Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 1, 2023 – REGULAR MEETING | **REPORT:** | 23-69 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-34-0083 |
| **SUBJECT:** | REZONING APPLICATION NO. 100697 AND DEVELOPMENT PERMIT APPLICATION NO. 101310 (1319730 BC LTD. / ORION CONSTRUCTION / 8870 – 196A STREET) | | |

**PROPOSAL:**

Application to rezone approximately 1.20 ha (2.96 ac) of land located at 8870 – 196A Street to Service Industrial Zone M-1A and issue a Development Permit to facilitate the development of a 5,275 $m^2$ (56,780 $ft^2$) industrial building.

**RECOMMENDATION SUMMARY:**

That Council give first, second and third reading to Bylaw No. 5863 subject to nine (9) development prerequisites being satisfied prior to final reading and authorize issuance (at time of final reading of Bylaw No. 5863) of Development Permit No. 101310

**RATIONALE:**

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

**RECOMMENDATIONS:**

**That** Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1319730 BC Ltd.) Bylaw No. 5863 rezoning 1.20 ha (2.96 ac) of land located at 8870 – 196A Street to Service Industrial Zone M-1A to facilitate development of a 5,275 $m^2$ (56,780 $ft^2$) industrial building subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. 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;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the east half of 196A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of a statutory right-of-way for the purposes of a pedestrian connection (2 m) at the southerly property line;
6. Registration of a restrictive covenant for the purposes of protection of Streamside Protection and Enhancement Areas (SPEA) and acceptance of the streamside enhancement plans, fencing, signage, and security;

7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Compliance with the requirements of the Willoughby Arterial Road Completion Amenity Policy if applicable, and the Willoughby Greenway Amenity Zoning Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, and Development Works Agreement (DWA) and Latecomer charges; and

**That** Council at time of final reading of Rezoning Bylaw No. 5863 authorize issuance of Development Permit No. 101310 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. Section 701.6 of the Township of Langley Zoning Bylaw No. 2500 setbacks being varied from:
    a. 10 m to 5 m from the front lot line; and
    b. 10 m to 3 m from the rear and side lot lines;
d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
e. All rooftop mechanical equipment to be screened from view; and
f. 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; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**EXECUTIVE SUMMARY:**

Orion Construction has applied to rezone approximately 1.20 ha (2.96 ac) of land located at 8870 – 196A Street to Service Industrial Zone M-1A with an accompanying Development Permit to facilitate development of a 5,275 $m^2$ (56,780 $ft^2$) industrial building.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and Carvolth Neighbourhood Plan. The proposal complies with the provisions of the Service Industrial Zone M-1A (with the exception of the proposed siting variances) in terms of lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request subject to the completion of nine (9) development prerequisites and authorize issuance of Development Permit No. 101310 at time of final reading of Rezoning Bylaw No. 5863

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5863, and Development Permit No. 101310.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | 1319730 BC Ltd.<br>3300, 1021 W Hastings Street<br>Vancouver, BC V6E 0C3 |
| **Agent:** | Orion Construction<br>104, 3950 – 191 Street<br>Surrey, BC V3Z 0Y6 |
| **Legal Description:** | Lot 2 Section 34 Township 8 New Westminster District Plan 77885 |
| **Location:** | 8870 – 196A Street |
| **Area:** | 1.20 ha (2.96 ac) |
| **Willoughby Community Plan:** | Business Park/Greenway/Greenbelt |
| **Development Permit Area** | Area 'M' |
| **Carolth Neighbourhood Plan:** | Flex Employment II / Buffer Greenway / Conservation Area |
| **Existing Zoning:** | Suburban Residential Zone SR-2 |
| **Proposed Zoning:** | Service Industrial Zone M-1A |

**BACKGROUND/HISTORY:**

The majority of the site is designated as Flex Employment II in the Carvolth Neighbourhood Plan. As a red coded watercourse (Latimer Creek) is located adjacent to lands to the north and east of the subject site, portions of the site are designated as Buffer Greenway / Conservation Area to protect the watercourse. The Flex Employment II designation does not provide a minimum or maximum density with applicable policy noting development is intended to ensure an adequate supply of land that supports a diverse mix of employment and retail services.

**DISCUSSION/ANALYSIS:**

- The proposed development of the 5,275 $m^2$ (56,780 $ft^2$) industrial building is consistent with the Carvolth Neighbourhood Plan's Flex Employment II designation.
- Orion Construction has applied to rezone the site to Service Industrial Zone M-1A.
- The northeast portion of the site is designated Buffer Greenway / Conservation Area. To accommodate the proposed development, the applicant is utilizing the SPEA "flex" provision of Schedule 3 from the Official Community Plan (OCP). The applicant's proposal includes reducing a portion of SPEA by 48.5 $m^2$ (522 $ft^2$) while increasing a portion of SPEA by 99 $m^2$ (1,065 $ft^2$) with completion of a minimum 99 $m^2$ (1,065 $ft^2$) of SPEA enhancements (i.e., native plantings).

**Adjacent Uses:**

| | Existing Use | Carvolth Neighbourhood Plan Designation | Existing Zoning |
|---|---|---|---|
| **North:** | A residential property zoned Suburban Residential SR-2 | Conservation Area / Flex Employment II | Suburban Residential Zone SR-2 |
| **South:** | A residential property zoned Suburban Residential SR-2 | Flex Employment II | Suburban Residential Zone SR-2 |
| **East:** | A residential property zoned Suburban Residential SR-2 | Conservation Area / Flex Employment II | Suburban Residential Zone SR-2 |
| **West:** | 196A Street, beyond which is a residential property zoned Suburban Residential SR-2 | Conservation Area / Flex Employment II | Suburban Residential Zone SR-2 |

**Zoning Amendment:**

- Bylaw No. 5863 proposes to rezone the site to Service Industrial Zone M-1A to facilitate development of a new industrial building.
- The project complies with the provisions of the site's proposed zoning (with the exception of the proposed siting variances), site coverage, height, use, and density.

**Development Permit:**

- The subject property is located in Development Permit Area "M" in the Carvolth Neighbourhood Plan. Proposed Development Permit No. 101310 (Attachment A) includes renderings, site plans, building elevations, tree, and landscaping plans.
- The application includes the following variances to Zoning Bylaw Section 701.6:
    - front lot line being varied from 10 m (32.8 ft) to 5 m (16.4 ft) and
    - rear and side lot lines from 10 m (32.8 ft) to 3 m (9.8 ft).
- Staff are supportive of the variance as:
    - the front lot line variance allows for a better interface to the street and alignment with Carvolth Development Permit Area "M" guidelines;
    - the M-1A zone permits zero lot line along interior rear and side yard setbacks that abut an industrial or commercial zone;
    - the current uses of the adjacent properties are currently Suburban Residential Uses, however the Carvolth Neighbourhood Plan designates the area as Flex Employment II which would support developments similar to the proposed industrial building.

**Tree Protection / Replacement:**

| Significant Trees on Site | Significant Trees Retained | Replacement Trees Required | Replacement Trees Provided | Street Trees Provided | Total Trees Post Development |
|---|---|---|---|---|---|
| 154 | 0 | 68 | 27 | 9 | 77 |

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

**Policy Considerations:**

The proposed rezoning and development permit application will facilitate the development of a 5,275 $m^2$ (56,780 $ft^2$) industrial building. The proposed development is in compliance with the Carvolth Neighbourhood Plan Flex Employment II / Buffer Greenway / Conservation land use designations and the provisions of the proposed Service Industrial Zone M-1A (with the exception of the proposed siting variances) in terms of site coverage, parking, height, use, and density.

Staff recommend that Council give first, second and third reading to Bylaw No. 5863 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5863) of accompanying Development Permit No. 101310.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Development Permit No. 101310 |
| ATTACHMENT B | Aerial Context Map |
| ATTACHMENT C | Willoughby Community Plan Map |
| ATTACHMENT D | Carvolth Neighbourhood Plan Map |
| ATTACHMENT E | Zoning Map |
| ATTACHMENT F | Rendering |
| ATTACHMENT G | Site Plan |

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101310

This Permit is issued this _____day of _____, 2023 to

1. Name: 1319730 BC Ltd.

   Address: 3300, 1021 W Hastings Street
   Vancouver, BC V6E 0C3

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 2 Section 34 Township 8 New Westminster District Plan 77885

   CIVIC ADDRESS: 8870 – 196A Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   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. Section 701.6 of the Township of Langley Zoning Bylaw No. 2500 setbacks being varied from:
      a. 10 m to 5 m from the front lot line; and
      b. 10 m to 3 m from the rear and side lot lines;
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   e. All rooftop mechanical equipment to be screened from view; and
   f. 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; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____ 2023.

Attachments:

| | |
|---|---|
| SCHEDULE A | Architectural Drawings |
| SCHEDULE B | Landscape Drawings |

PROPOSED INDUSTRIAL BUILDING:

# LANGLEY 88 SPEC BUILDING

**ADDRESS: 8870 196A ST, TOWNSHIP OF LANGLEY, B.C.**

**LEGAL DESCRIPTION: LT 2, SEC 34, TWP 8, NWD, PL NWP77885**





2 A-0.0 **WEST WALL RENDERING**
SCALE: N.T.S.

1 A-0.0 **NORTH-WEST CORNER RENDERING**
SCALE: N.T.S.

**ARCHITECTURAL DRAWING LIST**


| | |
|---|---|
| COVER SHEET | A-0.0 |
| MASTER PLANS | A-0.1 |
| SITE PLAN | A-1.0 |
| SITE DETAILS | A-1.1 |
| SHADOW STUDIES | A-1.2 |
| MAIN FLOOR PLAN | A-2.0 |
| UPPER FLOOR PLAN | A-2.1 |
| ROOF PLAN | A-2.2 |
| COLOURED ELEVATIONS | A-4.0 |
| SECTIONS | A-5.0 |





3 A-0.0 **CONTEXT PLAN**
SCALE: N.T.S.


CHIP BARRETT ARCHITECT
#10 - 19066 24 AVENUE, SURREY, B.C., V4A 9X6
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 6075655 EMAIL: DARCY@DFORCE.CA



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| NO. | DATE | DESCRIPTION |
|---|---|---|
| 4 | DEC.08.22 | RE-ISSUED FOR DP |
| 3 | JUN.29.22 | RESPONSE TO CITY COMMENTS |
| 2 | OCT.20.21 | ISSUED FOR DP |
| 1 | OCT.20.21 | ISSUED FOR CLIENT REVIEW |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
#3950 191 STREET,
LANGLEY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
RE-ISSUED

LANGLEY88
SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY

RE-ISSUED

COVER SHEET

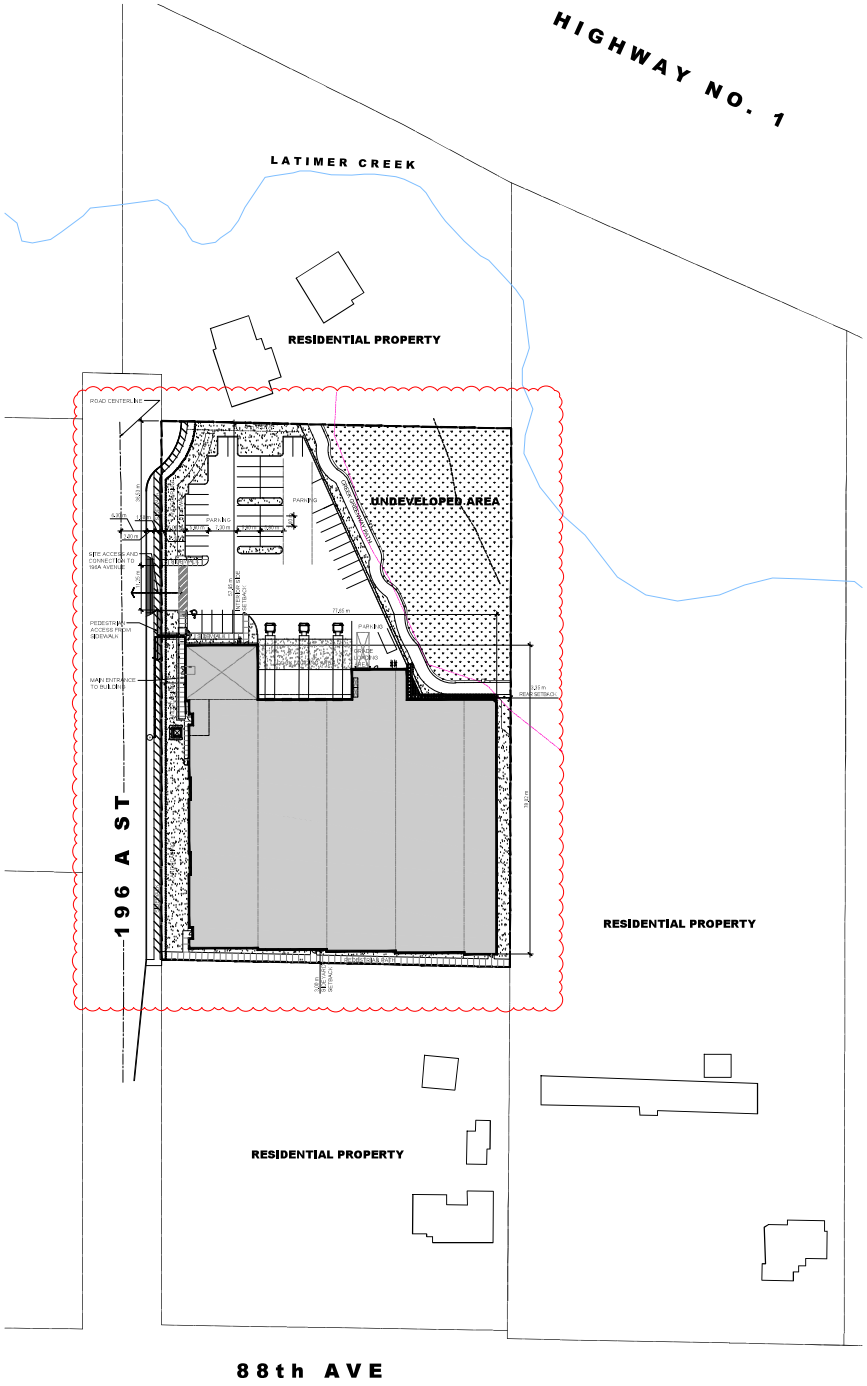
SCHEDULE A

SEAL

| | |
|---|---|
| JOB NO. 21-045 | DRAWN VCF |
| DESIGNED | |
| CHECKED | C.B. |
| PLOT DATE | DEC.08.22 |

PROJECT - DRAWING NUMBER: A-0.0
REV.: 4

G.2




1 A-0.1 **MASTER PLAN - SITE**
SCALE: 1:500




2 A-0.1 **MASTER PLAN - NEIGHBOURHOOD**
SCALE: N.T.S

CHIP BARRETT ARCHITECT
#10 - 19595 20 AVENUE, SURREY, B.C., V3Z 9X6
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| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | DEC.20.22 | REISSUED FOR DP |
| 1 | JUN.15.22 | RESPONSE TO CITY COMMENTS |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY

