



REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 23, 2023 - REGULAR MEETING	REPORT:	23-229
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-27-0066
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100182 AND DEVELOPMENT PERMIT APPLICATION NO. 101375 (NORTH ARC PROPERTIES 200TH STREET INC. / 8393 – 200 STREET)		

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan (Carvolth NP) and rezone portions of a 4.6 ha (11.4 ac) parcel of land located at 8393 – 200 Street to Comprehensive Development Zone CD-197 and issue a Development Permit to facilitate development of 195 apartments and 74 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5946 and 5947 subject to 17 development prerequisites being satisfied prior to final reading, authorize issuance (at time of final reading of Bylaw No. 5947) of Development Permit No. 101375 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947 rezoning portions of a 4.6 ha (11.4 ac) parcel of land located at 8393 - 200 Street to Comprehensive Development Zone CD-197 to facilitate the development of 195 apartment units and 74 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley prior to final reading:

1. Provision of community stormwater management facility in accordance with the Township's Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan.
2. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
3. Provision of road dedications, widenings, greenways, and necessary traffic improvements to the west side of 200 Street, 83 Avenue, 198 Street and 84 Avenue in accordance with the

Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Carvolth NP.

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Dedication and construction of a 4.5 m wide street greenway on the west side of 200 Street and a 6.0 m wide creek greenway on the south side of Latimer Creek including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Dedication of the Streamside Protection and Enhancement Area including final acceptance of the streamside restoration and enhancement plans, fencing, signage and security.
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
8. Provision of a public access right-of-way over and construction of a midblock pedestrian connection from 83 Avenue to the Latimer Creek greenway.
9. Registration of a shared driveway/access easement for the driveway to 83 Avenue.
10. Registration of covenants:
 - a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)
 - b. prohibiting garages for the townhouse units from being developed for purposes other than the parking of vehicles
 - c. prohibiting the development of secondary suites within individual townhouse units
 - d. identifying the units (minimum 5% for townhouses and 10% for apartment units) required to comply with the adaptable housing requirements.
11. Review and discharge of BL65699, BV536137, BV536138 and BV536139 as appropriate to reflect proposed development.
12. Subdivision of the subject lands into two lots plus dedications.
13. Finalization of the landscape, including landscape design for the stormwater detention facility and architectural plans.
14. Approval of Bylaw No. 5947 by the Ministry of Transportation and Infrastructure.
15. Compliance with Age Friendly Amenity Area requirements including registration of an access easement to provide for sharing of the amenities between the two sites and covenant identifying the indoor amenity area.
16. Compliance with the Community Amenity Contributions Policy and the Willoughby Greenway Amenity Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Servicing administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
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APPLICATION NO. 101375 (NORTH ARC PROPERTIES
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Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5947 authorize issuance of Development Permit No. 101375 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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 a 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.
- e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5946 and 5947.

EXECUTIVE SUMMARY:

North Arc Properties 200th Street Inc. has applied to amend the Carvolth NP to change the proposed building form for the central portion of the site from townhouse to apartment with a site specific density of 2.1 FSR and to rezone a portion of the subject site to Comprehensive Development Zone CD-197 to facilitate the development of 195 apartment units and 74 townhouse units.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development. As the proposed development is consistent with the overall objectives of the Willoughby Community Plan (CP) and Carvolth NP, staff recommend Council consider the neighbourhood plan amendment and rezoning request subject to the completion of 17 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5947) of Development Permit No. 101375.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Carvolth NP Amendment Bylaw No. 5946, Rezoning Bylaw No. 5947 and Development Permit No. 101375.

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REFERENCE:

Owner:	North Arc Properties 200th Street Inc. 206, 13049 - 76 Avenue Surrey, BC V3W 2V7
Legal Description:	Lot 54 Except; Firstly, Part On Plan LMP2157 Secondly, Part on Plan LMP41682 Thirdly; Part on Plan BCP8909 Section 27 Township 8 New Westminster District Plan 43766
Location:	8393 – 200 Street
Area:	4.6 ha (11.4 ac)
Existing Zoning:	Civic Institutional Zone P-1
Proposed Zoning:	Comprehensive Development Zone CD-197
Willoughby Community Plan:	Multi Family
Existing Carvolth Neighbourhood Plan:	Townhouse (50 upa) Conservation Area
Proposed Carvolth Neighbourhood Plan:	Townhouse (50 upa) Medium Density Apartment (1.9 FSR) with a site specific maximum of 2.1 FSR Conservation Area

BACKGROUND:

- The subject site is designated Townhouse (50 upa) and Conservation Area in the Carvolth NP and was zoned Civic Institutional Zone P-1 in 2003 to accommodate future development of a church facility for the Salvation Army as a component of the larger development of the business park lands north of Latimer Creek.

DISCUSSION / ANALYSIS:

- North Arc Properties 200th Street Inc. proposes development of 195 apartment units in two 6-storey buildings and 74 townhouse units in 14 3-storey buildings. The proposal includes protection of 1.3 ha (3.3 ac) of conservation area adjacent to Latimer Creek.
- To accommodate the proposed development, the applicant is utilizing the Streamside Protection and Enhancement Area (SPEA) "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 1,165 m² (12,540 ft²), a portion of the SPEA being increased by 1,200 m² (12,917 ft²) and completion of a minimum of 2,330 m² (25,080 ft²) of SPEA enhancements (i.e. native riparian plantings).
- Dedication of the SPEA and acceptance of the streamside enhancement plans, fencing, signage and security is a development prerequisite. The applicant acknowledges that detailed offsite design work at 83 Avenue and 200 Street may identify additional approval requirements by senior levels of government and/or through a Streamside Development Permit.

- The proposed Carvolth NP amendment, rezoning and development permit are consistent with the objectives of the Willoughby CP and Carvolth NP as well as the objectives of the 200 Street 2040 project.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Latimer Creek conservation area beyond which are business park uses.	Carvolth NP: Conservation Area Office / Mixed Use I Business Park	C-18
South:	83 Avenue beyond which are suburban single family lots.	Latimer NP: Rowhouse / Townhouse (15 UPA) Rowhouse/Townhouse (22 UPA) High Density Mixed Use (2.5 FSR) High Density Commercial Mixed Use (3.0 FSR)	SR-2
East:	200 Street beyond which is the Latimer Village development (TOL Project No. 08-26-0186)	Carvolth NP: High Density Mixed Use (2.5 FSR)	CD-126
West:	198 Street beyond which are suburban single family lots.	Latimer NP: Single Family (4 UPA)	SR-2

Neighbourhood Plan Amendment:

- The applicant requests an amendment to the Carvolth NP for the central net 0.72 ha (1.76 ac) of the site from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) to allow for the development of two 6-storey apartment buildings comprised of 195 units. The proposed amendment includes a site specific maximum net density of 2.1 FSR to accommodate the proposed apartment density.
- The overall proposed density of the site is 45 upa with a 1.28 FSR which is less than the 50 upa density currently permitted in the Carvolth NP.
- The western 1.23 ha (3.05 ac) of the site is proposed to be developed as 3-storey townhouse buildings consistent with the Carvolth NP. The proposed townhouse site density is 18.8 upa.
- Although not increasing the proposed density overall, the proposed plan amendment allows the applicant to increase the total number of units that can be accommodated on the site, however in a revised building form (apartments), consistent with objectives of the Housing Needs Report and the 200 Street 2040 project.
- Retention of the townhouse form on the western side of the site provides transition to future lower density uses to the west and provides housing variety.
- The proposed development provides the services, including the stormwater detention facilities, and amenities required in the Carvolth NP including the 1.3 ha (3.3 ac) Latimer Creek conservation area, 200 Street greenway and Latimer Creek greenway. The applicant is also including a pedestrian right of way across the site connecting 83 Avenue to the Latimer Creek greenway.

Zoning Amendment:

- Bylaw No. 5947 proposes to rezone the site to Comprehensive Development Zone CD-197.
- The proposed zone accommodates the requested use, density (195 apartment units and 74 townhouse units), building height, siting and lot coverage. The proposed development aligns with the Zoning Bylaw for parking and landscape provisions. The proposed zone includes specific definition of age friendly amenity area requirements. Confirmation of Zoning Bylaw conformance will be completed as part of finalization of the Development Permit architectural and landscape plans.
- As a development prerequisite, the applicant is dedicating, designing and building the required community stormwater detention facility on lands to the west of the subject development site.

Development Permit:

- The subject site is located in Development Permit Area 'M' – Carvolth (for form and character) in the Willoughby CP with guidelines in the Carvolth NP.
- Proposed conceptual Development Permit No. 101375 is attached to this report (Attachment B) and includes conceptual renderings, site plans, building elevations and tree and landscaping plans. As a condition of final reading the applicant is to finalize architectural and landscaping plans.
- Shared access to the apartment underground parking and the townhouse site is proposed via 83 Avenue. A second access to the townhouse site is proposed via 198 Street.
- Shared age friendly amenity areas are proposed between the apartment and townhouse sites with the townhouses being provided access to the outdoor and indoor amenity areas proposed on the apartment site. The proposed age friendly amenity area aligns with the requirements of the Zoning Bylaw and are shown on the landscape plans in Attachment B.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Section 5.2.g of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional \$25 per ft² is applicable. The proposed plan amendment results in an additional 16,968 ft².
- Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Townhouse	74	\$14,400	\$1,065,600
Apartment	195	\$11,000	\$2,145,000
ft ² exceeding Carvolth NP max	16,968 ft ²	\$25 / ft ²	\$424,200
Total			\$3,634,800

Tree Protection / Replacement:

- The applicant has submitted preliminary tree management plans indicating the following:

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Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
13	0	162	162	43	205

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and road boulevards. Finalization of landscaping details including the landscaping associated with the stormwater detention facility, has been included as a development prerequisite.

Policy Considerations:

- The proposed Carvolth NP amendment, rezoning and development permit application facilitates the development of 195 apartment units and 74 townhouse units.
- The proposal is consistent with the Willoughby Community Plan, Carvolth Neighbourhood Plan and applicable development permit area guidelines.
- Staff recommend that Council give first and second reading to Bylaws No. 5946 and 5947 (subject to 17 development prerequisites), authorize issuance (at time of final reading of Bylaw No. 5947) of accompanying Development Permit No. 101375 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

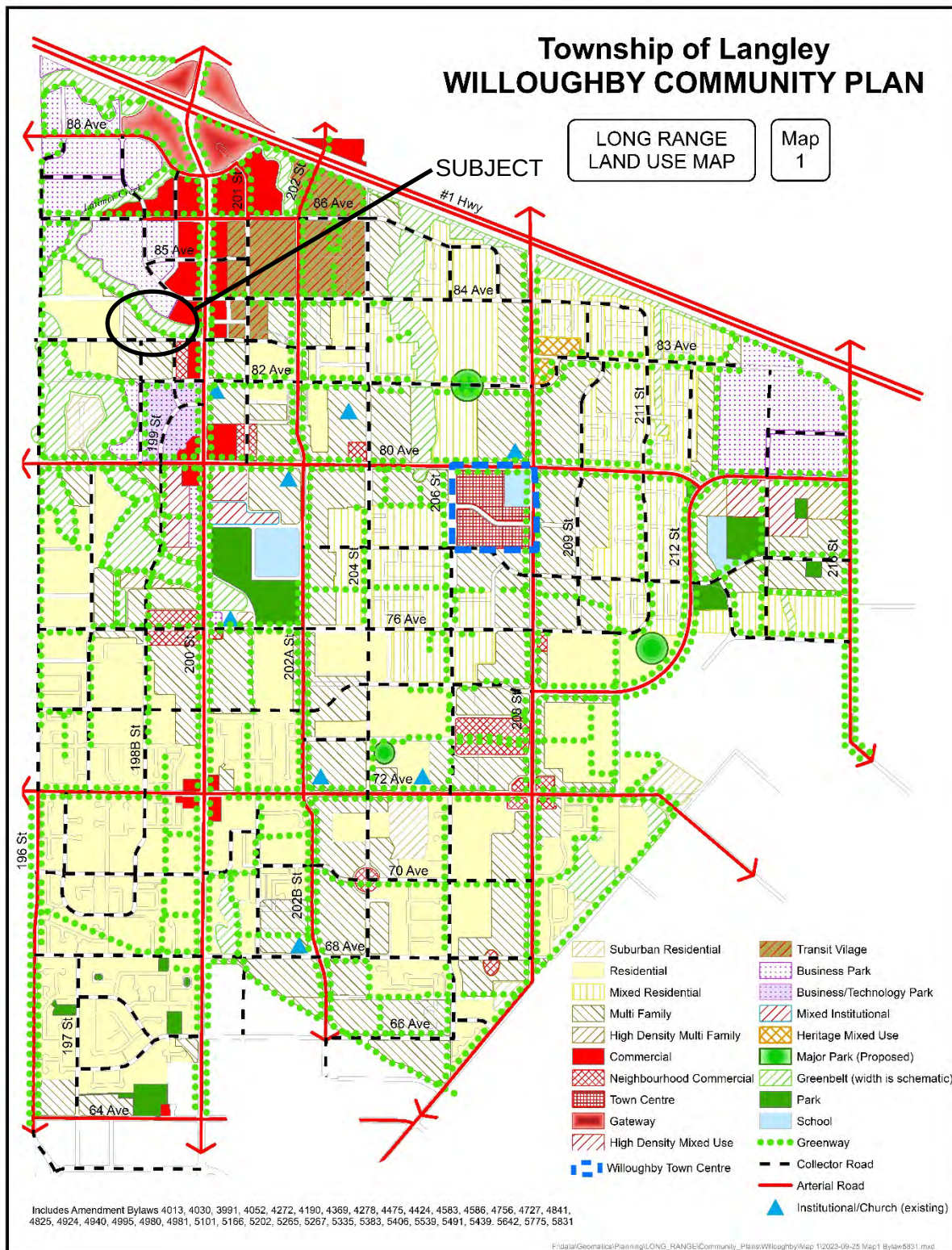
Teresa Hanson
 SENIOR DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

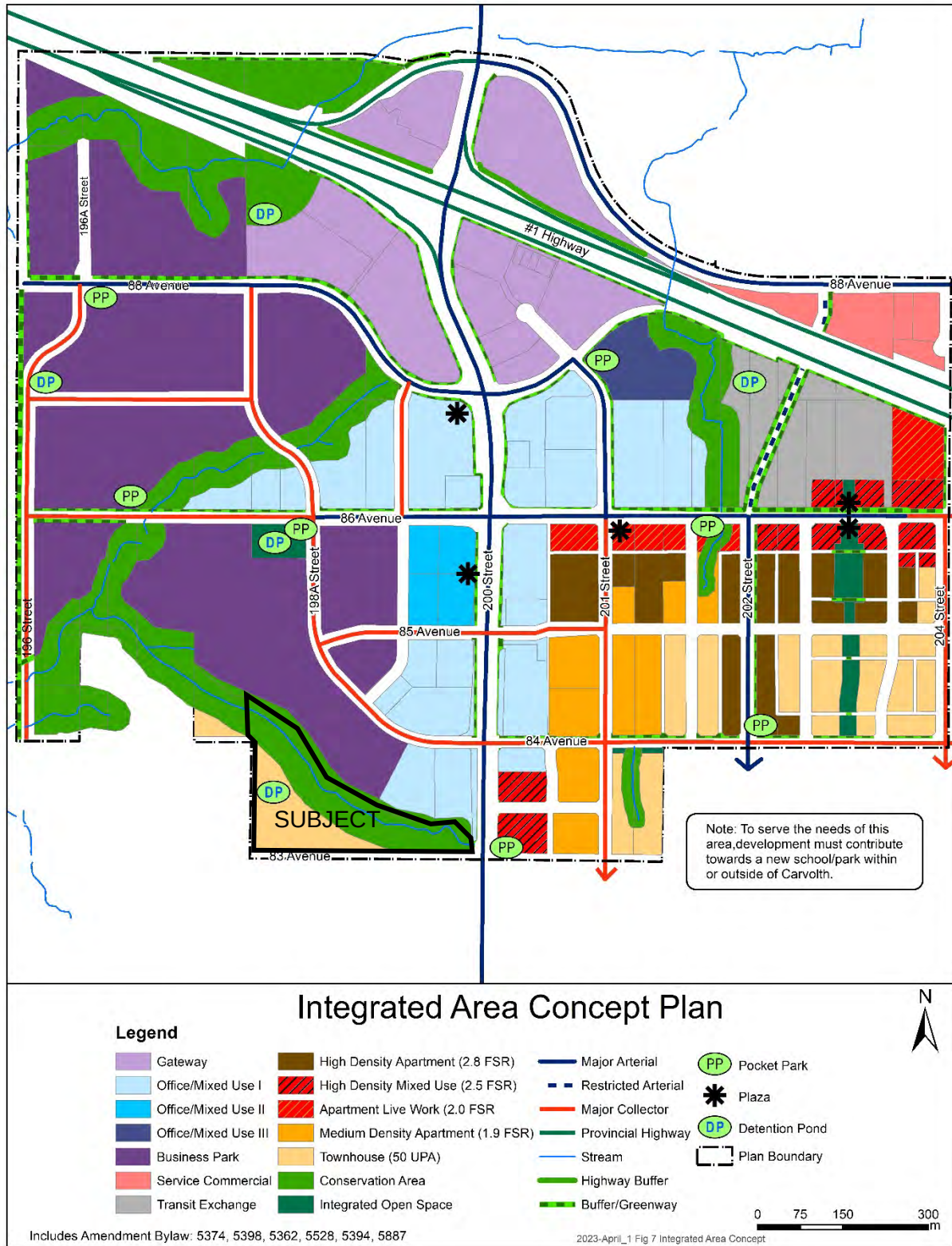
ATTACHMENT A Maps and Graphics
 ATTACHMENT B Development Permit No.101375

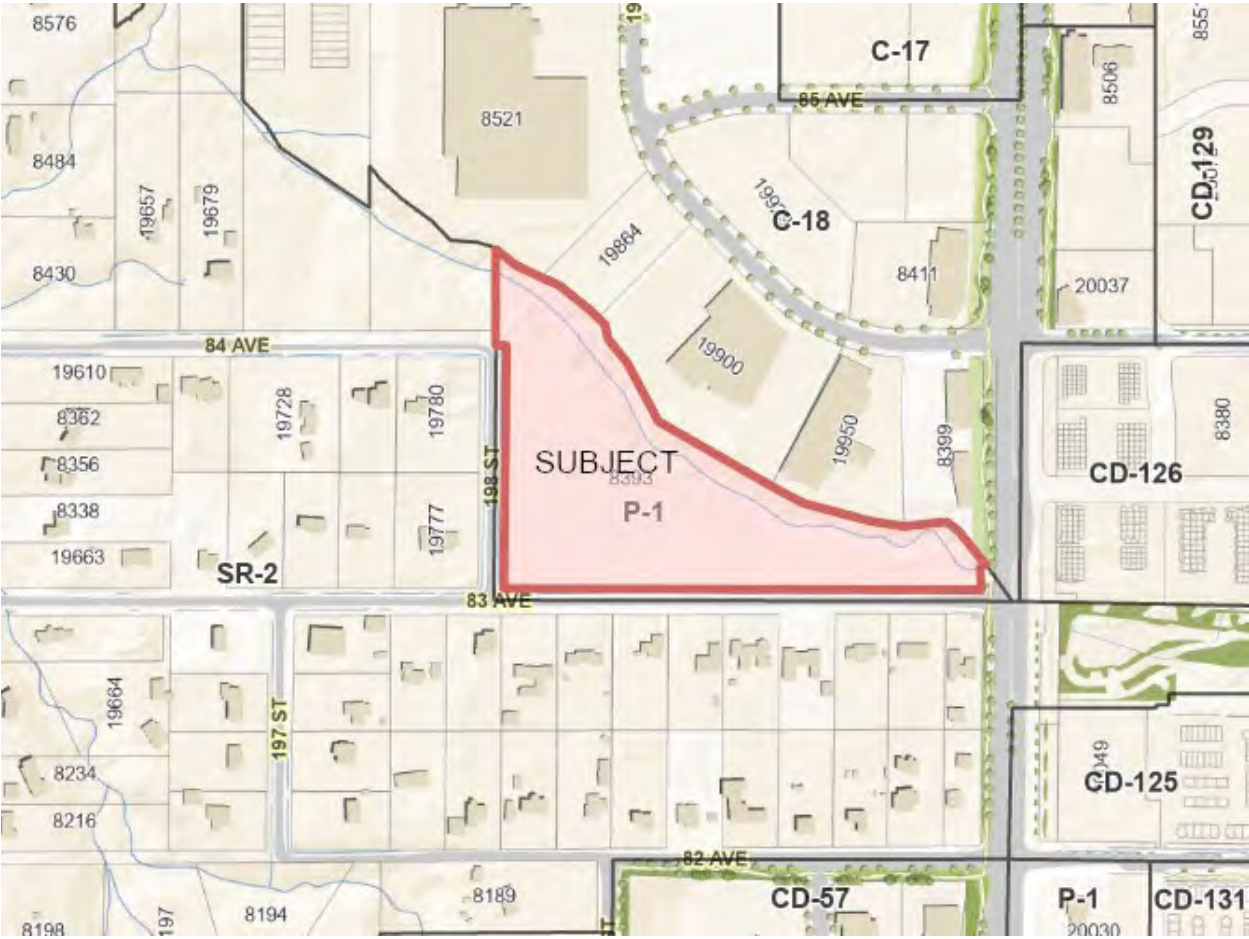
ATTACHMENT A



AIR PHOTO







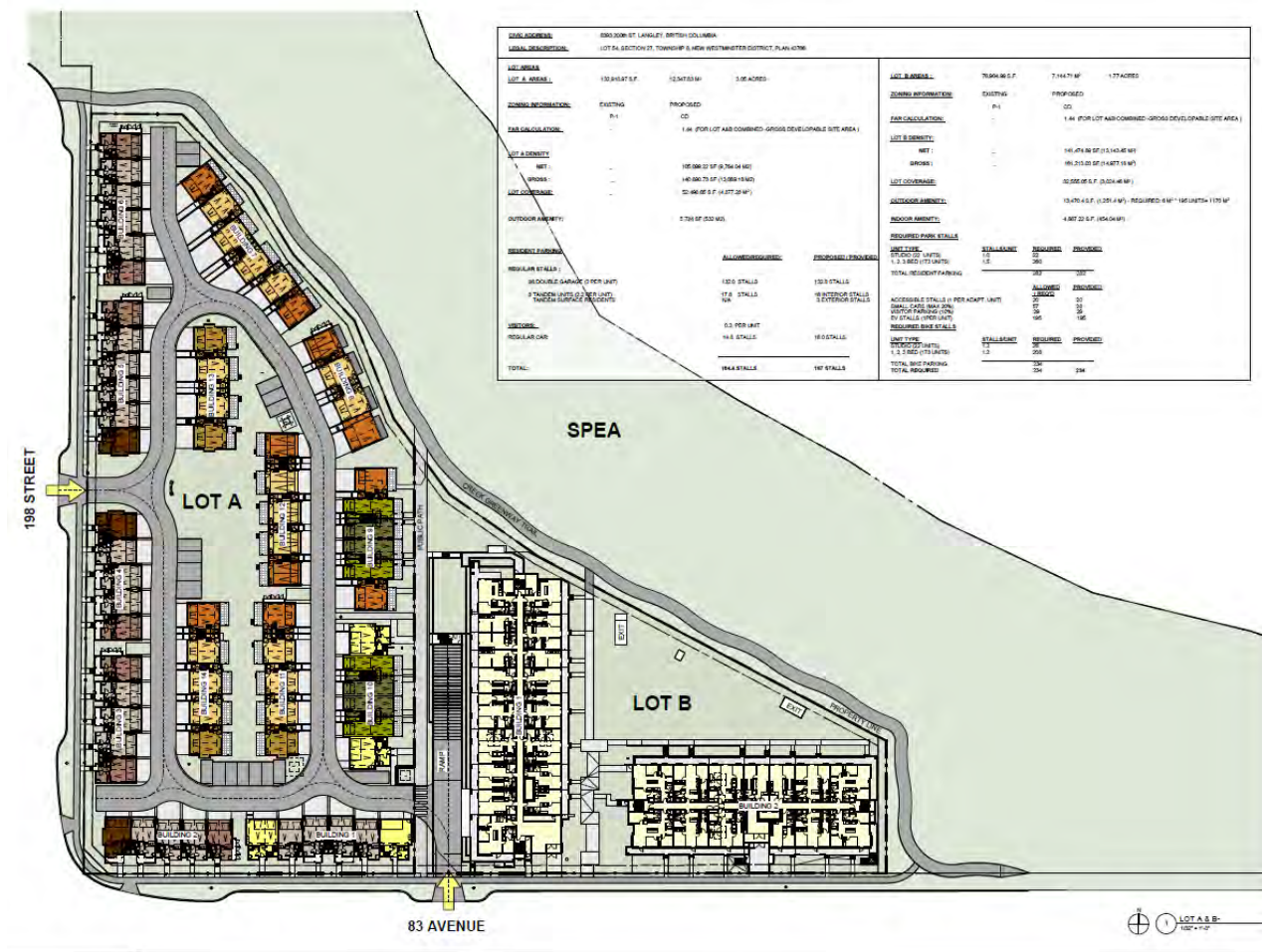
ZONING BYLAW NO. 2500



APARTMENT RENDERING – SUBMITTED BY APPLICANT



TOWNHOUSE PERSPECTIVE STUDIES – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101375

This Permit is issued this _____ day of _____, 2023 to:

1. Name: North Arc Properties 200th Street Inc.

Address: 206, 13049 - 76 Avenue
Surrey, BC V3W 2V7

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: Lot 54 Except; Firstly, Part On Plan LMP2157 Secondly, Part on Plan LMP41682 Thirdly; Part on Plan BCP8909 Section 27 Township 8 New Westminster District Plan 43766

CIVIC ADDRESS: 8393 – 200 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 and subject to the following conditions being satisfied to the acceptance of the Township:
 - a. Building plans being in substantial compliance with Schedule "A".
 - b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
 - c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
 - d. All rooftop mechanical equipment to be screened from view.
 - e. All refuse areas to be located in an enclosure and screened.

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 a 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.
 - 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.

