THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101013

This Permit is issued this 15th day of December, 2025 to:

1. Name: Apcon 204 Project Ltd.

   Address: 364, 8158 - 128 Street
   Surrey, BC V3W 1R1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lots 2 & 3 Section 14 Township 8 New Westminster District Plan 72210

   CIVIC ADDRESS: 7042 and 7058 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

   a. Building plans being in substantial compliance with Schedule “A”; and
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.

   Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS 15TH DAY OF DECEMBER, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED TOWNHOUSE DEVELOPMENT

"APCON GORDON ESTATE"

PROJECT INFO

LEGAL DESCRIPTION:
LOTS 2 AND 3 SECTION 14 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 72210

CIVIC ADDRESS:
7042, 7058, 204 STREET, LANGLEY,BC

37 TOWNHOUSE DEVELOPMENT

ZONING INFORMATION:

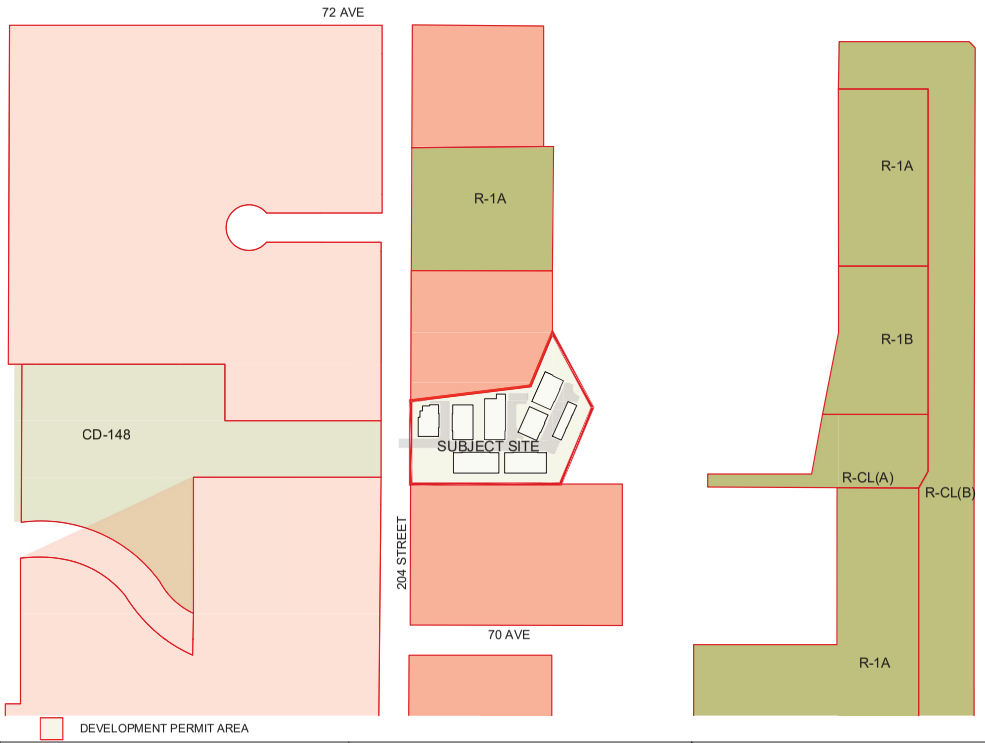
ZONE:

EXISTING:	SR-2
PROPOSED:	CD- 115

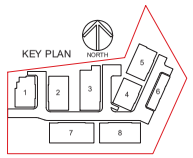
LOT AREA:

SITE AREA	86, 810 SQFT

CONTEXT PLAN



NOTES:



NOT FOR CONSTRUCTION

2025-12-02	H	
	G	
	F	
	E	
2023-11-28	D	REVISED AS PER CITY COMMENTS
2023-10-12	C	REVISED AS PER CITY COMMENTS
2023-09-28	B	REVISED AS PER CITY COMMENTS
2021-09-28	A	ISSUED FOR BP

ATELIER PACIFIC ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C. CANADA V6X 2W9
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GROUP 161
DP ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DEMBEK ARCHITECTS

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:
TOWNHOUSE DEVELOPMENT
7050-204 AVENUE, LANGLEY, BC

CLIENT:
APCON GROUP

SCHEDULE A

DRAWN:	RB
CHECKED:	JA
SCALE:	AS NOTED
JOB NO:	22104
DATE:	11 / 2024

SHEET TITLE:
COVER SHEET

DRAWING No.: **A001** **D**

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PROJECT DIRECTORY

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curtis.vanhove@hyengineering.com

LANDSCAPE ARCHITECT:
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BMAC TECHNOLOGIES AND CONSULTANT
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ABLE GEOTECHNICAL LTD.
15580 79A AVENUE, SURREY, BC
CONTACT: TEGBIR S. BAJWA
T 778-995-2404 tegbir@ablegeo.com

DRAWINGS LIST

A-001	COVER SHEET
A-002	PROJECT DATA
A-100	SITE PLAN
A-200 TO A-207	BUILDING FLOOR PLANS
A-220 TO A-231	UNIT FLOOR PLAN
A-300 TO A-307	ELEVATIONS
A-400 TO A-407	SECTIONS

PROJECT DATA

CIVIC ADDRESS:7042,7058 -204 TH STREET, LANGLEY BC								
LEGAL DESCRIPTION	LOTS 2 AND 3 SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 72210							
SITE								
GROSS SITE AREA		8064.64 SQM	86,810.00 Sq.Ft.					
NET SITE AREA								
ZONING								
EXISTING	SR-2							
PROPOSED	CD - 115							
SITE COVERAGE								
PROVIDED				33%				
UPH								
ALLOWED				74				
PROVIDED				37				
FAR				0.78				
AREA CALCULATION(EXCLUDING GARAGES)								
UNIT TYPE	**LVL1**	**GARAGE**	**LVL 2**	**LVL 3**	**ROOF**	**UNIT AREA**	**NO. OF UNITS**	**TOTAL AREA**
TYPE A1	379.20 Sq.Ft.	407.76 Sq.Ft.	715.31 Sq.Ft.	762.19 Sq.Ft.	68.73 Sq.Ft.	1,925.43 Sq.Ft.	7	13,478.01 Sq.Ft.
TYPE A1a	379.20 Sq.Ft.	407.76 Sq.Ft.	715.31 Sq.Ft.	762.19 Sq.Ft.	68.73 Sq.Ft.	1,925.43 Sq.Ft.	2	3,850.86 Sq.Ft.
TYPE B1	190.10 Sq.Ft.	437.88 Sq.Ft.	716.51 Sq.Ft.	724.49 Sq.Ft.	68.73 Sq.Ft.	1,699.83 Sq.Ft.	12	20,397.96 Sq.Ft.
TYPE B2	386.90 Sq.Ft.	421.97 Sq.Ft.	716.53 Sq.Ft.	724.69 Sq.Ft.	68.73 Sq.Ft.	1,896.85 Sq.Ft.	5	9,484.25 Sq.Ft.
TYPE B3	386.90 Sq.Ft.	421.97 Sq.Ft.	716.53 Sq.Ft.	731.52 Sq.Ft.	68.73 Sq.Ft.	1,903.68 Sq.Ft.	2	3,807.36 Sq.Ft.
TYPE B4	190.10 Sq.Ft.	437.95 Sq.Ft.	716.53 Sq.Ft.	737.76 Sq.Ft.	68.73 Sq.Ft.	1,713.12 Sq.Ft.	1	1,713.12 Sq.Ft.
TYPE C1	372.85 Sq.Ft.	408.83 Sq.Ft.	756.93 Sq.Ft.	782.23 Sq.Ft.	68.73 Sq.Ft.	1,980.74 Sq.Ft.	1	1,980.74 Sq.Ft.
TYPE D1	221.79 Sq.Ft.	480.20 Sq.Ft.	706.20 Sq.Ft.	720.57 Sq.Ft.	68.73 Sq.Ft.	1,717.29 Sq.Ft.	1	1,717.29 Sq.Ft.
TYPE E1	349.07 Sq.Ft.	408.90 Sq.Ft.	726.99 Sq.Ft.	748.97 Sq.Ft.	68.73 Sq.Ft.	1,893.76 Sq.Ft.	1	1,893.76 Sq.Ft.
TYPE E2	379.34 Sq.Ft.	408.37 Sq.Ft.	727.02 Sq.Ft.	749.02 Sq.Ft.	68.73 Sq.Ft.	1,924.11 Sq.Ft.	1	1,924.11 Sq.Ft.
TYPE F1	589.15 Sq.Ft.	413.03 Sq.Ft.	866.56 Sq.Ft.	891.85 Sq.Ft.	68.73 Sq.Ft.	2,416.29 Sq.Ft.	1	2,416.29 Sq.Ft.
TYPE F2	602.75 Sq.Ft.	410.50 Sq.Ft.	833.22 Sq.Ft.	858.59 Sq.Ft.	68.73 Sq.Ft.	2,363.29 Sq.Ft.	1	2,363.29 Sq.Ft.
TYPE G1	406.62 Sq.Ft.	511.83 Sq.Ft.	942.81 Sq.Ft.	0.00 Sq.Ft.	110.78 Sq.Ft.	1,460.21 Sq.Ft.	2	2,920.42 Sq.Ft.
							37	**67,947.46 Sq.Ft.**
OUTDOOR AMENITY CALCULATION								
AS/SECTION 111.5 PER TOWNHOUSE	86.11 Sq.Ft.	8.00 SQM						
TOTAL NO. OF UNITS	37							
TOTAL AMENITY AREA REQUIRED	3,186.07 Sq.Ft.	295.99 SQM						
TOTAL AMENITY SPACE PROVIDED	**4,262.00 Sq.Ft.**	**395.94 SQM**						
OFF STREET PARKING REQUIREMENTS								
RESIDENTIAL PARKING	**REQUIRED**	**PROVIDED**						
Parallel Garage-23 units-2 per unit	46	**46**						
Tandem Garage-14 units-2.3 per unit	32	28						
On grade parking for Tandem		4						
Total Provided for Tandem unit	32	**32**						
VISITOR CAR PARK								
SECTION 107.3 (1 SPACE PER 5 DWELLING UNITS)	7.4	**7**						
SET BACKS								
NORTH	2.00 M	6.56 '						
SOUTH	7.50 M	24.60 '						
EAST	6.00 M	19.68 '						
WEST(FROM 204 ST)	5.00 M	16.40 '						

NOTES:

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	H	
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2025-12-02	D	REVISED AS PER CITY COMMENTS
2021-11-26	C	REVISED AS PER CITY COMMENTS
2021-12-12	B	REVISED AS PER CITY COMMENTS
2021-09-28	A	ISSUED FOR BP

ATELIER PACIFIC ARCHITECTURE INC.