DRAWING

MASTER PLANS

| SEAL | JOB NO. 21-045 | DRAWN VCF |
|---|---|---|
| | DESIGNED | |
| | CHECKED | C.B. |
| | PLOT DATE | DEC.20.22 |

PROJECT - DRAWING NUMBER: A-0.1 | REV.: 2

## GENERAL NOTES

1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. ASPHALT & SUBBASE DESIGN PER SOILS REPORT
3. CONTRACTOR TO PROVIDE FOOTING & FALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION. SUBMIT COPIES TO CITY BUILDING DEPT.
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. ALL CONSTRUCTION, PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
8. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ADEQUACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/ MANUFACTURER.
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
11. VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS. TAPING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
12. THE DESIGNER, ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DESIGNER, ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
15. WHERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS, THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
19. PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOISTS), FIRE SHUTTERS (IF APPLICABLE).
20. ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
21. FLOOR SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

NOTE: ALL GRADES AND OFFSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.

NOTE: ALL GARBAGE STORED INSIDE BUILDING.

## SITE DATA

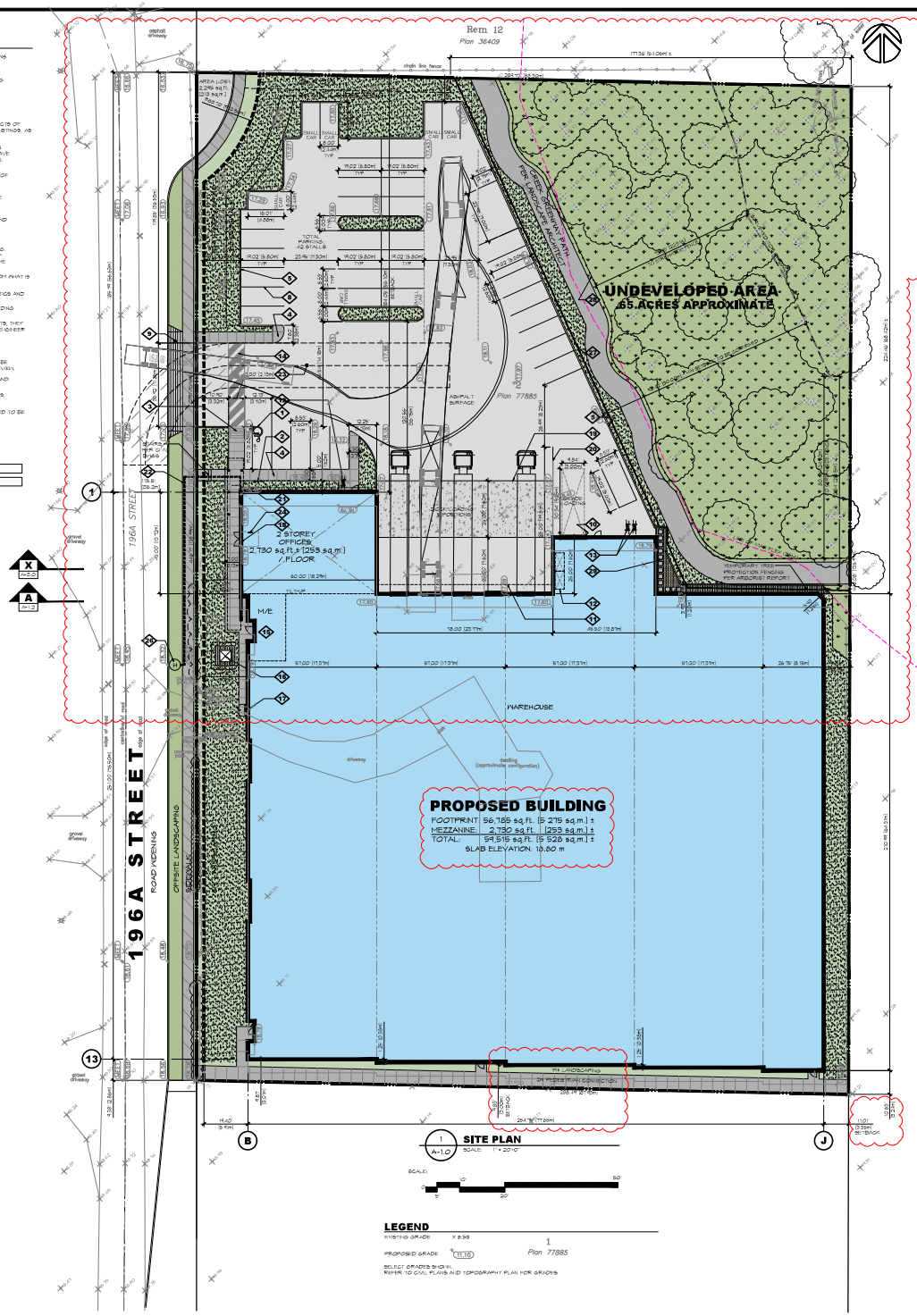
| | | |
|---|---|---|
| CIVIC ADDRESS: | 8870 196A ST, TOWNSHIP OF LANGLEY, B.C. | |
| LEGAL DESCRIPTION: | LT 2, SEC 34, TWP 8, NWD, PL. NWP77885 | |
| ZONING: | CURRENT: SR-2 | PROPOSED: CD (TBD) |
| BUILDING AREA (FOOTPRINT): | 56,785 sq.ft. [ 5 275 m2 ] | |
| SITE AREA (GROSS): | 128,946 sq.ft. [ 11 979 m2 / 1.2 ha ] | |
| SITE AREA (NET - UNDEVELOPED AREA INCLUDED): | 126,651 sq.ft. [ 11 766 m2 / 1.18 ha ] | |
| SITE COVERAGE: (NET): | 5 275 m2 / 11 766 m2 = 44.8 % | |
| REQUIRED SETBACK: | (REQUIRED) | (PROPOSED) |
| FRONT (WEST): | N/A | 16.40' [5.00 m] |
| REAR (EAST): | N/A | 11.01' [3.35 m] |
| INTERIOR SIDE (SOUTH): | N/A | 9.83' [3.00 m] |
| INTERIOR SIDE (NORTH): | N/A | 184.05' [ 56.10 m] |
| HEIGHT: | 49.21' (15m) MAX. | 36.67' [11.18 m] |

PARKING REQUIRED:

| | | |
|---|---|---|
| 1ST FLR. INDUSTRIAL: | 1 STALL PER 186 m2 | 5 022 / 186 = 27 |
| 1ST FLR OFFICE: | 1 STALL PER 95 m2 | 259 / 95 = 1.2 |
| 2ND FLR. OFFICE: | 1 STALL PER 95 m2 | 259 / 95 = 1.2 |
| TOTAL REQUIRED: | | 41 (41.4) |
| PARKING PROVIDED: | | 42 |
| SMALL CAR STALLS ALLOWED | | 20% OR 8.2 STALLS |
| SMALL CAR PARKING PROVIDED: | | 7 |
| BICYCLE PARKING REQUIRED: 1 STALL PER 1 000 m2 | | 5 528 / 1 000 = 5.5 |
| BICYCLE PARKING PROVIDED: | | 6 |

## KEYED SITE PLAN NOTES

| | |
|---|---|
| 1 | INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 2/A-1.1 |
| 2 | POST MOUNTED H.C. SIGN PER DETAIL 2/A-1.1 |
| 3 | 6"H SIDEWALK LETDOWN PROFILE MINIMUM 915" CLEAR AT TOP OF LETDOWN SEE DETAIL 1/A-1.1 |
| 4 | CONCRETE SIDEWALK 6"± ABOVE ADJACENT ASPHALT, LIGHT BROOM FINISH |
| 5 | 6"x6" EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, PER DETAIL 4/A-1.1 |
| 6 | LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS |
| 7 | PAINT ON ASPHALT |
| 8 | 4" PAINT STRIPE, TYPICAL |
| 9 | ASPHALT CROSSING TO MUNICIPAL SPECS |
| 10 | 610 X 1M² THICK CONCRETE FILLED STEEL BOLLARD PAINTED BRIGHT YELLOW OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOOR TYPICAL AT ALL GRADE DOORS. |
| 11 | LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION |
| 12 | GARBAGE LOCATION INSIDE BUILDING, TYPICAL SEE DETAIL 8/A-1.1 |
| 13 | BICYCLE PARKING (2 U.N.O.) PER DETAIL 5/A-1.1 |
| 14 | PAINT STRIPED PEDESTRIAN CROSSING |
| 15 | ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT |
| 16 | GAS METERS PER MECHANICAL DRAWINGS WITH DECORATIVE FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.1 |
| 17 | ELECTRICAL KIOSK, SEE ELECTRICAL DRAWINGS. SEE DETAIL 7/A-1.1 |
| 18 | MAIN ACCESSIBLE ENTRANCE |
| 19 | CONCRETE BOLLY PAD, SEE STRUCT FOR THICKNESS & REINFORCING |
| 20 | CONCRETE RETAINING WALL w/ 42" HIGH GUARDRAIL ON TOP |
| 21 | SIAMESE CONNECTION, SEE MECHANICAL DRAWINGS |
| 22 | TRAVEL DISTANCE HYDRANT TO SIAMESE (147' [45M] MAX CONFIRM ON SITE) |
| 23 | HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BCBC 3.2.5.6: •HAVE A CLEAR WIDTH NOT LESS THAN 6m •HAVE A CENTRELINE RADIUS NOT LESS THAN 12m •HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m •HAVE A GRADE NOT EXCEEDING 8% •MAXIMUM CROSS SLOPE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m •ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS (S-V5P) •HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG •BE CONNECTED WITH A PUBLIC THOROUGHFARE |
| 24 | ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS |
| 25 | BIOSWALE, SEE LANDSCAPE AND CIVIL DWGS FOR DETAILS |
| 26 | PROPOSED HYDRANT, SEE CIVIL DWGS FOR DETAILS |
| 27 | TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS |
| 28 | TRAIL FENCE PER LANDSCAPE ARCHITECTS DWGS |
| 29 | 2' x 2' CONCRETE PAVERS |





CHIP BARRETT ARCHITECT
#10 - 19055 2ND AVENUE, SURREY, B.C., V4A 9X8
PH (604) 538-1277
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5555 EMAIL: DAVE@DFORCE.CA



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| NO. | DATE | DESCRIPTION |
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| 26 | | |
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| 12 | DEC.08.22 | RE-ISSUED FOR DP |
| 11 | DEC.08.22 | ISSUED FOR CONSULTANT USE |
| 10 | NOV.15.22 | ISSUED FOR CONSULTANT USE |
| 9 | JUN.29.22 | RESPONSE TO CITY COMMENTS |
| 8 | JUN.16.22 | ISSUED FOR CONSULTANT USE |
| 7 | MAR.29.22 | REVISED ENVIRONMENTAL SETBACK |
| 6 | OCT.29.21 | ISSUED FOR DP |
| 5 | OCT.23.21 | ISSUED FOR CLIENT REVIEW |
| 4 | OCT.21.21 | ISSUED FOR CONSULTANT USE |
| 3 | SEPT.29.21 | ISSUED FOR CONSULTANT USE |
| 2 | SEPT.01.21 | CONSULTANT USE |
| 1 | AUG.17.21 | CLIENT REVIEW |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

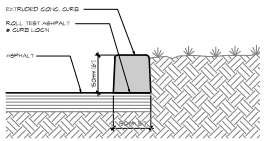
ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING
SITE PLAN

