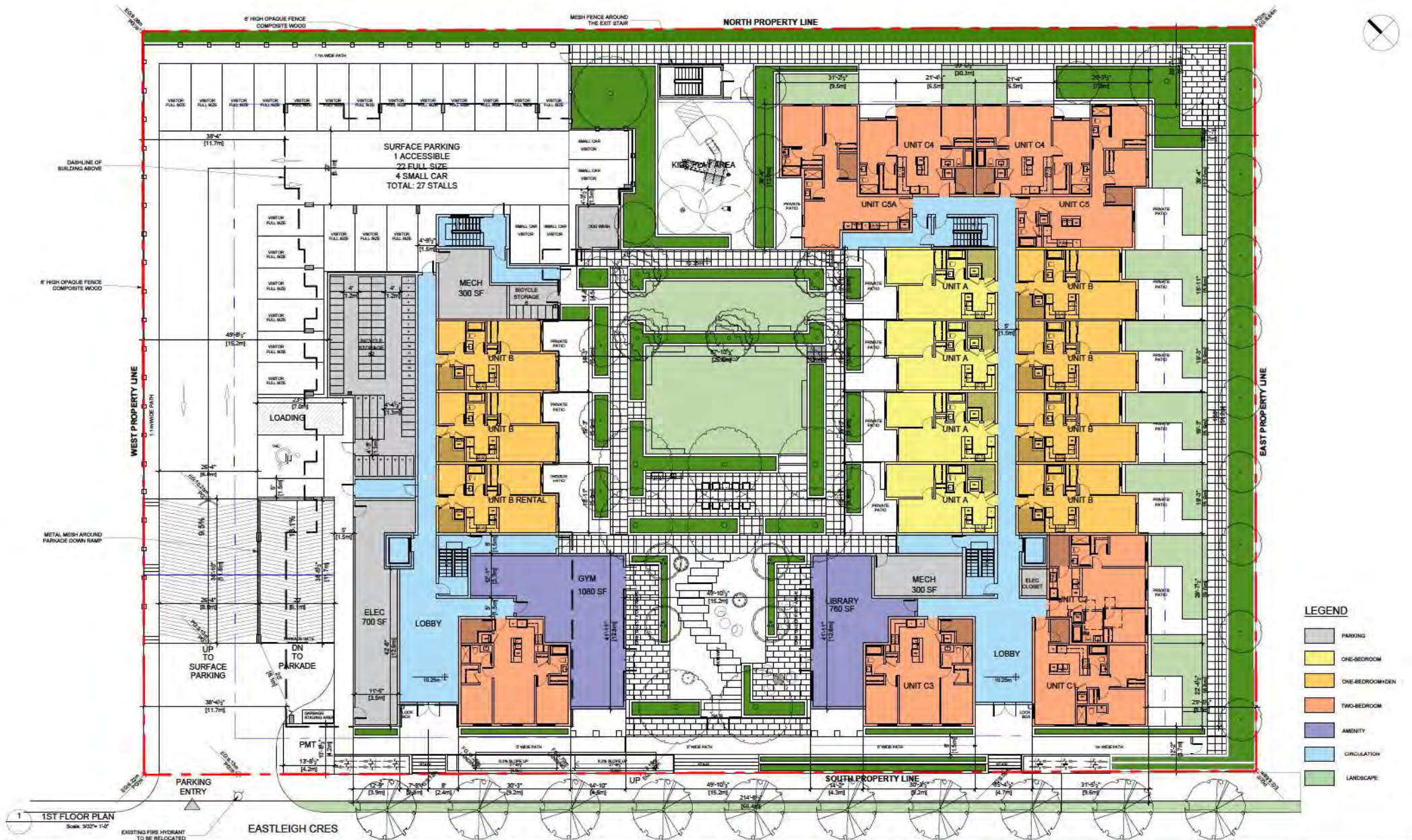
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ISSUES	DATE
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3	
2	REVISOR FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION
1	ISSUED FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION
	JUN 1, 2023
	FEB 27, 2023

PROJECT NUMBER	A301
DRAWN BY	RD
CHECKED BY	PV
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PROJECT	EVERGREEN RESIDENCES 20550, 20650, 20670 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	UNDERGROUND PARKING PLAN

DRAWING No.	A2.01
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ISSUES

1. REVISION FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION
2. REVISION FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION
3. REVISION FOR REDLINING AND DEVELOPMENT PERMIT APPLICATION

DATE

JUN 1, 2023

FEB 27, 2023

PROJECT NUMBER: A201

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CHECKED BY: RV

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PROJECT

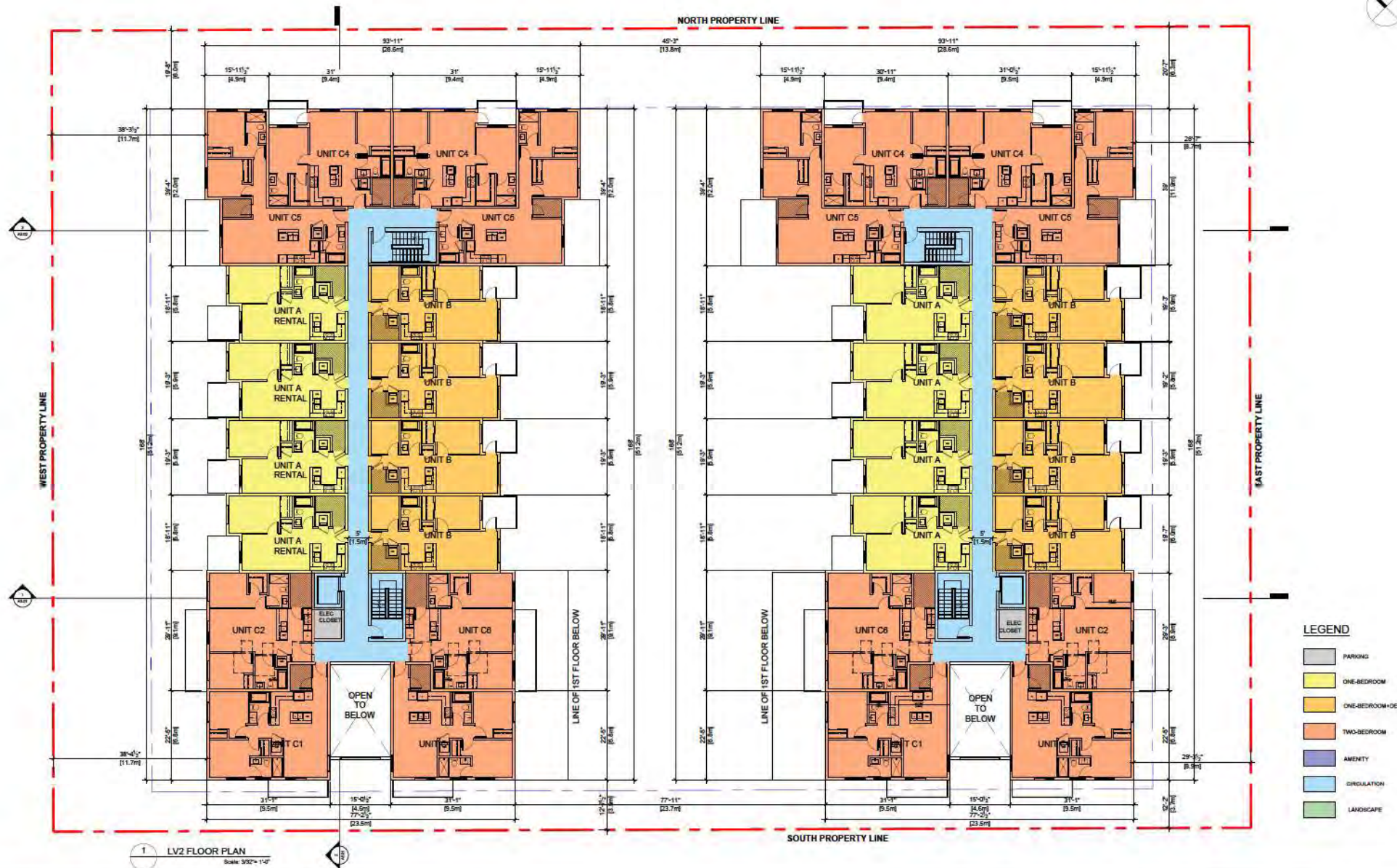
EVERGREEN RESIDENCES
20553, 20559, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE

1ST FLOOR PLAN

DRAWING NO.