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PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

DRAWN:	RB
CHECKED:	JA
SCALE:	AS NOTED
JOB NO:	22104
DATE:	11 / 2024

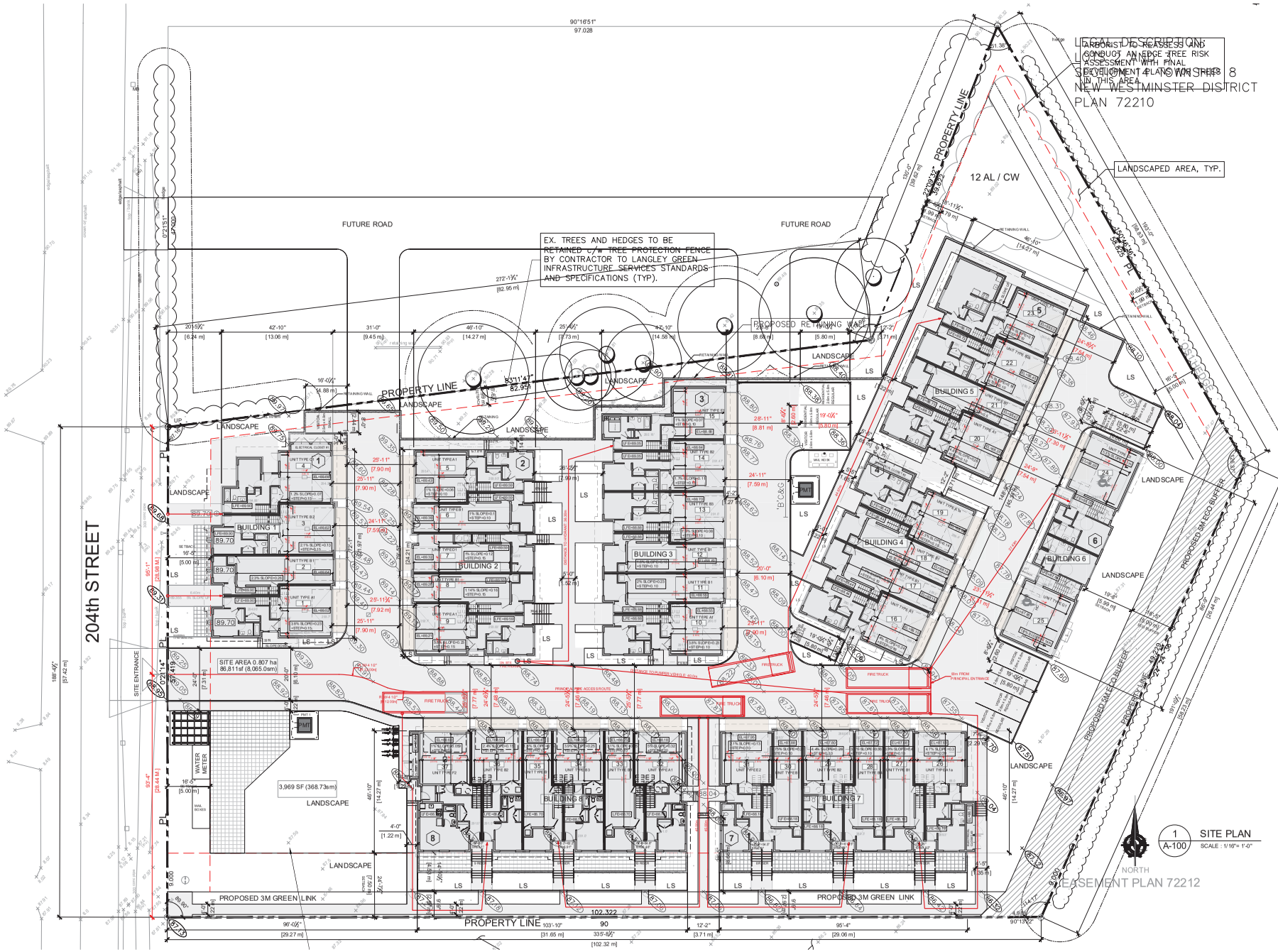
SHEET TITLE:

PROJECT DATA

DRAWING No.

A002 **D**

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1 / A-100 SITE PLAN
SCALE : 1/16" = 1'-0"

NOTES:

LANGLEY GREEN ARBORIST TO REASSESS AND CONDUCT AN EDGE TREE RISK ASSESSMENT WITH FINAL DEVELOPMENT PLANS FOR THIS SECTION OF THE SITE IN THIS AREA

LOT 8 SECTION 8 NEW WESTMINSTER DISTRICT PLAN 72210

NOT FOR CONSTRUCTION

	H	
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	E	
2025-12-02	D	REVISED AS PER CITY COMMENTS
2025-11-26	C	REVISED AS PER CITY COMMENTS
2025-10-02	B	REVISED AS PER CITY COMMENTS
2025-09-26	A	ISSUED FOR BP

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PROJECT:
TOWNHOUSE DEVELOPMENT
7050-204 AVENUE, LANGLEY, BC

CLIENT:
APCON GROUP

DRAWN:	RB
CHECKED:	JA
SCALE:	AS NOTED
JOB NO:	22104
DATE:	MAY 2025

SHEET TITLE:
SITE PLAN

DRAWING No.: **A100** **D**

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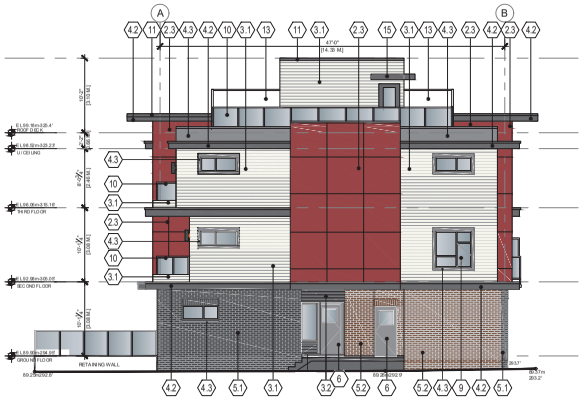
1 - BUILDING 1 - EAST ELEVATION
SCALE: 1/8"= 1'-0"



3 - BUILDING 1 - NORTH ELEVATION
SCALE: 1/8"= 1'-0"



2 - BUILDING 1 - WEST ELEVATION
SCALE: 1/8"= 1'-0"

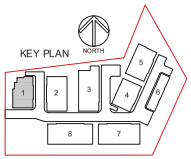


4 - BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

SCHEDULE OF FINISHES:			
1 SAGIWALL COLOR: HAZEL OAK	2.4 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3 CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER	10 ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE
2.1 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE	3.1 HARDIE PLANK COLOR: ARCTIC WHITE	5.1 ENDICOTT THIN FACE BRICK COLOR: MANGANESE IRON SPOT	11 METAL FLASHING COLOR: GRAY
2.2 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE	3.2 HARDIE PLANK COLOR: AGED PEWTER	5.2 ENDICOTT THIN FACE BRICK COLOR: BURGUNDY BLEND	12 VENTED VINYL SOFFIT COLOR: WHITE
2.3 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRY LANE RED	4.1 CEMENTITIOUS FASCIA & TRIM COLOR: BM ONYX 2133-10	6 WOOD DOOR	13 PRIVACY SCREEN SYSTEM - ALUMINUM W/ OPAQUE GLAZING COLOR: WHITE
	4.2 CEMENTITIOUS FASCIA & TRIM COLOR: IRON GRAY	7 METAL OVERHEAD GARAGE DOOR	14 VINYL SLIDING DOOR COLOR: BLACK
		8 HOLLOW METAL SERVICE DOOR	15 DOOR CANOPY COLOR: AGED PEWTER
		9 VINYL WINDOW COLOR: BLACK	

NOTES:

KEY PLAN



NOT FOR CONSTRUCTION

2025-12-02	G	REVISED AS PER CITY COMMENTS
2025-11-26	F	REVISED AS PER CITY COMMENTS
2025-10-17	E	REVISED AS PER CITY COMMENTS
2024-09-26	D	REVISED AS PER CITY COMMENTS
2021-09-28	C	REVISED AS PER CITY COMMENTS
2021-03-12	B	REVISED AS PER CITY COMMENTS
2021-03-09	A	ISSUED FOR BP

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PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

DRAWN: RB
CHECKED: JA
SCALE: AS NOTED
JOB NO: 22104
DATE: 11 / 2024

SHEET TITLE:

ELEVATIONS
BUILDING 1

DRAWING No.: **A300** **D**

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NOTES:



1 BUILDING 2 - EAST ELEVATION
SCALE : 1/8"= 1'-0"



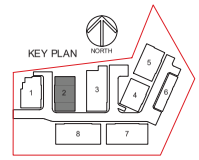
3 BUILDING 2 - NORTH ELEVATION
SCALE : 1/8"= 1'-0"



2 BUILDING 2 - WEST ELEVATION
SCALE : 1/8"= 1'-0"



4 BUILDING 2 - SOUTH ELEVATION
SCALE : 1/8"= 1'-0"



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	F	
	E	
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2025-10-17	B	REVISED AS PER CITY COMMENTS
2025-09-29	A	ISSUED FOR BP

