



## **ADVISORY DESIGN PANEL**

**WEDNESDAY, MARCH 13, 2024 AT 7:00 PM**

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

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

**1) AGENDA**

Adoption of the March 13, 2024 agenda.

**2) MINUTES**

Adoption of minutes from the November 22, 2023 meeting.

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

Welcome and brief orientation and review of ADP Terms of Reference.

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

20256-20272 54A Avenue.

**5) NEXT MEETINGS**

April 3, 2024  
April 24, 2024 (to be confirmed)

**6) ADJOURNMENT**



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, NOVEMBER 22, 2023  
AT 7:00 PM**

**Present:** Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Mayor Nathan Pachal  
Matt Hassett  
Leslie Koole  
Chad Neufeld  
Scott Thompson  
Ella van Enter

**Absent:** Johnnie Kuo  
Blair Arbuthnot  
Tony Osborn  
Cst. Peter Mann

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

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

**1) AGENDA**

Adoption of the November 22, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the November 22, 2023 Advisory Design Panel be approved.

**CARRIED**

## **2) MINUTES**

Adoption of minutes from the October 18, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the October 18, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

## **3) DEVELOPMENT PERMIT APPLICATION DP 11-23**

1,094 m<sup>2</sup> restaurant at 6141 200 Street.

Anton Metalnikov, Planner, spoke to the staff report dated November 15, 2023 and provided a brief overview of the Development Permit application.

Carl Johannsen, Director of Development Services advised that:

- the applicant was ready to construct the building then reconsidered and submitted a new design to the City for approval;
- although the new design does meet development guidelines, staff have been working with the applicant to have more colour variation and windows to punctuate the corner.

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

- The second floor is a staff area, and does not change the height of the building;
- The purpose of the bioswale is for storm water retention; it was not included in the original application but was subsequently identified as necessary by engineering staff;
- It is anticipated that that the bioswale will only be wet during the rainy season;
- The applicant must meet the BC Building Code in terms of number of washrooms;
- There is currently a sidewalk along 200 Street but not along the Langley Bypass; adding a sidewalk to the Langley Bypass would require consultation with Ministry of Transportation and Infrastructure;
- Staff will be looking at frontage improvements along the Langley Bypass in the future;
- The angled sidewalk is used to access the mall.

The Applicant team entered the meeting:

Rafael Santa Ana, Principal, Rafael Santa Ana Architecture Workshop

Fatima Panama, Intern Architect, McKinley Studios

Dylan Chernoff, Landscape Architect, Durante Kreuk Ltd.

Brett Gwynn, Real Estate Development Portfolio Manager, Cactus Club Café.

Ms. Panama presented the application, providing an overview of the development with details on the following:

- Overall vision and design aesthetic;
- Building design renderings;
- Material palette.

Mr. Santa Ana provided information on the context and site plans, noting the restaurant is completely accessible.

Mr. Chernoff provided information on landscape design elements including:

- Stormwater management feature;
- Walkways north and south of building;
- Lantern on corner.

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

- Adding more plantings to the landscape plan to be more in line with a west coast modern aesthetic;
- Suggest updating plants in existing planters located across from accessible stalls;
- Incorporate some extra trees, taking into consideration soil volume needed to retain trees;
- There should be a more direct route for pipe connection to bioswale that does not travel under the building;
- Providing a double row of trees;
- Consider more fenestration into the building;
- Consider widening the north facing sidewalk and making a continuous sidewalk by removing the one existing parking spot if not required under Zoning Bylaw;
- Place bike racks in a more high-traffic area and ensure the racks are of a high quality;
- Landscaping is obscuring the restaurant sign on the building's east elevation and, on the west elevation, cars will block the sign;
- Seasonal patio sound attenuation is going to an issue; should put extra plantings there and have tall planters to help buffer sound;
- Should enclose all-season patio for better security;
- From afar it will be difficult to differentiate different textured concrete which creates a lack of contrast; issue is mostly on the east and north sides; suggest doing something to break up the façade on those sides with colour or deeper textures;
- Ensure the different colours of concrete won't turn grey over time;
- Consider using a cedar post at the front entrance instead of a concrete post to provide a warmer feeling;
- Use a more interesting material on the ground around the entrance, possibly bring pattern from interior to exterior; diversity in exposed aggregate could make a unique feature for entrance;



- There is an opportunity for additional windows on the second floor on the north;
- For a dressier look, have more colour on the slats;
- The west view has vertical posts – incorporate that element on east side to break up monotony;
- When incorporating natural species in the landscaping, consider what will tolerate changing climate conditions;
- Put some taller features in the river rock planting beds in front of the windows for more interest;
- Provide night rendering to the Panel.

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

- The bioswale is 10ft by 20ft and 2ft deep;
- It would be difficult operationally to have multiple entrances into the restaurant in terms of providing a consistent guest experience;
- The statutory right of way is for accessing underground storm water pipe; accordingly all amenities over the ROW will be removable and the ground will be able to be excavated;
- The difference in the design is the addition of the upper floor which is required for back of house; the interior square footage is 11,779.6 sq. ft., which is larger than the original design but comes with a similar occupancy load;
- There is a street face on all four sides; the long façade from the north end parking area with the least visibility is for back of house;
- There is a combination of methods to buffer noise from the highway on the patio:
  - Have enclosed patio and open above;
  - Taller glass panels and landscaping trees; and
  - Regulating height of seating with height of panels.
- Would have to look into technical details with respect to suggestion to remove parking stall in order to extend the sidewalk; could create pinch points for other stalls;
- There will be lighting to highlight the different concrete textures; the deeper grooves are an inch deep; the concrete tone is warm and will show contrast at the joints;
- There are both customer and staff washrooms located upstairs;
- The walkway around the patio will be wide enough and fully accessible;
- The “Open to Below” space on the second floor is to enable overhead maintenance access for equipment located on the first floor garbage room;
- To accommodate the increased popularity of delivery services, a dedicated delivery pick-up window is being located on the east (200 Street) elevation;
- The north side of the building has a textured panel and will have a slightly slicker texture to allow for easy maintenance and anti graffiti;
- The janitor’s room on the second floor services the upstairs washrooms;

- There are no plans for signage other than on the building and what is within the landlord's podium.

The applicant team left the meeting.

In response to a question from one of the Panel members, staff advised that they will find out if there will be a fence around the detention pond and whether it is intended to be a feature or just a planting area.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated November 15, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Update landscape design to emphasize west coast modern aesthetic (e.g. ferns and evergreens)
  - b. Consider updating the landscape strips in the parking lot to the west and north of the building, including replanting and widening them as possible
  - c. Provide a double row of trees along the south property line, and provide additional trees elsewhere in the parking area (and provide sufficient soil volume for new trees)
  - d. Review the width of the sidewalks abutting the building's north and south, including using a letdown at the north garage door, and review pedestrian accessibility around the rest of the building perimeter
  - e. Relocate the bicycle rack to be closer to the building entrance
  - f. Utilize sound attenuation and security measures for the seasonal patio
  - g. Provide more design interest and contrast on larger walls along the north and east elevations, including updating the north façade to mitigate the prominence of the garage door (e.g. additional variety, second floor fenestration, art) and using wood-tone vertical features and additional fenestration into the back-of-house area on the east (e.g. enlarging the horizontal band)
  - h. Update the material of the entry post on the building's northwest (e.g. wood post, cedar panels)
  - i. Consider an entry-specific ground surface material (e.g. pavers, flooring pattern spilling from interior outwards)
  - j. Provide more information on planting program's resilience to climate change
  - k. Enhance river rock areas on west of building with larger/taller boulders
  - l. Provide more information on the building's lighting program, including providing a night rendering

- m. Review height of signage and update height and placement as necessary to provide visibility

CARRIED

Staff made notation to:

- a. Review storm pipe routing from detention pond; and
- b. Review safety and intent of detention pond.

#### 4) NEXT MEETING

January 2024

#### 5) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:26 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 12-23  
Rezoning Application RZ 10-23  
(20256-20272 54A Avenue)**

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

File #: 6620.00  
Bylaw #: 3272

Doc #:

Date: February 29, 2024

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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 Paramorph Architecture Inc. for a 6-storey, 114-unit apartment development at 20256-20272 54A Avenue.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential and 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>	Paramorph Architecture Inc.
<b>Owner:</b>	SP (Linwood 2) Holdings Inc.
<b>Civic Addresses:</b>	20256-20272 54A Avenue
<b>Legal Description:</b>	Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109
<b>Site Area:</b>	2,756 m <sup>2</sup> (0.68 acres)
<b>Number of Units:</b>	114 apartments
<b>Gross Floor Area:</b>	7,437 m <sup>2</sup> (80,051 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.698
<b>Lot Coverage:</b>	47%
<b>Total Parking Required:</b>	163 spaces (including 8 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	121 spaces
<b><u>Visitor</u></b>	<u>17 spaces</u>
<b>Total</b>	138 spaces (including 7 h/c spaces)
<b>OCP Designation:</b>	Mid Rise Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential RM1 Multiple Residential Low Density
<b>Proposed Zoning:</b>	CD94 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) 17 visitor parking spaces (23 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>	\$2,176,222.00 (City - \$1,014,950.00, GVS&DD - \$461,650.00, GVWD - \$458,986.00, SD35 - \$64,400.00, TransLink - \$176,236.00)
<b>Community Amenity Contributions (CACs):</b>	\$464,000.00

## **Discussion:**

### 1. Context

The applicant is proposing to develop a 6-storey, 114-unit apartment building on a site consisting of one duplex and two single-detached homes. The site is located in an established higher-density residential area hosting townhomes and apartment buildings of various sizes and ages, along with several new developments recently completed and other sites under active applications.

The site's primary frontage is formed on the north by 54A Avenue, a short local road across from which stands Manoah Manor, a 3-storey non-profit seniors apartment building completed in 1990. City lanes to the south and east provide additional access and separate the site from Oxford Court, a 4-storey apartment building completed in 1993, and a few single-family homes respectively. The site is flanked to the west by the 3-storey Arbutus Court apartment building (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 (5 to 10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (5 to 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.

## 3. Design

The applicant is proposing a wood-frame building with its frontage oriented to 54A Avenue to the north and the lane to the east in an L-shape, which wraps a ground-level courtyard to the southwest. The building sits atop an underground parkade raised slightly above ground, with this raised portion tiered with a step, painted, and topped with landscaping. The parkade is set back from the west property line to enable the retention of all the neighbouring property's trees, with the additional setback of the building itself allowing for additional trees and landscaping to be planted on the subject site's side of the boundary. A parkade ramp off the south lane provides access to the two-level underground parkade reserved for residents, while visitor parking is provided off the lanes at grade.

The building's base emphasizes the entrance on the corner and makes use of white fibre-cement panelling and wood-tone aluminum features rising from floor level to above the second storey along the rest of the street frontage to emulate

a townhome expression. These materials are complemented with grey fibre-cement panelling to ground the building “base” while making way for a lighter building “top” and wood-tone accents, particularly on the balcony insets and soffits. Extruded frame features serve to delineate the different façade sections and highlight elements like the building entrance and courtyard.

The development’s landscaping wraps the outside edge of the site with various shrub species and trees, with a larger planting area capitalizing on the building’s west setback. A ground-floor courtyard provides an additional large, landscaped area, with seating and dining areas included among plantings and trees. A total of 46 trees are proposed on-site, with additional street trees to be provided as part of required frontage upgrades. A second outdoor amenity area on the roof adds a cooking facility and 17 garden plots, along with additional planting beds. This rooftop area is set back from the roof edges for safety and privacy.

The unit type distribution of the building includes 18 studios, 69 one-bedroom units, and 27 two-bedroom units. 24 (21%) of the units are adaptable. Resident storage facilities are provided in storage rooms in both underground parkade levels as well as within in-unit storage rooms. 772 m<sup>2</sup> (8,304 ft<sup>2</sup>) of total amenity space is provided in the building, including 204 m<sup>2</sup> (2,192 ft<sup>2</sup>) of indoor amenity space and 568 m<sup>2</sup> (6,112 ft<sup>2</sup>) of outdoor amenity space split between the ground-level courtyard and the rooftop deck. A two-elevator core services the building.

#### 4. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- 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 resident garden plots;
- Using water-conserving toilets;
- Providing outlets for e-bike charging in all bike/storage lockers; and
- Providing 12 resident parking stalls with Level II electric vehicle (EV) chargers, with the remaining resident spaces pre-wired and visitor spaces pre-ducted for future installation.



## 5. CPTED

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

## 6. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 6-12 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 small car 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 9 m<sup>3</sup> (318 ft<sup>3</sup>), which is an increase of 59%. 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 the small car spaces to 2.4 metres from the 2.5 metres required in the Zoning Bylaw. This adjustment was made to ensure this application meets the 138-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 15.4% less than what would be required. Given that a CD zone is being proposed for this development, technically a variance is only required for visitor parking, along with those previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 25 spaces or 15.4%) meets the rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of the future SkyTrain station. If the preliminary "Shoulder" area rates being considered for the new Zoning Bylaw were applied to this application, 138 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 (=121 resident spaces), and 0.15 visitor spaces per unit (=17 visitor spaces). This total is equal to the applicant's proposed parking amount of 138 spaces and is 15.4% less than the current RM3 Zone requirement of 163 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=140 resident spaces), and 0.2 visitor spaces per unit (=23 visitor spaces). Similar 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).

Staff also note that this site is located within 800 metres of the future Langley City Centre SkyTrain station at 203 Street. Under Bill 47, adopted by the Province of British Columbia in November 2023 to amend the *Local Government Act*, this places the site within the future Langley City Centre Station "Transit-Oriented Area" (TOA) which the City of Langley is required to adopt by June 30, 2024. Under this new legislation, once the TOA is adopted, the City would not have the authority to set or enforce minimum residential parking requirements for this site.

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

## 7. Summary

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

### **Engineering Requirements:**

**Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley's Design Criteria Manual (DCM).**

**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 **114 Unit Multi-Family Development located at 20256-20272 54A Ave.**

*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. A property dedication of 1m (+/-) will be required along the Lane frontages of the proposed development to provide a new ROW width of 7m - to be determined by a legal surveyor. 4m corner truncation dedications will also be required on the site's northeast and southeast corners. 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 for apparatus and firefighters. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be required on exterior of both rooftop stairways. Standpipes will be required at the parkade entrance, and in both elevator lobby refuge areas. All garbage/recycling containers must be stored in a fire rated, sprinklered room, and must be of adequate size to prevent spillover into adjacent area. Stairwells must be constructed to accommodate shelter in place applications. Marked Exits must not be on a fob. A radio amplification bylaw is currently in development and will need to be adhered to. Consideration will be given to the installation of power banks in the storage room lockers for e-bikes charging. A Fire Safety plan and FD lock box (knox box) will be required before occupancy. The 4" FDC will be located on



a pedestal at the front of the building, exact location to be discussed with the Fire Department at a later date.

**Advisory Design Panel:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the March 13, 2024 meeting.

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

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

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,014,950.00 to City Development Cost Charge accounts and \$464,000.00 in Community Amenity Contributions.

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:



---

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

Concurrence:



---

Scott Kennedy, Fire Chief

*Attachments*



To: Advisory Design Panel

Date: February 29, 2024

Subject: Development Permit Application DP 12-23 & Rezoning Application RZ 10-23

Page 14



## DEVELOPMENT PERMIT APPLICATION DP 12-23 REZONING APPLICATION RZ 10-23

**Civic Addresses:**

**20256-20272 54A Avenue**

**Legal Description:**

**Strata Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Strata Plan NW1661; Lots 14 & 15, District Lot 305, Group 2, New Westminster District, Plan 8109**

**Applicant:**

**Paramorph Architecture Inc.**

**Owner:**

**SP (Linwood 2) Holdings Inc.**





## ADP PRESENTATION

March 13<sup>th</sup>, 2024



## MUTI-FAMILY DEVELOPMENT

20256-58, 20264 & 20272 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

**PM**A  
ParaMorph  
Architecture Inc



DRAWING LIST

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LOCATION PLAN AND TEAM	A-0.2
PROGRAM SUMMARY	A-0.3
DESIGN RATIONALE	A-0.4
CONTEXT PLAN	A-0.5
LAND USE & CONCEPT PLAN	A-0.6
BASE PLAN	A-0.7
STREETSCAPE	A-0.8
SHADOW STUDY	A-0.9
DESIGN CONCEPT	A-0.10 TO A-0.11
SITE PLAN	A-1.0
SITE CIRCULATION	A-1.1
FLOOR PLANS	A-2.0 TO A-2.7
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MATERIAL BOARD	A-3.7
ELEVATION	A-3.8-3.13
SECTIONS	A-4.0-4.2
UNIT PLAN	A-5.0-5.8
DETAILS	A-6.0-6.1

LOCATION



PROJECT TEAM

**ARCHITECT - PARAMORPH ARCHITECTURE INC.**  
308-9639 137A Street  
Surrey, BC V3T0M1  
(604) 608-0161  
info@paramorph.com

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

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

**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

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

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

PROGRAM SUMMARY

LOT INFO	ADDRESS	20256-58,20264 & 20272 54A Ave., Langley City				
	LEGAL DESCRIPTION	Plan NWS1661 Lot 1, Plan NWP8109 Lot 15, Plan NWP8109 Lot 14				
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)	
	GROSS AREA	29,668	2,756	0.68	0.28	
	ROAD DEDICATION	1,232	114	0.03	0.01	
	NET AREA (AFTER DEDICATION)	28,436	2,642	0.65	0.26	
ZONING	ZONING		CURRENT	PROPOSED		
			RS1	RM1		
	FAR (ON GROSS AREA)		PERMITTED	PROPOSED		
	FAR		2.70			
	TOTAL AREA(SQFT.)		80051			
	SETBACKS		PERMITTED	PROPOSED		
	NORTH (Along 54 A Ave)		3.00m			
	SOUTH(Along Lane)		6.00m			
	EAST (Along Lane)		3.00m			
	WEST (Along Neighbouring Lot)		7.35m			
			PERMITTED	PROPOSED		
	BLDG HEIGHT		6 STOREY			
	NO. OF DWELLING UNITS		114			
	NO. OF ADAPTABLE UNITS		24 (21% OF TOTAL UNITS)			
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)		(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED		13402	1,245	47.00%	
	FAR CALCULATION (ON NET AREA)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	8,251.65	2,279.00	2,192	12,723	65%
	SECOND FLOOR LVL	11,763.50	1,601.50	0	13,365	88%
	THIRD FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FOURTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FIFTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	SIXTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	ROOF FLOOR LVL	0.00	503.59	0	504	0%
	TOTAL FAR(SQFT)		80,051			
	UNIT COUNT					
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
	UNIT-A(ADAP)	1BR+DEN	716.00	16	11,456	
	UNIT-A1(ADAP)	1BR+DEN	716.00	8	5,728	
	UNIT-B	1r 2BR	671.00	5	3,355	
	UNIT-C	1BR	525.00	14	7,350	
	UNIT-C1	1BR	525.00	4	2,100	
	UNIT-C2	1BR	524.24	6	3,145	
UNIT-D	1r 2BR	682.73	1	683		
UNIT-D1	2BR	707.81	5	3,539		
UNIT-E	1BR	553.10	6	3,319		
UNIT-F	STUDIO	315.09	6	1,891		
UNIT-G	STUDIO	389.23	6	2,335		
UNIT-H	1BR	484.25	5	2,421		
UNIT-R	2BR	815.59	6	4,894		
UNIT-J	1BR	562.02	5	2,810		
UNIT-K	1 BR	577.32	5	2,887		
UNIT-L	2 BR	652.52	5	3,263		
UNIT-M	1r 2 BR	637.56	5	3,188		
UNIT-N	STUDIO	440.31	5	2,202		
UNIT-P	STUDIO	414.46	1	414		
TOTAL			114	66,979		

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	87	1.0 / Unit	87	87(@Parkade lvl-1,2)
	2 bedroom	27	1.25/ Unit	34.0	34(@Parkade lvl-1,2)
	Visitor's	114	0.15	17.1 SAY 17	17(@Surface)
	TOTAL			138	138
	SMALL CARS		60% of Total Stalls	82.8 SAY 83	54(@ Parkade lvl-1,2 & Surface)
	ACCESSIBLE		5% of Total Stalls	6.9 SAY 7	7(@ Parkade lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	BICYCLE PARKING STALLS	114	0.5/UNIT	57	57
	STORAGE LOCKER	114	1.0/UNIT	114	114
	VISITOR'S BICYCLE PARKING			6	6
	SHARED BICYCLE/STORAGE LOCKER (5s.qm)		57		(Provided @ parkade lvl-1 & 2)
	STORAGE LOCKER (5.67 Qm)		57		
AMENITY CALCULATIONS	AMENITIES				
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
	PROPOSED( MAIN FLOOR)	204	2,192		
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
	PROPOSED( MAIN FLOOR & ROOF)	568	6,112		



MARCH 13<sup>TH</sup>, 2024

PROPOSED MULTI UNIT RESIDENTIAL DEVELOPMENT  
20256-58, 20264 & 20272 54A AVE LANGLEY, BC



### Design Brief

The proposed development is a 6-storey residential building of 7437 sqm (80,051 sq.ft) with 114 dwelling units, slated on a three-parcel land assembly, fronting 54A Avenue and providing access to parking from South Lane. The proposal classifies the subject lot as RS1, based on **RM 1 (Multiple Residential zone)**, which allows multiple unit residential buildings and related amenity spaces, we are proposing FAR of 2.70 on Gross 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 units with average unit size ranging from 414 sqft to 815 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 138 parking stalls (based on 1/1BR, Studio unit, 1.25/ 2BR unit+ 0.15/unit for visitors) including 7 accessible stalls & 100% pre wired out of which 10% will have electrical vehicles charging stations pre-installed. Also, 57 bike spots are provided in the underground parkade and 6 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 White and Grey approach with accents of Pine wood tone. The proposed materials will be Hardie panels in colors- Chalk White and Englewood cliffs grey and yellow pine longboard cladding, along with White stone thin brick, and perforated metal soffits.

