

December 23, 2024

Ruby Sandher, MCIP, RPP, Senior Planner
Township of Langley
Development Planning, Community Development Division
20338 – 65 Avenue, Langley, BC V2Y 3J1
Office: 604-533-6057

Dear Ms. Sandher,

Re: Response to Planning Comments - File Review for Project No. 13-20-0158 / Township of Langley

Thank you for the comments provided in your December 5th, 2024 letter. Below are specific responses to each comment below:

Site Plan

1. There is a discrepancy on the proposed landscape areas between the architectural and landscape drawings. The architectural drawings show greenspace whereas the landscape drawings show hardscape. Please clarify what is proposed and update plans accordingly.

Response:

- **Architectural plans have been updated to match landscape**

2. Please provide confirmation that legal documents registered on title were reviewed and considered in your proposal.

Response:

- **This an owner item – Owner is the ToL and any encumbrances need to be eliminated to allow this development to proceed.**

Building Design Considerations

The subject property is located within Development Permit Area 'D' in the Aldergrove Community Plan. Staff have reviewed the proposal against the relevant guidelines and the project is inconsistent with some of the development permit guidelines, including but not limited to the following:

1. There is an opportunity to adjust the proposal to add a step back on the upper two storeys consistent with the following guidelines:
 - *Buildings between four and six storeys in height should step back the top two storeys a minimum of 1.5m*

Response:

- **The building has been designed with a focus on reducing visual mass by incorporating strategic breaks in the facade, achieved through vertical setbacks and upper-storey step-backs. The following facade modulation and articulation strategies have been implemented:**

- The building features a step-back from level 1 to level 2 (transitioning from commercial to residential use), with a median step-back distance of 1.9 meters. This creates a dynamic facade, enhancing both modulation and visual interest.
 - Levels 2 through 4 are finished in a darker material, framed by a black eyebrow architectural detail. From levels 5 to 6, the building transitions to a lighter cladding material, complemented by glass railings, to further differentiate and visually break up the structure.
 - A defined eyebrow at level 5 marks the change in material and colour between levels 2-4 and 5-6, adding to the building's visual appeal and cohesion.
 - The corner feature at Fraser and 272nd is highlighted with a light wood-tone finish, creating a visual division between the east-west and north-south wings of the building.
 - The building's corners at 272nd Street & 30 Avenue, and Fraser & 272nd are designed to rise 5 storeys high, with corner cuts at level 6, further enhancing the massing break-up.
2. There is an opportunity to adjust the proposed balcony spaces through the following:
- a. Provide larger, usable balcony spaces for individual units
 - b. Addition of balcony spaces on the east elevations
 - c. There is an opportunity to provide a unified material for balcony spaces as currently two different types are shown. Staff encourage the applicant to change all railings to glass.

These changes would assist in better alignment with the guidelines which encourage 'providing a porch, patio, deck, or covered entry for each interval', and to 'design balconies as integral parts of buildings'.

Response:

- Each unit has an individual, private and covered patio, with the minimum size being 4.2 SF. This property has been designed to provide additional outdoor deck space, through the outdoor lounges on level 6, or the rooftop amenity deck.
 - At the northeast corner, decks has been expanded to wrap around the corner of the building.
 - The original proposed combination of black picket railings and combination of glass was intended to create further visual break in the building between levels 2 through 4. With a lighter airier feeling on levels 5&6. The glass railings on the corner of Fraser and 272nd were also intended on allowing that corner to remain a focal point as the center point to Aldergrove core.
3. There is an opportunity to enhance the lobby space along the east and west elevation to be prominent consistent with the following guidelines:
- *Apartment lobbies and main building entries shall be clearly visible from the fronting street and have direct sight lines into them. Where possible, apartment lobbies should have multiple access points to enhance building access and connectivity with adjacent open spaces.*

Response:

- **The main entry to the apartment lobby is prominently highlighted with feature siding, a raised overhang, and illuminated signage. In the evening, the entryway will be accentuated by lighting, complemented by lighter cladding that creates a soft, inviting glow. Additionally, there is a secondary access point to the lobby on the building’s east side, adjacent to the surface parking area.**
- *Set back residential buildings on the ground floor a minimum of 2 m and a maximum of 5 m to create a semi-private entry or transition zone to individual units and to allow for an elevated entryway or ‘stoop’.*

Response:

- **The proposed development does not include any ground level residential**
4. There is an opportunity to add additional windows on the corners of each elevation (units which face the outdoor amenity space on the 6th storey) and along the commercial unit along the east property line first floor, consistent with the following guidelines that state:
- *Orient upper storey windows and balconies to overlook adjoining public streets, squares, greenways and other public open spaces.*

Response:

- **In units adjacent to level 6 outdoor space, horizontal transom windows have been added to provide additional light into the units while retaining privacy. These windows are visible from the ground level and allow for an enhanced façade.**
- **Additional balcony space wrapping around the building corner has been added to the northeastern corner. All sides of the building have windows, light exposure and view to the outside.**
- *Site and orient new development so that a majority of primary living spaces receive direct sunlight for the daylight hours at Equinox.*

Response:

- **25 of the 128 units are oriented North. While the remaining 103 units have either, East, West or South exposure**
5. There is an opportunity to enhance weather protection along all commercial areas of the site, consistent with the following guideline:
- *Provide weather protection along all commercial streets and plazas. Enhanced weather protection is encouraged at the entrances of major buildings, adjacent to bus zones and street corners where people wait for traffic lights, over store fronts and display windows, and any other areas where significant waiting or browsing by people occurs.*

6.

Response:

- **Each entrance to the commercial units and residential lobby is equipped with a glass canopy, offering both weather protection and a clear focal point for the entry. Standard commercial entryways feature a 1.2M deep overhang, while a deeper 1.5M overhang is provided at the northwest corner to enhance weather protection at the intersection. The residential lobby entrance on the west side includes a 4M deep overhang, and on the east side, an 2.4M overhang is provided to ensure additional weather protection.**

Exterior Spaces

7. There is an opportunity to add outside useable space along the northern portion of the east property line, consistent with the guideline that states "ensure the design of new development, through the placement of windows, balconies, and street-level uses, contributes to increased 'eyes on the street' and allows for casual surveillance of parks, open spaces, and children's play areas."

Response:

- **Landscape has been updated to incorporate increased foot traffic and additional eyes on the street through transforming this area into a more useable space.**
 - **Some seatings area added along the norther portion of the east PL with keeping 2m landscape buffer here.**
8. Please confirm that the proposal can accommodate patio spaces if required for commercial spaces. The guidelines encourage use of outdoor space and state "café tables are permitted and encouraged on public sidewalks provided safe passage for pedestrians and emergency services is maintained".

Response:

- **Patio space is added at SW corner**

Rooftop

9. Please clarify if any mechanical equipment is proposed, and update drawings to reflect if there is. Staff note that mechanical equipment will require screening.

Response:

- **Mechanical equipment location is included on the updated drawing set. Equipment will be screened.**

10. Please clarify if any bathroom spaces are required on the rooftop amenity space and adjust accordingly.

Response:

- **No bathroom required or provided for the rooftop amenity space.**

Signage

1. Please provide a signage plan, and confirmation the proposed signage complies with the Township’s Sign Bylaw and Section 3.8 of the DP guidelines.

Response:

- **Please see attached elevation sheets (A3.00, A3.01) for signage locations and compliance to the Bylaw.**
-

Zoning Bylaw

1. Please confirm that the Floor Space Ratio (FSR) provided is based upon the net site area and consistent with the following definition in the Zoning Bylaw.