DEVELOPMENT PERMIT NO. 101375
(NORTH ARC PROPERTIES 200TH ST)
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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 ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Plans

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2022-11-25	ISSUED FOR CLIENT REVIEW
	2022-11-29	ISSUED FOR DP
	2022-12-01	ISSUED FOR DP
	2023-09-07	RE ISSUED FOR DP



CICCOZZI
 ARCHITECTURE

1550 FLORENCE STREET
 VANCOUVER, B.C.
 V6L 4A5
 TEL: 604.687.4843

NORTH ARC
 PROPERTIES

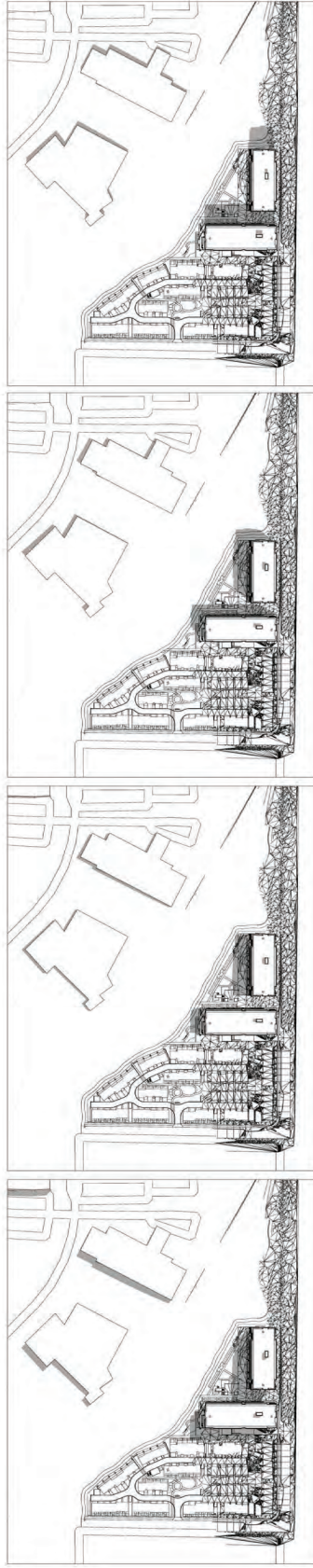
LATIMER GROVE
 LOT B - LOWRISES
 8395 - 200 STREET
 LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CLIENT
SCALE	INDICATING
	CA 1/80

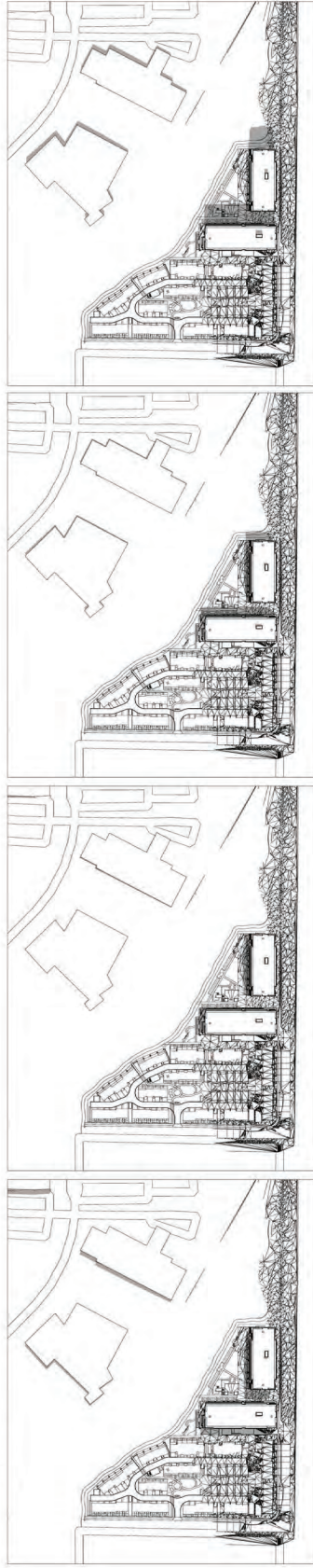
SHADOW STUDY
G.1

A0.01.02

MARCH EQUINOX



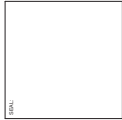
JUNE SOLSTICE



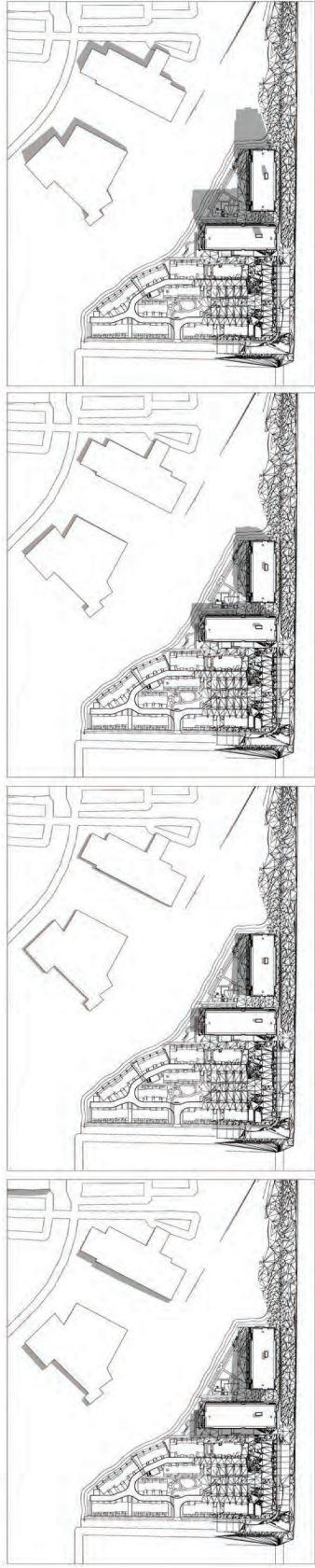
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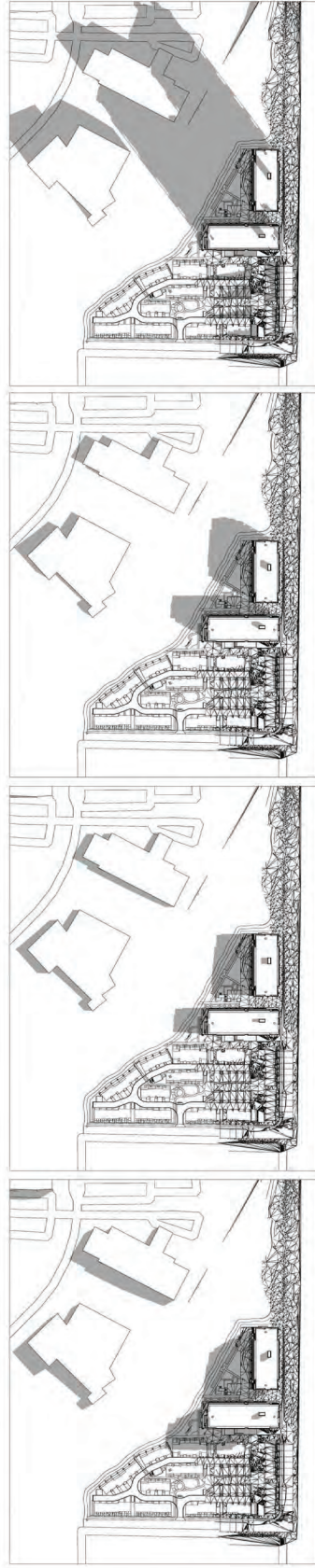
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	2022-11-29	RE-ISSUED FOR DP
	2022-09-01	RE-ISSUED FOR DP
	2022-09-07	RE-ISSUED FOR DP



SEPTEMBER EQUINOX



DECEMBER SOLSTICE



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NORTH ARC
 PROPERTIES

LATIMER GROVE
 LOT B - LOWRISES
 8385 - 200 STREET
 LANGLEY, BC

DRAWN BY	AN / J.B.
SCALE	1/8" = 1'-0"

SHEET TITLE
SHADOW STUDY

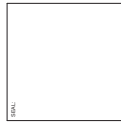
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PROJECT NO.
A0.01.03

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2022-11-25	ISSUED FOR CLIENT REVIEW
	2022-11-29	RE ISSUED FOR DP
	2023-09-01	RE ISSUED FOR DP
	2023-09-07	RE ISSUED FOR DP



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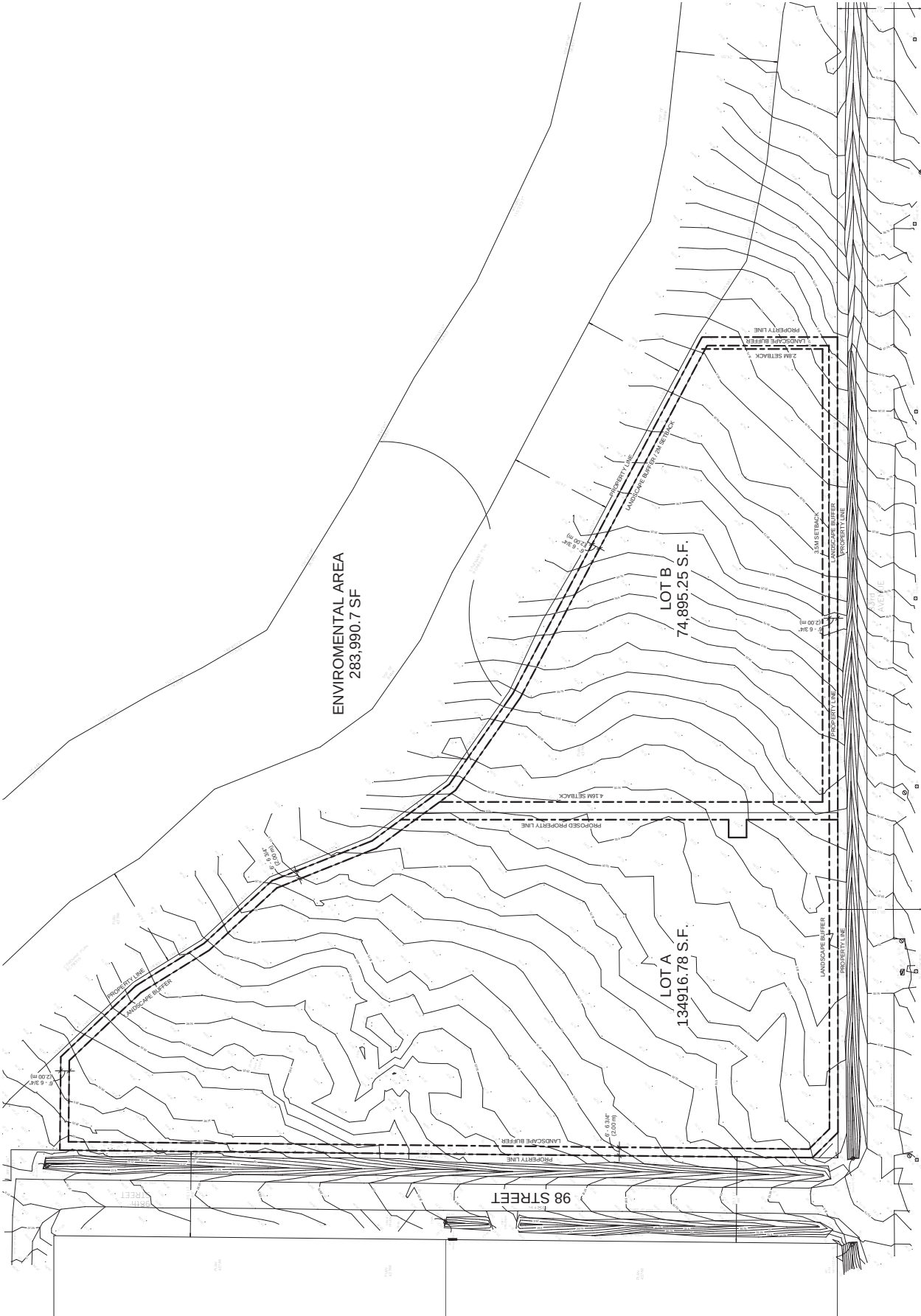
1008 FLOOR STREET
 VANCOUVER, B.C.
 VANCOUVER, B.C. V6E 2V6
 TEL: 604.687.4841

NORTH ARC
 PROPERTIES

LATIMER GROVE
 LOT B - LOWRISES
 8385 - 200 STREET
 LANGLEY, BC

DATE	2023-09-07
SCALE	1:400
PROJECT	CA 780
SHEET TITLE	SITE SURVEY AND SETBACKS

G.1
 A0.01.04



83 AVENUE

G.1
 SITE SURVEY AND SETBACKS
 1:400

MATERIAL PALETTE

	A	HARDIE PANEL SING <ul style="list-style-type: none"> #1 HORIZONTAL PLANKS ARCTIC WHITE JAMES HARDIE
	B	HARDIE PANELS SING <ul style="list-style-type: none"> VERTICAL SINGING w/ HARDIE TRIM BOARDS BATTEN & STRIPS TERRA VALVE BM JUS EXTERIOR GRADE
	C	HARDIE PANELS SING <ul style="list-style-type: none"> HORIZONTAL PLANKS PAINTED CHARCOAL BM HC-36 EXTERIOR GRADE
	D	HARDIE PANELS SING <ul style="list-style-type: none"> HORIZONTAL PLANKS PAINTED BM JUS EXTERIOR GRADE
	E	HARDIE PANELS SING <ul style="list-style-type: none"> VERTICAL SINGING - SELECT CEDAR MILL TERRA VALVE BM JUS EXTERIOR GRADE
	F	BRICKWORK <ul style="list-style-type: none"> MULTI-ADAPTIVE BRICKS 3/2 RUNNING BOND MATCHING MORTAR COLOUR
	G	BALCONY COLUMNS <ul style="list-style-type: none"> 6x6 W/ WOOD POSTS w/ RAILS TERRA VALVE BM HC-36 EXTERIOR GRADE BM JUS EXTERIOR GRADE BM 2133-JL EXTERIOR GRADE
	H	METAL PANELS & FASCIAS AND CAP B-FLASHING <ul style="list-style-type: none"> ENTRENCHER, DOORS & TRANSOMS PAINTED METAL BM 2133-JL EXTERIOR GRADE
	I	FASCIAS AND FLASHINGS <ul style="list-style-type: none"> PAINTED METAL BM HC-36 EXTERIOR GRADE BM HC-36 EXTERIOR GRADE
	J	WINDOWS & DOORS <ul style="list-style-type: none"> 6x6 W/ WOOD POSTS AND SILL TRIMS PAINTED BM 2133-JL EXTERIOR GRADE
	K	HARDIE TRIM <ul style="list-style-type: none"> 6x6 W/ WOOD POSTS AND SILL TRIMS PAINTED BM HC-36 EXTERIOR GRADE BM JUS EXTERIOR GRADE
	L	BALCONIES <ul style="list-style-type: none"> METAL FRAME PAINTED STANDARD BLACK
	M	WINDOW FRAMES <ul style="list-style-type: none"> VINYL MULLIONS PAINTED STANDARD BLACK
	N	WINDOW GLAZING <ul style="list-style-type: none"> 1/2" TEMPERED GLASS LOW E GUARDIAN GLASS (NEUTRAL, 66 1/2) 6mm CLEAR 1/2" BLACK WARM EDGE SPACER - ARGON 6mm CLEAR
	O	CONCRETE
	P	GLASS GUARD (CLEAR) <ul style="list-style-type: none"> 1/2" TEMPERED GLASS CLEAR
	Q	GLASS GUARD (FROSTED) <ul style="list-style-type: none"> 1/2" TEMPERED GLASS SNOW WHITE VITRUM STANDARD COLORS, SP-03 SNOW WHITE
	R	GLASS GUARD (FROSTED) <ul style="list-style-type: none"> 1/2" TEMPERED GLASS KENNEL CHARCOAL BM HC-36 EXTERIOR GRADE



PRECEDENTS



50 Electronic, Port Moody - Ciccozzi Architecture



Header & Swenbertsen, Vancouver - GBL Architects



Duney, Coquitlam - Ciccozzi Architecture

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REVISION	NO.	DATE	DESCRIPTION
	1	2023.07.01	1st Release

ISSUE	DATE	DESCRIPTION
	2022.11.26	ISSUED FOR CLIENT REVIEW
	2023.11.20	ISSUED FOR DP
	2023.11.20	ISSUED FOR DP
	2023.09.07	RE ISSUED FOR DP



CICCOZZI
ARCHITECTURE

150 FLORENCE STREET
VANCOUVER, B.C.
V6Z 1K1
TEL: 604.687.4411

NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES
8395 - 200 STREET
LANGLEY, BC

DRAWN BY	CHANGING BY
AN / LB	BC
SCALE	INDICATING
AN / INCHES	CA 700

MATERIAL BOARD
G.1

PROJECT NO.	1
DATE	A0-01.05

789

CICCOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741

Λ
NORTH ARC
PROPERTIES

**LATIMER
GROVE**
LOT B - LOWRISES

8395 - 200 STREET
LANGLEY, BC

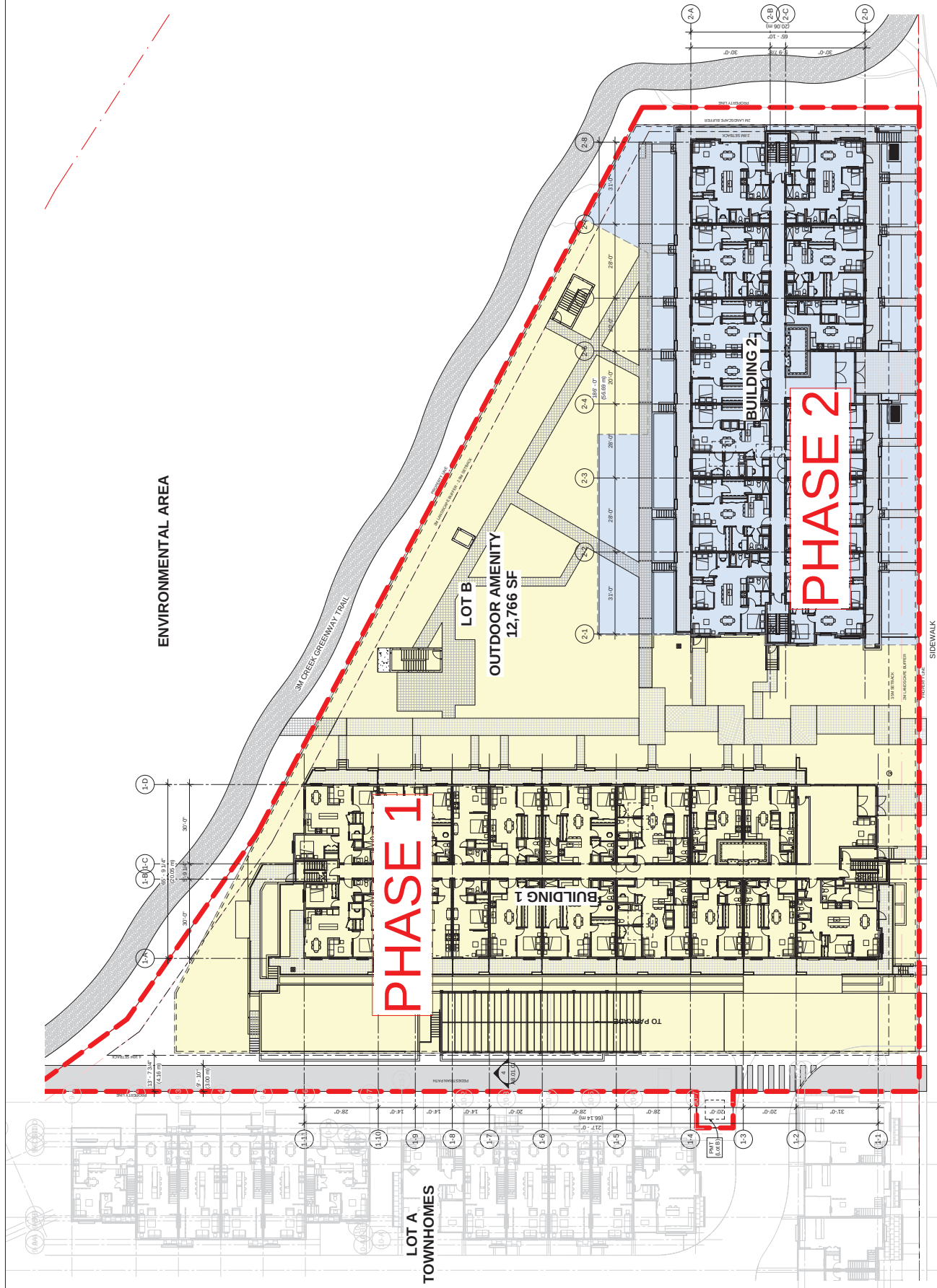
DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As indicated	CA 700

SHEET TITLE:

PHASING PLAN

G

SHEET NO.:
A0.01.07



Site Plan - Phasing Plan
1/16" = 1'-0"

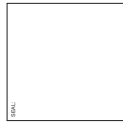
PHASE 1
PHASE 2

83 AVENUE

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2023.11.20	ISSUED FOR CLIENT REVIEW
	2023.11.20	ISSUED FOR DP
	2023.07.01	RE ISSUED FOR DP
	2023.09.27	RE ISSUED FOR DP



CICCOZZI
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1500 FLOOR STREET
VANCOUVER, B.C.
V6L 2G6
TEL: 604.687.4811

PROJECT
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTOF	CHENBER
SCALE	INDUSTRIAL
ALIM	RCR 780
SHEET TITLE	MASTER PLAN

G.1

PROJECT NO.	A1.02.00
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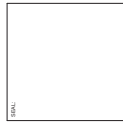
Civic Address: 8385 200th St, Langley, British Columbia			Legal Description: LOT 54, SECTION 27, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 6736		
LOT A AREAS			LOT B AREAS		
EXISTING	PROPOSED	CD	EXISTING	PROPOSED	CD
132,900.87 S.F.	12,347.83 M ²	3.06 ACRES	78,948.99 S.F.	71,447.1 M ²	1.77 ACRES
ZONING INFORMATION:			ZONING INFORMATION:		
P-1	P-1	1.44 (FOR LOT A+B COMBINED - GROSS DEVELOPABLE SITE AREA)	P-1	P-1	1.44 (FOR LOT A+B COMBINED - GROSS DEVELOPABLE SITE AREA)
FAR CALCULATION:			FAR CALCULATION:		
NET:	105,009.22 S.F. (3,760.04 M ²)		NET:	144,748.89 S.F. (13,148.46 M ²)	
GROSS:	140,000.73 S.F. (13,088.18 M ²)		GROSS:	161,213.03 S.F. (14,977.18 M ²)	
LOT COVERAGE:	52,498.66 S.F. (4,877.28 M ²)		LOT COVERAGE:	32,550.55 S.F. (3,024.46 M ²)	
OUTDOOR AMENITY:	5,724 S.F. (532 M ²)		OUTDOOR AMENITY:	13,470 S.F. (1,251.4 M ²)	REQUIRED: 6 M ² * 126 UNITS = 1170 M ²
RESIDENT PARKING:			RESIDENT PARKING:		
REGULAR STALLS:	132.0 STALLS	PROPOSED/REQUIRED:	REGULAR STALLS:	202.0 STALLS	PROPOSED/REQUIRED:
8 TANDER UNITS (2 PER UNIT)	17.6 STALLS		10 INTERIOR STALLS	20.0 STALLS	
1 TANDER SURFACE ACCESS	14.4 STALLS		5.0 TANDER STALLS	5.0 STALLS	
ACCESS:	0.2 PER UNIT		10.0 STALLS	10.0 STALLS	
REGULAR CAR:	14.8 STALLS		1.0 STALLS	1.0 STALLS	
TOTAL:	166.4 STALLS		TOTAL:	234.0 STALLS	



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REVISION	NO.	DATE	DESCRIPTION
1	10.02		

ISSUE	DATE	DESCRIPTION
2023-11-25	ISSUED FOR CLIENT REVIEW	
2023-11-29	ISSUED FOR DP	
2023-12-01	ISSUED FOR DP	
2023-09-07	RE ISSUED FOR DP	



CICCOZZI
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1501 FLORENCE STREET
VANCOUVER, B.C.
V6L 2A6
TEL: 604.677.4811



NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES

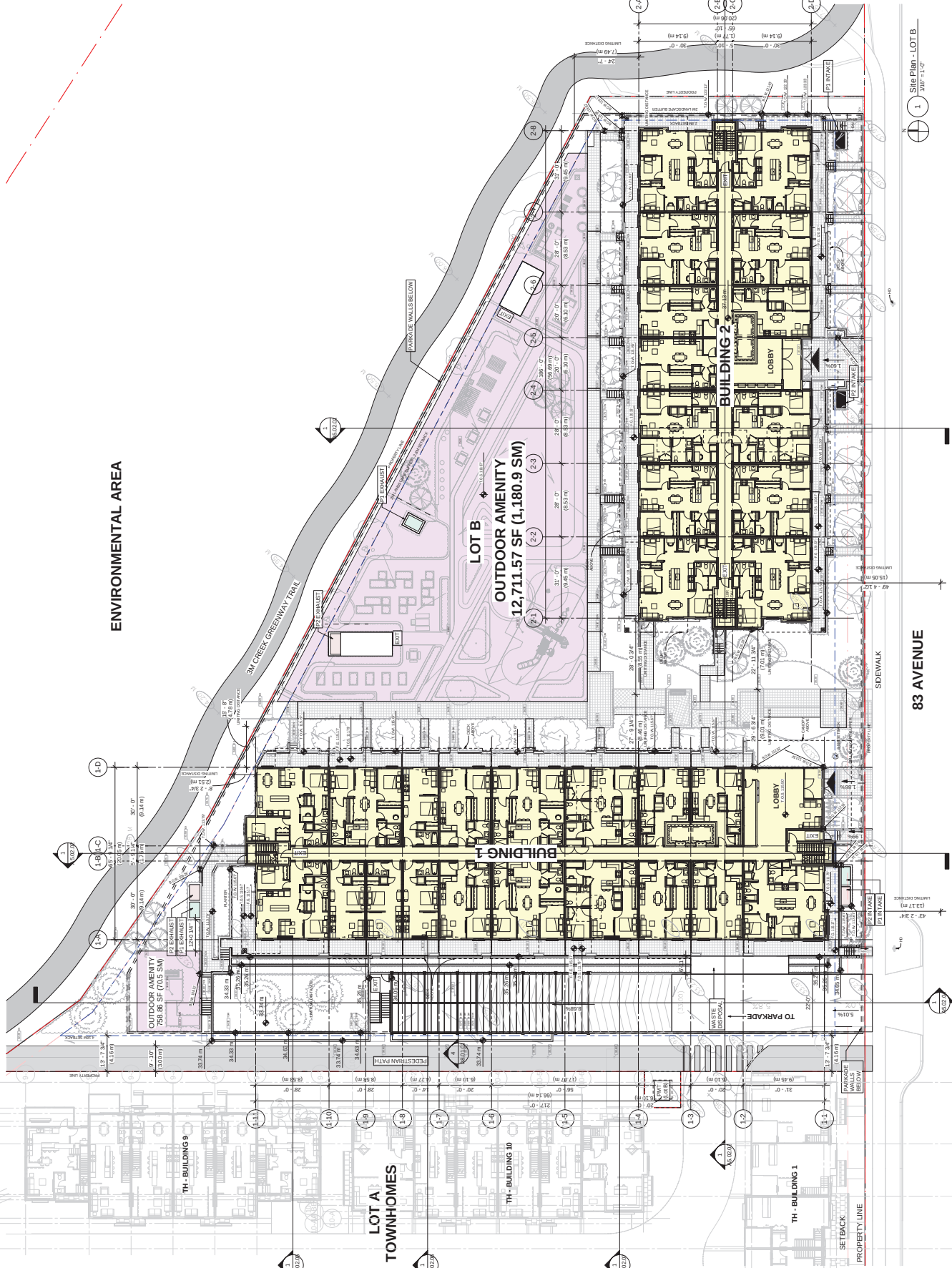
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	AN, I.B.	BC
SCALE	1/8" = 1'-0"	CA 760
SHEET TITLE		

SITE PLAN

G.1

A1.02.03



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2 A4.0 BLDG 1 - ELEVATION WEST DD

MATERIAL PALETTE									
<div>A</div>	<div>HARDIE PANEL SIDING</div> <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PRE-FINISHED PAINT• ARCTIC WHITE• JAMES HARDIE	<div>F</div>	<div>BRICK CLADDING</div> <ul style="list-style-type: none">• 4" x 8" WOOD POSTS W/ INLAYS• 3/12 RUNNING BOND• PEWTER - SMOOTH TEXTURE• MATCHING MORTAR COLOUR	<div>K</div>	<div>HARDIE TRIM</div> <ul style="list-style-type: none">• WOOD & DOORS• 6" WIDE HEADER AND SILL TRIMS• 4" WIDE SIDE TRIMS• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE	<div>P</div>	<div>GLASS GUARD (CLEAR)</div> <ul style="list-style-type: none">• 1/2" TEMPERED GLASS• CLEAR		
<div>B</div>	<div>HARDIE PANEL SIDING</div> <ul style="list-style-type: none">• VERTICAL SIDING W/ HARDIE TRIM BOARDS BATTEN STRIPS• TERRA MAUVE• BM 105, EXTERIOR GRADE	<div>G</div>	<div>BALCONY COLUMNS</div> <ul style="list-style-type: none">• 4x6" WOOD POSTS W/ INLAYS• 3/12 RUNNING BOND• TERRA MAUVE• BM 105, EXTERIOR GRADE• INLAY - WOOD PAINTED• BM 105, EXTERIOR GRADE	<div>L</div>	<div>RAILINGS</div> <ul style="list-style-type: none">• ALUMINUM FRAME• PAINTED• STANDARD BLACK	<div>Q</div>	<div>GLASS GUARD (FRITTED)</div> <ul style="list-style-type: none">• 1/2" TEMPERED GLASS• FRITTED• SNOW WHITE• VITRUM STANDARD COLOURS, SP-001 SNOW WHITE		
<div>C</div>	<div>HARDIE PANEL SIDING</div> <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PAINTED• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE	<div>H</div>	<div>METAL PANELS, FASCIAS AND CAP FLASHINGS</div> <ul style="list-style-type: none">• ENTRANCES, ROOFS & PARAPETS• PAINTED METAL• BM 2133-10, EXTERIOR GRADE	<div>M</div>	<div>WINDOW FRAMES</div> <ul style="list-style-type: none">• VINYL MULLIONS• PAINTED• STANDARD BLACK	<div>R</div>	<div>GLASS GUARD (FRITTED)</div> <ul style="list-style-type: none">• 1/2" TEMPERED GLASS• FRITTED• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE		
<div>D</div>	<div>HARDIE PANEL SIDING</div> <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE	<div>I</div>	<div>FASCIAS AND FLASHINGS</div> <ul style="list-style-type: none">• ROOFS• GUARDIAN SUPER NEUTRAL 68 (#2)• KENDALL CHARCOAL• 1/2" BLACK WARM EDGE SPACER• ARGON 6mm CLEAR	<div>N</div>	<div>WINDOW GLAZING</div> <ul style="list-style-type: none">• VITRUM DOUBLE GLAZED, LOW E• GUARDIAN SUPER NEUTRAL 68 (#2)• 1/2" BLACK WARM EDGE SPACER• ARGON 6mm CLEAR				
<div>E</div>	<div>HARDIE PANEL SIDING</div> <ul style="list-style-type: none">• VERTICAL SIDING - SELECT CEDARMILL• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE	<div>J</div>	<div>HARDIE TRIM</div> <ul style="list-style-type: none">• WOOD & DOORS• 6" WIDE HEADER AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED• BM 2133-10, EXTERIOR GRADE	<div>O</div>	<div>CONCRETE</div>				

PROJECT

NORTH ARC PROPERTIES

LATIMER GROVE

LOT B - LOWRISES

8855 - 200 STREET
LANGLEY, BC

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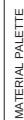
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ISSUE	DATE	DESCRIPTION
	2022-11-25	ISSUED FOR CLIENT REVIEW
	2023-11-20	ISSUED FOR DP
	2023-11-20	ISSUED FOR DP
	2023-09-27	RE ISSUED FOR DP



CICCOZZI
ARCHITECTURE
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VANCOUVER, B.C.
V6L 2C6
TEL: 604.687.4841

NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTIOR	CHIEF ARCHITECT
SCALE	AS SHOWN
SHEET TITLE	CA 700

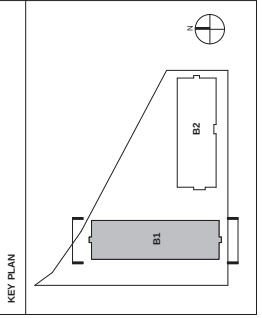
BUILDING 1 - NORTH & SOUTH ELEVATIONS
1
A4.02.04