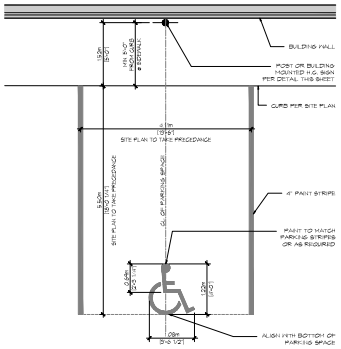
SEAL

| JOB NO. | DRAWN |
|---|---|
| 21-045 | DF/CP |
| DESIGNED | |
| CHECKED | C.B. |
| PLOT DATE | DEC.20.22 |

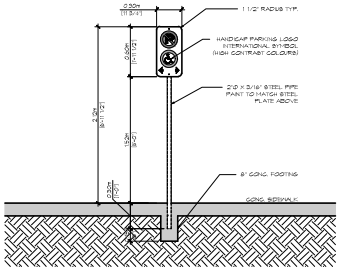
PROJECT - DRAWING NUMBER: A-1.0
REV.: 12



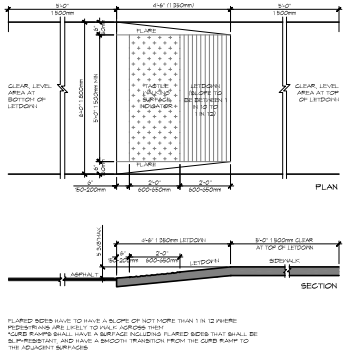

4 A-1.1 **CURB DETAIL**
SCALE: 1"=1'-0" + 1:10




3 A-1.1 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"

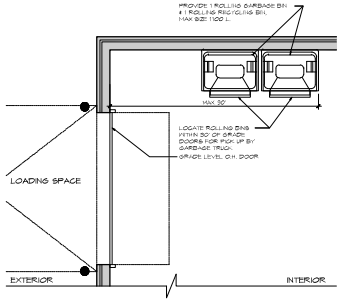



2 A-1.1 **HANDICAP PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"

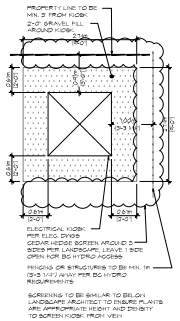



FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM
CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2" = 1'-0"

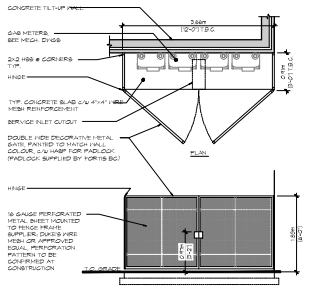



8 A-1.1 **INTERIOR GARBAGE STORAGE DETAIL**
SCALE: 1/4" = 1'-0"

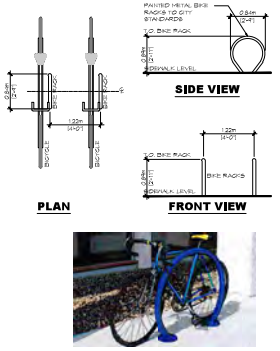



7 A-1.1 **ELEC. KIOSK DETAIL**
SCALE: 1/4" = 1'-0"






6 A-1.1 **GAS METER DETAIL**
SCALE: 1/4" = 1'-0"






5 A-1.1 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"


CHIP BARRETT ARCHITECT
#40 – 19055 ZIMA CRESCENT, PITT MEADOW, B.C., V3Y 0X8
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5555 EMAIL: DAVE@DFORCE.CA



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| 4 | DEC/28/22 | RE-ISSUED FOR DP |
| 3 | JUN/24/22 | RESPONSE TO CITY COMMENTS |
| 2 | OCT/24/21 | ISSUED FOR DP |
| 1 | OCT/22/21 | ISSUED FOR CLIENT REVIEW |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION


ORION CONSTRUCTION
104 – 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994


PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

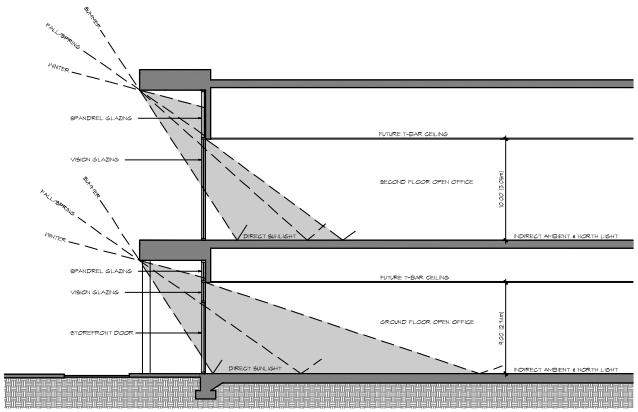
ADDRESS: 8878 196A ST. LANGLEY, B.C.

DRAWING
**SITE DETAILS**
G2

SEAL

| JOB NO. | DRAWN |
|---|---|
| 21-045 | DF/VF |
| DESIGNED | |
| CHECKED | C.B. |
| PLOT DATE | DEC/28/22 |

PROJECT - DRAWING NUMBER: **A-1.1**
REV.: 4



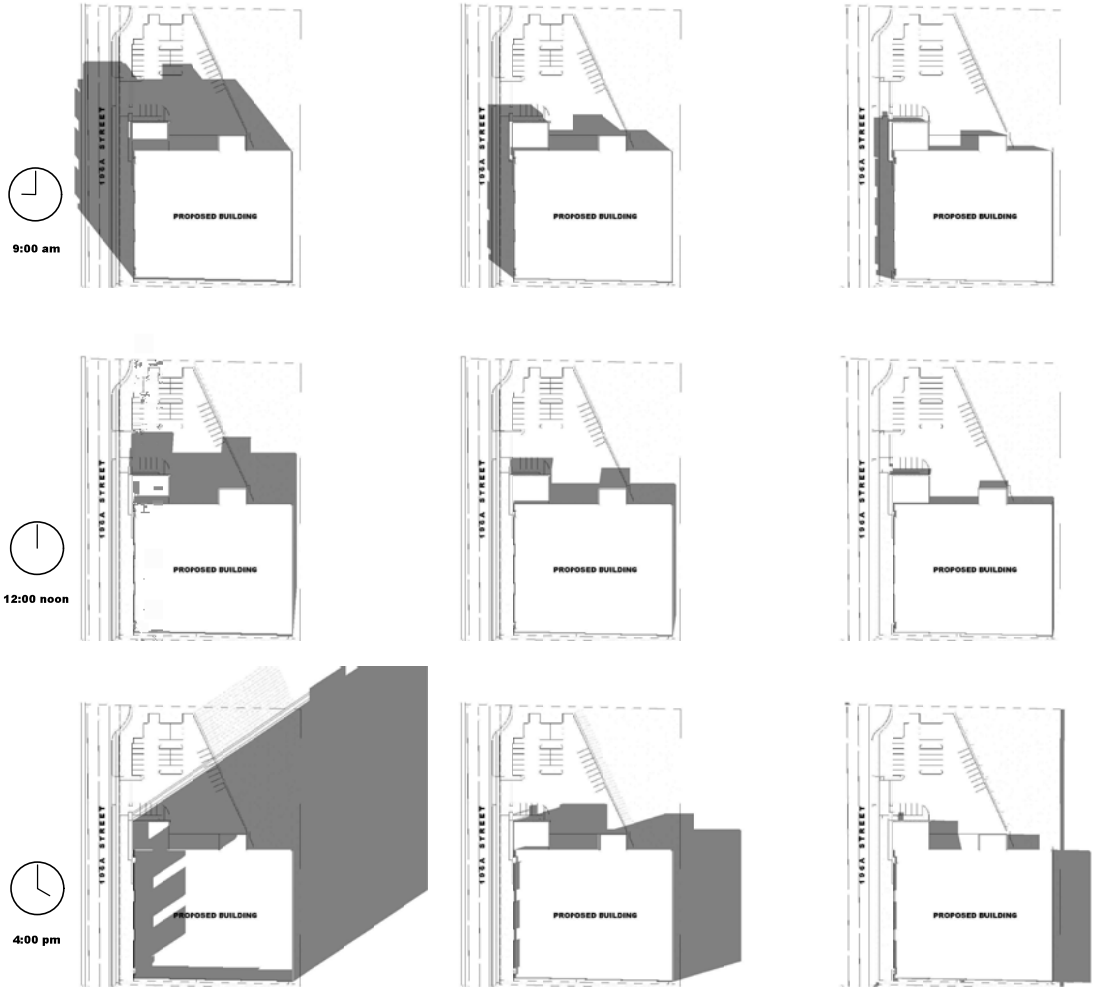

A A-1.2 **SECTION A**
SCALE: 1" = 5'-0"

**WINTER SOLSTICE** | **FALL/SPRING EQUINOX** | **SUMMER SOLSTICE**

**9:00 am**

**12:00 noon**

**4:00 pm**




1 A-1.2 **SHADOW STUDY**
SCALE: N.T.S.

CHIP BARRETT ARCHITECT
#40 – 19053 ZONING STREET, SURREY, B.C., V4A 9X8
PH: (604) 538-1272
IN ASSOCIATION WITH
D-FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-9555 EMAIL: DAVE@DFORCE.CA

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| 4 | | |
| 3 | DEC/28/23 | REISSUED FOR DP |
| 2 | JUN/29/23 | RESPONSE TO CITY COMMENTS |
| 1 | DEC/16/21 | ISSUED FOR CLIENT REVIEW |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 – 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

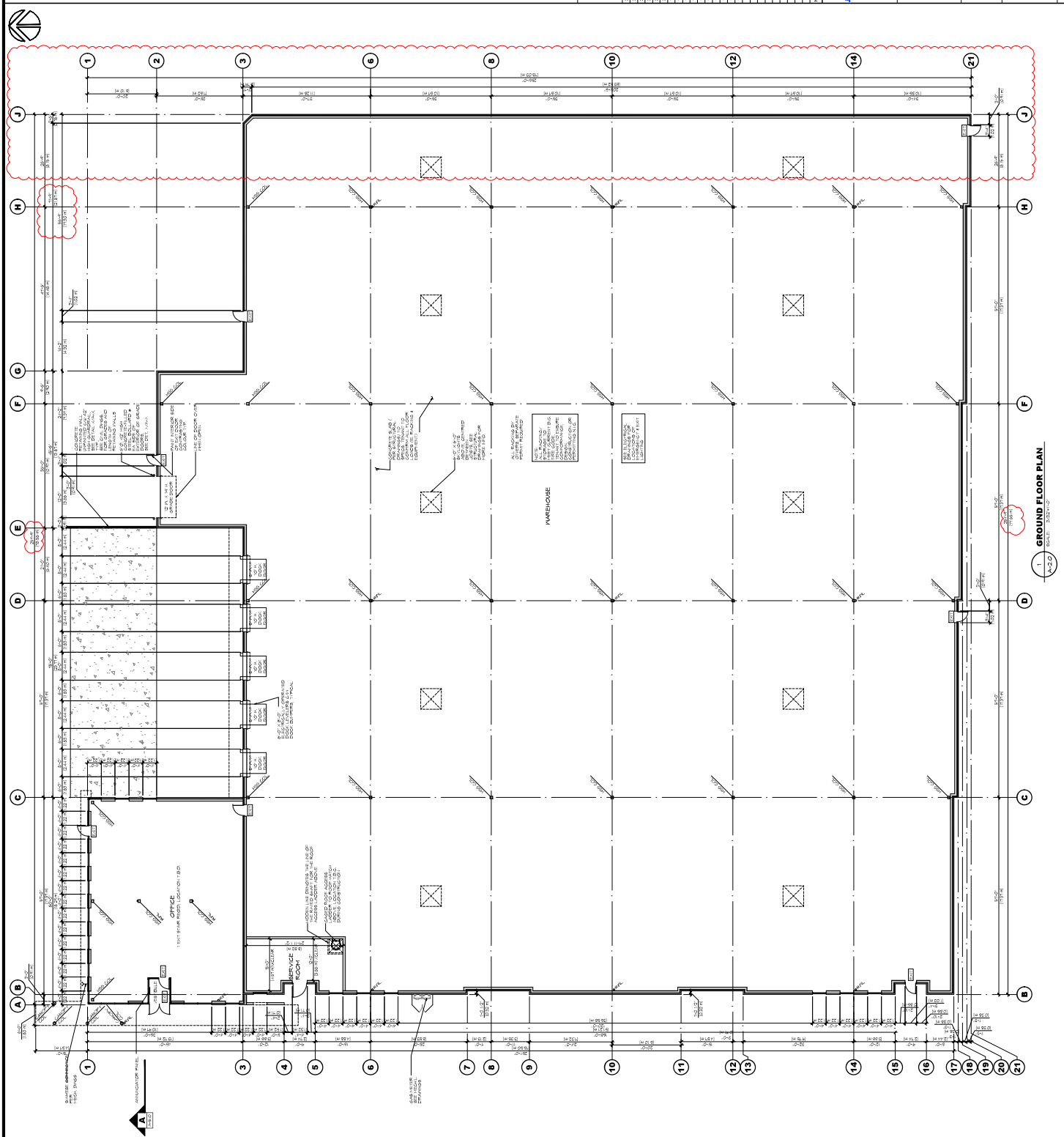
LANGLEY88
SPEC BUILDING

ADDRESS: 6978 196A ST, LANGLEY, B.C.