“FLOOR SPACE RATIO” means the figure obtained when the area of all the floors of the buildings constructed or proposed to be constructed on a lot is divided by the area of the lot, subject to the following:

- a) when calculating the floor space ratio, undevelopable areas (as defined in Community Plans or Neighbourhood Plans) are excluded from the lot area in all zones;*
- b) those areas used as an accessory use for parking within the building envelope or underground parking are excluded;*
- c) where parking is a principal use of the lot, those areas which are used for parking within the outermost walls of a building or underground shall be counted in the calculation; and*
- d) those areas used as indoor age-friendly amenity areas(s) are excluded from floor area.*

Response:

- **Floor Space Ratio is based upon the net site area excluding road dedication and corner truncation. FSR is consistent with the zoning bylaw definition.**
2. Some measurements have been provided for parking stalls. Please provide confirmation of:
 - a. In spaces that are not shown with measurements, please clarify if standard measurements are being used and provide information on what these measurements are.
 - b. That the proposed spaces comply with Section 105.6 Design Criteria in terms of width, length, and drive aisle widths.
 - c. Please provide loading space measurements and information on compliance of Section 107.8.

Response:

- **Please see updated plans for dimensions. In spaces without dimensions, standard measurements are used as per Section 107.5 Design Criteria.**
- **Vehicle parking stalls and loading spaces comply with the requirements. Please see sheet A1.03 for loading bay dimensions.**

3. Section 105.6 permits a maximum of small car spaces for visitor and commercial spaces. Accordingly, please revise your proposal to reflect:
 - a. a maximum of 20% of total permitted visitor stalls as small car spaces
 - b. a maximum of 20% of total required commercial parking spaces

Response:

- **Small car parking count has been revised to reflect the requirements. Please see revised calculation on sheet A1.00 and revised plans on A1.01, A1.02, and A1.03.**

Green Infrastructure Services Comments

Tree Management

1. Please forward a signed by owner copy of the Appendix C - Tree Summary Schedule for the project.

Response:

- **Included in resubmission package.**

Landscape Plan

2. The landscape plan shows a different boulevard design than the architectural set. Please confirm which off-site boulevard design will be further developed.

Response:

- **Offsite boulevard design is per landscape plans**

3. The site plan does not appear to be compliant with Landscape Area and Parking lot landscape requirements as described in Section 111.1-111.3 of Zoning Bylaw 2500.

Response:

- **One surface stall has been deleted to provide a landscape island at the east end of the parking line.**

4. As the detailed landscape design develops, please ensure the design considers section 3.0 Design Guidelines of the Aldergrove Community Plan regarding Streetscape and Landscape design.

Response:

- **Noted**

I trust our responses to your comments will be accepted and we can proceed with Planning approval and on to Council.

Sincerely,



Gordon Klassen, Architect AIBC

REVISIONS		
	DATE	DESCRIPTION
3	2024.05.15	CLIENT REVIEW 3
4	2024.05.22	CLIENT REVIEW 4
5	2024.05.30	RFP SUBMISSION
6	2024.09.23	CLIENT REVIEW 5 (DP SET)
7	2024.10.04	ISSUED FOR MARKETING
8	2024.10.07	FOR MARKETING SPECIALIST
9	2024.10.11	DP REVIEW
10	2024.10.23	ISSUE FOR DP
11	2024.11.06	CLIENT REVIEW 5
12	2024.11.12	CLIENT REVIEW 6
14	2024.12.03	ISSUE FOR COORDINATION
15	2024.12.10	ISSUE FOR COORDINATION
16	2024.12.23	RESPONSE TO DP COMMENTS

PROJECT SYNOPSIS

CIVIC ADDRESS: 27214 FRASER HWY, LANGLEY

LEGAL DESCRIPTION: PORTION OF PARCEL "A" (EXPLANATORY PLAN 34028) LOTS 14 AND 15 BLOCK 2 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 1621; LOT 3 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; LOT A, EXCEPT PART DEDICATED ROAD ON PLAN LMP43084 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 22532; LOT "A" SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 9510; ROAD TO BE CLOSED, SEC. 20 TP 13 NEW WESTMINSTER DISTRICT PLAN EPP132240