2 A4.1 BLDG 1 - ELEVATION SOUTH, DD
30' x 110'



1 A4.0 BLDG 1 - ELEVATION NORTH, DD
30' x 110'

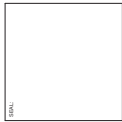


MATERIAL PALETTE							
<div>A</div>	HARDIE PANEL, SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PRE-FINISHED PAINT• ARCTIC WHITE• JAMES HARDIE	<div>F</div>	BRICK CLADDING <ul style="list-style-type: none">• 4" HORIZONTAL BRICK• 3/2" RUNNING BOND• PEWTER - SMOOTH TEXTURE• MATCHING MORTAR COLOUR	<div>K</div>	HARDIE TRIM <ul style="list-style-type: none">• WOOD & DOORS• 6" WIDE HEADER AND SILL TRIMS• 4" WIDE SIDE TRIMS• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE	<div>P</div>	GLASS GUARD (CLEAR) <ul style="list-style-type: none">• 1/2" TEMPERED GLASS• CLEAR
<div>B</div>	HARDIE PANEL, SIDING <ul style="list-style-type: none">• VERTICAL SIDING W/ HARDIE TRIM BOARD'S BATTEN STRIPS• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE	<div>G</div>	BALCONY COLUMNS <ul style="list-style-type: none">• 4x6" WOOD POSTS W/ INLAYS• TERRA MAUVE• BM 105, EXTERIOR GRADE• INLAY - WOOD PAINTED• ONYX• BM 2133-10, EXTERIOR GRADE	<div>L</div>	RAILINGS <ul style="list-style-type: none">• ALUMINUM FRAME• PAINTED• STANDARD BLACK	<div>Q</div>	GLASS GUARD (FRITTED) <ul style="list-style-type: none">• 1/2" TEMPERED GLASS• FRITTED• SNOW WHITE• VITRUM STANDARD COLOURS, SP-001 SNOW WHITE
<div>C</div>	HARDIE PANEL, SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PAINTED• KENDALL CHARCOAL• BM HC-366, EXTERIOR GRADE	<div>H</div>	METAL PANELS, FASCIAS, AND CAP FLASHINGS <ul style="list-style-type: none">• ENTRANCES, ROOF'S & PARAPETS• PAINTED METAL• BM 2133-10, EXTERIOR GRADE	<div>M</div>	WINDOW FRAMES <ul style="list-style-type: none">• VINYL MULLIONS• STANDARD BLACK	<div>R</div>	GLASS GUARD (FRITTED) <ul style="list-style-type: none">• 1/2" TEMPERED GLASS• FRITTED• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE
<div>D</div>	HARDIE PANEL, SIDING <ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE	<div>I</div>	FASCIAS AND FLASHINGS <ul style="list-style-type: none">• ROOF'S• PAINTED METAL• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE	<div>N</div>	WINDOW GLAZING <ul style="list-style-type: none">• 6mm CLEAR• GUARDIAN SUPER NEUTRAL 68 (#2)• 1/2" BLACK WARM EDGE SPACER• ARGON 6mm CLEAR		
<div>E</div>	HARDIE PANEL, SIDING <ul style="list-style-type: none">• VERTICAL SIDING - SELECT CEDARWILL• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE	<div>J</div>	HARDIE TRIM <ul style="list-style-type: none">• WOOD & DOORS• 6" WIDE HEADER AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED• ONYX• BM 2133-10, EXTERIOR GRADE	<div>O</div>	<u>CONCRETE</u>		

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REVISION	NO.	DATE	DESCRIPTION
	1	2023-07-01	ISSUED FOR CLIENT REVIEW

ISSUE	DATE	DESCRIPTION
	2023-11-25	ISSUED FOR CLIENT REVIEW
	2023-11-29	ISSUED FOR DP
	2023-07-01	RE ISSUED FOR DP
	2023-09-27	RE ISSUED FOR DP



CICCOZZI
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1501 FLORENCE STREET
VANCOUVER, B.C.
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TEL: 604.687.4841

NORTH ARC
PROPERTIES

PROJECT	LATIMER GROVE LOT B - LOWRISES
ADDRESS	8385 - 200 STREET LANGLEY, BC

DRAWN BY	CHANGING BY	RC
SCALE	AS SHOWN	CA 700
SHEET TITLE	BUILDING 2 - NORTH ELEVATION	

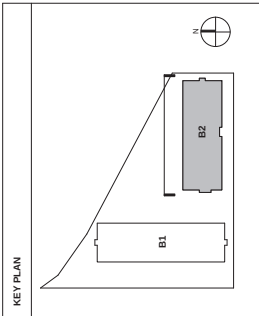
PROJECT	1
DATE	A4.02.05

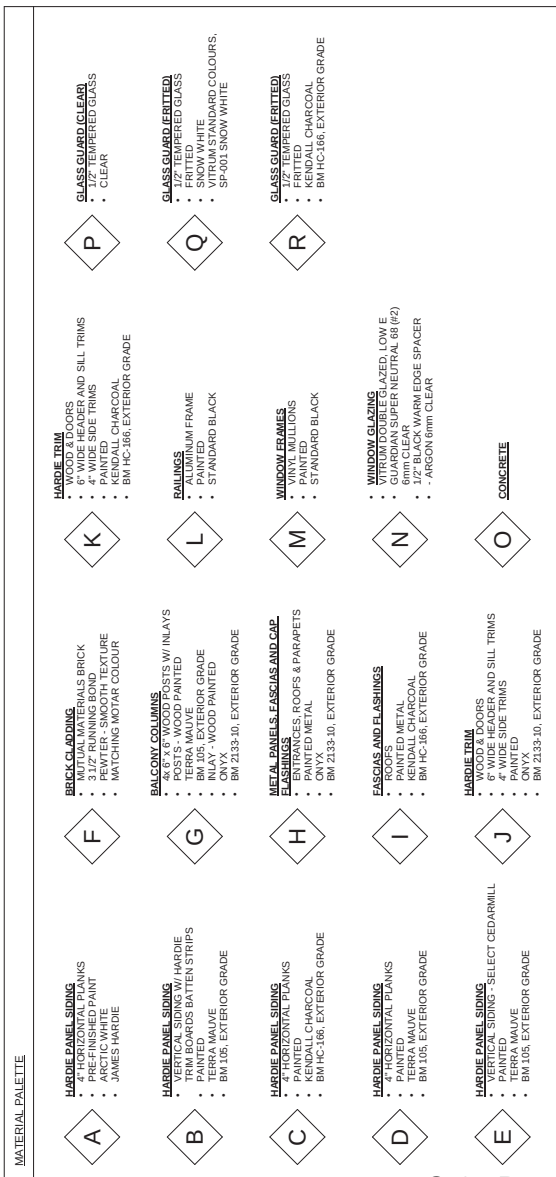
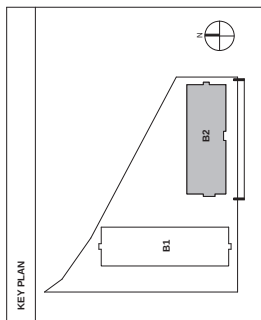


1 A4.2 BLDG 2 - ELEVATION NORTH DD
1/8" = 1' 0"

MATERIAL PALETTE

<div>A</div>	<div>HARDIE PANEL SIDING<ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PRE-FINISHED PAINT• ARCTIC WHITE• JAMES HARDIE</div>	<div>F</div>	<div>BRICK CLADDING<ul style="list-style-type: none">• 4" HORIZONTAL BRICK• 3/16" RUNNING BOND• PEWTER - SMOOTH TEXTURE• MATCHING MOTOR COLOUR</div>	<div>K</div>	<div>HARDIE TRIM<ul style="list-style-type: none">• WOOD & DOORS• 6" WIDE HEADERS AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED CHARCOAL• BM HC-166, EXTERIOR GRADE</div>	<div>P</div>	<div>GLASS GUARD (CLEAR)<ul style="list-style-type: none">• 1/2" TEMPERED GLASS• CLEAR</div>
<div>B</div>	<div>HARDIE PANEL SIDING<ul style="list-style-type: none">• VERTICAL SIDING W/ HARDIE TRIM• 4" WIDE BATTERY STRIPS• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE</div>	<div>G</div>	<div>BALCONY COLUMNS<ul style="list-style-type: none">• 4x6" WOOD POSTS W/ INLAYS• POSTS - WOOD PAINTED• BM 105, EXTERIOR GRADE• INLAY - WOOD PAINTED• BM 2133-10, EXTERIOR GRADE</div>	<div>L</div>	<div>RAILINGS<ul style="list-style-type: none">• ALUMINUM FRAME• PAINTED• STANDARD BLACK</div>	<div>Q</div>	<div>GLASS GUARD (TINTED)<ul style="list-style-type: none">• 1/2" TEMPERED GLASS• SNOW WHITE• VITRUM STANDARD COLOURS, SP-001 SNOW WHITE</div>
<div>C</div>	<div>HARDIE PANEL SIDING<ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE</div>	<div>H</div>	<div>METAL PANELS, FASCIAS AND CAP FLASHINGS<ul style="list-style-type: none">• ENTRANCES, ROOFS & PARAPETS• PAINTED METAL• BM 2133-10, EXTERIOR GRADE</div>	<div>M</div>	<div>WINDOW FRAMES<ul style="list-style-type: none">• VINYL MULLIONS• STANDARD BLACK</div>	<div>R</div>	<div>GLASS GUARD (TINTED)<ul style="list-style-type: none">• 1/2" TEMPERED GLASS• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE</div>
<div>D</div>	<div>HARDIE PANEL SIDING<ul style="list-style-type: none">• 4" HORIZONTAL PLANKS• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE</div>	<div>I</div>	<div>FASCIA AND FLASHINGS<ul style="list-style-type: none">• PAINTED METAL• KENDALL CHARCOAL• BM HC-166, EXTERIOR GRADE</div>	<div>N</div>	<div>WINDOW GLAZING<ul style="list-style-type: none">• VITRUM DOUBLE GLAZED, LOW E• GUARDIAN SUPER NEUTRAL 68 (#2)• 6mm CLEAR• 1/2" BLACK WARM EDGE SPACER• ARGON 6mm CLEAR</div>		
<div>E</div>	<div>HARDIE PANEL SIDING<ul style="list-style-type: none">• VERTICAL SIDING SELECT CEDARMILL• PAINTED• TERRA MAUVE• BM 105, EXTERIOR GRADE</div>	<div>J</div>	<div>HARDIE TRIM<ul style="list-style-type: none">• WOOD & DOORS• 6" WIDE HEADERS AND SILL TRIMS• 4" WIDE SIDE TRIMS• PAINTED• BM 2133-10, EXTERIOR GRADE</div>	<div>O</div>	<div>CONCRETE</div>		







REVISION:	DESCRIPTION:
NO. DATE:	

1550

15th FLOOR
WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687-4741



NORTH ARC
PROPERTIES

**LATIMER
GROVE**

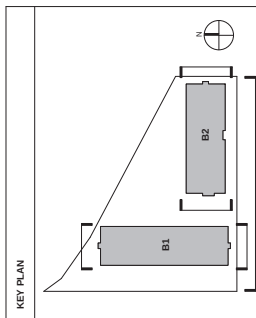
8395 - 200 STREET
LANGLEY, BC

DRAWN BY:	CHECKED BY:
A.N./I.B.	RC
SCALE:	PROJECT NO.:
3/32" = 1'-0"	CA 760

STREETSCAPE - 83
AVENUE

G.

TEST NO: A4.02.08

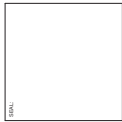


1 Elevation 1 - a

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2022-11-25	ISSUED FOR CLIENT REVIEW
	2022-11-29	ISSUED FOR DP
	2023-09-01	RE ISSUED FOR DP
	2023-09-07	RE ISSUED FOR DP

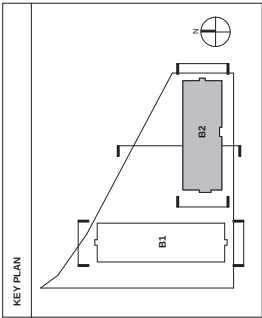


CICCOZZI
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1501 FLORENCE STREET
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TEL: 604.687.4841



LATIMER
GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC



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REVISION	
NO.	DESCRIPTION

ISSUE	
DATE	DESCRIPTION
2022-11-25	ISSUED FOR CLIENT REVIEW
2022-11-29	ISSUED FOR DP
2023-01-01	RE ISSUED FOR DP
2023-09-27	RE ISSUED FOR DP



CICCOZZI
ARCHITECTURE

155 FLORENCE STREET
1000 VANCOUVER, B.C.
V6Z 1A1
TEL: 604.687.4411



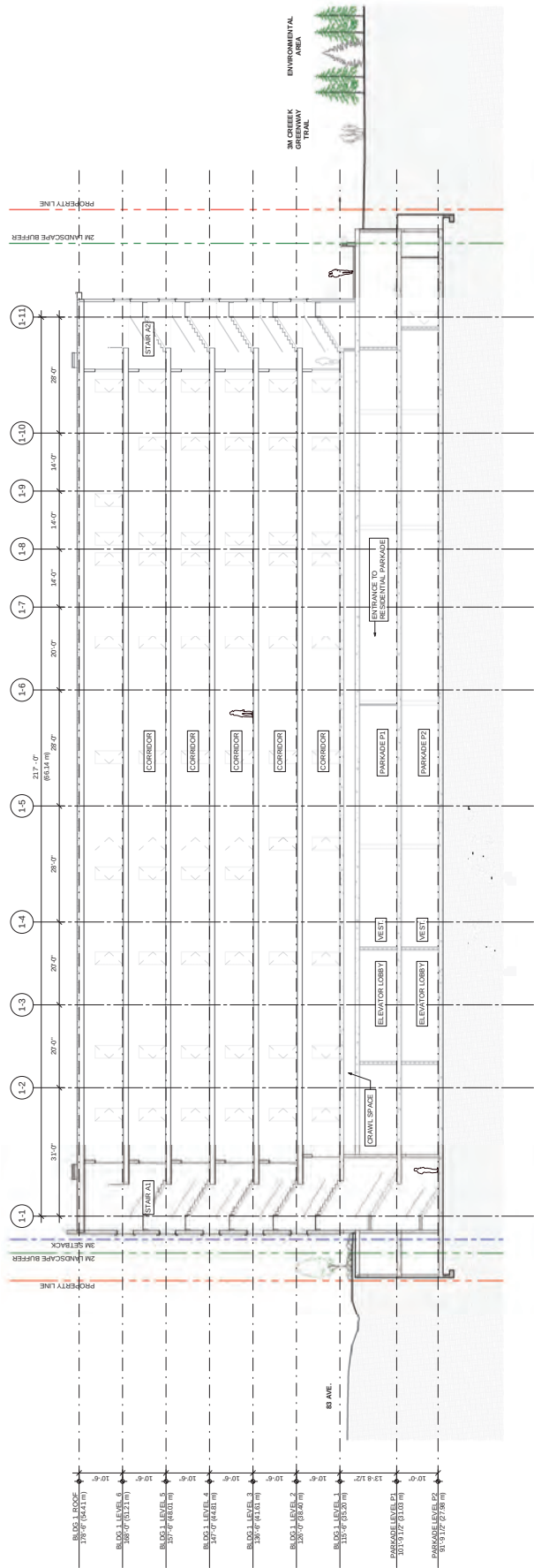
PROJECT	
LATIMER GROVE LOT B - LOWRISES	
8385 - 200 STREET LANGLEY, BC	

DRAWN BY	CHECKED BY
ANJ/UB	BC
SCALE	PROJECTIONS
1:350	CA 780
SHEET TITLE	
SITE SECTION B-B	

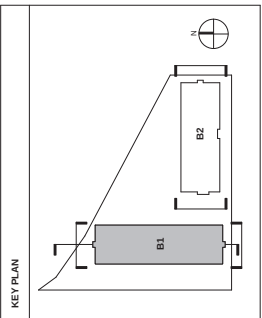
G.1

A5.02.02

BUILDING 1



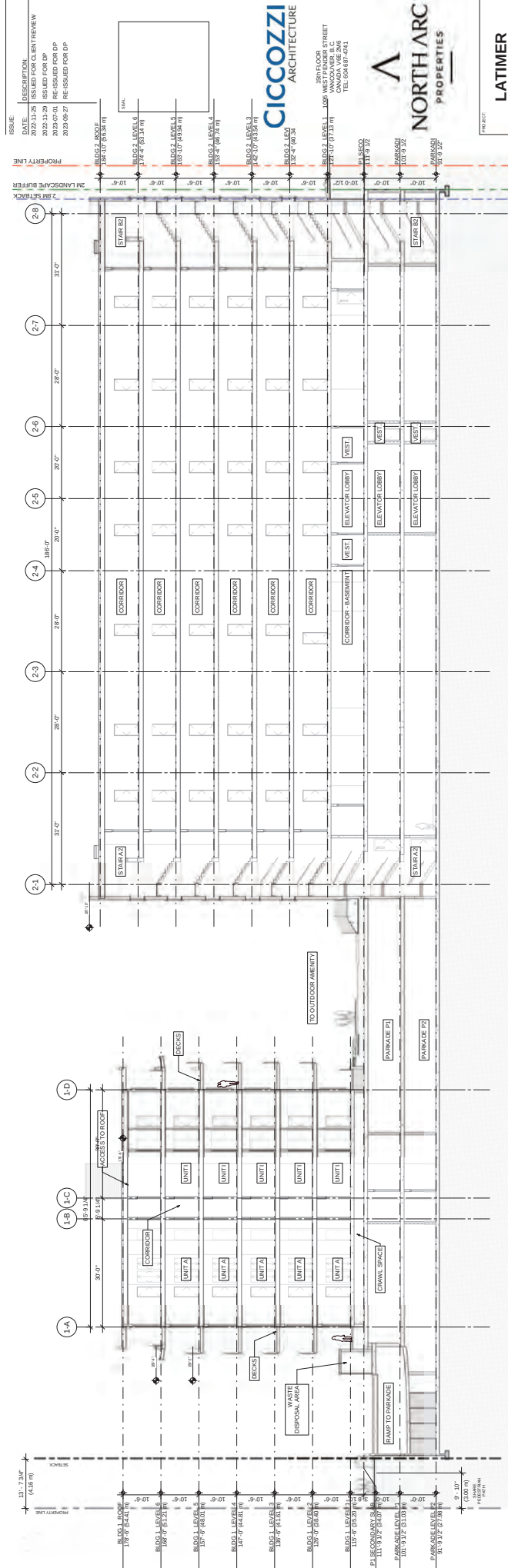
1 Section BB
1:350



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BY ANY INFORMATION STORAGE
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LATIMER GROVE ARCHITECTS.

REVISION	NO.	DATE	DESCRIPTION
	1	2023-07-01	ISSUED FOR DP

BUILDING 2

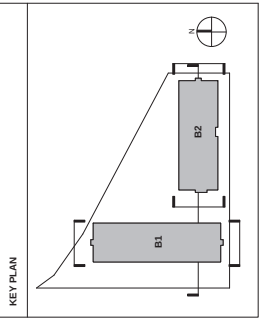


CICCOZZI
ARCHITECTURE

1501 FLORENCE STREET
VANCOUVER, B.C.
V6L 5A4
TEL: 604.687.4411

NORTH ARC
PROPERTIES

LATIMER
GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC



DRAWN BY	CHECKED BY
ANJ/1.B	BC
SCALE	PROJECTION
1:350	CA 780
SHEET TITLE	
SITE SECTION C-C	

G.1

NO.	DATE
1	A5.02.03

1 Section CC
1:350

REVISION:		DESCRIPTION:
1.	DATE:	DP Resub. 1
	2023-07-01	

STAL

Λ
NORTH ARC
PROPERTIES

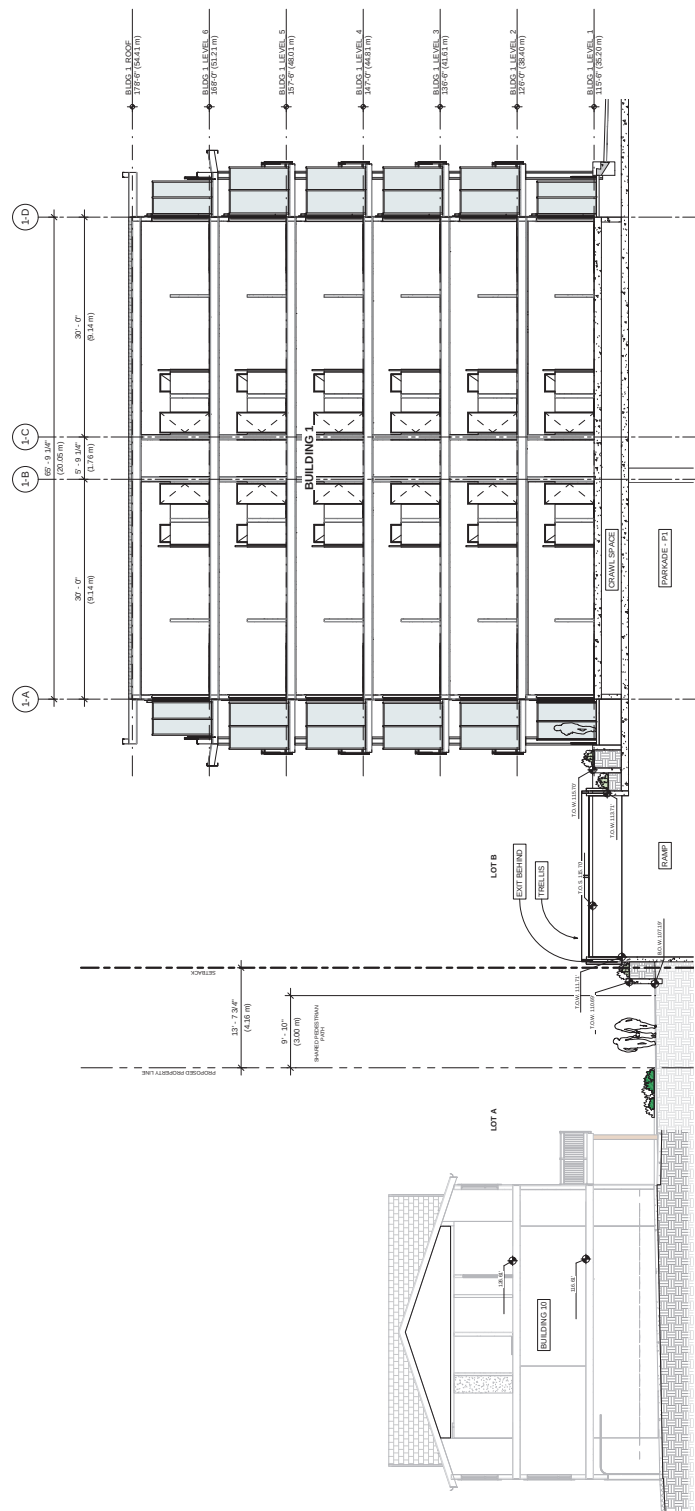
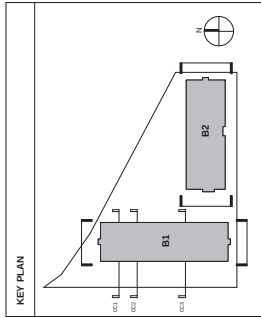
AWNING:	AN / LB.	CHECKED BY:	RC
SCALE:	As indicated	PROJECT NO.	CA 700
SHEET TITLE:			

REV NO.: 1

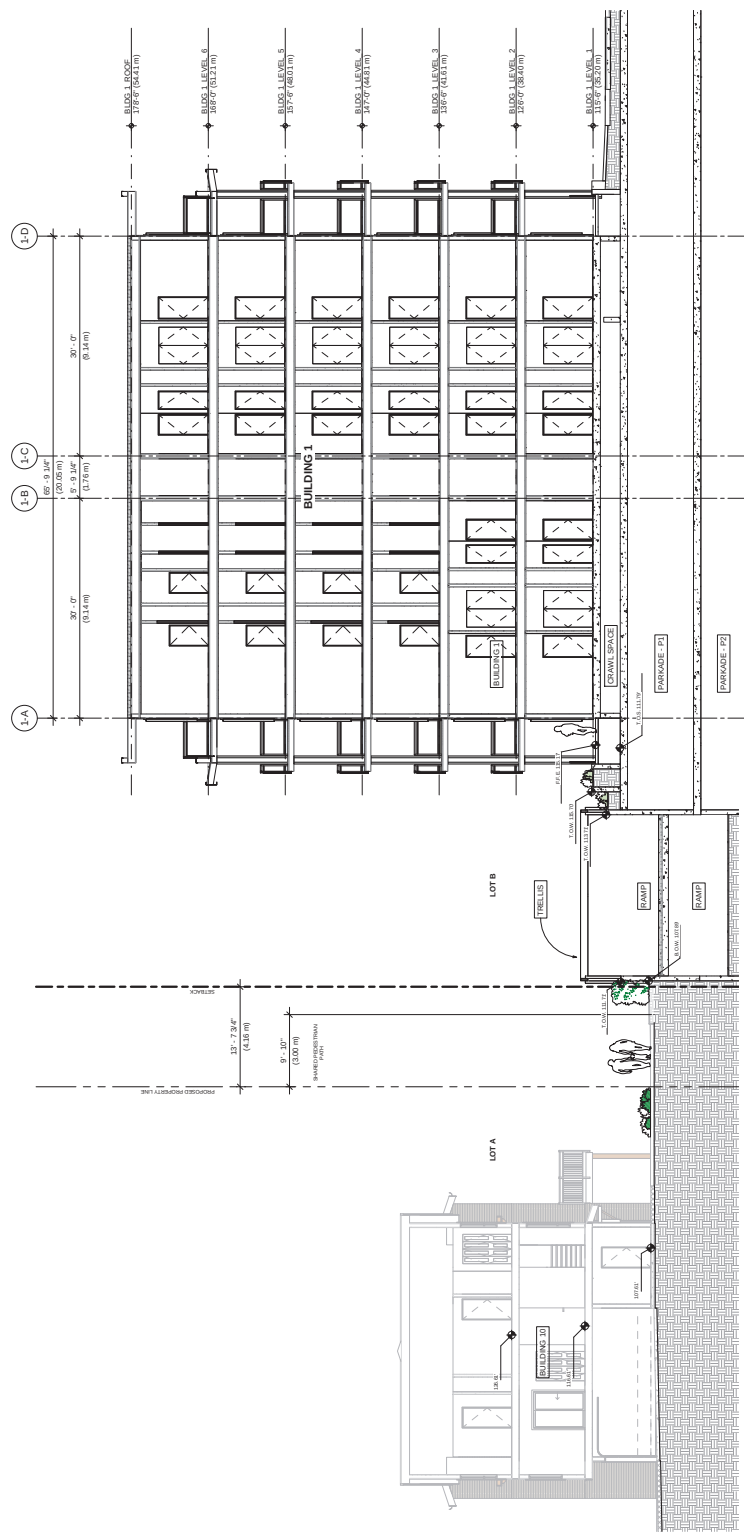
SHEET NO: A5.02.04



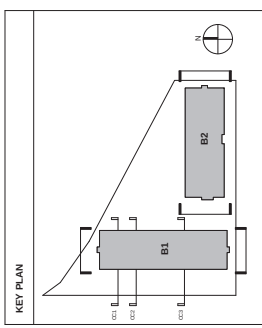
2 Site Plan - WASTE DISPOSAL STAGING
1/8" = 1'-0"



1 Section CC2
188' = 1'·α'



1 Section CC3
18' = 1'-0"



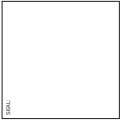
REV: 001
A8.01.01



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	2023-09-07	RE ISSUED FOR DP



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 V6E 4A1
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NORTH ARC
 PROPERTIES

PROJECT
LATIMER GROVE
 LOT B - LOWRISES
 8385 - 200 STREET
 LANGLEY, BC

DRAWING	DATE	BY
AN / LB	BC	
SCALE	INDICATING	CA 700
SHEET TITLE		

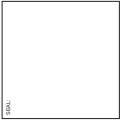
PROJECT NO.
A9.02.01



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V6L 2Y6
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NORTH ARC
PROPERTIES

LATIMER GROVE
LOT B - LOWRISES
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	AN / J.B.	CHECKED BY	BC
SCALE		PROJECT NO.	CA 780
SHEET TITLE	PERSPECTIVES		

G.1
A9.02.02

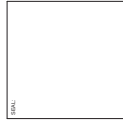




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NORTH ARC
PROPERTIES

PROJECT	LATIMER GROVE LOT B - LOWRISES		
DRAWN BY	AUTHOR	CHECKED BY	
SCALE	PROJECTIONS	CA 100	
SHEET TITLE	PERSPECTIVES		

8395 - 200 STREET
LANGLEY, BC

G.1

DATE: A9.02.03

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	2022-11-29	RE ISSUED FOR DP
	2022-09-07	RE ISSUED FOR DP

TOTAL:

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PROJECT
LATIMER GROVE
 8395 - 200 STREET
 LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	PROJECT MANAGER
SCALE	CA 1/80
SHEET TITLE	PERSPECTIVES

G.1

DATE
A9.02.04



DEVELOPMENT PERMIT
SEPTEMBER 2023

THE REQUIRED AREA BY 876.18 SF (81.4 M²) PLUS SHARED PEDESTRIAN PATH

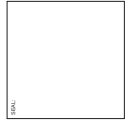
FILED FOR	DATE RECEIVED BY SECRETARY OF STATE	STATE OF MISSISSIPPI
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[illegible]