Proposed Building is fronting 54A Ave with Indoor amenity area & Outdoor amenity spilling on Southern 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, east and rear lane and the surroundings through a pedestrian friendly design.

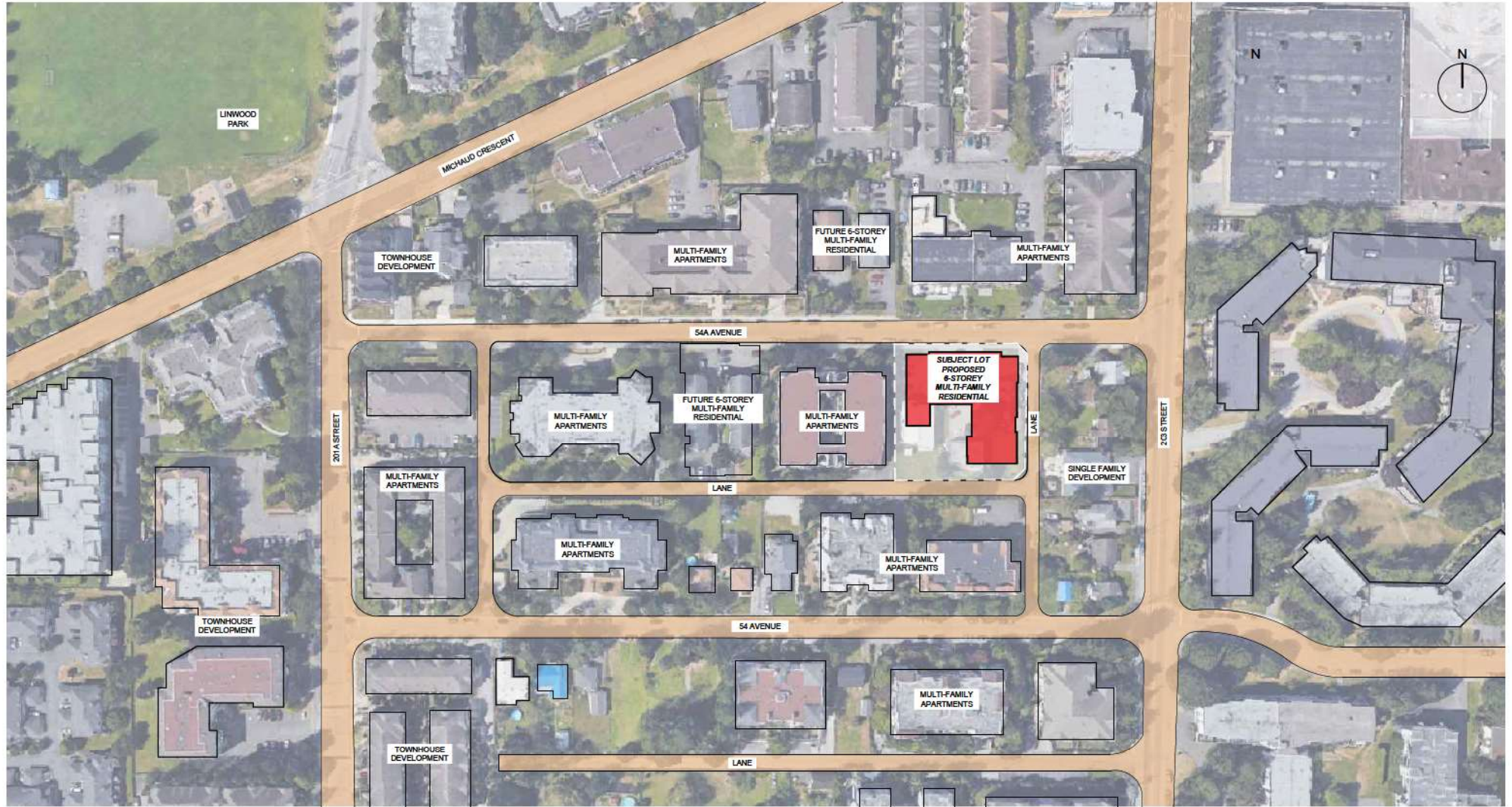
The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light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

Regards,

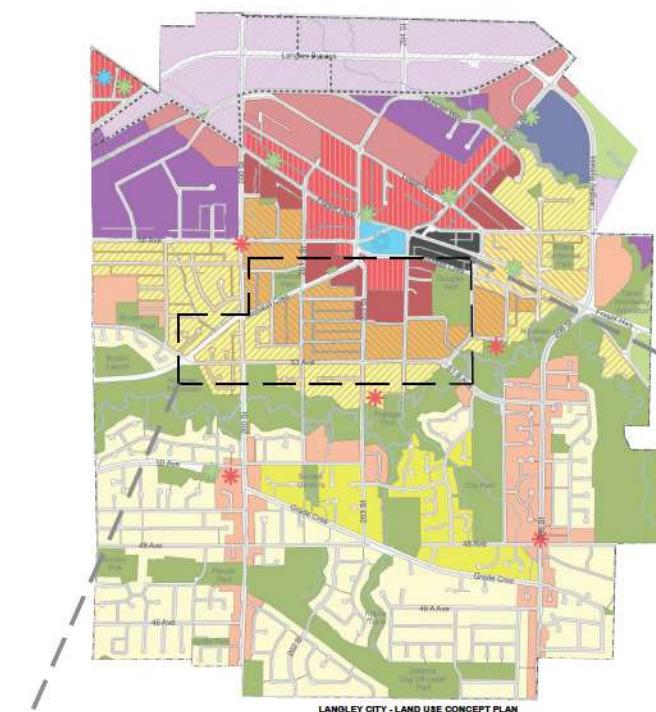
Manpreet Singh, Architect AIBC

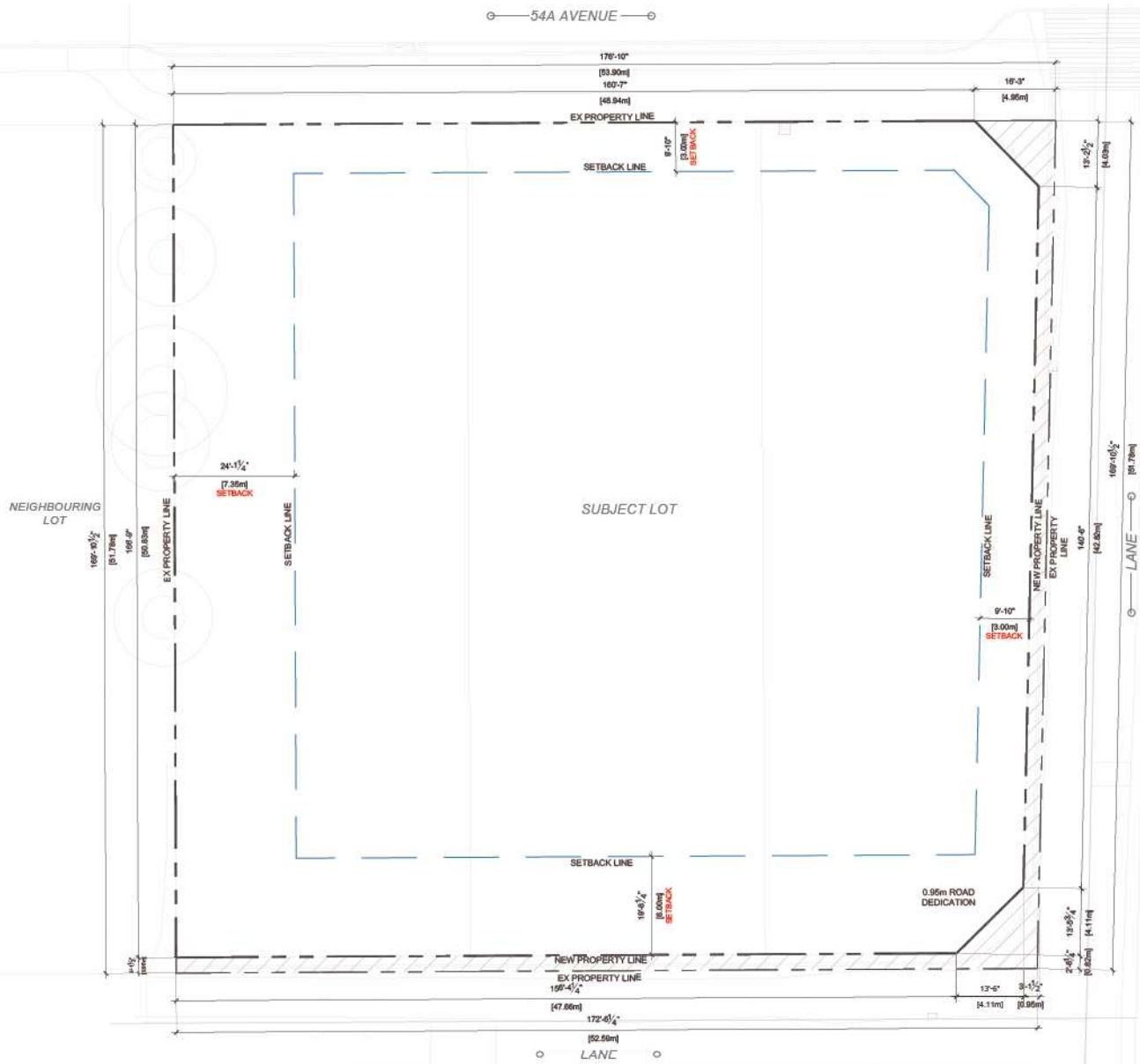
Principal, ParaMorph Architecture Inc.















① STREETScape VIEW  
ALONG EAST LANE



② STREETScape VIEW  
ALONG 54A AVE



③ STREETScape VIEW  
ALONG 54A AVE



④ STREETScape VIEW  
ALONG 54A AVE





1 SHADOW @ EQUINOX MARCH 20 9AM



2 SHADOW @ EQUINOX MARCH 20 12PM



3 SHADOW @ EQUINOX MARCH 20 3PM



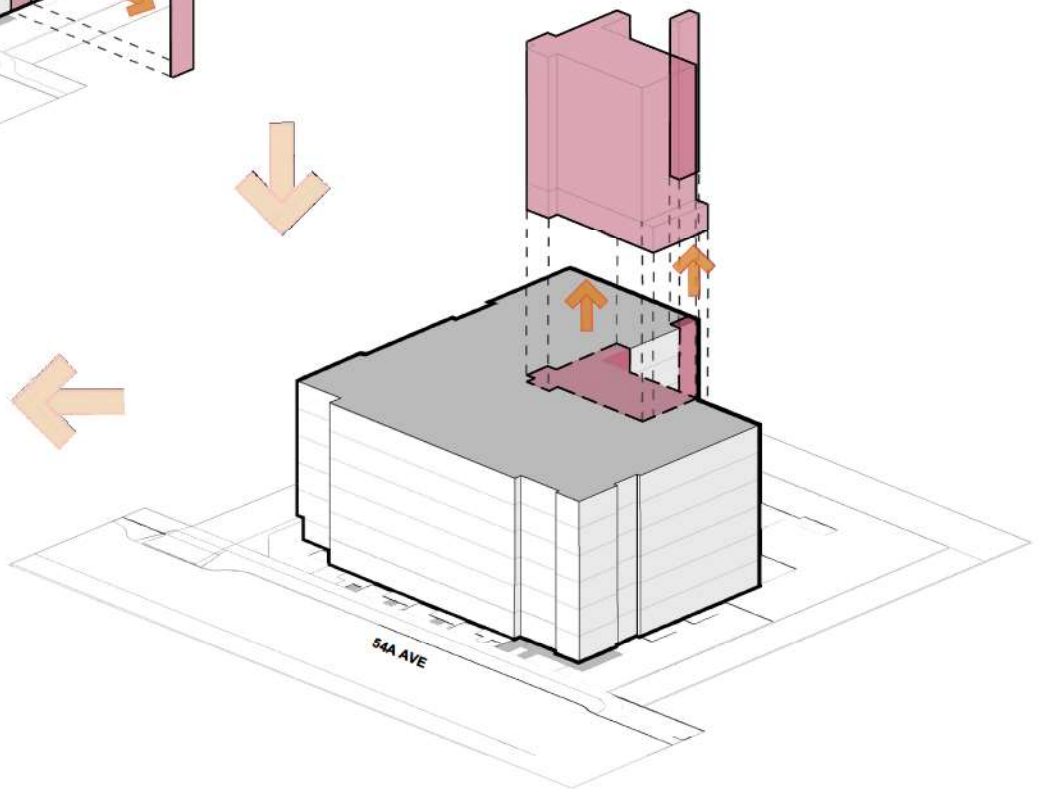
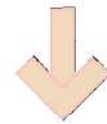
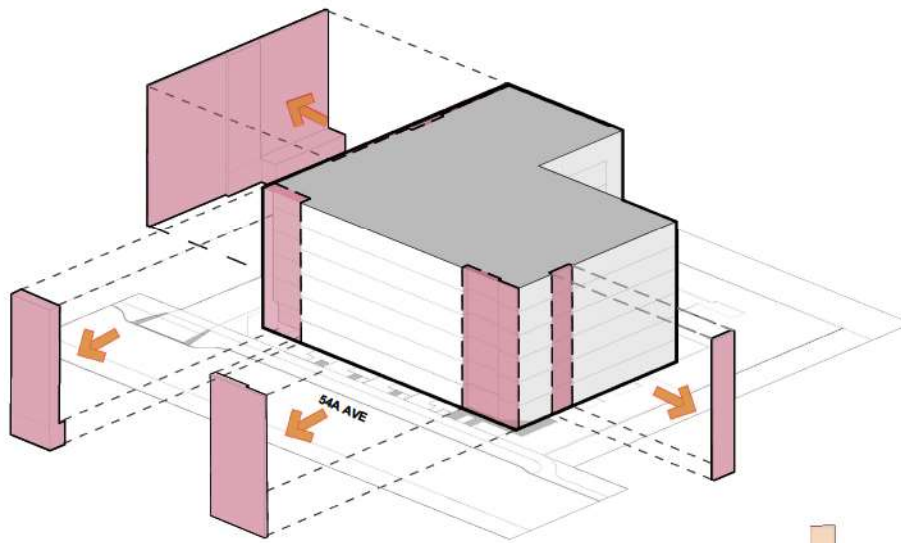
4 SHADOW @ EQUINOX SEP 20 9AM



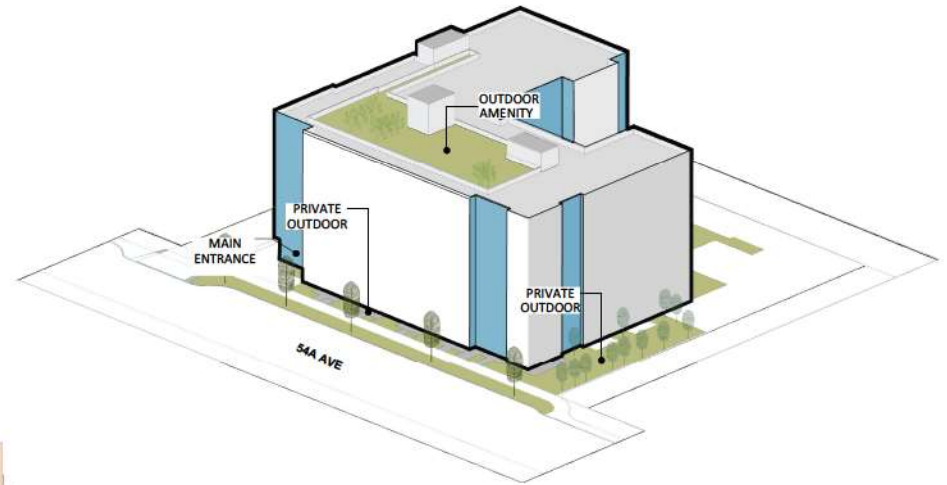
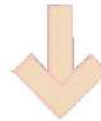
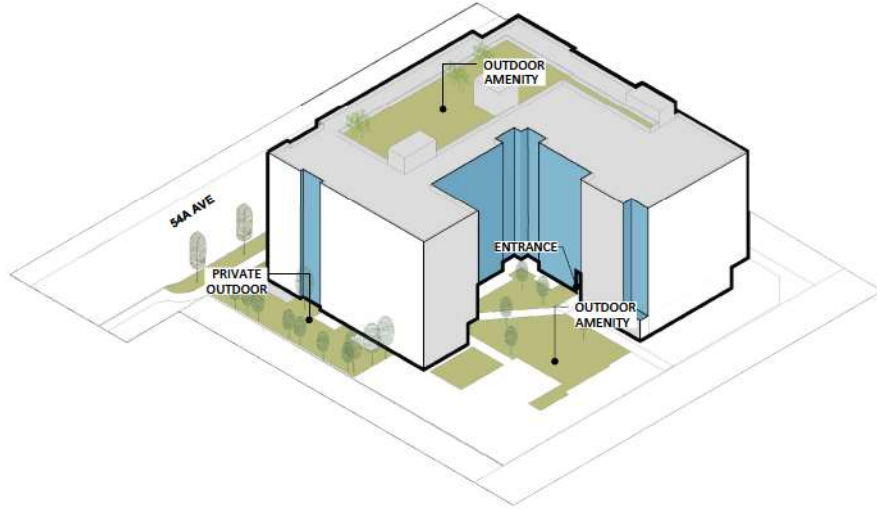
5 SHADOW @ EQUINOX SEP 20 12PM



6 SHADOW @ EQUINOX SEP 20 3PM







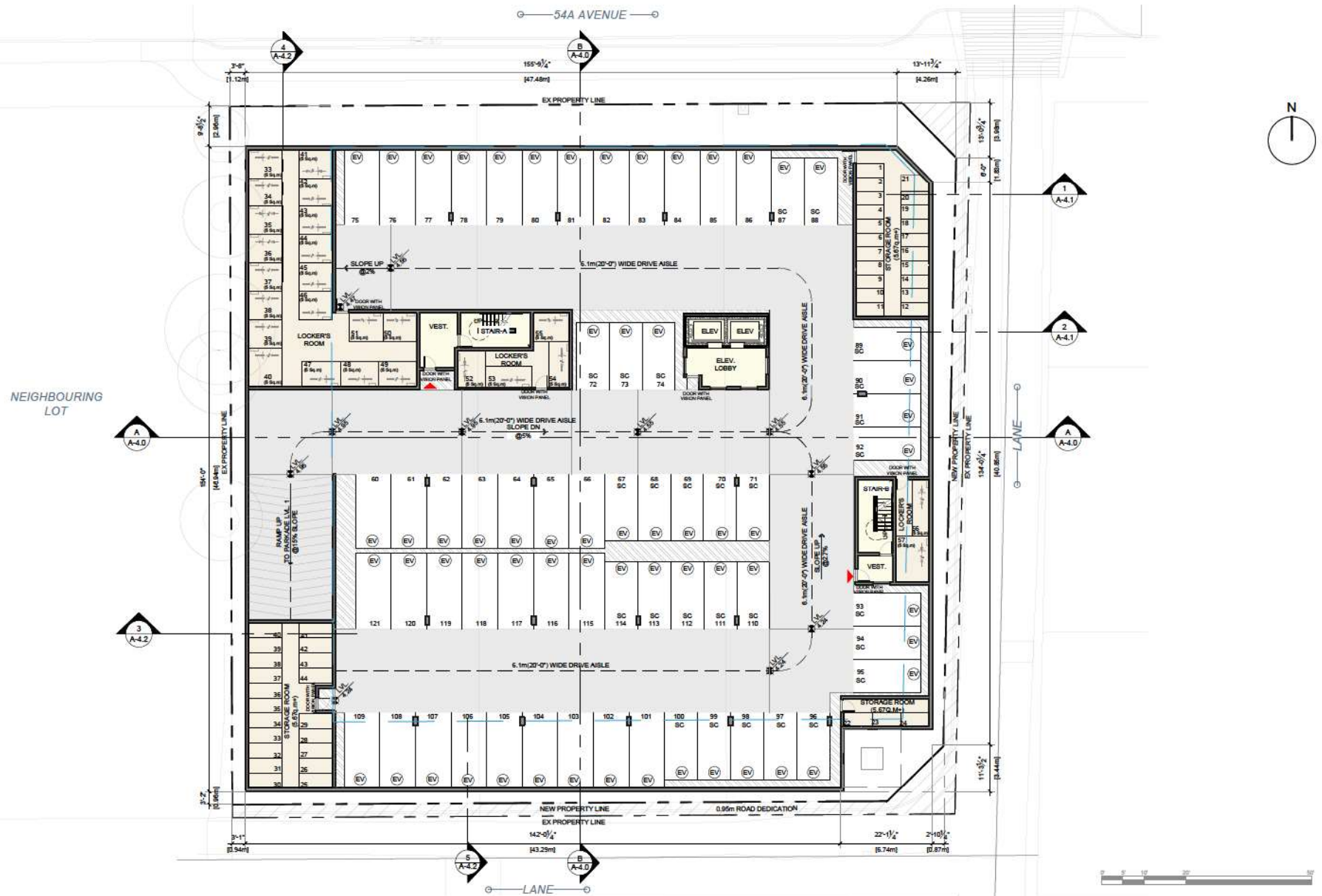






LEGEND	
<span style="color: blue;">→</span>	VEHICULAR
<span style="color: red;">→</span>	PEDESTRIAN

