ZONING: CD-192

LOT SIZE: 40,328.36 SF (3746.63 SM)
0.93 ACRES

LOT COVERAGE: 90% ALLOWED
71% PROPOSED

SETBACK :	REQUIRED	PROVIDED
FRONT:	n/a	2.2m
REAR:	n/a	4.5m
INTERIOR SIDE:	n/a	6.0m
EXTERIOR SIDE:	n/a	1.5m

BUILDING CLASSIFICATION:
[3.2.1.2.] STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING

[3.2.2.51] GROUP C, UP TO 6 STOREYS, SPRINKLERED
MAX. BUILDING AREA= 1,500 SM
(BUILDING HAS ONE FIREWALL)

BUILDING HEIGHT: 6 STOREYS

2HR HORIZONTAL FIREWALL AND VERTICAL FIREWALL

UNIT MIX					
1 bedroom units					
Unit type 1A:	550 sf	x	50		27500
Unit type 1AD:	580 sf	x	10		5800
Unit type 1B:	608 sf	x	5		3040
Unit type 1C:	545 sf	x	5		2725
Unit type 1D:	550 sf	x	10		5500
Unit type 1E:	558 sf	x	5		2790
			85	66%	47355
					557 sf Average Unit Size
2 bedroom units					
Unit type 2A:	702 sf	x	5		3510
Unit type 2B:	694 sf	x	5		3470
Unit type 2C:	748 sf	x	5		3740
Unit type 2D:	723 sf	x	5		3615
Unit type 2E:	823 sf	x	5		4115
			25	20%	18450
					738 sf Average Unit Size
3 bedroom units					
Unit type 3A:	931 sf	x	4		3724
Unit type 3B:	984 sf	x	4		3936
Unit type 3C:	883 sf	x	5		4415
Unit type 3D:	884 sf	x	5		4420
			18	14%	16495
					916 sf Average Unit Size
					128 Total Unit Count

CAR PARKING

REQUIRED				TOTAL
	COMMERCIAL	1,907 sm / 35 sm PER SPACE =	54 SPACES	246 SPACES (INCL. ACCESSIBLE P. & VISITOR P.)
	RESIDENTIAL	128 UNITS x 1.5 SPACES = [VISITOR = 192 SPACES x 10% =	192 SPACES 19 SPACES]	
ACCESSIBLE	RESIDENTIAL	14 ADAPTABLE UNITS x 1 SPACES =	14 SPACES	17 SPACES
	VISITOR		2 SPACES	
	COMMERCIAL		1 SPACE	

ZONING BYLAW ITEM #3

SMALL CAR				TOTAL
PERMITTED	RESIDENTIAL	19 VISITOR SPACES x 20% =	4 SPACES	15 SPACES
	COMMERCIAL	54 SPACES x 20% =	11 SPACES	

BICYCLE PARKING + STORAGE [4X6 SPACE]

REQUIRED				TOTAL
VISITOR BICYCLE	COMMERCIAL	6 AT EA. PUBLIC ENTRANCE	6 SPACES	12 SPACES
	RESIDENTIAL	6 PER BLDG	6 SPACES	
BICYCLE + STORAGE	RESIDENTIAL	1 PER DWELLING UNIT x 1 SPACES 128 UNITS X 1 SPACE=	128 SPACES	128 SPACES

AMENITY

REQUIRED				TOTAL
	6sm PER UNIT	128 UNITS x 6 sm=	768 sm	768 sm

FSR:
L1: 25,326.79 SF
L2-L5: 19,496.06 x 4 = 77,984.24 SF
L6: 17,600.91 SF
= 120,911.94 SF / 40,328.36 SF = **3.00 FSR**

UNIT MIX	
1 BEDROOM	85 units (66%)
2 BEDROOM	25 units (20%)
3 BEDROOM	18 units (14%)
TOTAL UNITS	128 units
LEVEL 02-05:	
1 BEDROOM: 17x4 =68	
2 BEDROOM: 5x4 =20	
3 BEDROOM: 4x4=16	
104 UNITS TOTAL (26/PER FLOOR)	