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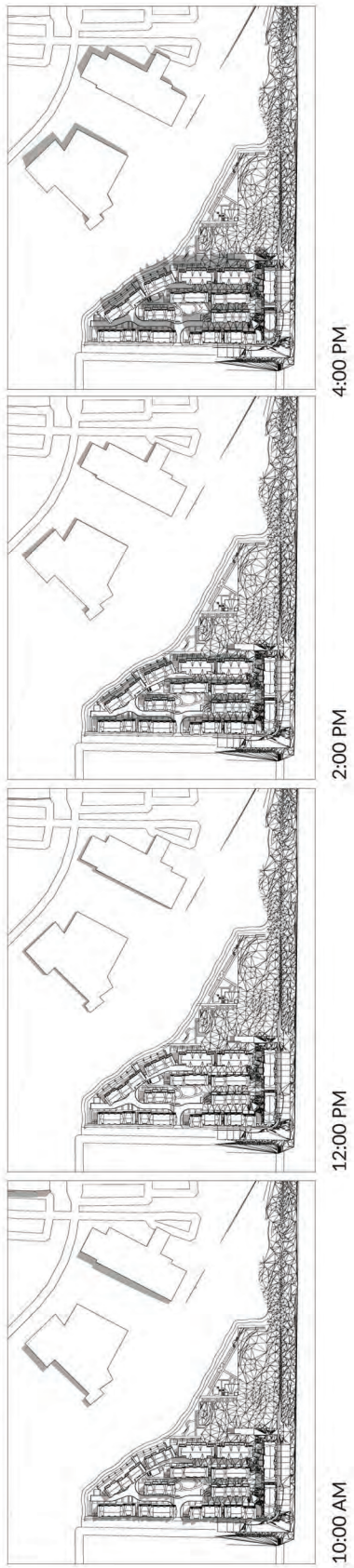
LATIMER GROVE
 8385 - 200 STREET
 LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CLIENT
SCALE	PROJECTIONS
	CA 700

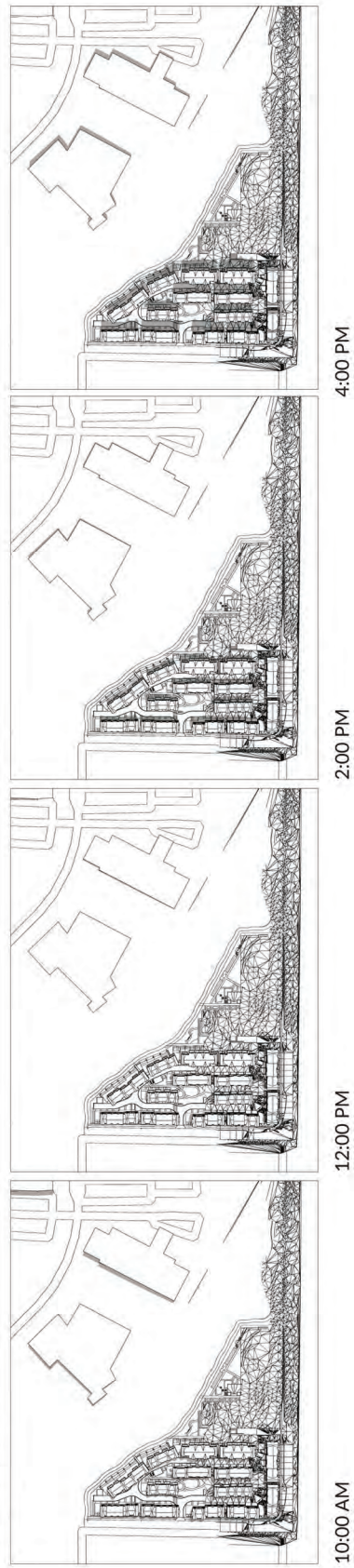
SHADOW STUDY
G.1

PROJECT NO.	A0.2
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MARCH EQUINOX



JUNE SOLSTICE



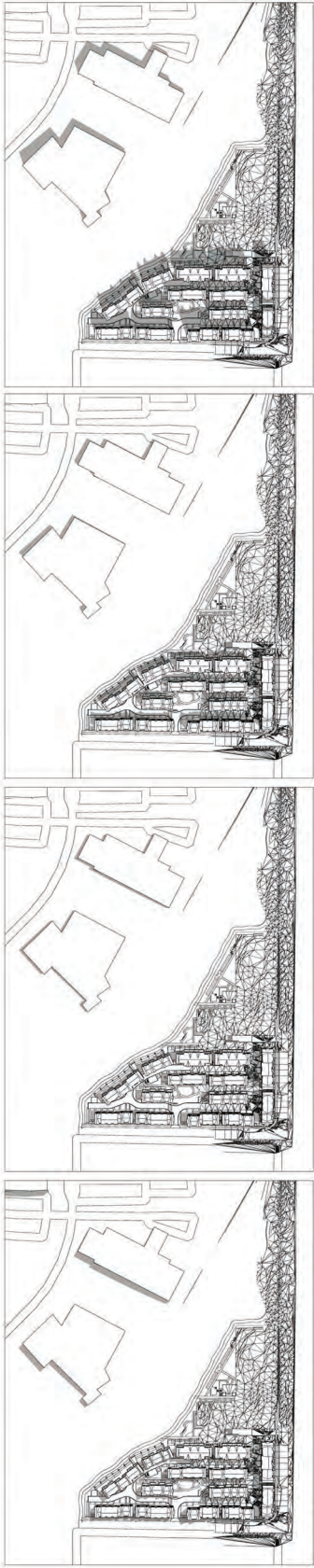
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NO.	DESCRIPTION

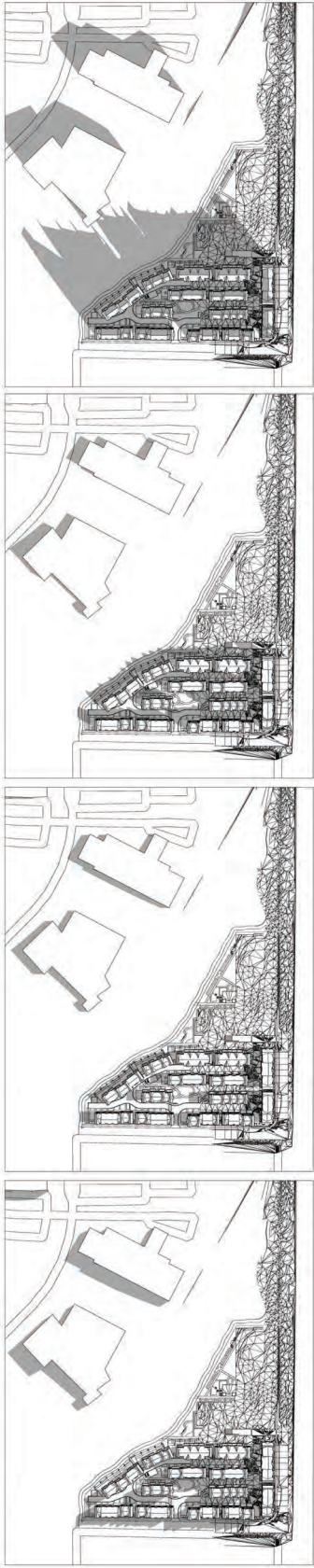
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SEPTEMBER EQUINOX



DECEMBER SOLSTICE



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NORTH ARC
PROPERTIES

LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CLIENT
SCALE	PROJECTIONS
	CA 700
SHEET TITLE	
SHADOW STUDY	
G.1	
	A0.3

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NO. DATE:	

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	12-3-07-01	RE-ISSUED FOR DP
	12-3-09-27	RE-ISSUED FOR DP

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15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6



**ATIMER
GROVE**

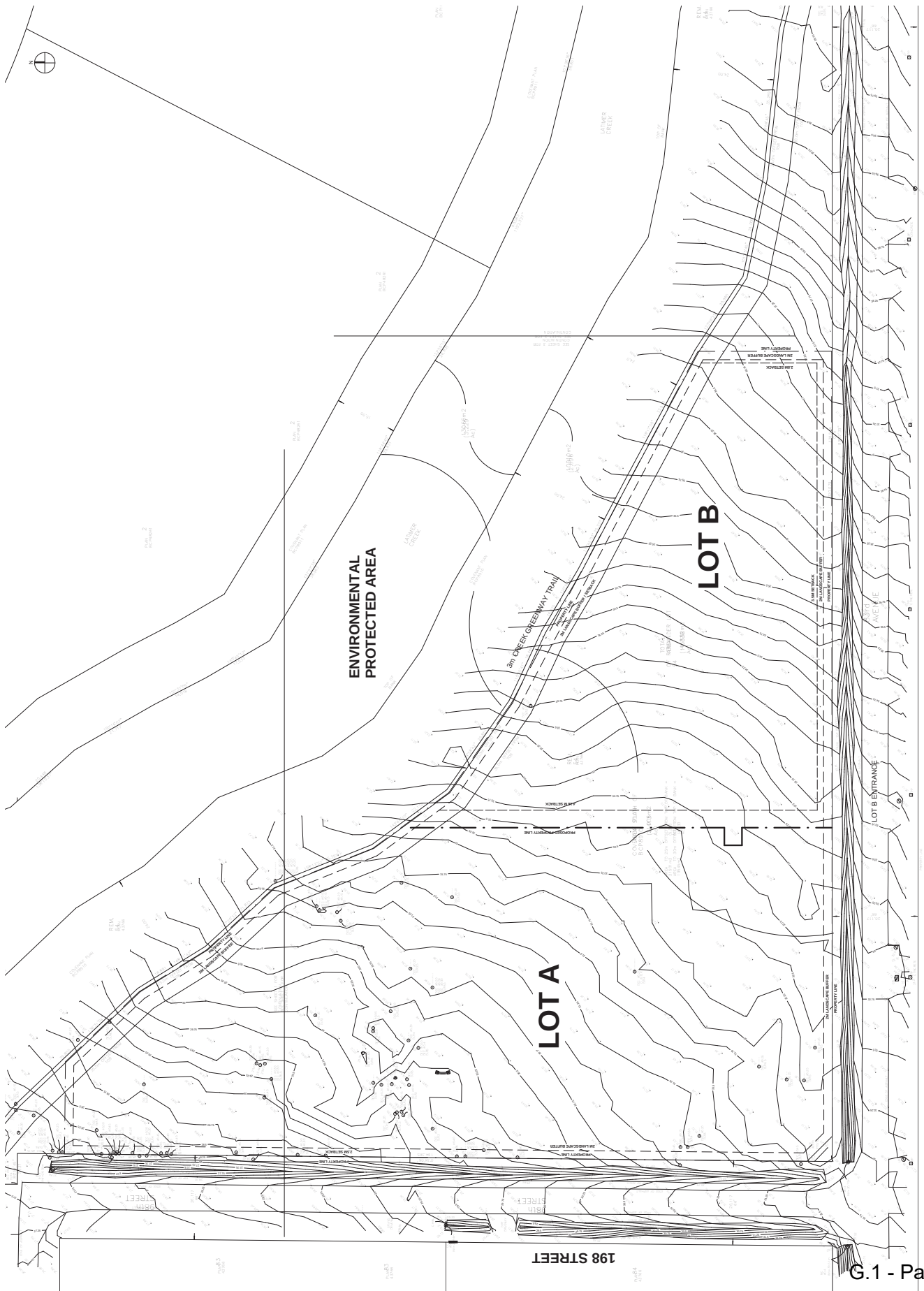
395 - 200 STREET
LANGLEY, BC

RAWNBY:	Author	CHECKED BY:	Checker
CAGE:	1/32" = 1'-0"	PROJECT NO.:	CA 760

SITE SURVEY AND SETBACKS

G.

A0.4

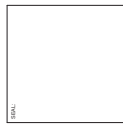


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ISSUE	DATE	DESCRIPTION



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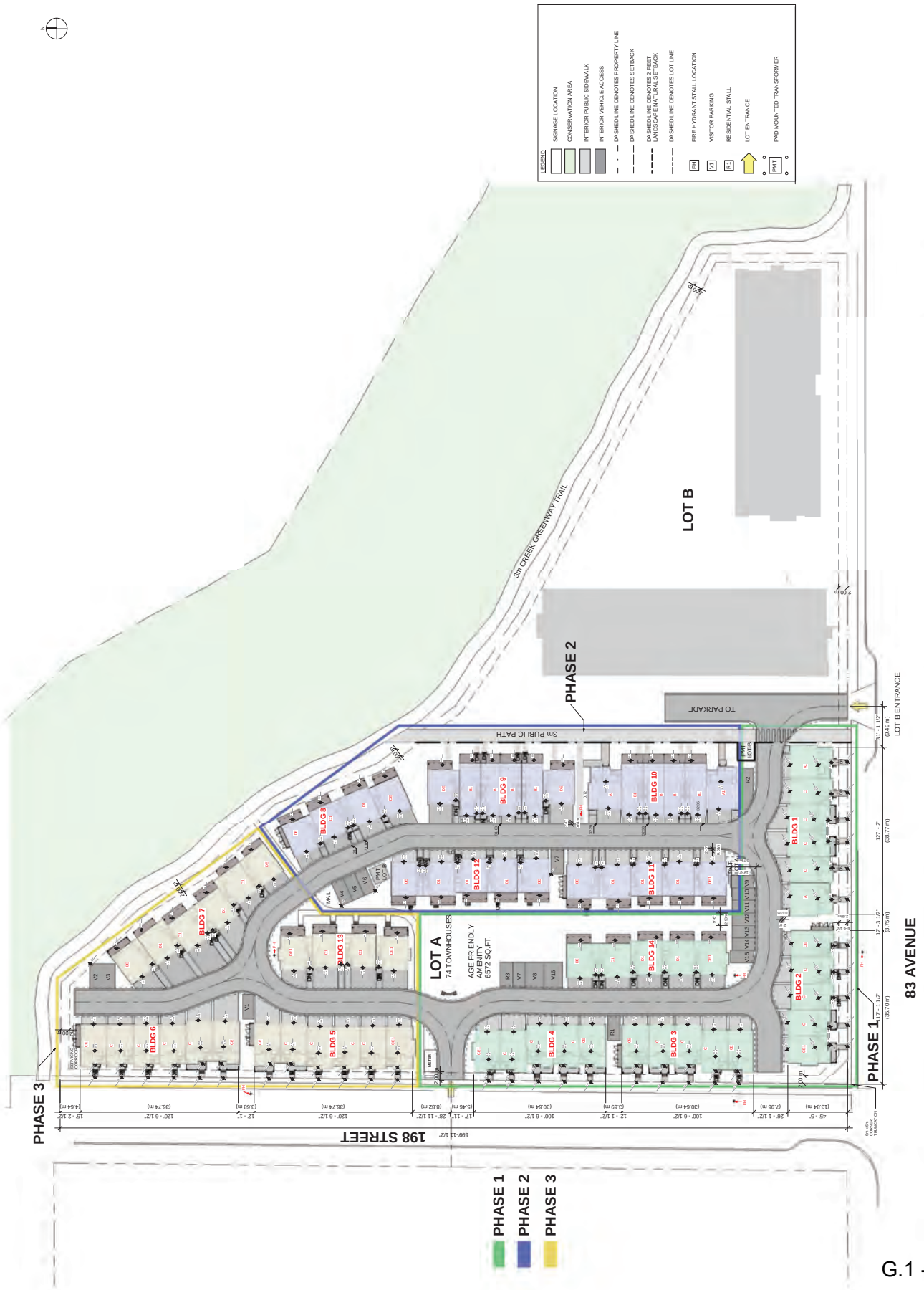
PROJECT
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	CHECKED BY
AUTHOR	CHECKER
SCALE	PROJ. NO.
AI 100000	CA 700

SHEET TITLE
PHASING PLAN

SHEET NO.
G.1

1 PHASING PLAN
100' x 2.4'



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NORTH ARC
PROPERTIES

LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	CHECKED BY	BC
SCALE	AS SHOWN	PROJECT NO.	CA 700
SHEET TITLE	COLOUR SCHEME PLAN		

G.1
A0.6

COLOUR SCHEME LEGEND

- TAUPE SCHEME
- WHITE SCHEME
- GREY SCHEME

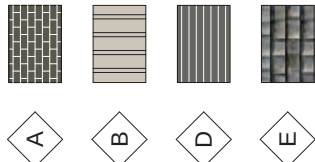


83 AVENUE

MAIN SITE ENTRANCE

SCHEME 1- TAUPE

MATERIAL PALETTE

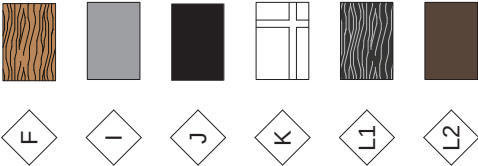


BRICK VENEER
COAL
INTERSTATE BRICK

HARDIE PANEL
BOARD & BATTEN
REVERE PEWTER
BM HC-172

HARDIE PANEL
HORIZONTAL SIDING
KENDALL CHARCOAL
BM HC-166

ROOF
ASHPHALT SHINGLE
TO MATCH
WEATHERED WOOD



WOOD DETAILS (BRACKETS,
POSTS, FENCES)
CEDAR NATURAL/TONE
OLYMPIC

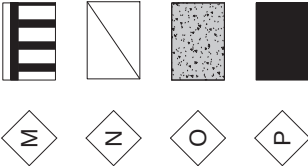
FASCIA & TRIMS
PAINTED WOOD
STORM
BM AF-700

WINDOW FRAMES
STD. BLACK
ALUMINUM FRAME

GARAGE DOORS
WHITE FINISH

TRIMS
PAINTED HARDIE
ONYX
BM 2133-10

PAINTED DOOR
PAINTED WOOD
CLASSIC BROWN
BM 2109-10



RAILINGS AND RWLS
ALUMINUM
BLACK

RESERVED

CONCRETE

DECK FLASHING
ALUMINUM
BLACK - MATCH RAILING

PRECEDENT IMAGES



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PROJECT
LATIMER
GROVE
8385 - 200 STREET
LANGLEY, BC

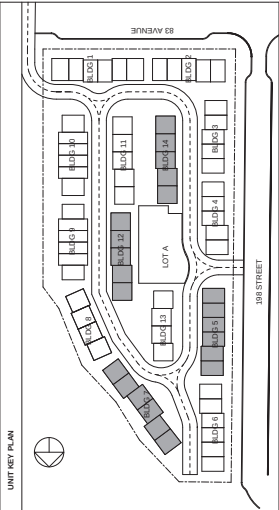
DRAWN BY	HR
SCALE	AS SHOWN
SHEET TITLE	CA 700

CHARACTER
SCHEME 1- TAUPE
G.1

PROJECT NO.	1
ARCH. NO.	A0.7



1 TAUPE SCHEME ELEVATION
1/8" = 1'-0"



SCHEME 2- WHITE

MATERIAL PALETTE

F

BRICK VENEER
ARTIC WHITE
INTERSTATE BRICK

I

HARDIE PANEL
BOARD & BATTEN
WHITE DOVE
BM OC-17

J

HARDIE PANEL
HORIZONTAL SIDING
WHITE DOVE
BM OC-17

K

ROOF
ASHPALT SHINGLE
TO MATCH
WEATHERED WOOD

L1

WOOD DETAILS (BRACKETS,
POSTS, FENCES)
CEDAR NATURAL/TONE
OLYMPIC

L4

FASCIA & TRIMS
PAINTED WOOD
STORM
BM AF-700

L4

WINDOWS
STD. BLACK
ALUMINUM FRAME

L4

GARAGE DOORS
WHITE FINISH

L4

TRIMS
PAINTED HARDIE
WHITE DOVE
BM OC-17

L4

PAINTED ENTRY DOORS
PAINTED WOOD
PACIFIC OCEAN BLUE
BM 2055-20

M

RAILINGS AND RWLS
ALUMINUM
BLACK

N

RESERVED

O

CONCRETE

P

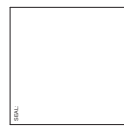
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ALUMINUM
BLACK - MATCH RAILING



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	2023-11-26	ISSUED FOR DP
	2023-11-26	ISSUED FOR DP



CICCOZZI ARCHITECTURE

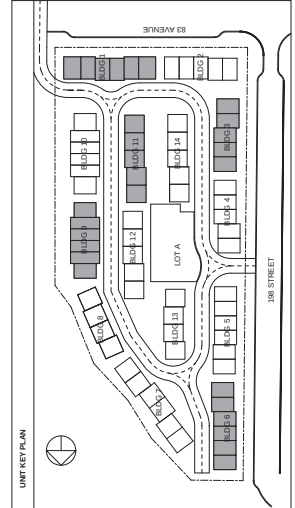
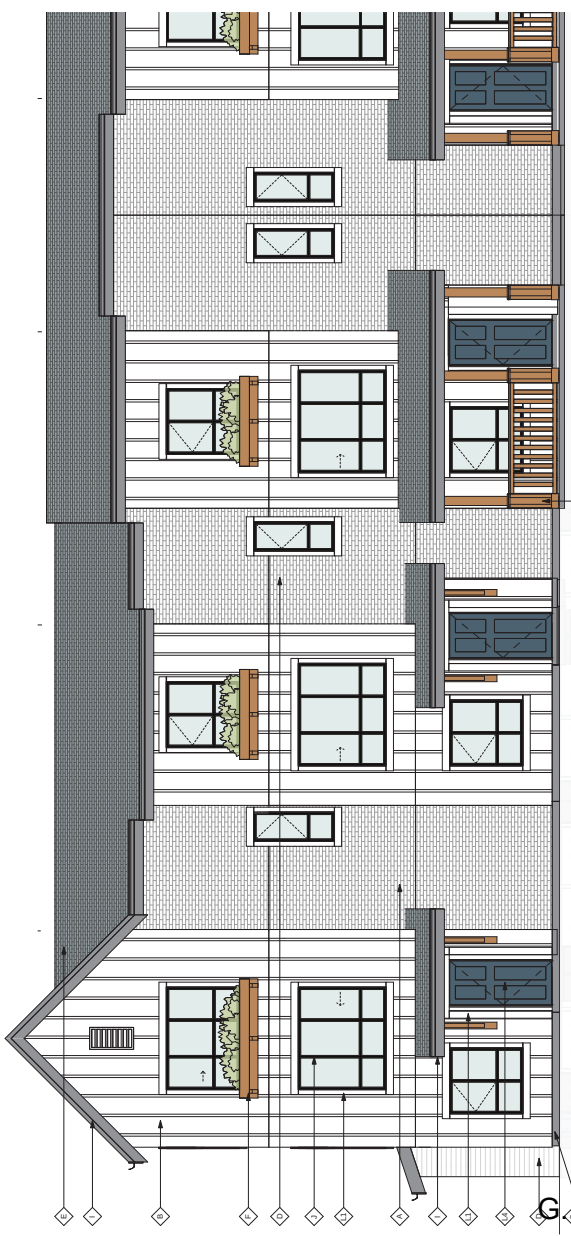
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LATIMER GROVE
8365 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	CHECKED BY	BC
SCALE	AS SHOWN	PROJECT NO.	CA 760
SHEET TITLE	CHARACTER SCHEME 2- WHITE		

1	A0.8
---	------



SCHEME 3- GREY

MATERIAL PALETTE

A

B

D

E

BRICK VENEER
PEWTER
INTERSTATE BRICK

HARDIE PANEL
BOARD & BATTEN
COVENTRY GRAY
BM - HC 169

HARDIE PANEL
HORIZONTAL SIDING
DOLPHIN
BM AF-715

ROOF
ASPHALT SHINGLE
TO MATCH
WEATHERED WOOD

F

I

J

K

L1

L3

WOOD DETAILS (BRACKETS,
POSTS, FENCES)
CEDAR NATURAL TONE
OLYMPIC

FASCIA & TRIMS
PAINTED WOOD
STORM
BM AF-700

WINDOWS
STD. BLACK
ALUMINUM FRAME

GARAGE DOORS
WHITE FINISH

TRIMS
PAINTED HARDIE
ONYX
BM 2133-10

PAINTED DOOR
PAINTED WOOD
AVON GREEN
BM HC-126

M

N

O

P

RAILINGS AND RWLS
ALUMINUM
BLACK

RESERVED

CONCRETE

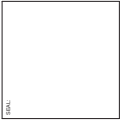
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ALUMINUM
BLACK - MATCH RAILING



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CICCOZZI ARCHITECTURE

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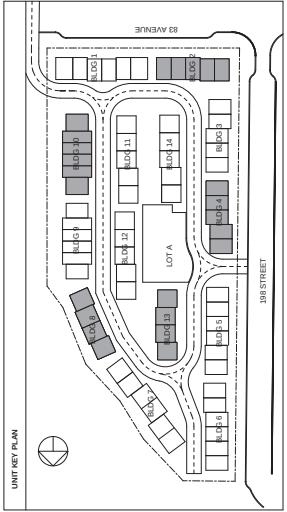


LATIMER GROVE
8395 - 200 STREET
LANGLEY, BC

DRAWN BY	HR
CHECKED BY	BC
SCALE	AS SHOWN
DATE	2023-07-01

CHARACTER
SCHEME 3- GREY

PROJECT	1
DATE	A0.9



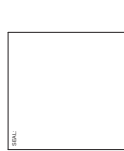
1 GRAY SCHEME ELEVATION
1/8" = 1'-0"



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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2022-11-25	ISSUED FOR CLIENT REVIEW
	2022-11-29	ISSUED FOR DP
	2023-01-11	RE ISSUED FOR DP
	2023-09-07	RE ISSUED FOR DP



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ARCHITECTURE

1501 FLOOR STREET
VANCOUVER, B.C.
V6L 2G6
TEL: 604.677.4611



LATIMER
GROVE
8365 - 200 STREET
LANGLEY, BC

DRAWN BY	HR
CHECKED BY	BC
SCALE	AS SHOWN
SHEET TITLE	CA 700

SITE PLAN
G.1

PROJ. NO.	
PROJ. NO.	A1.0



- UNIT LEGEND
- UNIT TYPE "A"
 - UNIT TYPE "B"
 - UNIT TYPE "B1"
 - UNIT TYPE "C"
 - UNIT TYPE "C1"
 - UNIT TYPE "C1E"
 - UNIT TYPE "D"
 - UNIT TYPE "D1"
 - UNIT TYPE "D1E"
 - UNIT TYPE "D1E1"

- LEGEND
- SCIENCE LOCATION
 - CONSERVATION AREA
 - INTERIOR PUBLIC SIDEWALK
 - INTERIOR VEHICLE ACCESS
 - DASHED LINE DENOTES PROPERTY LINE
 - DASHED LINE DENOTES SETBACK
 - DASHED LINE DENOTES 2 FEET LANDSCAPE NATURAL SETBACK
 - DASHED LINE DENOTES LOT LINE
 - FIRE HYDRANT STALL LOCATION
 - VISITOR PARKING
 - RESIDENTIAL STALL
 - LOT ENTRANCE
 - PAD MOUNTED TRANSFORMER

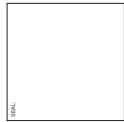


1 SITE PLAN
3/32" = 1'-0"

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
	2023-11-26	ISSUED FOR CLIENT REVIEW
	2023-11-26	ISSUED FOR DP
	2023-11-26	ISSUED FOR DP
	2023-09-27	RE ISSUED FOR DP



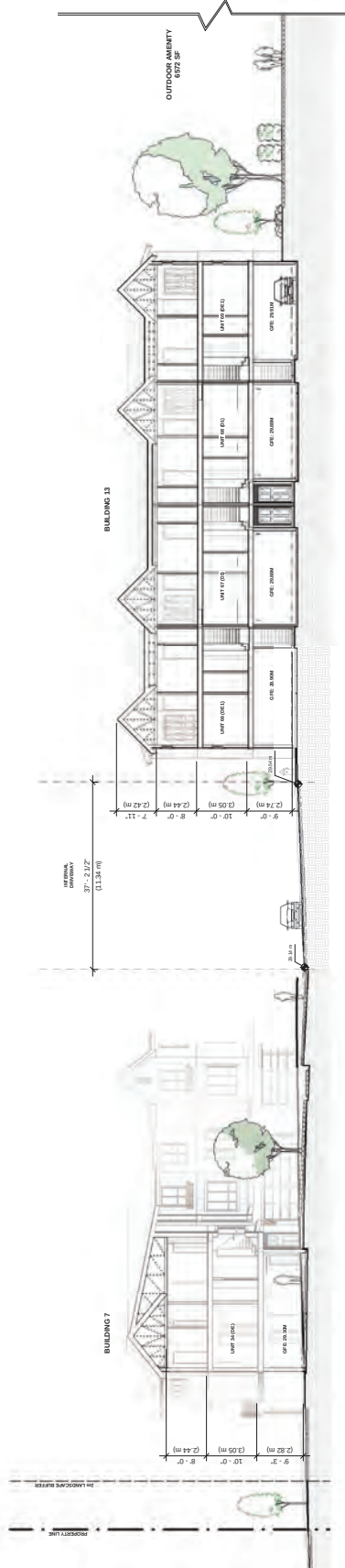
CICCOZZI
ARCHITECTURE
1550 FLOOR 107 STREET
1008 VANCOUVER, B.C.
V6E 2V1
TEL: 604.687.4411

NORTH ARC
PROPERTIES

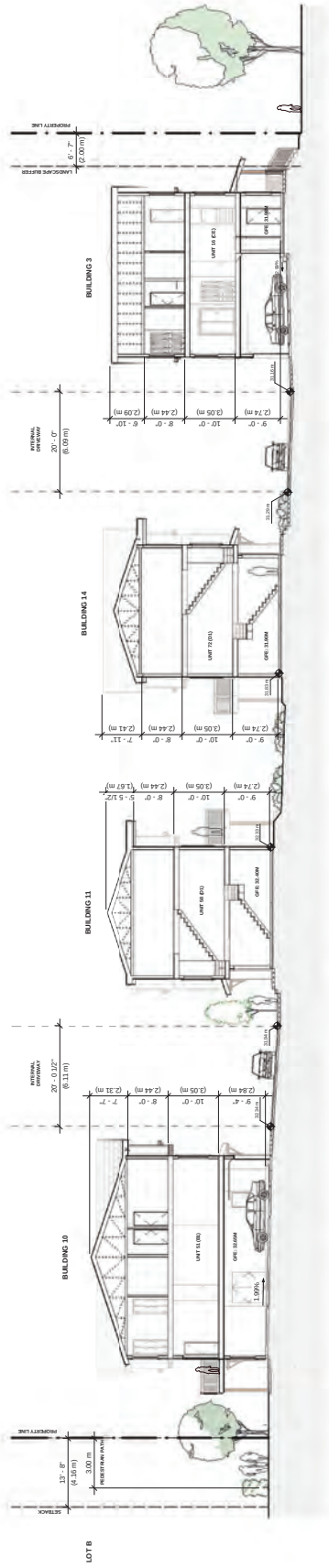
LATIMER GROVE
8385 - 200 STREET
LANGLEY, BC

