



## **ADVISORY DESIGN PANEL**

**WEDNESDAY, JUNE 7, 2023 AT 7:00 PM**

**Multipurpose Room 4  
Timms Community Centre  
(In-Person Meeting)**

## **A G E N D A**

**1) AGENDA**

Adoption of the June 7, 2023 agenda.

**2) MINUTES**

Adoption of minutes from the May 10, 2023 meeting.

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

20214 & 20224 54A Avenue.

**4) NEXT MEETING**

June 28 or July 5, 2023 (tentative).

**5) ADJOURNMENT**



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, MAY 10, 2023  
AT 7:01 PM**

In Attendance: Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Blair Arbuthnot  
Johnnie Kuo  
Chad Neufeld  
Tony Osborn  
Scott Thompson

Absent: Matt Hassett  
Leslie Koole  
Ella van Enter  
Cst. Peter Mann

Guest: Mayor Nathan Pachal

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

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

**1) AGENDA**

Adoption of the May 10, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the May 10, 2023 Advisory Design Panel be approved.

**CARRIED**

**2) MINUTES**

Adoption of minutes from the March 29, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the March 29, 2023 Advisory Design Panel meeting be approved as amended to reflect Chair Albrecht and Co-Chair Solyom as being in attendance.

CARRIED

**3) DEVELOPMENT PERMIT APPLICATION DP 02-23  
ZONING BYLAW AMENDMENT APPLICATION RZ 02-23**

Proposed 8-storey, 78-unit apartment development 5404-5414 207 Street.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated May 1, 2023 and provided a brief overview of the Development Permit application.

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

- There are six undeveloped properties adjoining each other; the developer owns four properties, which leaves two properties to the north which, if combined would not be of the required size for future development under the City's OCP; accordingly, the developer has agreed to incorporate only a small portion of their fourth lot adjoining these two properties for their development so that the remainder of the fourth property can be reserved for future development by consolidating it with the remaining two lots; these remaining two lots have separate owners.
- Douglas Crescent may be widened but the area will be densified and have a very urban character;
- The intent is to widen the lane off 207 Street with two way directions for accessibility by residents and the Fire Department;
- It is expected that the developer will demolish the building on the fourth lot, as referenced above, then clean and fence the site until it is ready to be redeveloped.

The Applicant team entered the meeting:

Rajesh Kumar, Principal Architect, Kumar Architecture Ltd.  
Meredith Mitchell, Principal, M2 Landscape Architecture  
Parm Bedesa, Owner

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

- Site location
- Site context
- Site development analysis
- Project description

- Design principles
  - Siting and building design
  - Massing
  - Entrances
  - Vehicle access, parking and circulation parking
  - Refuse, recycling and service areas
  - Energy efficiency and conservation sustainability
  - Lighting strategies
- Shadow studies
- Site plan
- Underground parking plan
- Main floor plan
- Second to eighth floor plans
- Roof plan
- North elevation
- East elevation
- Building section

Ms. Mitchell provided information on the main floor and rooftop landscape plans.

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

- potential access and accessibility issues with respect to garbage room;
- design of lobby doesn't maximize effective use of the space; consider relocating mailroom;
- potential to add additional balcony to 7<sup>th</sup> floor unit on north elevation;
- soffit materials not shown on renderings;
- various potential Building Code issues;
- rooftop amenity area suggestions:
  - add trellis or other amenity
  - add more landscaping to central amenity area and a second bench;
  - extend gravel roof cover further over roof;
- relocate communal garden planters to rooftop where they will receive more sunlight;
- lack of screening for play area in northwest corner;
- gate to stairs needed at north play area for safety;
- entrance does not read as an entrance; is dark; consider removing centre pillar and making roofline more open at entrance;
- dog waste destroys landscaping, consider and address long term impacts;
- large parkade wall along rear lane looks rather plain, could benefit from additional design interest;
- north end play area not very entertaining for children; consider different play structure or something more creative (ex. sandbox);



- consider noise mitigation strategies for units with bedroom-to-living room interunit walls;
- suggest working with Canada Post to install break-in resistant mailboxes;
- suggestion to use electric heating, heat pumps, rather than fossil fuels;
- improve sight lines for parking stalls at lanes for safety;
- provide hose bibb for communal garden area.

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

- soffit materials are wood finish;
- the area on the other side of the play area is an open space as the railing needs to step up in that area; there is keycard access in that area;
- access to townhouses is on the ground level only;
- air conditioning is not included in the units;
- materials for the rooftop patio space are a combination of pavers and composite wood decking;
- garden beds are 30" wide by 6 ft. long and will have a hose bibb;
- single play structure in play area is due to the space requirements for play structures; there must be 6 ft. of space between each play structure; given the limited space in that area there could only be one play structure, a climbing play structure would require even more space to meet code;
- there will be a party wall at grade/parkade level between the development and neighbouring property to the south;
- the parkade ramp rising from the ground floor to the second floor is covered by the apartment building above for a portion of its length;
- if metal planters are aluminum, they do not heat up but can become dry; there are plant liners that are self-watering that can be used in them;
- the garbage room can be accessed from the elevator.

Councillor Albrecht noted that the RCMP representative on the Panel had reviewed the plans and had provided his comments to staff.

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

- there are no special requirements for this project in response to its 8-storey height and adjacency to a 6-storey apartment building soon to begin construction immediately to the south; staff are communicating additional setback requirements at the 9<sup>th</sup> floor and above for developments within the Mid Rise Residential OCP designation;
- this development would be required to dedicate a portion of land to widen the lane as well as to design and reconstruct the development's half of the lane along its frontage to current standards. Accessibility to, from, and past the development, including with regard to the current "no entry" signage just north

of the site, would be reviewed by staff as part of the civil engineering review process.

The applicant team left the meeting.

Councillor Albrecht left the meeting at 8:18 pm .  
Councillor Solyom assumed the Chair.

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 1, 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 access to the garbage room from the exterior and whether window intended for use by individuals with disabilities to dispose of garbage can be reached if sitting in wheelchair/scooter;
  - b. Review security of rear garbage room and stairs from lane;
  - c. Update entrance design to be more prominent and welcoming, (ex. remove centre pillar) and review the usability of the lobby with regard to mail and parcel delivery, including consideration of Canada Post standards;
  - d. Consider providing an additional balcony to the 1-bedroom unit on the north elevation on the 7th floor;
  - e. Show soffit materials within renderings and material palette, especially on roof overhang and entrance canopy;
  - f. Review project for Building Code compliance, including accessibility, cladding combustibility, and exits into storage;
  - g. Review usability of upper level parkade ramps with regard to weather;
  - h. Consider additional bench and shade amenity on rooftop patio in the southern third and expand the landscape buffer between it and the central dining area;
  - i. Consider expanding roof ballast cover over more of the roof;
  - j. Consider locating communal planters on rooftop patio;

- k. Consider additional decorative screening on north edge of northwest play area;
- l. Add gate at stairs to northwest play area from the street;
- m. Ensure barrier is provided on east edge of northwest play area to protect it from the parkade ramp;
- n. Ensure washers and dryers and doors are illustrated within all units and consistent with adaptable unit designations (i.e. usability & compliance of stacked washers & dryers);
- o. Consider provision of air conditioning along with incorporation of non-fossil fuel-based mechanical equipment (not form and character);
- p. Consider possible animal waste management strategies;
- q. Consider provision of more engaging play equipment;
- r. Add spandrel or other glazing-simulating material on the rear parkade to further animate the lane façade;
- s. Consider noise mitigation strategies for units with bedroom-to-living room interunit walls (not form and character);
- t. Provide hose bibb within communal garden area (not form and character);
- u. Review rear lane for sightlines and maneuverability of parking spaces and parkade entrance ramps.

**CARRIED**

#### **4) NEXT MEETING**

May 31, 2023 (tentative).

**5) ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:31 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**



# ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 01-23  
Rezoning Application RZ 01-23  
(20214 & 20224 54A Avenue)**

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

File #: 6620.00

Bylaw #: 3250

Doc #:

Date: May 30, 2023

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## RECOMMENDATION:

THAT this report be received for information.

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## PURPOSE OF REPORT:

To consider Development Permit and Zoning Bylaw amendment applications by David Eaton Architect Inc. for a 6-storey, 75-unit apartment development at 20214 & 20224 54A Avenue.

## POLICY:

The subject properties are currently zoned RM1 Multiple Residential Low Density Zone in Zoning Bylaw No. 2100 and designated "Mid 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:

<b>Applicant:</b>	David Eaton Architect Inc.
<b>Owner:</b>	SP (Linwood) Holdings Inc.
<b>Civic Addresses:</b>	20214 & 20224 54A Avenue
<b>Legal Description:</b>	Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109
<b>Site Area:</b>	1,900 m <sup>2</sup> (0.47 acres)
<b>Number of Units:</b>	75 apartments
<b>Gross Floor Area:</b>	5,062 m <sup>2</sup> (54,482 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.66
<b>Lot Coverage:</b>	48.08%
<b>Building Height:</b>	6 Storeys
<b>Total Parking Required:</b>	109 spaces (including 6 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	84 spaces
<b>Visitor</b>	11 spaces
<b>Total</b>	95 spaces (including 5 h/c spaces)
<b>OCP Designation:</b>	Mid Rise Residential
<b>Existing Zoning:</b>	RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	CD89 Comprehensive Development
<b>Variances Requested:</b>	Combined storage and bike parking (required to be separate) 2.4 m wide small car spaces (2.5 m required) 11 visitor parking spaces (15 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>
<b>Development Cost Charges:</b>	\$1,285,683.00 (City - \$600,151.00, GVS&DD - \$277,055.00, GVWD - \$274,007.00, SD35 - \$37,800.00, TransLink - \$96,670.00)
<b>Community Amenity Contributions (CACs):</b>	\$304,000.00

## **Discussion:**

### **1. Context**

The applicant is proposing to develop a 6-storey, 75-unit apartment building on a site consisting of two fourplex properties. The site is located in an established higher-density residential area hosting townhomes and apartment buildings of various sizes and ages, and has also seen continuous development activity, with several sites under construction and application among older single-detached homes which have also been the subject of development interest.

The site's primary frontage is formed on the north by 54A Avenue, a short local road across from which stands the Suede, a 4-storey apartment building completed in 2011. A rear lane provides secondary access to the south and separates the site from a few single-family homes and Catalina Gardens, a 4-storey apartment building built in 1995. The site is flanked to the west by the 4-storey Monterey Grande apartment building (completed in 1995) and to the east by the 3-storey Arbutus Court apartment building (completed in 1994).



*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:

- Linwood Park (few minutes' walk);
- Timms Community Centre (5-to-10-minute walk); and
- Nicomekl Elementary School (10-minute walk).

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

- Six local and regional bus lines within a 5-minute walk;
- The frequent 503 Fraser Highway Express bus (10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (10-minute walk).

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

The site is designated Mid Rise Residential in the City's OCP, which allows for apartment development of up to 12 storeys in height and a Floor Area Ratio (FAR) of up to 3.5.

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

The site consists of two fourplex properties for a total of 8 purpose-built rental units. Under Policy 1.16.1 of the City's 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 8 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 67 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 building on site contains 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 a flat-roofed, wood-frame, 6-storey bar building oriented north-south in a T-shape to maximize its street frontage. From this north end, the building narrows in behind to create more space between it and the apartment buildings neighbouring it on each side, with increased setbacks of 6.8 metres and 8.6 metres on the west and east sides respectively. The building sits atop an underground parkade raised slightly above ground, with this raised portion tiered with a step, painted, and screened by landscaping to soften its interface with the public realm. Just above ground level, the rear of the site is used as an additional parking area, with the building's ground floor screening it from the street and its floors above extending over this parking area to provide partial coverage over it and set the full footprint for the upper five floors.

The building's street-fronting base makes use of a double-height corner entrance feature and apartments with direct walkout connections to the sidewalk. Bands of green-grey cementitious panel and brick wrap around the building on the floors above and are outlined with extruded rectangular features, and a cream-coloured tower-like module extends upward from the corner entrance. All vehicle access is provided from the rear lane, including off-lane visitor parking (connected to the rear entrance with a step-free path) and a ramp which splits on-site to the raised open parking area and the two-level underground parkade. Bicycle racks are provided at both the front and rear entrances.

The development's landscaping wraps the front of the building with various shrub species and trees placed on the building's sides, with some ground-floor apartments having access to hardscaped private patios with lawn extensions. A rock garden is provided at the corner entrance, and additional shrubs and trees are interspersed among the rear parking area. A total of 11 trees are provided on-site, with additional street trees to be provided as part of required frontage upgrades. A rooftop amenity area includes planters separating a dining area and lounge area, with nine communal garden plots also provided. This rooftop area is set back from the roof edges for safety and privacy.

The unit type distribution of the building includes 6 studios, 37 one-bedroom units, and 32 two-bedroom units. 17 (23%) of the units are adaptable. 8 of the units will be secured with rental tenure and are located on all floors of the building, with full access to all entrances and common areas. Resident storage facilities are provided in storage rooms in both underground parkade levels as well as within in-unit storage rooms. 401 m<sup>2</sup> (4,316 ft<sup>2</sup>) of total amenity space is provided

in the building, including 174 m<sup>2</sup> (1,873 ft<sup>2</sup>) of indoor amenity space and 227 m<sup>2</sup> (2,443 ft<sup>2</sup>) of outdoor amenity space provided on the rooftop deck. A one-elevator core services the building.

## 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;
- Achieving an energy performance over 25% above the current Model National Energy Code;
- Reducing the heat island effect by use of landscaping and a rooftop 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;
- Providing communal garden plots;
- Using water-conserving toilets;
- Providing all storage lockers with plug-in capability for e-bikes; and
- Providing eight 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 6-12 storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Mid 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 provide bicycle parking within storage lockers,

reducing the width of some visitor parking spaces, and reducing the number of visitor parking spaces. Staff support these variances per the rationales below.

The accommodation of bicycle parking spaces within storage lockers, rather than in separate bicycle parking rooms, is supported as the applicant has enlarged their storage lockers beyond the Zoning Bylaw requirement (5.67 m<sup>3</sup> or 200 ft<sup>3</sup>) to a minimum of 7.2 m<sup>3</sup> (254 ft<sup>3</sup>), which is an increase of 27%. Staff note that shared bicycle parking and storage lockers are being considered in the new Zoning Bylaw to allow for more flexibility and efficiency in their configuration.

The applicant is also requesting a variance to reduce the width of 20 of the 36 small car spaces to 2.4 metres from the 2.5 metres required in the Zoning Bylaw. The remaining 16 small car spaces were widened to 2.6 metres, which is the standard space width required in the Zoning Bylaw, but are still qualified as small car spaces due to their length. These adjustments were made to ensure this application meets the 95-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 12.8% 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, along with those previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 14 spaces or 12.8%) meets 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, 94 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom

unit, and 1.45 spaces per 3-bedroom unit (=83 resident spaces), and 0.15 visitor spaces per unit (=11 visitor spaces). This total is 1.1% less than the applicant's proposed parking amount of 95 spaces, and is 13.8% less than the current RM3 Zone requirement of 109 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=94 resident spaces), and 0.2 visitor spaces per unit (=15 visitor spaces). Similar or greater variances have recently been approved by Council in the nearby area 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).**

**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 **75 Unit Multi-Family Development located at 20214-24 54A Ave.**

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

The City's Zoning Bylaw, 1996, No. 2100 has requirements concerning landscaping for buffer zones, 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. A property dedication of 1m (+/-) will be required along the Lane frontage of the proposed development to provide a new ROW width of 7m - to be determined by a land surveyor. There will be no dedication requirement for 54a Ave.
- VIII. New sidewalk, barrier curb, and gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip based

- on the City's DCM Cross-Section SS-R07, using the existing centreline. As a result, the existing curb alignment will be widened by 0.7m (+/-) along the project frontage. 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.
- IX. A traffic impact assessment will be required as per the City's DCM.
  - X. 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.
  - XI. 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.
  - XII. 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.
  - 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-constructed), 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 including the laneway to the south of the property. 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. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box will be required before occupancy. The 4" FDC will be located on a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

**Advisory Design Panel:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the June 7, 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 \$600,151.00 to City Development Cost Charge accounts and \$304,000.00 in Community Amenity Contributions.



To: Advisory Design Panel


Date: May 30, 2023

Subject: Development Permit Application DP 01-23 & Rezoning Application RZ 01-23

Page 13

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Prepared by:



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Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



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

Concurrence:



---

Carl Johannsen, RPP, MCIP  
Director of Development Services

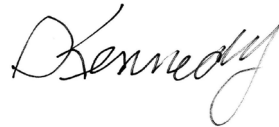
Concurrence:



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Hirod Gill, Ph.D., P.Eng.  
Manager of Engineering Services

Concurrence:



---

Scott Kennedy, Fire Chief

*Attachments*



## DEVELOPMENT PERMIT APPLICATION DP 01-23 REZONING APPLICATION RZ 01-23

**Civic Addresses:** 20214 & 20224 54A Avenue  
**Legal Description:** Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560 & Lot 20, District Lot 305, Group 2, New Westminster District, Plan 8109  
**Applicant:** David Eaton Architect Inc.  
**Owner:** SP (Linwood) Holdings Inc.