LEVEL 06:	
1 BEDROOM: 17	
2 BEDROOM: 5	
3 BEDROOM: 2	
24 UNITS	

ADAPTABLE UNIT	
REQUIRED	13 UNITS (10% PROVIDED UNITS)
PROVIDED	14 UNITS (3 UNITS ON LEVELS 2-5 , 2 UNITS ON LEVEL 6)

GARBAGE & RECYCLING CALCULATION RESIDENTIAL

MIN. SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= (0.31 m² x 128 UNITS) + 8 m² = 47.68 m² [513.22 ft²]
RECYCLING STORAGE SPACE WITHIN CENTRALIZE SPACE ABOVE
= (0.16 m² x 128 UNITS) + 5 m² = 25.48 m² [274.26 ft²]

FLEX SPACE
= 50% OF RECYCLING STORAGE = 25.48 m²/2 = 12.74 m² [137.13 ft²]

COMMERCIAL

MIN SIZE OF CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE
= GREATER OF 10 m² (RETAIL, OFFICE) & 14m² (RESTAURANT) OR
(RETAIL) 0.0182 x (1,162 m²) + 3.7 = 24.85 m²
(OFFICE) 0.0089 x (360 m²) + 3.3 = 6.50 m²
(RESTAURANT) 0.0331 x (233 m² + 148 m²) + 6.8 = 19.41 m²