A2.02



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ISSUES

NO.	DESCRIPTION	DATE
1	REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2021
2	REVISOR FOR REZONING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

PROJECT NUMBER: A202
DRAWN BY: PC
CHECKED BY: SV

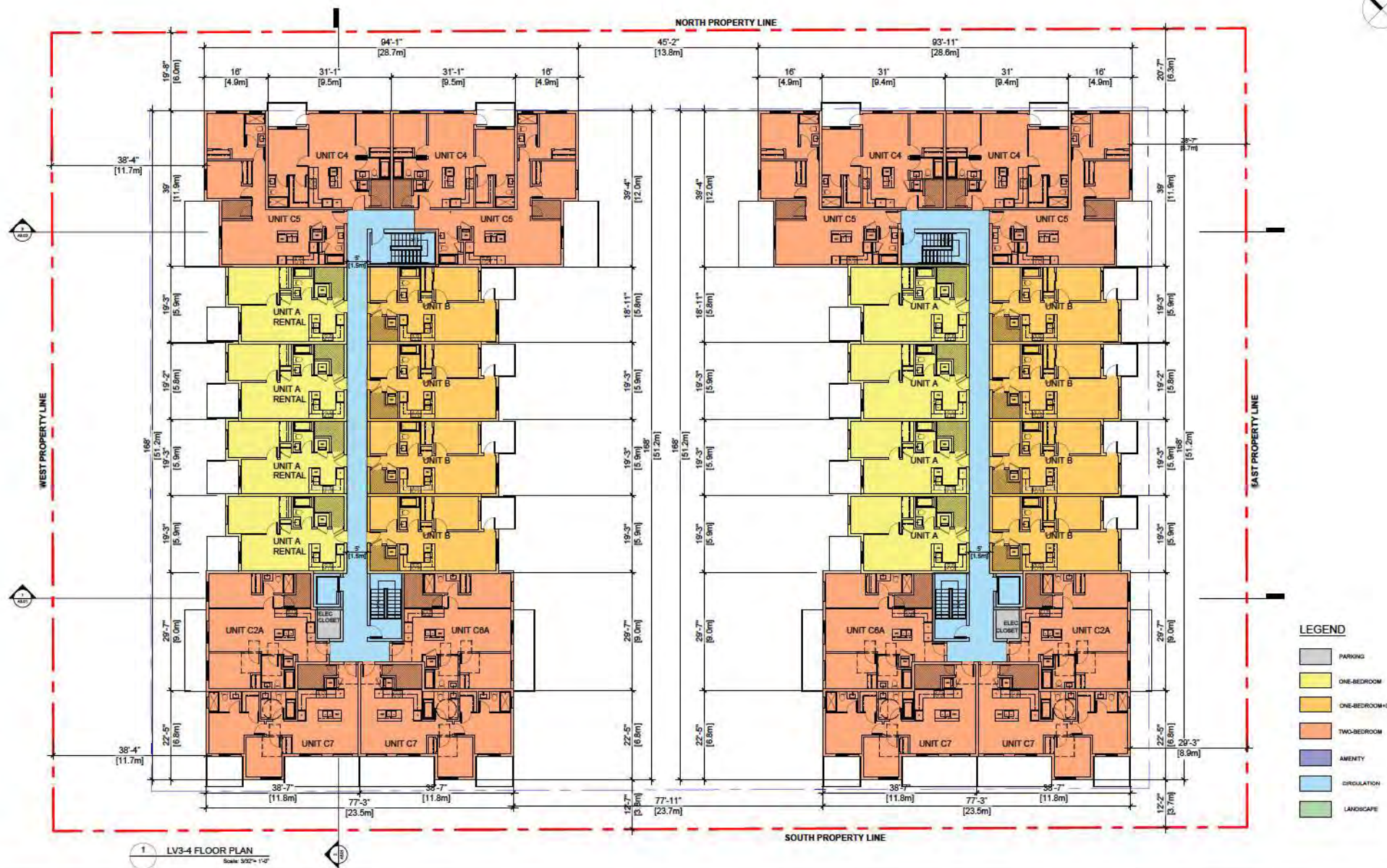
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LANGLEY B.C.

DRAWING TITLE
LV2 FLOOR PLAN

DRAWING NO.

A2.03



1 LV3-4 FLOOR PLAN
Scale: 3/32" = 1'-0"

- LEGEND**
- PARKING
 - ONE-BEDROOM
 - ONE-BEDROOM-DEN
 - TWO-BEDROOM
 - AMENITY
 - CIRCULATION
 - LANDSCAPE



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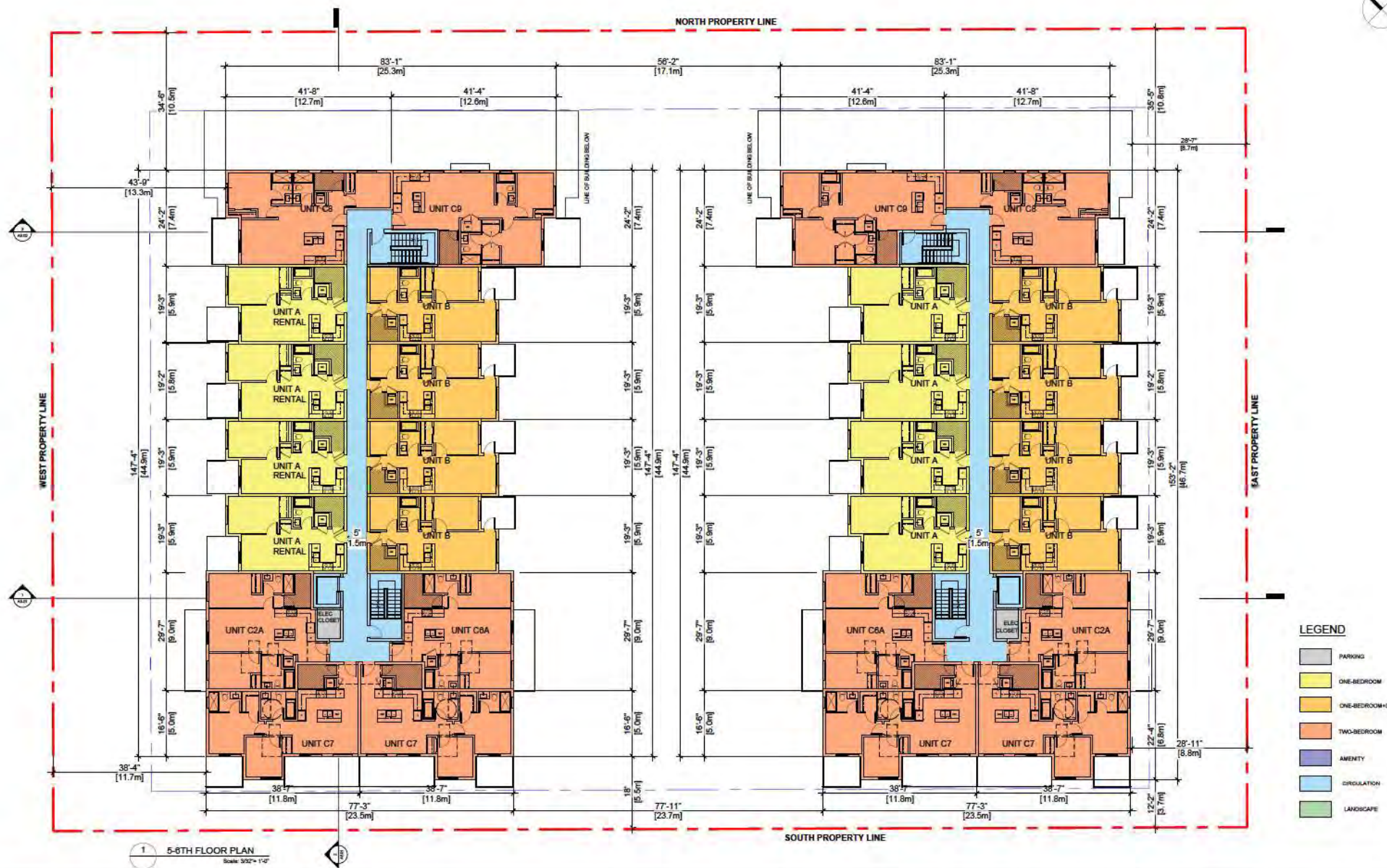
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ISSUES	DATE
1. REVISION FOR RECORDING AND DEVELOPMENT PRINTER APPLICATION	JUN 1, 2021
2. REVISION FOR RECORDING AND DEVELOPMENT PRINTER APPLICATION	FEB 27, 2021