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PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

SCHEDULE OF FINISHES:

1	SAGIWALL COLOR: HAZEL OAK	2.4	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3	CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER	10	ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE
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				8	HOLLOW METAL SERVICE DOOR	15	DOOR CANOPY COLOR: AGED PEWTER
				9	VINYL WINDOW COLOR: BLACK		

DRAWN:	RB
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SCALE:	AS NOTED
JOB NO:	22104
DATE:	11 / 2024

SHEET TITLE:

ELEVATIONS
BUILDING 2

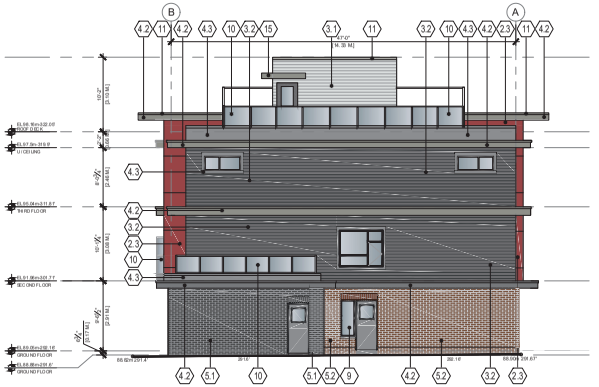
DRAWING No.: **A301** **D**

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NOTES:



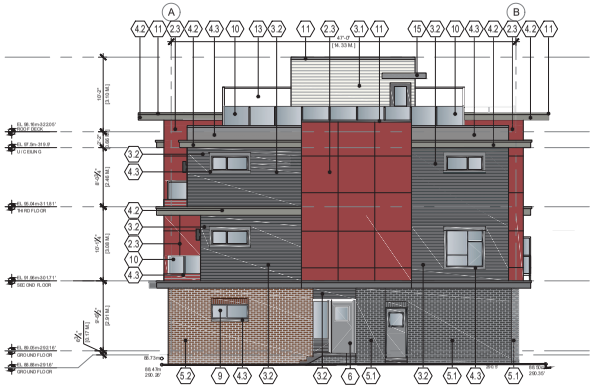
1 BUILDING 3 - EAST ELEVATION
SCALE: 1/8"= 1'-0"



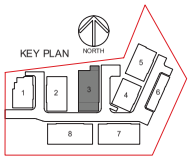
3 BUILDING 3 - NORTH ELEVATION
SCALE: 1/8"= 1'-0"



2 BUILDING 3 - WEST ELEVATION
SCALE: 1/8"= 1'-0"



4 BUILDING 3 - SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



SCHEDULE OF FINISHES:					
1 SAGIWALL COLOR: HAZEL OAK	2.4 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3 CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER	10 ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE
2.1 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE	3.1 HARDIE PLANK COLOR: ARCTIC WHITE	5.1 ENDICOTT THIN FACE BRICK COLOR: MANGANESE IRON SPOT	11 METAL FLASHING COLOR: GRAY
2.2 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE	3.2 HARDIE PLANK COLOR: AGED PEWTER	5.2 ENDICOTT THIN FACE BRICK COLOR: BURGUNDY BLEND	12 VENTED VINYL SOFFIT COLOR: WHITE
2.3 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRY LANE RED	4.1 CEMENTITIOUS FASCIA & TRIM COLOR: BM ONYX 2133-10	6 WOOD DOOR	13 PRIVACY SCREEN SYSTEM - ALUMINUM W/ OPAQUE GLAZING COLOR: WHITE
	4.2 CEMENTITIOUS FASCIA & TRIM COLOR: IRON GRAY	7 METAL OVERHEAD GARAGE DOOR	14 VINYL SLIDING DOOR COLOR: BLACK
		8 HOLLOW METAL SERVICE DOOR	15 DOOR CANOPY COLOR: AGED PEWTER
		9 VINYL WINDOW COLOR: BLACK	

NOT FOR CONSTRUCTION

2025-12-02	G	REVISED AS PER CITY COMMENTS
2025-11-26	F	REVISED AS PER CITY COMMENTS
2025-10-17	E	REVISED AS PER CITY COMMENTS
2025-09-29	D	ISSUED FOR BP

ATELIER PACIFIC ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C. CANADA V6X 2W9
T (604)284-5184 F (604)284-5131
info@group161.com

GROUP 161
DP ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DEMBEK ARCHITECTS

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

DRAWN: RB
CHECKED: JA
SCALE: AS NOTED
JOB NO: 22104
DATE: 11 / 2024

SHEET TITLE:

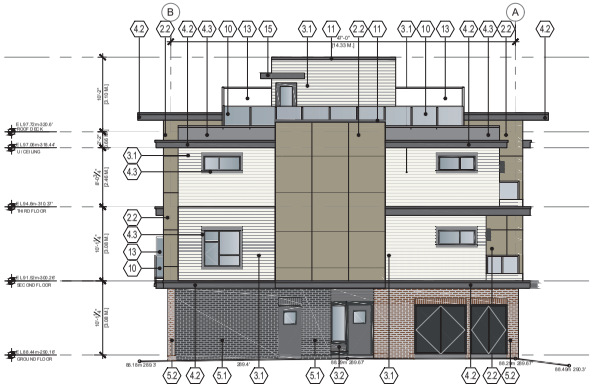
ELEVATIONS
BUILDING 3

DRAWING No.: **A302** **D**

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1 BUILDING 4 - EAST ELEVATION
SCALE : 1/8"= 1'-0"



3 BUILDING 4 - NORTH ELEVATION
SCALE : 1/8"= 1'-0"



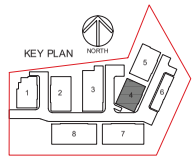
2 BUILDING 4 - WEST ELEVATION
SCALE : 1/8"= 1'-0"



4 BUILDING 4 - SOUTH ELEVATION
SCALE : 1/8"= 1'-0"

SCHEDULE OF FINISHES:			
1 SAGIWALL COLOR: HAZEL OAK	2.4 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3 CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER	10 ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE
2.1 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE	3.1 HARDIE PLANK COLOR: ARCTIC WHITE	5.1 ENDICOTT THIN FACE BRICK COLOR: MANGANESE IRON SPOT	11 METAL FLASHING COLOR: GRAY
2.2 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE	3.2 HARDIE PLANK COLOR: AGED PEWTER	5.2 ENDICOTT THIN FACE BRICK COLOR: BURGUNDY BLEND	12 VENTED VINYL SOFFIT COLOR: WHITE
2.3 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRY LANE RED	4.1 CEMENTITIOUS FASCIA & TRIM COLOR: BM ONYX 2133-10	6 WOOD DOOR	13 PRIVACY SCREEN SYSTEM - ALUMINUM W/ OPAQUE GLAZING COLOR: WHITE
	4.2 CEMENTITIOUS FASCIA & TRIM COLOR: IRON GRAY	7 METAL OVERHEAD GARAGE DOOR	14 VINYL SLIDING DOOR COLOR: BLACK
		8 HOLLOW METAL SERVICE DOOR	15 DOOR CANOPY COLOR: AGED PEWTER
		9 VINYL WINDOW COLOR: BLACK	

NOTES:



NOT FOR CONSTRUCTION

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	G	
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	E	
2025-12-02	D	REVISED AS PER CITY COMMENTS
2025-11-26	C	REVISED AS PER CITY COMMENTS
2025-10-17	B	REVISED AS PER CITY COMMENTS
2025-09-29	A	ISSUED FOR BP

ATELIER PACIFIC ARCHITECTURE INC.
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PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

DRAWN:	RB
CHECKED:	JA
SCALE:	AS NOTED
JOB NO:	22104
DATE:	11 / 2024

SHEET TITLE:

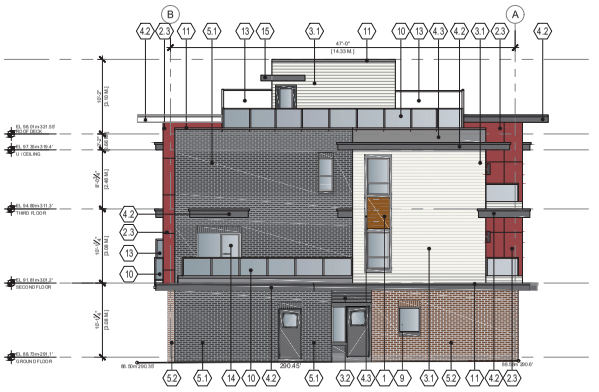
ELEVATIONS
BUILDING 4

DRAWING No.: **A303** **D**

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1 BUILDING 5 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 5 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



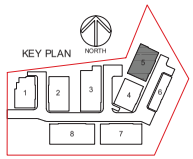
2 BUILDING 5 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 5 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES:			
1 SAGIWALL COLOR: HAZEL OAK	2.4 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3 CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER	10 ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE
2.1 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE	3.1 HARDIE PLANK COLOR: ARCTIC WHITE	5.1 ENDICOTT THIN FACE BRICK COLOR: MANGANESE IRON SPOT	11 METAL FLASHING COLOR: GRAY
2.2 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE	3.2 HARDIE PLANK COLOR: AGED PEWTER	5.2 ENDICOTT THIN FACE BRICK COLOR: BURGUNDY BLEND	12 VENTED VINYL SOFFIT COLOR: WHITE
2.3 SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRY LANE RED	4.1 CEMENTITIOUS FASCIA & TRIM COLOR: BM ONYX 2133-10	6 WOOD DOOR	13 PRIVACY SCREEN SYSTEM - ALUMINUM W/ OPAQUE GLAZING COLOR: WHITE
	4.2 CEMENTITIOUS FASCIA & TRIM COLOR: IRON GRAY	7 METAL OVERHEAD GARAGE DOOR	14 VINYL SLIDING DOOR COLOR: BLACK
		8 HOLLOW METAL SERVICE DOOR	15 DOOR CANOPY COLOR: AGED PEWTER
		9 VINYL WINDOW COLOR: BLACK	

NOTES:



NOT FOR CONSTRUCTION

2025-12-02	G	REVISED AS PER CITY COMMENTS
2025-11-26	F	REVISED AS PER CITY COMMENTS
2025-10-22	E	REVISED AS PER CITY COMMENTS
2025-09-29	D	ISSUED FOR BP

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PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

DRAWN: RB
CHECKED: JA
SCALE: AS NOTED
JOB NO: 22104
DATE: 11 / 2024

SHEET TITLE:

ELEVATIONS
BUILDING 5

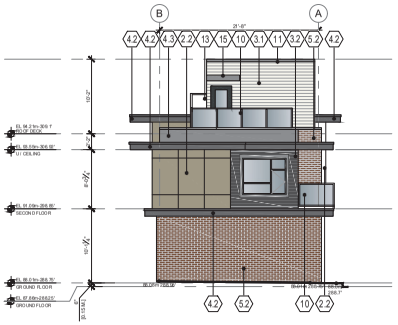
DRAWING No.