DATE	2023-11-26
SCALE	3/32" = 1'-0"
SHEET TITLE	SITE SECTIONS

G.1
A1.4



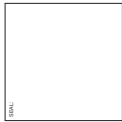
1 SITE SECTION 1 - NORTH-SOUTH
3/32" = 1'-0"



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1550 FLORENCE STREET
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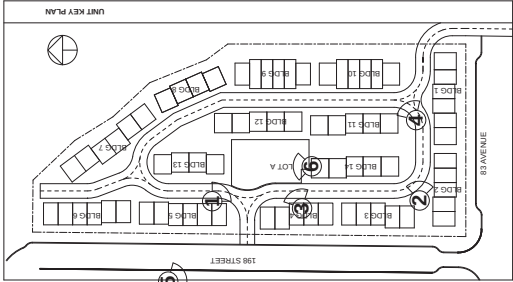


LATIMER GROVE
8395 - 200 STREET
LANGLEY, BC

DRAWN BY	CHEN CHEN
AUTHOR	CHEN CHEN
SCALE	1:100

PERSPECTIVE STUDIES
G.1

NO. NO.	A1.5
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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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2	2023.11.26	ISSUED FOR DP
3	2023.11.26	ISSUED FOR DP
4	2023.09.27	RE ISSUED FOR DP

NO.	DATE	DESCRIPTION
1	2023.11.26	ISSUED FOR CLIENT REVIEW
2	2023.11.26	ISSUED FOR DP
3	2023.11.26	ISSUED FOR DP
4	2023.09.27	RE ISSUED FOR DP

CICCOTZ ARCHITECTURE

1500 FLORENCE STREET
VANCOUVER, B.C.
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NORTH ARC
PROPERTIES

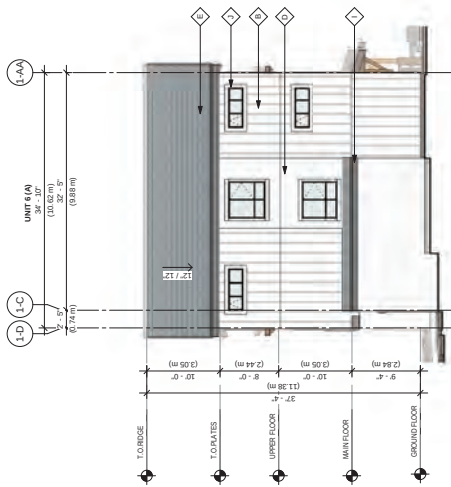
LATIMER GROVE

8395 - 200 STREET
LANGLEY, BC

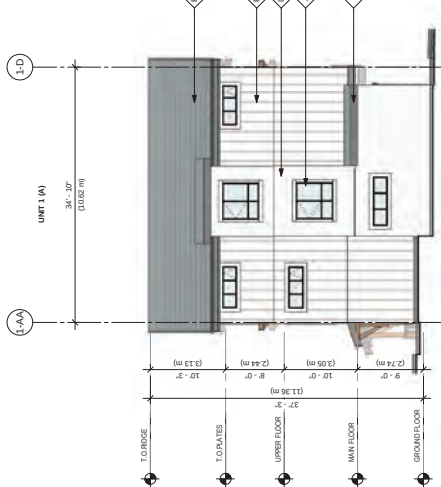
NO.	DATE	DESCRIPTION
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4	2023.09.27	RE ISSUED FOR DP



4 WEST ELEVATION
1/8" = 1'-0"



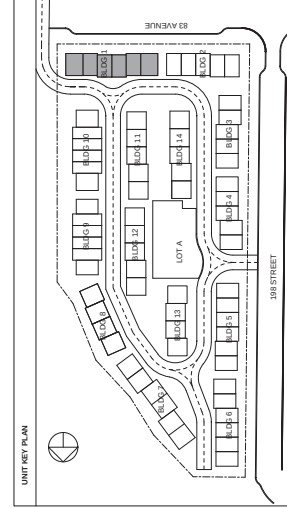
3 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



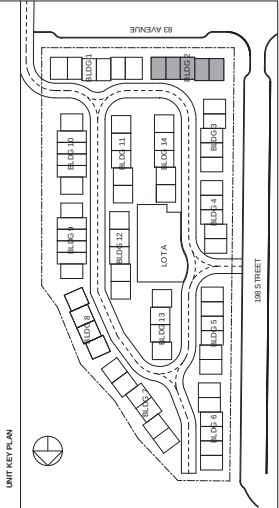
2 SOUTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND - COLOUR SCHEME: WHITE

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
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4	ROOF	5	WALLS	6	CEILING
7	ROOF	8	WALLS	9	CEILING
10	ROOF	11	WALLS	12	CEILING
13	ROOF	14	WALLS	15	CEILING
16	ROOF	17	WALLS	18	CEILING
19	ROOF	20	WALLS	21	CEILING
22	ROOF	23	WALLS	24	CEILING
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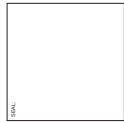
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CICCOZZI
ARCHITECTURE

1008 W. VANCOUVER STREET
VANCOUVER, B.C.
V6J 1V6
TEL: 604.687.4411



PROJ: 001

LATIMER
GROVE

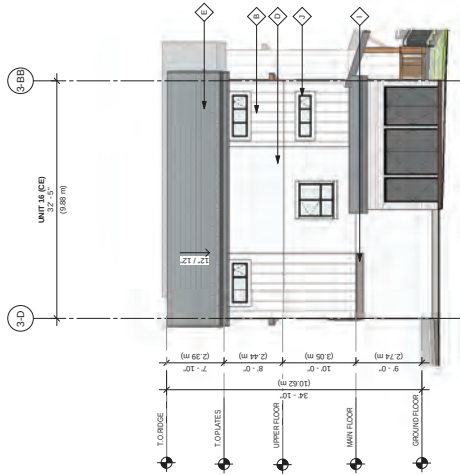
8395 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	CHECKED BY	RC
SCALE	AS SHOWN	PROJECT NO.	CA-700
SHEET TITLE	BUILDING 3 ELEVATION		

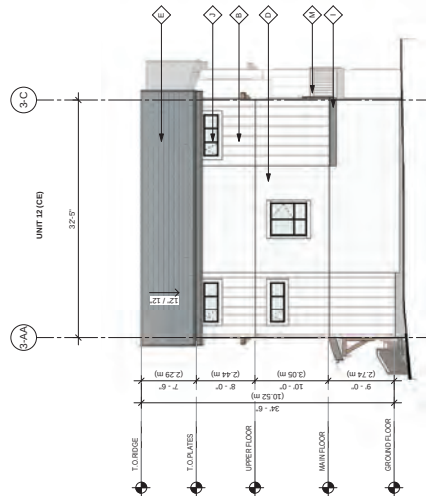
DATE	2023-11-26
BY	HR
CHECKED BY	RC
PROJECT NO.	CA-700
SHEET TITLE	BUILDING 3 ELEVATION

DATE	2023-11-26
BY	HR
CHECKED BY	RC
PROJECT NO.	CA-700
SHEET TITLE	BUILDING 3 ELEVATION

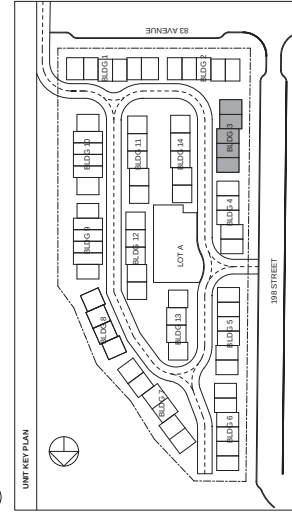
A2.03.03



1 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

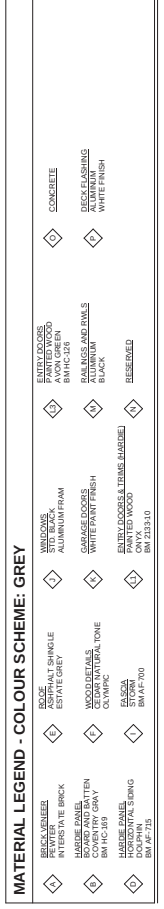


3 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - COLOUR SCHEME: WHITE

ITEM	DESCRIPTION	COLOUR
1	BRICK/CLAY	WHITE
2	ROOF	WHITE
3	WOOD	WHITE
4	GLASS	WHITE
5	CONCRETE	WHITE
6	PAINT	WHITE
7	STAIN	WHITE
8	FINISH	WHITE
9	TEXTURE	WHITE
10	OTHER	WHITE

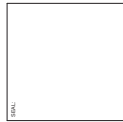
A2.04.03



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V6Z 2R6
TEL: 604.687.4411

NORTH ARC
PROPERTIES

PROJ. 001

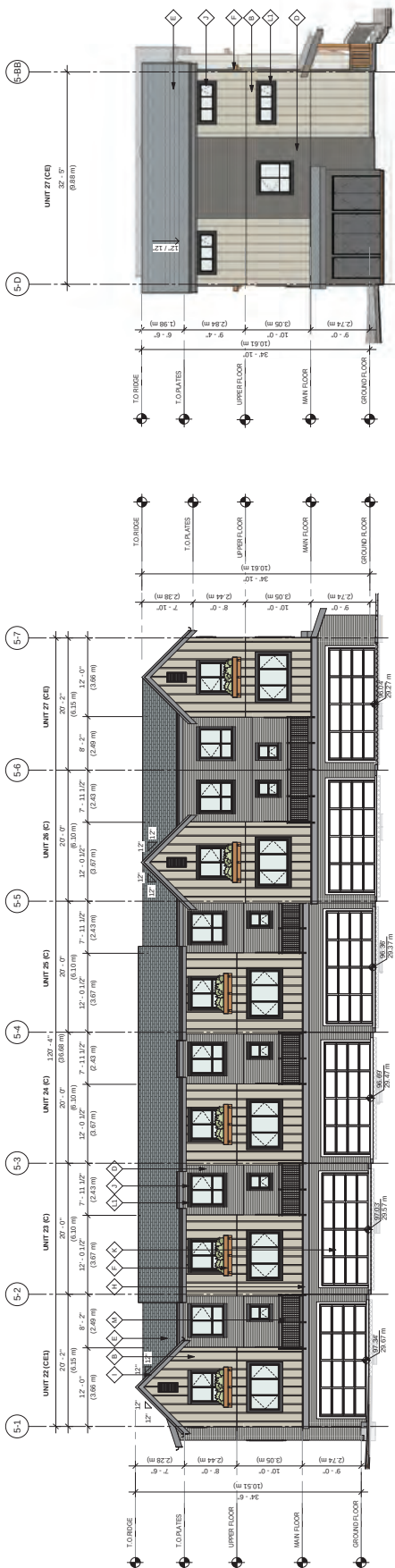
LATIMER
GROVE

8395 - 200 STREET
LANGLEY, BC

DRAWN BY	HR	DATE	RC
CHECKED BY	HR	DATE	RC

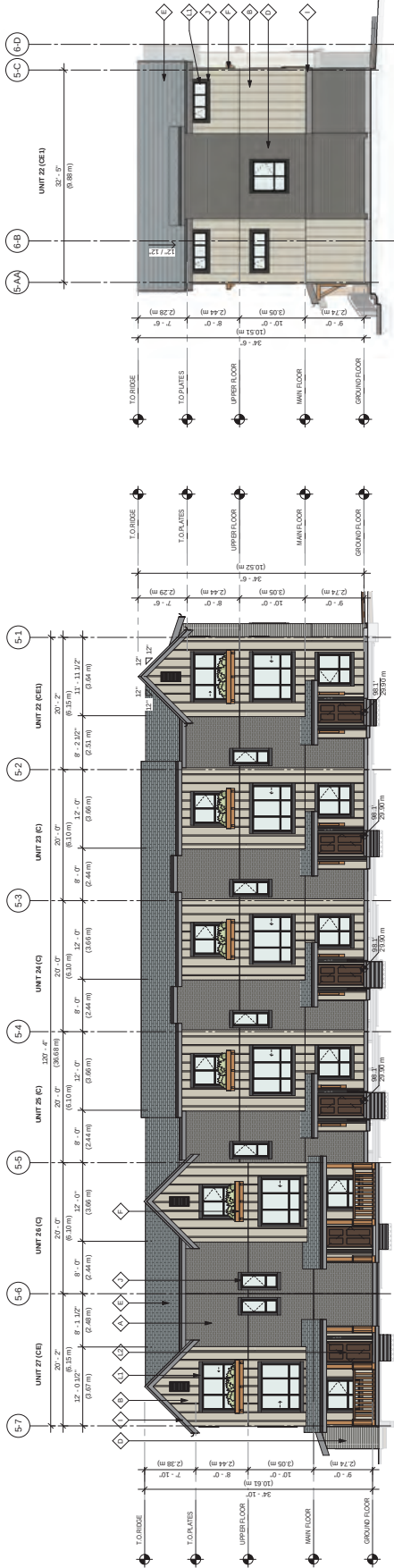
SCALE	AS SHOWN	CA 700
SHEET TITLE	BUILDING 5 ELEVATION	

PROJ. NO.	A2.05.03
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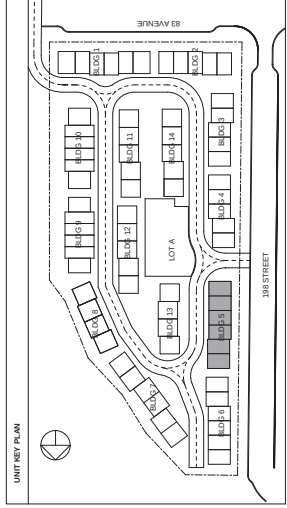
1 EAST ELEVATION
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



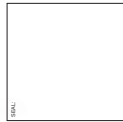
MATERIAL LEGEND - COLOUR SCHEME: TAUPÉ

	BRICK/VEHICLE	ROOF	WINDOWS	ENTRY DOORS	CONCRETE
1	COAL	ASPHALT SHINGLE	STD. 1/2" x 6" ALUMINUM FRAME	CLASSIC BROWN BM 2139-30	WHITE FINISH
2	BOARD AND BATTEN	WEATHERED WOOD	GAUGE DOORS	BALANCE AND TAILS	DECK FLOORING
3	BMHC 1.2	WOOD DETAILS	WHITE PAINT FINISH	BLACK	WHITE FINISH
4	HARDIE PANEL	FASSADA	TRIMS	DETERMINED	WHITE FINISH
5	KENDALL CONCREAL	STONY	WOOD	BM 2139-30	WHITE FINISH

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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
2020-11-25	ISSUED FOR CLIENT REVIEW	
2020-11-26	ISSUED FOR DP	
2020-11-27	ISSUED FOR DP	
2020-09-07	RE ISSUED FOR DP	



CICCOZZI
ARCHITECTURE

1500 FLOOR - STREET
1008 VANCOUVER, B.C.
V6E 2V6
TEL: 604.677.4411

NORTH ARC
PROPERTIES

PROJ: 001

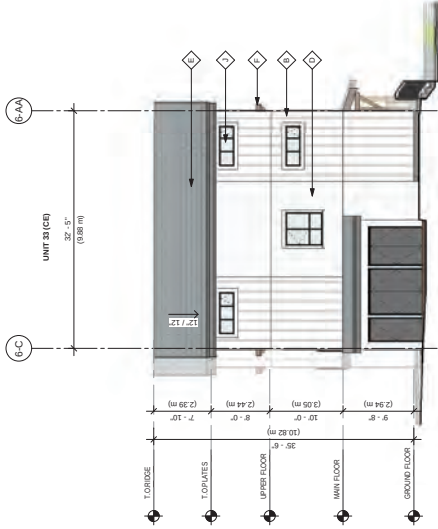
LATIMER
GROVE

8395 - 200 STREET
LANGLEY, BC

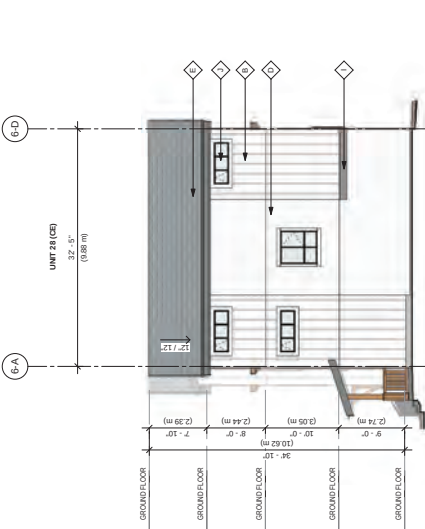
DRAWN BY	HR	CHECKED BY	BC
SCALE	AS SHOWN	DATE	CA 700

SHEET TITLE	BUILDING 6 ELEVATION
SHEET NO.	G.1

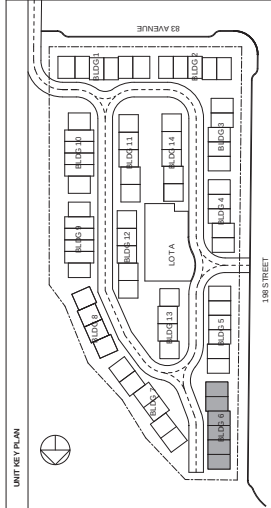
DATE	A2.06.03
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3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

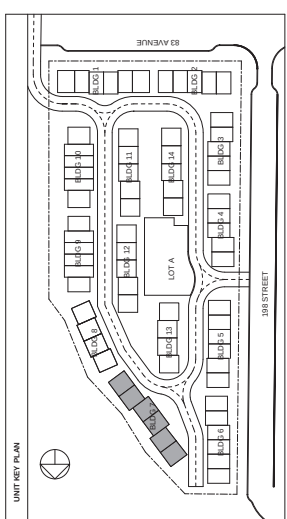


2 WEST ELEVATION
1/8" = 1'-0"

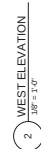
MATERIAL LEGEND - COLOUR SCHEME: WHITE

BRICKWORK	INTERESTING BRICK	ROOF	ASPHALT SHINGLE	ENTRY DOORS	PAINTED WOOD	CONCRETE	DECK FLASHING
ARCTIC WHITE	INTERESTING BRICK	ARCTIC WHITE	INTERESTING BRICK	PAINTED WOOD	PAINTED WOOD	CONCRETE	ALUMINUM
BOARD AND BATTEN	BOARD AND BATTEN	BOARD AND BATTEN	BOARD AND BATTEN	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING
BM CC-11	BM CC-11	BM CC-11	BM CC-11	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING
BM CC-11	BM CC-11	BM CC-11	BM CC-11	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING
BM CC-11	BM CC-11	BM CC-11	BM CC-11	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING
BM CC-11	BM CC-11	BM CC-11	BM CC-11	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING
BM CC-11	BM CC-11	BM CC-11	BM CC-11	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING
BM CC-11	BM CC-11	BM CC-11	BM CC-11	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING
BM CC-11	BM CC-11	BM CC-11	BM CC-11	PAINTED WOOD	PAINTED WOOD	CONCRETE	WHITE FLASHING

SHEET NO.:
A2.07.03



MATERIAL LEGEND - COLOUR SCHEME: TAUPE					
1	BRICK VENEER INTERSTATE BRICK	ROOF SHINGLE	WINDOWS ALUMINUM FRAME	ENTRY DOORS CLASSIC BROWN BM 210-30	CONCRETE
2	BOARD AND Batten HARDIE PANEL BMHC-172	WOOD/DETAILS WOOD/PAINT TONE	GLASS DOORS WHITE PAINT FINISH	GLASS DOORS ALUMINUM	DECK FLOORING ALUMINUM WHITE FINISH
3	HARDIE PANEL KENDALL CHARCOAL BMHC-106	FASCIA WOOD STORM BM AF-700	TRIMS UNPAINTED HARDIE ONYX	CEILING UNPAINTED HARDIE	



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BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM,
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NO.	DATE	DESCRIPTION
1	2023-07-01	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
1	2023-07-01	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
1	2023-07-01	ISSUED FOR PERMITS

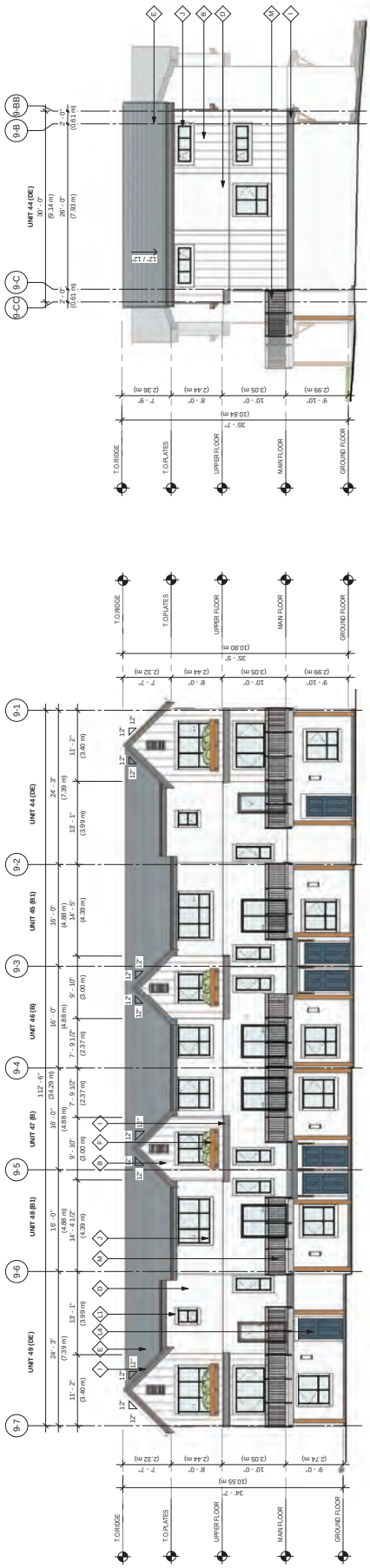
CICCOZZI
ARCHITECTURE
1500 FLORENCE STREET
VANCOUVER, B.C.
V6L 2A6
TEL: 604.687.4411

NORTH ARC
PROPERTIES

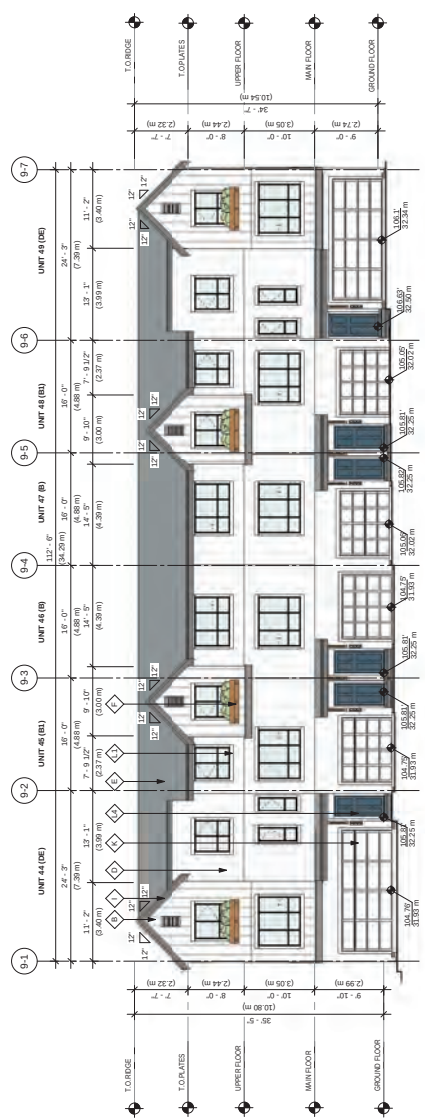
LATIMER
GROVE
8385 - 200 STREET
LANGLEY, BC

OWNER	AN	CONTRACT NO.	BC
DESIGNER	AI (INTERIOR)	PROJECT NO.	CA 700
SHEET TITLE	BUILDING 9 ELEVATION		

1	A2.09.03
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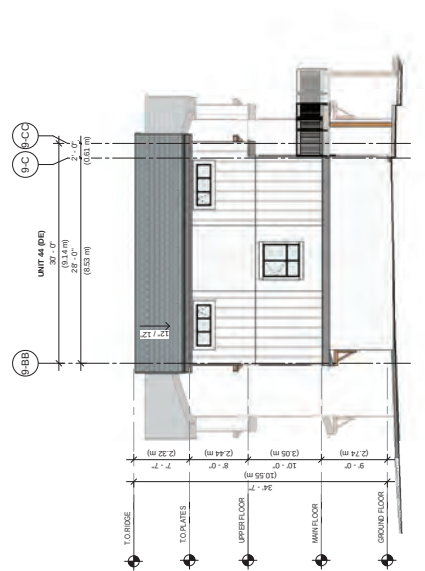


1 EAST ELEVATION
1/8" = 1'-0"

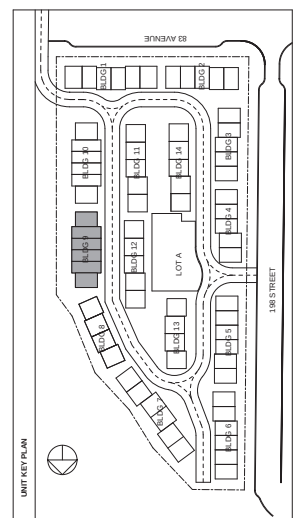


2 WEST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



MATERIAL LEGEND - COLOUR SCHEME: WHITE			
9-1	9-2	9-3	9-4
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9-1117	9-1118	9-1119	9-1120
9-1121	9-1122		

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REVISION	NO.	DATE	DESCRIPTION
	1	2023.07.01	ISSUED FOR REVIEW

ISSUE	DATE	DESCRIPTION
	2023.11.26	ISSUED FOR CLIENT REVIEW
	2023.11.26	ISSUED FOR DP
	2023.09.27	RE ISSUED FOR DP

SCALE:

CICCOZZI
ARCHITECTURE

1509 FLOOR STREET
1008 VANCOUVER, B.C.
V6E 2V6
TEL: 604.687.4411

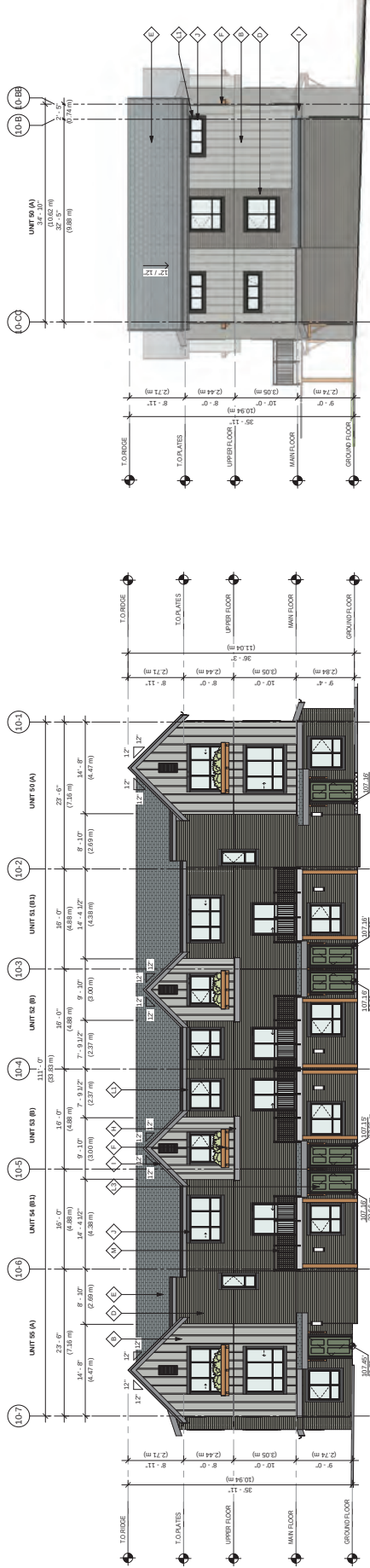
NORTH ARC
PROPERTIES

LATIMER
GROVE
8385 - 200 STREET
LANGLEY, BC

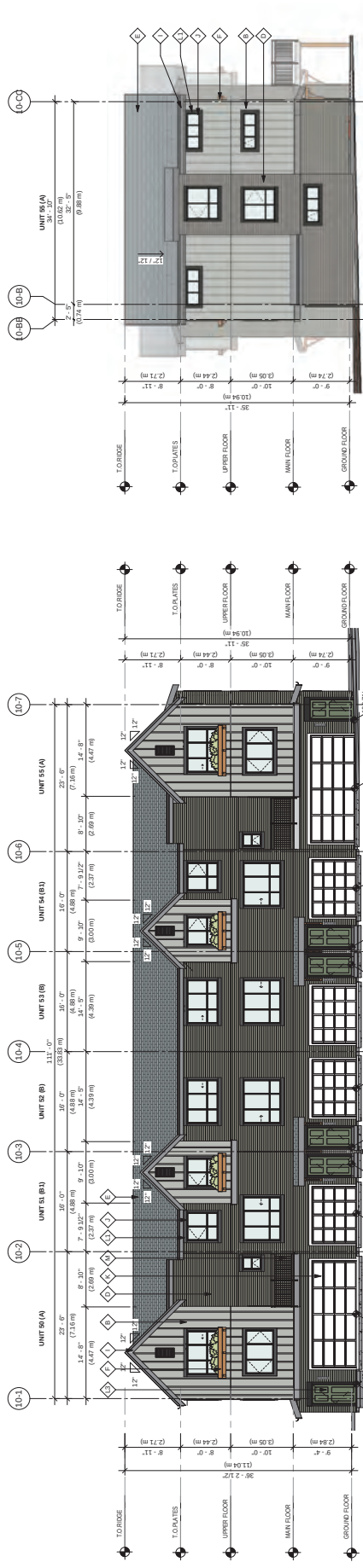
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SCALE	AS SHOWN	PROJECT NO.	CA 760
SHEET TITLE	BUILDING 10 ELEVATION		