## ADP PRESENTATION

June 7<sup>th</sup>, 2023

## MULTI-FAMILY DEVELOPMENT



2024 14 & 20224 54A AVE,  
LANGLEY, BC



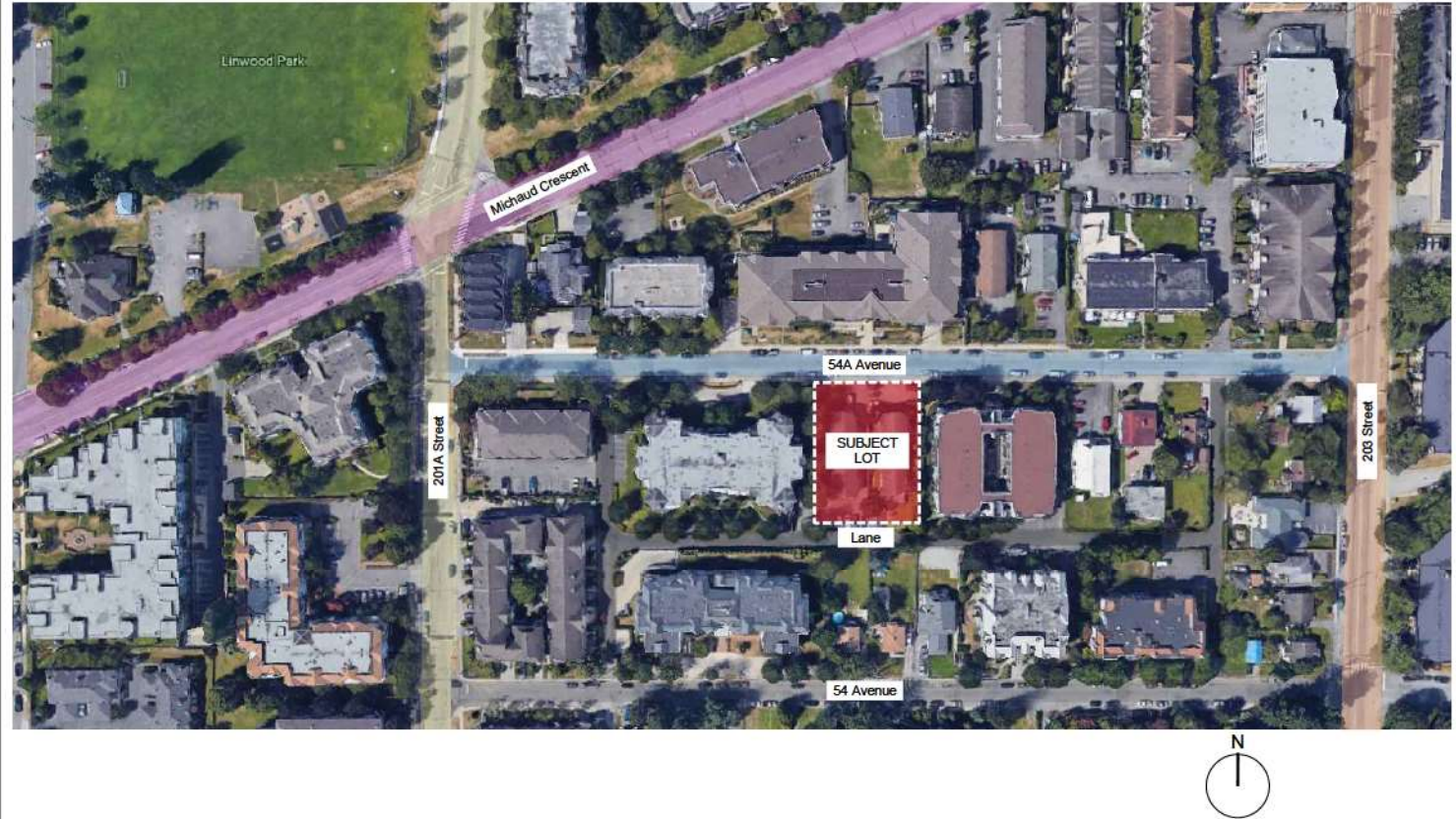
2023/05/29



## DRAWING LIST

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UNIT PLANS	A-31 TO A-36
GARBAGE ENCLOSURE DETAIL	A-37

## LOCATION



## PROJECT TEAM

**ARCHITECT - DAVID EATON ARCHITECT INC.**  
1690 West 2nd Avenue  
Vancouver, BC V6J 1H4  
(604) 608-0161  
david@eatonarchitect.ca

**SURVEYOR - TARGET LAND SURVEYING**  
Surrey, BC  
(604) 583-6161

**CIVIL - CENTRAS ENGINEERING LTD.**  
218 - 2630 Croydon Drive  
Surrey, BC V3S 6T3  
(778)879-7602  
aman@centras.ca

**ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.**  
7763 McGregor Avenue  
Burnaby, BC V5J 4H4  
(604)721-6002  
glenn@froggerscreek.ca

**GEOTECH - GEOPACIFIC CONSULTANTS**  
1779 West 75th Avenue  
Vancouver, BC V6P 6P2  
(604)439-0922

**CODE CONSULTANT - RATIO CODE CONSULTANTS LTD**  
2930 Argo Pl,  
Burnaby, BC V3J 7G3  
(604)314-5566

**LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT**  
2686 6th Avenue East  
Vancouver, BC V5M 1R3  
(604) 720-0048  
david@davidstyk.com

**CPTD - LIAHONA SECURITY CONSORTIUM INC.**  
(250)418-0770  
liahonasecurity@shaw.ca



PROJECT SUMMARY

**MUTI-FAMILY DEVELOPMENT**  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-2

2023/05/29

## Program Summary

LOT INFO	ADDRESS	20214, 20224 54A Ave, Langley City			
	LEGAL DESCRIPTION	Plan NWP14560 Lot 1, Plan NWP8109 Lot 20			
	SITE AREA	(Sqft)	(Sq.m)	(Acre)	(Ha)
	GROSS AREA	20,450	1,900	0.47	0.19
	DEDICATION	358	33	0.01	0.00
	NET AREA (AFTER DEDICATION)	20,092	1,867	0.46	0.19

ZONING	ZONING	CURRENT	PROPOSED
			CD
	FAR (NET)	PERMITTED	PROPOSED
	FAR		2.71
	TOTAL AREA		54,482 Sq.ft.

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (Along 54 A Ave)		3.00m
	SOUTH (Along Lane)		6.00m
	EAST (Along Neighbouring Lot)		6.00m
	WEST (Along Neighbouring Lot)		6.00m

		PERMITTED	PROPOSED
	BLDG HEIGHT		6 STOREY
	NO. OF DWELLING UNITS		75
	NO. OF ADAPTABLE UNITS		17 (23% OF TOTAL UNITS)

	SITE COVERAGE (NET)	(Sqft)	(Sq.m)	(%age)	REMARKS
	PROPOSED	9661	897	48.08%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (NET)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	2,909.00	1,596.50	1,868	6,374	75%
	SECOND FLOOR LVL	8,578.00	1,010.00	0	9,588	89%
	THIRD FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	FOURTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	FIFTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	SIXTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	TOTAL FAR(SQFT)				54,482	
	UNIT COUNT					
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
	UNIT-A	1BR	515.00	6	3,090	

PROPOSED FLOOR AREA SUMMARY	UNIT-B(ADAP.)	2BR	715.00	17	12,155	
	UNIT-C	Jr 1BR	489.00	10	4,890	
	UNIT-D	2BR	871.00	5	4,355	
	UNIT-E	1BR	587.00	5	2,935	
	UNIT-E1	1BR	628.50	5	3,143	
	UNIT-F	Jr 2BR	727.50	5	3,638	
	UNIT-G	1BR	593.50	5	2,968	
	UNIT-H	Jr 2BR	636.50	4	2,546	
	UNIT-H1	Jr 2BR	594.50	1	595	
	UNIT-I	STUDIO	413.00	6	2,478	
	UNIT-I1	1 BR	515.00	6	3,090	
	TOTAL			75	45,881	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl- 1,2 & Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	43	1.0 / Unit	43	43(@Parkade lvl-1,2 & Surface)
	2 bedroom	32	1.25/ Unit	40.0	41(@Parkade lvl-1,2 & Surface)
	Visitor's	75	0.15	11.0	11(@Surface)
	TOTAL			94	95
	SMALL CARS		40% of Total Stalls	37.6	36(@ Parkade lvl-1,2 & Surface)
	ACCESSIBLE		5% of Total Stalls	4.7	5(@ Parkade lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	COMBINED BICYCLE PARKING & STORAGE LOCKER	75	1 / Unit & 4sqm/Unit	75	75

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	173	1,857	2.3 Sq.m. or 24.75 Sq.ft/ UNIT
	PROPOSED( MAIN FLOOR)	174	1,873	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED			
	PROPOSED( ROOF)	227	2,443	



PROGRAM SUMMARY

MUTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA



May 17<sup>th</sup>, 2023

Proposed Multi-Unit Residential Development  
20214, 20224, 54a Avenue  
Langley, BC



### Design Brief

The proposed development is a 6-storey residential building of 5,061 sqm (54,482 sq.ft) with 75 dwelling units, slated on a two-parcel land assembly, providing pedestrian accessible access fronting 54a Avenue and providing vehicular access to parking from rear lane. The proposal classifies the subject lot, we are proposing FAR of 2.71 on net lot area.

Increasing the supply of market multi-unit housing near City's center, this multi-family development provides mix of Studio, Jr 1BR, 2BR, Jr 2BR and 2 BR units with average unit size ranging from 413 sqft to 871 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 95 parking stalls including 5 accessible stalls (based on 1 per 1BR unit, 1.25/ 2BR unit+ 0.15 per unit for visitors), 100% parking stalls have electrical vehicles charging stations proposed. Also, in accordance with the bylaws, 75 bicycle parking & storage lockers are provided in the underground parkade as well as in the units and 8 visitor bicycle parking near entrances to encourage alternative transportation. All the street-facing ground level units are approachable from the street, and all public entrances are accessible.

We feel quite excited about what this design will do for the area, to hopefully set a precedent towards a modern design ethic, while still fitting in the neighborhood. This is a contemporary design that will provide a “fresh face” to the block radiating a soothing Sage and Beige approach. The proposed materials will be Hardie panels in colors- Sail cloth and Sage Greenlight and south yellow pine longboard cladding, along with brick in pewter, curtain glazing and perforated metal soffits.

Proposed Building is fronting 54a Ave with Outdoor amenity spilling on Northern side of building. We have also proposed an Outdoor amenity space on the terrace with open seating areas, BBQ, outdoor kitchen and Urban agricultural community garden. There are multiple opportunities for all ages to come together in the amenity space on the main floor.

Seeking to enhance the existing identity, the proposed landscape connects the building to 54a Ave, rear lane and the surroundings through a pedestrian friendly design.

The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light is an important security measurement, adequate lighting is provided in the parking lot to avoid criminal activity. We have also provided CPTED report for the Panel's review.

Regards,

David Eaton, Architect AIBC  
Principal, David Eaton Architect Inc.



DESIGN RATIONALE

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-4

2023/05/29

TOPOGRAPHIC SITE SURVEY OF  
LOT 20 PLAN 8109 AND LOT 1 PLAN 14560  
ALL OF DISTRICT LOT 305 GP 2 NWD

**CIVIC ADDRESS:**

20224 54 A AVE, Langley, BC  
FUB. 000-000-000 0.00 10

20224 54 A AVE, Langley, BC  
FUB. 000-000-000 0.00 10

**LEGEND:**

- ① DENOTES FIRE HYDRANT
- ② DENOTES CATCH BASIN - TOP ENTRY
- ③ DENOTES CATCH BASIN - SEE EVERY
- ④ DENOTES CATCH BASIN - ROUND
- ⑤ DENOTES UTILITY POLE
- ⑥ DENOTES UTILITY POLE WITH LIGHT
- ⑦ DENOTES STREET LIGHT - DAWT
- ⑧ DENOTES STREET LIGHT - POST TOP
- ⑨ DENOTES WATER VALVE
- ⑩ DENOTES WATER METER
- ⑪ DENOTES GAS VALVE
- ⑫ DENOTES JUNCTION BOX
- ⑬ DENOTES GUY WIRE
- ⑭ DENOTES SANITARY MANHOLE
- ⑮ DENOTES STORM MANHOLE
- ⑯ DENOTES TREE AND CANOPY EXTENT
- ⑰ DENOTES BROAD ELEVATION
- ⑱ DENOTES TOP OF RETAINING WALL ELEVATION
- ⑲ DENOTES TRAFFIC LIGHTS
- ⑳ DENOTES SANITARY INSPECTION CHAMBER
- ㉑ DENOTES STORM INSPECTION CHAMBER
- ㉒ DENOTES INSPECTION CHAMBER



SCALE 1 : 250

ALL DISTANCES ARE IN METERS

Lot dimensions are derived from FIELD SURVEY.

Elevations are Quasireal (QVD) 2022 - IN METERS  
Derived from Quasireal (QVD) 2022 based on the  
intersection of 7th and 8th and 202 A St.  
Elevation = 20.00m

Invert elevations and offsets of services from property lines  
are derived from municipal records and field survey.  
Contractor to verify all service locations and levels prior to  
construction.

Spot elevations along curb are taken in gutter

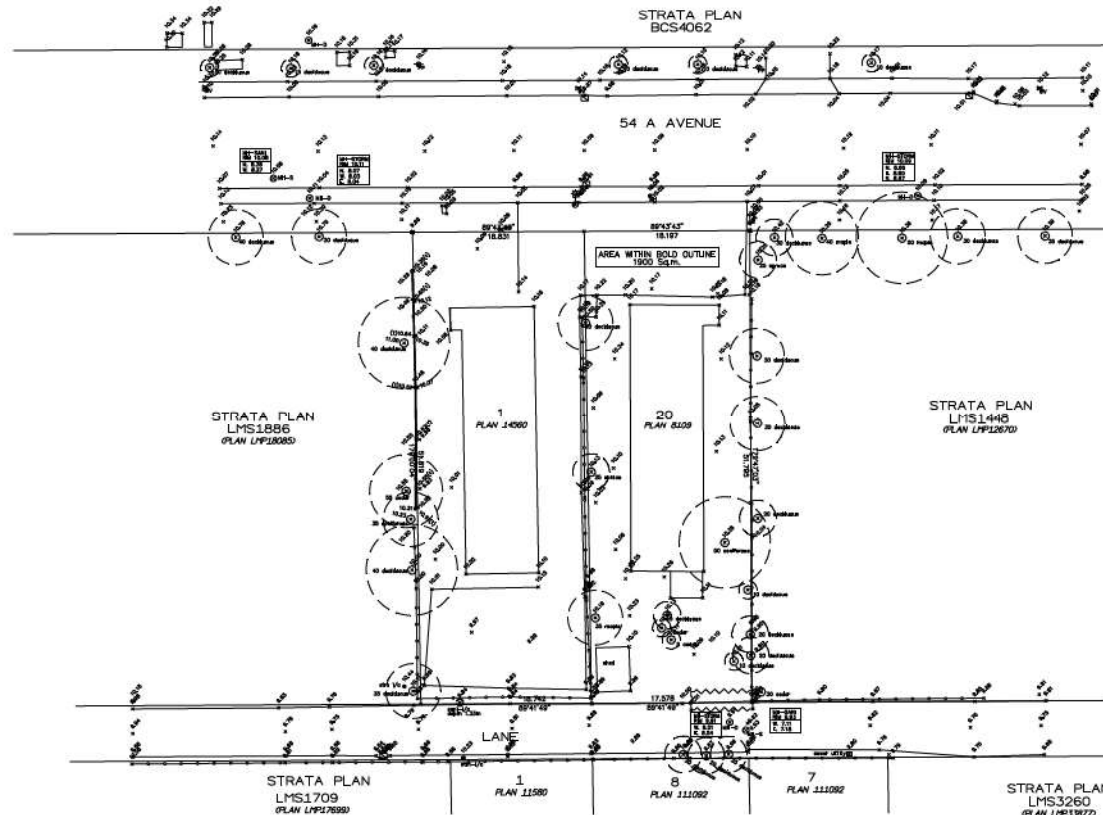
True elevations are taken at 1.6m above grade and are  
shown in cm.

If this plan is used in digital form, Target Land Surveying  
will only ensure responsibility for information content  
shown on original (unredacted) drawing.

This Plan was prepared for architectural design and permit  
purposes, and is for the exclusive use of our client. The  
signatory accepts no responsibility or liability for any  
damages that may be suffered by a third party as a  
result of reproduction, transmission or alteration in this  
document without consent of the signatory.

CERTIFIED CORRECT  
DATED THIS 7th DAY OF December, 2023

R. Allen Fullerton R.C.L.S.



TOPOGRAPHICAL SURVEY

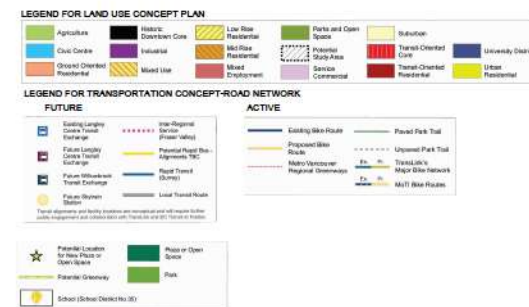
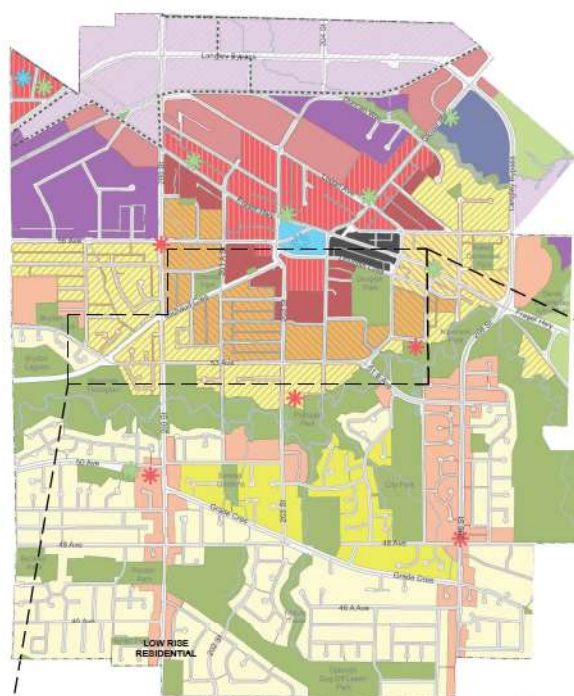


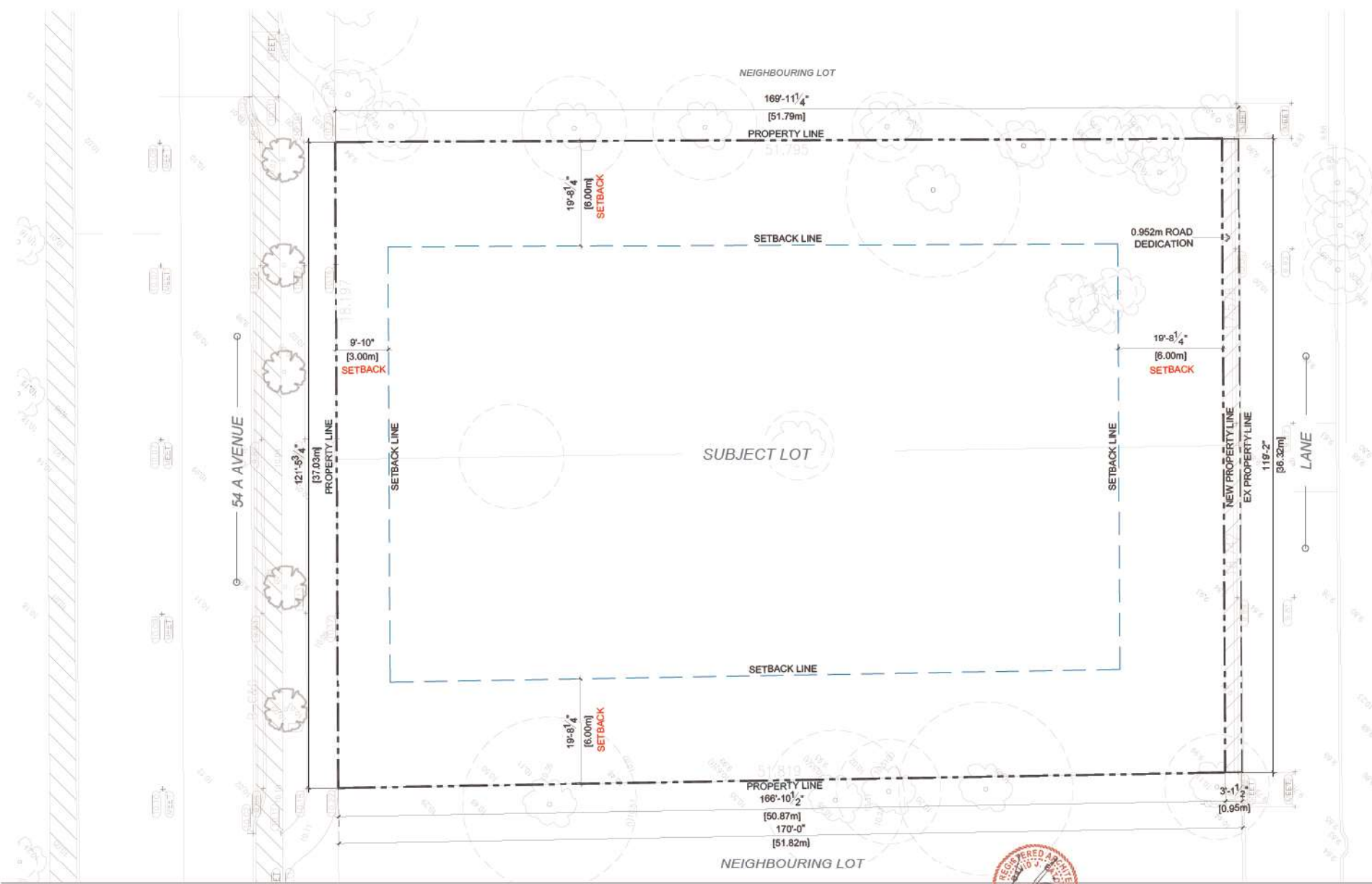
MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA















① STREETScape VIEW  
ALONG LANE



② STREETScape VIEW  
ALONG 54A AVENUE



③ STREETScape VIEW  
ALONG 54A AVENUE



③ STREETScape VIEW  
ALONG 54A AVENUE TOWARDS SUBJECT LOT



STREETScape

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-9

2023/05/29





1 SHADOW @ EQUINOX MARCH 20 9AM



2 SHADOW @ EQUINOX MARCH 20 12PM



3 SHADOW @ EQUINOX MARCH 20 3PM



4 SHADOW @ EQUINOX SEP 20 9AM



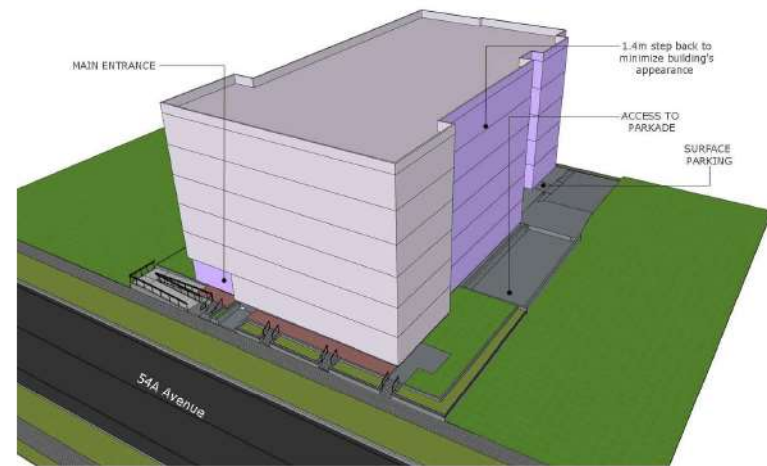
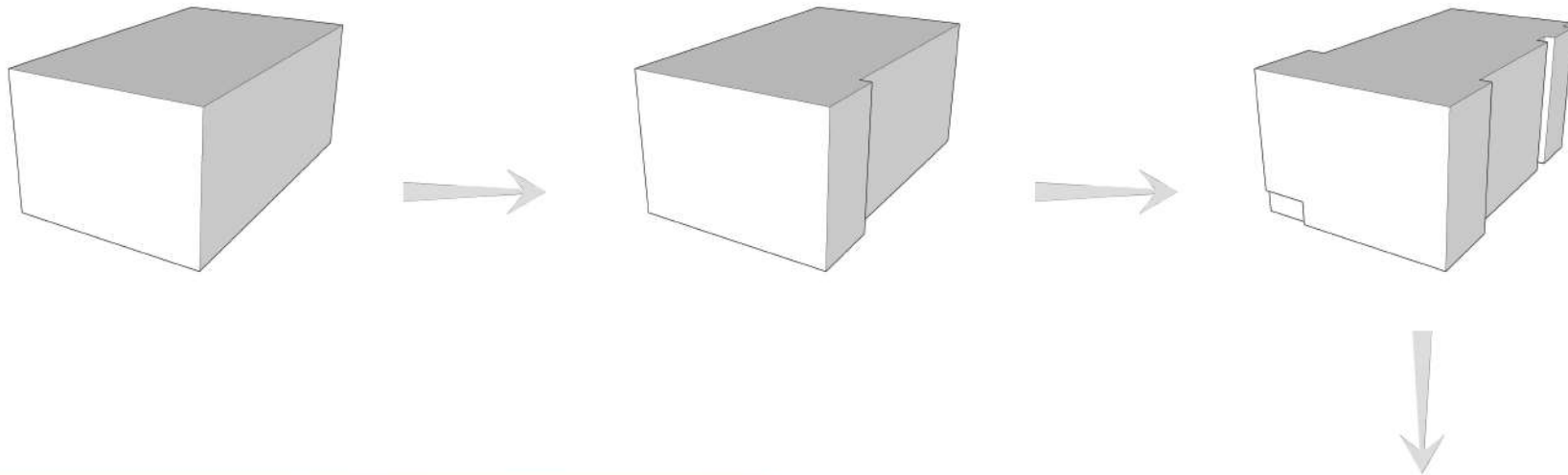
5 SHADOW @ EQUINOX SEP 20 12PM



6 SHADOW @ EQUINOX SEP 20 3PM



2023/05/29



2023/05/29

DESIGN CONCEPT

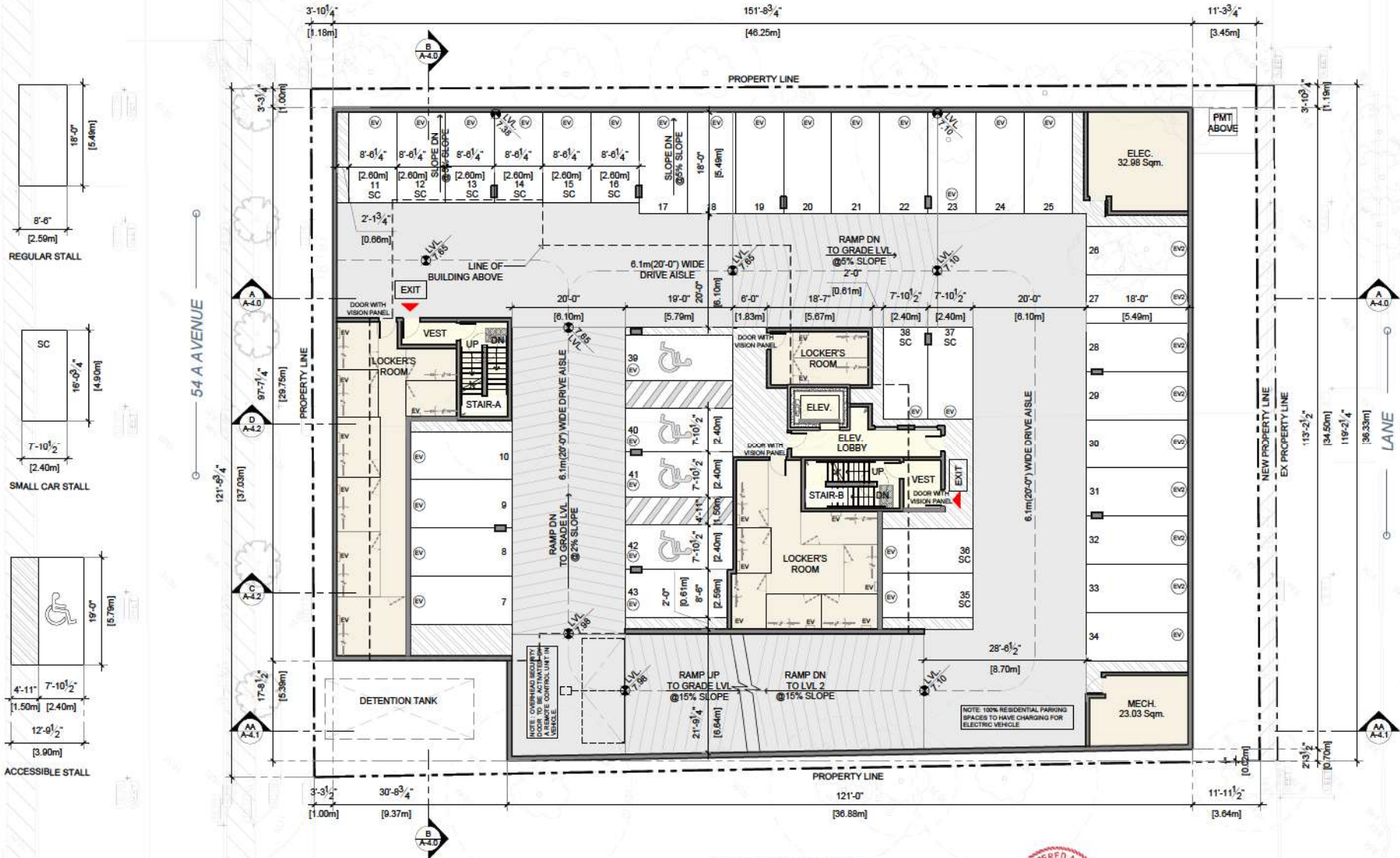
MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-11



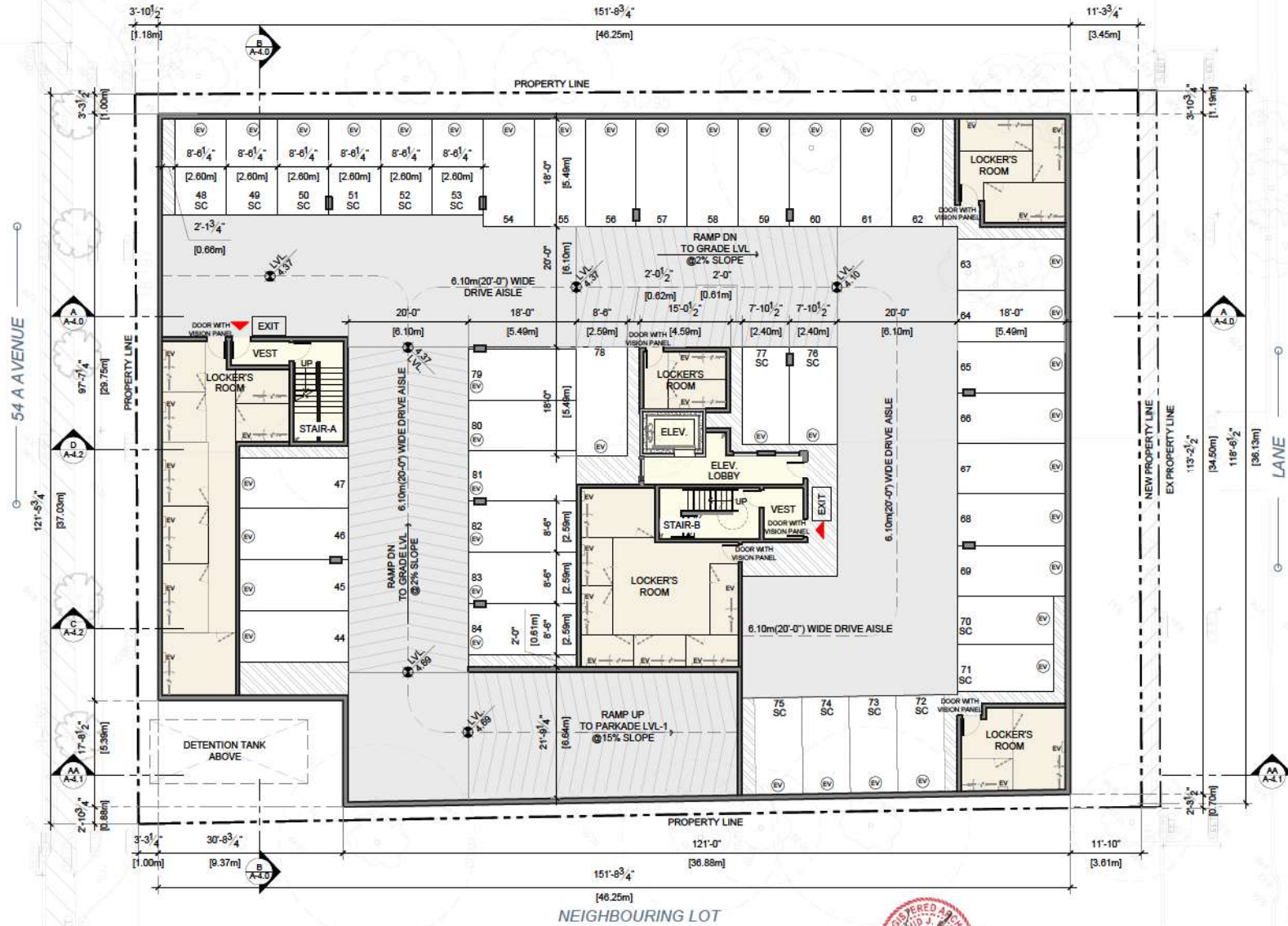


NEIGHBOURING LOT





NEIGHBOURING LOT



NEIGHBOURING LOT



PARKADE LEVEL-2

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-14

2023/05/29

ADP PRESENTATION  
June 7<sup>th</sup>, 2023

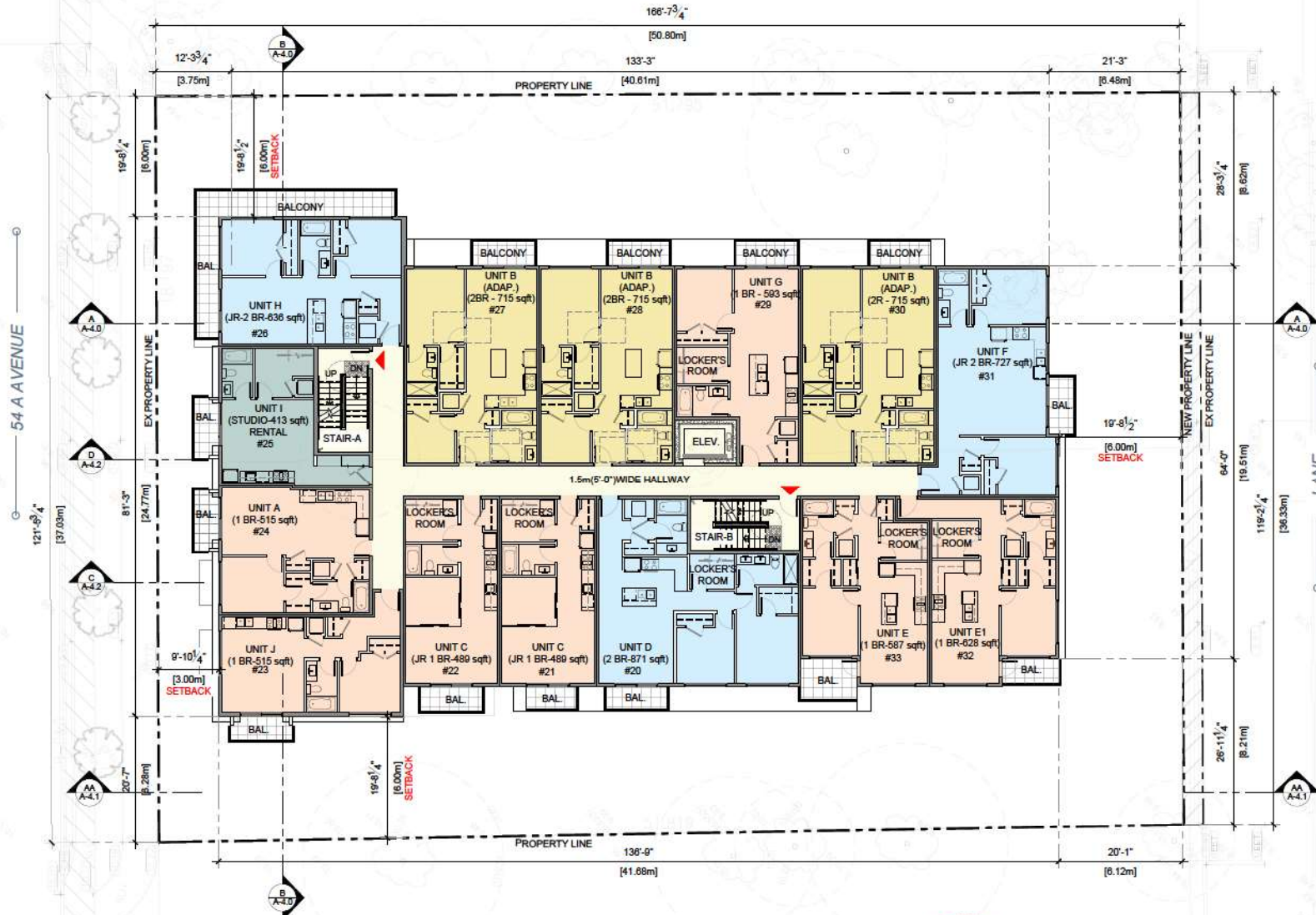








NEIGHBOURING LOT



NEIGHBOURING LOT



THIRD FLOOR PLAN

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

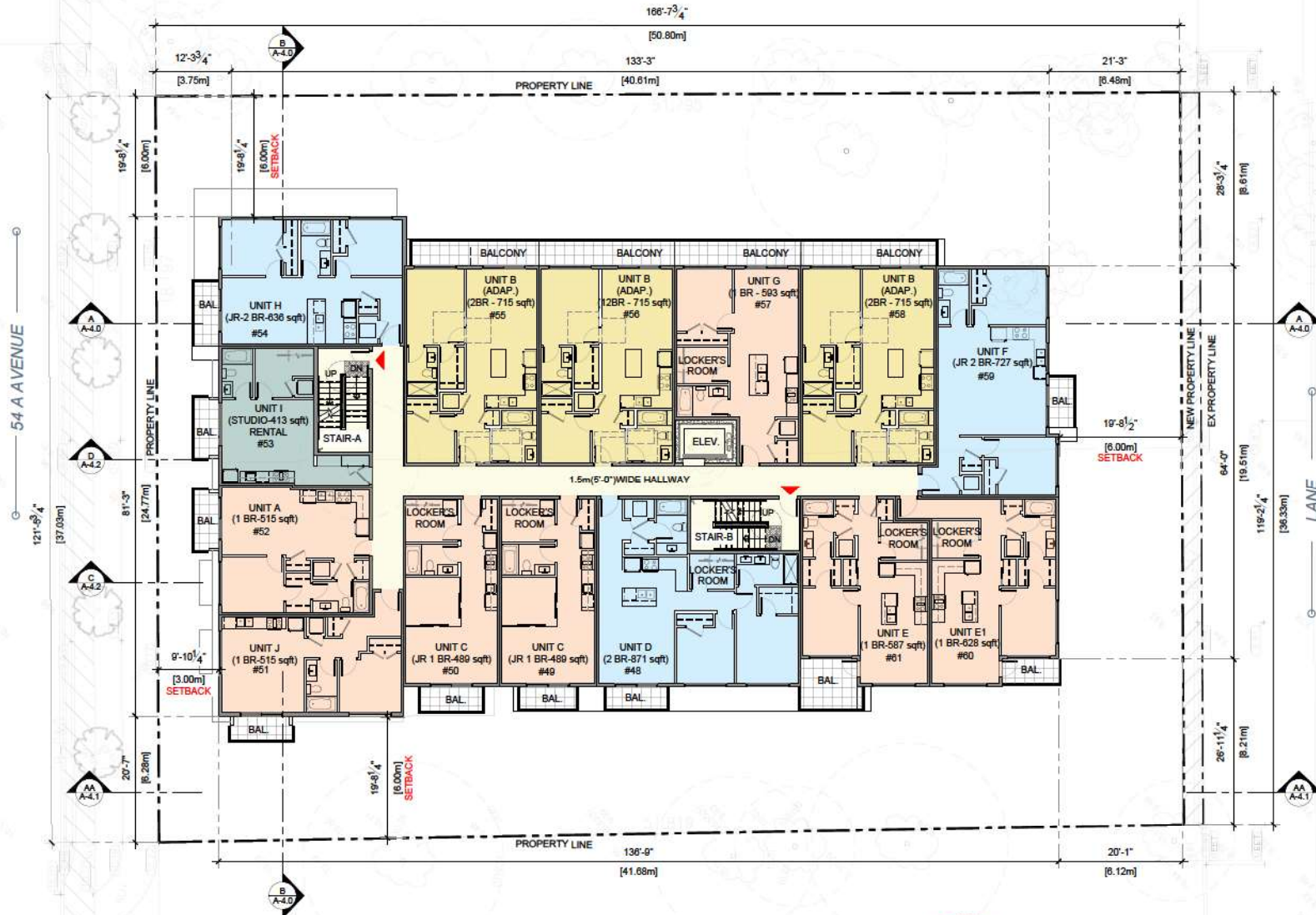
A-17

2023/05/29





NEIGHBOURING LOT



NEIGHBOURING LOT



FIFTH FLOOR PLAN

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-19

2023/05/29

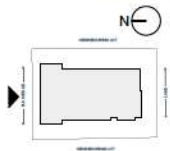








① PERSPECTIVE-1  
ALONG 54A AVENUE



PERSPECTIVES

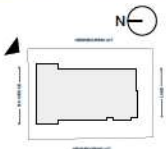
MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-22

2023/05/29



① PERSPECTIVE-2  
ALONG 54A AVENUE



PERSPECTIVES

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

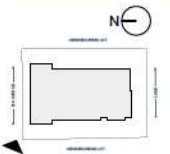
A-23

2023/05/29





① PERSPECTIVE-3  
ALONG 54A AVENUE



PERSPECTIVES

MUTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-24

2023/05/29



1- Longboard Wood  
South Yellow Pine



2 - Hardiesoffit Panel  
Color to Match: Benjamin Moore  
OC-142 (Sail Cloth)



3 - Double Glazed Windows  
Clear



4 - Aluminium Railing with Safety  
Glass  
Clear and Translucent  
Color to Match: Benjamin Moore  
Black Ink 2127-20



5 - Canopy: Metal and Glass  
Color to Match: Benjamin Moore  
Black Ink 2127-20



6 - Face Brick  
Reference Name: Interstate Brick  
Pewter.