A304 **D**

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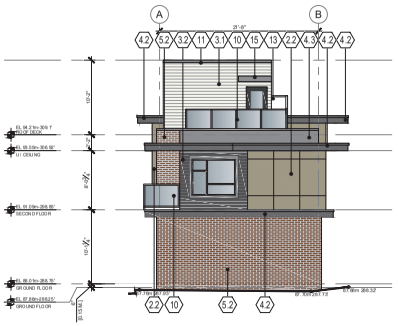
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SCALE : 1/8"= 1'-0"



3 BUILDING 6 - NORTH ELEVATION
SCALE: 1/8"= 1'-0"

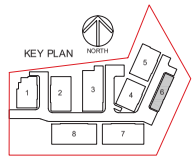


2 BUILDING 6 - WEST ELEVATION
SCALE : 1/8"= 1'-0"



4 BUILDING 6 - SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

NOTES:



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	E	
2025-12-02	D	REVISED AS PER CITY COMMENTS
2025-11-26	C	REVISED AS PER CITY COMMENTS
2025-10-22	B	REVISED AS PER CITY COMMENTS
2025-09-29	A	ISSUED FOR BP

ATELIER PACIFIC ARCHITECTURE INC.
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GROUP 161
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PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

SCHEDULE OF FINISHES:

1	SAGIWALL COLOR: HAZEL OAK	2.4	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3	CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER	10	ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE
2.1	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE	3.1	HARDIE PLANK COLOR: ARCTIC WHITE	5.1	ENDICOTT THIN FACE BRICK COLOR: MANGANESE IRON SPOT	11	METAL FLASHING COLOR: GRAY
2.2	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE	3.2	HARDIE PLANK COLOR: AGED PEWTER	5.2	ENDICOTT THIN FACE BRICK COLOR: BURGUNDY BLEND	12	VENTED VINYL SOFFIT COLOR: WHITE
2.3	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRY LANE RED	4.1	CEMENTITIOUS FASCIA & TRIM COLOR: BM ONYX 2133-10	6	WOOD DOOR	13	PRIVACY SCREEN SYSTEM - ALUMINUM W/ OPAQUE GLAZING COLOR: WHITE
		4.2	CEMENTITIOUS FASCIA & TRIM COLOR: IRON GRAY	7	METAL OVERHEAD GARAGE DOOR	14	VINYL SLIDING DOOR COLOR: BLACK
				8	HOLLOW METAL SERVICE DOOR	15	DOOR CANOPY COLOR: AGED PEWTER
				9	VINYL WINDOW COLOR: BLACK		

DRAWN:	RB
CHECKED:	JA
SCALE:	AS NOTED
JOB NO:	22104
DATE:	11 / 2024

SHEET TITLE:

ELEVATIONS
BUILDING 6

DRAWING No.: **A305** **D**

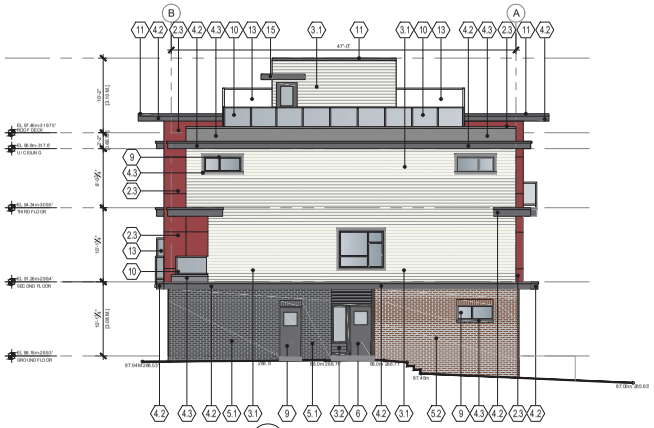
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1 BUILDING 7 - EAST ELEVATION
SCALE : 1/8"= 1'-0"



3 BUILDING 7 - NORTH ELEVATION
SCALE : 1/8"= 1'-0"



2 BUILDING 7 - WEST ELEVATION
SCALE : 1/8"= 1'-0"

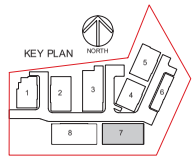


4 BUILDING 7 - SOUTH ELEVATION
SCALE : 1/8"= 1'-0"

SCHEDULE OF FINISHES:

1	SAGIWALL COLOR: HAZEL OAK	2.4	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3	CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER
2.1	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE	3.1	HARDIE PLANK COLOR: ARCTIC WHITE	5.1	ENDICOTT THIN FACE BRICK COLOR: MANGANESE IRON SPOT
2.2	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE	3.2	HARDIE PLANK COLOR: AGED PEWTER	5.2	ENDICOTT THIN FACE BRICK COLOR: BURGUNDY BLEND
2.3	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRY LANE RED	4.1	CEMENTITIOUS FASCIA & TRIM COLOR: BM ONYX 2133-10	6	WOOD DOOR
		4.2	CEMENTITIOUS FASCIA & TRIM COLOR: IRON GRAY	7	METAL OVERHEAD GARAGE DOOR
				8	HOLLOW METAL SERVICE DOOR
				9	VINYL WINDOW COLOR: BLACK
				10	ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE
				11	METAL FLASHING COLOR: GRAY
				12	VENTED VINYL SOFFIT COLOR: WHITE
				13	PRIVACY SCREEN SYSTEM - ALUMINUM W/ OPAQUE GLAZING COLOR: WHITE
				14	VINYL SLIDING DOOR COLOR: BLACK
				15	DOOR CANOPY COLOR: AGED PEWTER

NOTES:



NOT FOR CONSTRUCTION

2025-12-02	H	
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	E	
2023-11-28	D	REVISED AS PER CITY COMMENTS
2023-11-28	C	REVISED AS PER CITY COMMENTS
2023-12-12	B	REVISED AS PER CITY COMMENTS
2023-09-28	A	ISSUED FOR BP

ATELIER PACIFIC ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C. CANADA V6X 2W9
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PROJECT:

TOWNHOUSE DEVELOPMENT

7050-204 AVENUE, LANGLEY, BC

CLIENT:

APCON GROUP

DRAWN: RB
CHECKED: JA
SCALE: AS NOTED
JOB NO: 22104
DATE: 11 / 2024

SHEET TITLE:

ELEVATIONS
BUILDING 7

DRAWING No.

A306 **D**

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NOTES:



1 BUILDING 8 - EAST ELEVATION
SCALE : 1/8"= 1'-0"



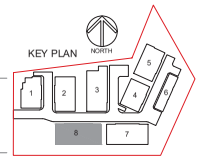
3 BUILDING 8 - NORTH ELEVATION
SCALE : 1/8"= 1'-0"



2 BUILDING 8 - WEST ELEVATION
SCALE : 1/8"= 1'-0"



4 BUILDING 8 - SOUTH ELEVATION
SCALE : 1/8"= 1'-0"



NOT FOR CONSTRUCTION

H	
G	
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D	REVISED AS PER CITY COMMENTS 2025-12-02
C	REVISED AS PER CITY COMMENTS 2023-11-28
B	REVISED AS PER CITY COMMENTS 2023-12-12
A	ISSUED FOR BP 2023-09-28

ATELIER PACIFIC ARCHITECTURE INC.
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PROJECT:
TOWNHOUSE DEVELOPMENT
7050-204 AVENUE, LANGLEY, BC

CLIENT:
APCON GROUP

SCHEDULE OF FINISHES:

1	SAGIWALL COLOR: HAZEL OAK	2.4	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: IRON GRAY	4.3	CEMENTITIOUS FASCIA & TRIM COLOR: AGED PEWTER
2.1	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: ARCTIC WHITE	3.1	HARDIE PLANK COLOR: ARCTIC WHITE	5.1	ENDICOTT THIN FACE BRICK COLOR: MANGANESE IRON SPOT
2.2	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: MONTEREY TAUPE	3.2	HARDIE PLANK COLOR: AGED PEWTER	5.2	ENDICOTT THIN FACE BRICK COLOR: BURGUNDY BLEND
2.3	SMOOTH FINISH HARDIE PANEL SIDING WITH HARDIE REVEAL PANEL SYSTEM VERSION 2.0 COLOR: COUNTRY LANE RED	4.1	CEMENTITIOUS FASCIA & TRIM COLOR: BM ONYX 2133-10	6	WOOD DOOR
		4.2	CEMENTITIOUS FASCIA & TRIM COLOR: IRON GRAY	7	METAL OVERHEAD GARAGE DOOR
				8	HOLLOW METAL SERVICE DOOR
				9	VINYL WINDOW COLOR: BLACK

10	ALUMINUM GUARDRAIL WITH SAFETY GLASS (CLEAR) COLOR: WHITE	11	METAL FLASHING COLOR: GRAY	12	VENTED VINYL SOFFIT COLOR: WHITE
13	PRIVACY SCREEN SYSTEM - ALUMINUM W/ OPAQUE GLAZING COLOR: WHITE	14	VINYL SLIDING DOOR COLOR: BLACK	15	DOOR CANOPY COLOR: AGED PEWTER