1
A2.10.03

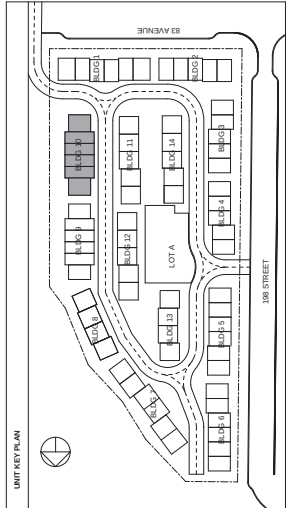
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3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

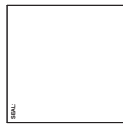


MATERIAL LEGEND - COLOUR SCHEME: GREY			
1	BRICK	INTERMEDIATE BRICK	INTERMEDIATE BRICK
2	ROOF	ASPHALT SHINGLE	ESTATE GREY
3	ENTRY DOORS	PAINTED WOOD	PAINTED WOOD
4	ENTRY DOORS	PAINTED WOOD	PAINTED WOOD
5	ENTRY DOORS	PAINTED WOOD	PAINTED WOOD
6	ENTRY DOORS	PAINTED WOOD	PAINTED WOOD
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25	ENTRY DOORS	PAINTED WOOD	PAINTED WOOD
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99	ENTRY DOORS	PAINTED WOOD	PAINTED WOOD
100	ENTRY DOORS	PAINTED WOOD	PAINTED WOOD

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REVISION:	NO.	DATE	DESCRIPTION:

ISSUE:	DATE	DESCRIPTION:
	2022-11-20	ISSUED FOR CLIENT REVIEW
	2023-11-20	ISSUED FOR DP
	2023-11-20	ISSUED FOR DP
	2023-09-27	RE ISSUED FOR DP



CICOZZI
ARCHITECTURE

1501 FLOOR STREET
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TEL: 604.687.4411

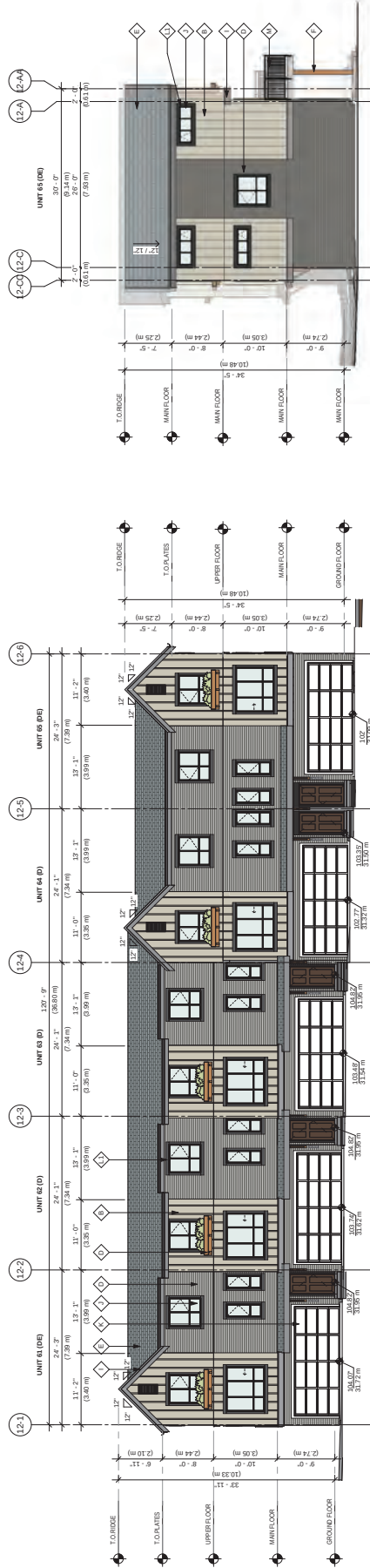


PROJECT
LATIMER GROVE
8395 - 200 STREET
LANGLEY, BC

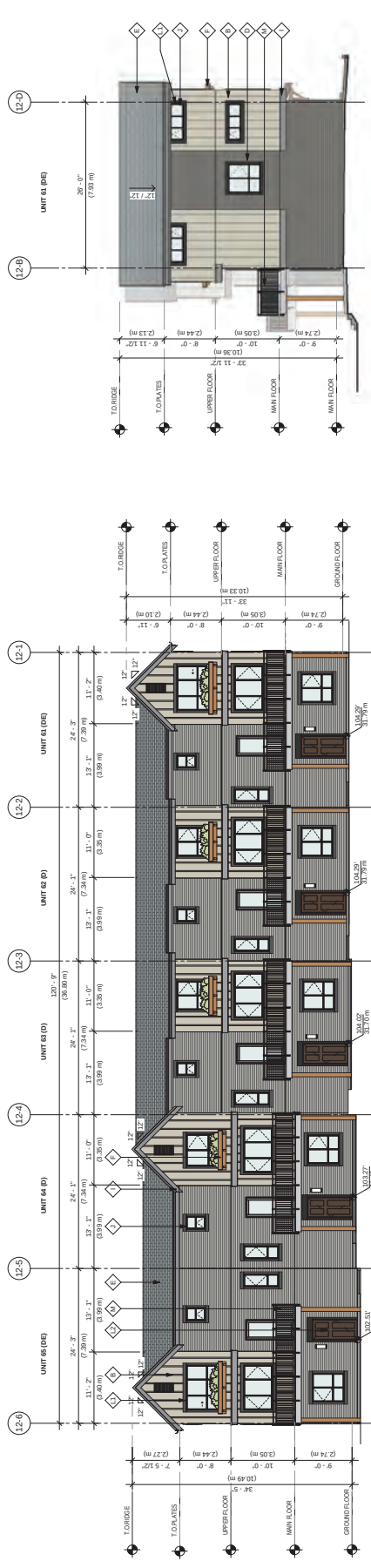
DRAWN BY	AN	CHECKED BY	BC
SCALE	AS SHOWN	PROJECT NO.	CA-760

SHEET TITLE
**BUILDING 12
ELEVATION**

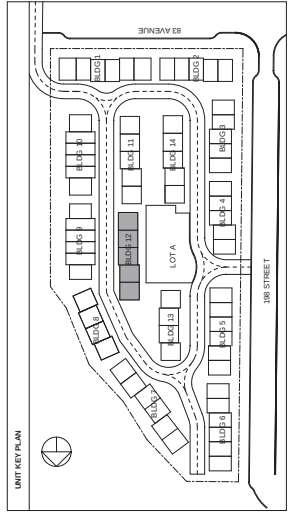
PROJECT NO.
A2.12.03



3 NORTH ELEVATION
1/8" = 1'-0"

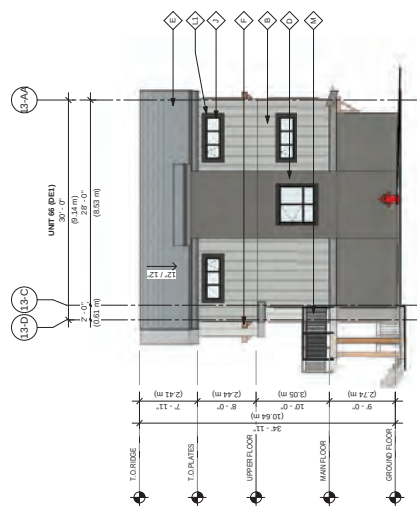


4 SOUTH ELEVATION
1/8" = 1'-0"

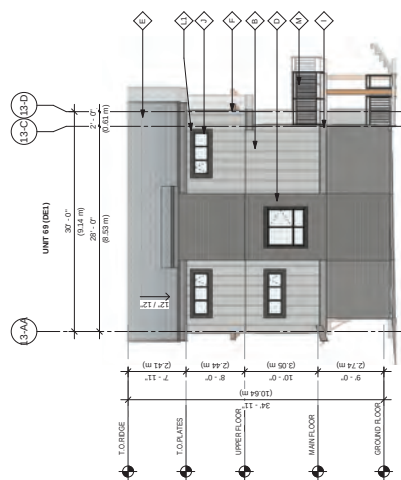


MATERIAL LEGEND - COLOUR SCHEME: TAUPE

BRICK VENEER	ROOF	WINDOWS	ENTRY DOORS	CONCRETE
INTERSTATE BRICK	ASPHALT SHINGLE	SIDING	PAINTED WOOD	
BOARD AND BATTEN	WEATHERED WOOD	ALUMINUM FRAME	PAINTED WOOD	
HAIRLINE PANEL	WOOD DETAILS	WHITE PAINT FINISH	PAINTED WOOD	
HAIRLINE PANEL	WOOD DETAILS	WHITE PAINT FINISH	PAINTED WOOD	
HAIRLINE PANEL	WOOD DETAILS	WHITE PAINT FINISH	PAINTED WOOD	
HAIRLINE PANEL	WOOD DETAILS	WHITE PAINT FINISH	PAINTED WOOD	
HAIRLINE PANEL	WOOD DETAILS	WHITE PAINT FINISH	PAINTED WOOD	
HAIRLINE PANEL	WOOD DETAILS	WHITE PAINT FINISH	PAINTED WOOD	
HAIRLINE PANEL	WOOD DETAILS	WHITE PAINT FINISH	PAINTED WOOD	



4 NORTH ELEVATION $1/8" = 1'-0"$



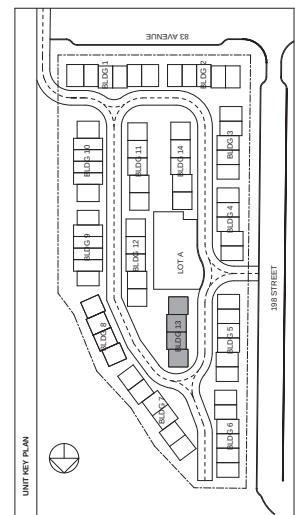
3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

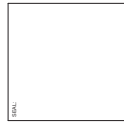


MATERIAL LEGEND - COLOUR SCHEME: GREY					
	BRICKWORK ESTATE BRICK	MODE ESTATE BRICK		WINDOWS ALUMINIUM FRAME	
	HARDWOOD PANEL BAYVIEW HARDWOOD BM HC-160	WOOD DETAILS NATURAL ONE CO-UPVC		ENTRY DOORS & TRANSOMS ALUMINIUM FRAME BLACK	
	HARDWOOD PANEL BAYVIEW HARDWOOD BM AF-710	CLADDING NATURAL SLANG DOUPHIN BM AF-710		HARDWOOD DOUPHIN BM AF-710	

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NO.	DATE	DESCRIPTION
1	2023-11-26	ISSUED FOR CLIENT REVIEW
2	2023-11-26	ISSUED FOR DP
3	2023-11-26	ISSUED FOR DP
4	2023-09-27	RE ISSUED FOR DP

NO.	DATE	DESCRIPTION
1	2023-11-26	ISSUED FOR CLIENT REVIEW
2	2023-11-26	ISSUED FOR DP
3	2023-11-26	ISSUED FOR DP
4	2023-09-27	RE ISSUED FOR DP



CICCOZZI
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1008 VANCOUVER, B.C.
V6E 2V6
TEL: 604.677.4411

NORTH ARC
PROPERTIES

PROJ: 001

LATIMER GROVE

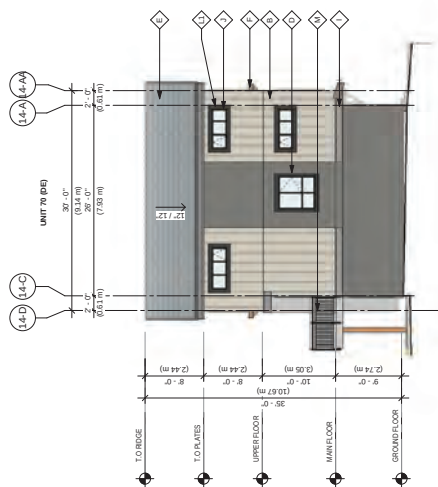
8395 - 200 STREET
LANGLEY, BC

DATE:	2023-11-26
BY:	HR
CHECKED BY:	BC
SCALE:	AS SHOWN
SHEET TITLE:	BUILDING 14 ELEVATION

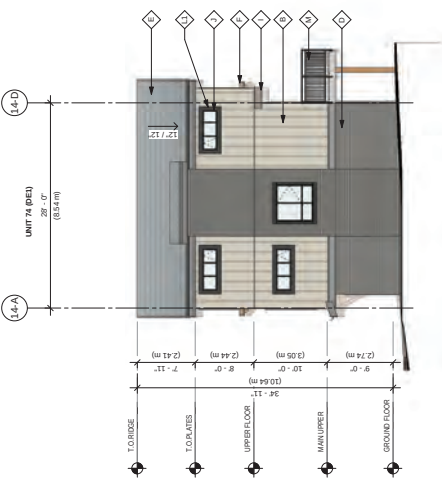
BUILDING 14 ELEVATION

G.1

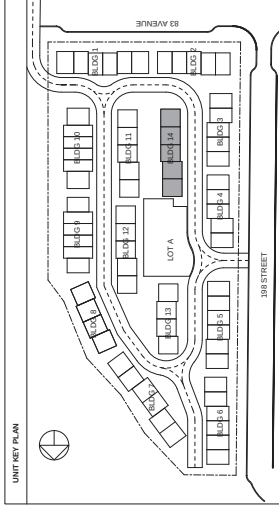
A2.14.03



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



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NO.	DESCRIPTION

ISSUE	
DATE	DESCRIPTION



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ARCHITECTURE

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VANCOUVER, B.C.
V6C 1A5
TEL: 604.677.4141

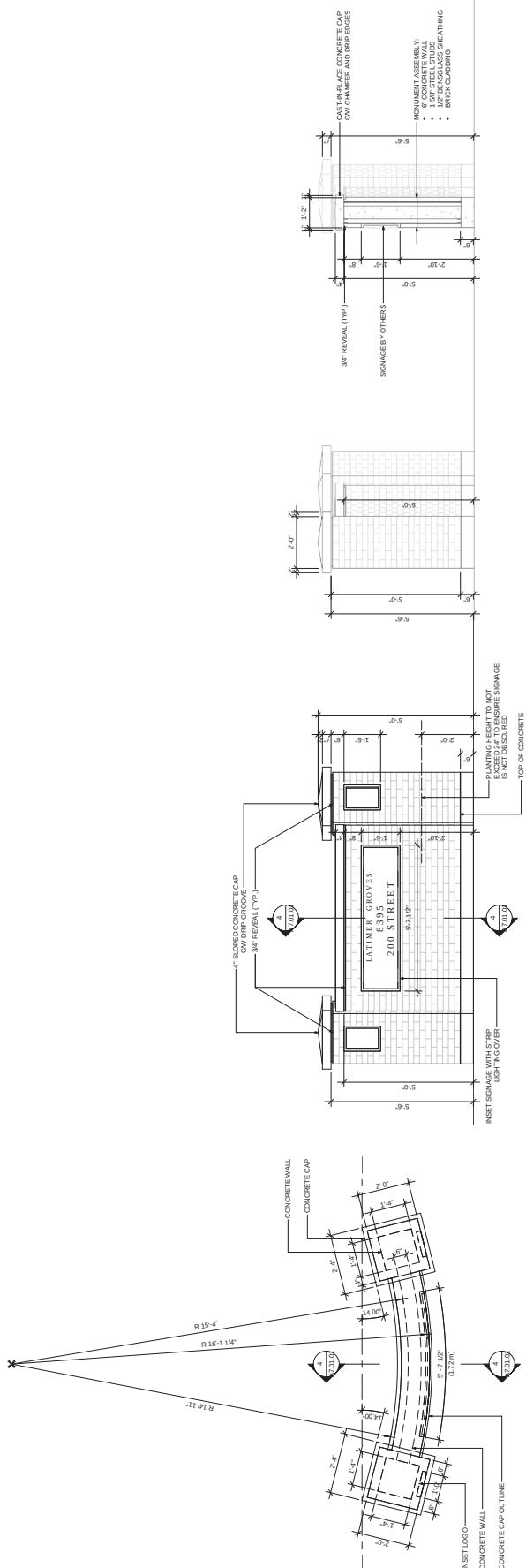


PROJECT
LATIMER GROVE
8395 - 200 STREET
LANGLEY, BC

DRAWN BY	TK	CHECKED BY	BC
SCALE	1/2" = 1'-0"	PROJECT NO.	CA 700

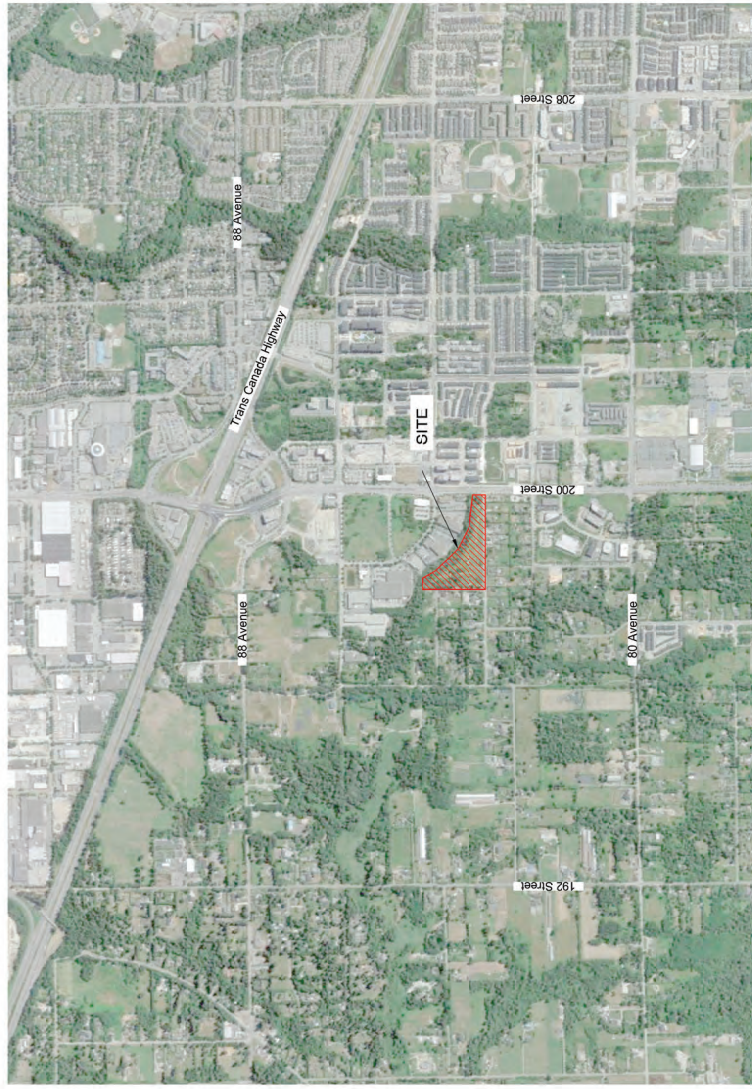
SHEET TITLE
**SIGNAGE
MONUMENT
DETAILS**

DATE	NO.



Latimer Grove

Issued for Development Permit



Location Map (NTS)

Contact Information

VDZ+A

Project Landscape Architecture

Fort Langley Studio
102-918 Church Street
Fort Langley, British Columbia V1M 2P8
Mark var. var Zam
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Primary project contact:
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c. 604 515 3527

Alternate contacts (in case away):
Mark var. var Zam
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0590

Contact Information

North Atr Properties

Project Owner

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Ciccozzi Architecture
Project Building Architecture

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VDZ+A

Fort Langley Studio Mount Pleasant Studio
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Fort Langley, BC V1M 2P8
Vancouver, BC V5Y 3J7
www.vdz.ca

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	OVERALL SITE PLAN
L-02 A	TREE PLAN-TOWNHOME
L-02 B	TREE PLAN-APARTMENT
L-03A	SITE PLAN A
L-03B	SITE PLAN B
L-03C	SITE PLAN C
L-03D	SITE PLAN D
L-03E	SITE PLAN E
L-03F	SITE PLAN F
L-03G	SITE PLAN G
L-04	PLANTING PALETTE
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS

No.	By	Description	Date
1	AD	Issued for Review	Sept 11, 2022
2	AD	Issued for Review	Nov 28, 2022
3	AD	Issued for Review	Feb 15, 2023
4	AD	Issued for Review	May 23, 2023
5	PC	Rev. Issued for DP	June 23, 2023
6	PC	Rev. Issued for DP	Sept 19, 2023

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
1	AD	Issued for Review	Sept 11, 2022
2	AD	Issued for Review	Nov 28, 2022
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6	PC	Rev. Issued for DP	Sept 19, 2023

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No.	By	Description	Date
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2	AD	Issued for Review	Nov 28, 2022
3	AD	Issued for Review	Feb 15, 2023
4	AD	Issued for Review	May 23, 2023
5	PC	Rev. Issued for DP	June 23, 2023
6	PC	Rev. Issued for DP	Sept 19, 2023

North

DP2022-32

COVER PAGE

Drawing #

VDZ+A

Project

Location

8395 - 200 Street

Langley, B.C.

Scale

1" = 1'-0"

1" = 1'-0"

1" = 1'-0"

1" = 1'-0"

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1" = 1'-0"

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY.
	Acer palmatum 'Serrano' / Serrano Japanese Maple	B4B	6cm	6cm	7
	Acer platanoides 'Columnare' / Columnar Norway Maple	B4B	6cm	6cm	8
	Cornus nuttallii / Pacific Dogwood	B4B	6cm	6cm	7
	Magrillia lucida stellata 'Pink Star' / Pink Star Magnolia	B4B	6cm	6cm	2
	Persea pinnatifida 'Virens' / Persian Ironwood	B4B	6cm	6cm	4
	Prunella glauca / White Spirea	B4B	3.0m Ht	3.0m Ht	5
	Prunella americana 'Brins' / Brins Spirea	B4B	3.0m Ht	3.0m Ht	12
	Pinus nigra 'Soleil Green' / Soleil Green Pine	B4B	3.0m Ht	3.0m Ht	6



MATCHLINE - SEE BELOW

SITE PLAN-TOWNHOME

198 STREET

83 AVENUE

HARDSCAPE LEGEND

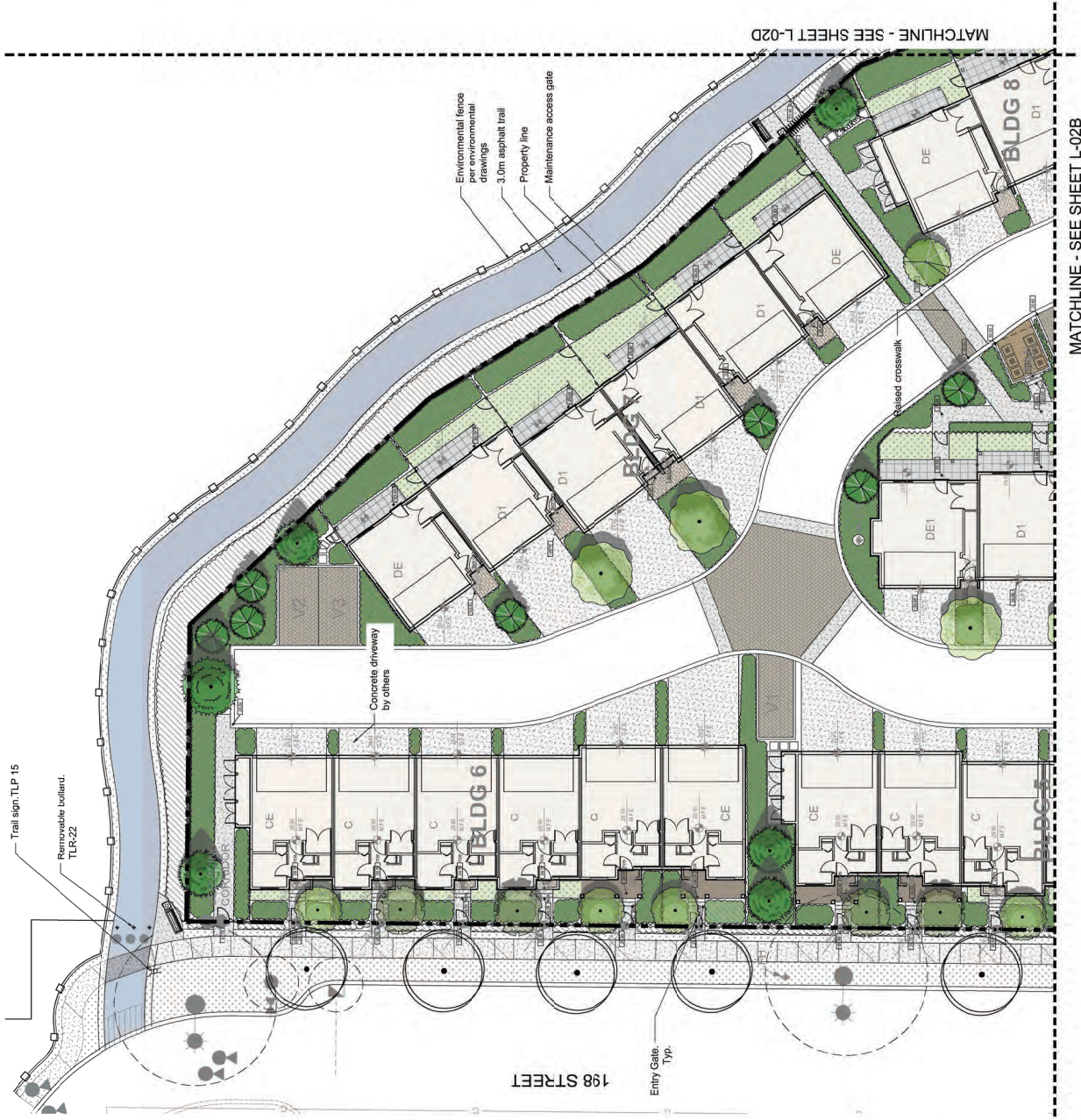
KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-02	VEHICLE CONCRETE UNIT PAVING - permeable
	7,8 LD-02	HYDRORESSED SLABS
	2 LD-05	WOOD DECK BY ARCHITECT
	2 LD-05	GRANULAR PAVING

FURNITURE LEGEND

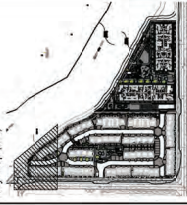
KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND

KEY	REF.	DESCRIPTION
	3 LD-04	1.0m FRONT YARD FENCE
	2 LD-04	SIDE YARD FENCE
	1 LD-04	1.0m REAR YARD FENCE
	1 LD-04	STREAMSIDE FENCE



Key Map (N/S)



No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Issued for DP	Nov 28, 2022
3	AD	Revised for DP	Mar 15, 2023
4	AD	Revised for DP	May 22, 2023
5	PC	Revised for DP	Sept 18, 2023

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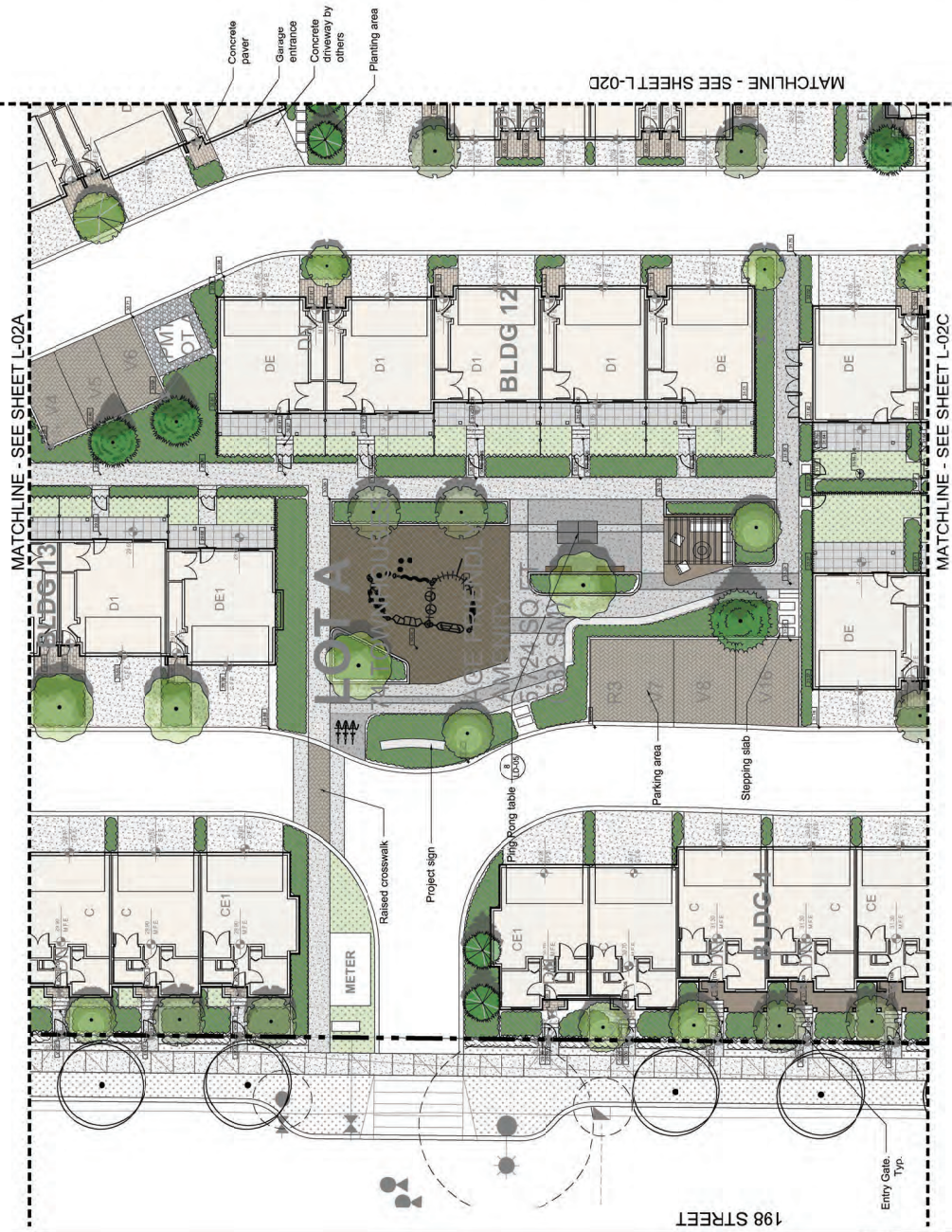
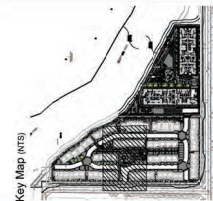
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Revisions are for the drawings only and do not affect the construction documents.