RECYCLING STORAGE SPACE WITHIN CENTRALIZED SPACE ABOVE
LIBRARY (= RETAIL)
= 0.014 x 1,162 m² + 3 = 19.27 m²

POLICE (= POLICE)
= 0.007 x 360 m² + 3 = 5.52 m²

BREWERY + EXPANSION (=RESTAURANT)
= 0.030 x (233 m² + 148 m²) + 7 = 18.43 m²

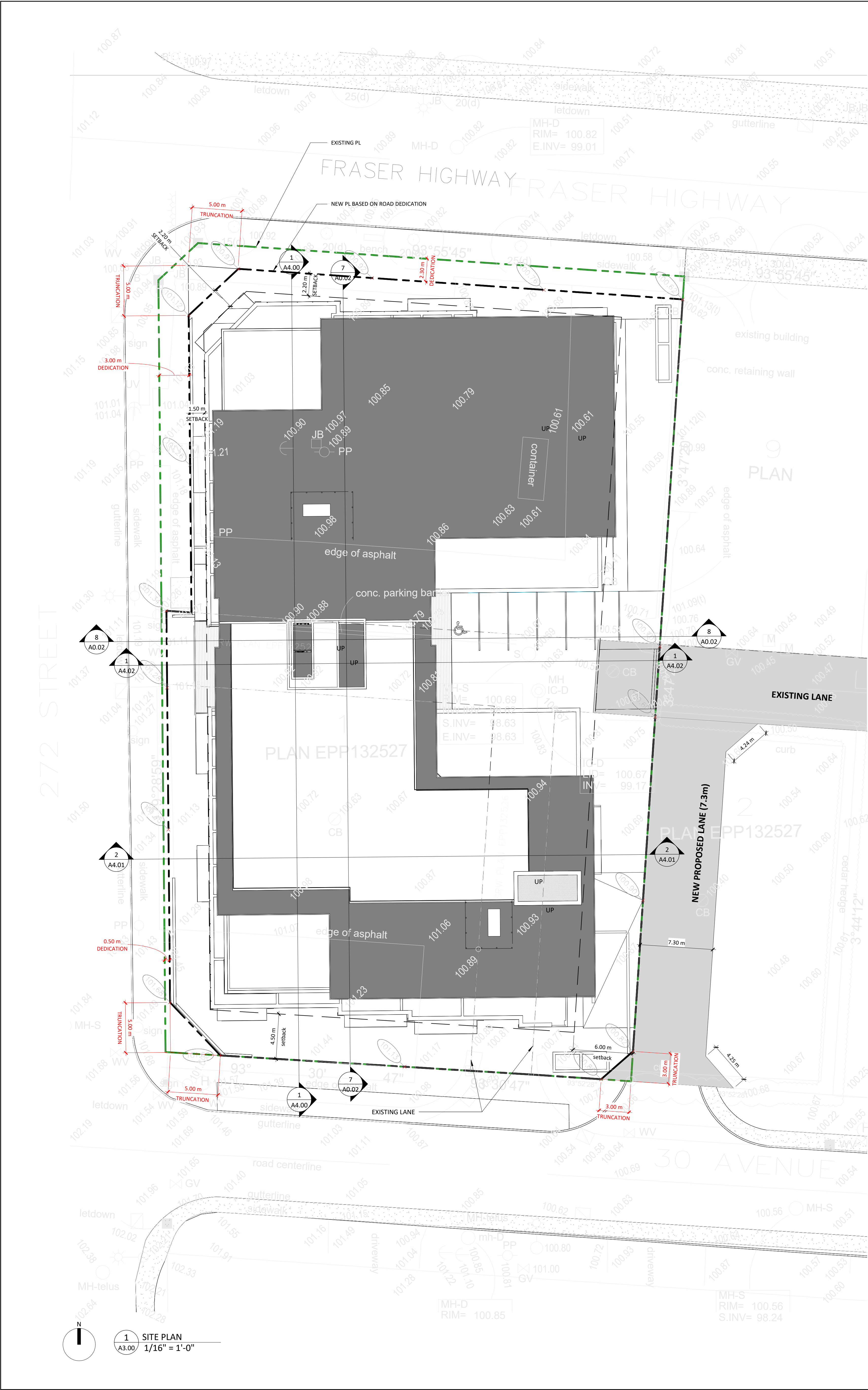
PROVIDED		TOTAL
P3	85 SPACES (INCLUDING 7 ACCESSIBLE PARKING)	253 SPACES (INCL. 17 ACCESSIBLE P.)
P2	80 SPACES (INCLUDING 7 ACCESSIBLE PARKING)	
P1	82 SPACES (INCLUDING 2 ACCESSIBLE PARKING)	
LEVEL 1	6 SPACES (INCLUDING 1 ACCESSIBLE PARKING)	

SMALL CAR		TOTAL
PROVIDED	15 SPACES	15 SPACES

REVISED SMALL CAR COUNT

PROVIDED		TOTAL
P3	51 SPACES	129 SPACES [4X6]
P2	51 SPACES	
P1	27 SPACES	

PROVIDED		TOTAL
LEVEL 6	2,220 sf [206 sm]	773 sm
ROOFTOP	6,103 sf [567 sm]	



BC BUILDS - ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
SITE PLAN

scale As indicated
date 2024 MAY
drawn EB checked GK

job no. 2423

sheet no. A1.00

seal

REVISONS		
DATE		DESCRIPTION
10	2024.10.23	ISSUE FOR DP
12	2024.11.12	CLIENT REVIEW 6
13	2024.11.28	ISSUE FOR COORDINATION
14	2024.12.03	ISSUE FOR COORDINATION
15	2024.12.10	ISSUE FOR COORDINATION
16	2024.12.23	RESPONSE TO DP COMMENTS