PROJECT NUMBER	AM2
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DRAWING TITLE	LV3-4 FLOOR PLAN

DRAWING NO.	A2.04
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2. REVISOR FOR REZONING AND
DEVELOPMENT PERMIT APPLICATION
3. REVISOR FOR REZONING AND
DEVELOPMENT PERMIT APPLICATION

DATE
JAN 1, 2023
FEB 27, 2023

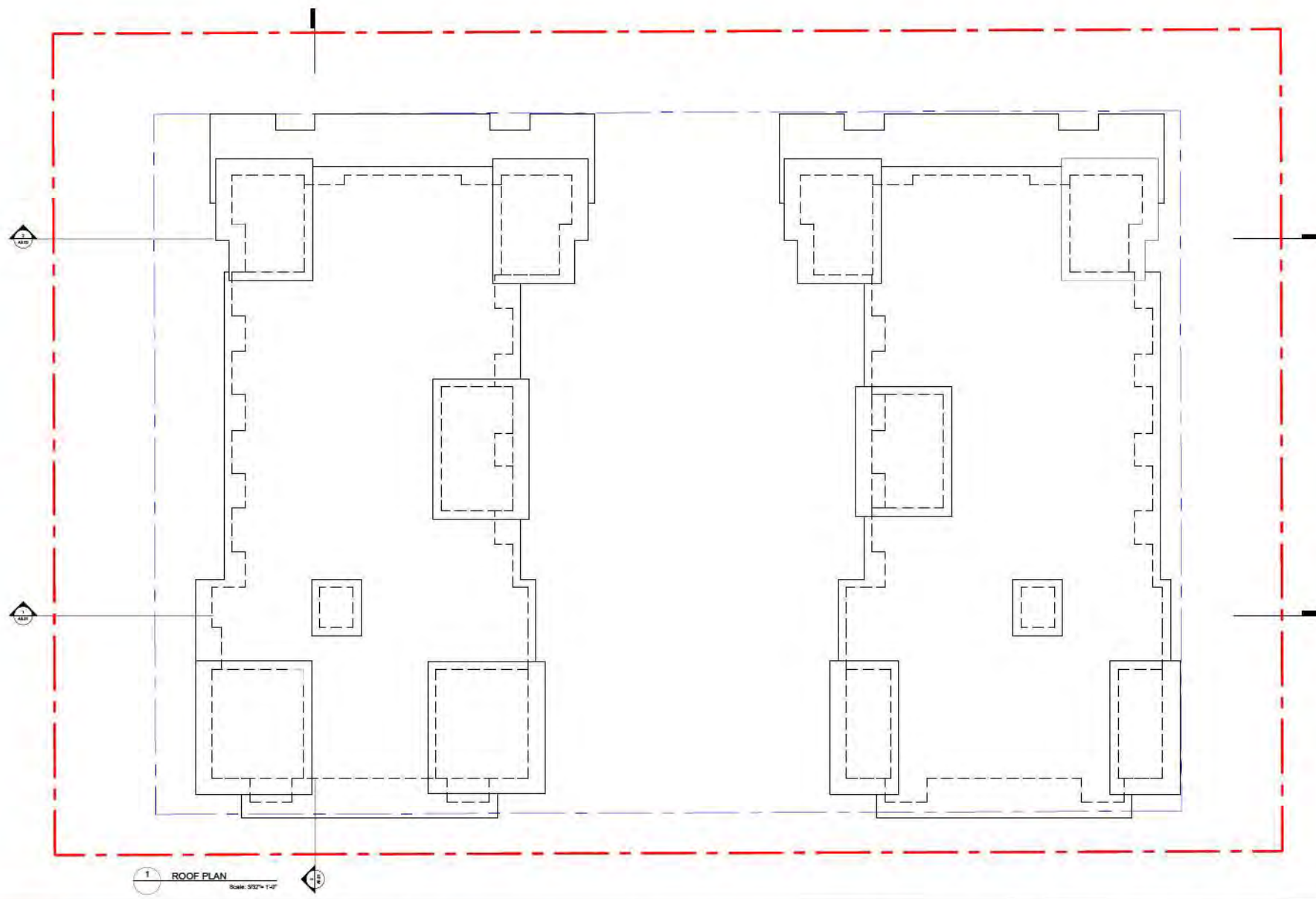
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PROJECT
EVERGREEN RESIDENCES
20659, 20663, 20673 EASTLEIGH CR.
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DRAWING TITLE
5-6TH FLOOR PLAN

DRAWING NO.

A2.05



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



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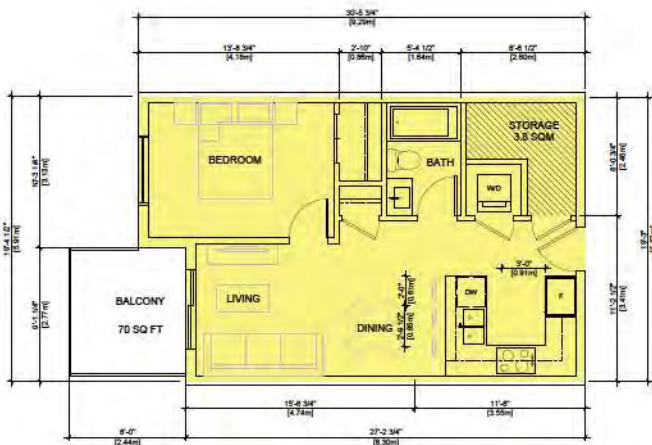
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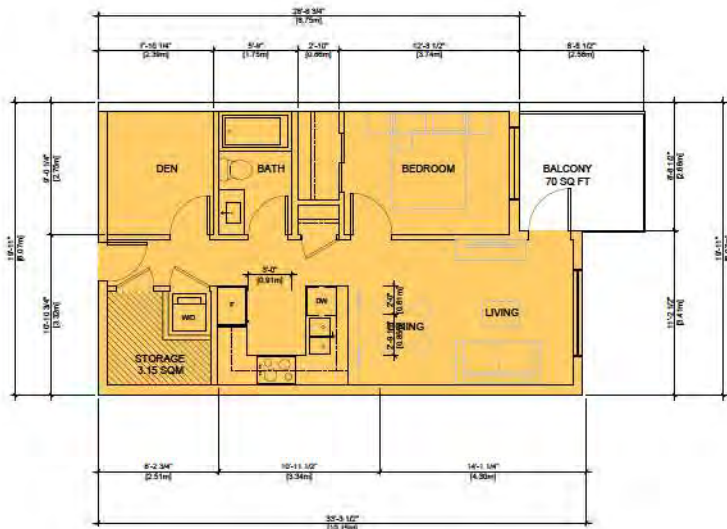
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EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
ROOF PLAN

DRAWING NO.
A2.06



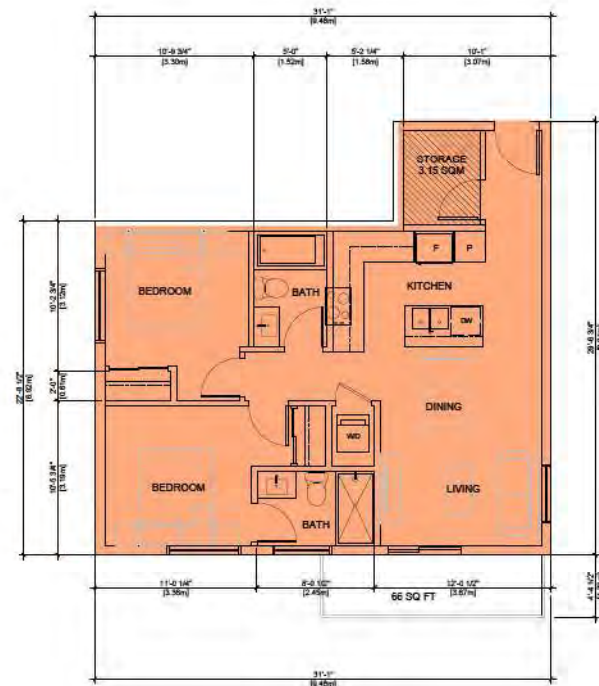
1 TYPE A UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE A	FLOOR AREA	
1 BEDROOM		
TOTAL	557 SQ.FT	51.7 m ²
INCLUDING 41.9 SQ.FT (3.80m ²) STORAGE LOCKER		