DRAWING
EXTERIOR SHADOW STUDY & ELEVATION

| SEAL | JOB NO. 21-045 | DRAWN DF/VF |
|---|---|---|
| | DESIGNED | |
| | CHECKED C.B. | |
| | PLOT DATE DEC/28/23 | |

PROJECT - DRAWING NUMBER: A-1.2
REV.: 3




CHIP BARRETT ARCHITECT
604-1505 20 AVENUE, SUMMERLAND, B.C., V0A 2R0
PH1604-538-1272
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
2525A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORGE.CA

| NO | DATE | DESCRIPTION |
|---|---|---|
| 1 | SEP.19.22 | ISSUED FOR DP |
| 2 | OCT.19.22 | ISSUED FOR CLIENT REVIEW |
| 3 | OCT.25.22 | ISSUED FOR CONSOLIDATION |
| 4 | DEC.16.22 | REVISED FOR DP |
| 5 | JAN.19.23 | REVISED PER DP COMMENTS |

PROJECT MANAGER / CONTRACTOR
ORION CONSTRUCTION
104 - 3899 191 STREET
SURREY, BC, V3Z 0Y6
PHONE: (604) 362-5534

PROJECT:
LANGLEY88
SPEC BUILDING

ADDRESS: 8970 198A ST, LANGLEY, BC

DRAWING:
GROUND FLOOR PLAN

SEAL:

JOB NO.: 21-040
DRAWN: CCP
REVIEWED:
CHECKED: C.R.
PLOT DATE: DEC.09.22

PROJECT - DRAWING NUMBER: A-2.0
REV: 5

CHIP BARRETT ARCHITECT
#40-15055 20 AVENUE, SURREY, B.C., V4A 9X8
PH:604-538-1272
IN ASSOCIATION WITH
D.FORGE DESIGN INC.
25254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORGE.CA

| NO | DATE | DESCRIPTION |
|---|---|---|
| 8 | DEC.19.22 | REVISED FOR DP |
| 7 | OCT.25.21 | ISSUED FOR DP |
| 6 | OCT.13.21 | ISSUED FOR CLIENT REVIEW |
| 5 | OCT.13.21 | ISSUED FOR CONSULTANT USE |
| 4 | SEP.7.21 | ISSUED FOR CLIENT REVIEW |
| 3 | DEC.19.22 | REVISED FOR DP RESPONSE TO CITY COMMENTS |
| 2 | OCT.25.21 | ISSUED FOR DP |
| 1 | OCT.13.21 | ISSUED FOR CLIENT REVIEW |
| 0 | SEP.7.21 | ISSUED FOR CONSULTANT USE |

PROJECT MANAGER / CONTRACTOR

ORION CONSTRUCTION
104 - 3989 191 STREET
SURREY, BC, V3Z 0Y6
PHONE: (604) 362-3934

PROJECT:
LANGLEY88
SPEC BUILDING

ADDRESS: 8970 196A ST, LANGLEY, BC

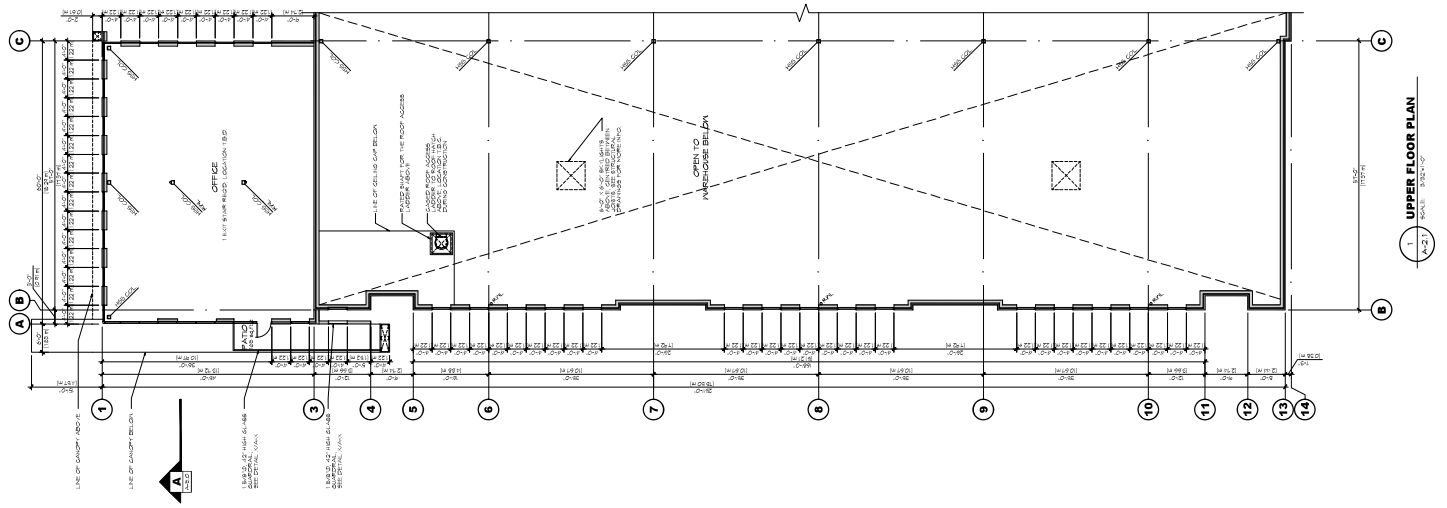
DRAWING:
**UPPER FLOOR PLAN**

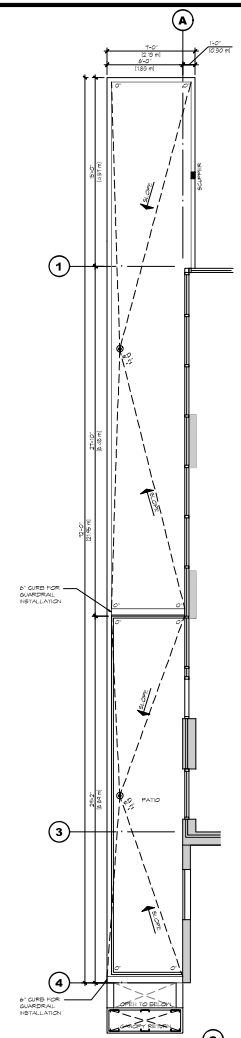
SEAL:

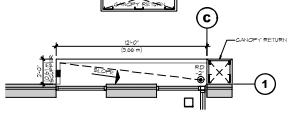
JOB NO.: 21-040
DRAWN: KDP
REVIEWED:
CHECKED: C.B.
PLOT DATE: DEC.19.22

PROJECT - DRAWING NUMBER: **A-2.1**
REV: 5

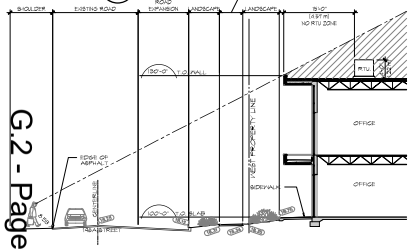
**G.2**



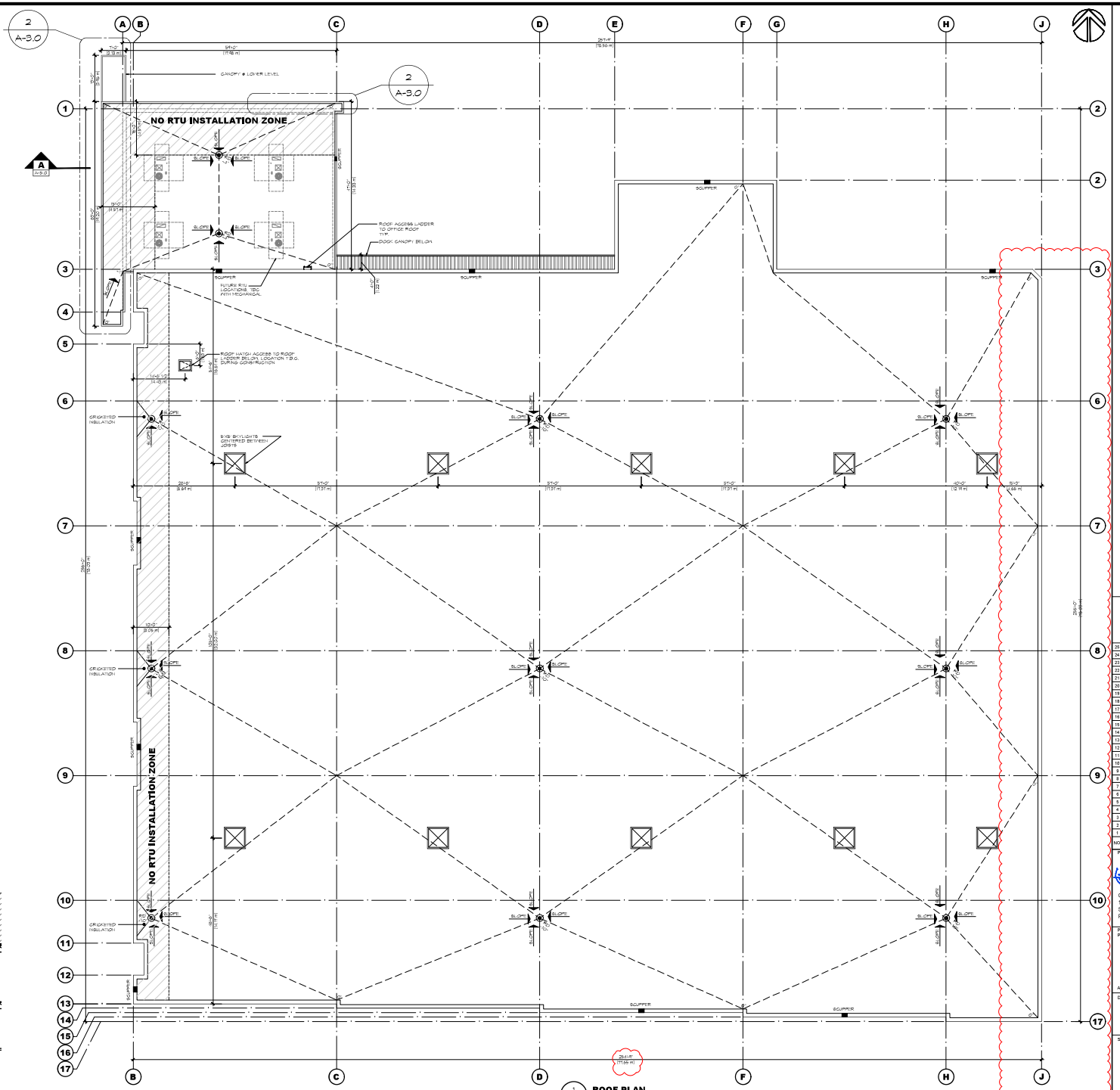




2 ENLARGED LOWER LEVEL CANOPY
SCALE: 1/4"=1'-0"



5 SITE SECTION X
A-3.0 SCALE: 3/32"=1'-0"




1 ROOF PLAN
A-3.0 SCALE: 3/32"=1'-0"

CHIP BARRETT ARCHITECT
#40 - 15151 20 AVENUE, SURREY, B.C. V4A 0A6
PH: (604) 536-1272
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C. V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

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| NO | DATE | DESCRIPTION |
|---|---|---|
| 4 | DEC.08.22 | RE-ISSUED FOR DP |
| 3 | JUN.29.22 | RESPONSE TO CITY COMMENTS |
| 2 | OCT.29.21 | ISSUED FOR DP |
| 1 | OCT.22.21 | ISSUED FOR CLIENT REVIEW |

PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY, BC, V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8870 196A ST, LANGLEY, B.C.

DRAWING:

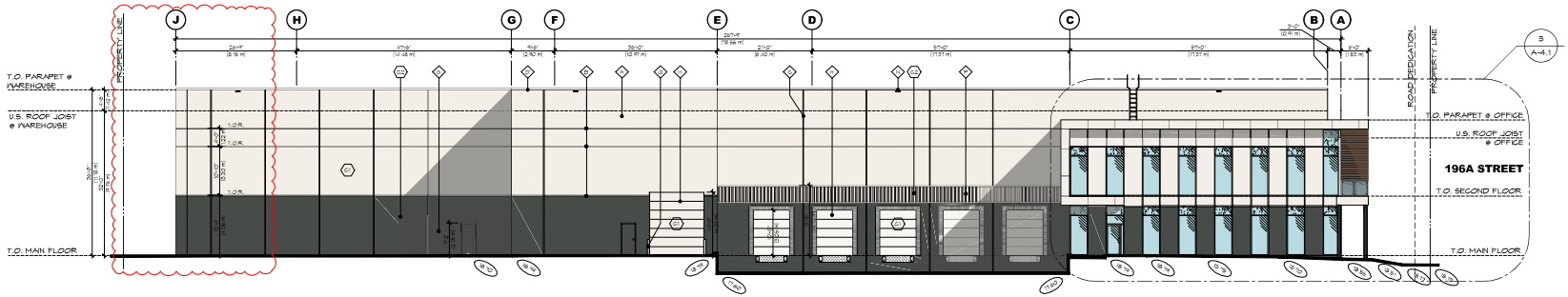
GROUND FLOOR PLAN

G2

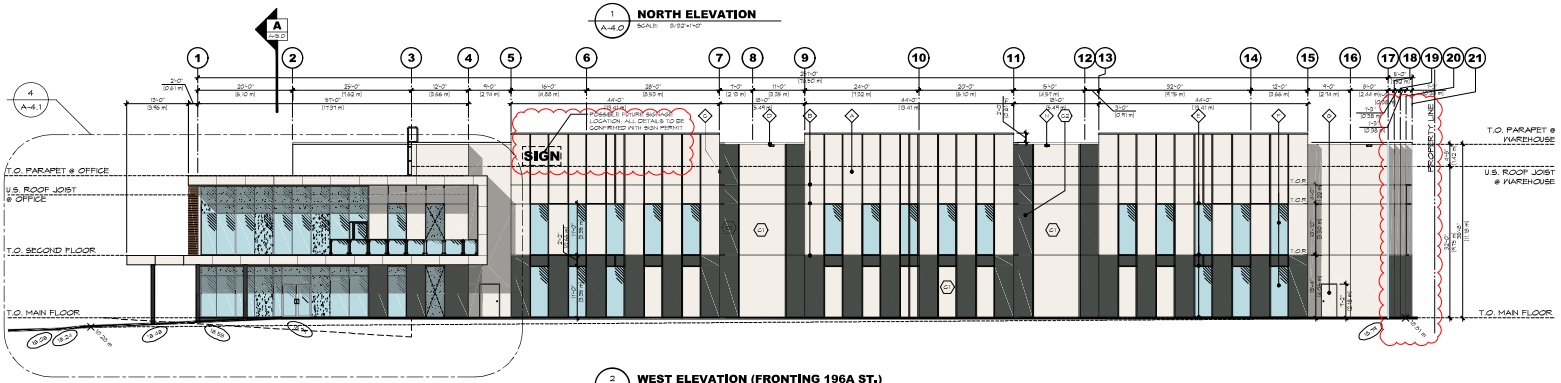
SEAL

| JOB NO. | DRAWN |
|---|---|
| 21-043 | SE |
| DESIGNED | |
| CHECKED | C.B. |
| PLOT DATE | DEC.08.22 |

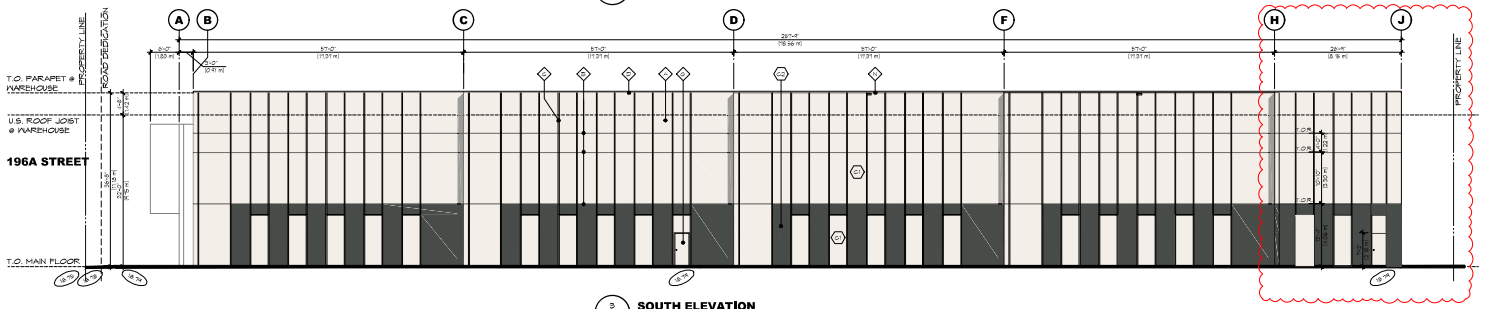
PROJECT - DRAWING NUMBER: A-3.0 REV.: 4



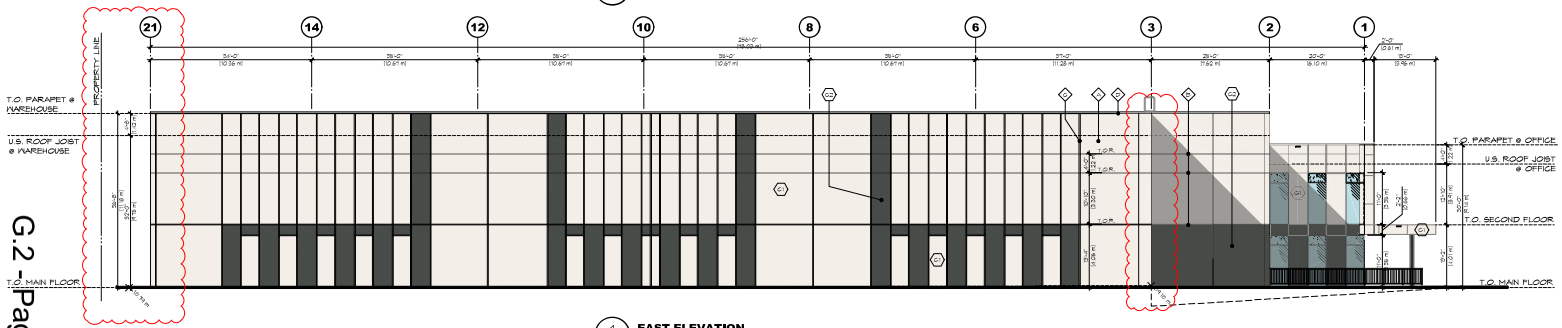

1 NORTH ELEVATION
A-4.0 SCALE: 3/32"=1'-0"




2 WEST ELEVATION (FRONTING 196A ST.)
A-4.0 SCALE: 3/32"=1'-0"




3 SOUTH ELEVATION
A-4.0 SCALE: 3/32"=1'-0"




4 EAST ELEVATION
A-4.0 SCALE: 3/32"=1'-0"

## MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- ROUND STEEL COLUMN - PAINTED
- ACM CANOPY
- ALUMINUM T&G SOFFIT
- GLASS GUARDRAIL

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

• SPANDREL GLAZING • ALUMINUM T&G SOFFIT

## PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS

| | | |
|---|---|---|
| C1 | MAIN FIELD COLOUR 1: | ARCADE WHITE (SW 7100) |
| C2 | FIELD ACCENT COLOUR 1: | ROCK BOTTOM (SW 7062) |
| C3 | ROUND STEEL COLUMNS: | TRICORN BLACK (SW 6258) |

EXTERIOR GUARDRAILS: PAINTED STEEL - TRICORN BLACK (SW 6258)
ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR (LOW-E AND / OR ABARAR 90.1 2019 COMPLIANT)
SPANDREL GLAZING COLOUR: PAINTED-GREY
TYPICAL METAL CAP FLASHING: PAINTED
ALUMINUM T&G SOFFIT: LONGBOARD 8" V-GROOVE PROFILE OR EQUAL LIGHT NATIONAL PAINT

• NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION AND/OR PAINTING.

• IMPORTANT NOTE: 1) FACTORS OF FINISH & STOREFRONTS AND SKYLIGHTS TO CONFORM FULLY TO REQUIREMENTS OF NFPA 130 AND NFPA 260. SUPPLIER TO PROVIDE SEALED LETTER CONFIRMING COMPLIANCE.

GLAZING NOTES:
• ALL GLAZING TO BE ABARAR 90.1 2019 COMPLIANT.
PROVIDE ALL REQUIRED DOCUMENTATION.

## LEGEND

PROPOSED GRADE
EXISTING GRADE

CHIP BARRETT ARCHITECT
#10 - 19057 26th Ave, Surrey, B.C., V4A 9X8
PH (604) 538-1277
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 Alliance Street, Abbotsford, B.C., V2S 3J9
TEL (604) 607-9555 EMAIL: DAVE@DFORCE.CA

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| 3 | OCT.28.21 | ISSUED FOR DP |
| 2 | OCT.22.21 | ISSUED FOR CLIENT REVIEW |
| 1 | SEP.15.21 | ISSUED FOR CONSULTANT USE |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION
ORION CONSTRUCTION
104 - 3960 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8878 196A ST, LANGLEY, B.C.

DRAWING

ELEVATIONS

G.2

| SEAL | JOB NO. 21-045 | DRAWN VCF |
|---|---|---|
| | DESIGNED | |
| | CHECKED C.B. | |
| | PLOT DATE DEC.08.22 | |

PROJECT - DRAWING NUMBER: A-4.0
REV.: 6

CHIP BARRETT ARCHITECT
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26254 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 5 | OCT.22.21 | REVISED PER DP |
| 4 | OCT.22.21 | ISSUED FOR DP |
| 3 | OCT.22.21 | ISSUED FOR CLIENT REVIEW |
| 2 | SEP.14.21 | ISSUED FOR CONSULTANT USE |
| 1 | | |

PROJECT MANAGERS / COORDINATORS

PROJECT: PROPOSED

ORION CONSTRUCTION
LANGLEY, BC
SURREY BC, V3Z 0Y6
PHONE: (604) 362-3994

LANGLEY'88
SPEC BUILDING

ADDRESS: 8875 196A ST, LANGLEY, B.C.

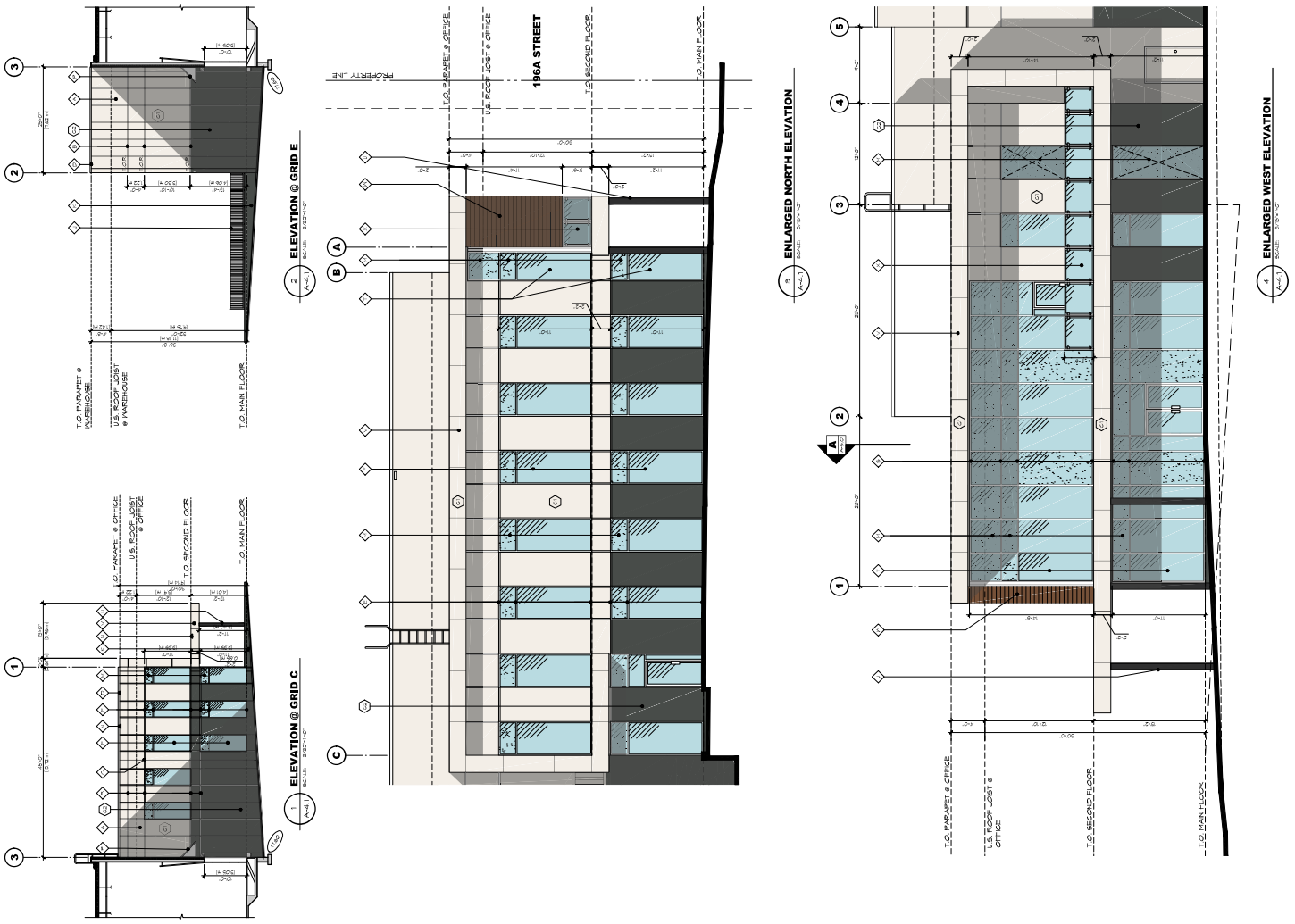
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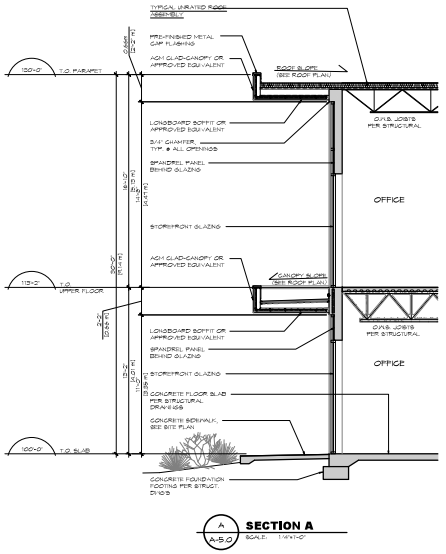
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SEAL

JOB NO: 21-045
DESIGNED
DRAWN: VYP
CHECKED
PLOT DATE: DEC.08.22

PROJECT / DRAWING NUMBER: A-4.1
REV.: 4







CHIP BARRETT ARCHITECT
#40 - 19055 2 AVENUE, SURREY, B.C., V4A 9X8
PH (604) 538-1277
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 807-9555 EMAIL: DAVE@DFORCE.CA



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| NO. | DATE | DESCRIPTION |
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| 4 | DEC.08.22 | REISSUED FOR DP |
| 3 | JUN.29.22 | RESPONSE TO CITY COMMENTS |
| 2 | OCT.29.21 | ISSUED FOR DP |
| 1 | OCT.22.21 | ISSUED FOR CLIENT REVIEW |

PROJECT MANAGERS / CONTRACTORS:

ORION CONSTRUCTION

ORION CONSTRUCTION
104 - 3950 191 STREET,
SURREY BC. V3Z 0Y6
PHONE: (604) 362-2994

PROJECT:
PROPOSED

LANGLEY88
SPEC BUILDING

ADDRESS: 8878 196A ST. LANGLEY, B.C.