HARDSCAPE LEGEND	
KEY	DESCRIPTION
1,2,3 LD-03	CONCRETE PAVING
5 LD-02	CONCRETE UNIT PAVING
4 LD-02	VEHICULAR CONCRETE UNIT PAVING - permeable
7,8 LD-02	HYDROPHOBIC SLABS
2 LD-05	WOOD FLOOR SAFETY SURFACE
	GRANULAR PAVING
	WOOD DECK BY ARCHITECT

FURNITURE LEGEND	
KEY	DESCRIPTION
2 LD-05	URNE PLOT
1 LD-05	URNE
3 LD-05	WASTE RECYCLAGE
3 LD-05	PLANTER POT
4 LD-05	TABLE & CHAIRS
5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND	
KEY	DESCRIPTION
3 LD-04	1.0m FRONT YARD FENCE
2 LD-04	SIDE AND FENCE
1 LD-04	1.0m REAR YARD FENCE
	STREASIDE FENCE

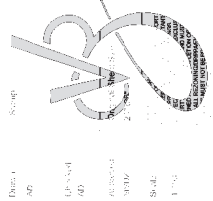


No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Issued for Review	Nov 28, 2022
3	AD	Issued for Review	Feb 15, 2023
4	AD	Issued for Review	May 22, 2023
5	PC	Revised for DP	June 22, 2023
6	PC	Revised for DP	Sept 16, 2023

REVISIONS TABLE FOR DRAWINGS
8395 - 200 Street
Langley, B.C.

No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Issued for Review	Nov 28, 2022
3	AD	Issued for Review	Feb 15, 2023
4	AD	Issued for Review	May 22, 2023
5	PC	Revised for DP	June 22, 2023
6	PC	Revised for DP	Sept 16, 2023

REVISIONS TABLE FOR SHEET



HARDSCAPE LEGEND

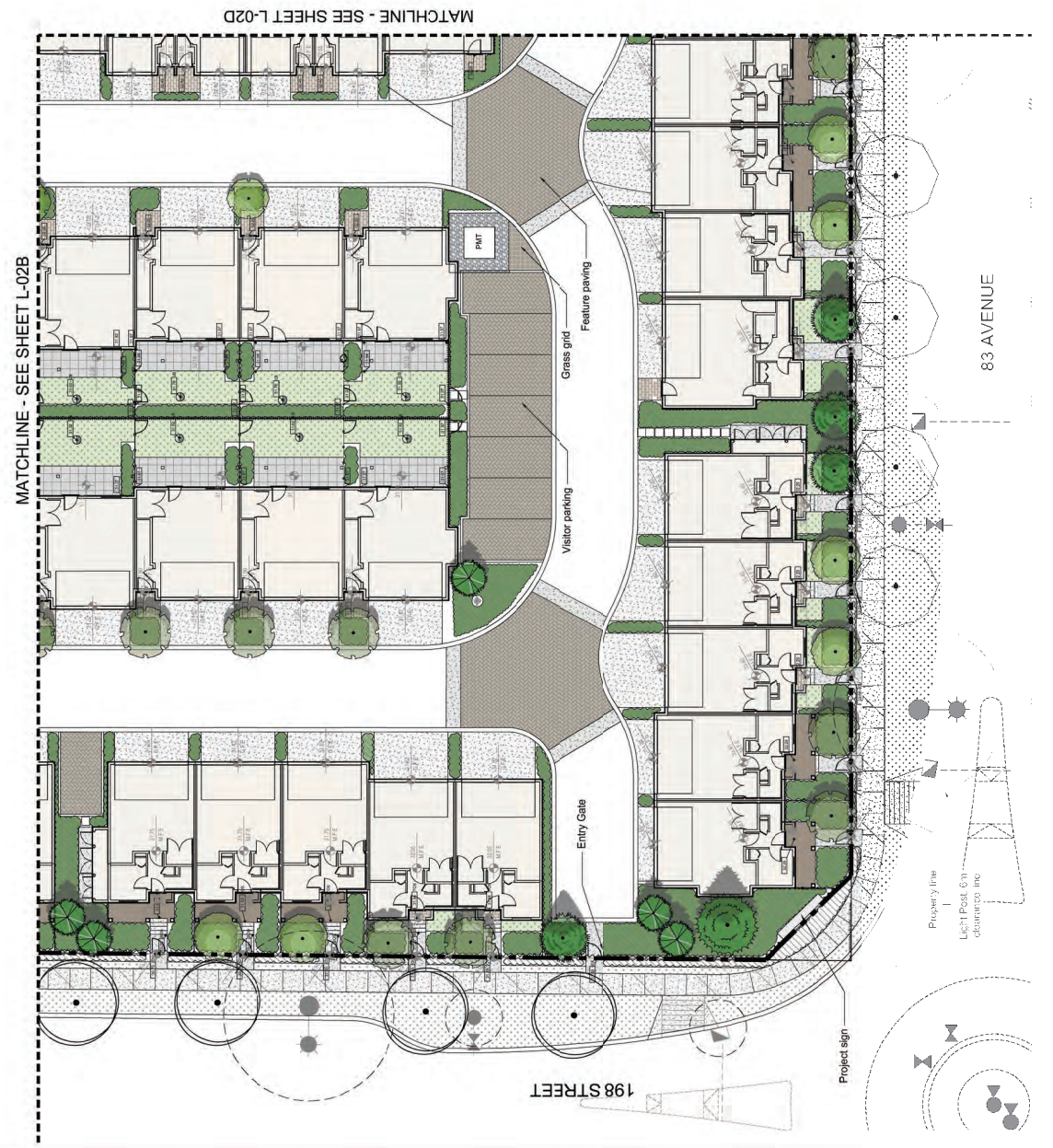
KEY	REF.	DESCRIPTION
	1,2,3 LD-02	CONCRETE PAVING
	5 LD-02	CONCRETE UNIT PAVING
	4 LD-02	VEGETAL CONCRETE UNIT PAVING - permeable
	7,8 LD-02	HYDRATED SLABS
	2 LD-05	WOOD DECK SAFETY SURFACE
		GRANULAR PAVING
		WOOD DECK BY ARCHITECT

FURNITURE LEGEND

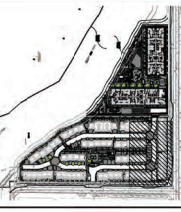
KEY	REF.	DESCRIPTION
	2 LD-05	BIKE RACK
	1 LD-05	BENCH
	3 LD-05	WASTE RECEPTACLE
	3 LD-05	PLANTER POT
	4 LD-05	TABLE & CHAIRS
	5 LD-05	DINING TABLE & BENCHES

FENCING LEGEND

KEY	REF.	DESCRIPTION
	3 LD-04	6' WOOD PRIVACY FENCE
	2 LD-04	6' WOOD PRIVACY FENCE
	1 LD-04	6' WOOD PRIVACY FENCE



Key Map (NTS)



REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
6	PC	Rev. Issued for CIP	Sept. 16, 2023
5	PC	Rev. Issued for CIP	June 22, 2023
4	AD	Rev. Issued for CIP	May 10, 2023
3	AD	Rev. Issued for CIP	Feb. 16, 2023
2	AD	Issued for Review	Nov. 24, 2022
1	AD	Issued for Review	Sept. 1, 2022

REVISIONS TABLE FOR SHEET

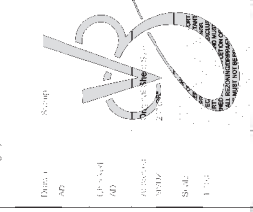
No.	By	Description	Date
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Project: LATIMER GROVE

Location: 2005 20th Street, Naples, FL

Scale: 1" = 40'

North Arrow



FENCING LEGEND

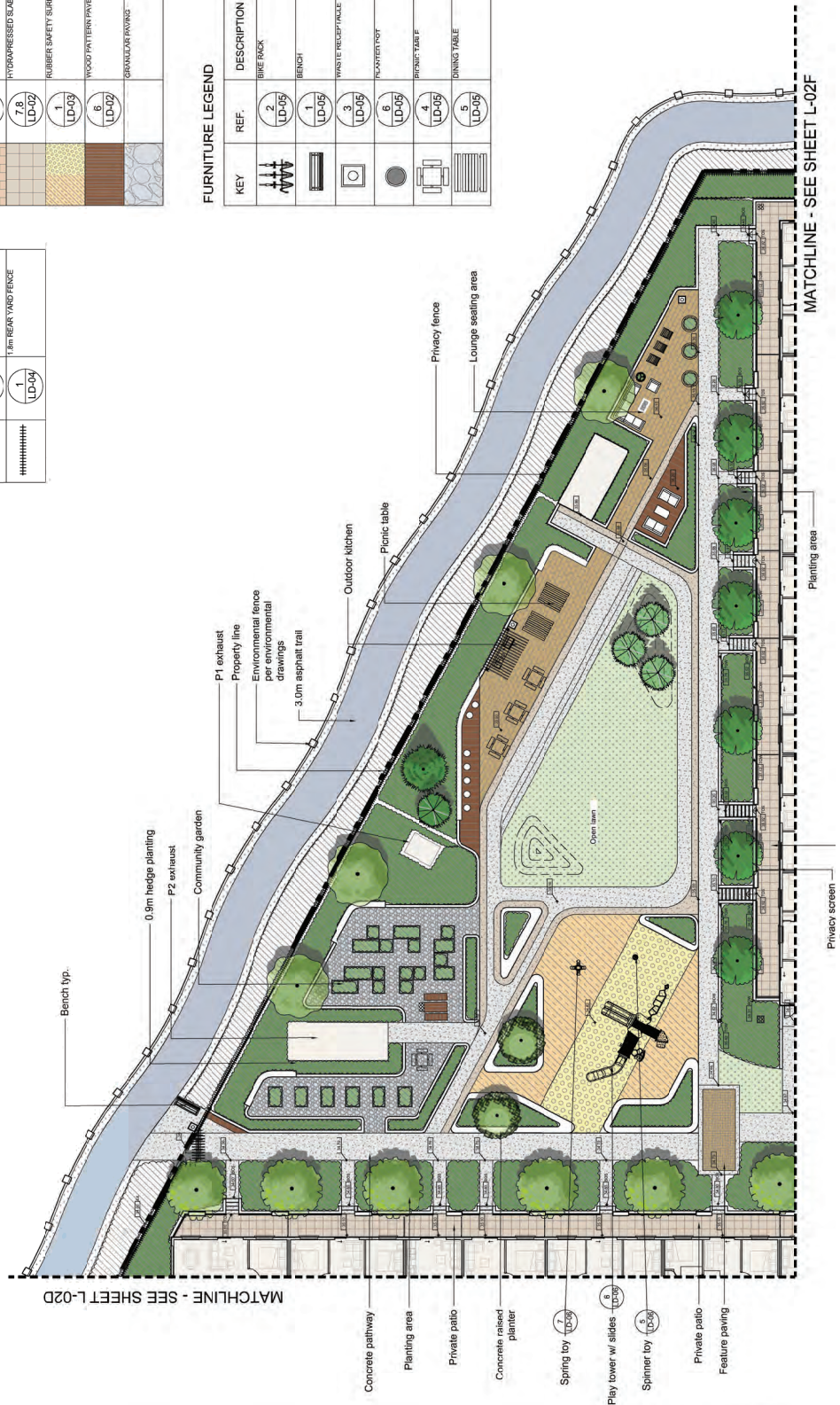
KEY	REF.	DESCRIPTION
~ ~ ~ ~ ~	3 LD-04	1.5m FRONT YARD FENCE
— — — — —	2 LD-04	SIDE YARD FENCE
#####	1 LD-04	1.5m REAR YARD FENCE

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
(1,2,3) LD-02		STAMPED CONCRETE PAVING
(1,2,3) LD-02		CONCRETE UNIT PAVING
6 LD-02		HYDROSPRESSED SLABS
7,8 LD-02		RUBBER SAFETY SURFACE
1 LD-03		WOOD PATTERN PAVERS
6 LD-02		WOOD PATTERN PAVERS
		GRANULAR PAVING

FURNITURE LEGEND

KEY	REF.	DESCRIPTION
↑↑↑	2 LD-05	BIKE RACK
▬	1 LD-05	BENCH
□	3 LD-05	WASTE RECEPTACLE
●	6 LD-05	PLANTER POT
☐	4 LD-05	PICNIC TABLE
☐	5 LD-05	DINING TABLE



Key Map (NTS)



Project:
LATIMER GROVE

Location:
8395 - 200 Street
Langley, B.C.

REVISIONS TABLE FOR DRAWINGS

Revisions are to be made in accordance with the following table:

No.	By	Description	Date
1	AD	Issued for Review	Sept 11, 2022
2	AD	Issued for Review	Nov 28, 2022
3	AD	Revised for GIP	Feb 16, 2023
4	AD	Revised for GIP	May 10, 2023
5	PC	Revised for GIP	June 22, 2023
6	PC	Revised for GIP	Sept 16, 2023

REVISIONS TABLE FOR SHEET

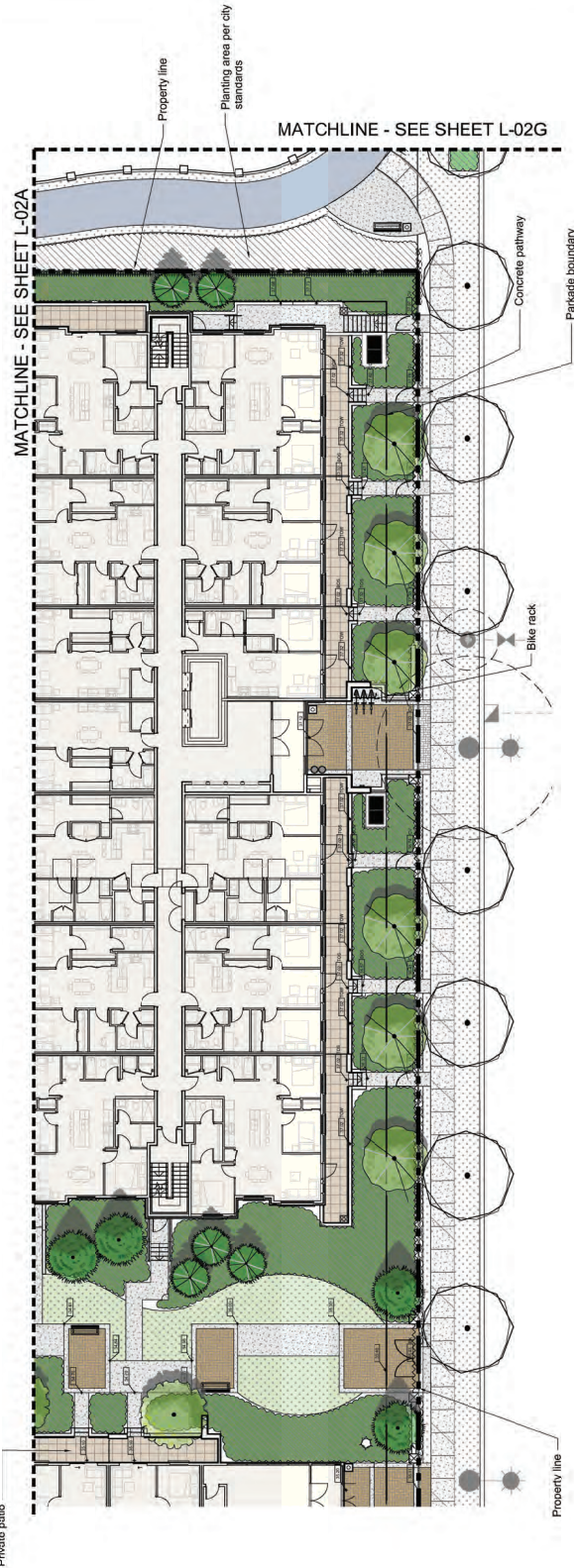
No.	By	Description	Date
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Drawn:
AD

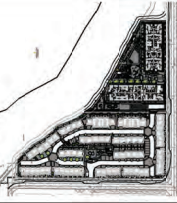
Stamp:

Checked:
AD

Scale:
1:500



Key Map (N/S)



LANDSCAPE LEGEND

K-Y	R-F	DESCRIPTION
1.2.3	LD-02	STAMPED CONCRETE PAVING
1.2.3	LD-02	CONCRETE UNIT PAVING
5	LD-02	HYDROSPRESSED SLABS
7.8	LD-02	RUBBER SAFETY SURFACE
1	LD-03	WOOD PATTERN PAVERS
6	LD-02	GRANULAR PAVING

FURNITURE LEGEND

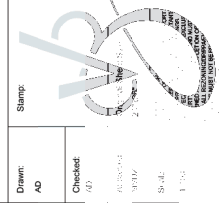
K-Y	R-F	DESCRIPTION
1	LD-05	BENCH
2	LD-05	WASTE RECEPTACLE
3	LD-05	PLANTER POT
4	LD-05	PICNIC TABLE
5	LD-05	DINING TABLE

FENCING LEGEND

K-Y	R-F	DESCRIPTION
3	LD-04	1.0m FRONT YARD FENCE
2	LD-04	SIDE YARD FENCE
1	LD-04	1.8m REAR YARD FENCE

PLANTING LEGEND

1	LD-05	See landscape notes for specifications
2	LD-05	SHRUB PLANTING
3	LD-05	LAWN BARN



No.	By	Description	Date
4	AD	Rev. Issued for GP	May 10, 2023
3	AD	Rev. Issued for GP	Feb 16, 2023
2	AD	Rev. Issued for GP	Nov 28, 2022
1	AD	Issued for Review	Sept 1, 2022

No.	By	Description	Date
1	AD	REVISIONS TABLE FOR DRAWINGS	

Project:
LATIMER GROVE
Location:
8395 - 200 Street
Langley, B.C.

Drawn:	Checked:	Stamp:
AD	AD	

LD-139

LD-139

LD-139

DP2022-32

DP2022-32

DP2022-32

SITE PLAN G

SITE PLAN G

SITE PLAN G

VDZ Project #

VDZ Project #

VDZ Project #

Location:

8355 - 200 Street

Langley, B.C.

Project:

LATIMER GROVE

Drawn:

AD

Checked:

AD

Stamp:

Stamp:

Revisions Table for Drawings

Revisions Table for Drawings

Revisions Table for Drawings

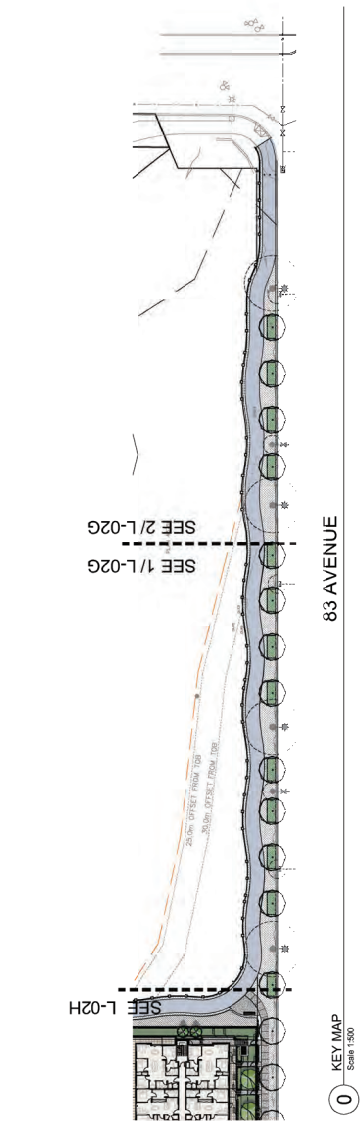
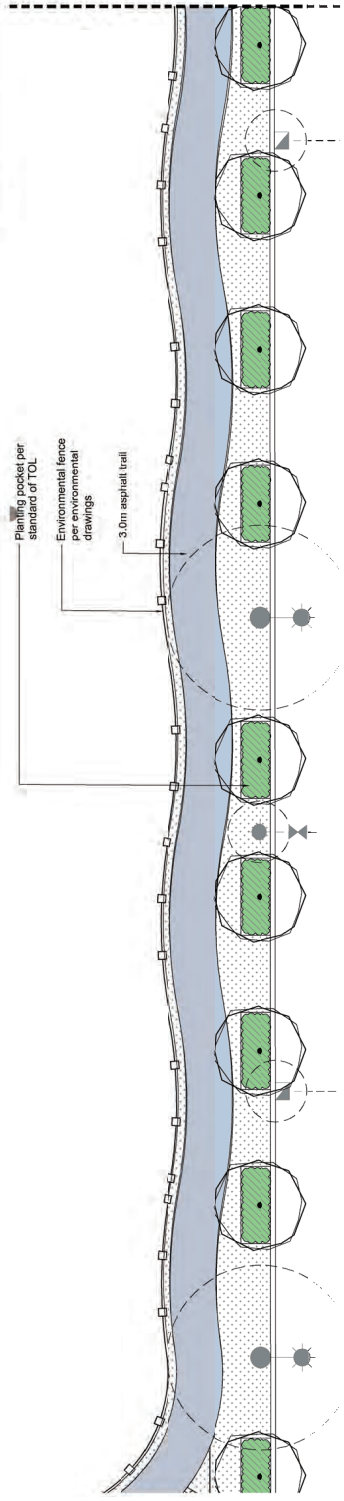
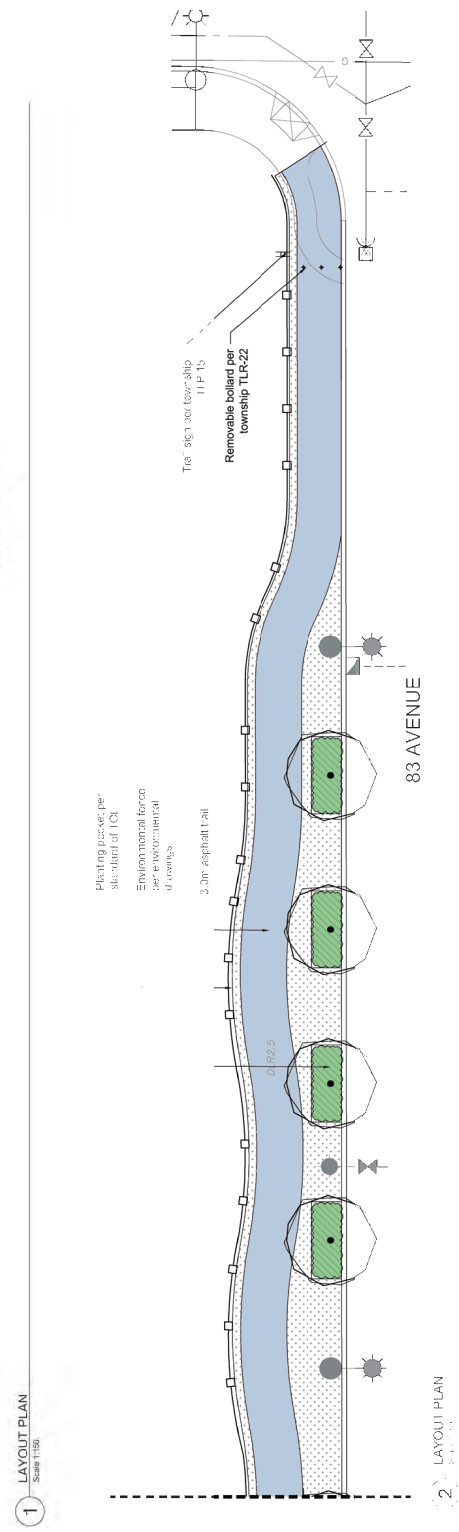
Key Map (NTS)

Key Map (NTS)

Key Map (NTS)

KEY	REF.	DESCRIPTION
CONCRETE PAVING	6.6 LD-01	CONCRETE PAVING
CHIEK GREENWAY TRAIL	1 LD-04	CHIEK GREENWAY TRAIL
1.0m REAR YARD FENCE	1 LD-04	1.0m REAR YARD FENCE
STREAMSIDE FENCE	1 LD-04	STREAMSIDE FENCE
1.2m FRONT YARD FENCE	3 LD-04	1.2m FRONT YARD FENCE

LD-05	See landscape notes for specifications
SHRUB PLANTING	SHRUB PLANTING



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	COXT	CAL	SIZE	QTY
	<i>Ficus syriaca</i> , 'Daisy's Purple' / 'Daisy's Purple European Beach	BAB	6cm		22
	<i>Liquidambar styraciflua</i> 'Silvernet Silhouette' / 'Silvernet Silhouette Sweet Gum	BAB	6cm		4
	<i>Magnolia kobus</i> 'Mikata's Star' / 'Pink Star Magnolia	BAB	6cm		15
	<i>Persea persea</i> 'Vanessa' / 'Pavilion Homewood	BAB	6cm		7
	<i>Prunus glauca</i> / 'White Source	BAB	3.0m Ht	10	
	<i>Prunus avicula</i> 'Bears' / 'Bears Barkless	BAB	3.0m Ht	18	
	<i>Prunus nigra</i> 'Select Green' / 'Select Green Pine	BAB	3.0m Ht	16	
	<i>Quercus palustris</i> 'Green Pine' / 'Green Pine Oak	BAB	6cm		2

PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>CAL</u>	<u>QTY</u>
	Aster rubrum 'October Glory' / October Glory Red Maple	B&B	6cm	28
	Nerax eucalyptus / Black Gum	B&B	6cm	13

PLANT SCHEDULE

[illegible][illegible]

<p>Project:</p> <p>LATIMER GROVE</p>	<p>Location:</p> <p>8395 - 200 Street Langley, B.C.</p>
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Checked: AD	Approved: MVUZ	

Scale: 1:400

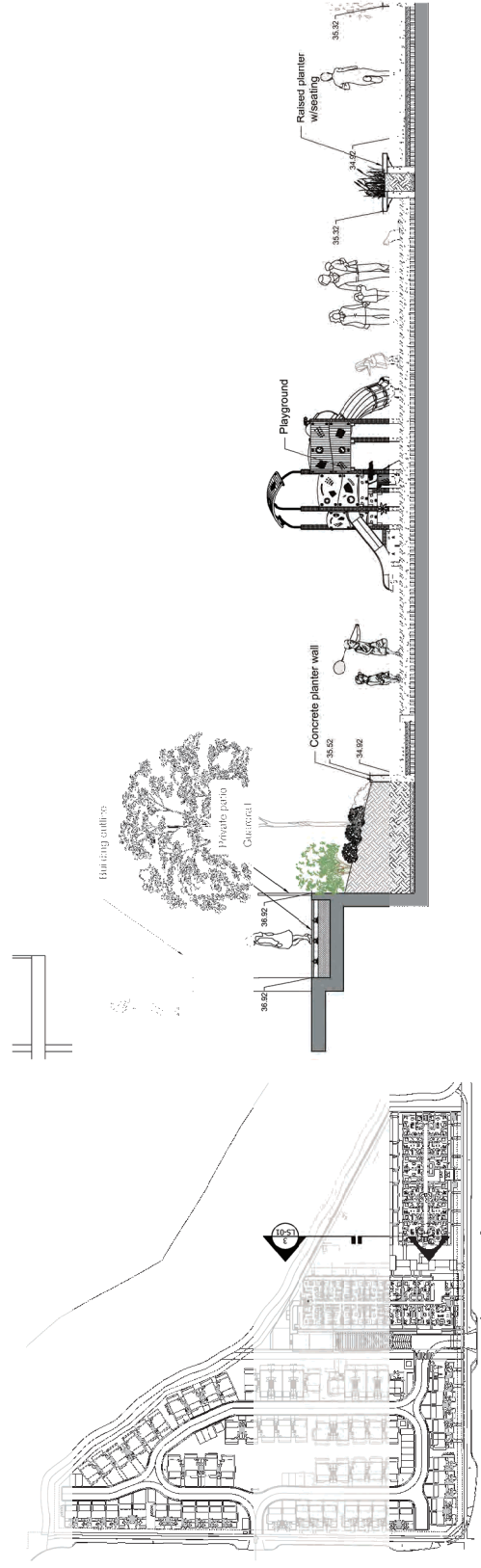


Project:
LATIMER GROVE
 Location:
 2005 20th Street
 - angles F.C.