2 TYPE B UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE B	FLOOR AREA	
1 BEDROOM + DEN		
TOTAL	600 SQ.FT	55.7 m ²
INCLUDING 34.1 SQ.FT (3.16m ²) STORAGE LOCKER		



3 TYPE C1 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C1	FLOOR AREA	
2 BEDROOM		
TOTAL	770 SQ.FT	71.5 m ²
INCLUDING 33.9 SQ.FT (3.15m ²) STORAGE LOCKER		



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ISSUES	DATE
1. REVIEWED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2023
2. REVIEWED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2023

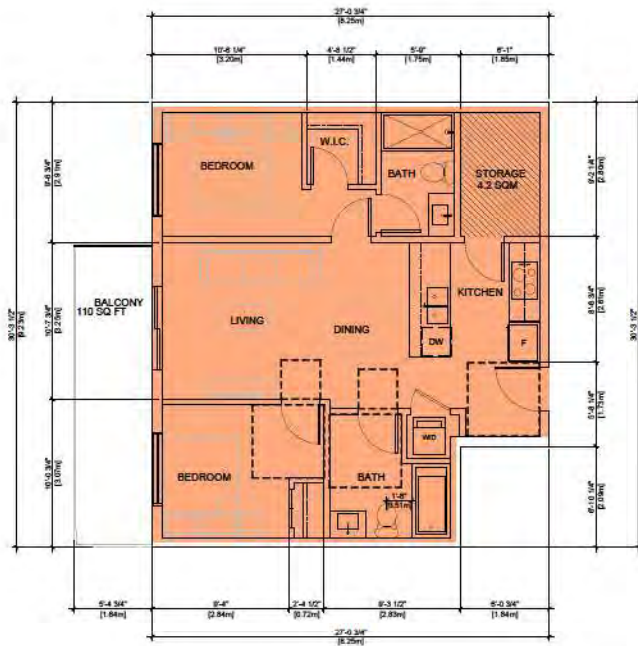
PROJECT NAME:	ASR
DRAWN BY:	PC
CHECKED BY:	VP

PROJECT
EVERGREEN RESIDENCES
20659, 20663, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
UNIT PLAN

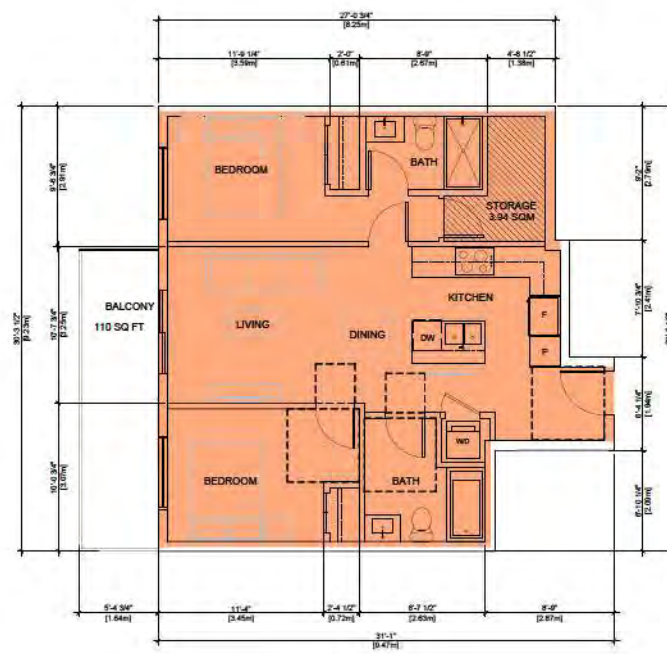
DRAWING NO.

A3.01



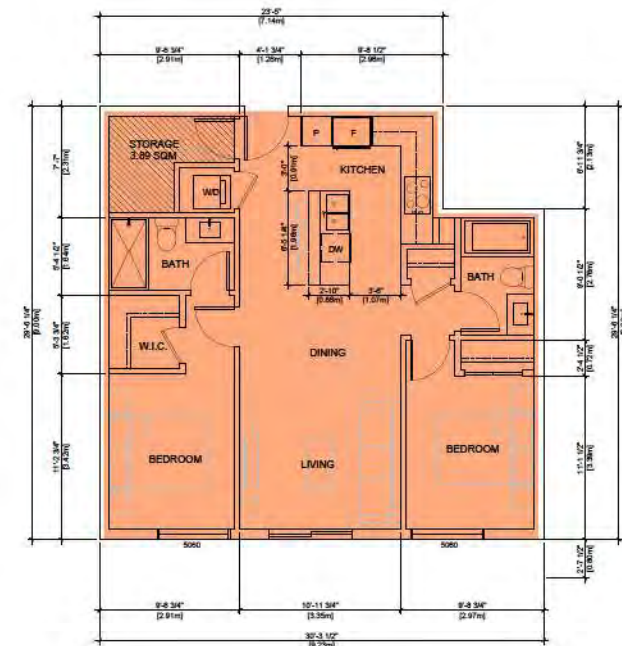
1 TYPE C2 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C2	FLOOR AREA	
2 BEDROOM		
TOTAL	755 SQ.FT	70.1 m ²
INCLUDING 46.1 SQ.FT (4.28m ²) STORAGE LOCKER		



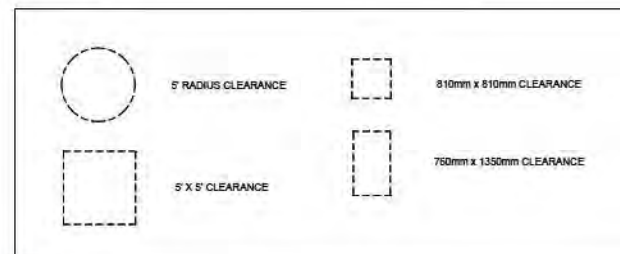
1 TYPE C2A UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C2A	FLOOR AREA	
2 BEDROOM		
TOTAL	775 SQ.FT	72.0 m ²
INCLUDING 46.1 SQ.FT (4.28m ²) STORAGE LOCKER		



3 TYPE C3 UNIT PLAN
Scale: 1/8" = 1'-0"

UNIT TYPE C3	FLOOR AREA	
2 BEDROOM (ADAPTABLE UNIT)		
TOTAL	805 SQ.FT	74.8m ²
INCLUDING 41.9 SQ.FT (3.89m ²) STORAGE LOCKER		



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ISSUES	DATE
1. REVISED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2021
2. REVISED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2021

PROJECT NUMBER	ADM
DRAWN BY	PC
CHECKED BY	VP

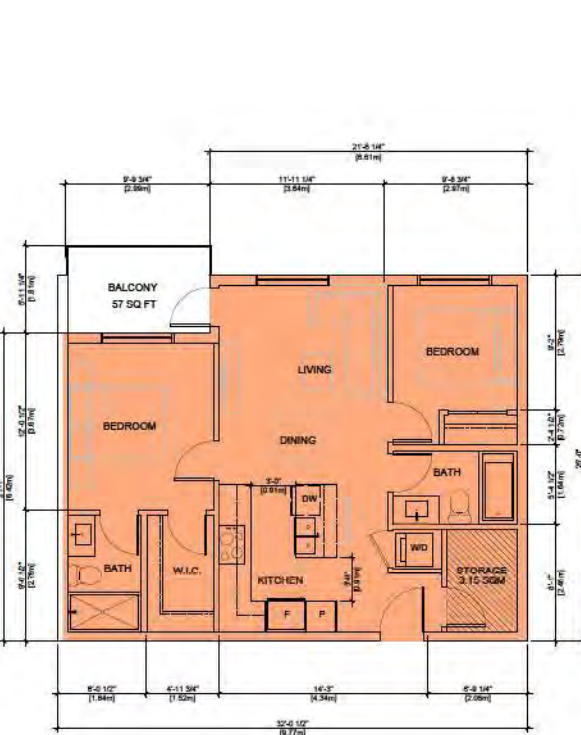
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DRAWING TITLE
UNIT PLAN