7 - Hardiesoffit Panel  
Color to Match: Sherwin Williams  
SW-2851(Sage Greenlight)



8 - Aluminium Door & Double  
Glazed Glass  
Color to Match: Benjamin Moore  
Black Ink 2127-20



9 - Spandrel Opaci  
Color to Match: Benjamin Moore  
Sail Cloth OC-142



10 - Concrete  
Color to Match: Benjamin Moore  
Elephant gray 2109-50



\* NOTE: All fiber cement panels trims, recesses, reveals, reglets, etc. must be colored matching to the panels they are attached to.



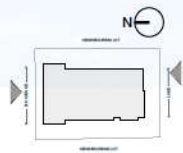
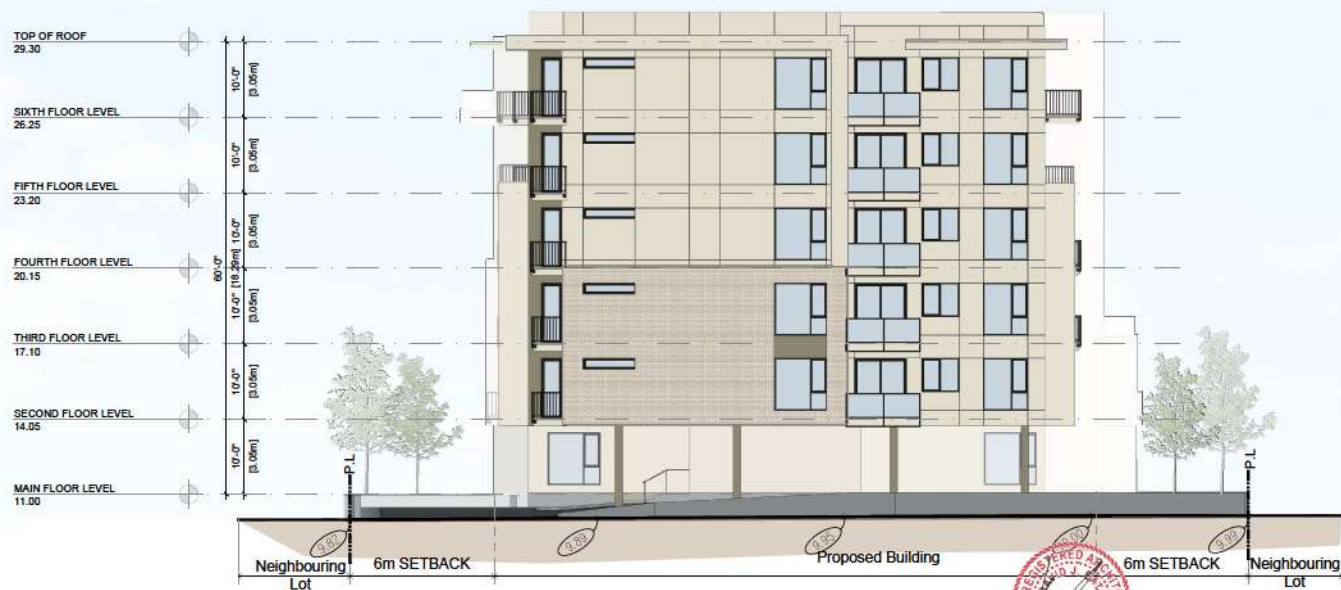
MATERIAL BOARD

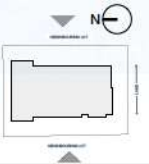
MUTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

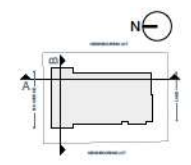
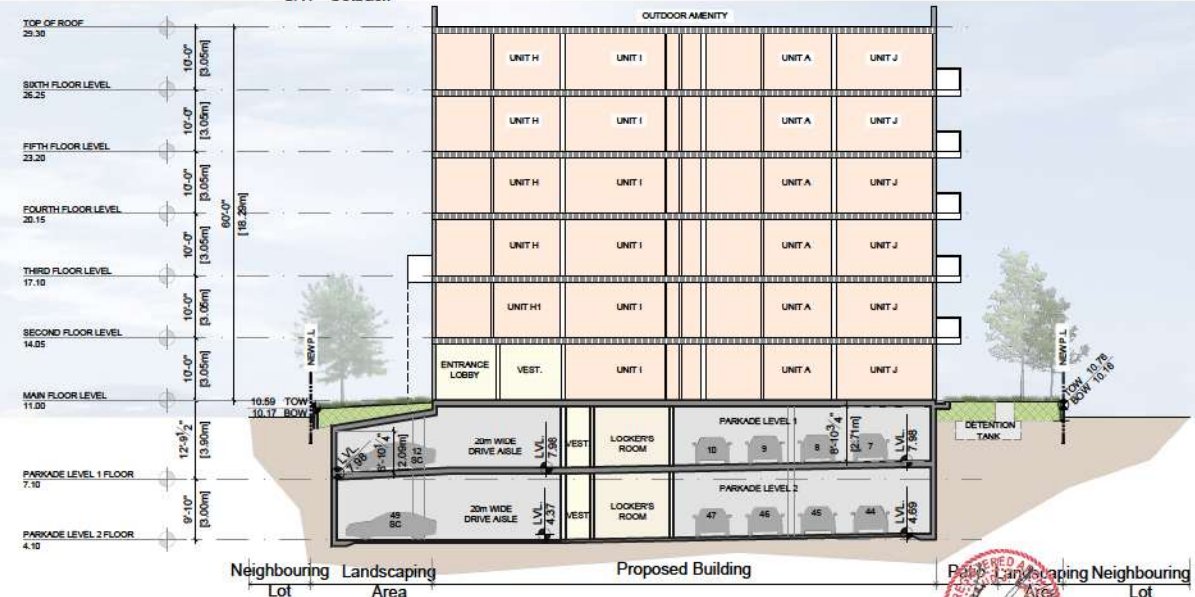
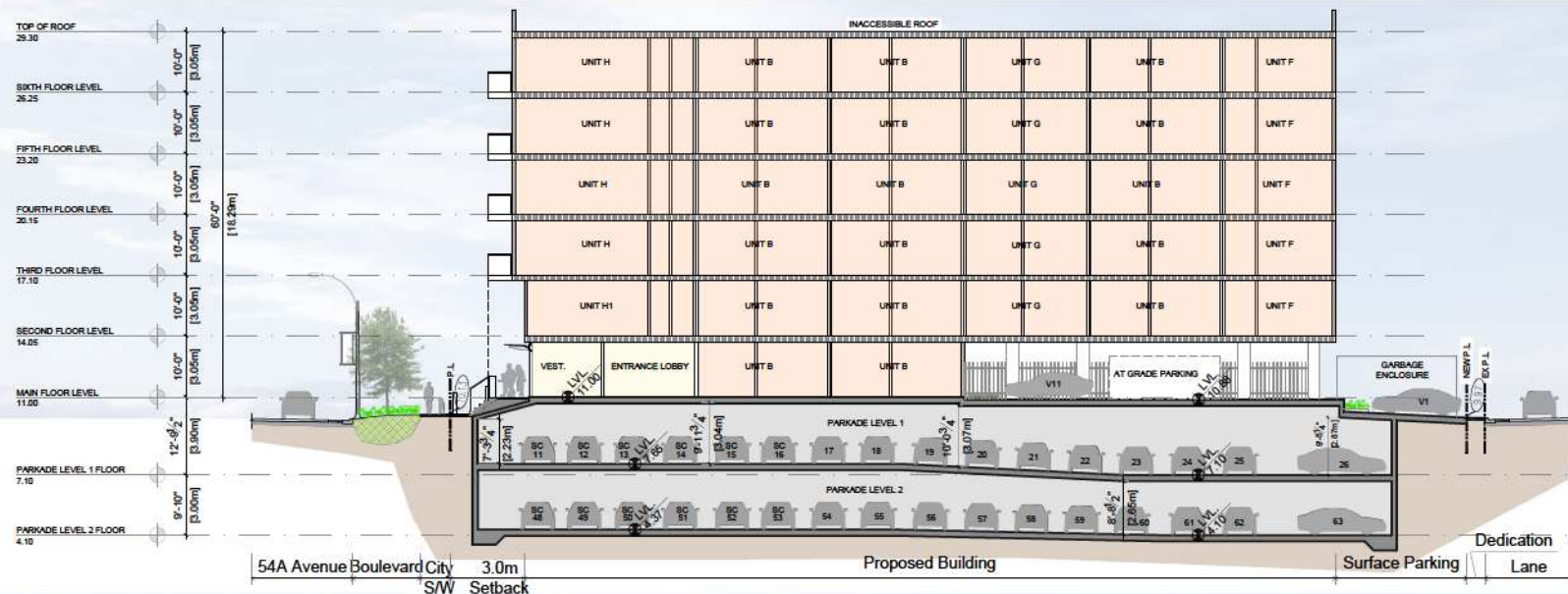
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2023/05/29

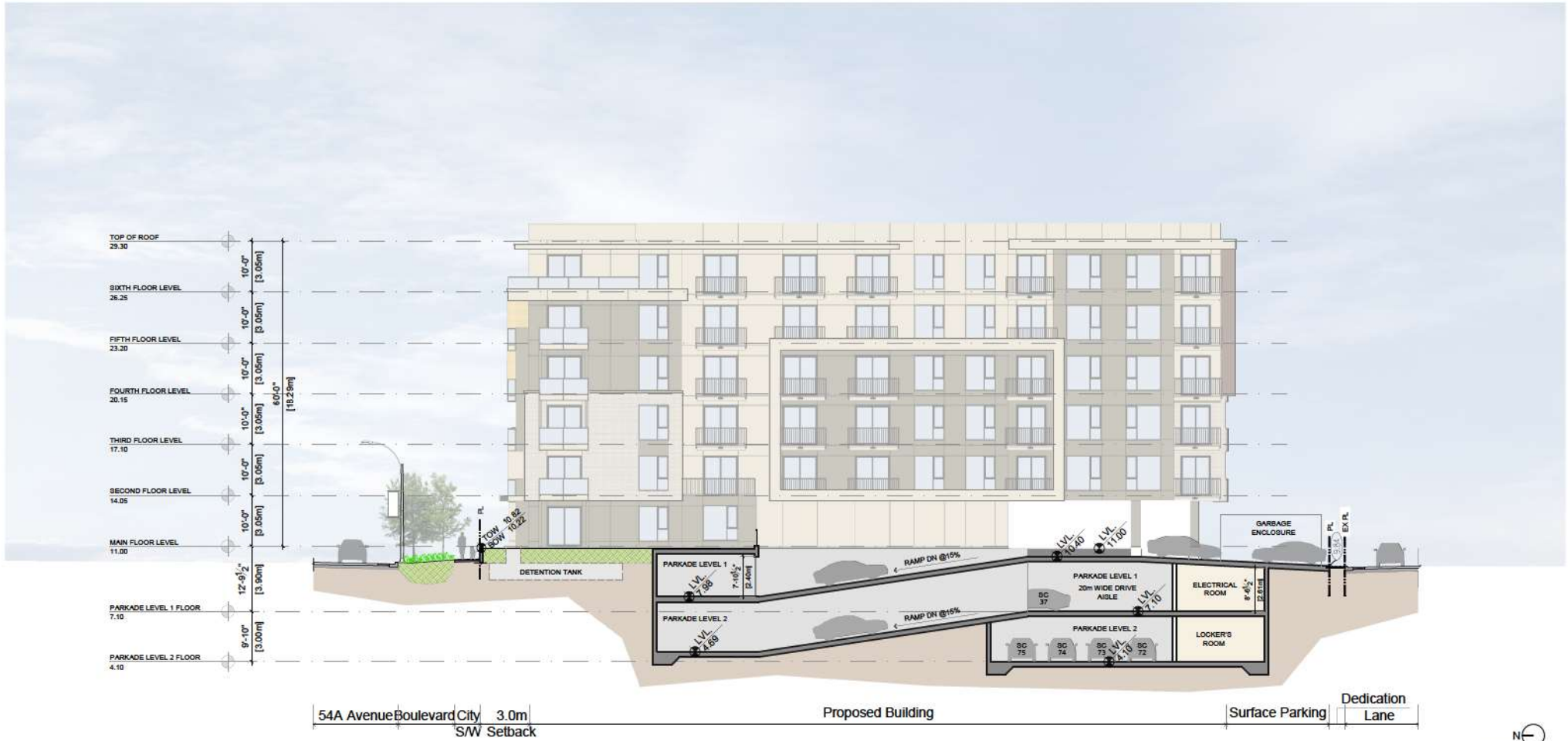




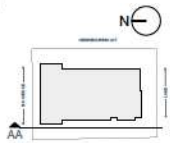








1 SECTION AA  
Scale: N.T.S

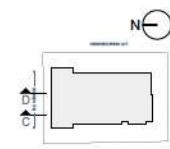
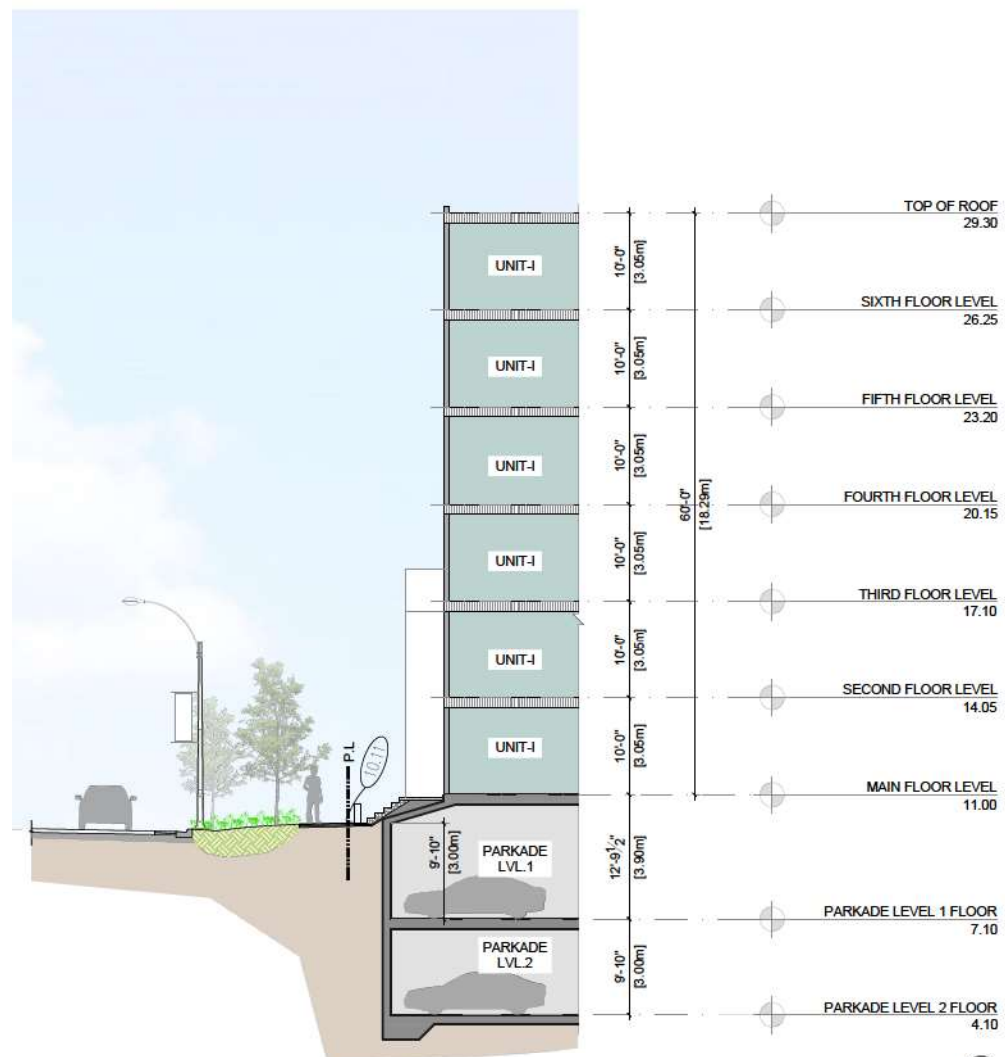
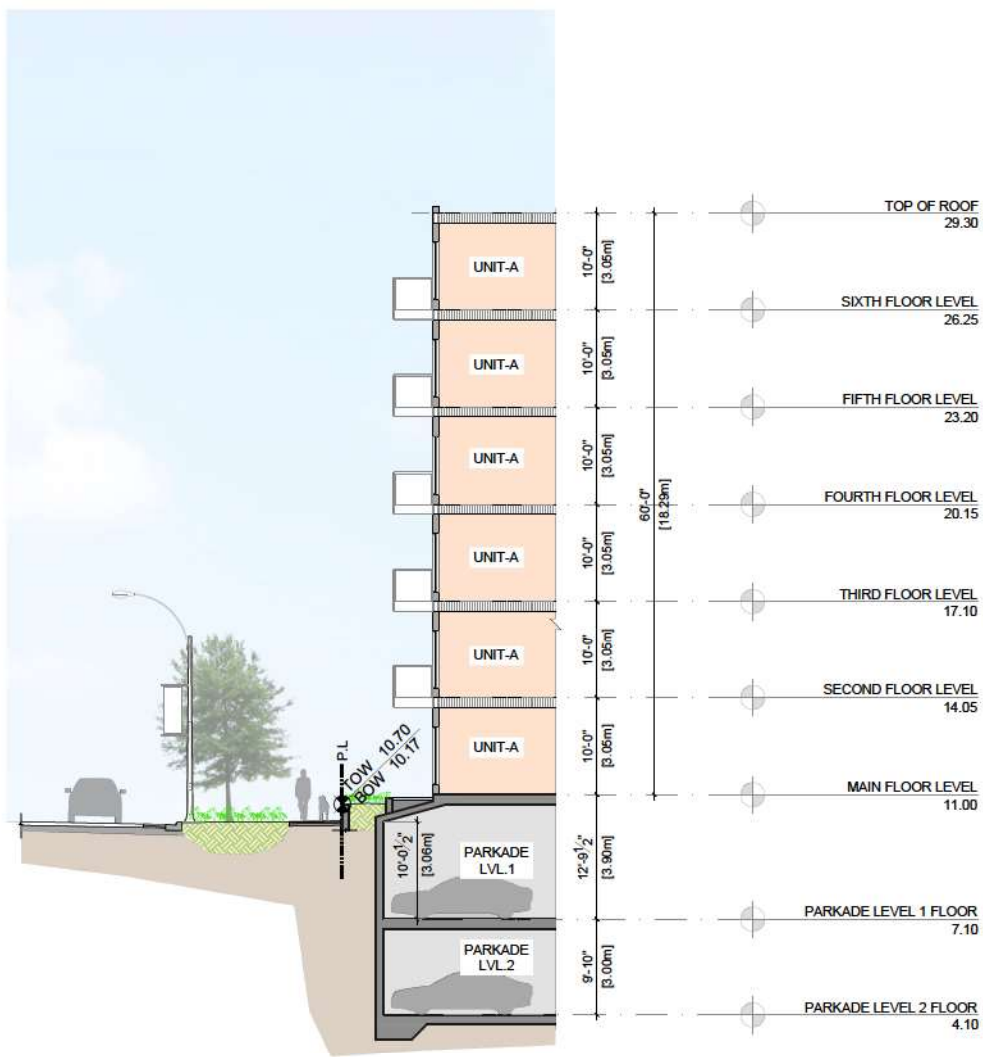