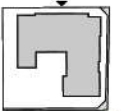








1 PERSPECTIVE-1  
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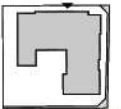


KEY PLAN





1 PERSPECTIVE-2  
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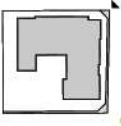


KEY PLAN





1 PERSPECTIVE-3  
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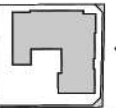


KEY PLAN





1 PERSPECTIVE-4  
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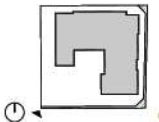


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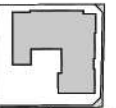
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Scale: N.T.S



KEY PLAN



1 PERSPECTIVE-6  
Scale: N.T.S

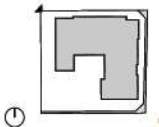


KEY PLAN





1 PERSPECTIVE-7  
Scale: N.T.S



KEY PLAN



7 - Double Glazed Windows  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Clear



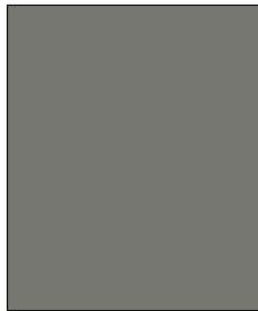
8 - Aluminium Door & Double  
Glazed Glass  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Clear



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



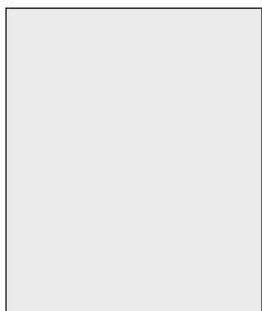
1- Longboard Aluminium Siding:  
Color to Match: South Yellow Pine  
Size: 6" Siding



2 - Paint -Color to Match: Benjamin  
Moore Amsherst Gray HC-167



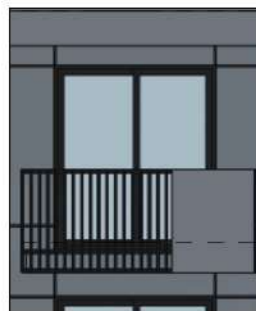
3 - Aluminium Composite Panelling:  
Colour: Silver Mirror Finish



4- Fiber Cement Panelling with Reveal  
Color to Match: Benjamin Moore  
White 2126-70 Chalk White



5- Fiber Cement Panelling with Reveal  
Color to Match: Benjamin Moore  
Englewood Cliffs 1607



6 - Metal Railing:  
Color To Match: Benjamin Moore  
Black Ink 2127-20

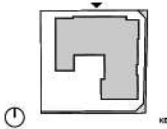


\* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.





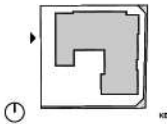
1 VIEW FROM 54A AVE  
Scale: N.T.S



KEY PLAN



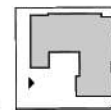
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KEY PLAN



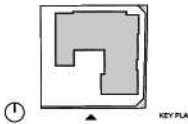
1 VIEW FROM WEST  
Scale: N.T.S



KEY PLAN



1 VIEW FROM SOUTH LANE  
Scale: N.T.S.

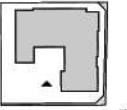


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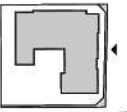
1 VIEW FROM SOUTH LANE  
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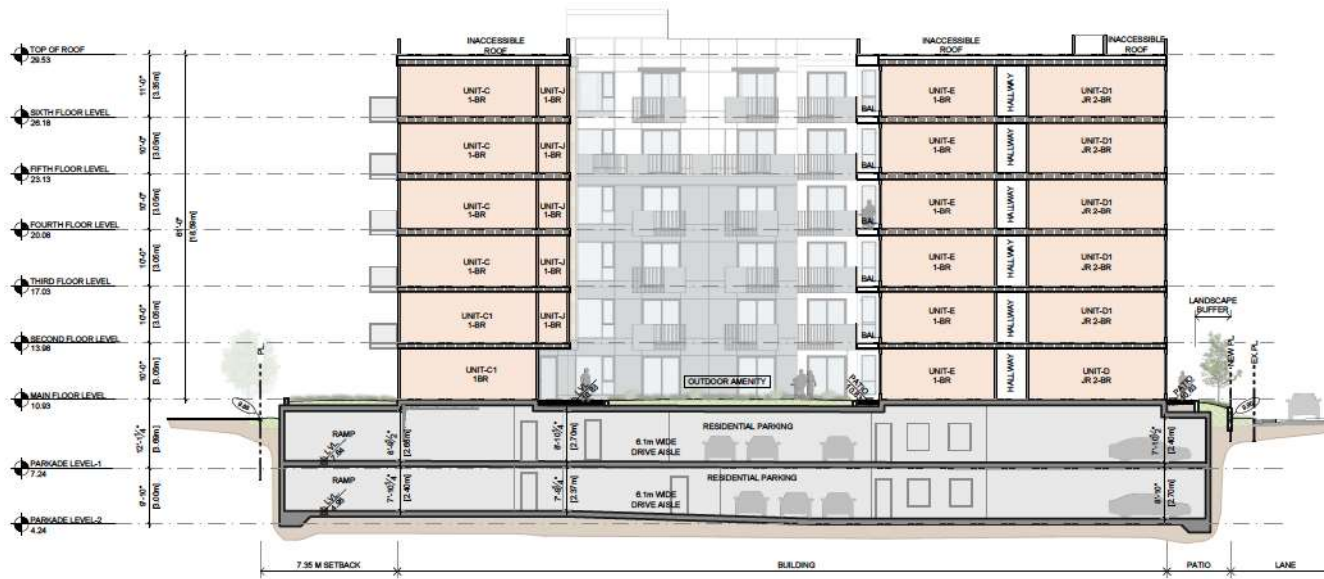
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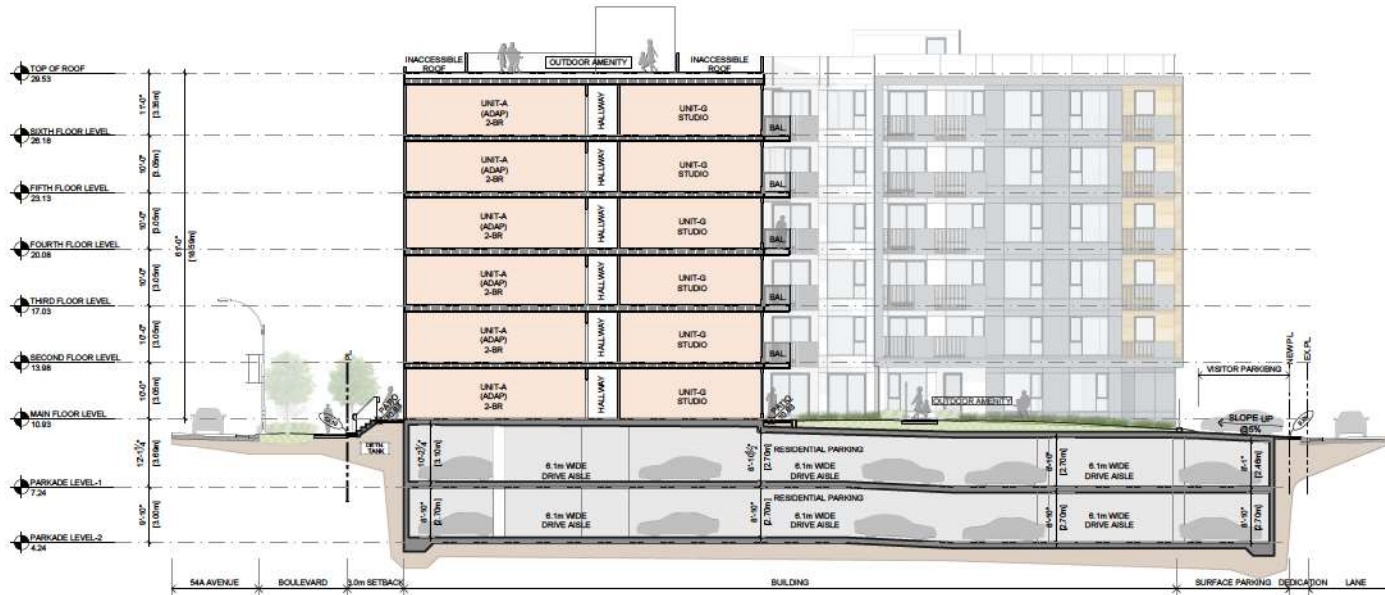
1 VIEW FROM EAST LANE  
Scale: N.T.S



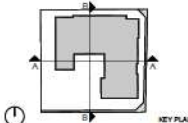
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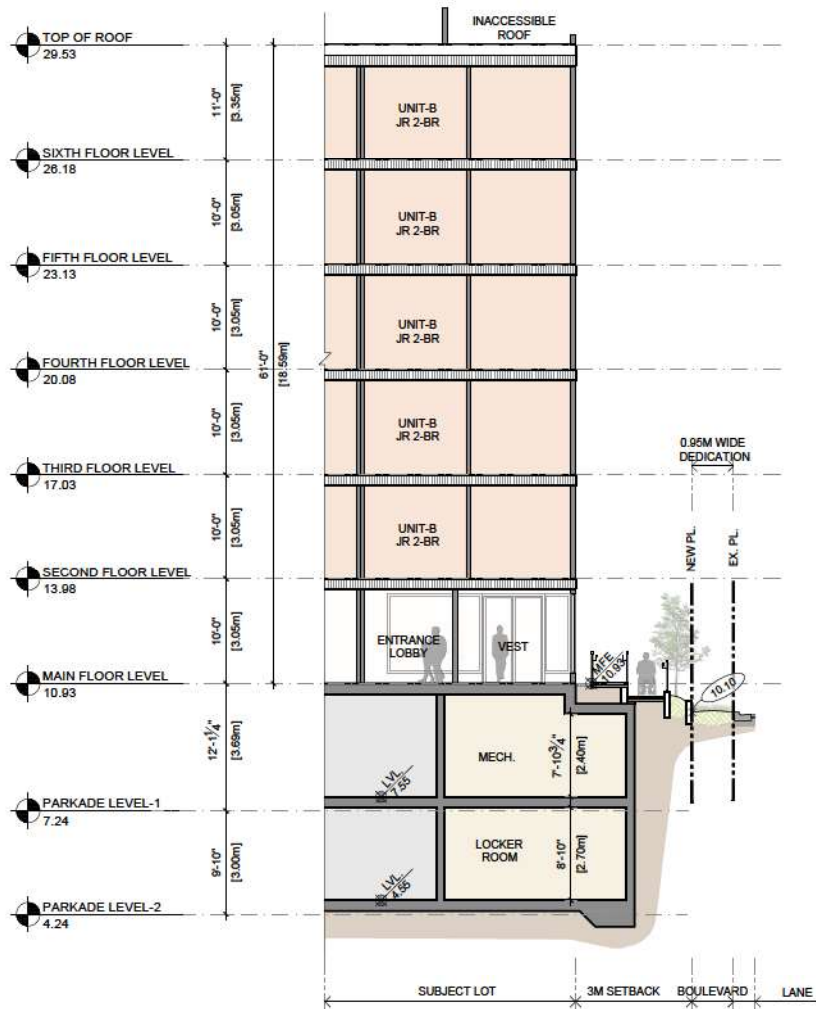


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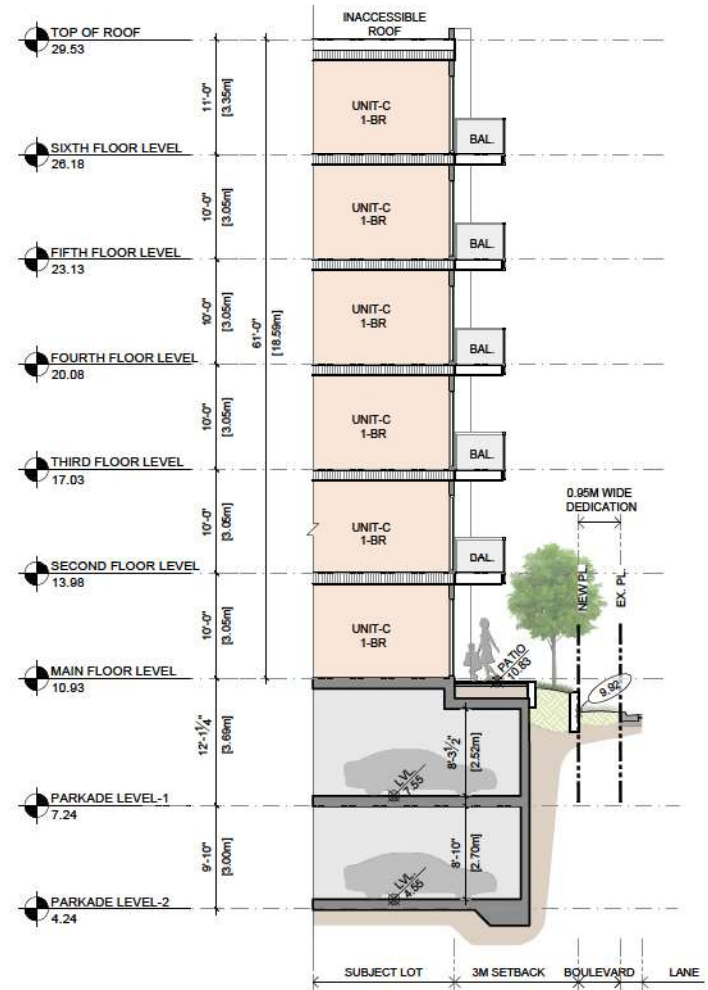


2 SECTION B  
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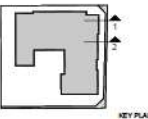




1 SECTION 1  
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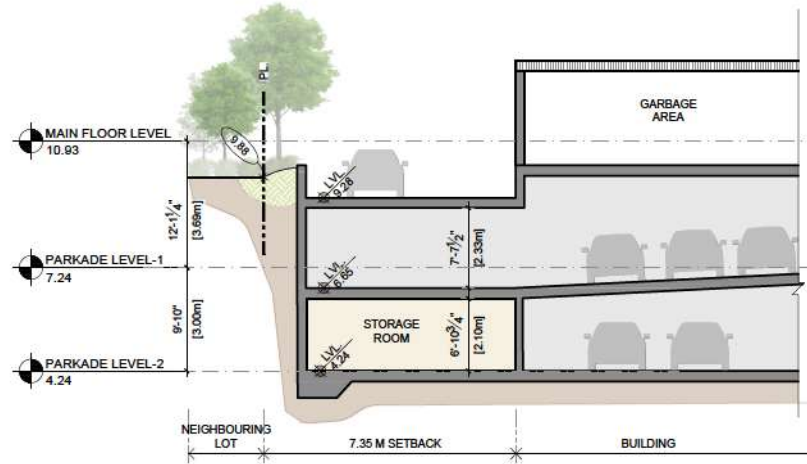
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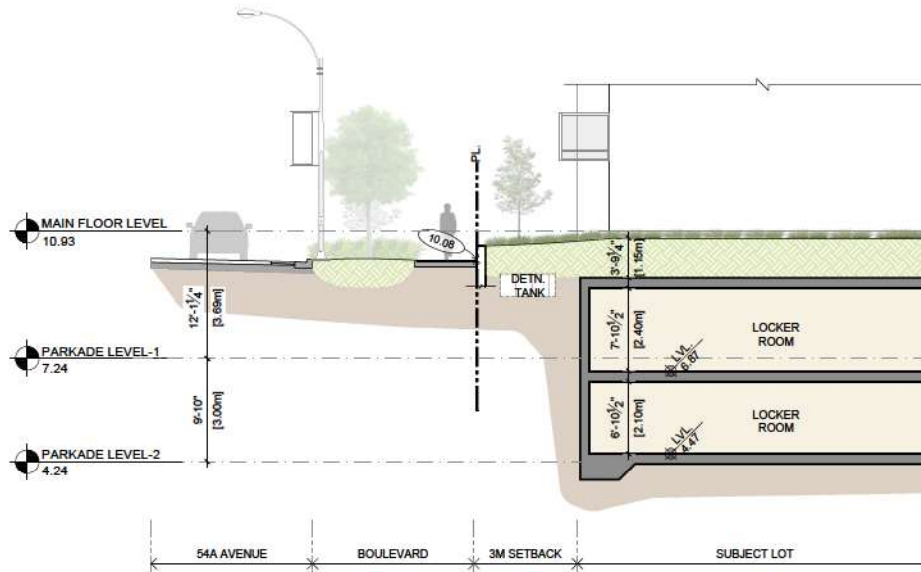
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KEY PLAN

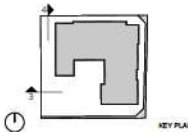


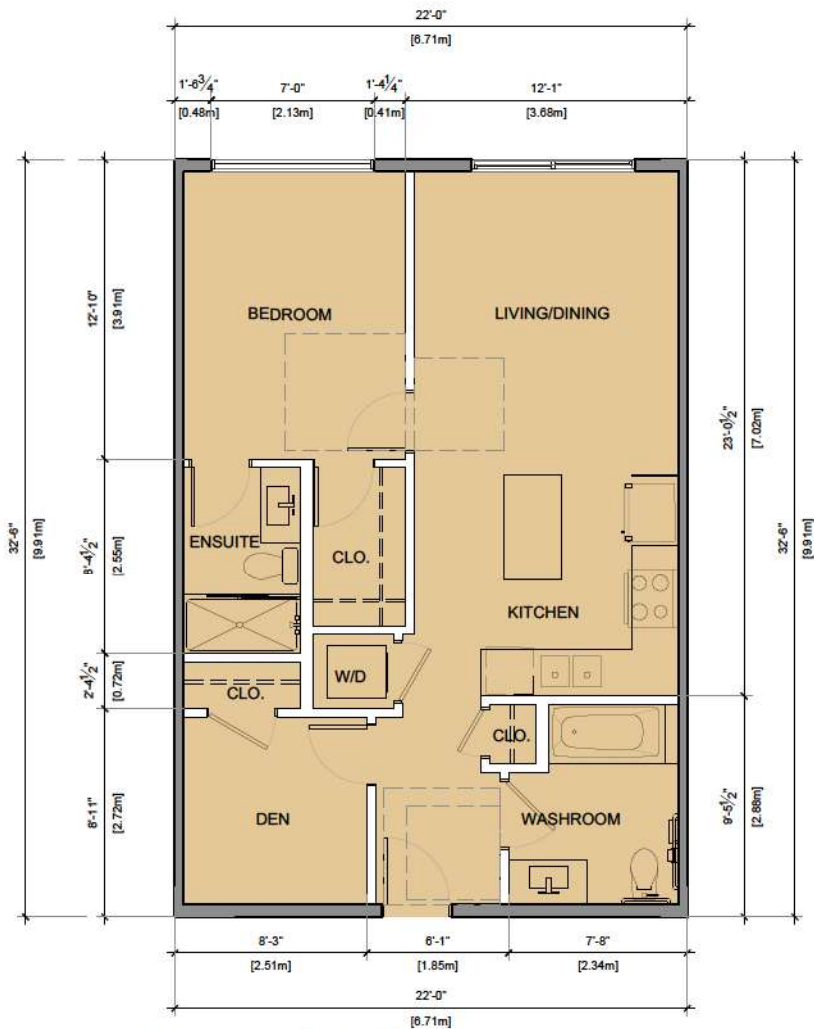


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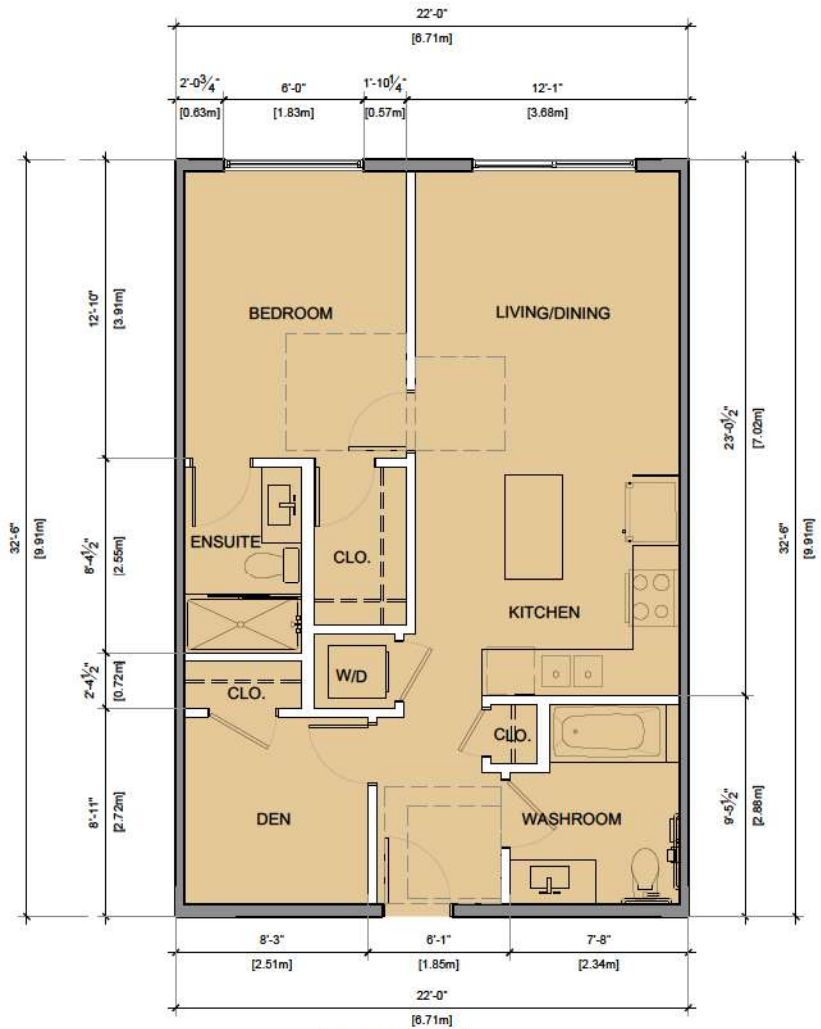
2 SECTION 4  
Scale: N.T.S.