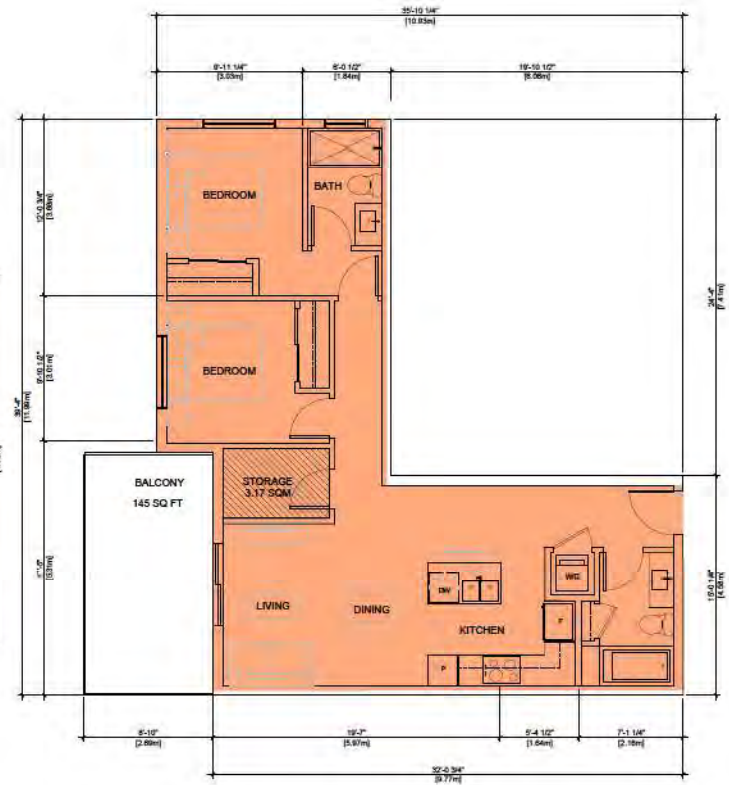
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A3.02



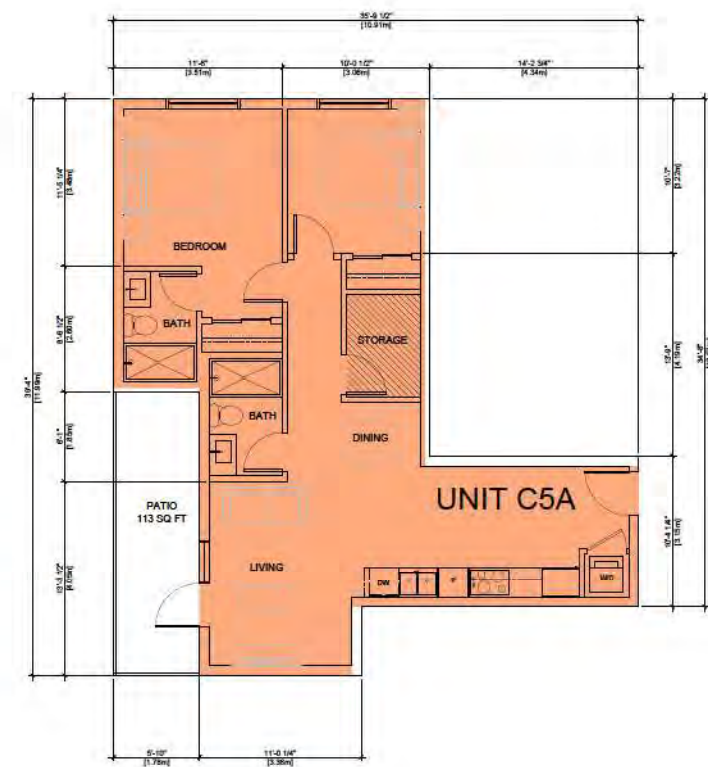
1 TYPE C4 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C4	FLOOR AREA	
2 BEDROOM		
TOTAL	750 SQ.FT	69.7 m ²
INCLUDING 34.0 SQ.FT (3.15m ²) STORAGE LOCKER		



2 TYPE C5 UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C5	FLOOR AREA	
2 BEDROOM		
TOTAL	830 SQ.FT	77.1 m ²
INCLUDING 34.2 SQ.FT (3.17m ²) STORAGE LOCKER		



3 TYPE C5A UNIT PLAN
Scale: 1/4" = 1'-0"

UNIT TYPE C5A	FLOOR AREA	
2 BEDROOM		
TOTAL	835 SQ.FT	77.6 m ²
INCLUDING 34.2 SQ.FT (3.17m ²) STORAGE LOCKER		



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ISSUES	DATE
1. REVISED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2020
2. REVISED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2021

PROJECT NAME:	ASR
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


PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	UNIT PLAN

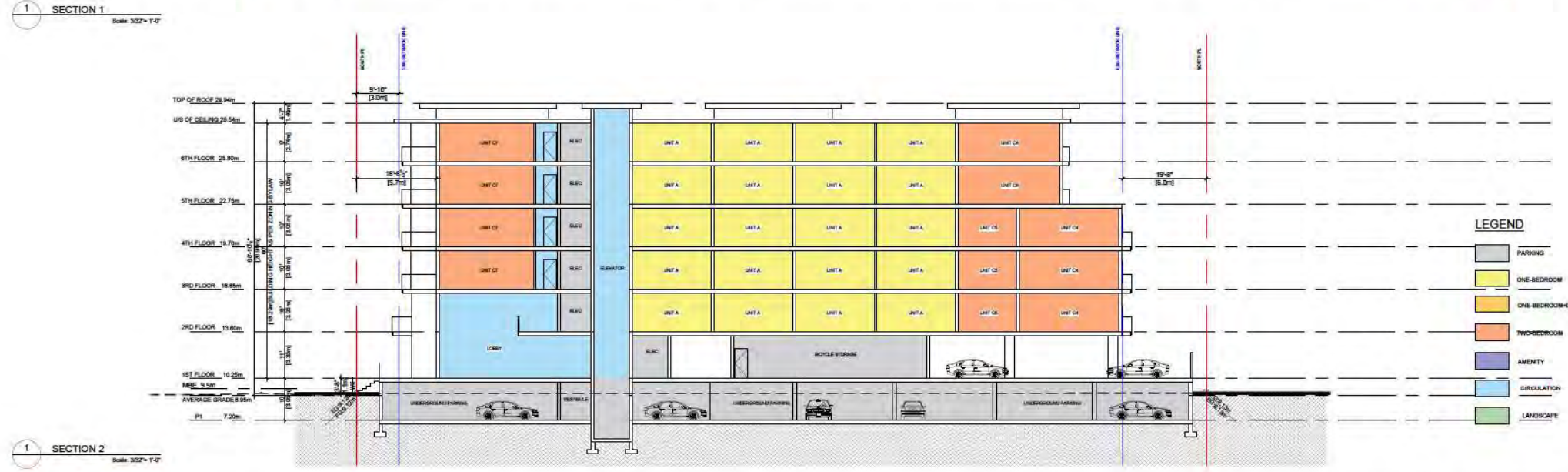
DRAWING NO.	A3.03
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2 TYPE C6A UNIT PLAN
Scale: 1/4" = 1'-0"

3 TYPE C7 UNIT PLAN
Scale: 1/4" = 1'-0"

	5' RADIUS CLEARANCE		810mm x 810mm CLEARANCE
	5' X 5' CLEARANCE		760mm x 1350mm CLEARANCE



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ISSUES	DATE
1. SUBMITTED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	JUN 1, 2021
2. ISSUED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION	FEB 27, 2021

PROJECT NUMBER	AM20
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PROJECT	EVERGREEN RESIDENCES 20659, 20663, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING SECTIONS

DRAWING NO.	A4.01
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1 SECTION 3
 Scale: 3/32" = 1'-0"

- LEGEND**
- PARKING
 - ONE-BEDROOM
 - ONE-BEDROOM-DEN
 - TWO-BEDROOM
 - AMENITY
 - CIRCULATION
 - LANDSCAPE



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3. REVISED FOR RECORDING AND DEVELOPMENT PERMIT APPLICATION

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JUN 1, 2020
 FEB 27, 2020

PROJECT NUMBER: J-1861
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 CHECKED BY: PV
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PROJECT
EVERGREEN RESIDENCES
 20659, 20663, 20679 EASTLEIGH CR.
 LANGLEY B.C.