DRAWN:	RB
CHECKED:	JA
SCALE:	AS NOTED
JOB NO:	22104
DATE:	11 / 2024

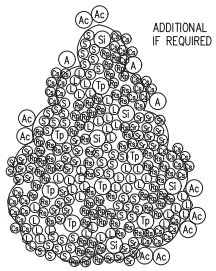
SHEET TITLE:
ELEVATIONS
BUILDING 8

DRAWING No.: **A307** **D**

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PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	ADDITIONAL IF REQUIRED QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES							
(Tp)	THUJA PLICATA	WESTERN RED CEDAR	11	7	2.50 METERS	AS SHOWN	B. & B.
(Si)	PICEA SITCHENSIS	SITKA SPRUCE	8	5	2.50 METERS	AS SHOWN	B. & B.
DECIDUOUS TREES							
(A)	ACER MACROPHYLLUM	BIGLEAF MAPLE	8	3	6 CM. CAL.	AS SHOWN	B. & B.
(Ac)	ACER CIRCINATUM	VINE MAPLE	9	9	6 CM. CAL.	AS SHOWN	B. & B.
SHRUBS							
(Cs)	CORNUS SERICEA	RED OSIER DOGWOOD			#2 POT	AS SHOWN	WELL BRANCHED
(S)	SPIRAEA DOUGLASII	HARDHACK	79		#2 POT	AS SHOWN	WELL BRANCHED
(Sr)	SAMBUCUS RACEMOSA	RED ELDERBERRY	86		#2 POT	AS SHOWN	WELL BRANCHED
(Rp)	RUBUS PARVIFLORUS	THIMBLE BERRY	83		#2 POT	AS SHOWN	WELL BRANCHED
(L)	LONICERA INVOLUCRATA	BLACK TWINBERRY	82		#2 POT	AS SHOWN	WELL BRANCHED
(Rs)	RUBUS SPECTABILIS	SALMONBERRY	71		#2 POT	AS SHOWN	WELL BRANCHED



Planting Criteria and General Planting Guidelines

Planting is to be carried out by a contract landscaper, who is to follow the planting criteria and guidelines included below.

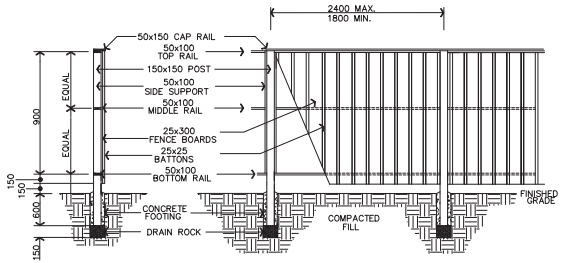
1. All trees must be at least 1.2m tall and shrubs must be #2 pot, unless otherwise specified.
   Plant quantities are to be provided according to approved plant list.
   Planting layout is to achieve a minimum equivalent planting density of 1 plant per square metre. Additional planting is suggested to allow for mortality (~10%).
3. Trees are to be placed such that they will have adequate space as they mature. Shrubs are to be placed at 1m spacing.
4. All plant species must be indigenous. Substitutions may be made upon approval by the Project Landscape Architect.
5. All plants must be of guaranteed nursery stock and comply with the B.C. Landscape and Nursery Associate standards for container grown plants.
6. The botanical names must be used when ordering stock to ensure that desired plant species are being purchased.
7. Each specimen should be tagged showing the botanical name and the tag left on at the time of planting.
8. All native plants must have been propagated in a nursery and not taken from natural sites unless approval for their removal has been obtained.
9. All collected native plants shall be held and maintained in a nursery until new roots have been formed through the burlap or other suitable packing material, or in the case of containerized plants, until such time that the roots grow to fill and hold the soil with the container.
10. All plants grown in a container must have been grown for a length of time necessary to permit the roots to fill and hold the soil within the container, as required by Canadian Nursery and Landscape Association Standards for nursery stock.
11. All plant materials shall be free of disease and insect infestation and the following defects at all times:
    a. broken tops, torn roots and abrasions of bark;
    b. dried out root systems;
    c. prematurely opened or damaged buds;
    d. dry,loose or broken ball of earth;
    e. evidence of heating, moulding, or freezing damage;
    f. thin, poor root or top systems; and
    g. abnormal leaf colour.
12. All vegetation must be planted during the first fall (September – October) or spring (March – April) following construction.

Notes which you typically include for "landscape areas" outside of an environmental zone, which I feel are relevant for this project:

13. Growing medium shall have physical and chemical properties as described in Standards for Level 2 and Level 3 Areas. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
14. On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from subsoil, wood, including woody plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30mm and foreign objects.
15. The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of Final Acceptance, unless otherwise specified. All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at no extra cost to the Owner.
16. The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from all obstructions.

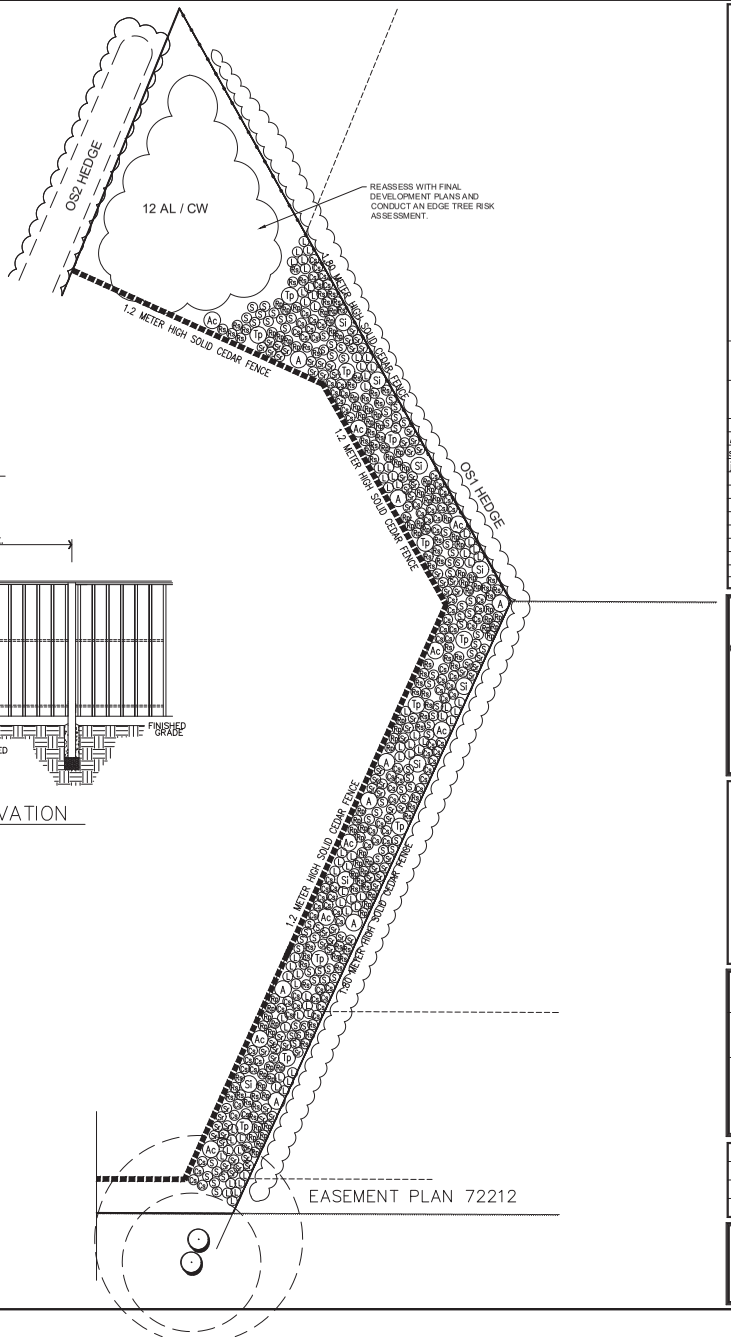
FENCE DETAIL

(DIMENSIONS IN mm)
N.T.S.



SECTION ELEVATION





ISSUED FOR CONSTRUCTION
NOVEMBER 10, 2025

ISSUED FOR TENDER
FEBRUARY 28 2025

DATE	REMARKS	NO.
NOV/24	electrical closets	11
AUG/24	T.O.L. COMMENTS	10
sep/23	TREES	9
july/23	T.O.L. COMMENTS	8
jan/23	T.O.L. COMMENTS	7
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jun/20	revised site plan	5
jan/20	revised site plan	4
aug/19	revised site plan	3
may/19	revised site plan	2
mar/19	new site plan	1

REVISIONS

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BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
INGRID LIBERA
EDEN CREST LP
SUITE #102
5489 BYRNE ROAD
BURNABY, B.C.
V3J 3J1