1 UNIT-A (ADAP)  
3/16"=1'-0"

AREA(716Sq.ft.)

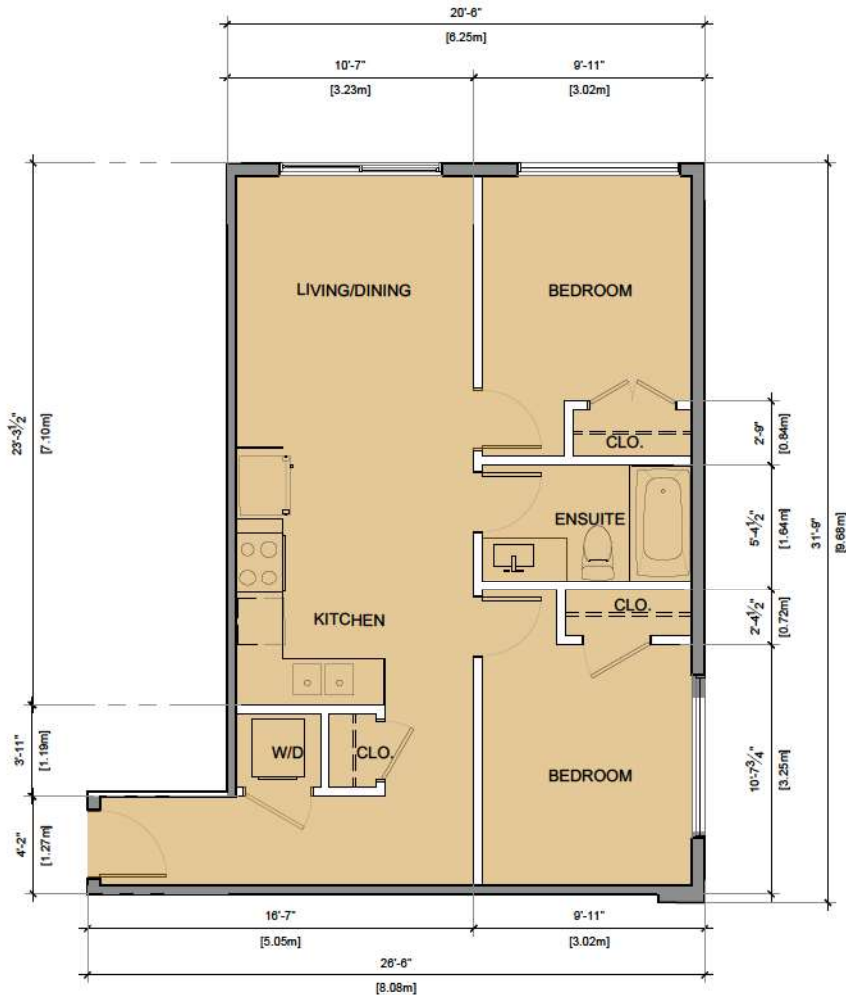


2 UNIT-A1 (ADAP)  
3/16"=1'-0"

AREA(716Sq.ft.)

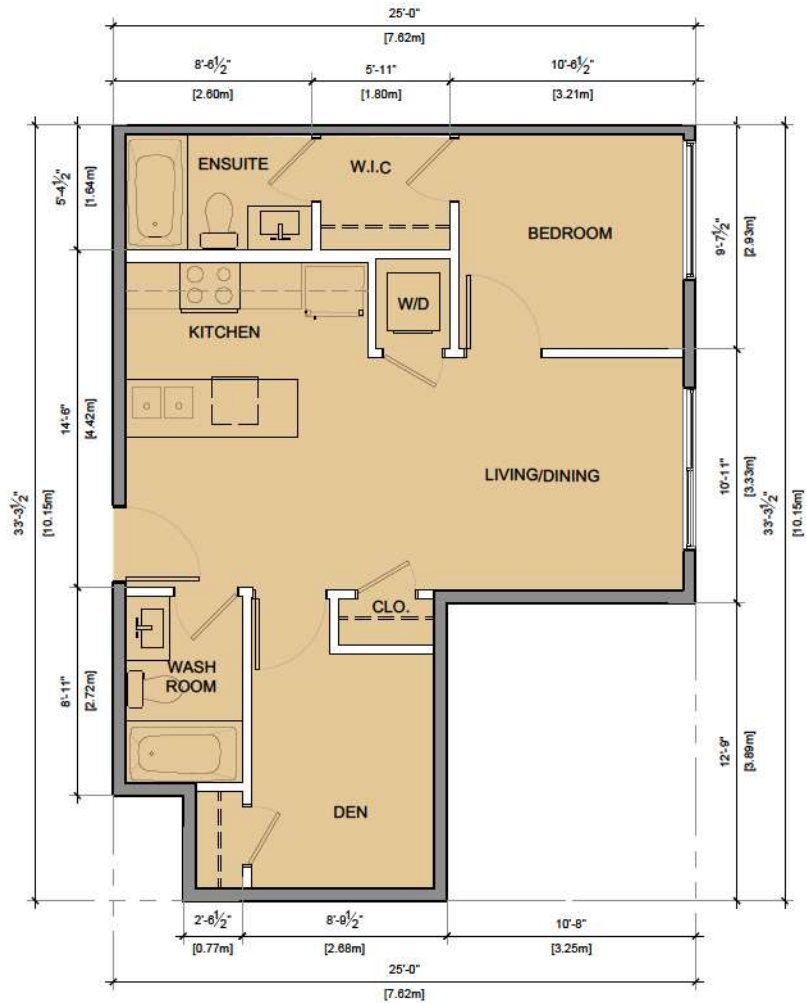


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



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

AREA(671Sq.ft.)

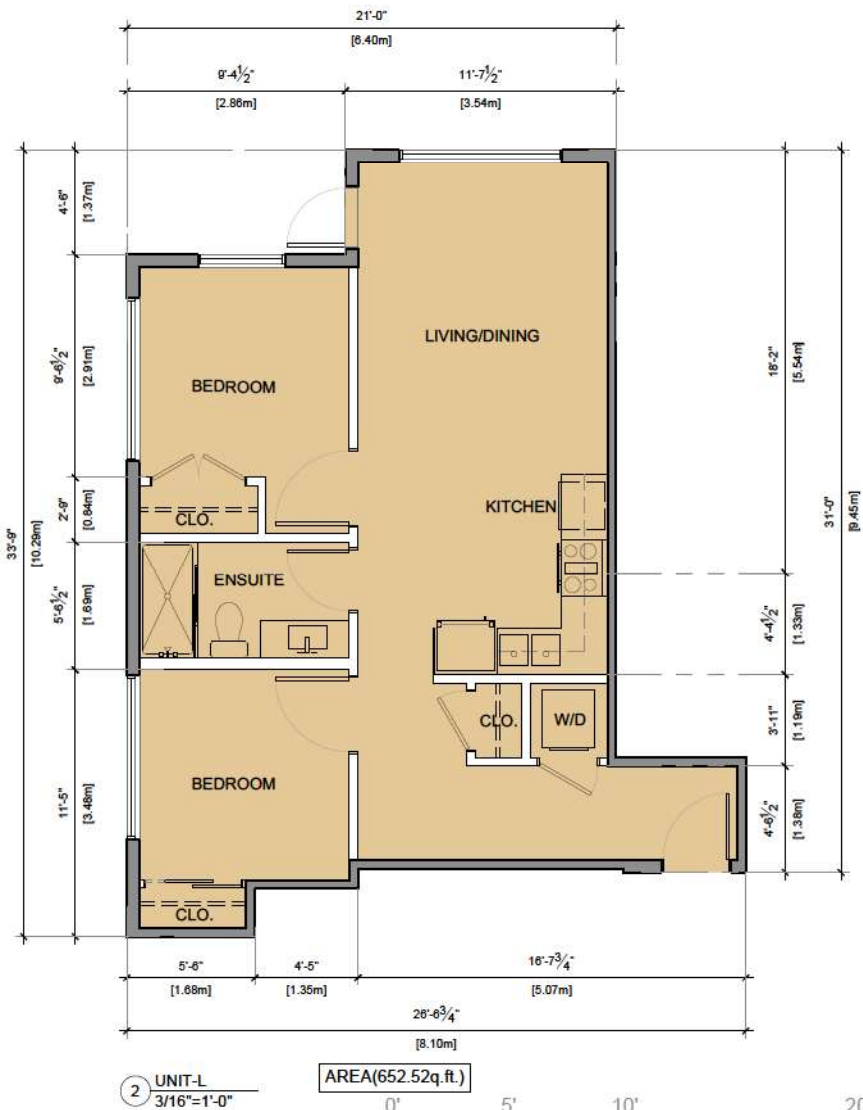
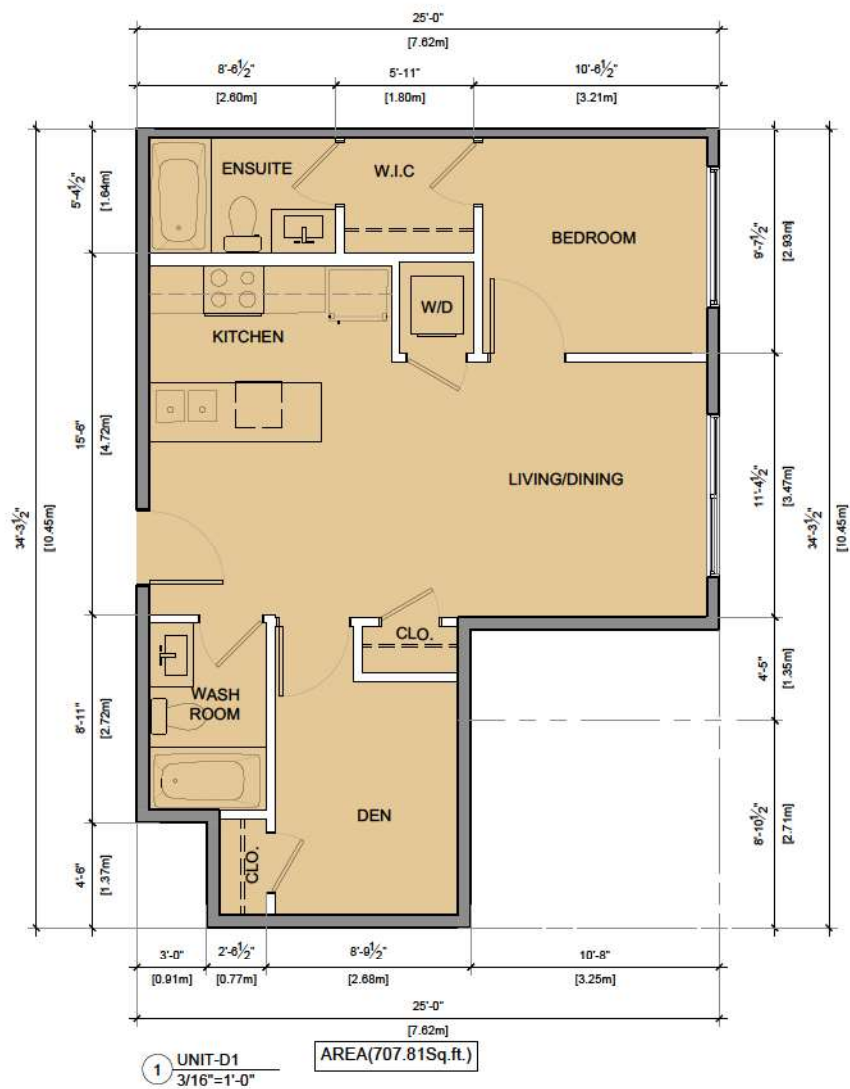


2 UNIT-D  
3/16"=1'-0"

AREA(682.73q.ft.)



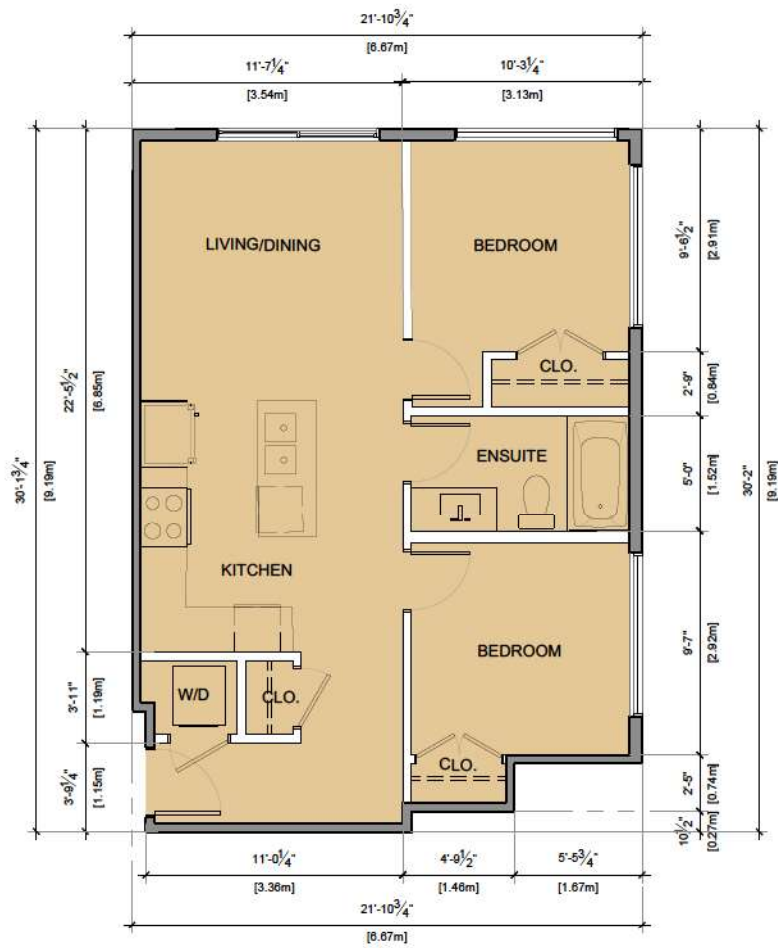
LEGEND	
<span style="background-color: #d9ead3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	STUDIO
<span style="background-color: #fff2cc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	1BR
<span style="background-color: #f4cccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	2BR/2BR+DN



LEGEND	
[Light Blue Box]	STUDIO
[Light Green Box]	1BR
[Light Orange Box]	2BR/2BR+DN

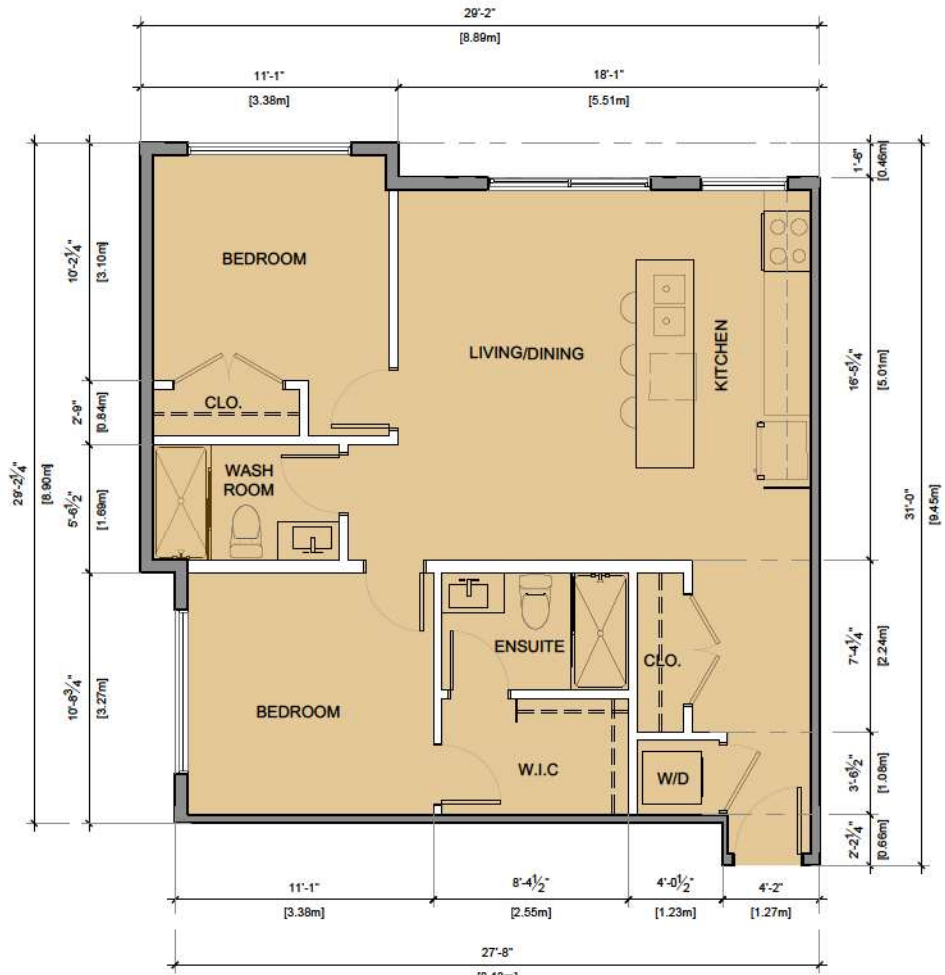






1 UNIT-M  
3/16"=1'-0"

AREA(637.56Sq.ft.)

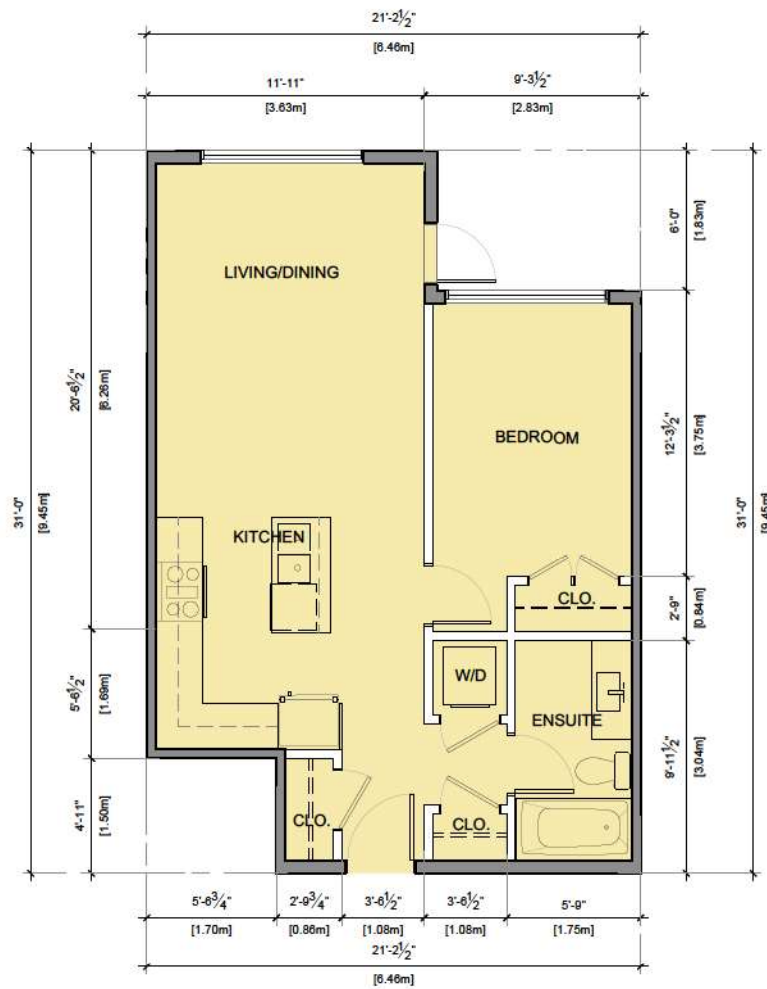


2 UNIT-R  
3/16"=1'-0"

AREA(815.59Sq.ft.)