DRAWING TITLE
BUILDING SECTIONS

DRAWING NO.

A4.02



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

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|--|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
STOREFRONT WINDOW & DOOR |



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ISSUES	DATE
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ISSUES	DATE
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PROJECT NUMBER:	20659
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DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.	A5.01
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1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|--|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
STOREFRONT WINDOW & DOOR |



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ISSUES	DATE
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PROJECT NUMBER:	20659, 20669, 20679
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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.	A5.02
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1 BUILDING 1 WEST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|--|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
STOREFRONT WINDOW & DOOR |



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ISSUES	DATE
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ISSUES	DATE
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PROJECT NUMBER:	20659, 20669, 20679
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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING ELEVATIONS

DRAWING NO.	A5.03
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1 BUILDING 1 EAST ELEVATION
Scale: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|---|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES-
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES-
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
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ISSUES	DATE
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ISSUES	DATE
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PROJECT NUMBER:	J-260
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PROJECT
20659, 20669, 20679 EASTLEIGH CR.
LANGLEY B.C.

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.

A5.04



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

EXTERIOR MATERIAL LEGEND

- | | | | | | |
|---|---|---|---|----|--|
| 1 | HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY | 5 | CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN | 9 | ALUMINUM AND GLASS RAILING, COLOUR: BLACK |
| 2 | HARDIE PANEL SMOOTH W/ REVIEW LINES-
COLOR: GREY SLATE | 6 | PAINTED CONCRETE - COLOR: SILVER CHAIN | 10 | METAL CLADDING, COLOUR: ARCTIC WHITE |
| 3 | HARDIE PANEL SMOOTH W/ REVIEW LINES-
COLOR: ARCTIC WHITE | 7 | SEALED DOUBLE GLAZED FRENCH DOOR c/w
2X6 WOOD TRIM | 11 | COMMERCIAL PARKING OVERHEAD ENTRY DOOR |
| 4 | METAL SIDING
COLOR: RED CEDAR | 8 | SEALED DOUBLE GLAZED P.V.C. WINDOW c/w
2X6 WOOD TRIM | 12 | DOUBLE GLAZED THERMAL BROKEN
STOREFRONT WINDOW & DOOR |



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PROJECT NUMBER:	20659
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PROJECT
20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NO.
A5.05



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

EXTERIOR MATERIAL LEGEND

1	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: DARK GREY	5	CONCRETE PLANTER, PAINTED COLOR: SILVER CHAIN	9	ALUMINUM AND GLASS RAILING, COLOUR: BLACK
2	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: GREY SLATE	6	PAINTED CONCRETE - COLOR: SILVER CHAIN	10	METAL CLADDING, COLOUR: ARCTIC WHITE
3	HARDIE PANEL SMOOTH W/ REVIEW LINES - COLOR: ARCTIC WHITE	7	SEALED DOUBLE GLAZED FRENCH DOOR c/w 2X6 WOOD TRIM	11	COMMERCIAL PARKING OVERHEAD ENTRY DOOR
4	METAL SIDING COLOR: RED CEDAR	8	SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM	12	DOUBLE GLAZED THERMAL BROKEN STOREFRONT WINDOW & DOOR



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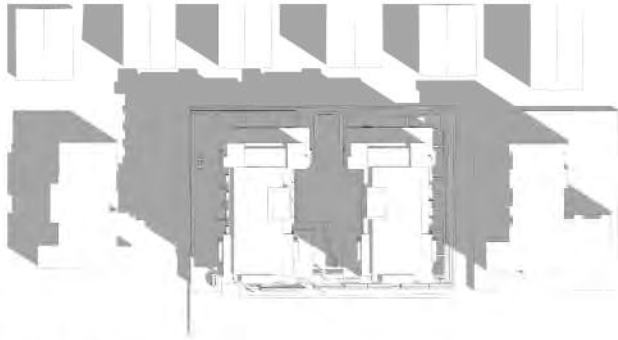
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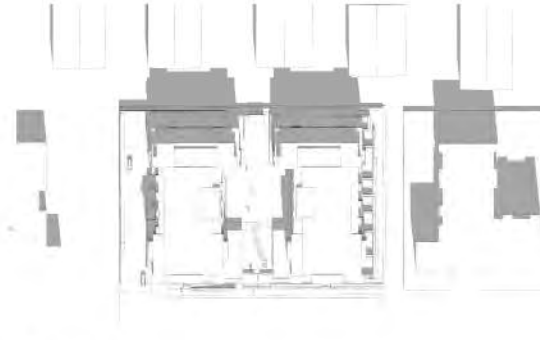
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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	BUILDING ELEVATIONS

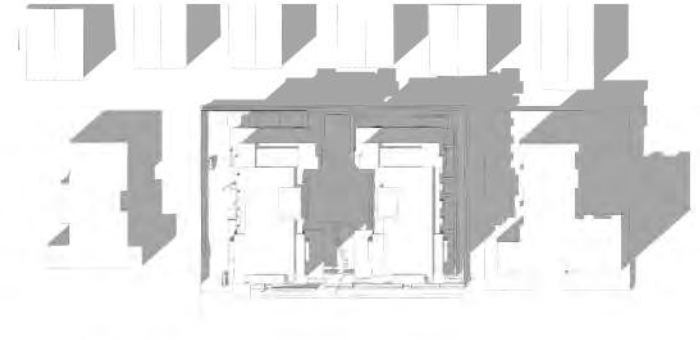
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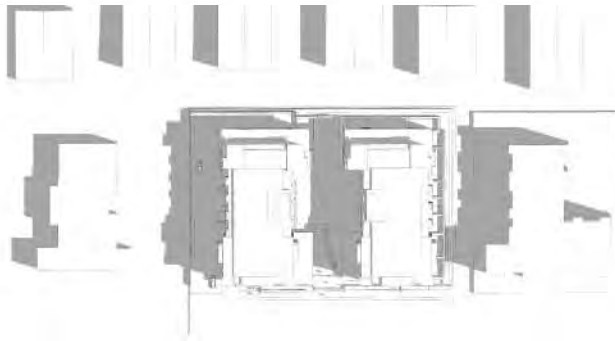
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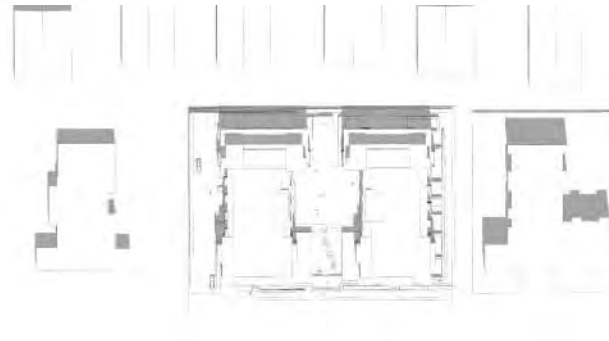
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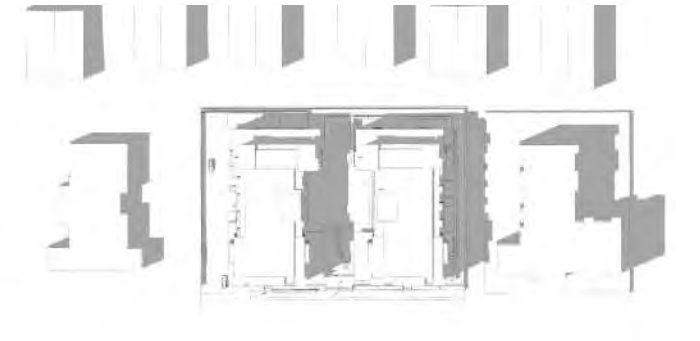
MAR 21, 3:00PM