DRAWING

SECTIONS

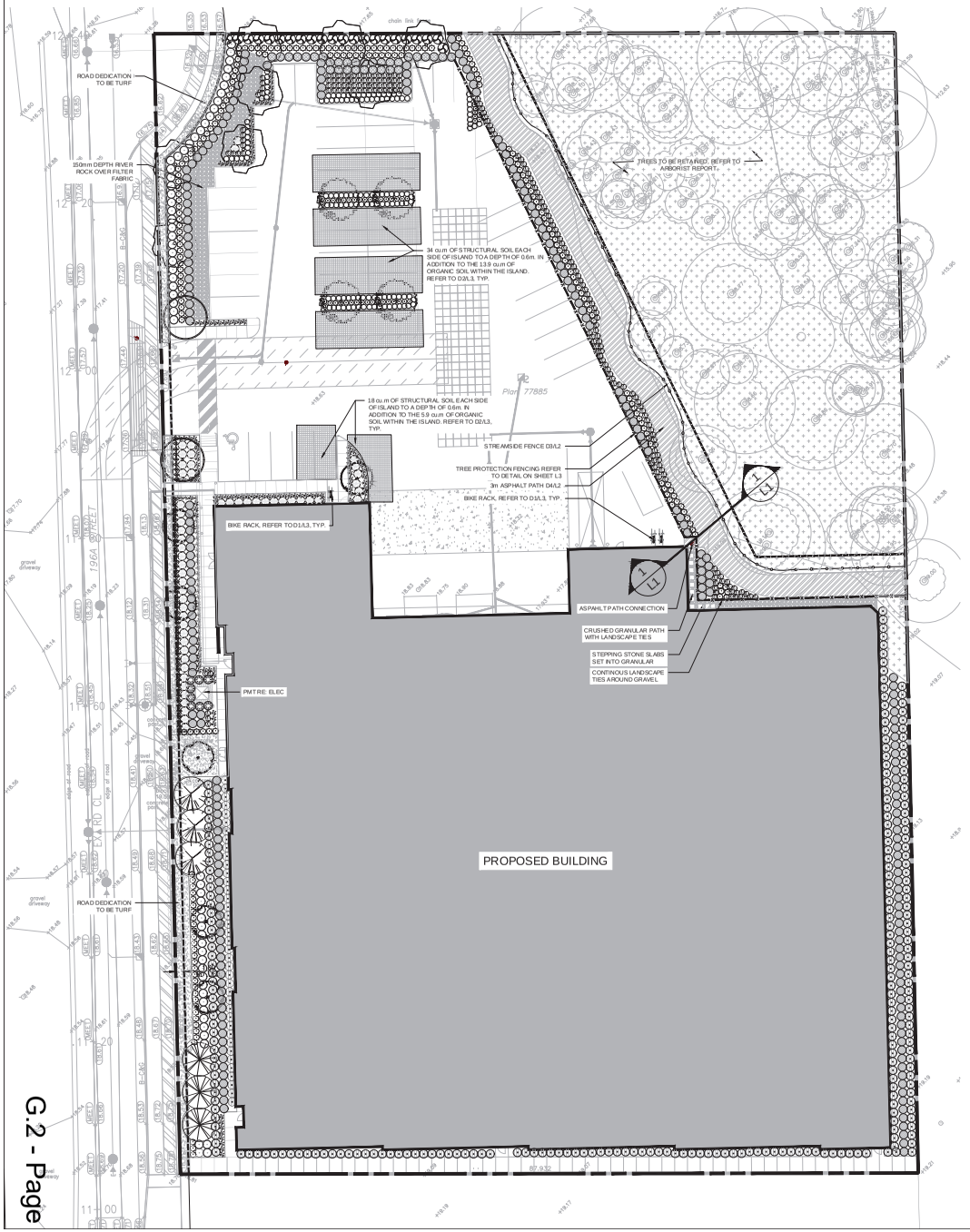
G.2

SEAL

| JOB NO. | DRAWN |
|---|---|
| 21-045 | VCF |
| DESIGNED | |
| CHECKED | C.B. |
| PLOT DATE | DEC.08.22 |

PROJECT - DRAWING NUMBER: A-5.0

REV.: 4




PLANT LIST - ENTIRE SITE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | CONDITION |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | 8 | Quercus coccinea | Scarlet Oak | 6cm Cal. | As Shown | W.B. |
| | 4 | Tricanthos var inermis 'Sunburst' | Sunburst Locust | 6cm Cal. | As Shown | W.B. |
| | 2 | Prunus x yedoensis 'Akebono' | Akebono Yoshino Cherry | 6cm Cal. | As Shown | W.B. |
| | 7 | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry Ginkgo | 6cm Cal. | As Shown | W.B. |
| CONIFEROUS TREES | | | | | | |
| | 3 | Pseudotsuga menziesii | Douglas Fir | 3m ht. | As Shown | W.B. |
| | 3 | Thuja plicata | Western Red Cedar | 3m ht. | As Shown | W.B. |
| SHRUBS | | | | | | |
| | 190 | Lonicera nitida | Boxleaf Honeysuckle | 30cm ht. | 0.75m | #2 Pot |
| | 55 | Skimmia japonica | Japanese Skimmia | 40cm ht. | 1m | #3 Pot |
| | 39 | Lavandula angustifolia 'Munstead' | Munstead Lavender | 30cm ht. | 0.75m | #2 Pot |
| | 220 | Cornus sericea | Dwarf Red Osier Dogwood | 60cm ht. | 0.8m | #3 Pot |
| | 61 | Mahonia repens | Creeping Oregon Grape | 50cm ht. | 1m | #3 Pot |
| | 31 | Cistus x hybridus | White Rockrose | 30cm ht. | 1m | #2 Pot |
| | 22 | Berberis vernuculosa | Warty Barberry | 50cm ht. | 1m | #3 Pot |
| | 8 | Thuja occidentalis 'Smaragd' | Emerald Green Cedar | 1.5m ht. | 1m | B & B |
| | 279 | Vaccinium ovatum | Evergreen Huckleberry | 30cm ht. | 0.8m | #2 pot |
| PERENNIALS, GROUND COVERS, AND GRASSES | | | | | | |
| | 55 | Echinacea purpurea | Purple Coneflower | 1 Gallon | 0.6m | Potted |
| | 138 | Sporobolus heterolepis | Prairie Dropseed | 1 Gallon | 0.6m | Potted |
| | 161 | Liriope muscari | Big Blue Lilyturf | 1 Gallon | 0.6m | Potted |
| | 152 | Nassella tenuissima | Mexican Feathergrass | 1 Gallon | 0.7m | Potted |

REPLACEMENT TREE SUMMARY

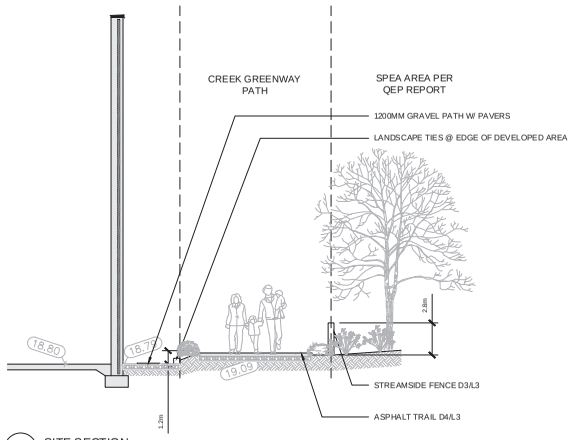
GROSS DEVELOPABLE ACRES X 30 = 2.31 X 30 = 70
SIGNIFICANT TREE RETAINED X 3 = 73 X 3 = 219
REQUIRED REPLACEMENT TREES = 0
PROVIDED REPLACEMENTS TREES = 27
ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER QEP = 45

NOTE:

45 ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER RECOMMENDATIONS WITHIN QEP REPORT.

TREES ARE TO BE FIELD FIT ON SITE, PRIORITY LOCATIONS FOR REPLACEMENT TREES WOULD BE COINCIDENT WITH TREE REMOVALS FROM SPEA. REMAINDER OF TREES TO BE INSTALLED WITHIN AVAILABLE CANOPY GAPS, OR UNDERSTOCKED AREAS WITHIN RIPARIAN SETBACK AREA.

SPECIES, SIZE, AND RATIO OF SPECIES TO BE PROVIDED BY QEP.




1 SITE SECTION 1:200

Krahn GROUP OF COMPANIES
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T: 604.853.8831 F: 604.850.1580 www.krahn.com
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210 - 1111 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com

KD Planning & Design LTD

LEGEND

- SPEA AREA
- SOD
- GRAVEL
- CONCRETE SIDEWALK PAVING
- ASPHALT PATH
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

| NO: | DATE: (d/m/y) | DESCRIPTION: |
|---|---|---|
| 5. | 03/02/2023 | RESPONSE TO CITY COMMENTS |
| 4. | 07/12/2022 | ISSUED FOR COORDINATION |
| 3. | 12/07/2022 | ISSUED FOR ISDC COORDINATION |
| 2. | 24/06/2022 | ISSUED FOR COORDINATION |
| 1. | 08/11/2021 | ISSUED FOR DP |

ISSUES & REVISIONS:

SEAL:

N

PROJECT NAME:

LANGLEY 88

PROJECT ADDRESS:

8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:

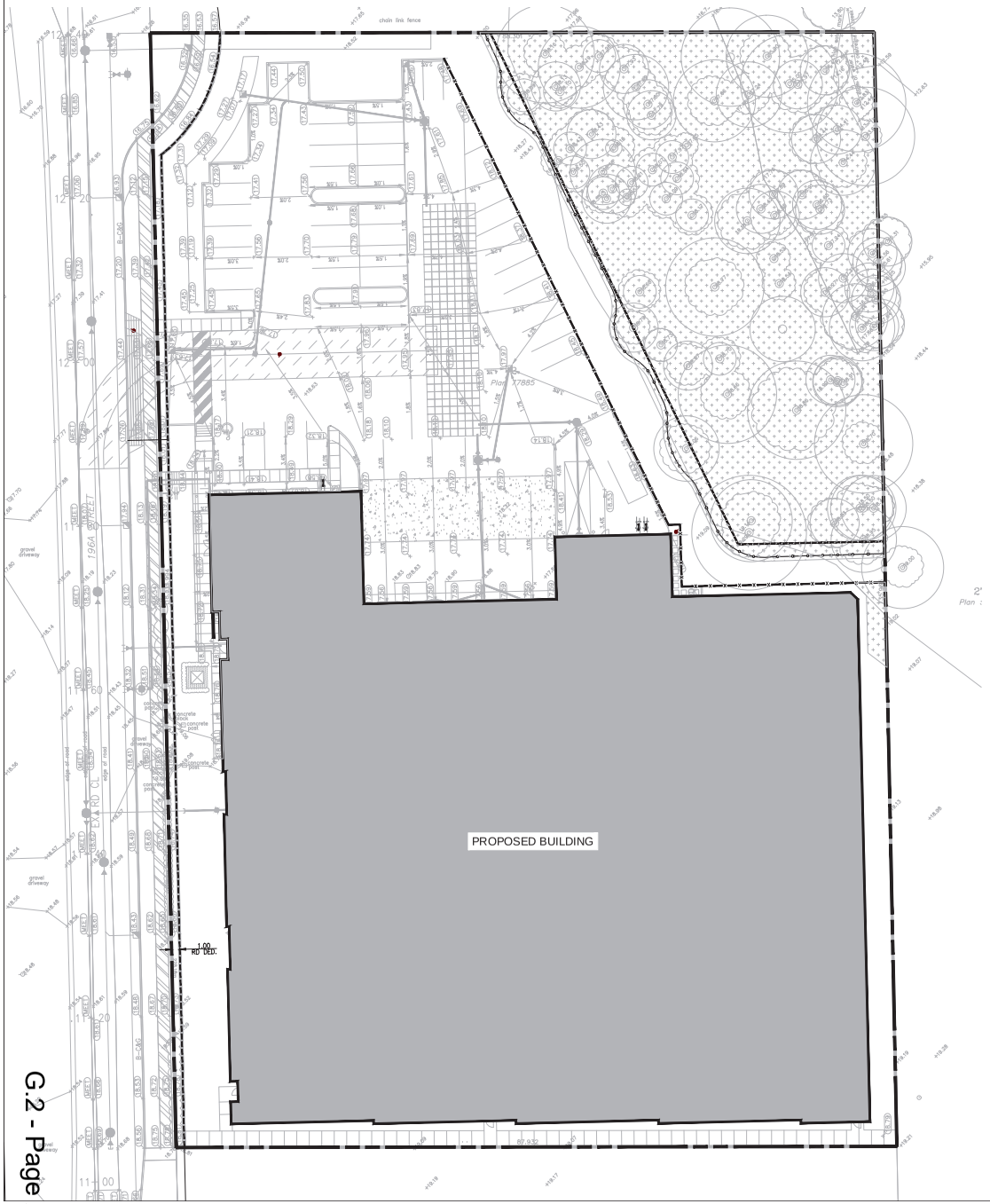
LANDSCAPE PLAN

SCALE: 1:250
DRAWN: AM
CHECKED:
PROJECT NO: 21-0017-4

DRAWING NO: L1

SCHEDULE B G.2

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210 - 1331 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com
KD Planning & Associates Ltd.