LEGEND	
STUDIO	
1BR	
2BR/2BR+DN	

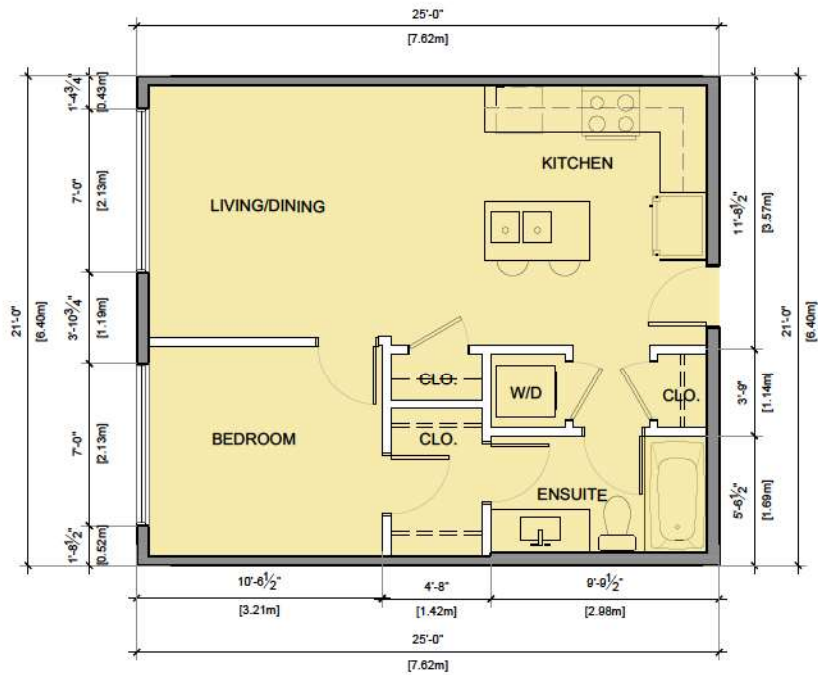


2 UNIT-K  
3/16"=1'-0"

AREA(577.32Sq.ft.)

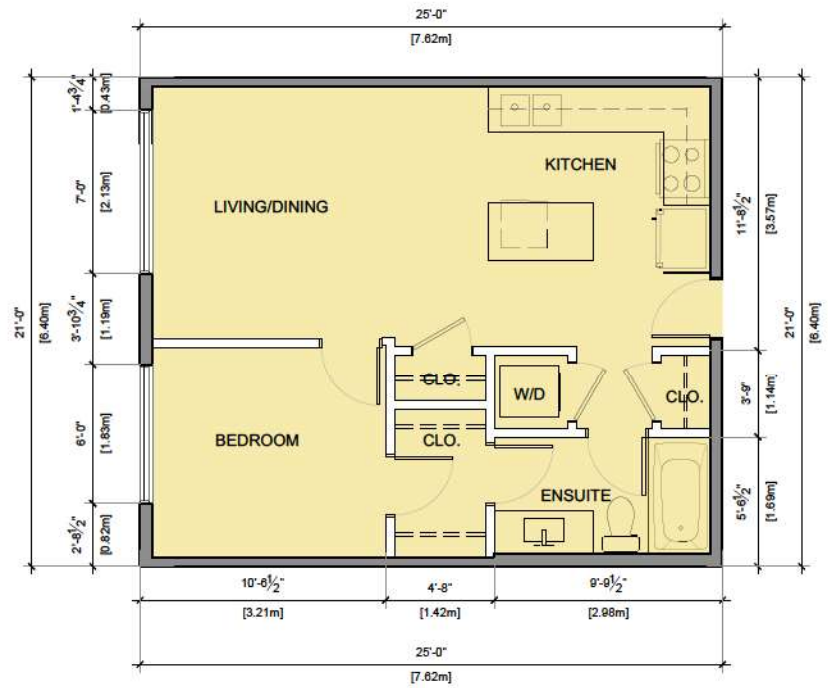


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



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

AREA(525Sq.ft.)

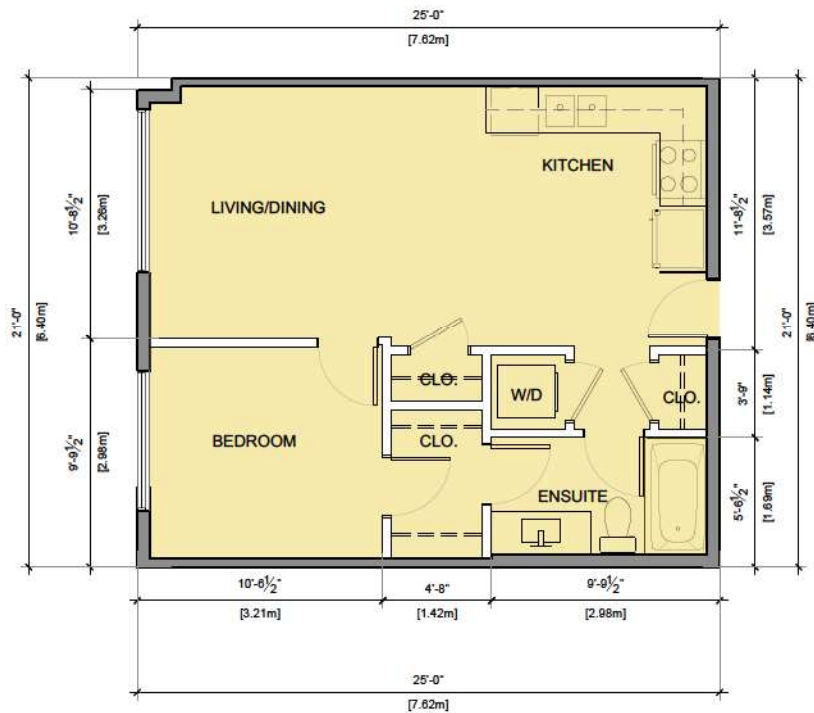


2 UNIT-C1  
3/16"=1'-0"

AREA(525Sq.ft.)

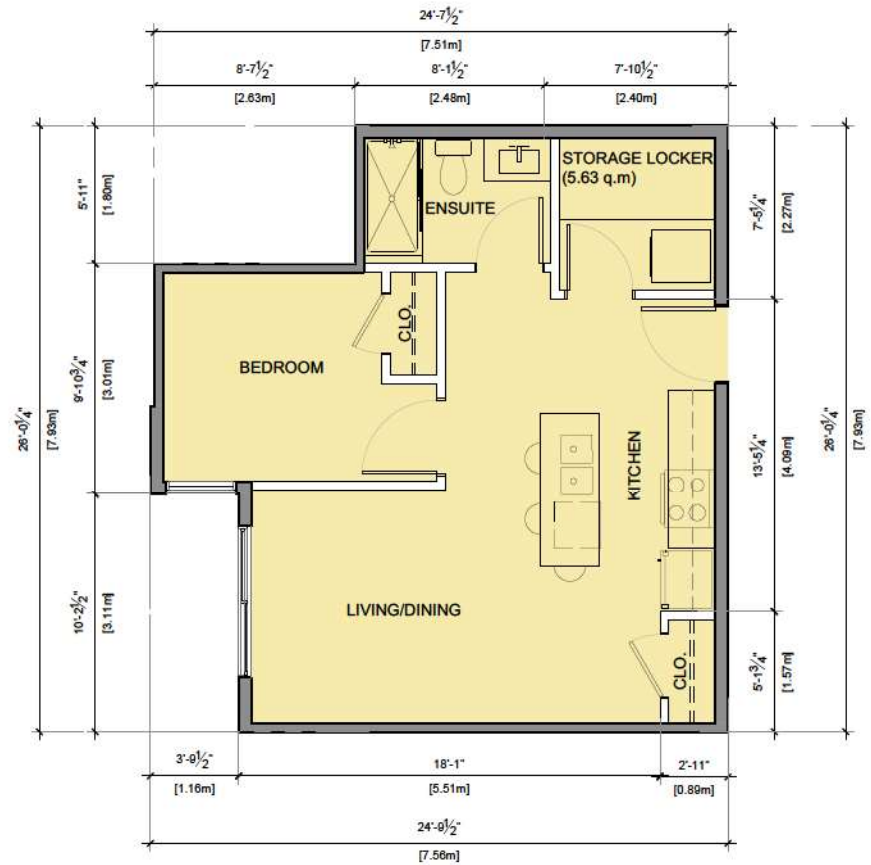


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



1 UNIT-C2  
3/16"=1'-0"

AREA(524.24Sq.ft.)



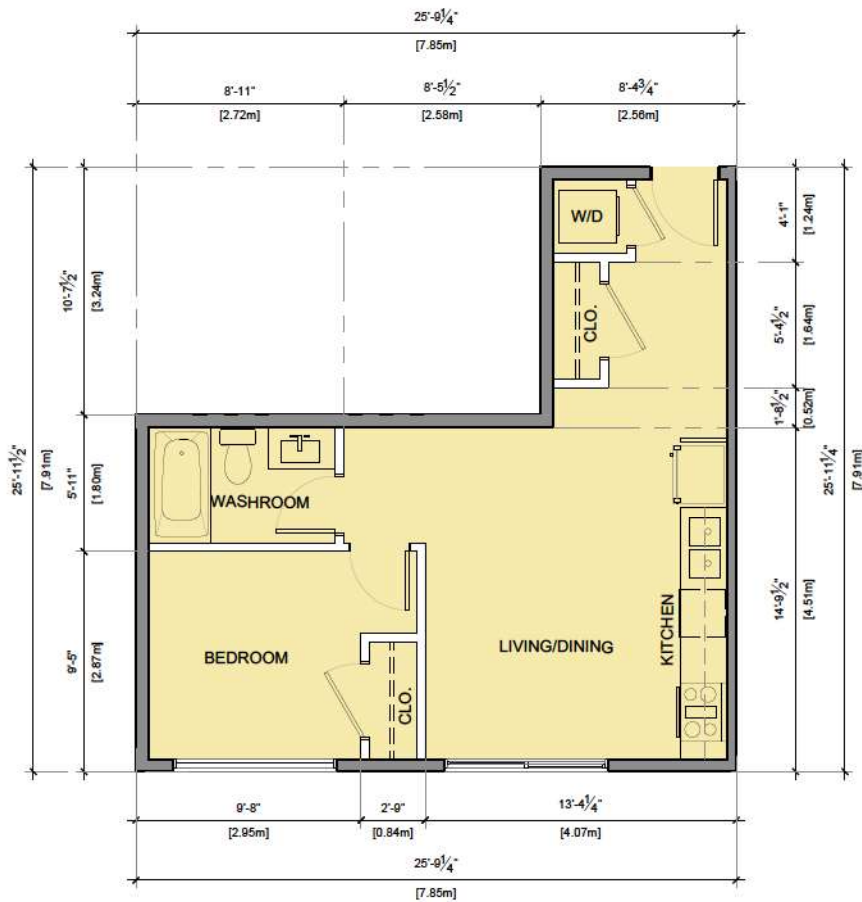
2 UNIT-E  
3/16"=1'-0"

AREA(553.10Sq.ft.)



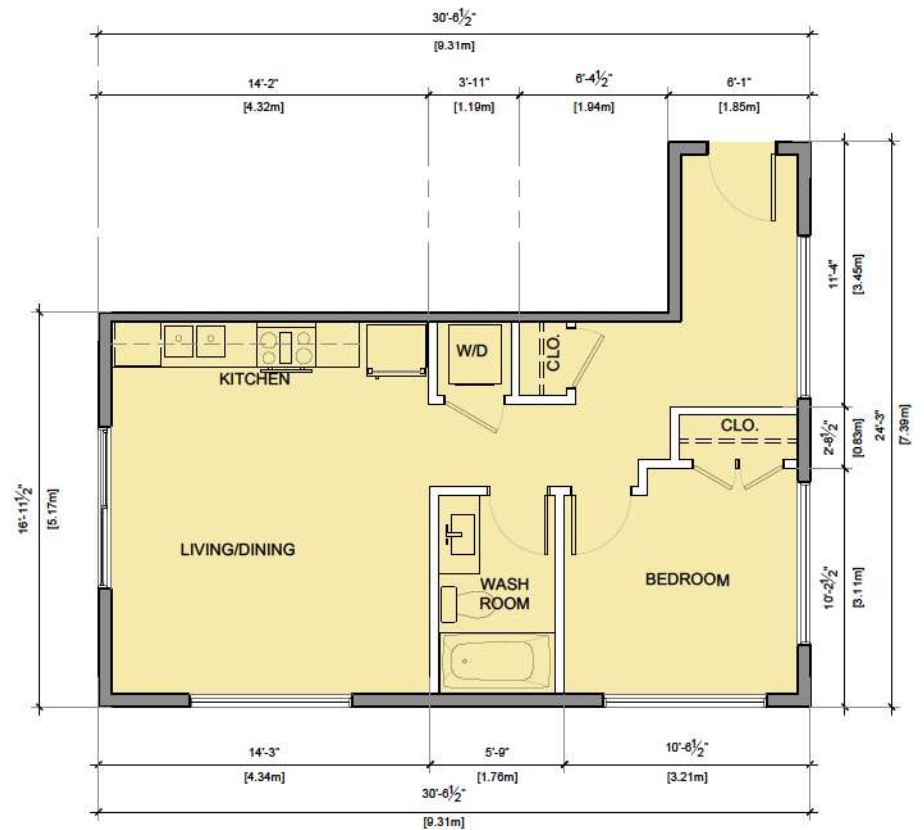
LEGEND	
[Light Blue Box]	STUDIO
[Light Green Box]	1BR
[Light Yellow Box]	2BR/2BR+DN





1 UNIT-H  
 3/16"-1'-0"

AREA(484.25Sq.ft.)

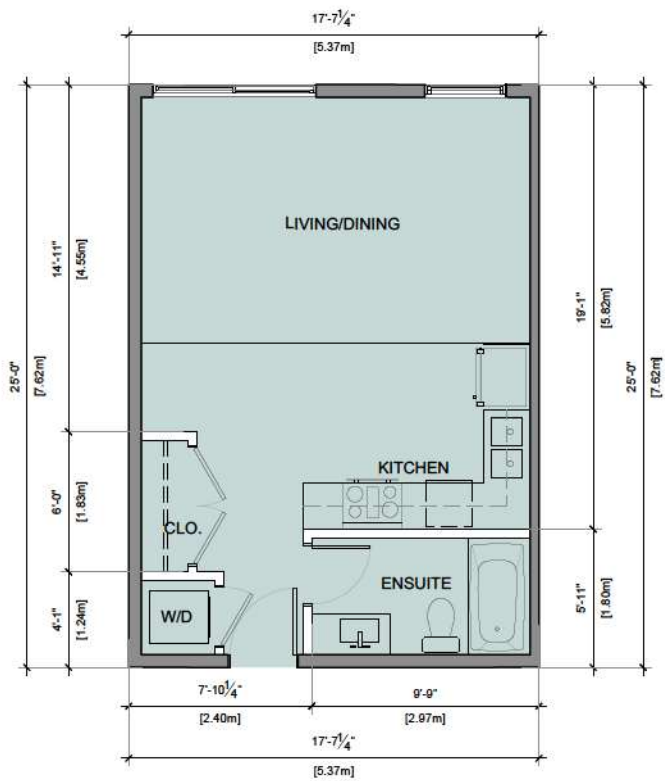


2 UNIT-J  
 3/16"-1'-0"

AREA(562.02Sq.ft.)

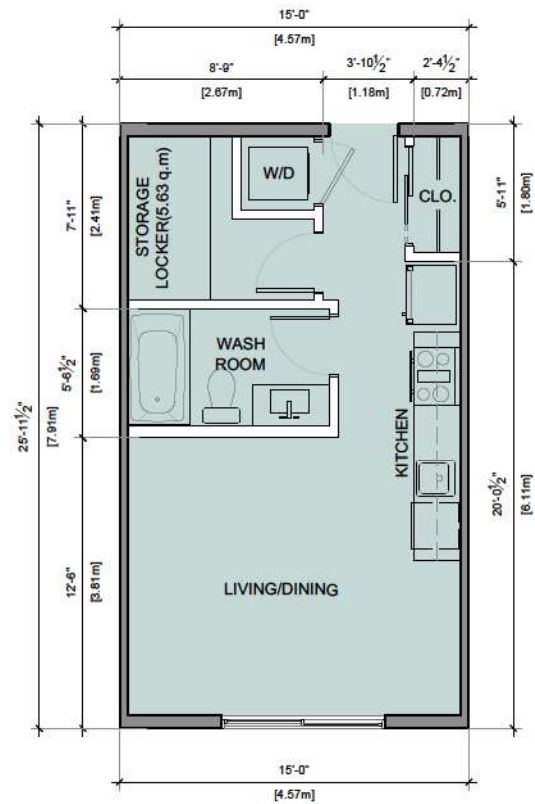


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN



1 UNIT-N  
3/16"-1'-0"

AREA(440.31Sq.ft.)

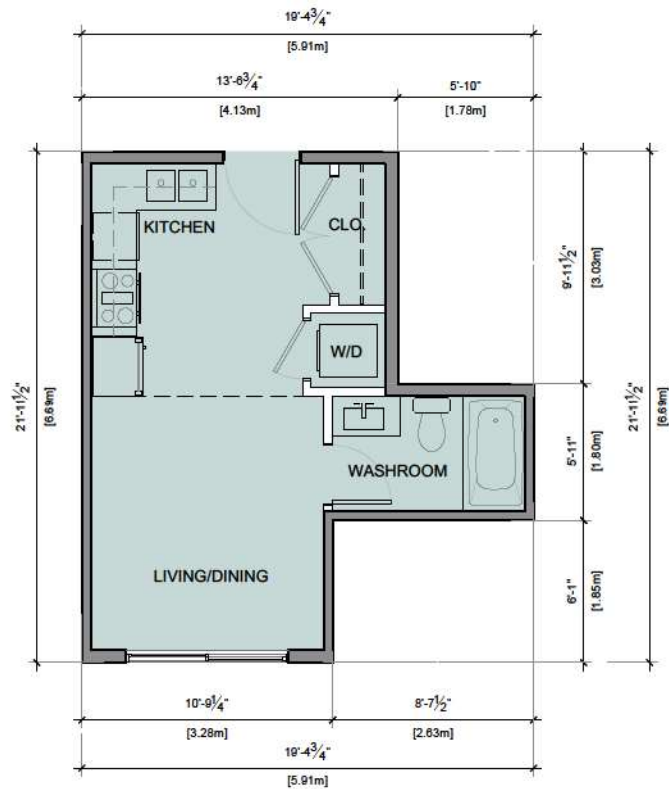


2 UNIT-G  
3/16"-1'-0"

AREA(389.23Sq.ft.)

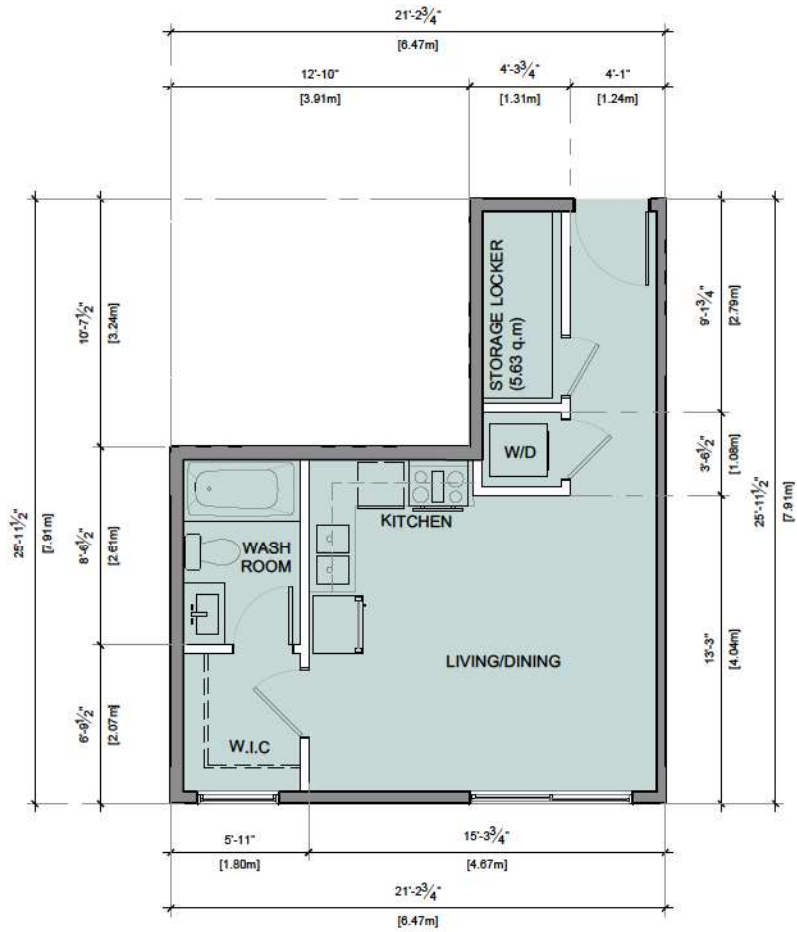


LEGEND	
[Light Blue Box]	STUDIO
[Light Green Box]	1BR
[Light Yellow Box]	2BR/2BR+DN



1 UNIT-F  
 3/16'-1'-0"

AREA(315.09Sq.ft.)