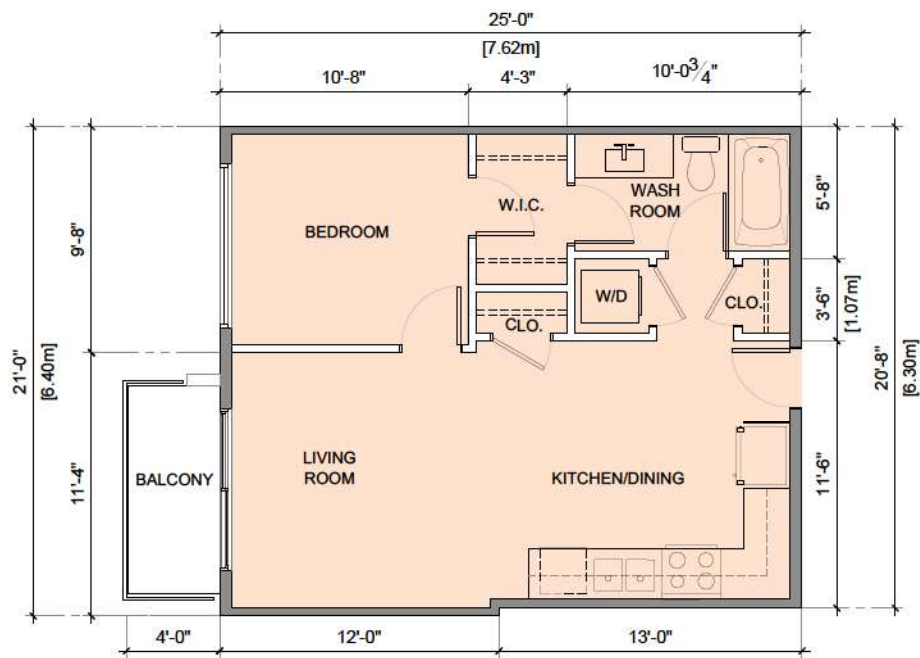
2023/05/29

SECTIONS

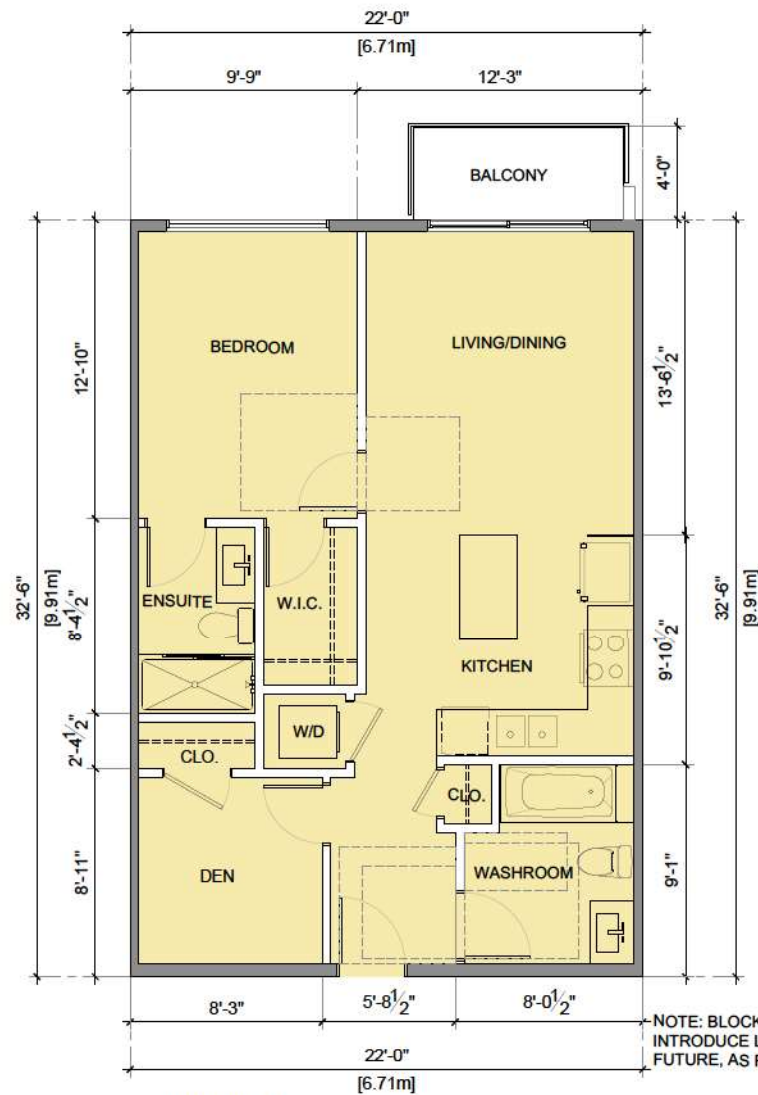
MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-29





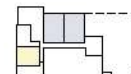
1 UNIT-A  
3/16"=1'-0"



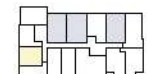
LEGEND	
	STUDIO
	1BR
	2BR(ADAP.)
	2BR

2 UNIT-B (ADAP.)  
3/16"=1'-0"

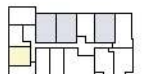
NOTE: BLOCKING PROVIDED IN WALL TO INTRODUCE L-SHAPED GRAB BARS IN FUTURE, AS REQUIRED.



Main Floor Key Plan



Floor 2 Key Plan



Floor 3-6 Key Plan

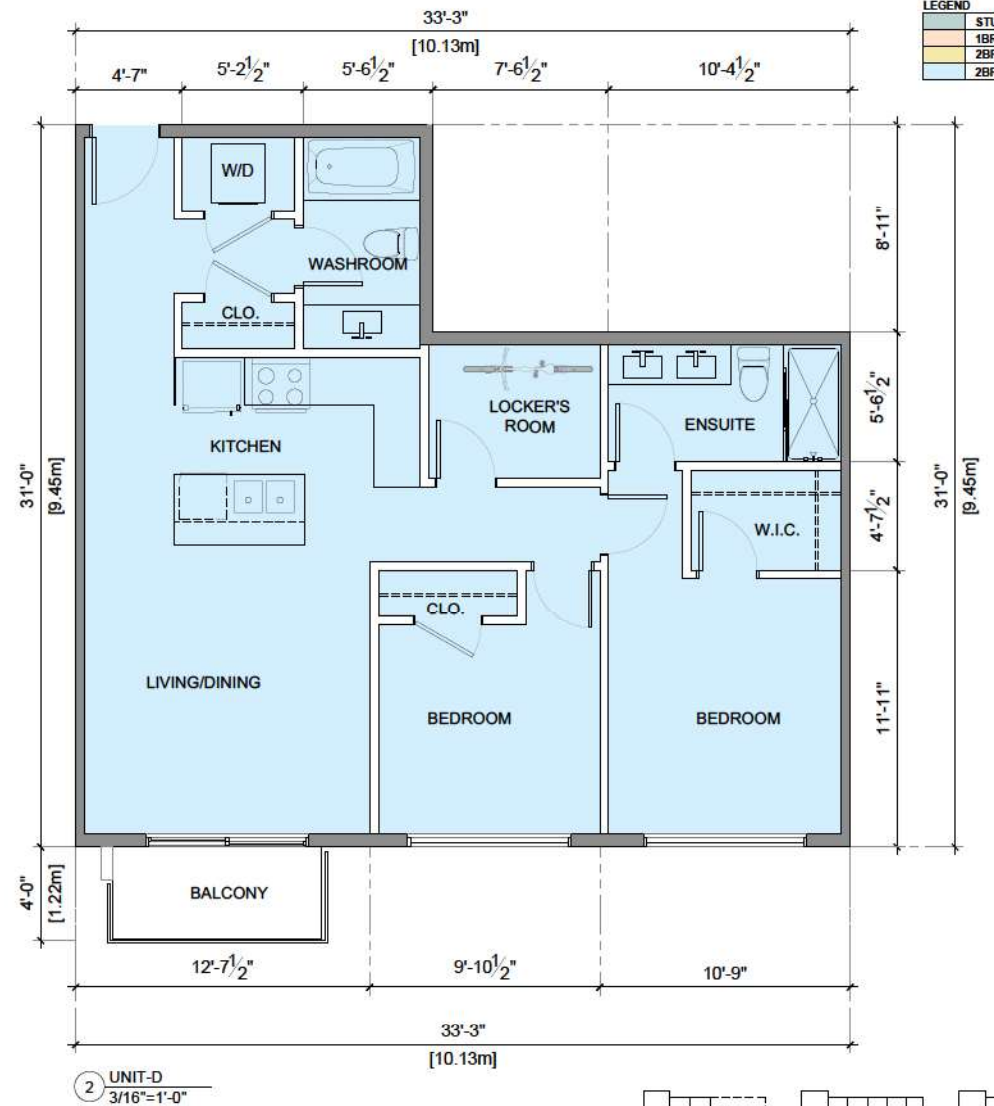
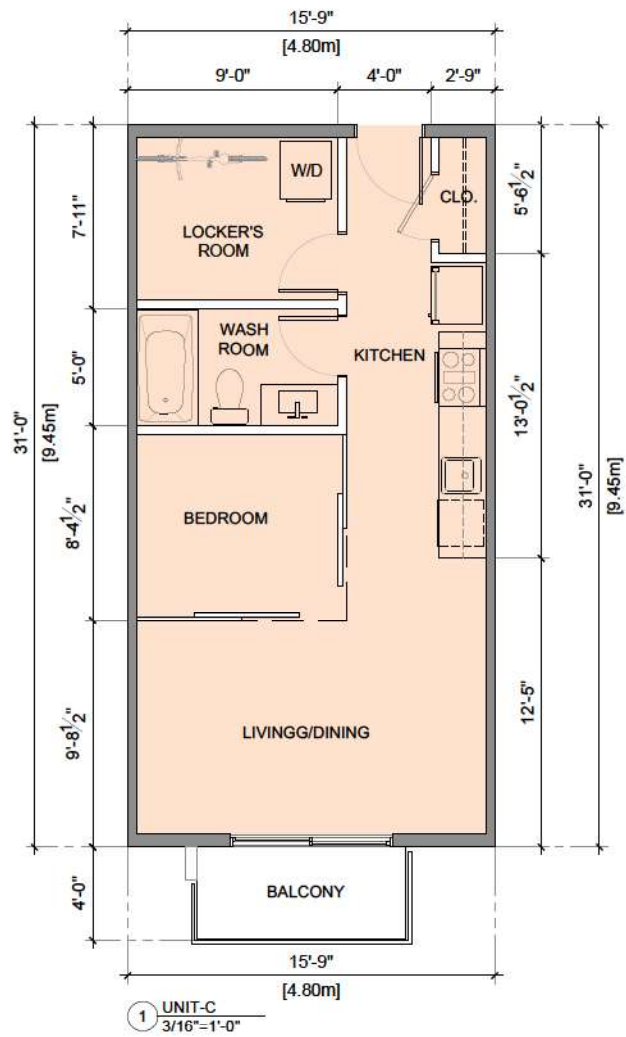


UNIT PLANS

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

A-31

2023/05/29



LEGEND
STUDIO
1BR
2BR(ADAP.)
2BR



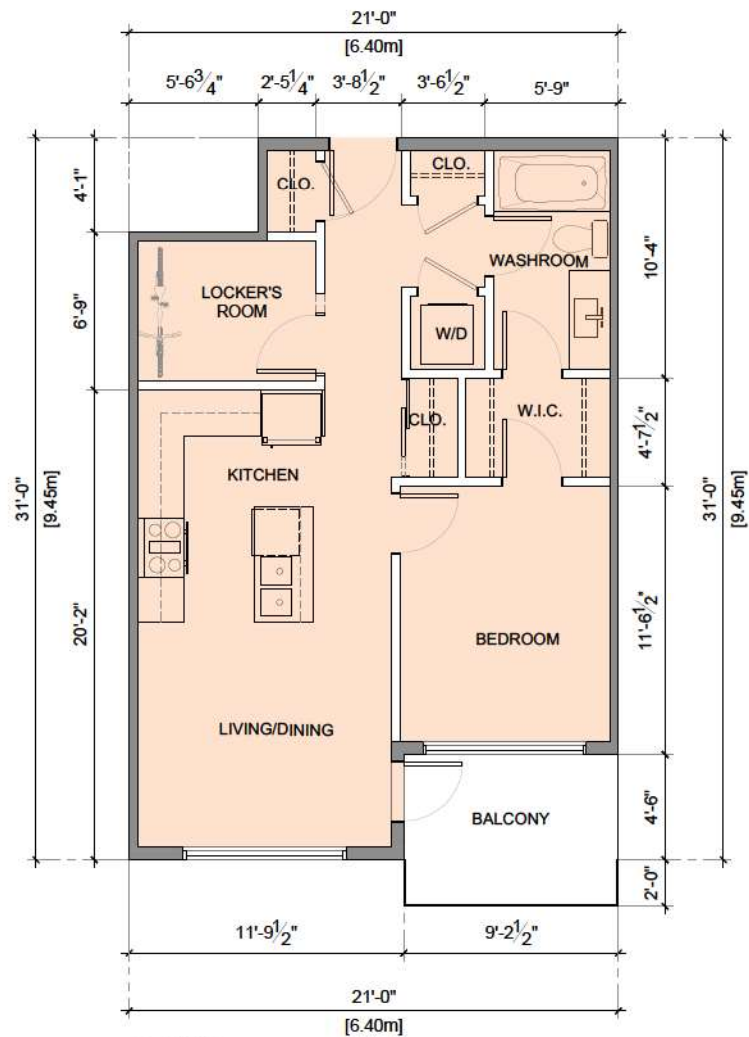
UNIT PLANS

MUTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

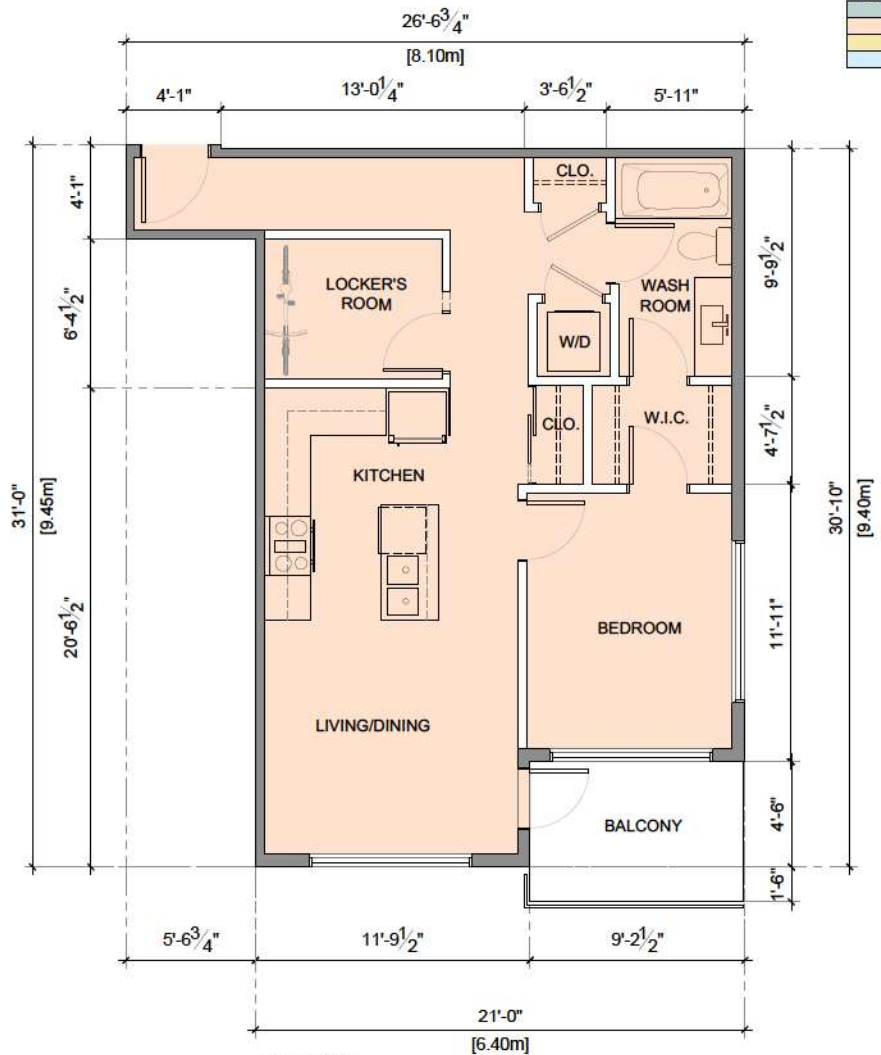
A-32

2023/05/29



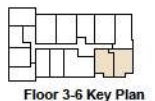
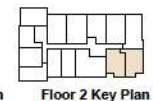
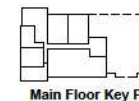


1 UNIT-E  
3/16"=1'-0"



2 UNIT-E1  
3/16"=1'-0"

LEGEND	
	STUDIO
	1BR
	2BR(ADAP.)
	2BR



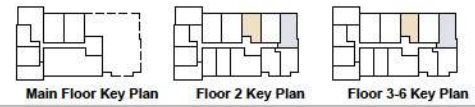
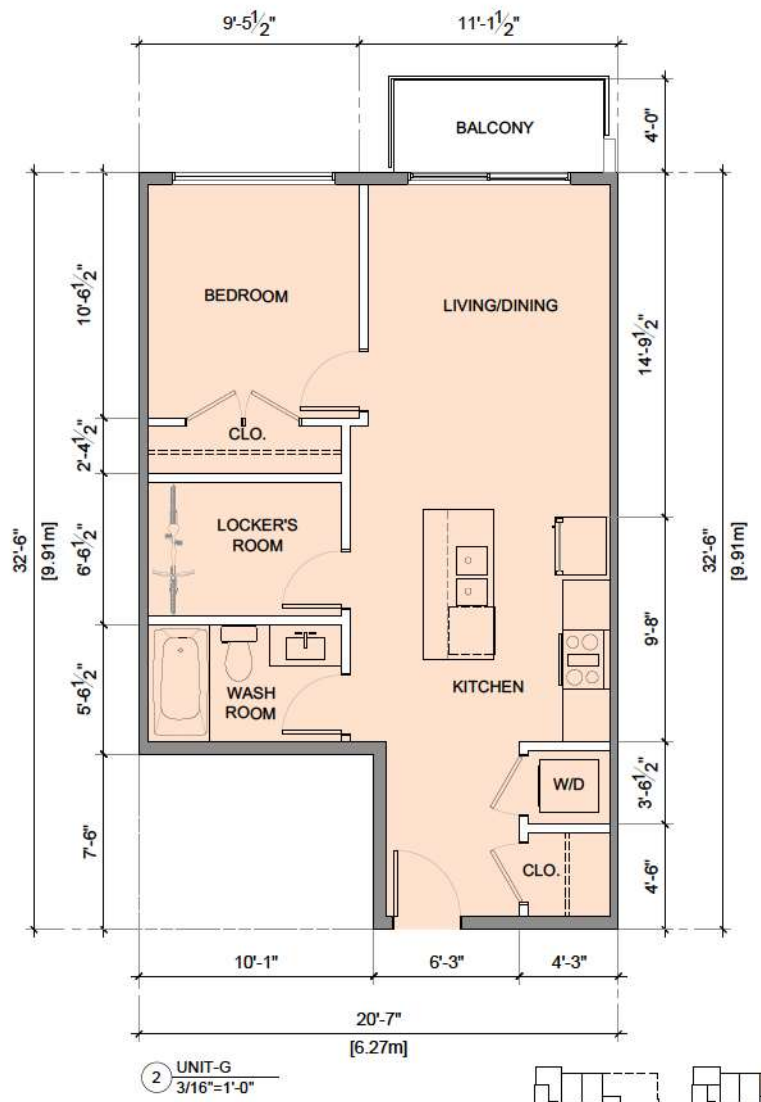
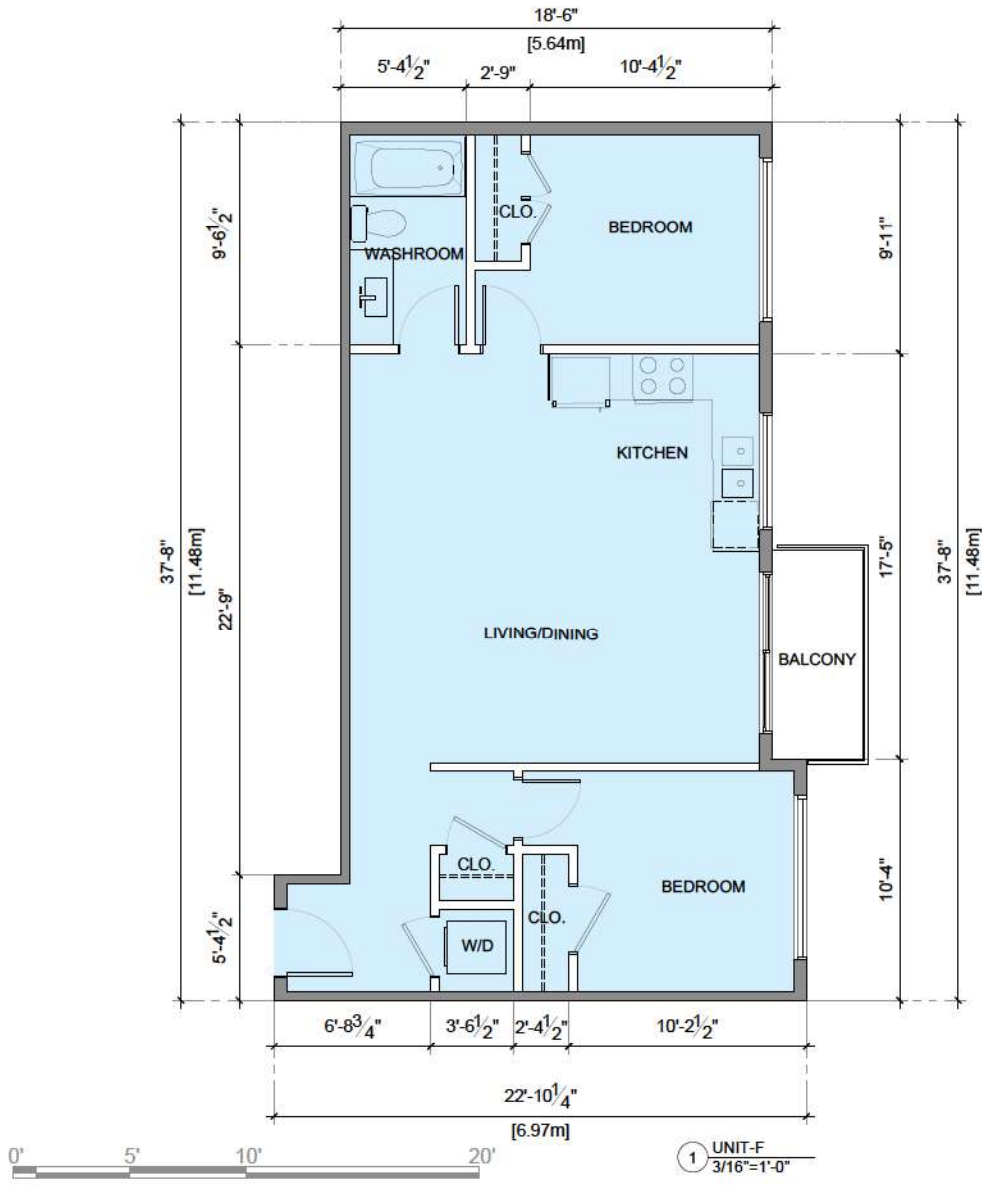
UNIT PLANS

MUTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

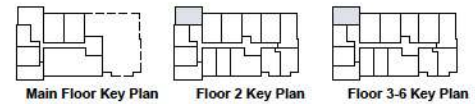
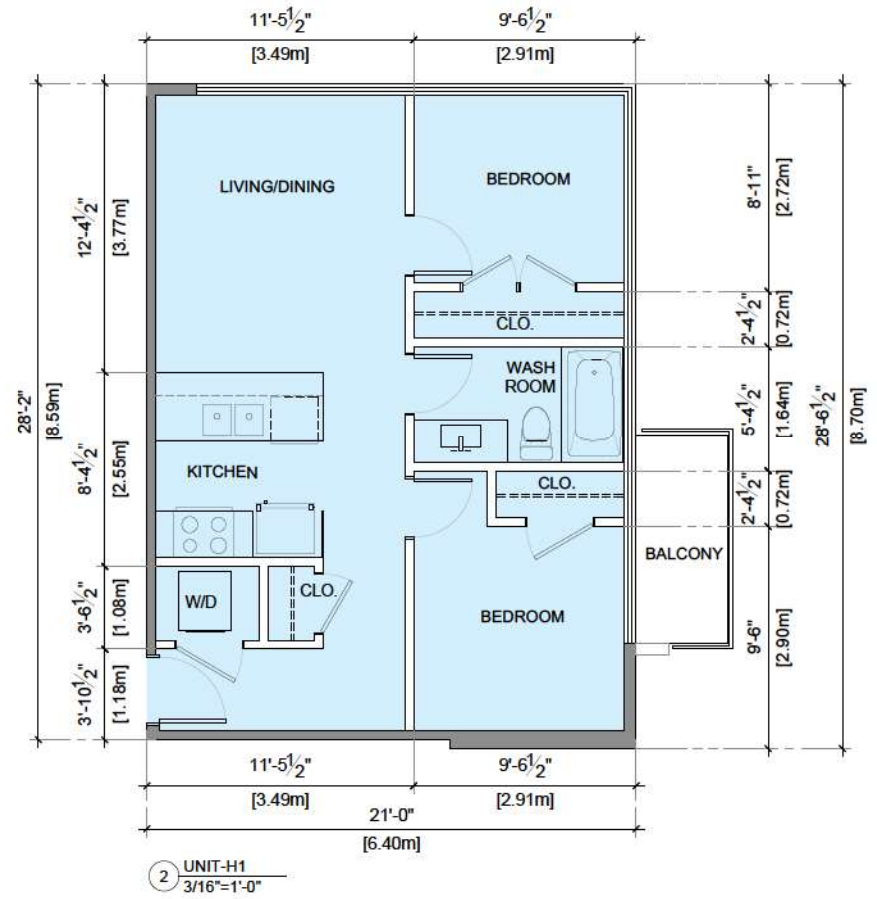
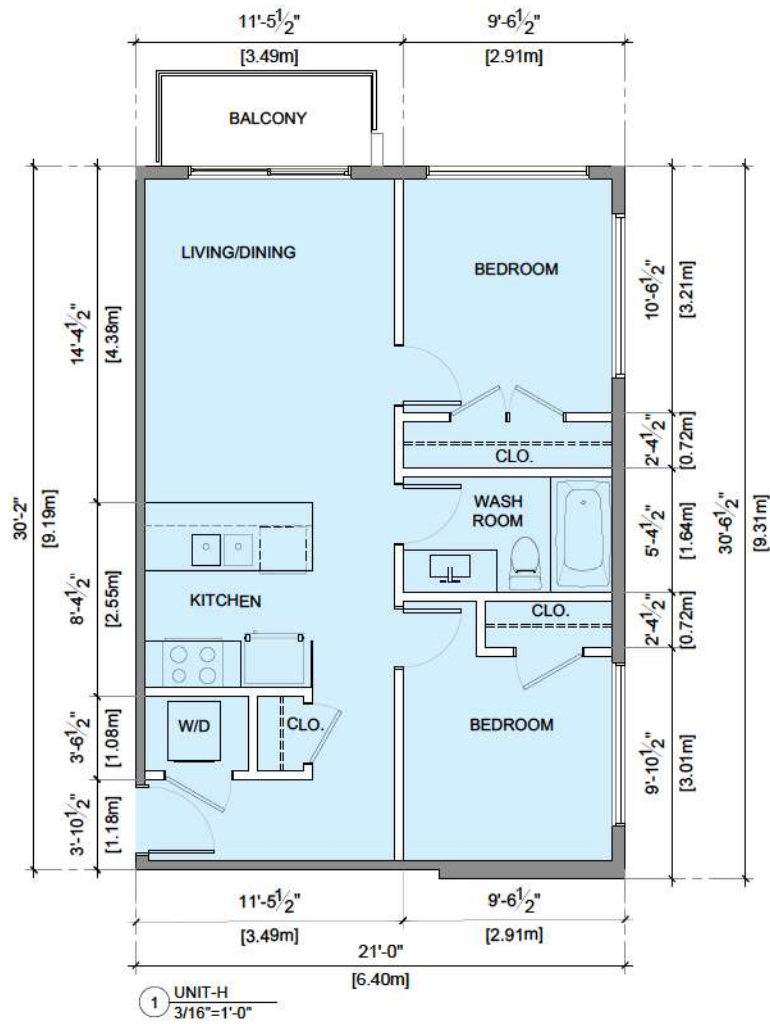
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2023/05/29

LEGEND	
	STUDIO
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	2BR(ADAP.)
	2BR



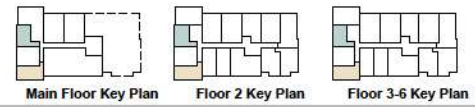
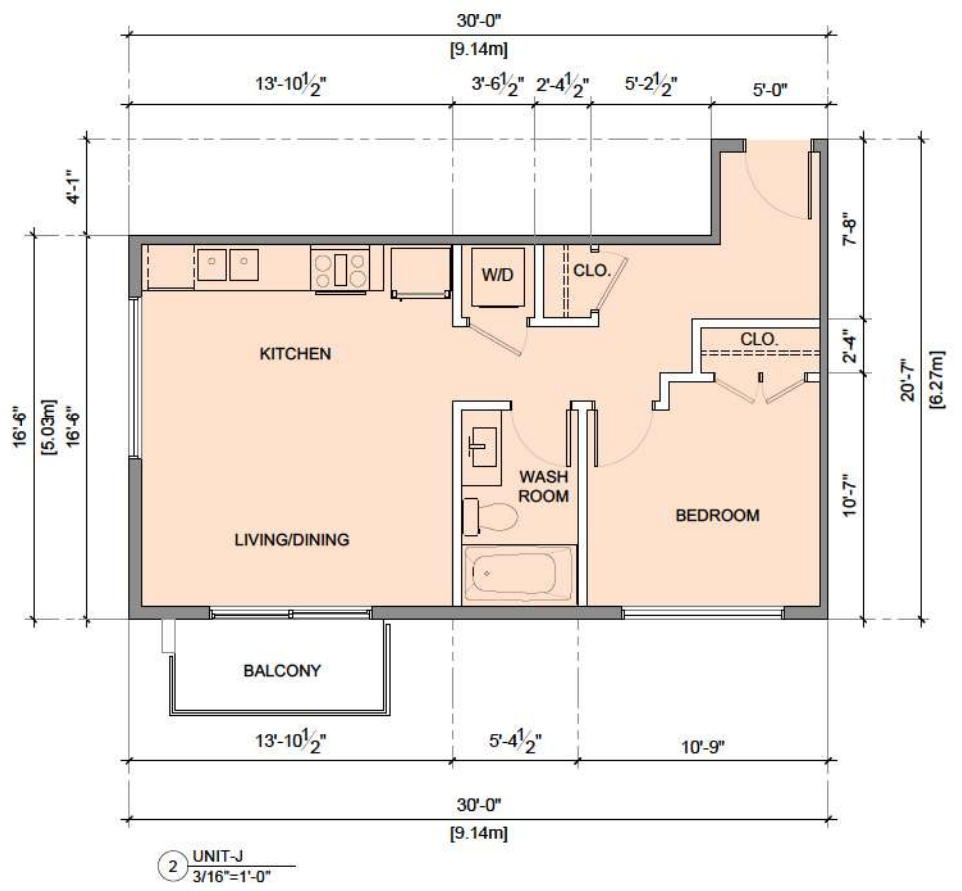
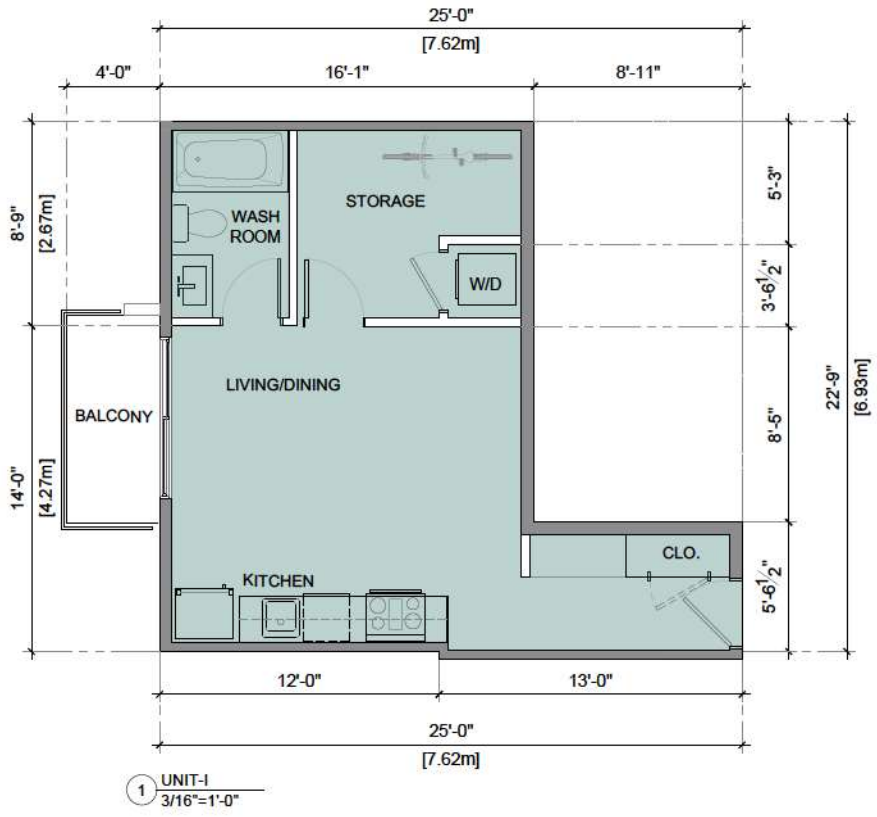
LEGEND	
	STUDIO
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	2BR(ADAP.)
	2BR

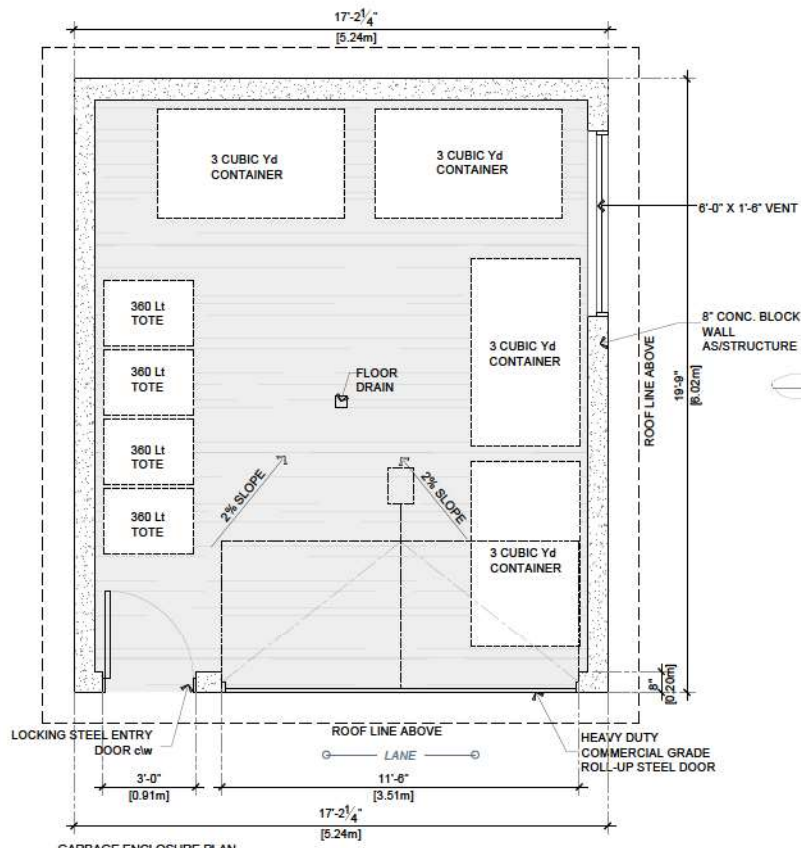


UNIT PLANS    MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA



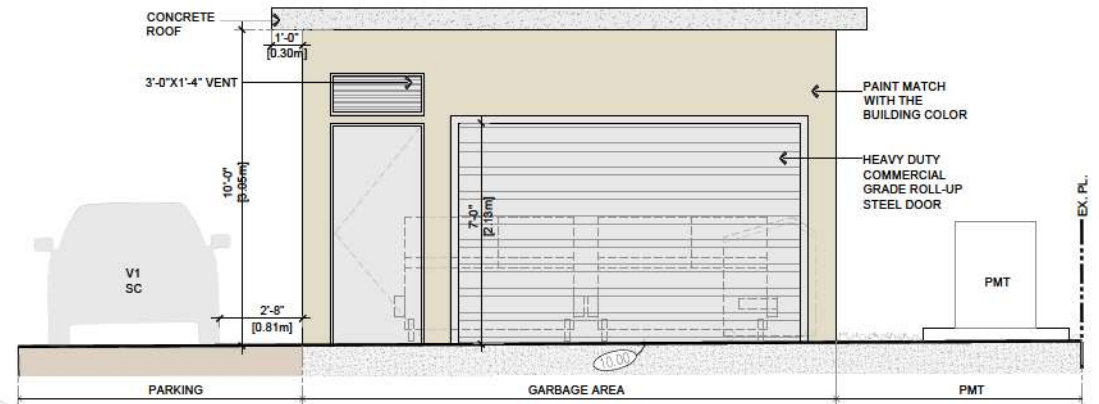
LEGEND
STUDIO
1BR
2BR(ADAP.)
2BR



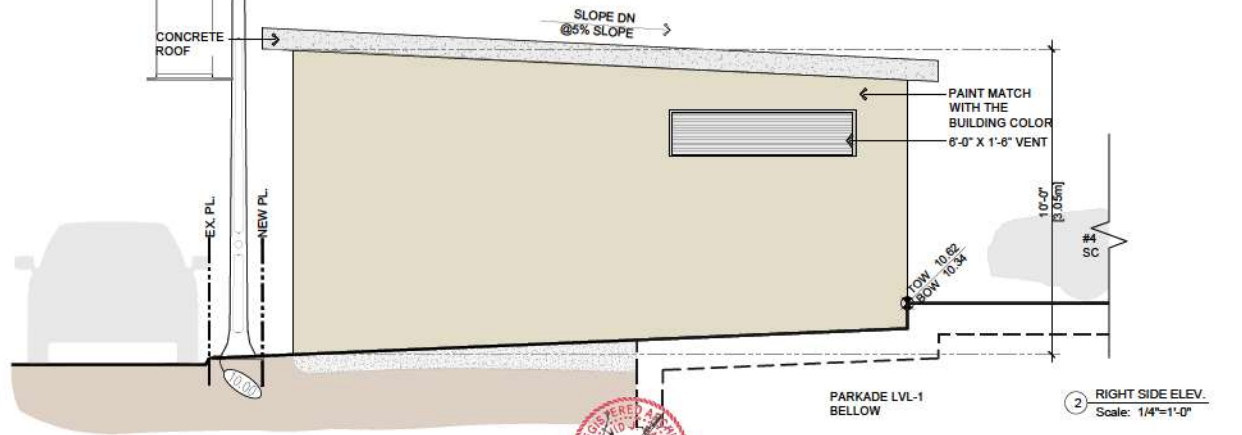


1 GARBAGE ENCLOSURE PLAN  
Scale: 1/4"=1'-0"

- NOTES:
1. ENCLOSURE ARCHITECTURE (MATERIALS, ETC.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
  2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
  3. ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.
  4. STEEL ENTRY DOOR IS TO BE 36" WIDE (915MM) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYED KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
  5. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



2 FRONT ELEVATION  
Scale: 1/4"=1'-0"



2 RIGHT SIDE ELEV.  
Scale: 1/4"=1'-0"



GARBAGE ENCLOSURE  
DETAIL

MULTI-FAMILY DEVELOPMENT  
20214 & 20224 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

# 20214, 20224 54A AVENUE

## LANGLEY, BC

## LANDSCAPE SET - ISSUED FOR ADVISORY DESIGN PANEL

### MAY 16, 2023

#### LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	LANDSCAPE LAYOUT - GROUND LEVEL
L1.1	LANDSCAPE LAYOUT - ROOF LEVEL
L1.2	LANDSCAPE LIGHTING PLAN
L2.0	PLANTING PALETTE
L2.1	PLANTING PLAN - GROUND LEVEL
L2.2	PLANTING PLAN - ROOF LEVEL
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS
L3.3	DETAILS - RETAINING WALLS
L3.4	DETAILS - ROOF LEVEL

#### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

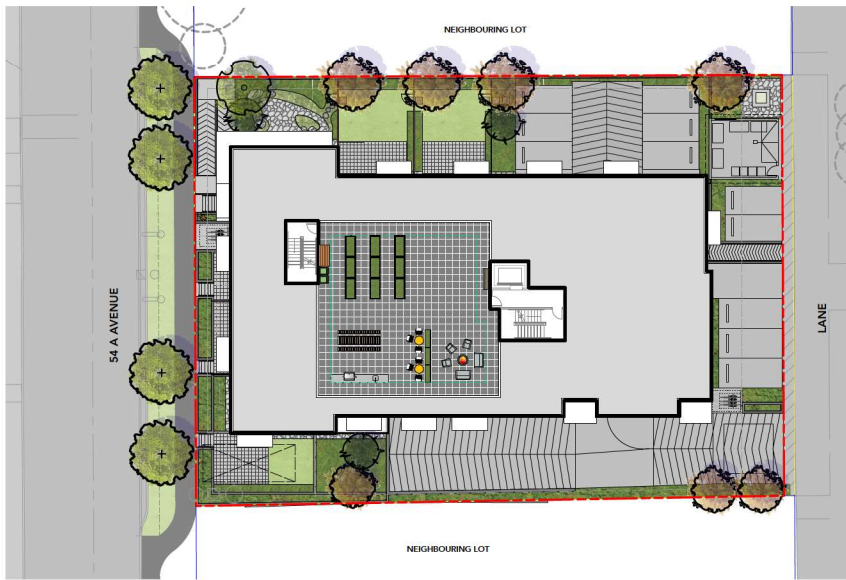
ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.

ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.



David Stoyko  
Landscape Architect  
2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P 604.720.0048

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SCALE  
PROJECTS



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6	ISSUED FOR DESIGN PANEL 23-05-16
5	REVISED PER CITY COMMENTS 23-04-27
4	ISSUED FOR DEVELOPMENT PERMIT 23-02-08
3	RESPONSE TO CPTED COMMENTS 23-01-26
2	ISSUED FOR REVIEW 22-12-20
1	ISSUED FOR CONCEPT REVIEW 22-12-06
REVISIONS	

#### MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue  
City of Langley, British Columbia

Scale: 1:200  
Drawn: MGC/DS  
Reviewed: DS  
Project No. 22-018

COVER PAGE

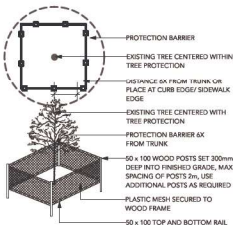
L0.0



# TREE MANAGEMENT PLAN

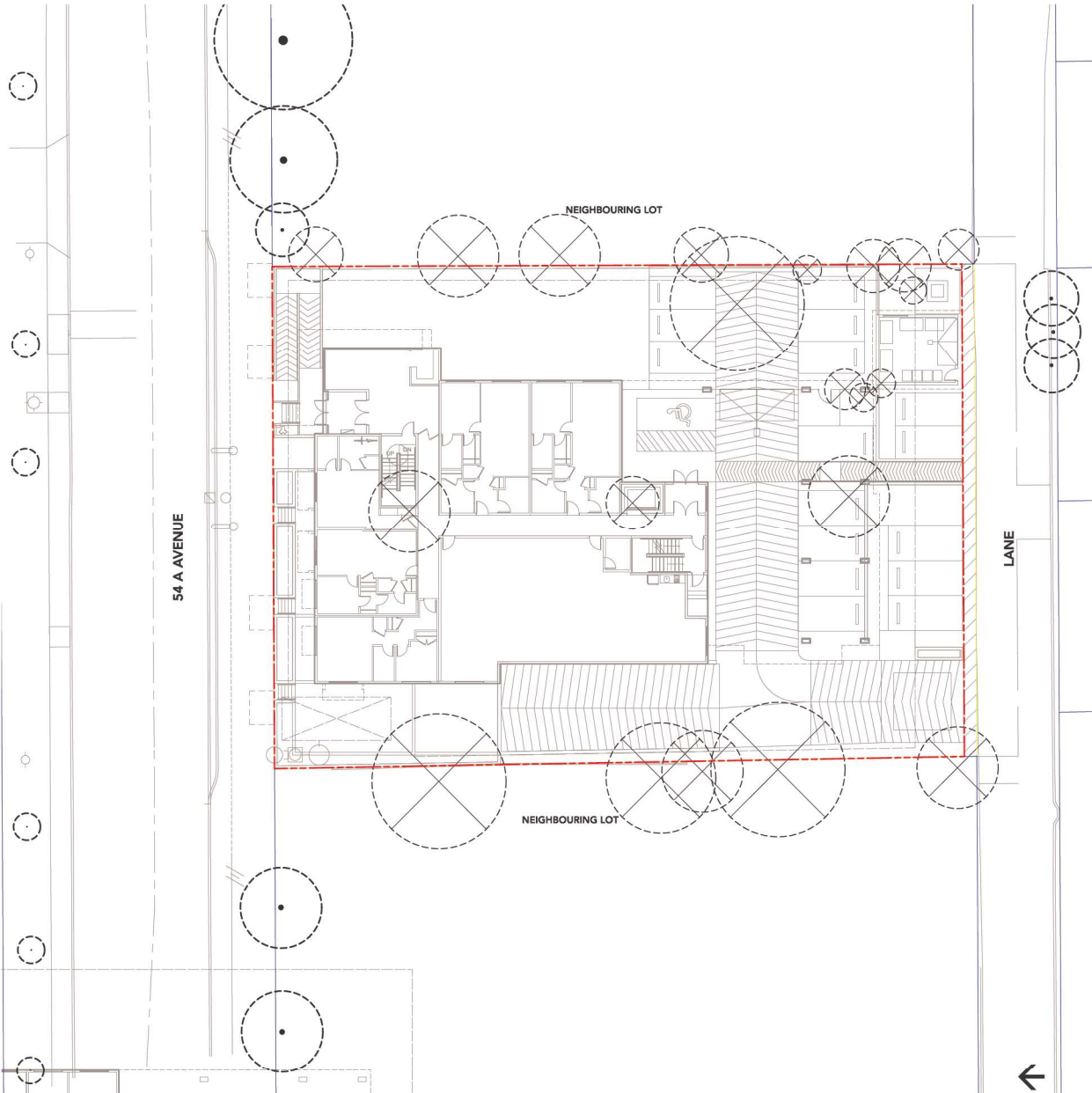
## TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



## TREE PROTECTION NOTES

1. REFER TO CERTIFIED ARBORIST REPORT (DATED: SEPTEMBER 26, 2022 BY GLENN MURRAY, FROGGERS CREEK TREE CONSULTANTS LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY
2. INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF LANGLEY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.
3. INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
4. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
5. DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
6. ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF LANGLEY TREE PROTECTION BY-LAWS.
7. FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
8. TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
9. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF LANGLEY.
10. CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
11. PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT. CALL THE CITY OF LANGLEY'S ARBORIST TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.
12. ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



David Stoyko  
Landscape Architect

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P.604.720.0048

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SCALE  
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REVISIONS		

## MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue  
City of Langley, British Columbia

Scale:	1:150
Drawn:	DS
Reviewed:	DS
Project No.	22-018

## TREE MANAGEMENT PLAN

L0.1

2686 6TH AVENUE EAST  
VANCOUVER BC V5M 1R3  
P 604.720.0048

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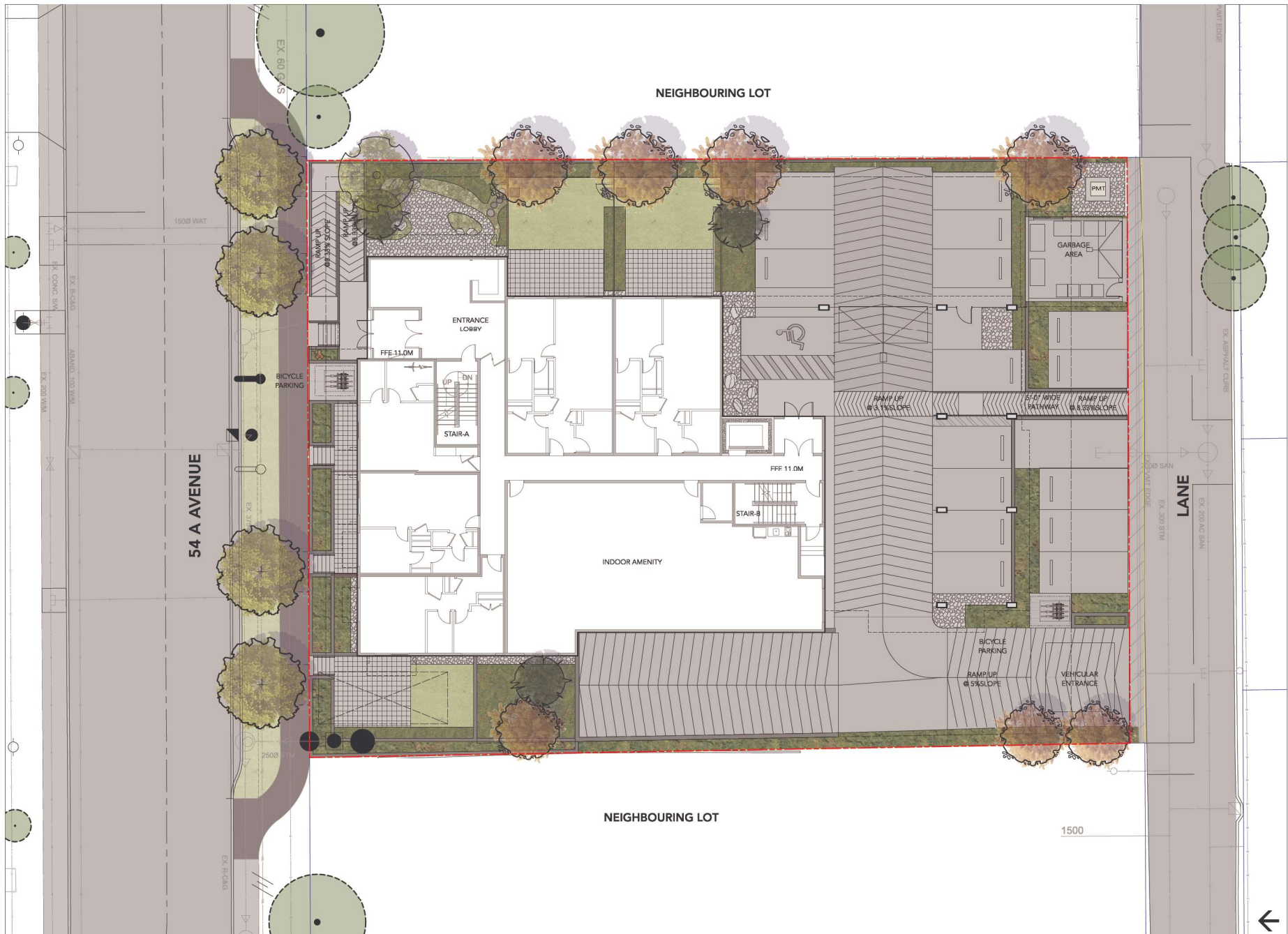
**SCALE**  
PROJECTS

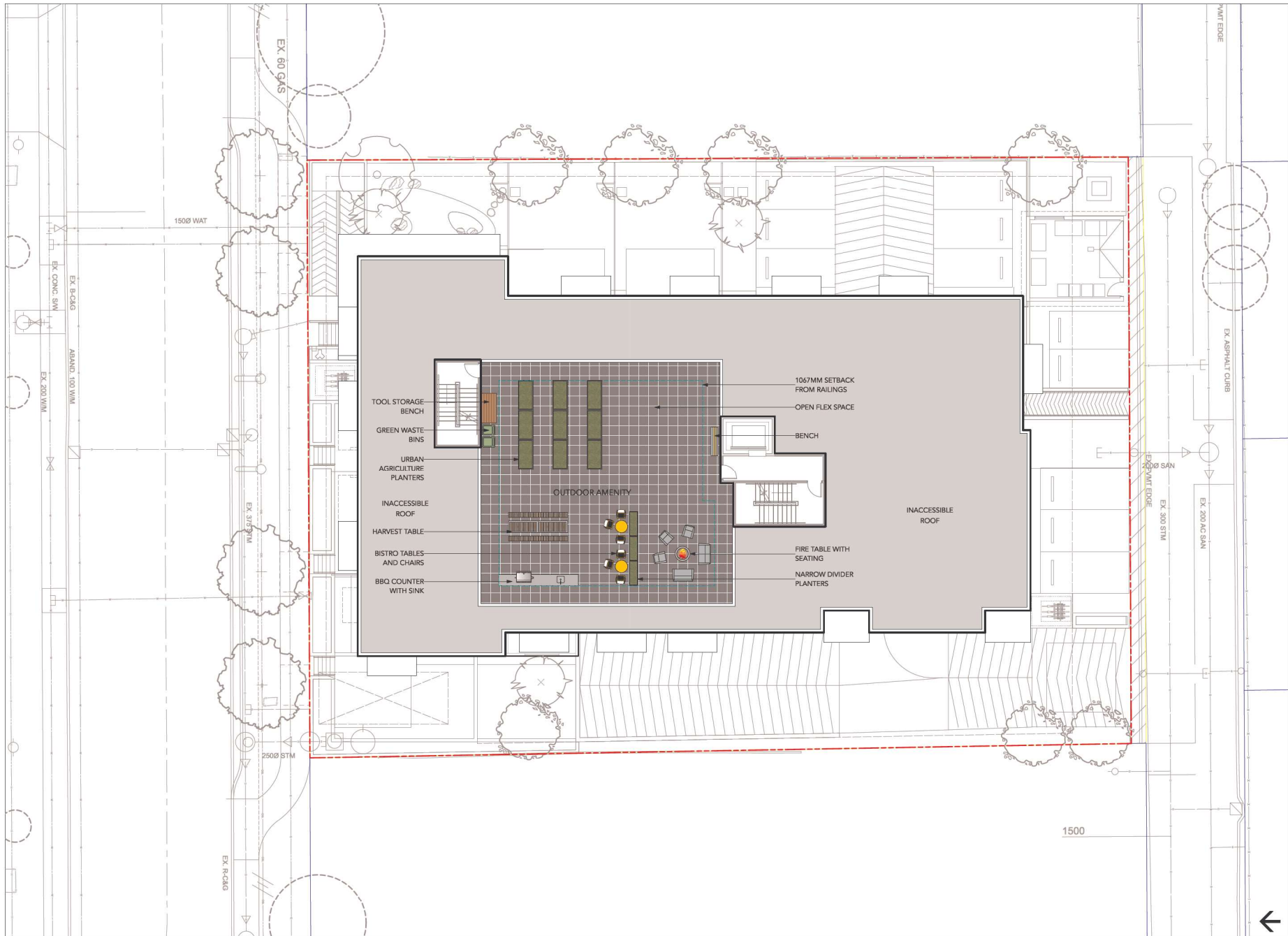


## MULTI FAMILY DEVELOPMENT

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	22-018

# L1.0





**David Stoyko**  
Landscape Architect

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P.604.720.0048

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**MULTI FAMILY  
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20214, 20224 54A Avenue  
City of Langley, British Columbia

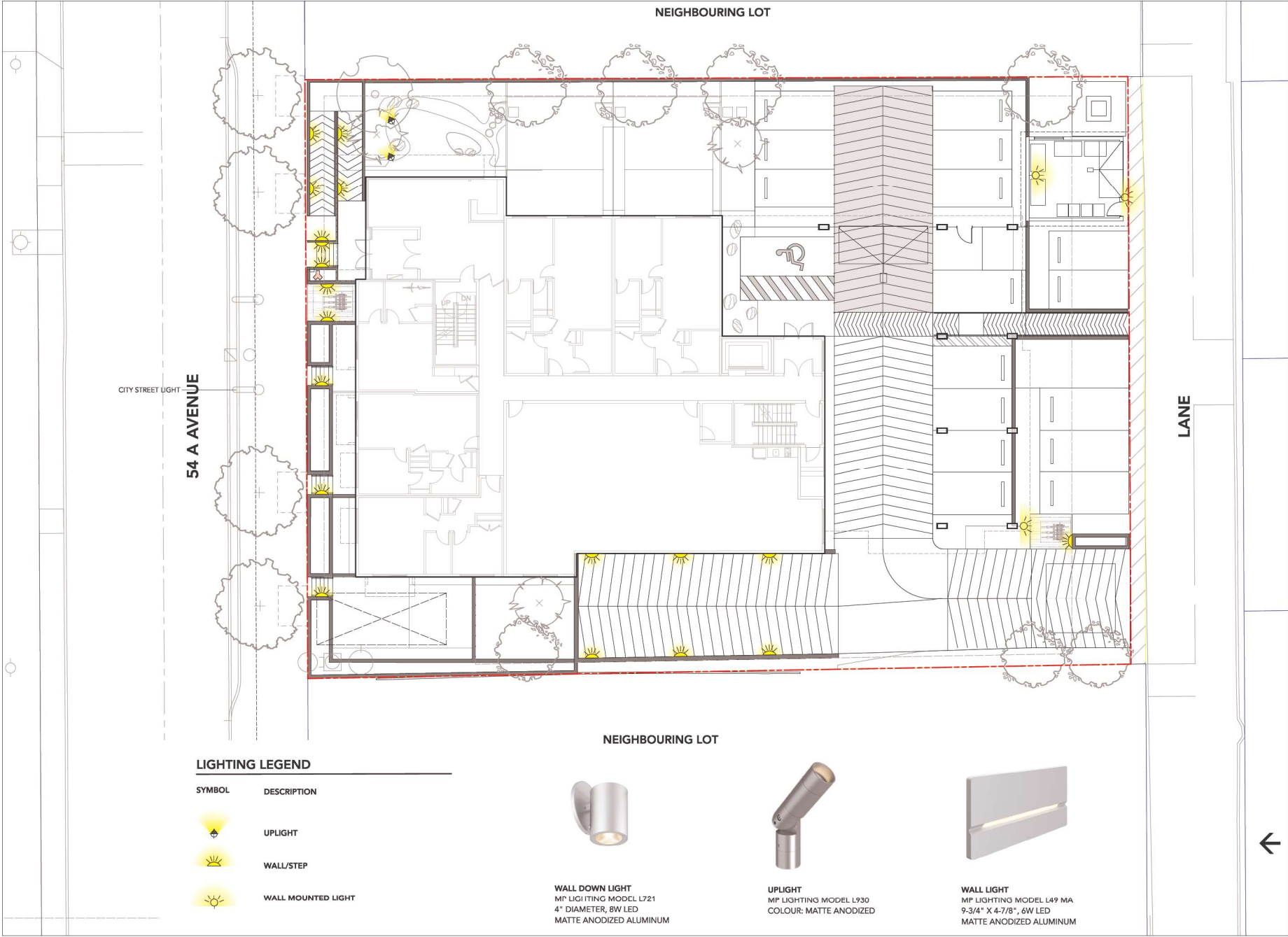
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Reviewed:	DS
Project No.	22-018