FRASER HWY & 272
STREET, LANGLEY BC

title
P3 FLOOR PLAN

scale 3/32" = 1'-0"
 @ 30"x12"
 date 2024 MAY
 drawn EB checked GK

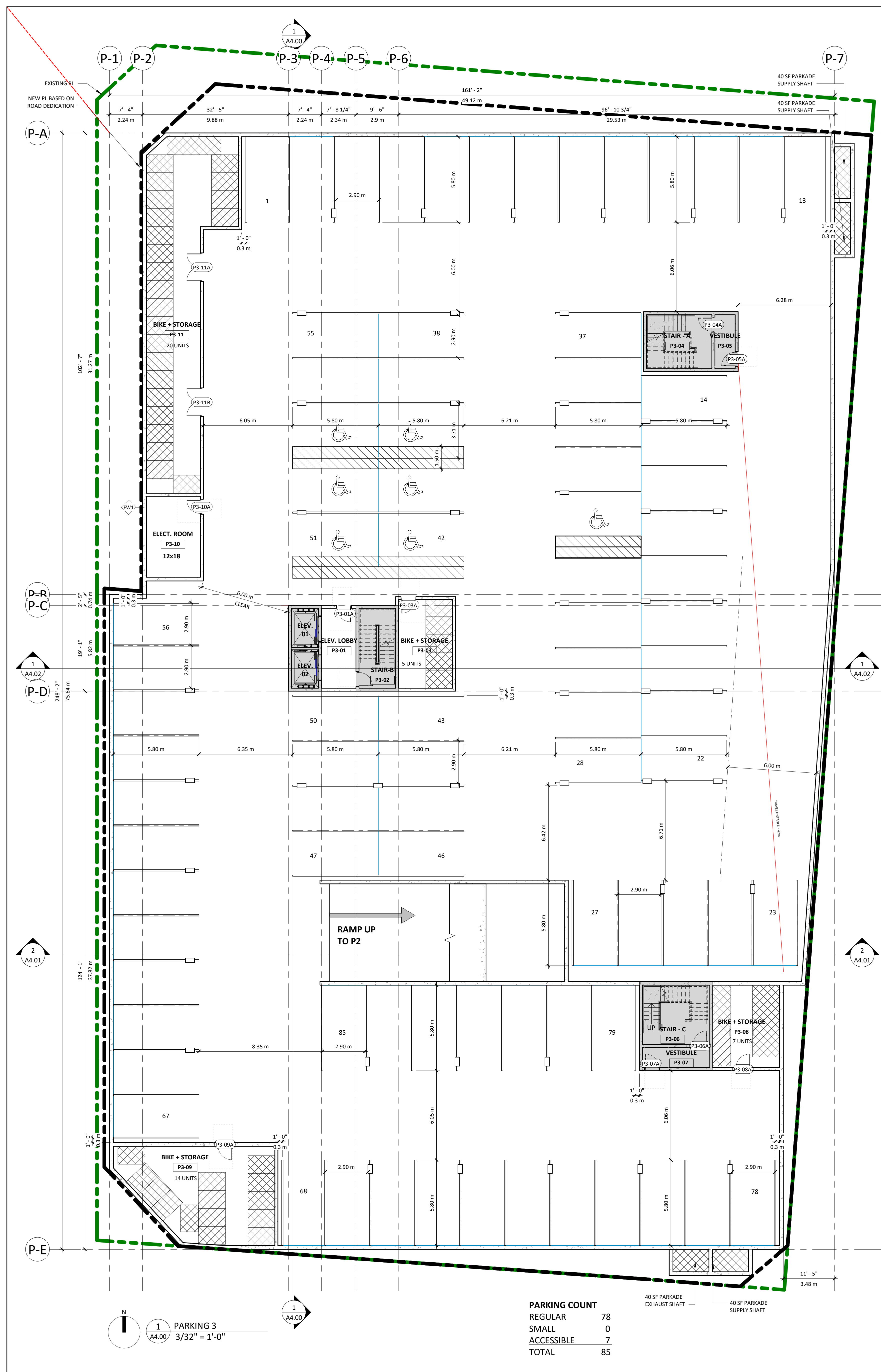
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sheet no. **A1.01**

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Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

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REVISIONS	DATE	DESCRIPTION
1	2024.05.01	CLIENT REVIEW 1
2	2024.05.08	CLIENT REVIEW 2
3	2024.05.15	CLIENT REVIEW 3
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BC BUILDS - ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
P2, P1 FLOOR PLAN