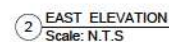


2 UNIT-P  
 3/16'-1'-0"

AREA(414.46Sq.ft.)

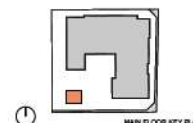
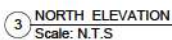


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN

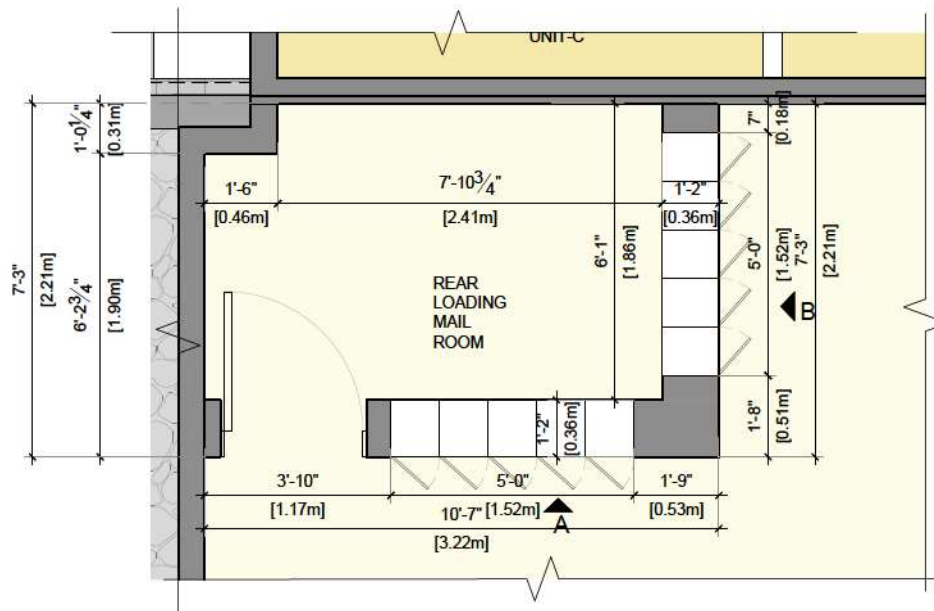


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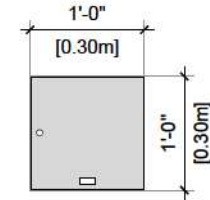
1. ENCLOSURE ARCHITECTURE/MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
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 CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEY KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
5. ILLUMINATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



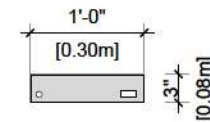




1 MAIL ROOM PLAN  
Scale: N.T.S



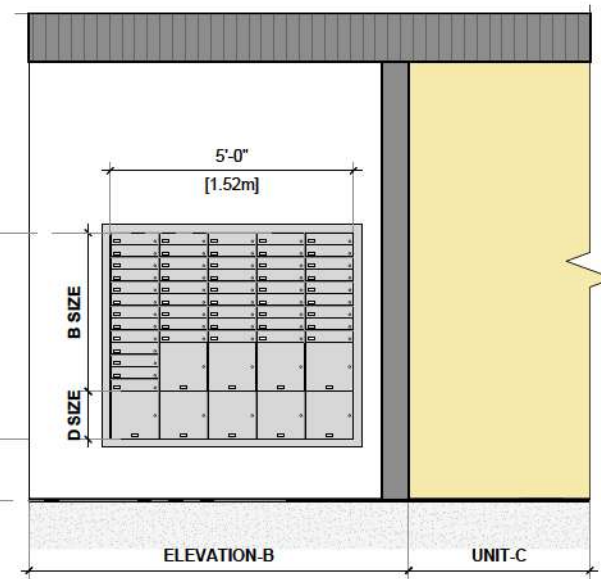
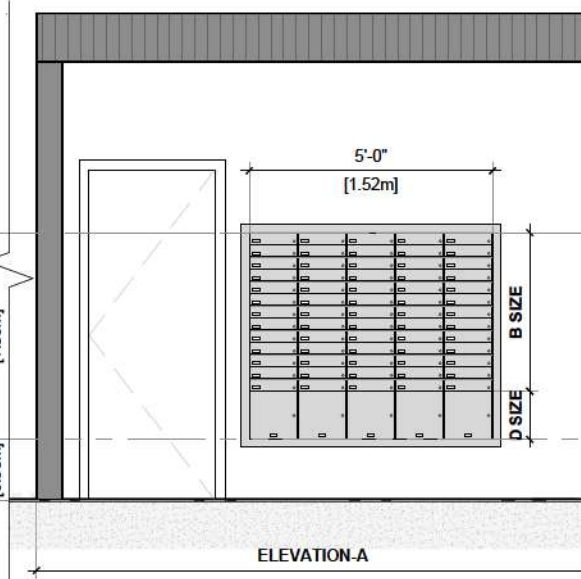
"D" size [14 UNIT]  
Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



"B" size [114 UNIT]  
Personal compartments for residential and small business applications. These are minimum size requirements, regardless of front-loading or rear-loading lockbox assemblies. All with 35 cm of minimum (min.) depth. (As/Canada Post)

SECOND FLOOR LVL.  
13.98

MAIN FLOOR LVL.  
10.93



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

# 20256-58, 20264, 20272 54A AVENUE

## LANGLEY, BC

### LANDSCAPE SET - ISSUED FOR ADP

March 5<sup>th</sup>, 2024

#### LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	CONCEPT PLAN - OVERALL
L1.1	CONCEPT PLAN - GROUND LEVEL
L1.2	CONCEPT PLAN - ROOF
L1.3	LIGHTING PLAN - GROUND LEVEL
L1.4	LIGHTING PLAN - ROOF
L1.5	LIGHTING MATERIALITY
L1.6	FENCING PLAN
L2.0	PLANTING PALETTE
L2.1	PLANTING PALETTE - GROUND LEVEL
L2.2	PLANTING PLAN - ROOF
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS - FURNISHINGS
L3.3	DETAILS - FURNISHINGS
L3.4	DETAILS - FURNISHINGS
L3.5	DETAILS - ROOF
L3.6	DETAILS - ELEVATIONS

#### 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 ADP 24-02-28
5	ISSUED FOR ADP 24-02-13
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2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21
REVISIONS	



MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia




Scale:	
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

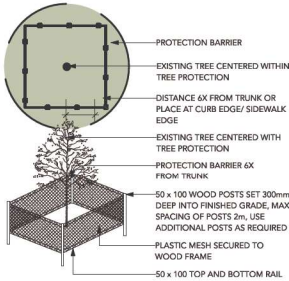
COVER PAGE

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

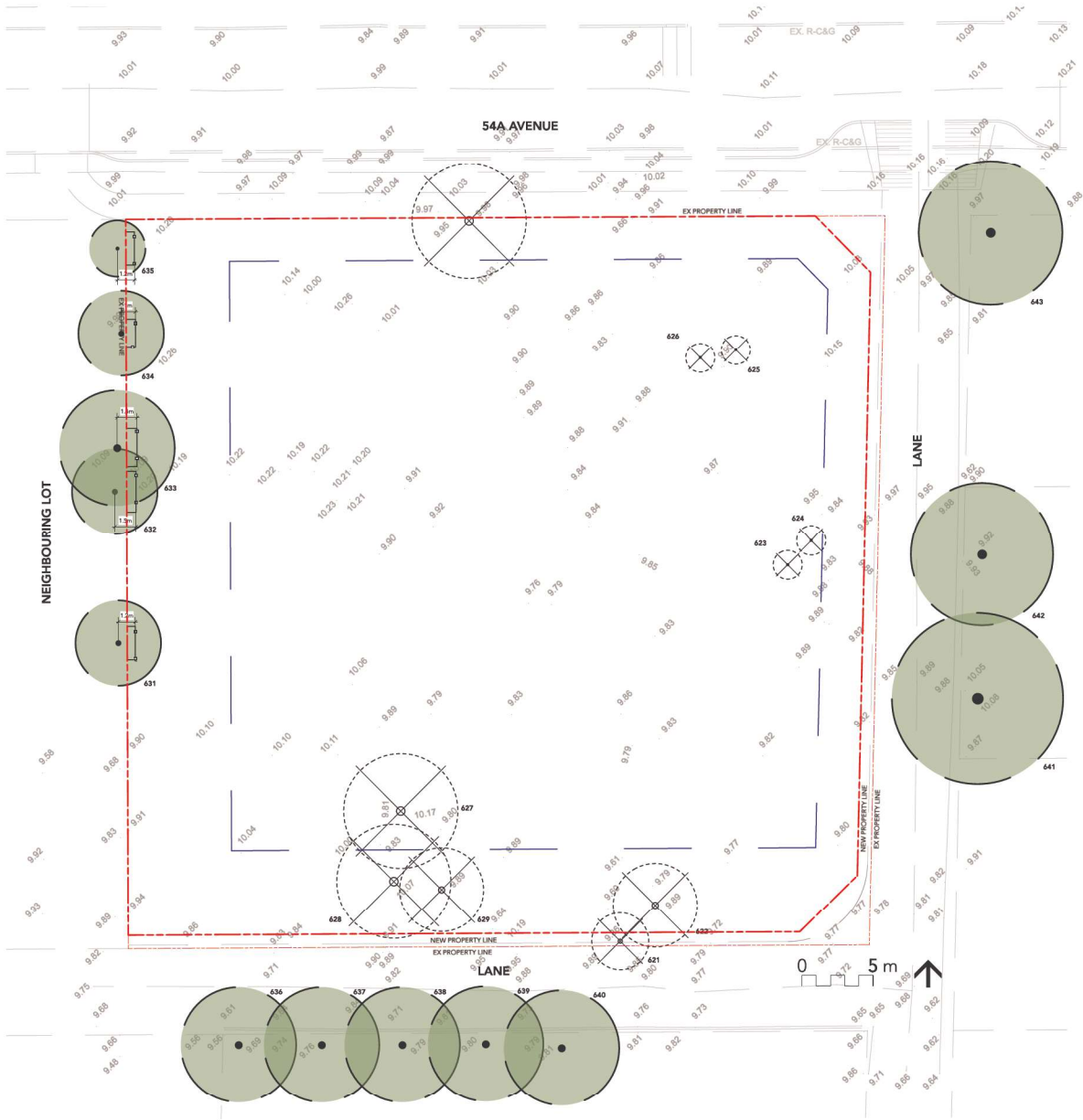


## NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.
2. ELEVATIONS SHOWN ARE IN METRIC

## TREE PROTECTION NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE-APPROVED BY THE ARBORIST.
6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.



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MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:150
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

TREE MANAGEMENT  
PLAN

L0.1



CONCEPT PLAN - OVERALL



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**MULTI-FAMILY  
DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:125  
Drawn: MGC  
Reviewed: DS  
Project No. 23-019

LANDSCAPE  
CONCEPT -  
OVERALL

L1.0

# CONCEPT PLAN - GROUND LEVEL

## LAYOUT & MATERIALS PLAN - LEVEL 1

- PROPERTY LINE
- LAYERED PLANTING  
PER PLAN & DETAILS
- SOD LAWN  
PER PLAN & DETAILS
- CIP CONCRETE ON GRADE  
PER PLAN & DETAILS
- ENTRY PAVERS ON GRADE  
PER PLAN & DETAILS
- PATIO PAVERS ON SLAB  
PER PLAN & DETAILS
- PERMEABLE PAVERS  
PER PLAN & DETAILS
- GRAVEL  
PER PLAN & DETAILS
- PEA GRAVEL & LONG PAVER PATHWAY  
PER PLAN & DETAILS
- DECKING  
PER PLAN & DETAILS
- ADIRONDACK CHAIRS  
PER PLAN & DETAILS
- FIRE PIT  
PER PLAN & DETAILS
- BISTRO TABLE & CHAIRS  
PER PLAN & DETAILS
- BENCH  
PER PLAN & DETAILS
- PET WASTE STATION  
PER PLAN & DETAILS
- BOULDERS  
PER PLAN & DETAILS
- STRING LIGHTING  
PER PLAN & DETAILS
- BIKE RACKS  
PER PLAN & DETAILS
- CUSTOM LOUNGE SEATING  
PER PLAN & DETAILS



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Landscape Architect  
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P.604.720.0048

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MULTI-FAMILY  
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20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:125  
Drawn: MGC  
Reviewed: DS  
Project No. 23-019

LANDSCAPE  
CONCEPT -  
GROUND LEVEL

L1.1



### LAYOUT & MATERIALS PLAN - ROOF

- 
- Architectural site plan of a building at 54A Avenue. The plan shows the building's footprint, interior layout, and exterior landscaping. The building is situated on a lot bounded by 54A Avenue to the north, a Lane to the east, and a Neighbouring Lot to the west. The plan includes various rooms and outdoor spaces, as well as property lines and landscaping details.
- Key Features and Labels:**
- 54A AVENUE** (North boundary)
  - EX R-C&G** (North boundary detail)
  - EX PROPERTY LINE** (North boundary line)
  - NEIGHBOURING LOT** (West boundary)
  - LANE** (East boundary)
  - NEW PROPERTY LINE** (South boundary line)
  - EX PROPERTY LINE** (South boundary line)
  - LANE** (Bottom boundary)
  - INACCESSIBLE ROOF** (Two large roof areas)
  - LOUNGE SEATING AREA** (Top left interior space)
  - PLANTER WITH TRELLIS** (Two planters along the top interior wall)
  - ACCESSIBLE URBAN AGRICULTURE PLANTERS** (Along the east interior wall)
  - ELEV LOBBY** (Central interior space)
  - ELEV MACHINE OVERRUN** (Central interior space)
  - 8'-0" HIGH WALLS** (Along the east interior wall)
  - STAIR-A** (Central interior space)
  - STAIR-B** (Along the east interior wall)
  - 1.5m WIDE WALKWAY** (Along the east interior wall)
  - LANDSCAPING** (Various trees and plants shown around the building and along the boundaries)

2686 6TH AVENUE EAST  
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<b>REVISIONS</b>		



20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia






Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

## L1.2



# LIGHTING PLAN - GROUND LEVEL

## LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT

NOTE:  
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL  
ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND  
QUANTITIES DURING BUILDING PERMIT APPLICATION.



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SCALE  
PROJECTS

12		
11		
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2	ISSUED FOR CPTED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21
REVISIONS		



**DSK**  
MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia






Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

LIGHTING PLAN -  
GROUND LEVEL

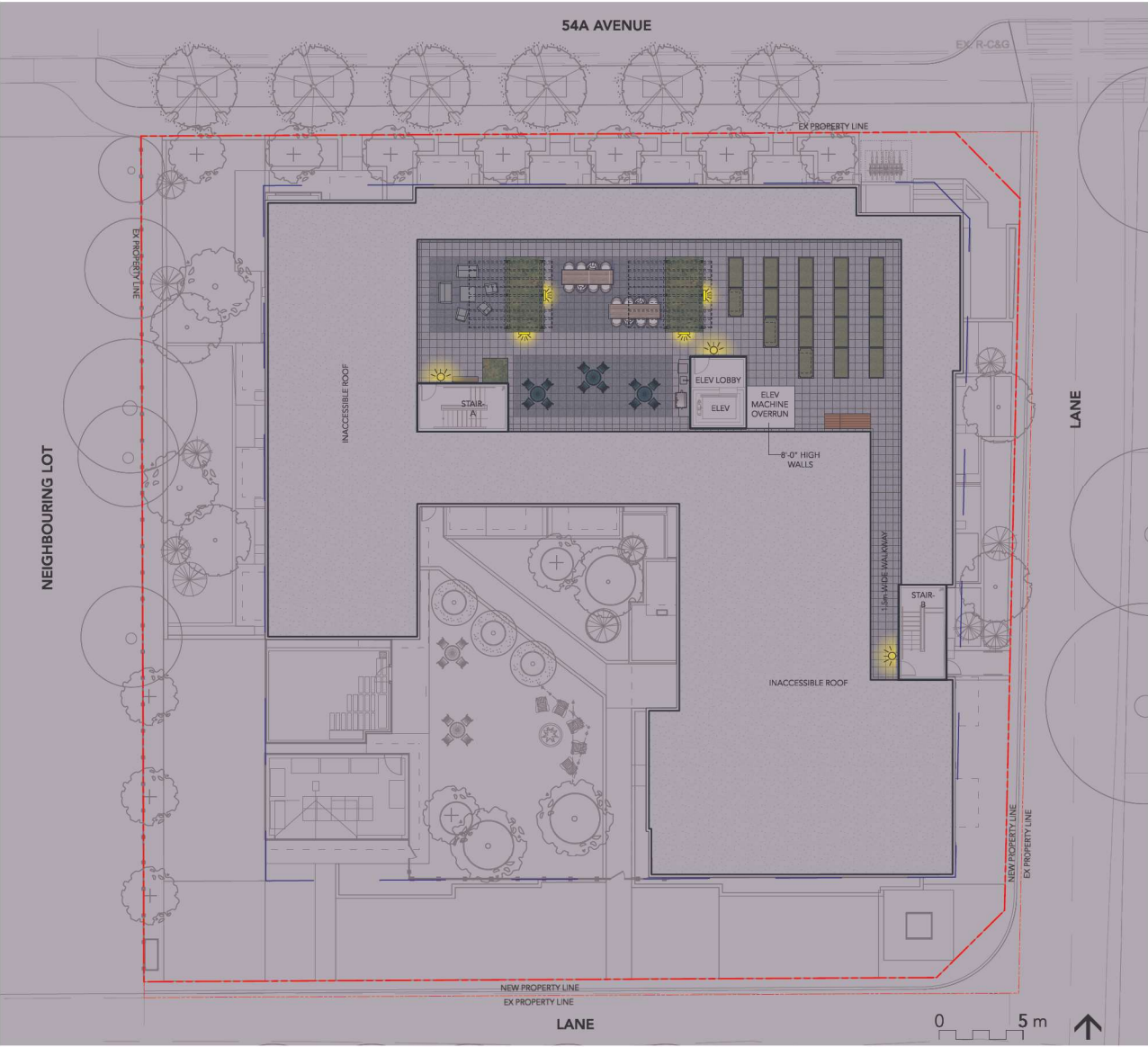
L1.3

LIGHTING PLAN - ROOF

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL LIGHT SEE ARCH / ELECTRICAL
	BOLLARD LIGHT
	LED STRIP LIGHT
	PLANTER-MOUNTED LIGHT

NOTE:  
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL  
ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND  
QUANTITIES DURING BUILDING PERMIT APPLICATION.