JUN 21, 9:00AM



JUN 21, 12:00PM



JUN 21, 3:00PM



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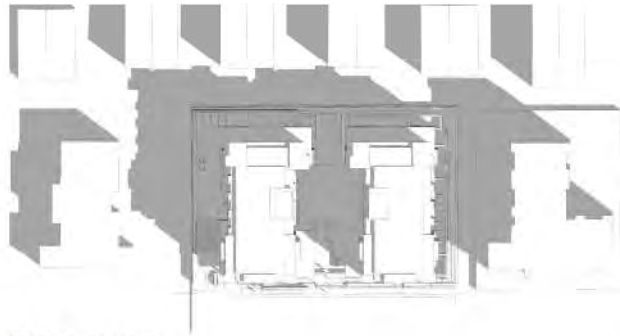
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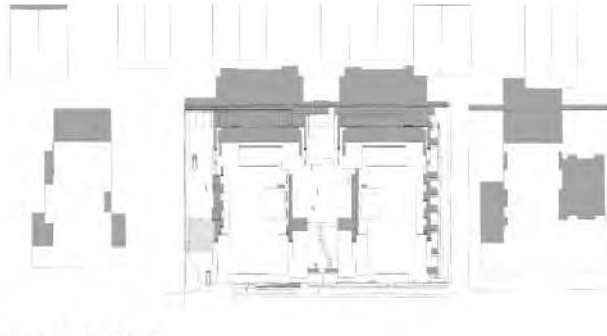
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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	SHADOW ANALYSIS

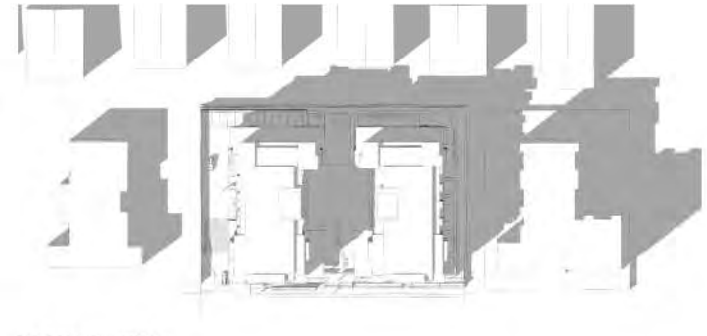
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SEP 23, 9:00AM



SEP 23, 12:00PM



SEP 23, 3:00PM



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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	SHADOW ANALYSIS

DRAWING No.	A6.02
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1 PERSPECTIVES
Scale: NTS



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20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE
3D PERSPECTIVES

DRAWING NO.
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1 PERSPECTIVES
Scale: NTS



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PROJECT 20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE 3D PERSPECTIVES

DRAWING NO. A6.04

MATERIAL LEGEND

- 1 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: DARK GREY
- 2 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: GREY SLATE
- 3 HARDIE PANEL SMOOTH W/ REVIEW LINES -
COLOR: ARCTIC WHITE
- 4 CONCRETE PLANTER, PAINTED
COLOR: SILVER CHAIN
- 5 METAL SIDING, COLOUR: RED CEDAR
- 6 STAMPED CONCRETE - COLOR: SILVER CHAIN
- 7 SEALED DOUBLE GLAZED FRENCH DOOR
c/w WOOD TRIM
- 8 SEALED DOUBLE GLAZED P.V.C. WINDOW
c/w WOOD TRIM
- 9 ALUMINUM AND GLASS RAILING, COLOUR: BLACK
- 10 METAL CLADDING, COLOUR: ARCTIC WHITE
- 11 COMMERCIAL PARKING OVERHEAD ENTRY DOOR
- 12 DOUBLE GLAZED THERMAL BROKEN STOREFRONT
WINDOW & DOOR



HARDIE PANEL SMOOTH
COLOR: DARK GREY



HARDIE PANEL SMOOTH
COLOR: GREY SLATE



ALUMINUM RAILING
COLOUR: BLACK



HARDIE PANEL SMOOTH
COLOR: ARCTIC WHITE



METAL CLADDING
COLOR: ARCTIC WHITE



METAL SIDING
COLOR: RED CEDAR



PAINTED CONCRETE
COLOR: SILVER CHAIN

1 MATERIAL BOARD
Scale: NTS



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PROJECT	20659, 20669, 20679 EASTLEIGH CR. LANGLEY B.C.
DRAWING TITLE	MATERIAL BOARD

DRAWING No.	A6.05
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LANDSCAPE NOTES

- 1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
- 2. All trees to be installed in accordance with Canadian Landscape Standards.
- 3. Tree caliper shall be a minimum of 50mm.
- 4. All Street Trees to have 2.4m long sections of 450mm h.t. root barriers installed between the tree and the sidewalk.
- 5. High efficiency irrigation system complete with weather station, to be provided for all on-site Lawn Areas and Planted Areas shown on this drawing.
- 6. Irrigated areas to be installed as a design build irrigation system from the stub outs provided.
- 7. The irrigation system designed and installed shall be in accordance with the IABC Standards and Guidelines.












PLANT LIST

TREES				
SYMBOL	NUMBER	BOTANICAL NAME	COMMON NAME	REMARKS
	4	Acer palmatum 'Sagamiwaka'	Ornamental Japanese Maple	3.3m H, 10cm DBH
	22	Cornus kousa 'Milly Way'	Milly Way Kousa Dogwood	From CQ 355
	3	Prunus serrulata	Japanese Black Cherry	1 m H, 5.55 cm DBH
	8	Populus tremuloides	Quaking Aspen	3 cm DBH
	10	Prunus x subcordata 'Aurora'	Aurora Weibull Cherry	7 cm DBH, 8.5 m H
	10	Amelanchier	Common Nettle	





SHRUBS				
SYMBOL	NUMBER	BOTANICAL NAME	COMMON NAME	REMARKS
	107	Abies japonica 'Yoshino White'	Yoshino White Japanese Cedar	80 cm / 24" O.C.
	55	Buxus sempervirens 'Green Scented'	Ukiah Green Boxwood	40 cm / 24" O.C.
	58	Cornus sericea 'Gallun'	Alamy's Dwarf Red-Osier Dogwood	80 cm / 24" O.C.
	24	Hydrangea macrophylla 'Suzanne'	White Hydrangea	80 cm / 24" O.C.
	65	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	80 cm / 24" O.C.
	83	Philadelphus 'Inkwell'	Black Chokeberry	80 cm / 24" O.C.
	89	Syringa 'Majesty'	Shrubbery	80 cm / 24" O.C.
	225	Taxus canadensis 'Mill'	Mill's Tree	4 m H, 10 cm DBH
	195	Thuja occidentalis	Thuja	80 cm / 24" O.C.

GROUNDCOVERS, GRASSES, PERENNIALS & TREES				
SYMBOL	NUMBER	BOTANICAL NAME	COMMON NAME	REMARKS
	92	Cornus canadensis	Shrubbery	80 cm / 24" O.C.
	130	Helleborus 'Princess Williams'	Princess Williams Helleborus	40 cm / 24" O.C.
	79	Lamium 'Princess Williams'	Princess Williams	80 cm / 24" O.C.
	186	Lupinus 'Princess Williams'	Big Blue Lily Tulip	80 cm / 24" O.C.

MATERIAL LEGEND

HARD LANDSCAPE AREAS		SOFT LANDSCAPE AREAS	
	C.P. Concrete Colour: Natural Broom finish with control joints		Planted Area (In Raised Planters)
	Hydropressed Concrete Paving Slabs		Planter Area (On grade)
	Hydropressed Concrete Paving Slabs		Sodded Lawn
	Basalt Paving Slabs		
	Paving Stone Slabs		
	Drain Rock		
	Japanese Style White Gravel		
	Poured in Place Rubber Play Surface (Colour and Pattern TBD)		

FURNISHING LEGEND

	Outdoor Conversation Set
	Outdoor Dining Table
	Bench
	Gate & Opaque Fence Metal Posts and Wood Infill
	Metal Fence & Gate 10' Dog Off-Hatch Area