LEGEND

- SPEA AREA
- SOD
- GRAVEL
- CONCRETE SIDEWALK PAVING
- ASPHALT PATH
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

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|---|---|---|
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| 2. | 24/06/2022 | ISSUED FOR COORDINATION |
| 1. | 08/11/2021 | ISSUED FOR DP |

ISSUES & REVISIONS:

SEAL:

N

PROJECT NAME:

LANGLEY 88

PROJECT ADDRESS:

8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:

GRADING PLAN

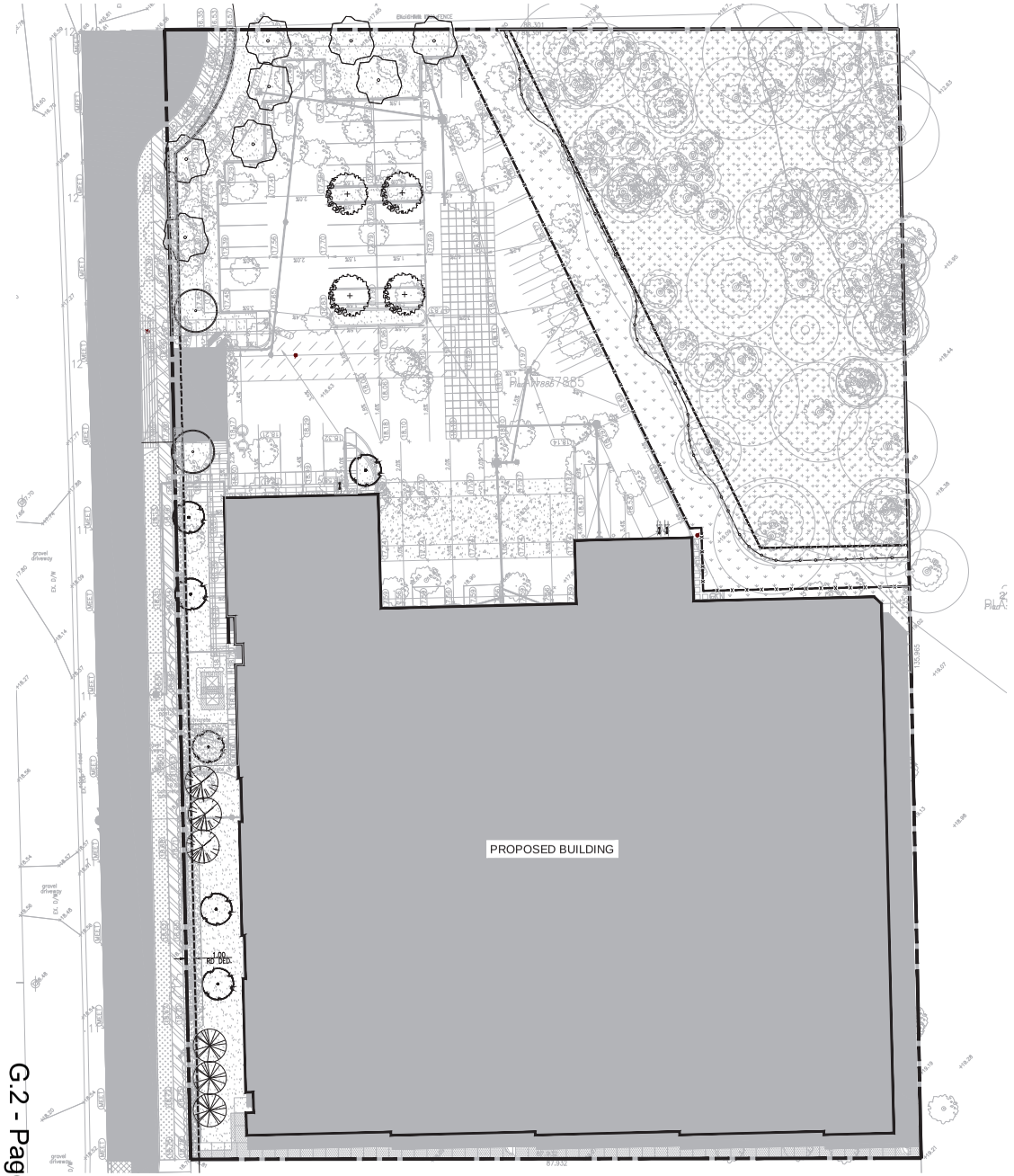
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| SCALE: | 1:250 |
| DRAWN: | RM |
| CHECKED: | JT |
| PROJECT NO: | 21.0617-L |

DRAWING NO:

L2

G.2

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NOTE:

45 ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER RECOMMENDATIONS WITHIN QEP REPORT.

TREES ARE TO BE FIELD FIT ON SITE, PRIORITY LOCATIONS FOR REPLACEMENT TREES WOULD BE COINCIDENT WITH TREE REMOVALS FROM SPEA. REMAINDER OF TREES TO BE INSTALLED WITHIN AVAILABLE CANOPY GAPS, OR UNDERSTOCKED AREAS WITHIN RIPARIAN SETBACK AREA.

SPECIES, SIZE, AND RATIO OF SPECIES TO BE PROVIDED BY QEP.

Krahn GROUP OF COMPANIES

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VANCOUVER OFFICE
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KD Planning & Associates Ltd.

LEGEND

- SPEA AREA
- SOD
- GRAVEL
- CONCRETE SIDEWALK PAVING
- ASPHALT PATH
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREES

| NO: | DATE: (d/m/y) | DESCRIPTION: |
|---|---|---|
| 5. | 03/02/2023 | RESPONSE TO CITY COMMENTS |
| 4. | 07/12/2022 | ISSUED FOR COORDINATION |
| 3. | 12/07/2022 | ISSUED FOR ISDC COORDINATION |
| 2. | 24/06/2022 | ISSUED FOR COORDINATION |
| 1. | 08/11/2021 | ISSUED FOR DP |

ISSUES & REVISIONS:

SEAL:

N

PROJECT NAME:

LANGLEY 88

PROJECT ADDRESS:

8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:

TREE PROTECTION AND
TREE REPLACEMENT PLAN

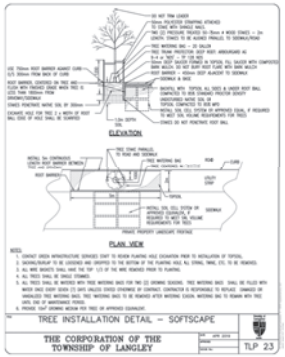
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| SCALE: | 1:250 |
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| CHECKED: | JT |
| PROJECT NO: | 21.0617-L |

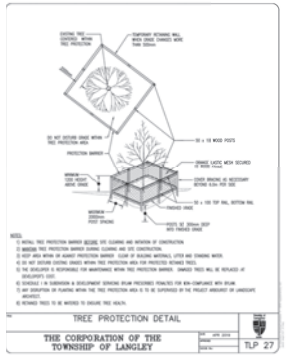
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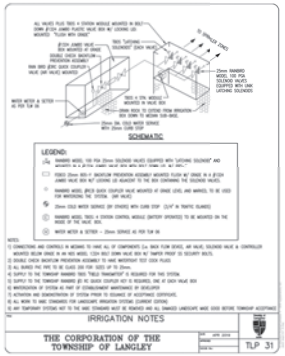
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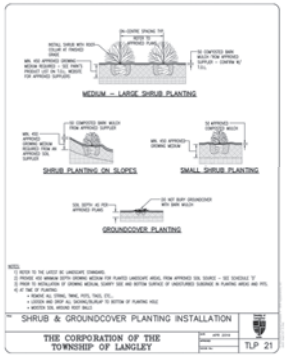
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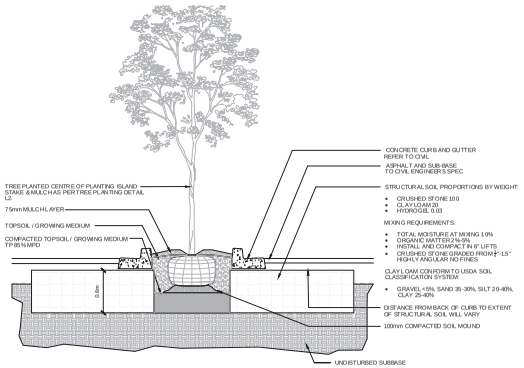




MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE

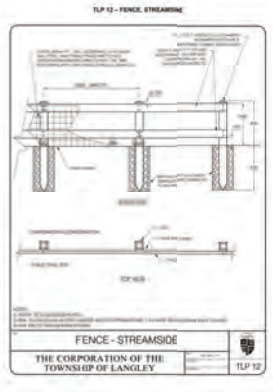
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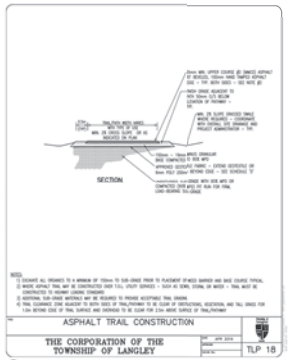
D1 BIKE RACK N.T.S.




D2 STRUCTURAL SOIL N.T.S.




D3 GAURDRAIL FENCE N.T.S.




D4 ASPHALT TRAIL N.T.S.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
8. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
9. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
   - 9.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
   - 9.2. Maintenance and additional installation of mulch
   - 9.3. Weed removal
   - 9.4. Disease control

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTORS OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

SODDING NOTES:

1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
   40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
   40% CREEPING RED FESCUE
   20% PERENNIAL RYEGRASS
   USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE

   AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
2. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
3. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
4. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER, PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
5. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES:

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC'S STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

NOTE:

45 ADDITIONAL TREES TO BE PLANTED WITHIN SPEA AS PER RECOMMENDATIONS WITHIN QEP REPORT.

TREES ARE TO BE FIELD FIT ON SITE, PRIORITY LOCATIONS FOR REPLACEMENT TREES WOULD BE COINCIDENT WITH TREE REMOVALS FROM SPEA. REMAINDER OF TREES TO BE INSTALLED WITHIN AVAILABLE CANOPY GAPS, OR UNDERSTOCKED AREAS WITHIN RIPARIAN SETBACK AREA.

SPECIES, SIZE, AND RATIO OF SPECIES TO BE PROVIDED BY QEP.

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VANCOUVER OFFICE
210 - 1331 KOOTENAY ST VANCOUVER, BC V5K 4Y3
T: 604.294.6662 F: 604.294.6665 www.krahn.com

KD Planning & Design Ltd.

| NO: | DATE: (d/m/y) | DESCRIPTION: |
|---|---|---|
| 5 | 03/02/2023 | RESPONSE TO CITY COMMENTS |
| 4 | 07/12/2022 | ISSUED FOR COORDINATION |
| 3 | 12/07/2022 | ISSUED FOR ISDC COORDINATION |
| 2 | 24/06/2022 | ISSUED FOR COORDINATION |
| 1 | 08/11/2021 | ISSUED FOR DP |

ISSUES & REVISIONS:

SEAL:

PROJECT NAME:
LANGLEY 88

PROJECT ADDRESS:
8870 196A STREET,
LANGLEY, BC

DRAWING TITLE:
DETAILS & NOTES

| | |
|---|---|
| SCALE: | AS NOTED |
| DRAWN: | RM |
| CHECKED: | JT |
| PROJECT NO: | 21.0617-L |

DRAWING NO: L3

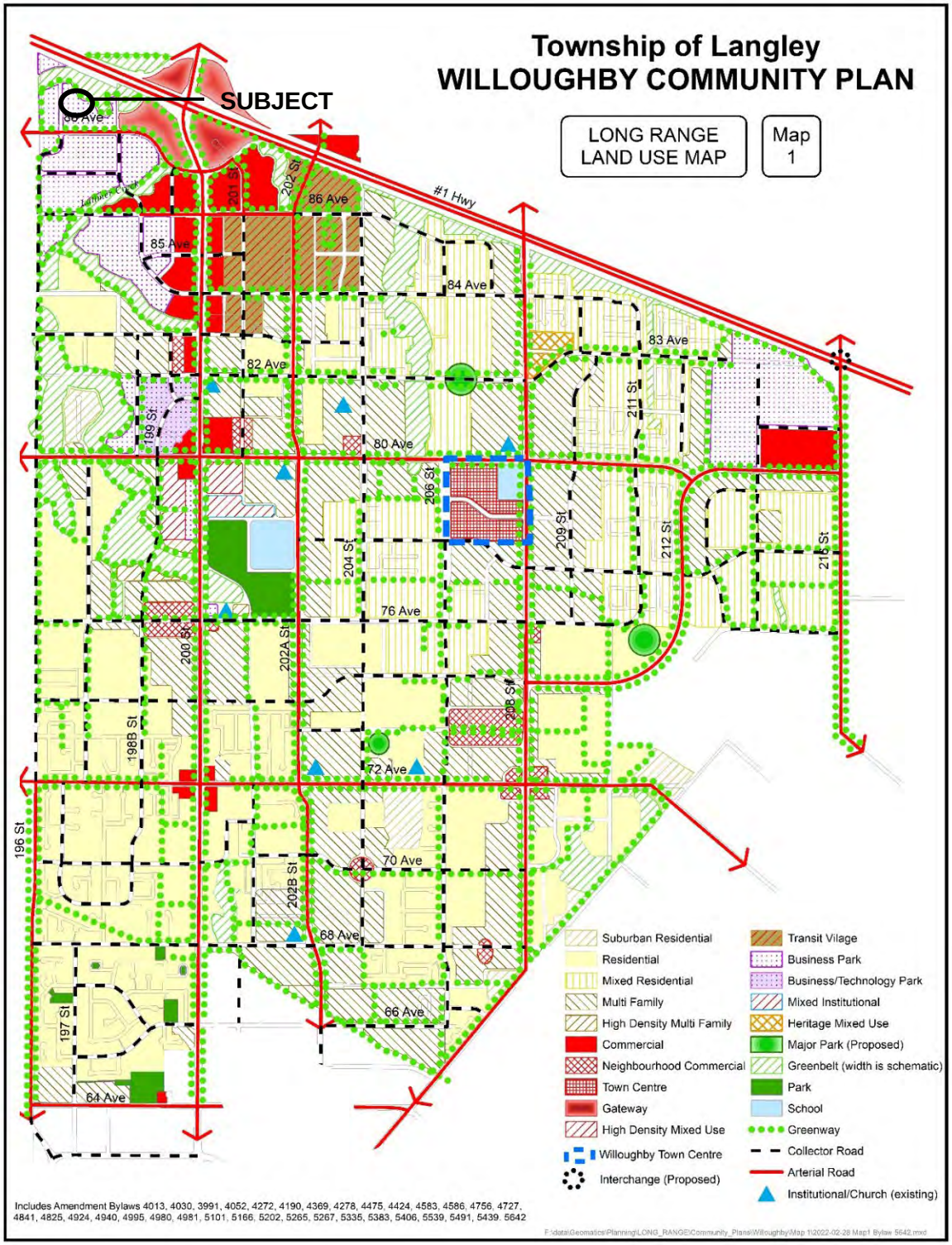
G.2

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

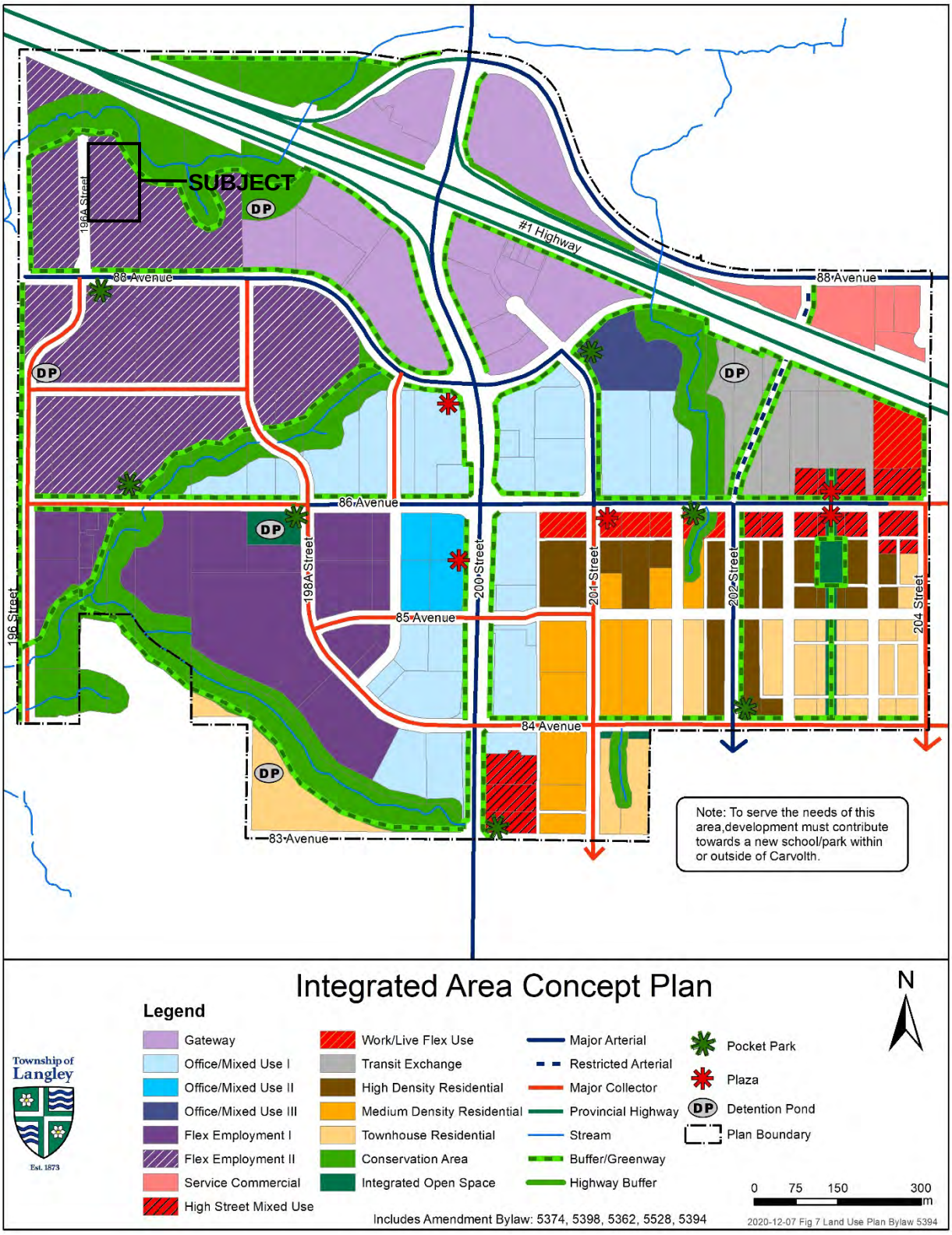
ATTACHMENT B



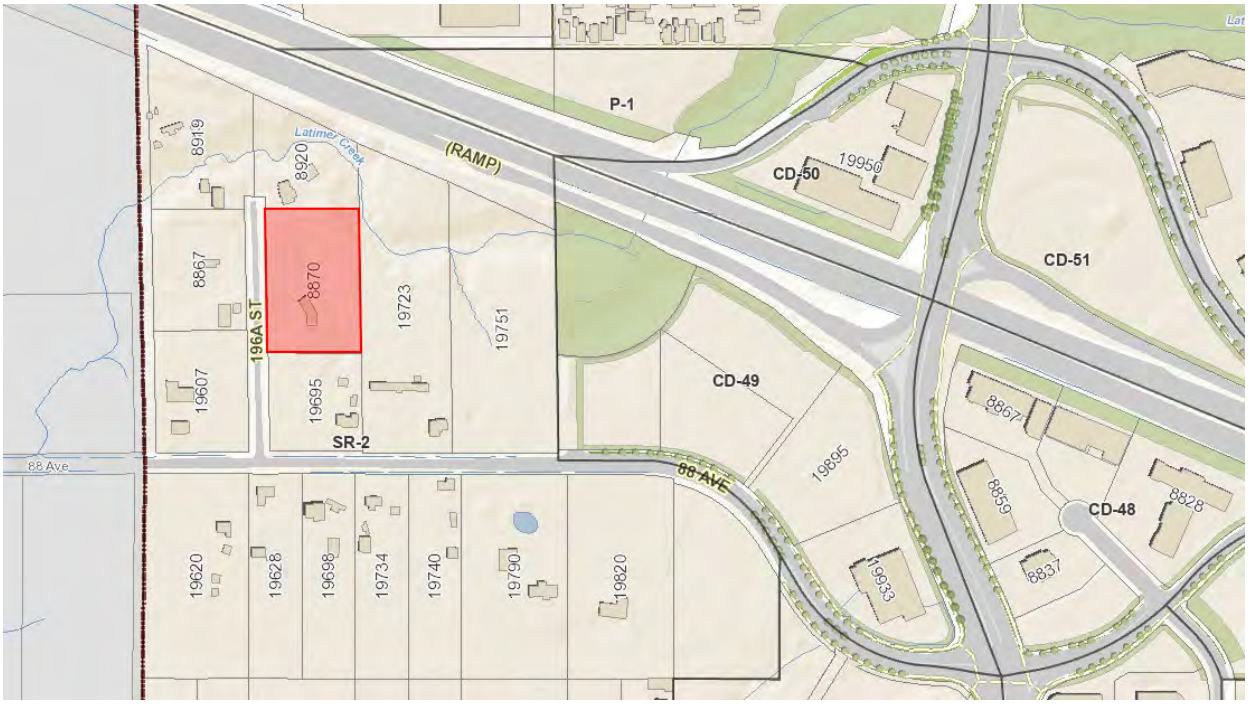
ATTACHMENT C



ATTACHMENT D



ATTACHMENT E

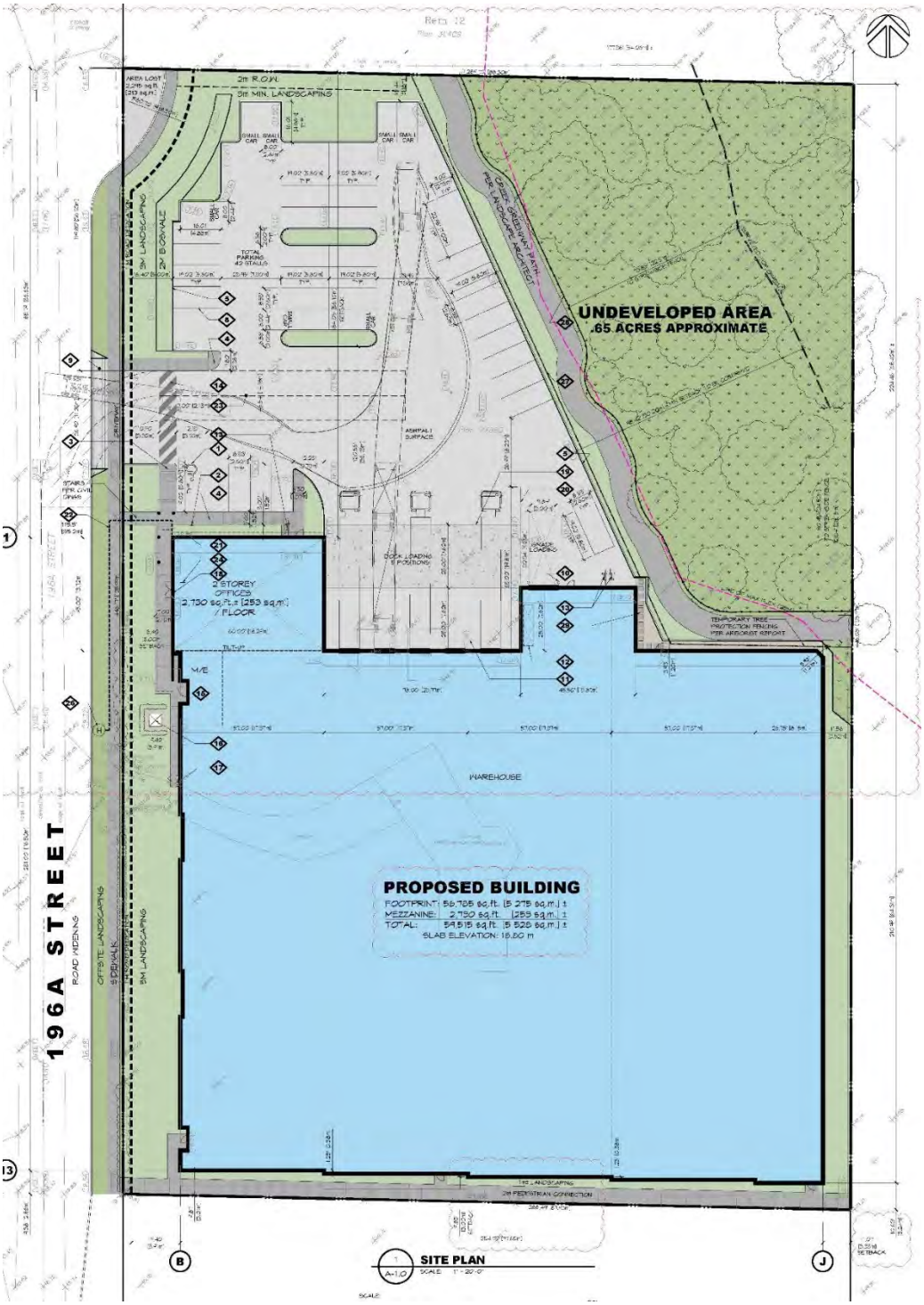



**ZONING BYLAW NO. 2500**

ATTACHMENT F



**RENDERING – SUBMITTED BY APPLICANT**




**SITE PLAN – SUBMITTED BY APPLICANT**

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1319730 BC LTD.) BYLAW NO. 5863**

**EXPLANATORY NOTE**

Bylaw No. 5863 rezones property located at 8870 –196A Street from Suburban Residential Zone SR-2 to Service Industrial Zone M-1A.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1319730 BC LTD.) BYLAW NO. 5863**

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 (1319730 BC Ltd.) Bylaw No. 5863”.

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

   Lot 2, Section 34 Township 8 New Westminster District Plan NWP77885

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Schedule “A” to Service Industrial Zone M-1A.

| | | | | |
|---|---|---|---|---|
| NOTICE WAS ADVERTISED the | 20, 27 | day of | April | , 2023 |
| READ A FIRST TIME the | | day of | | , 2023 |
| READ A SECOND TIME 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

# SCHEDULE 'A'
# BYLAW NO. 5863