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Landscape Architect  
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MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
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LIGHTING PLAN -  
ROOF

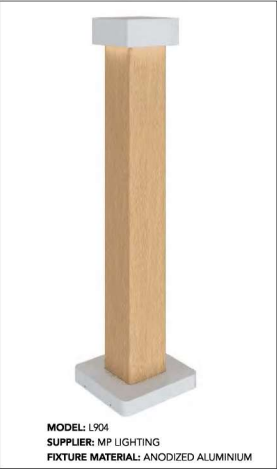
L1.4

LIGHTING MATERIALITY

WALL LIGHT



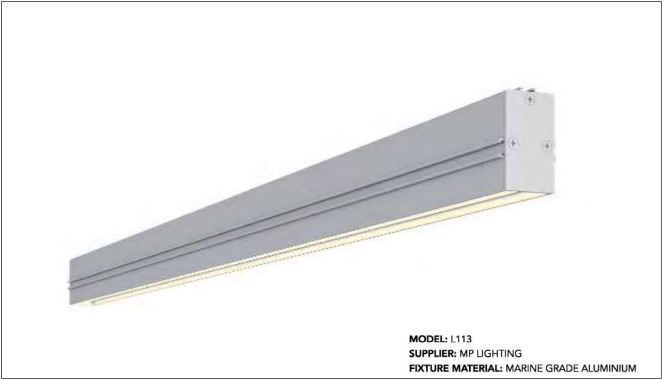
BOLLARD



PLANTER LIGHT



LINEAR LIGHT



UP LIGHT



BISTRO LIGHTS



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MULTI-FAMILY  
DEVELOPMENT

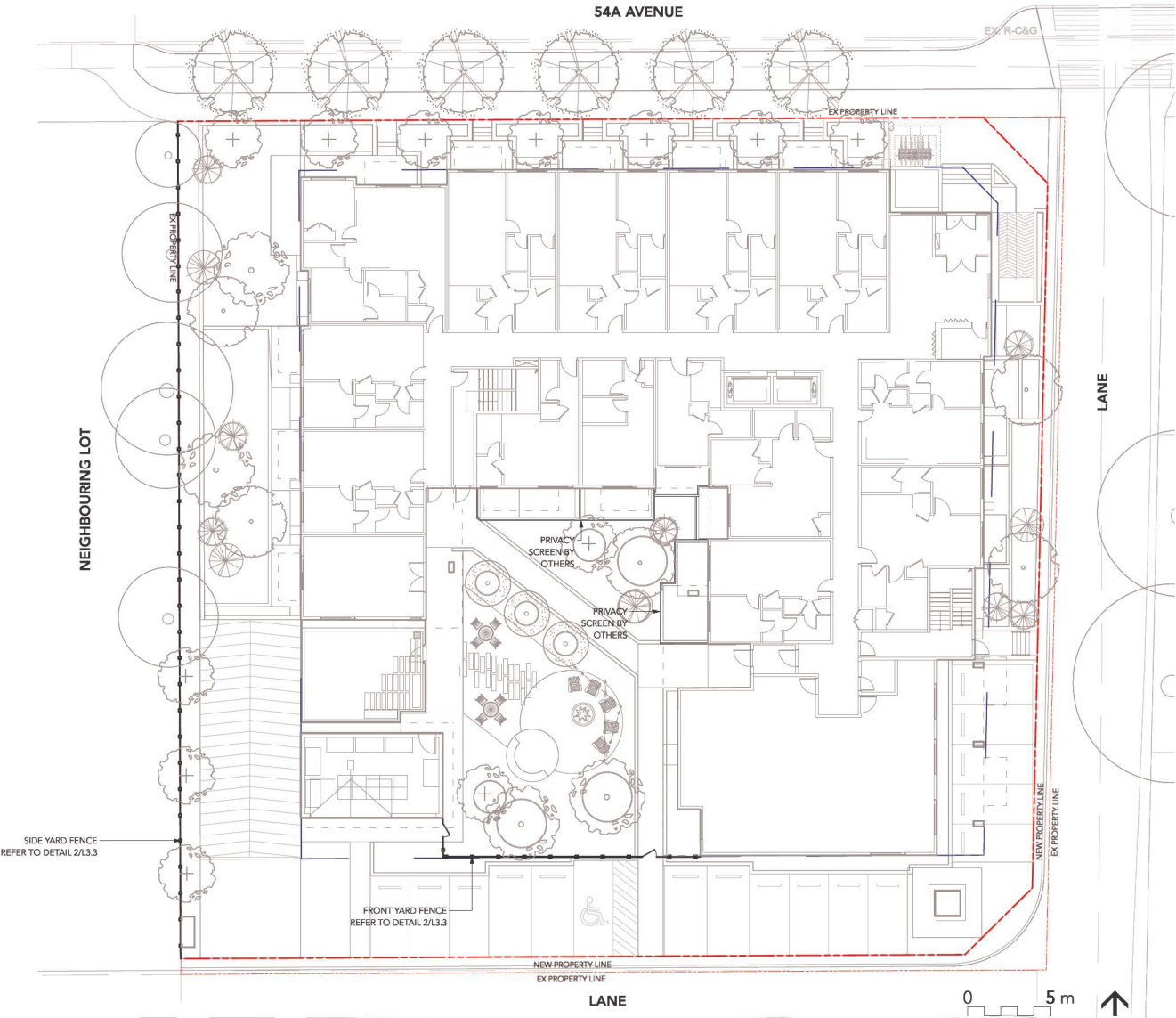
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	NTS
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Project No.	23-019

LIGHTING  
MATERIALITY



FENCING PLAN



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MULTI-FAMILY  
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City of Langley, British Columbia

Scale: 1:125  
Drawn: MGC  
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Project No. 23-019

FENCING PLAN



THEME PLANTS



EVERGREEN AND ALL-SEASON INTEREST

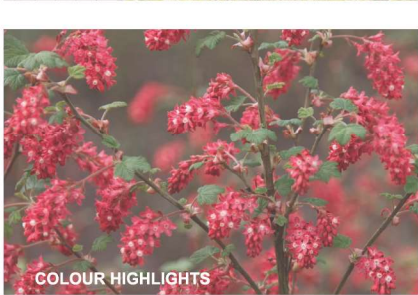


TEXTURES AND FORMS

INTERESTING FOLIAGE



GROUND COVER VARIETY AND TEXTURE

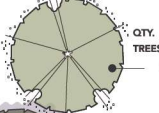









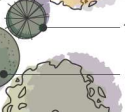





















































































































COLOUR HIGHLIGHTS



NATIVE & EVERGREEN PLANTS

Plant List and Materials

	QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES	
	6	Acer rubrum 'Bowhall'	Bowhall Red Maple	7cm cal.	As shown	  	
Street tree species, form, and quality to be to City of Langley standards							
	5	Betula nigra	River Birch	6cm cal.	As shown	 	
	12	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	As shown	  	
	11	Pinus densiflora 'Umbraculifera'	Tanyosho Pine	2.5M, B&B	As shown	  	
	3	Magnolia grandiflora	Southern magnolia	6cm cal.	As shown	  	
	9	Acer tegmentosum	Manchurian Snakebark Maple	6cm cal.	As shown	    	
SHRUBS							
	130	Gaultheria shallon	Salal	No. 1 Pot	24" o.c.	    	
	109	Ilex crenata Convexa	Japanese Holly	No. 5 Pot	24" o.c.	    	
	149	Mahonia nervosa	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	    	
	213	Polystichum munitum	Western Sword Fern	No. 1 Pot	24" o.c.	  	
	38	Rhododendron 'Ken Janek'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	    	
	23	Ribes sanguineum	Red Currant	No. 5 Pot	36" o.c.	   	
	48	Sarcococca hookeriana humilis	Sweetbox	No. 2 Pot	24" o.c.	  	
	36	Skimmia japonica 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	    	
	43	Symphoricarpos albus	Snowberry	No. 3 Pot	30" o.c.	  	
	62	Taxus baccata repandens	Creeping Yew	No. 3 Pot	24" o.c.	    	
PERENNIALS AND VINES							
	57	Athyrium niponicum	Japanese Painted Fern	No. 1 Pot	18" o.c.	 	
	197	Blechnum spicant	Deer Fern	4" (10cm) Pot	18" o.c.	 	
	57	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	   	
	71	Eriophyllum lanatum	Woolly Sunflower	4" (10cm) Pot	18" o.c.	   	
	28	Parthenocissus quinquefolia	Virginia Creeper	No. 1 Pot	24" o.c.	  	
GROUND COVERS							
	309	Fragaria chiloensis	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	    	
	88	Oxalis oreganum (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	    	
	88	Pachysandra terminalis (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	    	
	168	Rubus calycinoides	Emerald Carpet	4" (10cm) Pot	15" o.c.	    	
	27	Sq.Ft. Sodded Lawn					
LEGEND							
	NATIVE PLANTS		DROUGHT TOLERANT PLANTS		POLLINATOR FRIENDLY PLANTS		SEASONAL INTEREST PLANTS
	FOOD RESOURCE PLANTS		HABITAT VALUE PLANTS		EVERGREEN PLANTS		

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MULTI-FAMILY  
DEVELOPMENT

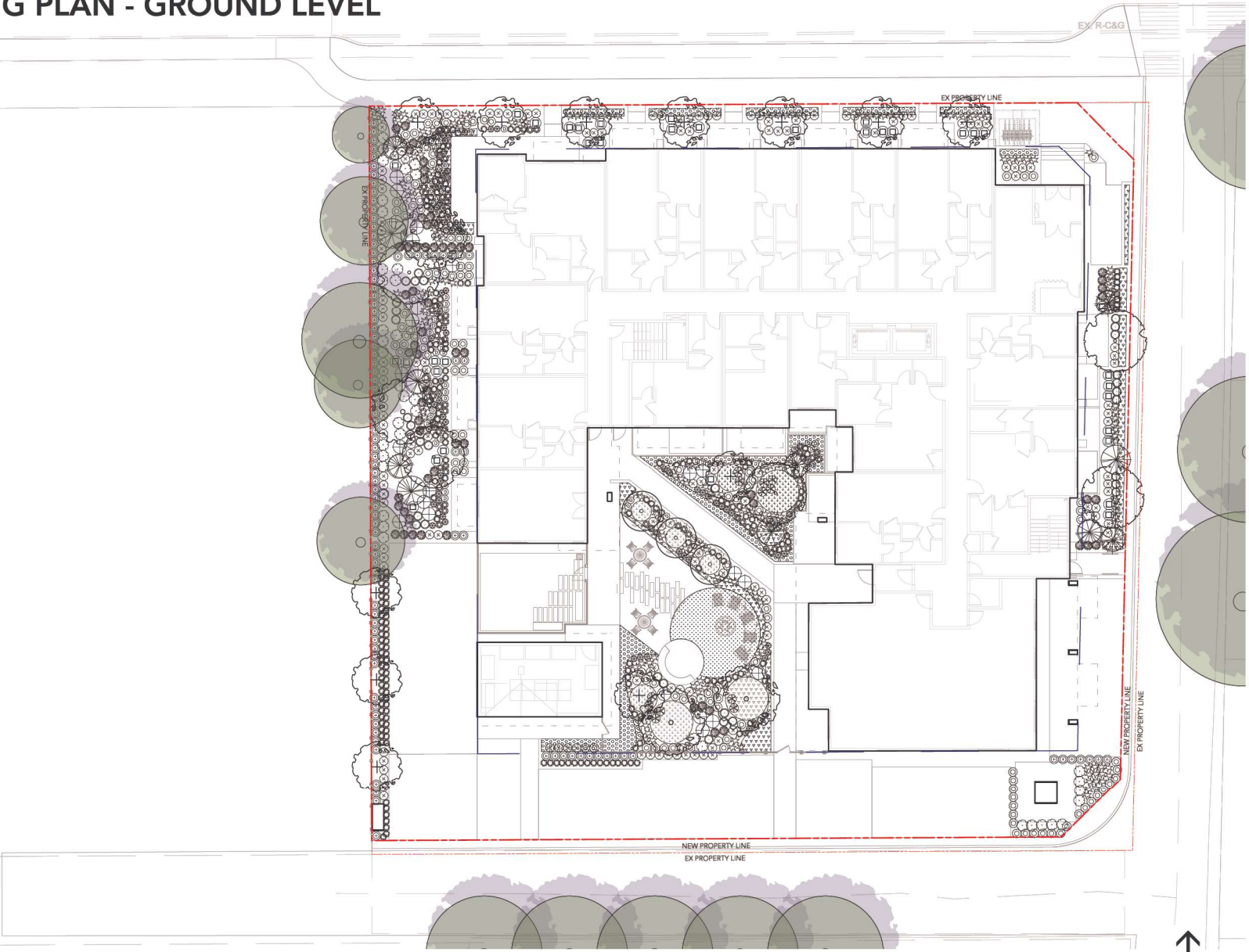
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	N/A
Drawn:	MGC
Reviewed:	DS
Project No.	23-019

PLAN LIST &  
MATERIALS



PLANTING PLAN - GROUND LEVEL



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REVISIONS



MULTI-FAMILY  
DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:100

Drawn: MGC/DS/EG

Reviewed: DS

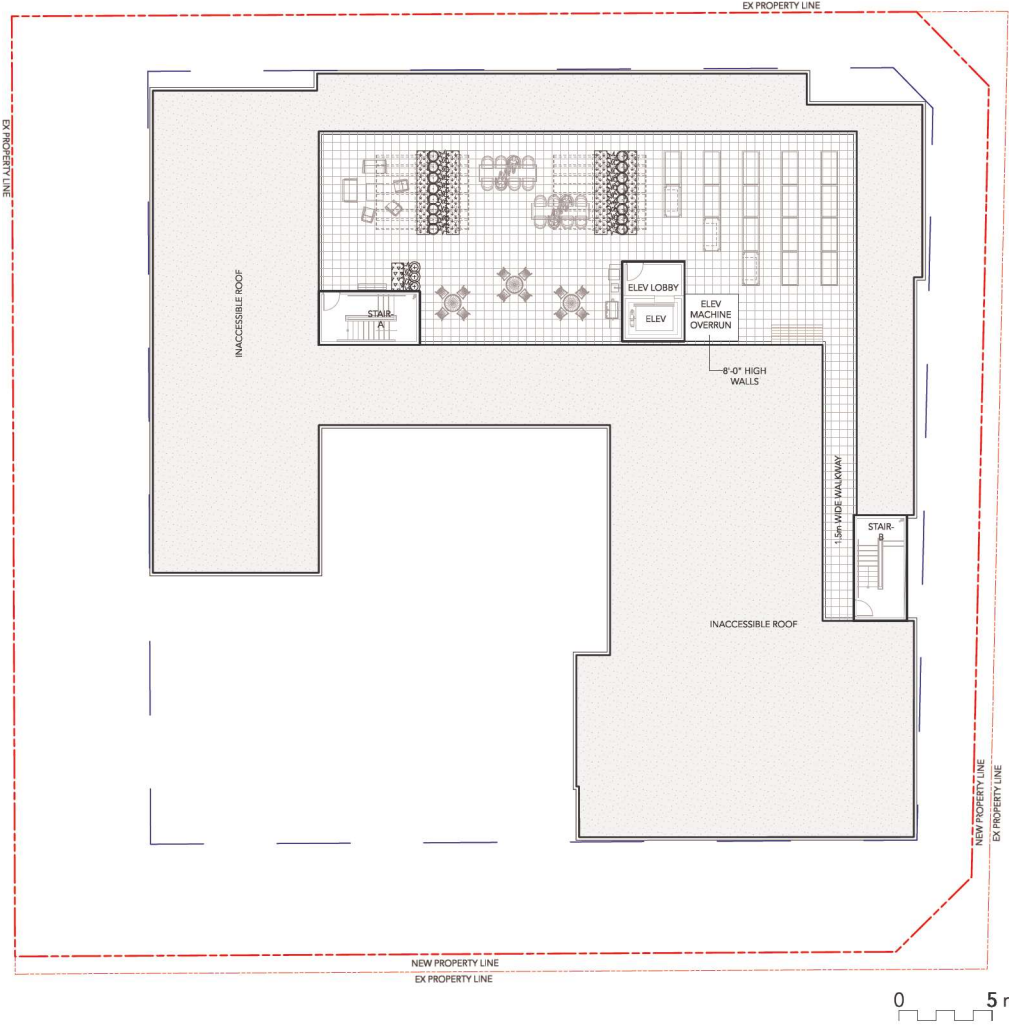
Project No. 23-019

PLANTING PLAN -  
GROUND LEVEL

L2.1



PLANTING PLAN - ROOF



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2586 6TH AVENUE EAST  
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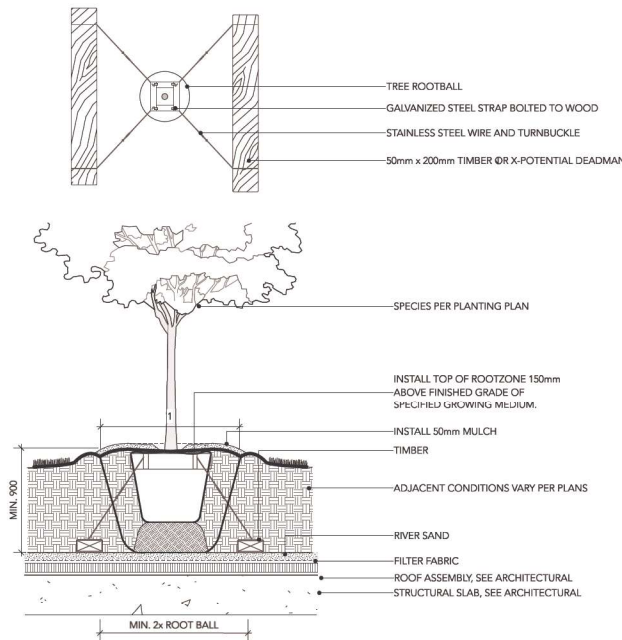


MULTI-FAMILY  
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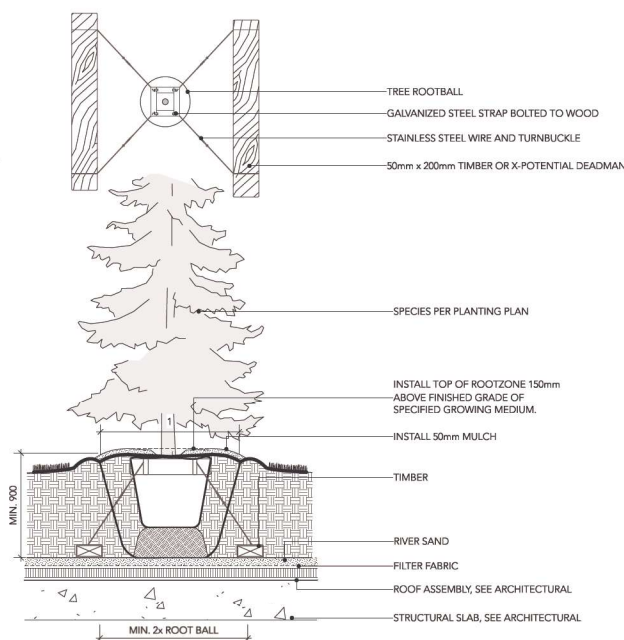
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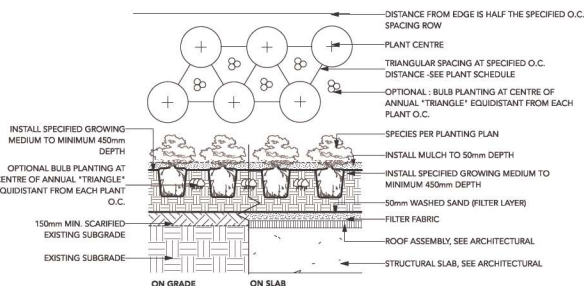
PLANTING PLAN -  
ROOF



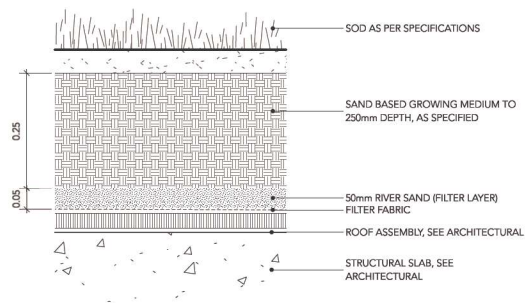
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)  
Scale: 1:20



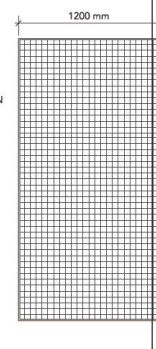
3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)  
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)  
Scale: 1:25

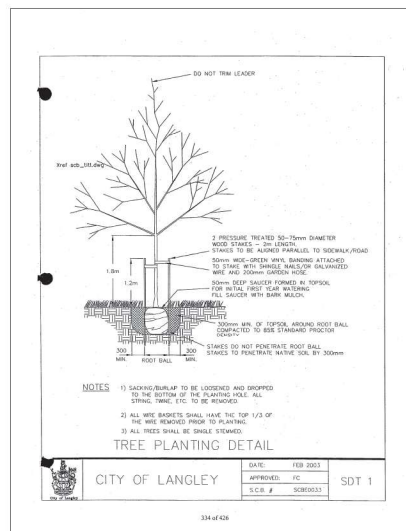
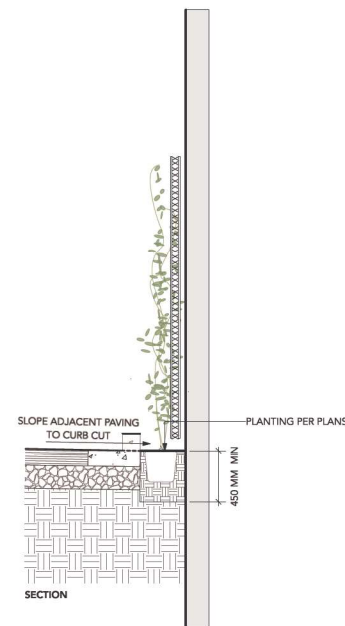


4 SOD LAWN ON SLAB  
Scale: 1:5



GREEN SCREEN WALL-MOUNT  
4'0" X 8'0" PANELS WITH FRAME  
BY: GREENSCREEN  
(1.800.450.3494)