FURNISHING LEGEND

	Play Tower with Slide
	Small Spring
	Small Play Equipment



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Admiral Operations

Eastleigh Crescent
New Apartment
Development

20656, 20669, 20676 Eastleigh
Crescent, Langley

Drawn by: JK

Checked by: JK

Date: 2023-09-25

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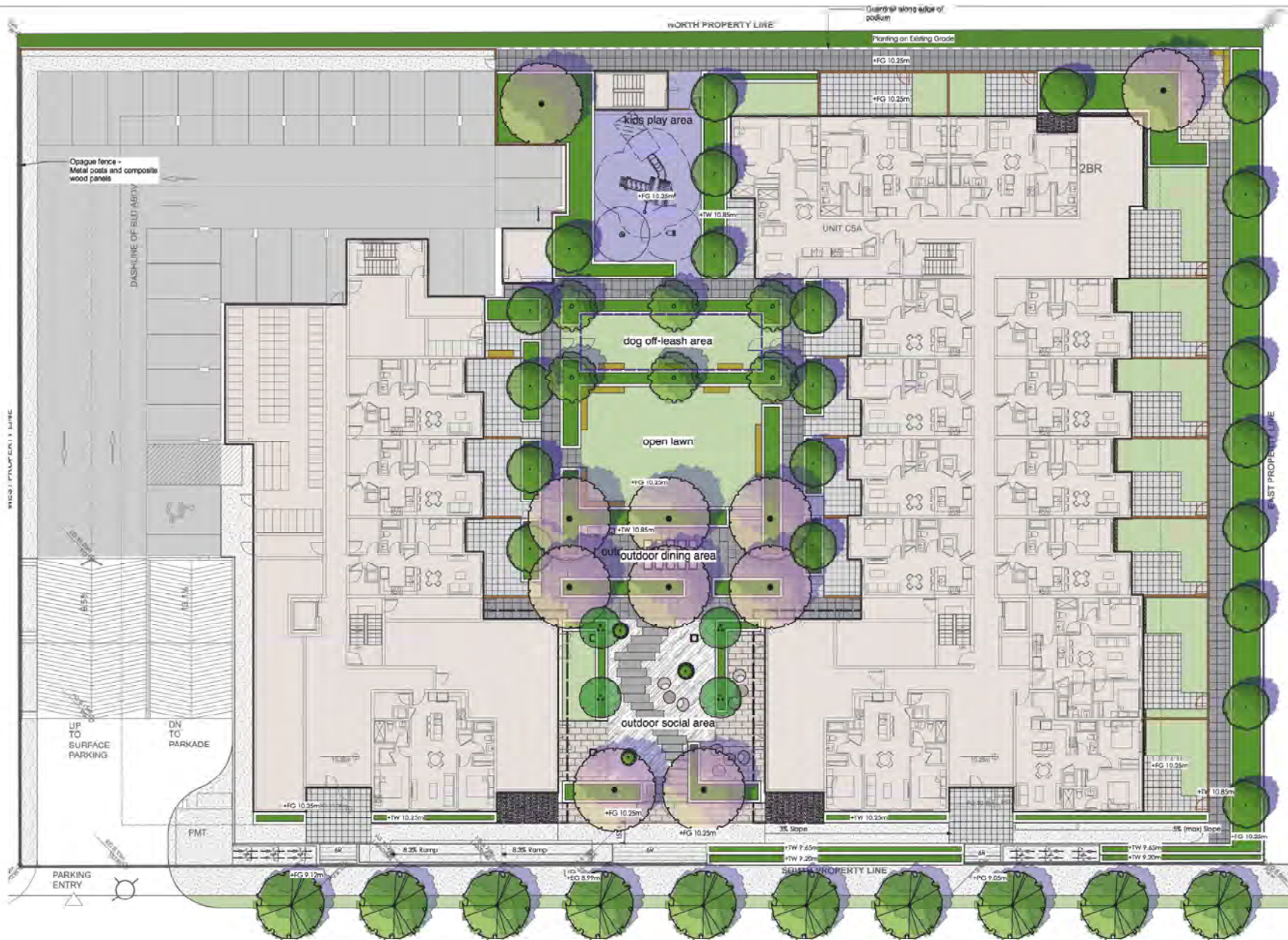
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Legend, Notes and
Plant List

Project No.:

22079

Sheet No.:



D	2022-05-01	Issued for CP	XL
C	2022-05-25	Issued for City Review	XL
B	2022-02-08	Schematic Design	XL
A	2022-01-04	Schematic Design	XL

Revisions

Scale:



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Admiral Operations

Project
**Eastleigh Crescent
New Apartment
Development**

**20656, 20669, 20676 Eastleigh
Crescent, Langley**

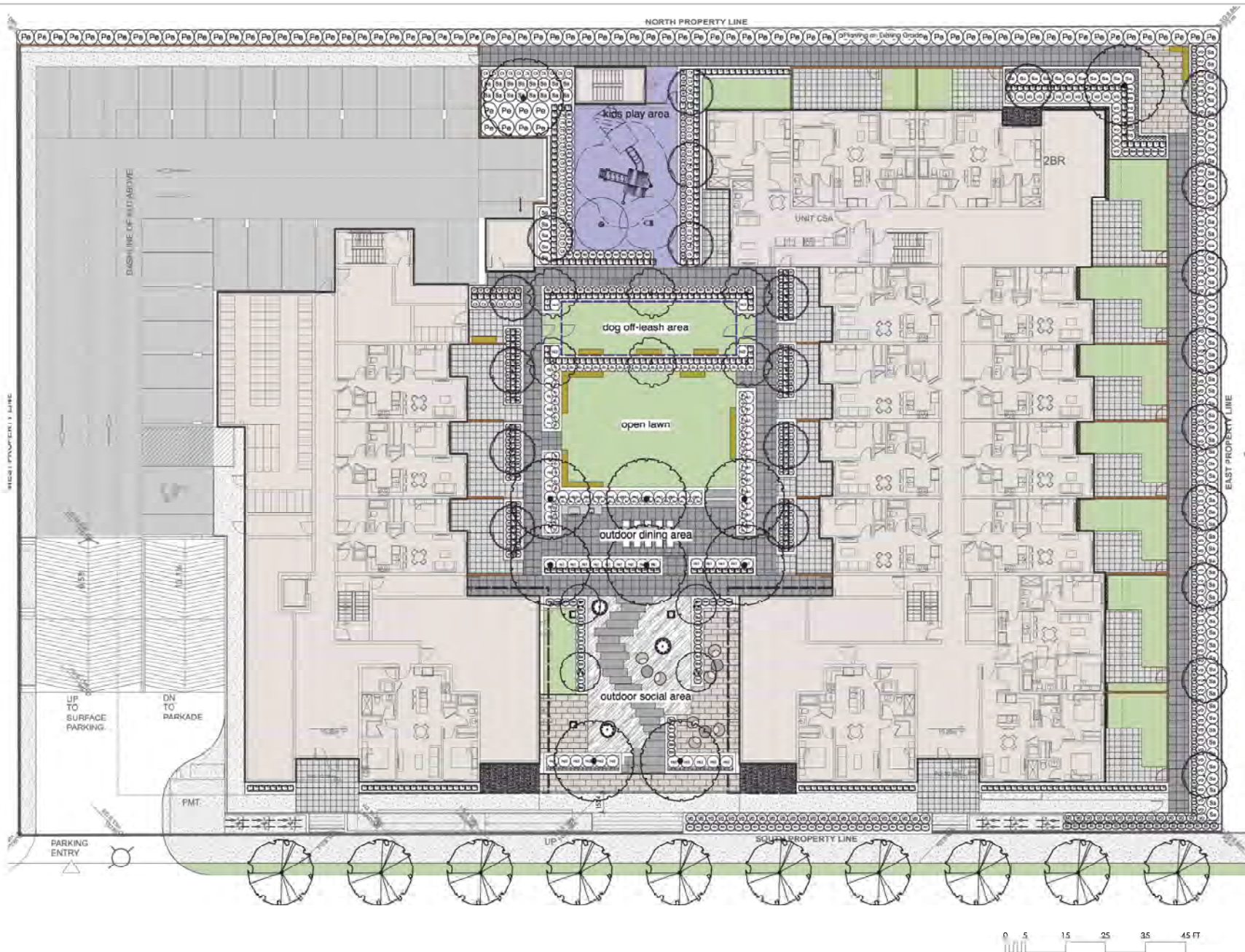
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Checked by: PK
Date: 2022-05-28
Scale: 3/32" = 1'-0"

Drawing Title:
Site Plan

Project No.:
22079
Sheet No.:

L-1.1





D	2023-05-01	Issued for CP	XL
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B	2023-02-08	Schematic Design	XL
A	2022-01-04	Schematic Design	XL

Revisions

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Project

**Eastleigh Crescent
New Apartment
Development**

**20656, 20669, 20676 Eastleigh
Crescent, Langley**

Drawn by: XL

Checked by: PK

Date: 2023-05-28

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

Drawing Title:

Planting Plan

Project No:

22079

Drawn by:

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