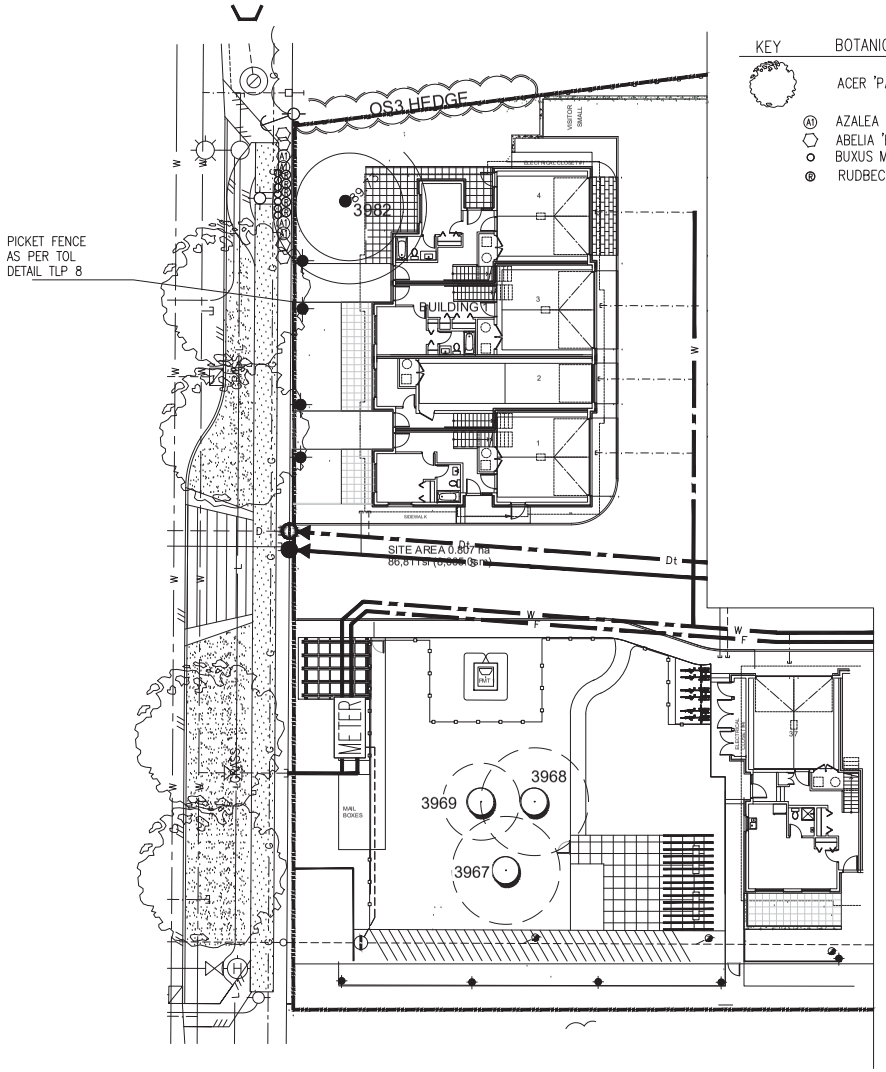
TITLE
PLAN VIEW

LANDSCAPE PLAN
ECOLOGICAL BUFFER
TOWNHOUSE DEVELOPMENT
7050 – 204 STREET
LANGLEY, B.C.

SCALE 1:200	DATE NOV/21
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

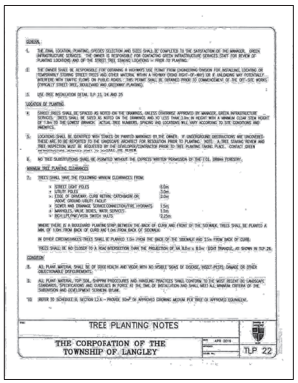
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JOB No.
DRAWING No. L–5
11

SCHEDULE B



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER 'PACIFIC SUNSET'	SUNSET MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	4	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	16	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	35	#3 POT	45 CM. O.C.	
P	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	25	#3 POT	70 CM. O.C.	


TREE PLANTING NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 22



ISSUED FOR CONSTRUCTION
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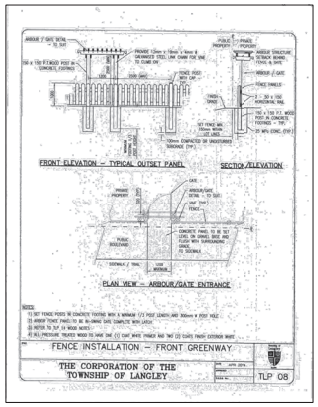
CLIENT
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SUITE #102
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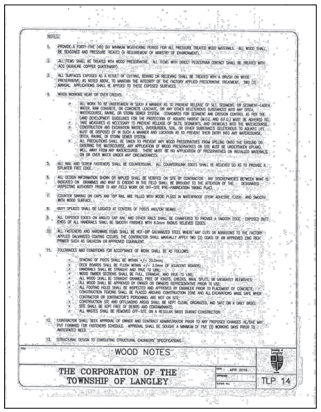
TITLE
PLAN VIEW

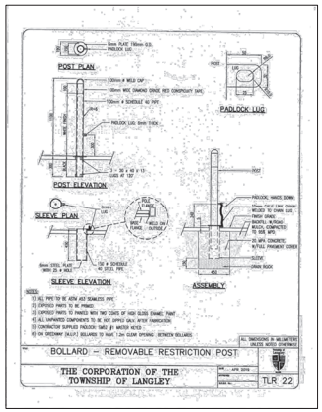
STREET TREE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
7050 – 204 STREET
LANGLEY, B.C.

SCALE	1:150	DATE	NOV/21
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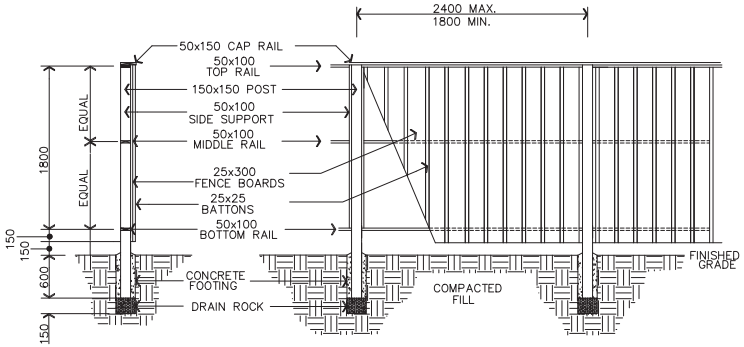




FENCE DETAIL

(DIMENSIONS IN mm)

N.T.S.



SECTION ELEVATION



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TITLE

PLAN VIEW

LANDSCAPE PLAN
GREEN LINK
TOWNHOUSE DEVELOPMENT
7050 – 204 STREET
LANGLEY, B.C.

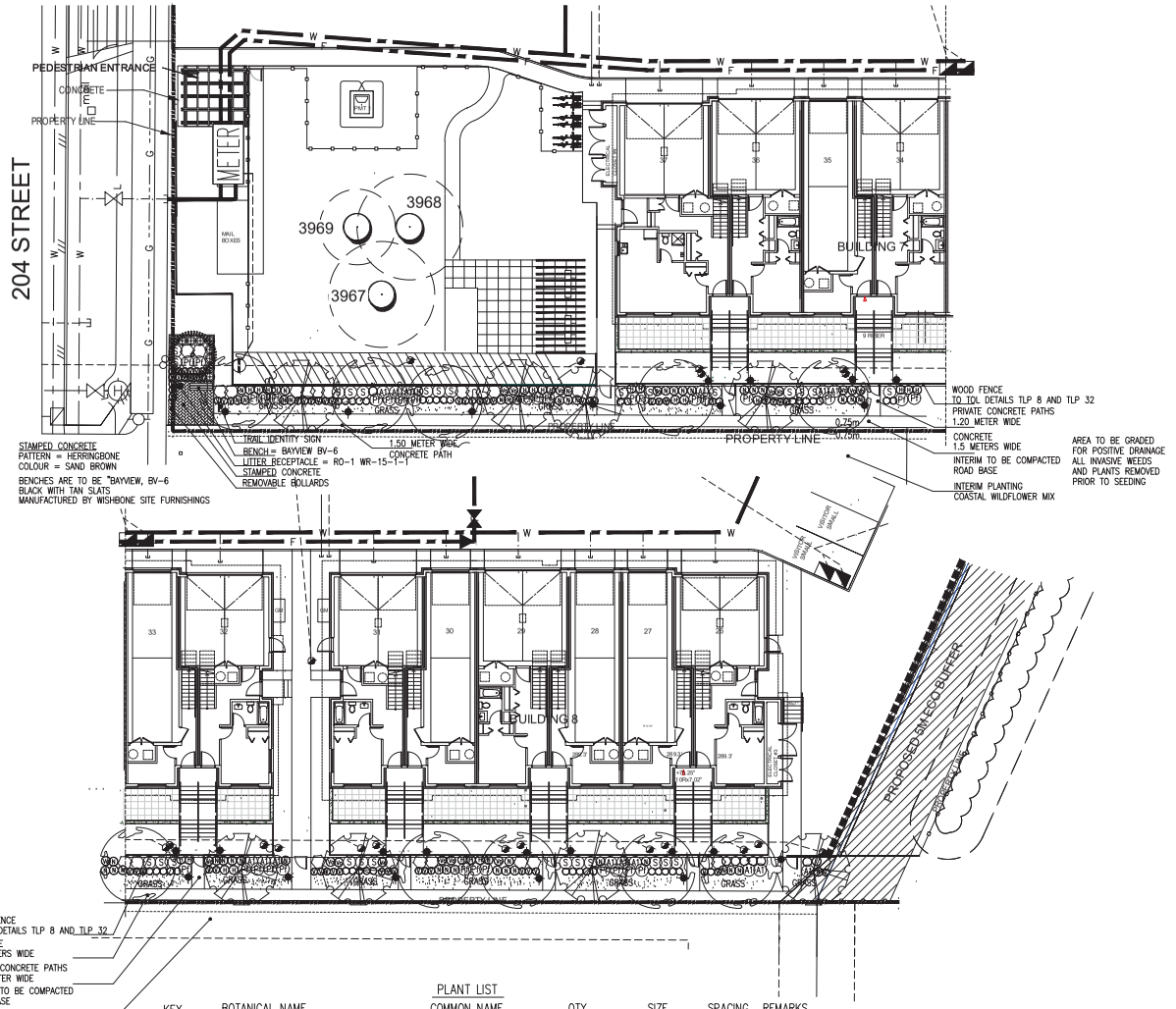
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APPR'D	AS BUILT

PRINTED

JOB No.