5 GREEN SCREEN  
Scale: 1:20



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### REVISIONS



## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN

Drawn: DS/MGC

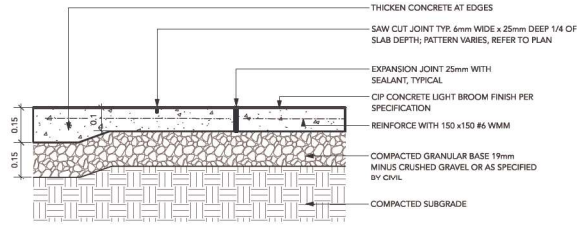
Reviewed: DS

Project No. 23-019

### DETAILS - SOFTSCAPE

L3.0

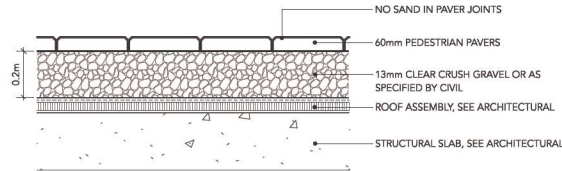
PAVING TYPE: COLOURED CONCRETE (AT CORNER NODE)  
COLOUR: LITE GRAY  
SUPPLIER: DAVIS COLORS (923-265-8323)



- NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
  2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE PAVING  
Scale: 1:10

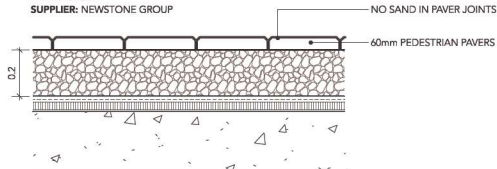
PAVER TYPE (FEATURE PAVING): DORADO SERIES  
DIMENSIONS: 6" X 6" x 2 3/8" (151mm x 151mm x 60mm), 6" X 12" x 2 3/8" (151mm x 304mm x 60mm)  
COLOUR: CHARCOAL  
PATTERN: 1/3 OFFSET RUNNER BOND  
SUPPLIER: NEWSTONE GROUP (1.604.332.4030)



NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

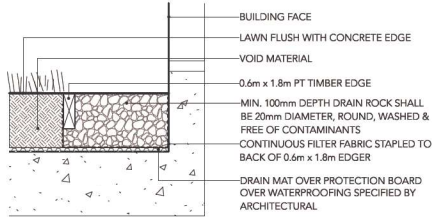
2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)  
Scale: 1:10

PAVER TYPE: MANHATTAN VIBROPRESTED SLABS  
DIMENSIONS: 454 mm x 454 mm x 50.8 mm  
COLOUR: NATURAL  
PATTERN: GRID  
SUPPLIER: NEWSTONE GROUP

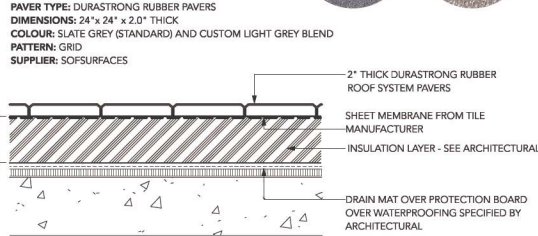


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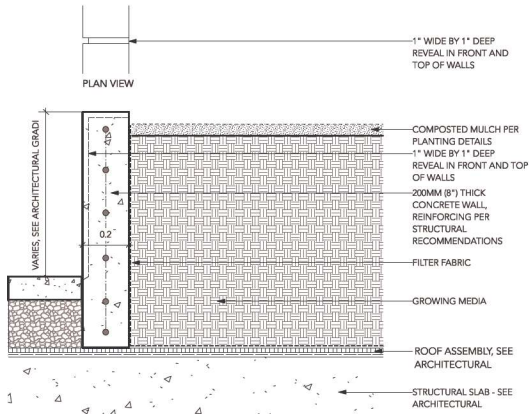
3 PATIO UNIT PAVERS ON SLAB (TYPICAL)  
Scale: 1:10



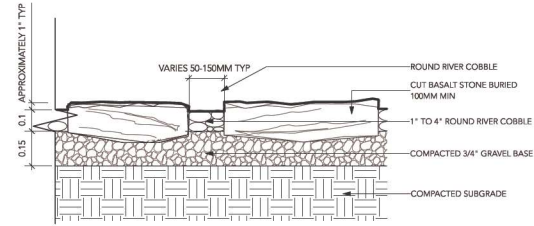
4 GRAVEL DRAIN STRIP - ON SLAB  
Scale: 1:10



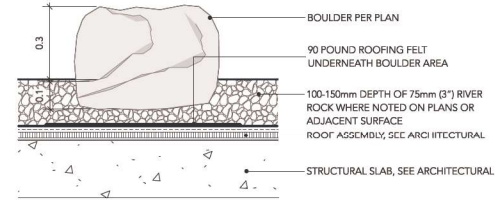
5 RUBBER ROOF PAVERS  
Scale: 1:10



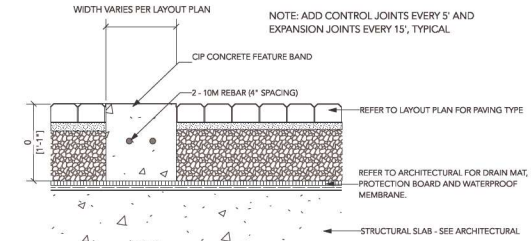
6 TYPICAL CIP CONCRETE WALL ON SLAB  
Scale: 1:10



7 STEP STONES IN RIVER COBBLE  
Scale: 1:10

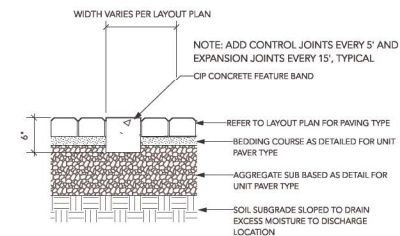


8 LANDSCAPE BOULDER ON SLAB  
Scale: 1:10



NOTE:  
NO CHAMFERS ON CONCRETE BAND

9 CONCRETE BAND (SLAB)  
Scale: 1:10



NOTE:  
NO CHAMFERS ON CONCRETE BAND

10 CONCRETE BAND (GRADE)  
Scale: 1:10

## David Stoyko Landscape Architect

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VANCOUVER BC V6M 1R3  
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REVISIONS



## MULTI-FAMILY DEVELOPMENT

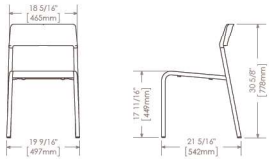
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
Drawn: MGC/DS/EG  
Reviewed: DS  
Project No. 23-019

## DETAILS - HARDSCAPE

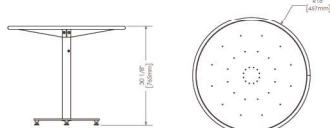
L3.1





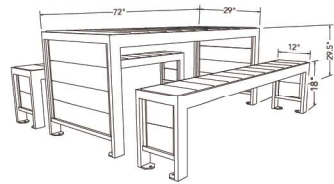
**FORO SERIES MCH-1700-00001 CHAIRS**  
COLOUR: STANDARD SILVER  
SUPPLIER: MAGLIN SITE FURNISHINGS

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



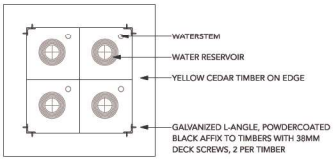
**FORO SERIES MTB-1700-00746 36\"**

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

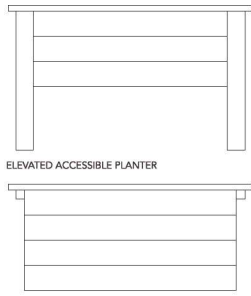


**URBAN FARM HARVEST PICNIC TABLE**  
COLOUR: SILVER / GREY  
SUPPLIER: WISHBONE (604-626-0476)

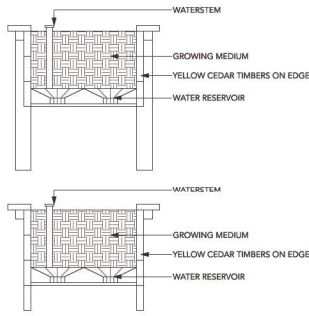
**3 ROOF TOP HARVEST TABLE**  
Scale: NTS



PLAN

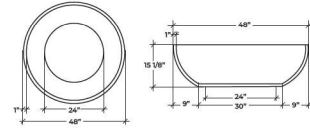


SIDE ELEVATION



CROSS SECTION

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

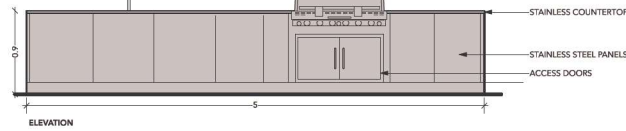


**MODEL: QUADRA 48 GAS WITH 50K HPC BURNER**  
W/ PUSH BUTTON IGNITOR AND AUTO-SHUT OFF  
COLOUR: MOONLIGHT  
WITH CERAMIC RIVER ROCK  
BY: DREAM CAST. (1-604-278-4939)

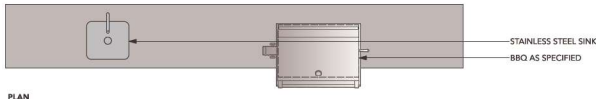
**NOTE: REFER TO MECHANICAL AND ELECTRICAL FOR CONNECTIONS**

**5 FIRE PIT**  
Scale: NTS

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



ELEVATION



PLAN

**NOTE:**  
1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBEQUE CONNECTION.  
2. BARBEQUE 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 BARBEQUE ELEMENTS.

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



**MODEL: ADIRONDACK CHAIR (CURVED)**  
SUPPLIER: LOLL DESIGNS  
COLOUR: TBD  
SUPPLIER: VANCOUVER SPECIAL (604-568-3673)

**7 ADIRONDACK CHAIRS**  
Scale: N.T.S.

## 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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REVISIONS	

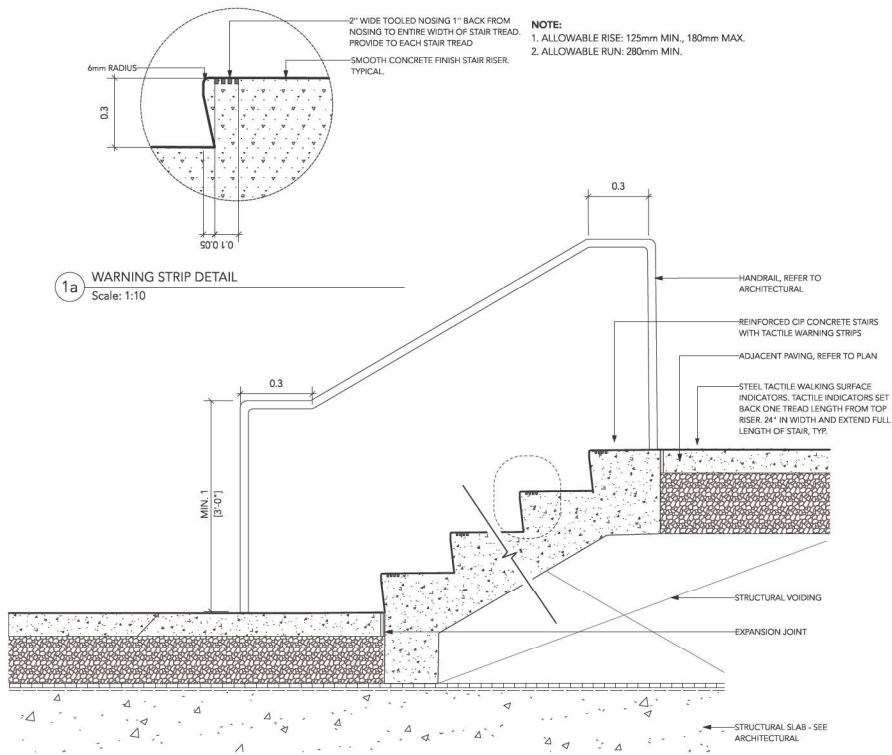


## MULTI-FAMILY DEVELOPMENT

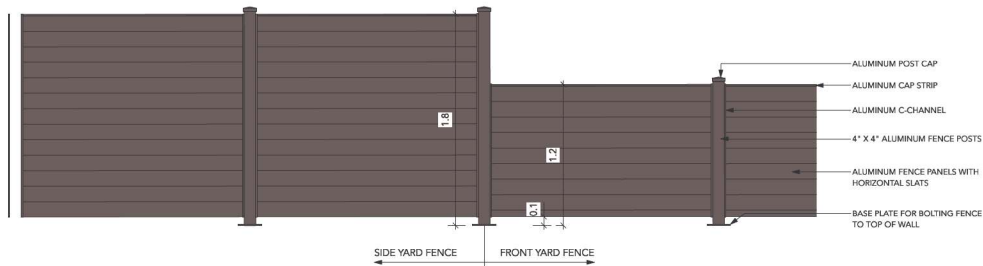
20256-58, 20264, 20272 54A Avenue  
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Scale:	AS SHOWN
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## DETAILS - FURNISHINGS



**1 CIP STAIR ON SLAB**  
Scale: 1:10

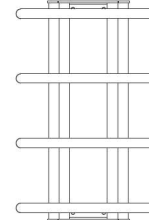


**2 SIDE YARD / FRONT YARD FENCE**  
Scale: 1:20

- FENCE 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 GAPPED 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

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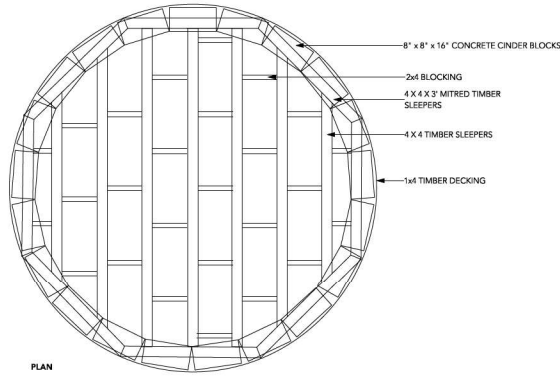
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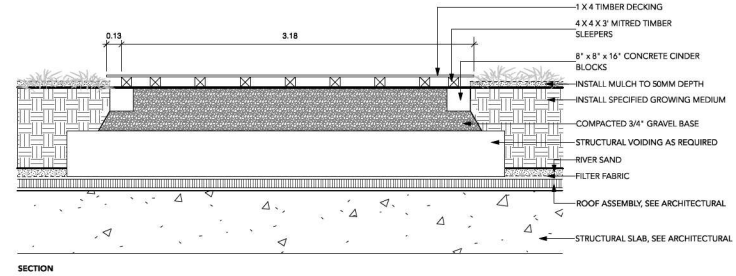
## DETAILS - FURNISHINGS



1a TIMBER DECKING - PLAN  
Scale: 1:20



1b TIMBER DECKING - FRAMING PLAN  
Scale: 1:20

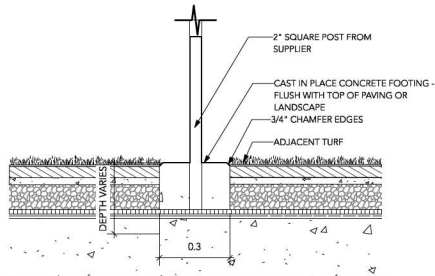


**TIMBER NOTES:**  
1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES  
2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.  
3. ALL EXPOSED WOOD TO BE SMOOTH AND CRISTAL CLEAR.  
4. ALL CUTS TO BE SQUARE AND CLEAN.  
5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.  
6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.

1c TIMBER DECKING  
Scale: 1:20



**PET WASTE BAGS & STATIONS**  
Sudden Fun Recreation Equipment Ltd.  
**Accessories & Specifications:**  
100% Oxo-biodegradable bags  
Bag Dispenser  
7ft. Post  
11 Gallon Locking Can (Gladiator) OR  
10 Gallon Can with Lid (Senity)  
Hardware  
Sign  
Sign Bracket  
50 Can Liners  
400 Waste Bags  
Colour: Green



2 PET WASTE STATION AND ANCHORING DETAILS  
Scale: 1:10



**MODEL:** WESTERN RED CEDAR GRAND GARDEN CHALET  
**MANUFACTURER:** OUTDOOR LIVING TODAY (888-658-1658)  
**SIZE:** 3'X6'  
**MATERIAL:** WESTERN RED CEDAR, PAINTED (COLOUR TBD)  
**SUPPLIER:** THE HOME DEPOT (1-800-608-1423) OR APPROVED ALTERNATE

3 COMMUNITY GARDEN STORAGE SHED  
Scale: NTS

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### REVISIONS



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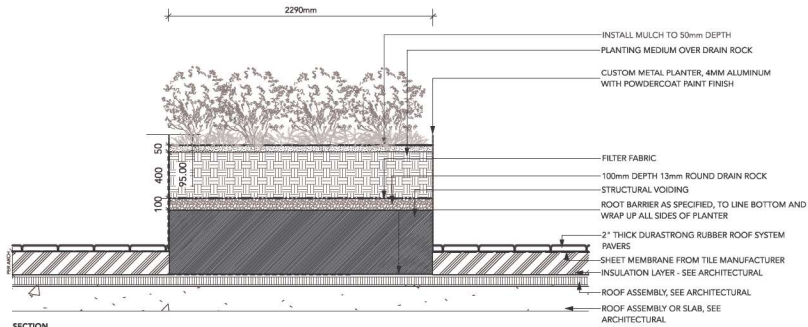
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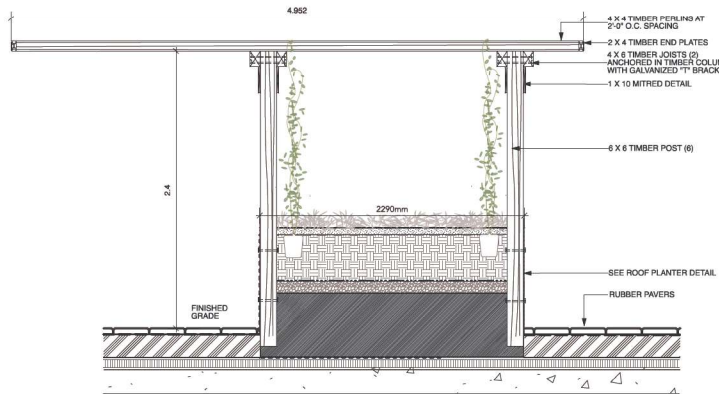
### DETAILS - FURNISHINGS

L3.4





SECTION  
1 ROOF PLANTER AT RUBBER PAVING  
Scale: 1:20



SECTION  
2 ROOF PLANTER/TRELLIS  
Scale: 1:20

- TIMBER NOTES:**
1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
  2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.
  3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
  4. ALL CUTS TO BE SQUARE AND CLEAN.
  5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.
  6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.



HUTCH BACKLESS BENCH  
COLOUR : SAND / BROWN SLATE  
LENGTH: 5 FT  
SUPPLIER: WISHBONE (604-626-0476)

3 HUTCH BACKLESS BENCH BY WISHBONE  
Scale: 1:10



LOLLYGAGGER HDPE RECTANGLE  
OUTDOOR COCKTAIL TABLE  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

4 COFFEE TABLE  
Scale: NTS



LOLLYGAGGER HDPE OUTDOOR LOUNGE CHAIR  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

5 LOUNGE CHAIR  
Scale: NTS



LOLLYGAGGER HDPE OUTDOOR SOFA  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

6 SOFA  
Scale: NTS

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## MULTI-FAMILY DEVELOPMENT

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## DETAILS - FURNISHINGS

David Stoyko  
Landscape Architect

2586 6TH AVENUE EAST  
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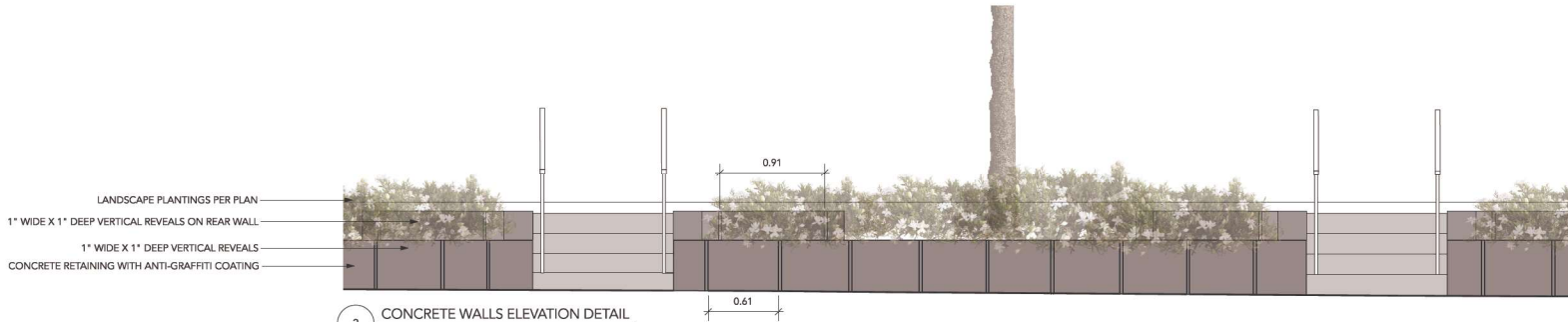
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DETAILS - RETAINING  
WALLS

L3.6



1 CONCRETE WALLS ELEVATION  
Scale: 1:75



2 CONCRETE WALLS ELEVATION DETAIL  
Scale: 1:20



3 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