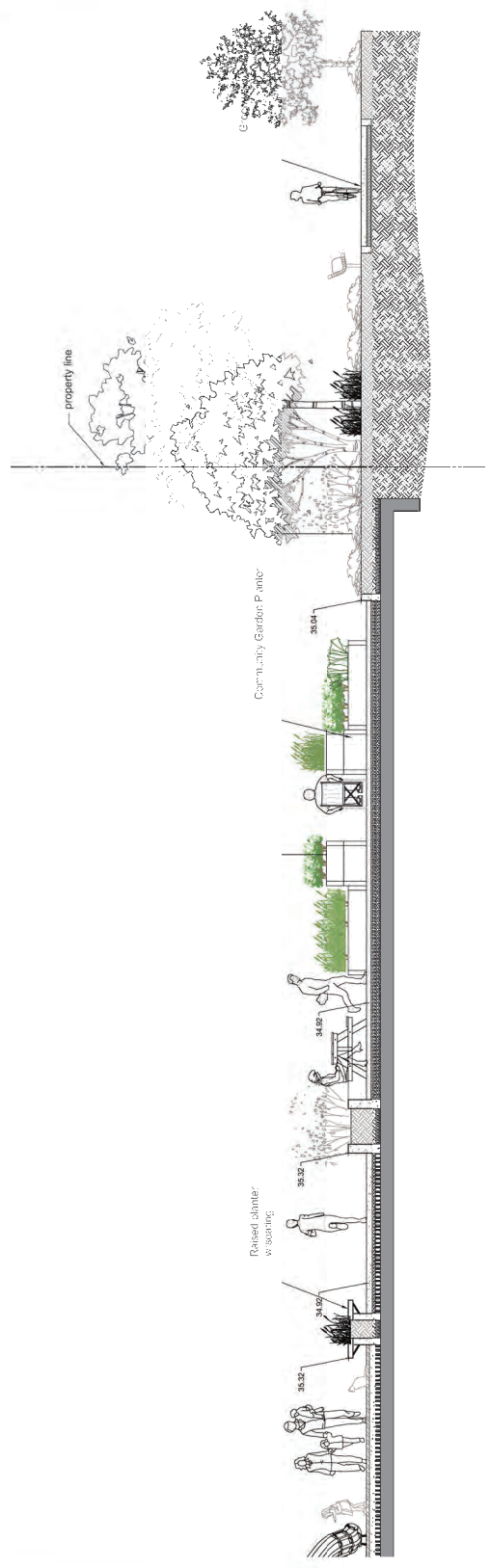
Date: AD
 Scale: AD
 Author: AD
 Designer: AD
 Checker: AD
 Date: AD

REVISIONS SHEET FOR SHEET

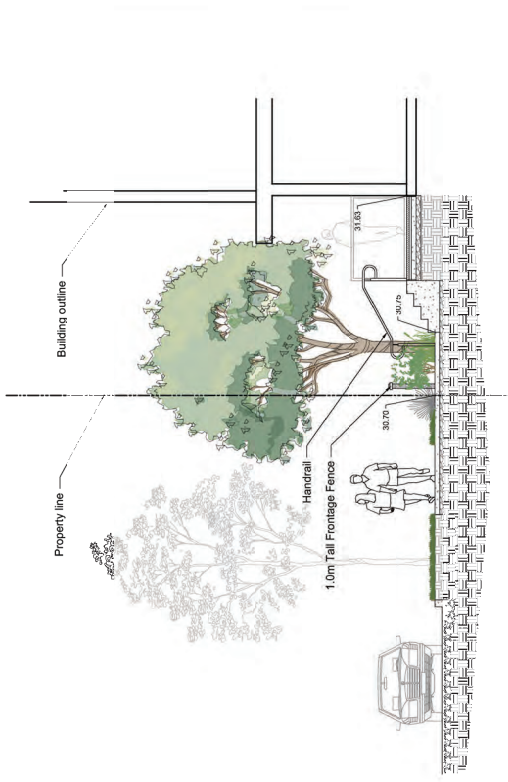
NO.	DESCRIPTION	DATE
1	Issue for DP	Nov 28, 2022
2	Issue for DP	Feb 15, 2023
3	Issue for DP	May 10, 2023
4	Issue for DP	June 20, 2023
5	Issue for DP	Sept 10, 2023



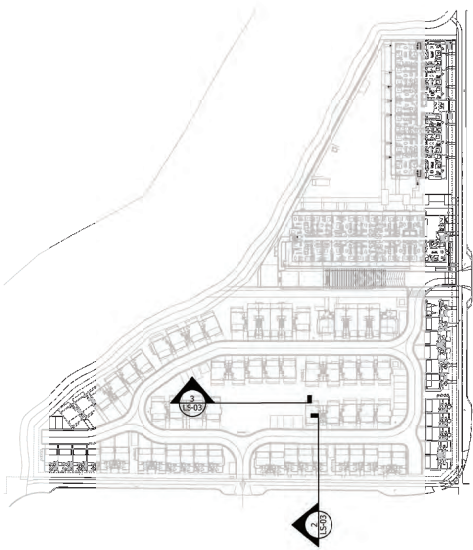
(1) KEY MAP
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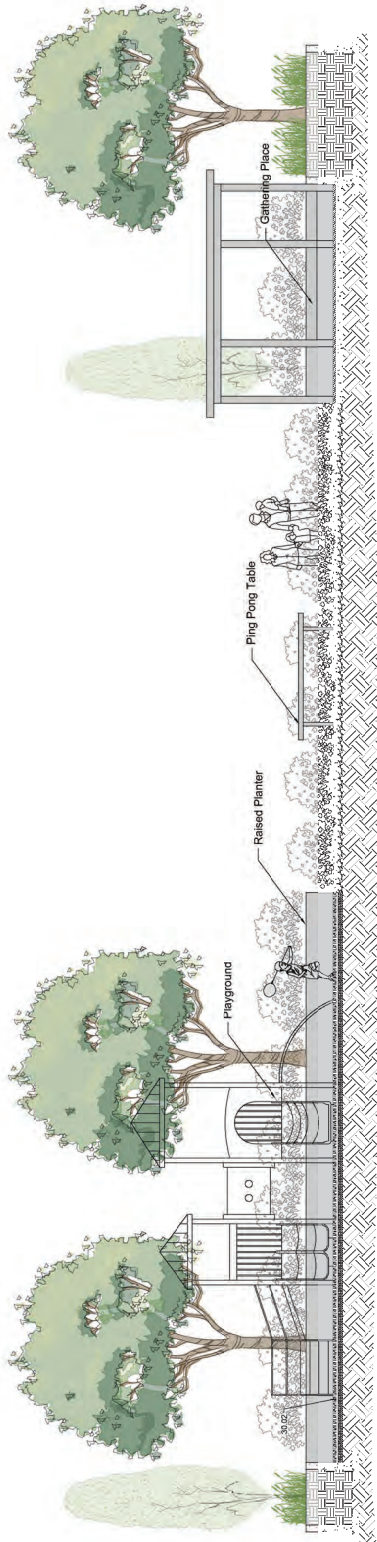
(2) SECTION A
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2 SECTION A
Scale 1:50



1 KEY MAP
Scale 1:1000



3 SECTION B
Scale 1:50

REVISIONS TABLE FOR SHEET		
No.	By	Date
1	AD	Sept 11, 2022
2	AD	Nov 28, 2022
3	AD	May 16, 2023
4	AD	May 23, 2023
5	PC	June 20, 2023
6	PC	Sept 18, 2023

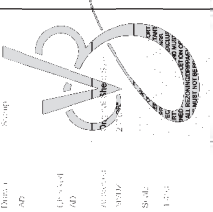
REVISIONS TABLE FOR DRAWINGS

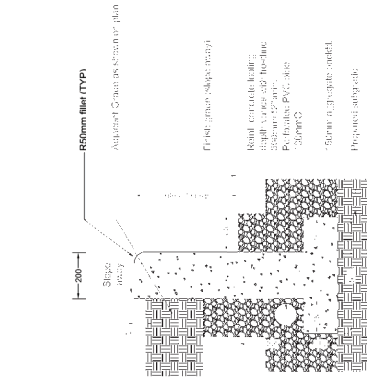
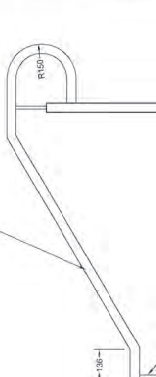
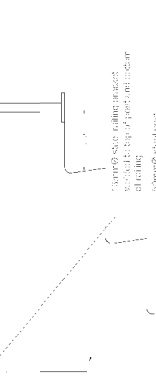
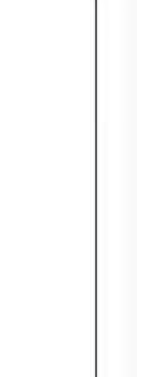
No.	By	Description	Date
1	AD	Issued for Review	Sept 11, 2022
2	AD	Issued for DP	Nov 28, 2022
3	AD	Issued for DP	May 16, 2023
4	AD	Issued for DP	May 23, 2023
5	PC	Issued for DP	June 20, 2023
6	PC	Issued for DP	Sept 18, 2023

Notes:
1. All drawings shall be approved or used for other projects.
2. All drawings shall be approved or used for other projects.

Project:
LATIMER GROVE

Location:
8335 - 200 Street
Langley, B.C.





No.	By	Description	Date
1	AD	Issued for Review	Sept 11, 2022
2	AD	Issued for Review	Nov 28, 2022
3	AD	Issued for Review	Feb 15, 2023
4	AD	Issued for Review	May 10, 2023
5	AD	Issued for Review	June 20, 2023
6	AD	Issued for Review	Sept 10, 2023

Revisions Table for Drawings
Revisions are to be approved by user for each project.

Project	Latimer's Groove
Location	2005 20th Street, Vancouver, BC
Client	AD
Architect	AD
Engineer	AD
Designer	AD
Drawn	AD
Scale	1:10
Sheet	AD

Revisions Table for Drawings
Revisions are to be approved by user for each project.

Revisions Table for Drawings
Revisions are to be approved by user for each project.



BENCH
 Model #: 720 Series
 Material: Las Wood
 Mount: Surface Mount
 Manufacturer: Magin
 1-800-716-5506 604-940-0067



BIKE RACK
 Model #: 800 Series
 Material: Steel
 Mount: As per manufacturer's specification
 Manufacturer: Magin
 1-800-716-5506 604-940-0067



WASTE RECEPTACLE
 Model #: 650 Series
 Material: Steel
 Mount: As per manufacturer's specification
 Manufacturer: Magin
 1-800-716-5506 604-940-0067



TABLE AND CHAIRS
 Model #: 800 Series
 Material: Steel
 Mount: As per manufacturer's specification
 Manufacturer: Magin
 1-800-716-5506 604-940-0067

Or approved equal

1 BENCH
 Scale: 1/10

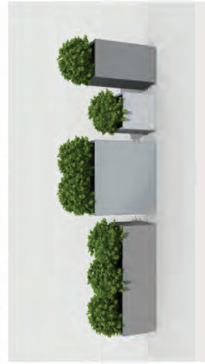
2 BIKE RACKS
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3 WASTE RECEPTACLE
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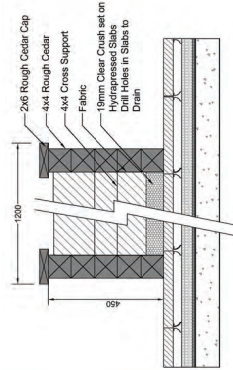
4 TABLE & CHAIRS
 Scale: NTS



TABLE AND BENCHES
 Model #: 720 Series
 Material: Las Wood
 Mount: Surface Mount
 Manufacturer: Magin
 1-800-716-5506 604-940-0067



PLANTERS
 Model #: 720 Series
 Material: Steel
 Mount: As per manufacturer's specification
 Manufacturer: Magin
 1-800-716-5506 604-940-0067



NOTES:
 1. Cap to be supplied length
 2. Cap and exterior of planter to be treated with Sikems Cold WB SRD. Colour: #077 (Cedar)
 3. All fasteners to be hot dipped galvanized

5 DINING TABLE & BENCHES
 Scale: NTS

6 MOVABLE PLANTERS
 Scale: NTS

7 COMMUNITY GARDEN PLANTER
 Scale: NTS

8 PING-PONG TABLE
 Scale: NTS



PING PONG TABLE
 Manufacturer: Sanderson Concrete
 sandersonconcrete.ca
 Note: or approved equal

No.	By	Description	Date
1	AD	Issued for Review	Sept 1, 2022
2	AD	Issued for Review	Sept 1, 2022
3	AD	Issued for Review	Sept 1, 2022
4	AD	Issued for Review	Sept 1, 2022
5	AD	Issued for Review	Sept 1, 2022
6	AD	Issued for Review	Sept 1, 2022

REVISIONS TABLE FOR DRAWINGS

Revisions are to be approved or used for other projects

REVISIONS TABLE FOR SHEET

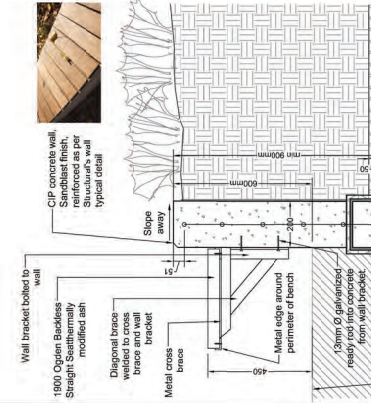
Revisions are to be approved or used for other projects

Project:
 LATIMER GROVE
 Location:
 8395 - 200 Street
 Langley, B.C.

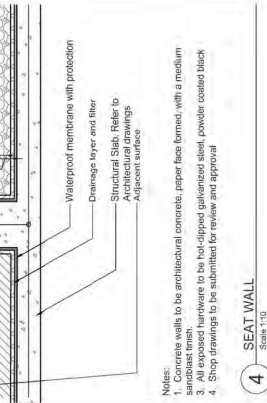
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 Drawn:
 AD
 Checked:
 AD



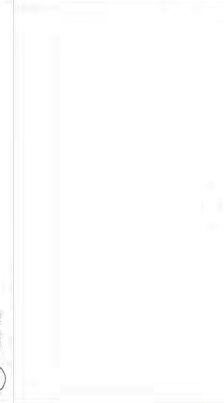
1 LOUNGE SEATING WITH TRELLIS
 Scale: NTS



2 OUTDOOR KITCHEN
 Scale: NTS



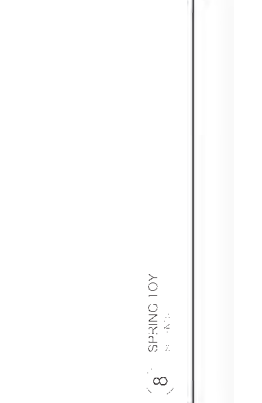
3 FIRE TABLE
 Scale: NTS



4 SEAT WALL
 Scale: 1/4"



5 CLIMBING PLAY STRUCTURE
 Scale: NTS



6 SPINNER TOY
 Scale: NTS



7 PLAY TOWER WITH SLIDS
 Scale: NTS

8 SPRING TOY
 Scale: NTS

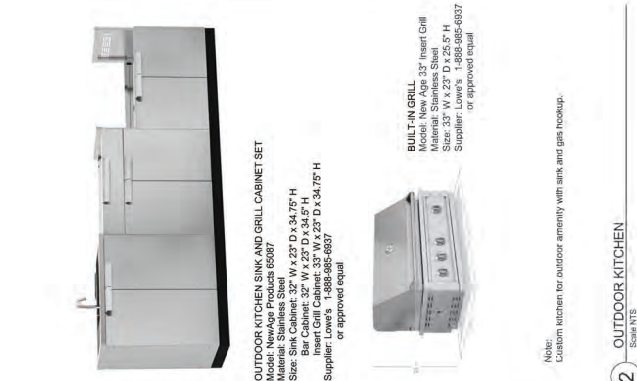
OUTDOOR KITCHEN SINK AND GRILL CABINET SET
 Model: NewAge Products 65067
 Material: Stainless Steel
 Size: 32" W x 23" D x 34.75" H
 Bar Cabinet: 32" W x 23" D x 34.5" H
 Insert Grill Cabinet: 33" W x 23" D x 34.75" H
 Supplier: NewAge Products 65067 or approved equal

BUILT IN GRILL
 Model: NewAge 33" Insert Grill
 Material: Stainless Steel
 Size: 33" W x 23" D x 25.5" H
 Supplier: NewAge Products 65067 or approved equal

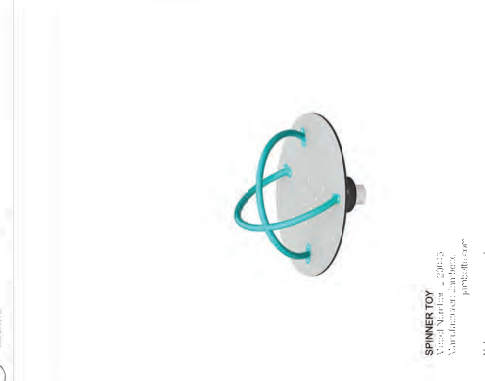
Fire Table Details:
 Size: 48" W x 24" D
 Size: 1830mm X 508mm X 381mm
 Colour: Black Sand
 Fuel: Natural Gas
 Manufacturer: Fire Table Hardware
 RH.com
 p. 800.762.1005

Notes:
 Custom kitchen for outdoor amenity with sink and gas hookup.

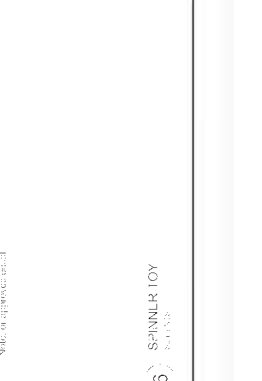
SEAT WALL
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SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



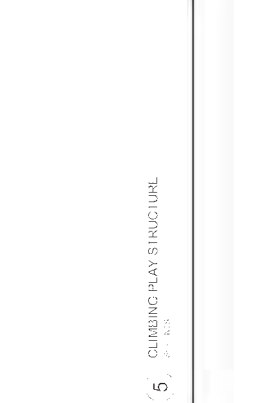
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SEAT WALL
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SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



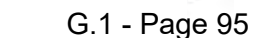
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SEAT WALL
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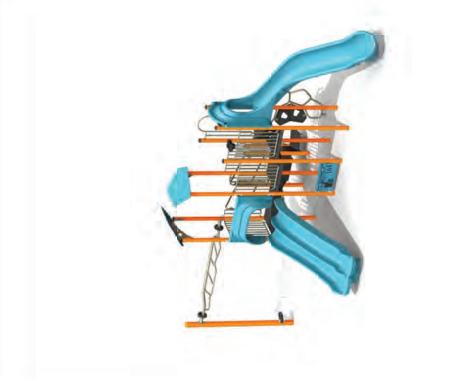
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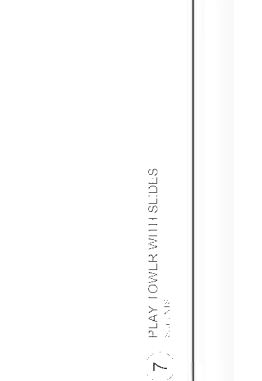
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SEAT WALL
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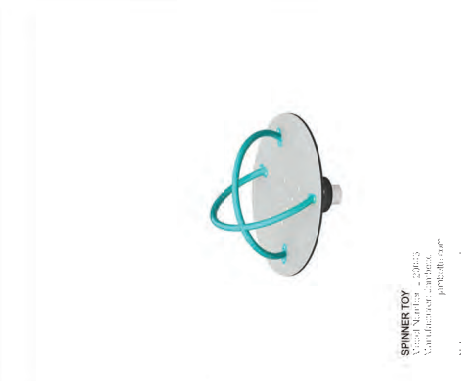
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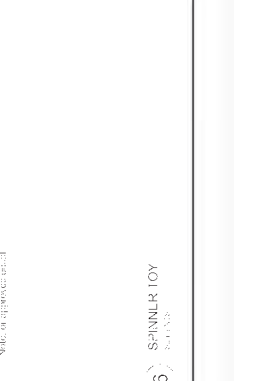
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SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



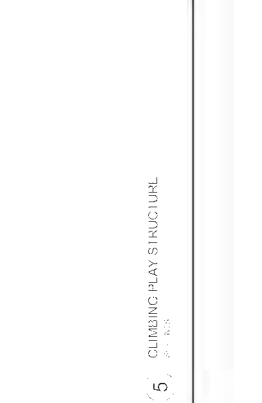
SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



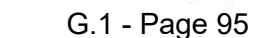
SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



SEAT WALL
 Scale: 1/4"



REVISIONS TABLE FOR SHEET		
No.	By	Date
1	AD	Issued for Review
2	AD	Issued for Review
3	AD	Issued for Review
4	AD	Issued for Review
5	AD	Issued for Review
6	PC	Revised for DP
7	PC	Revised for DP
8	PC	Revised for DP

REVISIONS TABLE FOR SHEET		
No.	By	Date
1	AD	Issued for Review
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6	PC	Revised for DP
7	PC	Revised for DP
8	PC	Revised for DP

Drawn: AD	Checked: AD	Approved: MVLZ	Stamp:
Project: LATIMER GROVE			Original Sheet Size: 24"x36"
Location: 8395 - 200 Street Langley, B.C.			Scale: 1" = 10'



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.) BYLAW NO. 5946

EXPLANATORY NOTE

Bylaw No. 5946 amends the Carvolth Neighbourhood Plan for lands located at 8393 - 200 Street to accommodate development of 195 apartment units and 74 townhouse units by changing the land use designations for a portion of the site from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) with a site specific density allowance of 2.1 FSR.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.) BYLAW NO. 5946

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995.

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 as amended is further amended by:
 - a) Amending Figure 7 and Figure 8 to change the land use designations from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) for the 0.72 ha (1.76 ac) portion of the lands described as:

Lot 54 Except; Firstly, Part On Plan LMP2157 Secondly, Part on Plan LMP41682 Thirdly; Part on Plan BCP8909 Section 27 Township 8 New Westminster District Plan 43766

as shown on Schedule A attached to and forming part of this Bylaw.

- b) Adding a black dashed outline and “6” around the Medium Density Apartment (1.9 FSR) portion of the site as shown on Schedule A attached to and forming part of this Bylaw.
- c) Adding a new line to the table in Section 2.4.17 as follows:

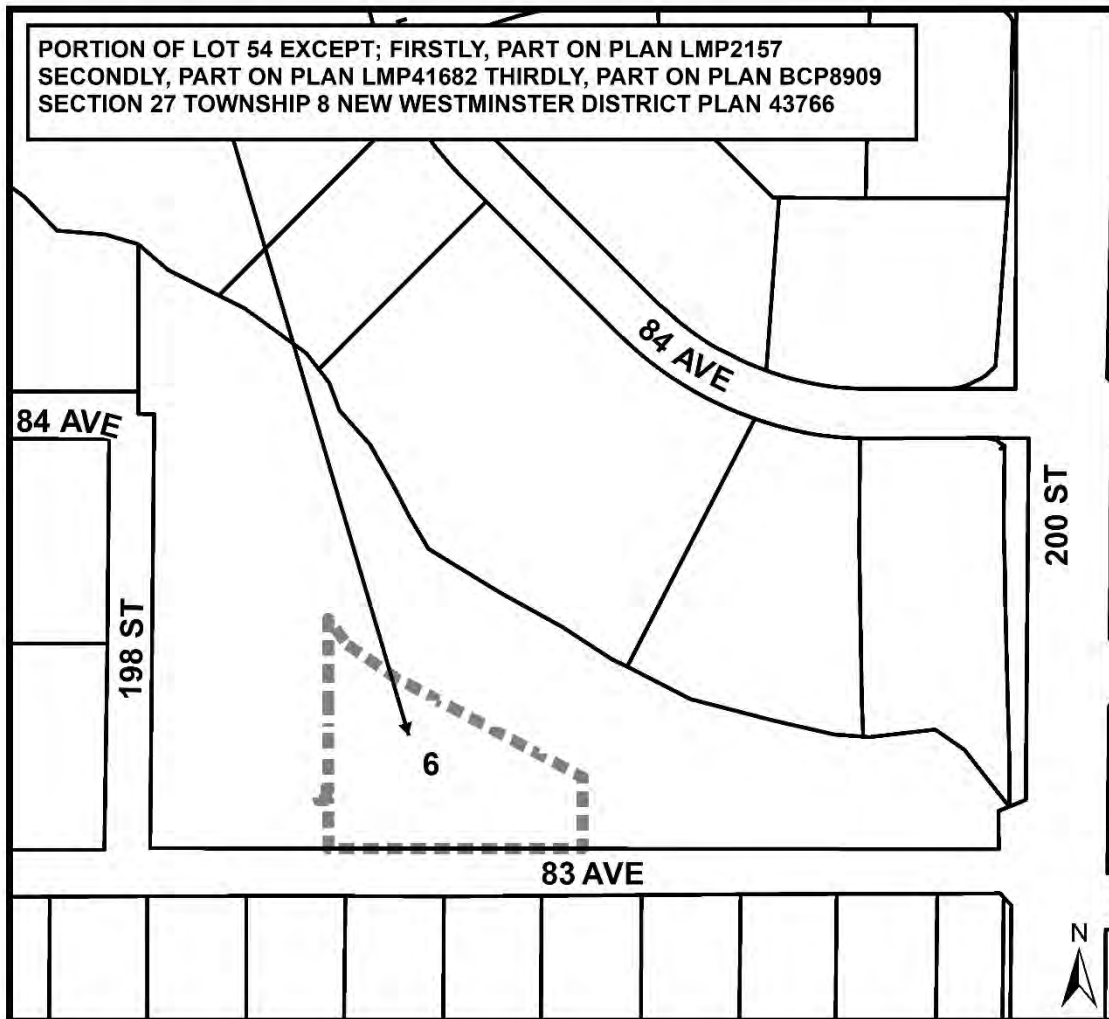
#	Designation	Location	Permitted FSR	Height
6	Medium Density Apartment	8393 - 200 Street	2.1	N/A

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____

Township Clerk

SCHEDULE 'A' BYLAW NO. 5946



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.)

BYLAW NO. 5947

EXPLANATORY NOTE

Bylaw No. 5947 rezones property located at 8393 - 200 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-197 to accommodate development of 195 apartment units and 74 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (NORTH ARC PROPERTIES 200TH STREET INC.)

BYLAW NO. 5947

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-197" after the words "Comprehensive Development Zone CD-196"
 - b. Adding to Section 110.1 after the words "CD-196" the words "CD-197 – 5,000 m²"
 - c. Adding after Section 1096 "Comprehensive Development Zone CD-196" the following as Section 1097 "Comprehensive Development Zone CD-197"

1097 COMPREHENSIVE DEVELOPMENT ZONE CD-197

Uses Permitted

- 1097.1 In the CD-197 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *apartments* in the CD-197(A) zone as shown delineated in Section 1097.10
 - 4) *townhouses* in the CD-197(B) zone as shown delineated in Section 1097.10

Density

- 1097.2 The residential density for each sub-zone shall be as follows:

Sub-Zone	Maximum Residential Density
CD-197(A)	14,990 m ² <i>gross floor area</i> and 195 <i>units</i>
CD-197(B)	74 <i>units</i>

Lot Coverage

- 1097.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed the following:

Sub-Zone	Maximum Lot Coverage
CD-197(A)	45%
CD-197(B)	40%

Siting of Buildings and Structures

- 1097.4 *Buildings and structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1097.5 1) Except as provided for in Section 104.5 the *height* of principal *buildings and structures* shall not exceed the following:

Sub-Zone	Maximum <i>Height</i>
CD-197(A)	six <i>storeys</i>
CD-197(B)	three <i>storeys</i>

- 2) The *height* of *accessory buildings and structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1097.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1097.7 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1097.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

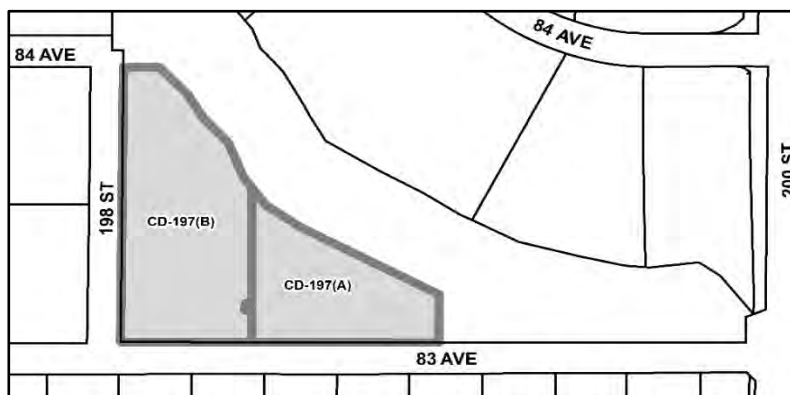
Age Friendly Amenity

- 1097.9 Age friendly amenity areas shall be provided in accordance with Section 111.5 except that the required age-friendly amenity area shall be as follows:

Sub-Zone	Minimum Age-Friendly Amenity Area
CD-197(A)	6 m ² per <i>apartment dwelling unit</i>
CD-197(B)	6 m ² per <i>townhouse dwelling unit</i>

Sub-Zone Areas

- 1097.10



3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Portion of Lot 54 Except; Firstly, Part On Plan LMP2157 Secondly, Part on Plan LMP41682 Thirdly; Part on Plan BCP8909 Section 27 Township 8 New Westminster District Plan 43766

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-197

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2023
ADOPTED the	day of	, 2023

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5947