**LANDSCAPE  
CONCEPT - ROOF  
LEVEL**



**L1.1**





LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL/STEP
	WALL MOUNTED LIGHT



WALL DOWN LIGHT  
MP LIGHTING MODEL L721  
4" DIAMETER, 8W LED  
MATTE ANODIZED ALUMINUM



UPLIGHT  
MP LIGHTING MODEL L930  
COLOUR: MATTE ANODIZED



WALL LIGHT  
MP LIGHTING MODEL L49 MA  
9-3/4" X 4-7/8", 6W LED  
MATTE ANODIZED ALUMINUM

David Stoyko  
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VANCOUVER BC V6M 1R3  
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MULTI FAMILY  
DEVELOPMENT

20214, 20224 54A Avenue  
City of langley, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	22-018



LANDSCAPE  
LIGHTING -  
GROUND LEVEL

L1.2



## THEME PLANTS

EVERGREEN AND ALL-SEASON INTEREST



COLOUR HIGHLIGHTS



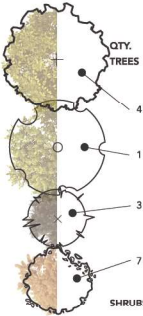
TEXTURES AND FORMS










































































INTERESTING FOLIAGE



GROUND COVER VARIETY AND TEXTURE

## Plant List and Materials



	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
QTY. TREES					
4	Acer rubrum 'Scarlet Sentinel'	Scarlet Sentinel Red Maple	7cm cal.	As shown	  
1	Betula nigra	River Birch	6cm cal.	As shown	 
3	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	  
7	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	  
SHRUBS					
15	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	   
180	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	   
17	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	   
22	Polystichum munium	Western Sword Fern	No. 1 Pot	24" o.c.	 
7	Rhododendron 'Ken Janeck'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	   
6	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	   
14	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	   
22	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	   
36	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	   
61	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	   
PERENNIALS					
38	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	 
94	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	 
9	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	   
20	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	   
GROUND COVERS					
167	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	   
42	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	   
42	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	   
72	Sq.Ft. Sodded Lawn				

 DROUGHT TOLERANT PLANTS

 POLLINATOR FRIENDLY PLANTS

 SEASONAL INTEREST PLANTS

 EVERGREEN PLANTS

 FOOD RESOURCE PLANTS

 NATIVE PLANTS

 HABITAT VALUE PLANTS

David Stoyko  
Landscape Architect

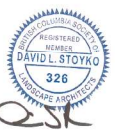
2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P.604.720.0048

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REVISIONS	

## MULTI FAMILY DEVELOPMENT

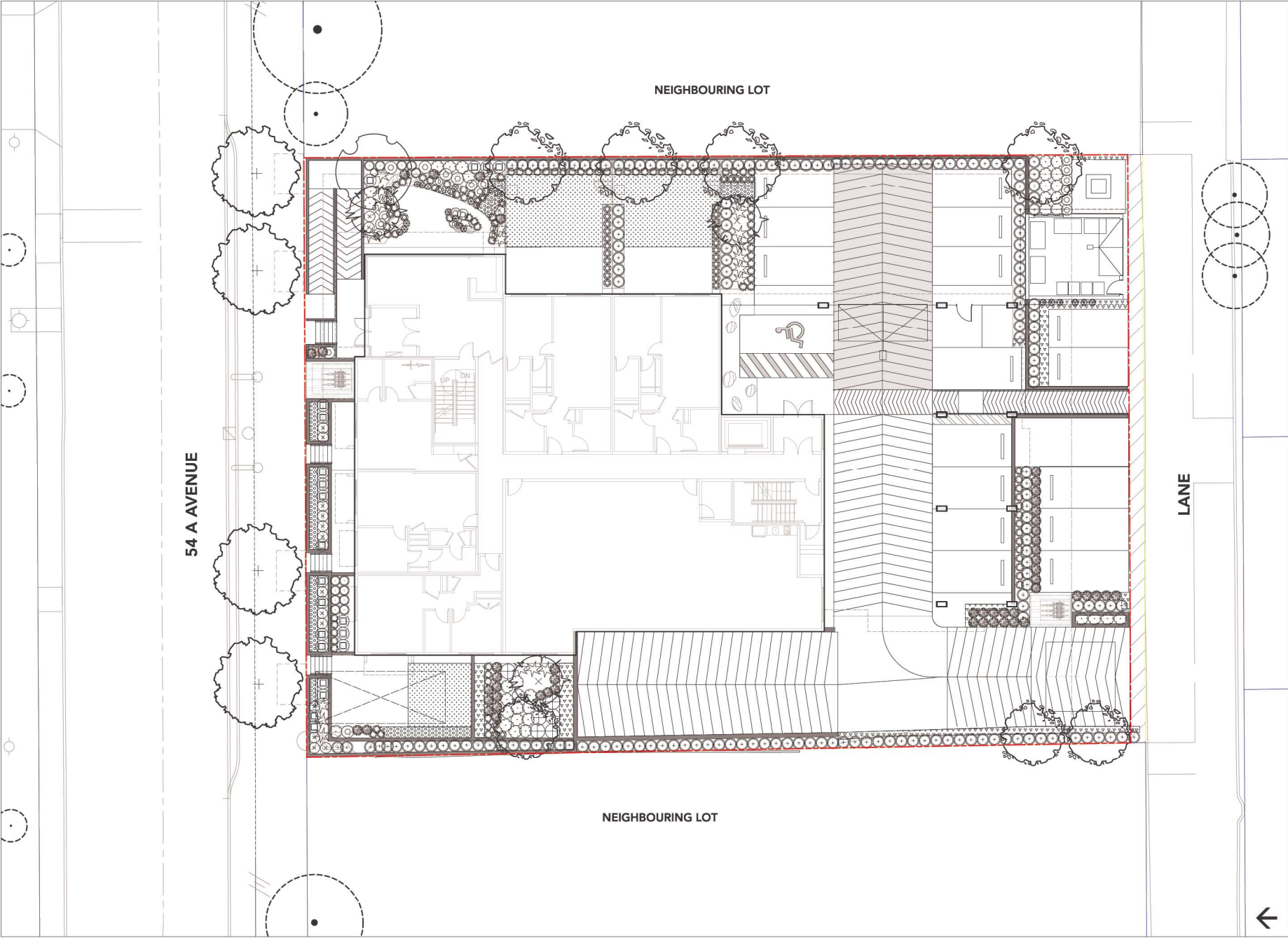
20214, 20224 54A Avenue  
City of Langley, British Columbia

Scale:	N/A
Drawn:	MGC
Reviewed:	DS
Project No.	22-018

LANDSCAPE  
MATERIALS

L2.0





David Stoyko  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P: 604.720.0048

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## MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue  
City of Langley, British Columbia

Scale: 1:100  
Drawn: MGC/DS  
Reviewed: DS  
Project No. 22-018

PLANTING PLAN -  
GROUND LEVEL



L2.1





2686 6TH AVENUE EAST  
VANCOUVER BC V5M 1R3  
P 604.720.0048

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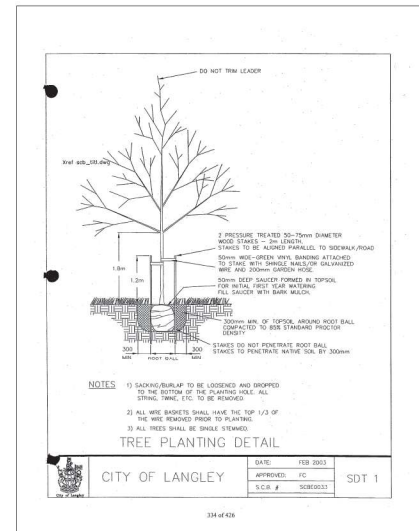
**SCALE**  
PROJECTS



## MULTI FAMILY DEVELOPMENT

Scale: AS SHOWN

### L3.0







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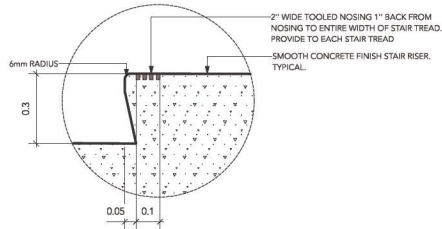
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20214, 20224 54A Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS
Reviewed:	DS
Project No.	22-018

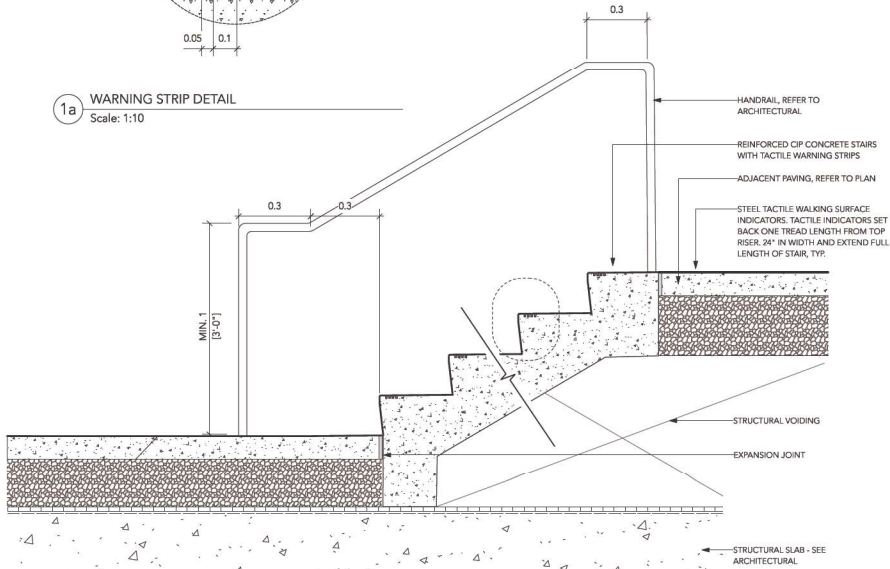
### DETAILS

L3.2

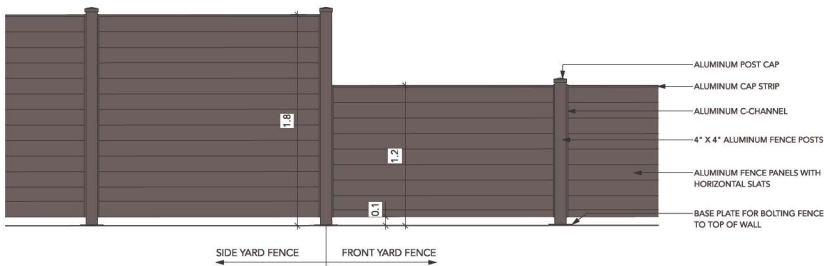


1a WARNING STRIP DETAIL  
Scale: 1:10

NOTE:  
1. ALLOWABLE RISE: 125mm MIN., 180mm MAX.  
2. ALLOWABLE RUN: 280mm MIN.

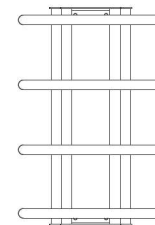


1 CIP STAIR ON SLAB  
Scale: 1:10

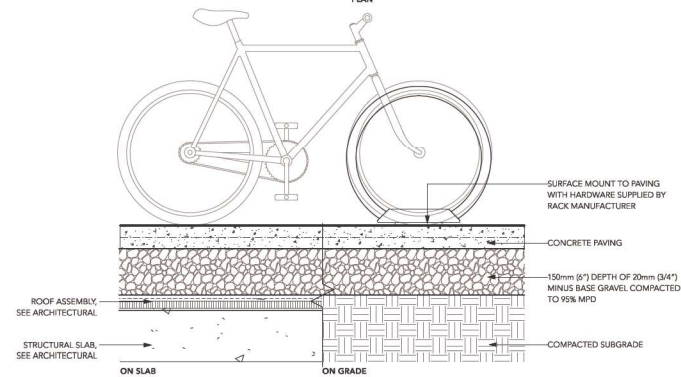


2 SIDE YARD / FRONT YARD FENCE  
Scale: 1:20

TIMBER NOTES:  
1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED.  
2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.  
3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.  
4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.  
5. FINAL COLOUR TO BE DETERMINED.



MODEL: MBR350-4  
FINISH: SILVER  
BY: MAGLIN (1.800.716.5506)

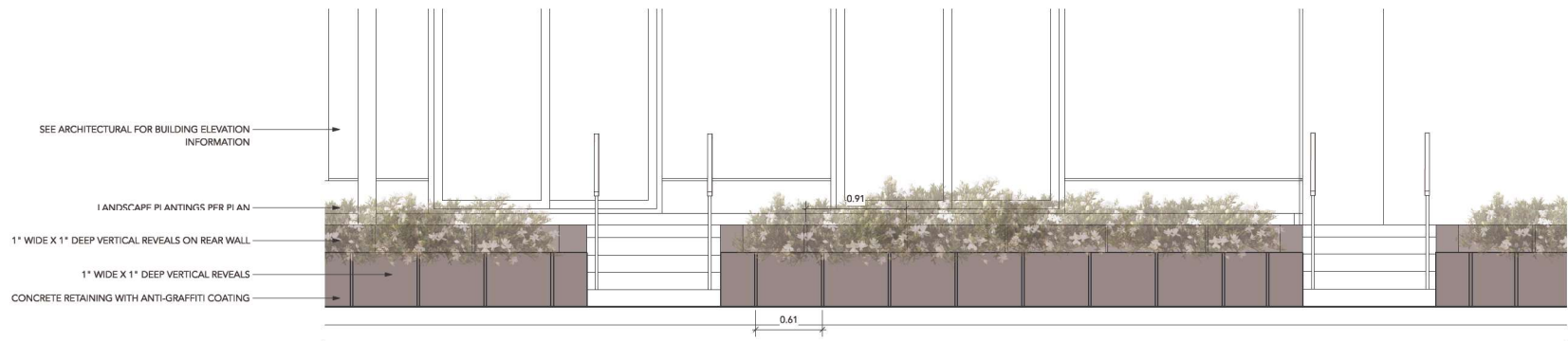


3 BIKE RACK  
Scale: 1:10





1 CONCRETE WALLS ELEVATION  
Scale: 1:50

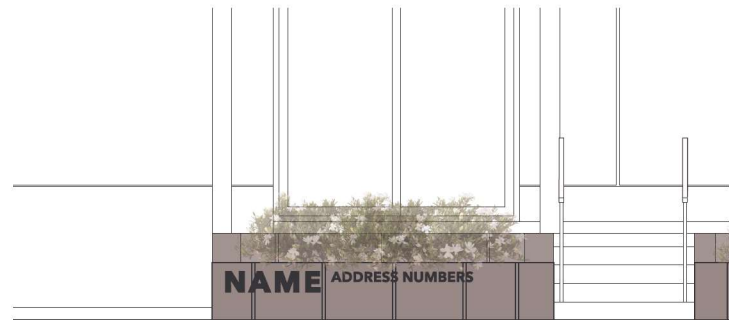


2 CONCRETE WALLS ELEVATION DETAIL  
Scale: 1:20



4 ADDRESS SIGN DETAIL  
Scale: 1:10

NOTES:  
1- PAINTED STEEL LETTERS PINNED TO CONCRETE  
2- ADDRESS SIZE AND INFORMATION TO CONFORM TO BYLAWS  
3- LETTERS FLAT AGAINST CONCRETE WALL



3 ADDRESS SIGN ELEVATION  
Scale: 1:20

0 1 2 m

## David Stoyko Landscape Architect

2586 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P.604.720.0048

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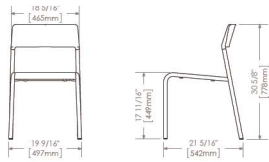
## MULTI FAMILY DEVELOPMENT

20214, 20224 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
Drawn: MGC/DS  
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Project No. 22-018

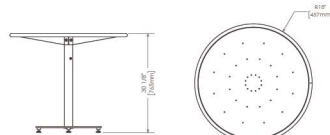
## DETAILS - RETAINING WALLS

L3.3



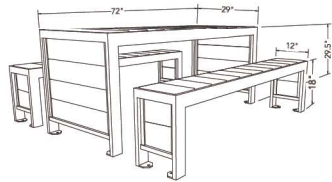
**FORO SERIES MCH-1700-00001 CHAIRS**  
COLOUR: STANDARD SILVER  
SUPPLIER: MAGLIN SITE FURNISHINGS

**1 ROOF TOP BISTRO CHAIRS**  
Scale: NTS



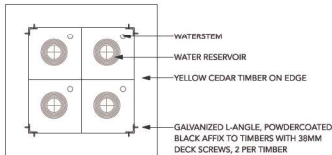
**FORO SERIES MTB-1700-00746 36\"**

**2 ROOF TOP BISTRO TABLES**  
Scale: NTS

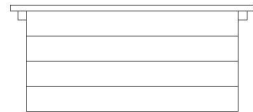


**URBAN FARM HARVEST PICNIC TABLE**  
COLOUR: SILVER / GREY  
SUPPLIER: WISHBONE (604-626-0476)

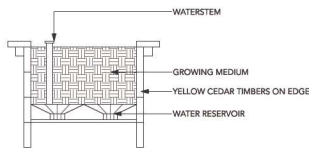
**3 ROOF TOP HARVEST TABLE**  
Scale: NTS



PLAN



SIDE ELEVATION

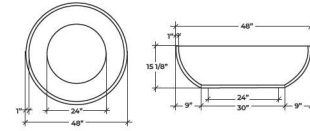


CROSS SECTION

**4 HEIRLOOM SELF-WATERING URBAN AGRICULTURE PLANTER BY LIFESPACE**  
Scale: 1:20



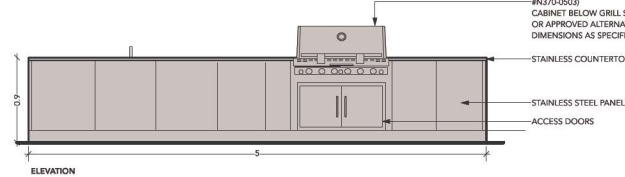
**MODEL: QUADRA 48 GAS WITH 50K HPC BURNER**  
W/ PUSH BUTTON IGNITOR AND AUTO-SHUT OFF  
COLOUR: MOONLIGHT  
WITH CERAMIC RIVER ROCK  
BY: DREAM CAST. (1-604-278-4939)



**NOTE: REFER TO MECHANICAL AND ELECTRICAL FOR CONNECTIONS**

**5 GAS FIRE BOWL**  
Scale: NTS

**CUSTOM BBQ ISLAND PROVIDED AND INSTALLED BY SHERWOOD OUTDOOR**  
KITCHENS CONTACT: 778-855-4372  
OR APPROVED ALTERNATE



PLAN

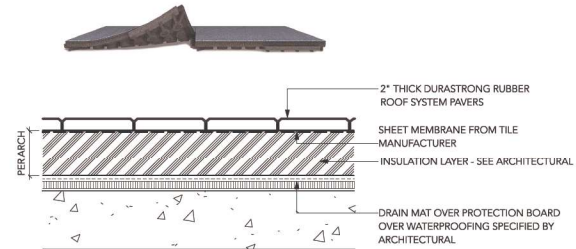
**NOTE:**  
1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBECUE CONNECTION.  
2. BARBECUE GRILL TO BE INSTALLED AS PER MANUFACTURES INSTRUCTION.  
3. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS.  
4. CONTRACTOR AND STRUCTURAL TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBECUE ELEMENTS.

**6 BBQ AND COUNTER**  
Scale: 1:25

**BUILT-IN BBQ GRILL: NAPOLEON LEX 405 BUILT-IN NATURAL GAS GRILL**  
WITH SEARING BURNER & INFRARED REAR BURNER, WITH NAPOLEON  
STAINLESS STEEL DOUBLE DOOR LARGE (W959MM X H514MM) (PART  
#N370-0503)  
CABINET BELOW GRILL SURFACE - GAS CONNECTION;  
OR APPROVED ALTERNATE;  
DIMENSIONS AS SPECIFIED BY MANUFACTURER



PRECEDENT IMAGE



**DURASTRONG RUBBER PAVERS BY SOFSURFACES**  
DIMENSIONS: 24\"/>

**7 RUBBER ROOF PAVERS**  
Scale: 1:10



## David Stoyko Landscape Architect

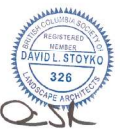
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Project No. 22-018

## DETAILS - ROOF LEVEL

L3.4