DRAWING No. L–3A

11



NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

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2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

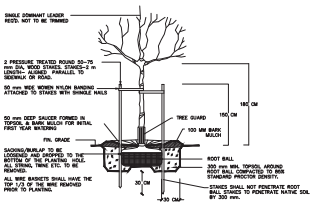
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5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

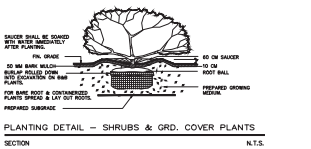
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER GRISEUM	PAPERBARK MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS RUTGAN 'STELLAR PINK	STELLER PINK DOGWOOD	11	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEEPING NOOTKA CYPRESS	1	3.00 METERS	AS SHOWN	B. & B.
(S)	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	27	#3 POT	90 CM. O.C.	
(P)	POTENTILLA FRUITICOSA PINK WHISPER	SHRUBBY CINQUEFOIL	32	#3 POT	90 CM. O.C.	
(A)	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	14	#3 POT	90 CM. O.C.	
⬡	CORNUS SERICEA	RED OSIER DOGWOOD	26	#3 POT	90 CM. O.C.	
○	THYMUS SERPYLLUM WINE & ROSES	WINE & ROSES THYME	42	4" POT	30 CM. O.C.	
(M)	MAHONIA NERVOSA	LONGLEAF MAHONIA	56	#3 POT	65 CM. O.C.	
(V)	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	17	#3 POT	65 CM. O.C.	
(D)	HEMEROCALLIS 'AUTUMN RED'	RED AUTUMN DAY LILY	20	#3 POT	65 CM. O.C.	
⊕	VERBENA CANADENSIS	VERBENA	65	#3 POT	45 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	9	#3 POT	70 CM. O.C.	

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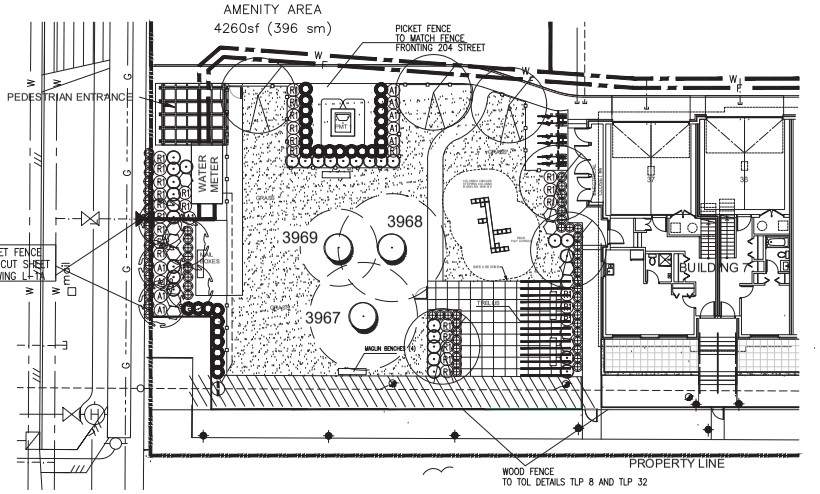
TITLE

PLAN VIEW

LANDSCAPE PLAN
GREEN LINK
TOWNHOUSE DEVELOPMENT
7050 – 204 STREET
LANGLEY, B.C.

SCALE 1:150	DATE NOV/21
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-3 (11)



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'OCROBER GLORY'	OCTOBER GLORY MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS RUTGAN 'STELLAR PINK	STELLER PINK DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
AZ	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	10	#3 POT	90 CM. O.C.	
AE	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	4	#3 POT	90 CM. O.C.	
HY	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	23	#3 POT	90 CM. O.C.	
RD	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	31	#3 POT	90 CM. O.C.	
PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	39	#3 POT	70 CM. O.C.	
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	29	1.50 METERS	70 CM. O.C.	

NOTES / GENERAL

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2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB BEDS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND TESTING OF GROWING MEDIUM SHALL BE DONE BY A LABORATORY APPROVED BY THE LANDSCAPE STANDARDS PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

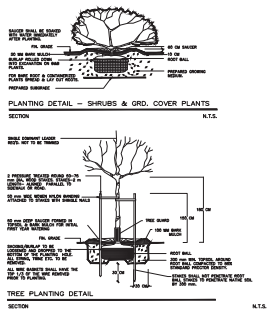
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5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

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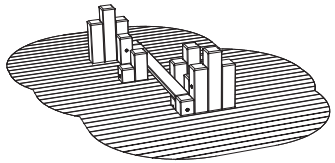
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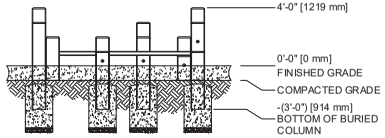




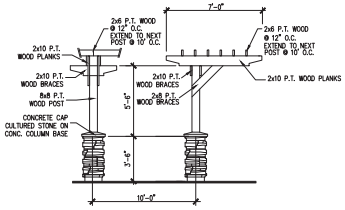
COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO 4500-510



ISOMETRIC VIEW



FRONT VIEW



ISSUED FOR CONSTRUCTION
NOVEMBER 10, 2025

ISSUED FOR TENDER
FEBRUARY 28 2025

DATE	REMARKS	NO.
NOV/24	electrical closets	11
AUG/24	T.O.L. COMMENTS	10
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jun/20	revised site plan	5
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aug/19	revised site plan	3
may/19	revised site plan	2
mar/19	new site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

INGRID LIBERA
EDEN CREST LP

SUITE #102
5489 BYRNE ROAD
BURNABY, B.C.
V5J 3J1

TITLE

PLAN VIEW

AMENITY AREA
PROPOSED
TOWNHOUSE DEVELOPMENT
7050 – 204 STREET
LANGLEY, B.C.

SCALE 1:150	DATE NOV/21
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED

JOB No.

DRAWING No. L-2

11

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	HIBISCUS/TREE FORM (VARIOUS)	HIBISCUS/TREE FORM	24	2.00 METERS	AS SHOWN	B. & B.
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	8	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	14	6 CM. CAL.	AS SHOWN	B. & B.
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	15	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	7	3.00 METERS	AS SHOWN	B. & B.
AL	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	75	#3 POT	90 CM. O.C.	
AJ	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	302	#3 POT	90 CM. O.C.	
AG	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	69	#3 POT	90 CM. O.C.	
BM	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	77	#3 POT	45 CM. O.C.	
HM	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	50	#3 POT	90 CM. O.C.	
SJ	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	14	#2 POT	90 CM. O.C.	
PJ	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	4	#3 POT	90 CM. O.C.	
RH	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	272	#3 POT	90 CM. O.C.	
PM	POLYSTICHUM MUNITUM	SWARD FERN	52	#3 POT	90 CM. O.C.	
H	HOSTA (VARIOUS)	HOSTA	94	#3 POT	90 CM. O.C.	
SV	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	32	#3 POT	90 CM. O.C.	
PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	254	#3 POT	70 CM. O.C.	
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	84	1.50 METERS	70 CM. O.C.	
LA	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	140	#3 POT	45 CM. O.C.	
RT	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	34	#3 POT	70 CM. O.C.	
VC	VERBENA CANADENSIS	VERBENA	92	#3 POT	45 CM. O.C.	
PE	PEONY (VARIOUS WHITE/PINK/BURGUNDY)	PEONY (VARIOUS)	41	#3 POT	90 CM. O.C.	
	GAULTHERIA SHALLON	SALAL	240	#3 POT	50 CM. POT.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

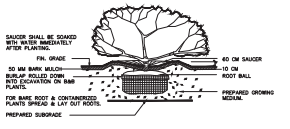
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

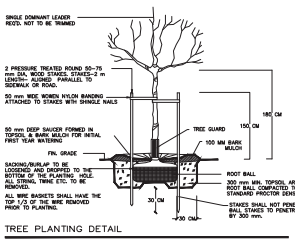
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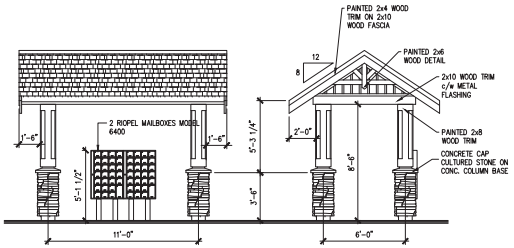
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

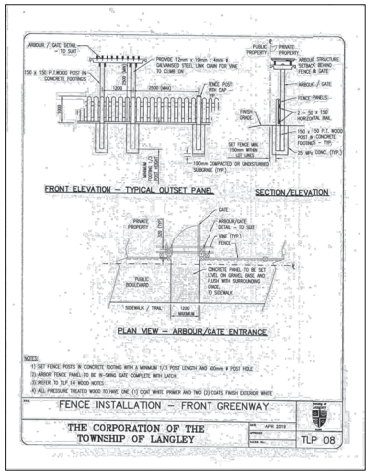


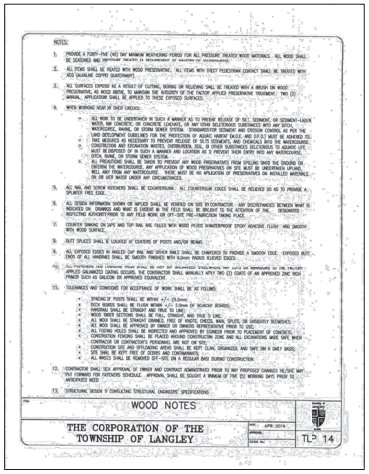
TREE PLANTING DETAIL

SECTION N.T.S.



ENTRY GATEHOUSE
MAILBOX KIOSK





NOV/24	electrical closets 11
AUG/24	T.O.L. COMMENTS 10
sep/23	TREES 9
july/23	T.O.L. COMMENTS 8
jan/23	T.O.L. COMMENTS 7
nov/20	T.O.L. COMMENTS 6
jun/20	revised site plan 5
jan/20	revised site plan 4
aug/19	revised site plan 3
may/19	revised site plan 2
mar/19	new site plan 1
DATE	REMARKS NO.

REVISIONS

ISSUED FOR CONSTRUCTION
NOVEMBER 10, 2025

ISSUED FOR TENDER
FEBRUARY 28 2025

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3E8

PHONE (604) 857-2376

CLIENT

INGRID LIBERA
EDEN CREST LP

SUITE #102
5489 BYRNE ROAD
BURNABY, B.C.
V5J 3J1

TITLE

PLAN VIEW

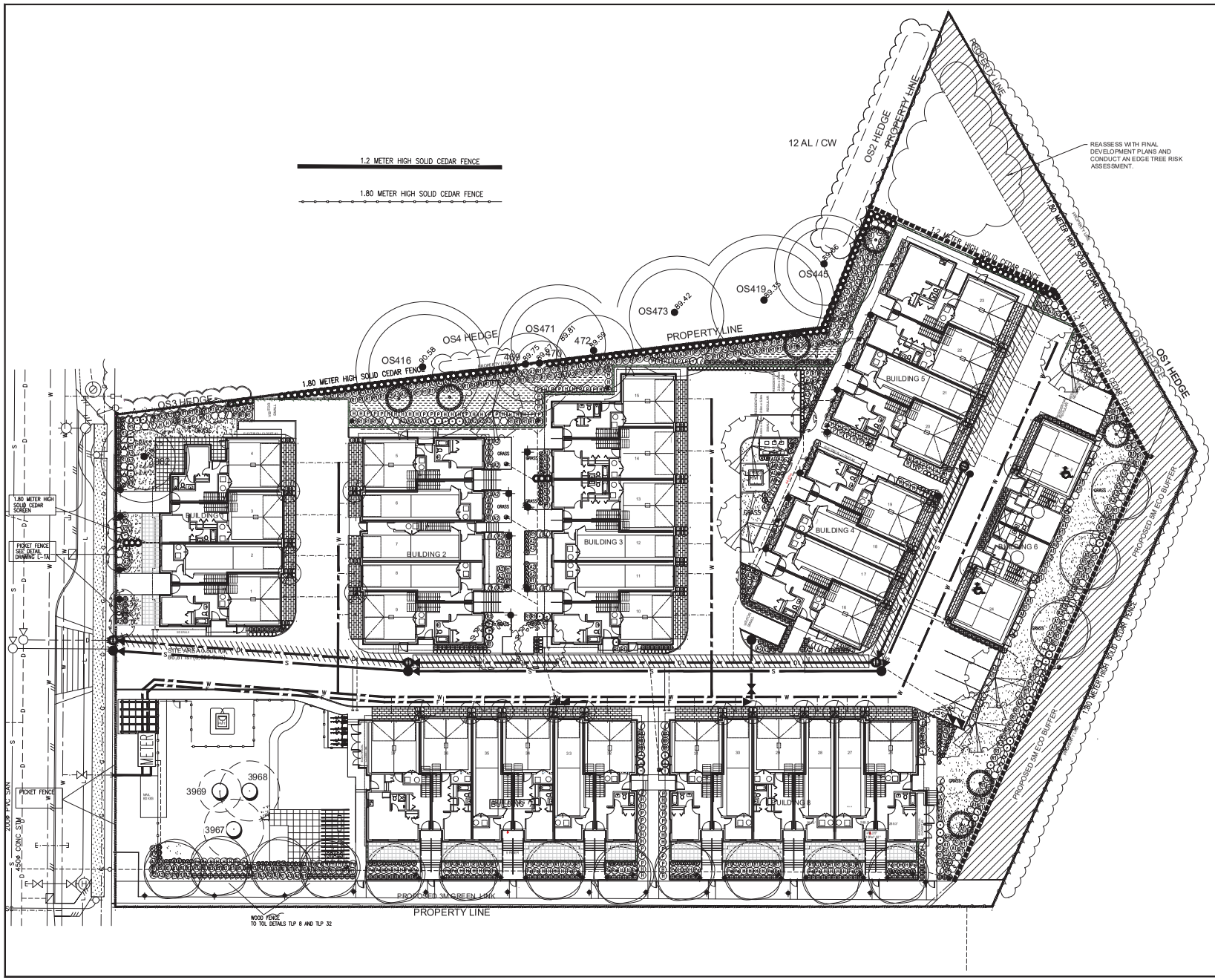
LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEVELOPMENT
7050 – 204 STREET
LANGLEY, B.C.

SCALE	N.T.S.	DATE	NOV/21
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED

JOB No.

DRAWING No. L-1A 11



STAMPED CONCRETE

PERMEABLE PAVERS

ISSUED FOR CONSTRUCTION
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SUITE #102
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BURNABY, B.C.
V5J 3J1

TITLE

PLAN VIEW

LANDSCAPE PLAN PROPOSED TOWNHOUSE DEVELOPMENT

7050 – 204 STREET
LANGLEY, B.C.

SCALE 1:200	DATE NOV/21
DRAFT	CHK'D
ENG.	CHK'D
APPV'D	AS BUILT

PRINTED

JOB No.

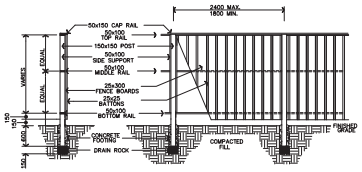
DRAWING No. L-1

11



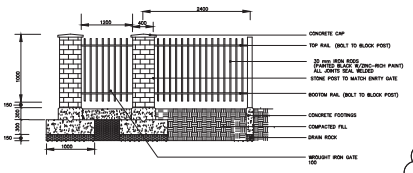
DOUBLE ENTRANCE
DIVIDER FENCE
BUILDING 2,3,4 & 5

1.80 METER HIGH
FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.



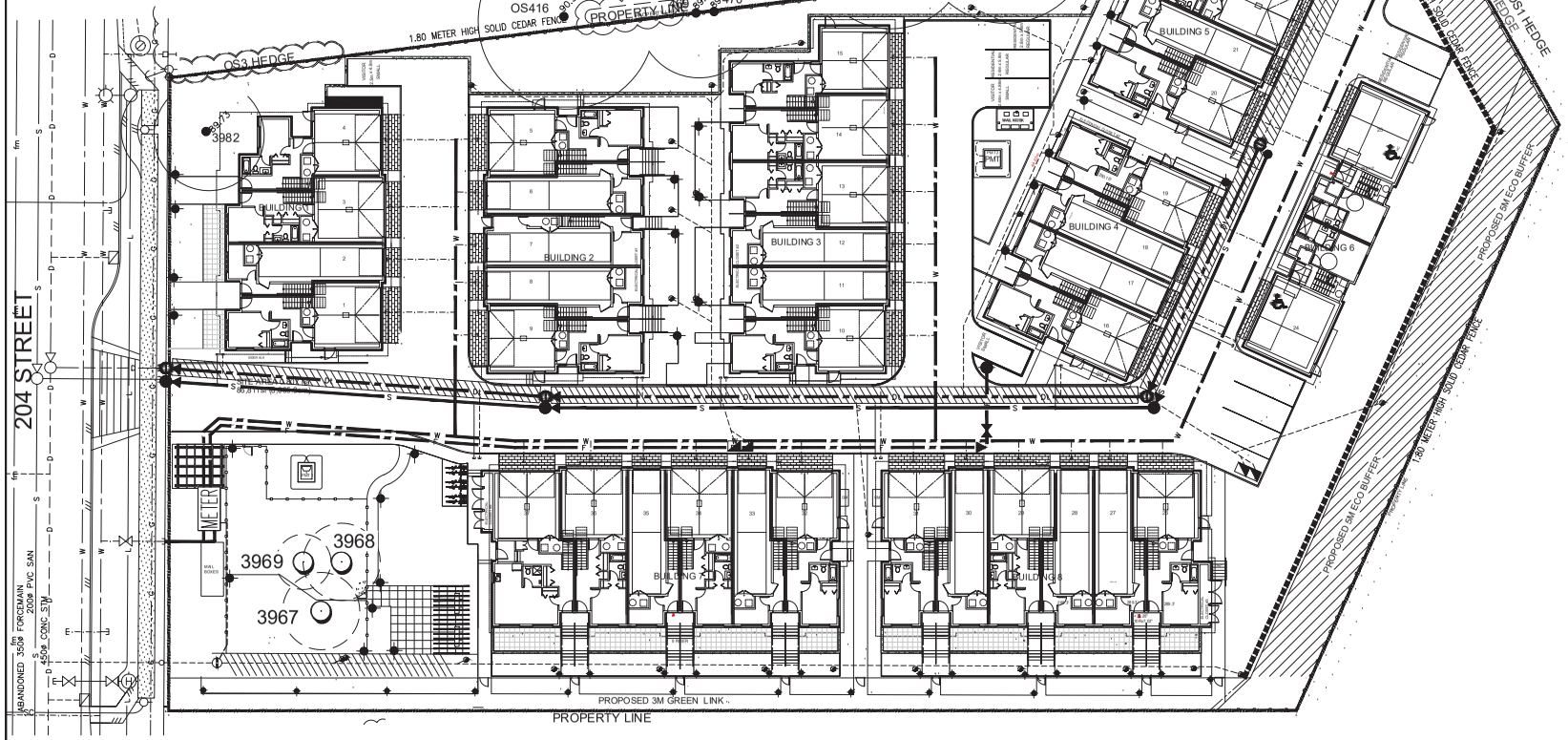
3' HIGH METAL PICKET FENCE

TYPICAL DETAIL
(DIMENSIONS IN mm)
N.T.S.





BALIZA
LED CHANDRA
BOLLARD LIGHT



ISSUED FOR CONSTRUCTION	NOVEMBER 10, 2025
ISSUED FOR TENDER	FEBRUARY 28 2025

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CLIENT

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EDEN CREST LP

SUITE #102
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BURNABY, B.C.
V5J 3J1

TITLE

PLAN VIEW

LIGHTING PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
7050 – 204 STREET
LANGLEY, B.C.

SCALE	1:200	DATE	NOV/21
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. L-0
	11