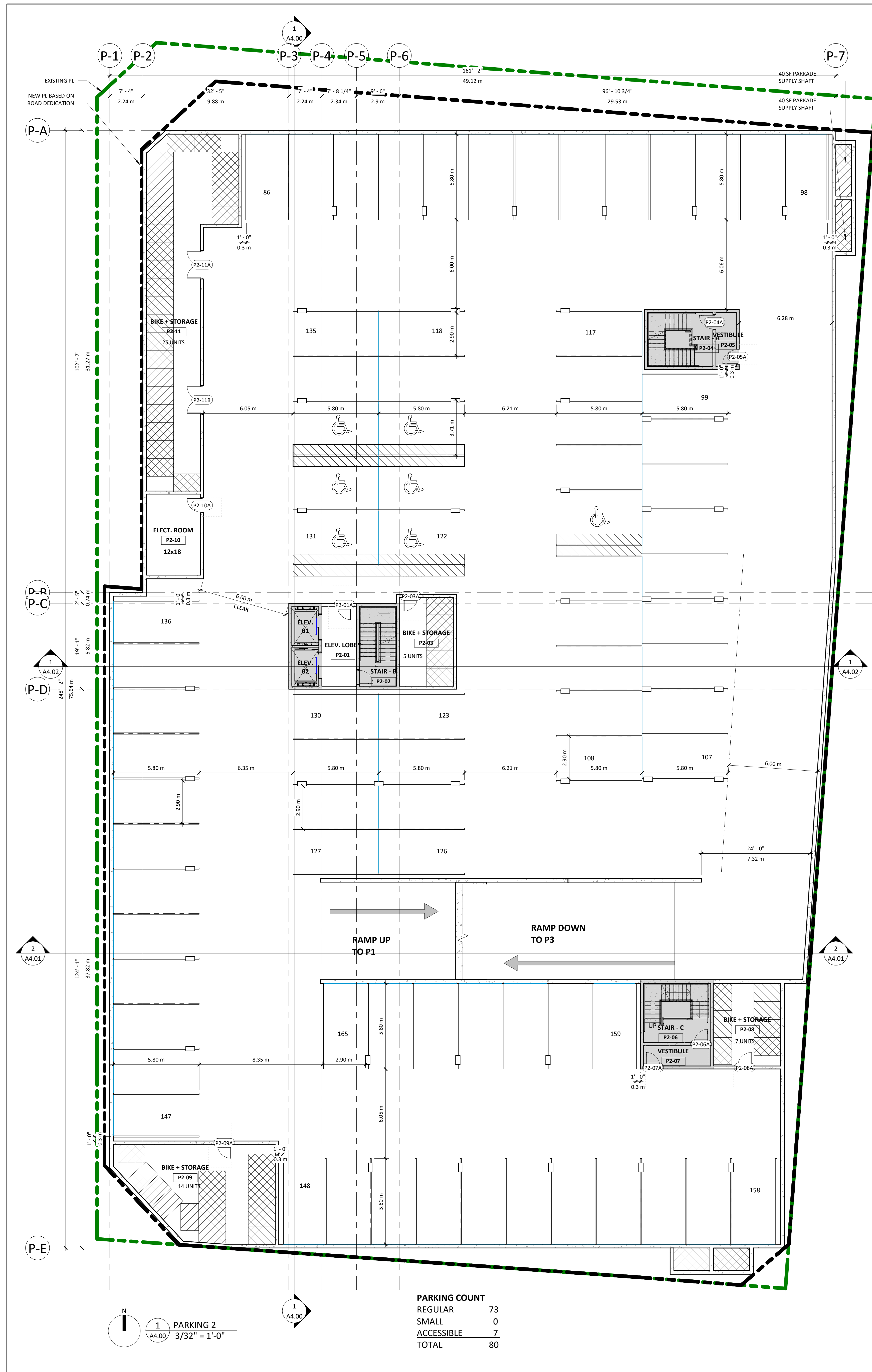
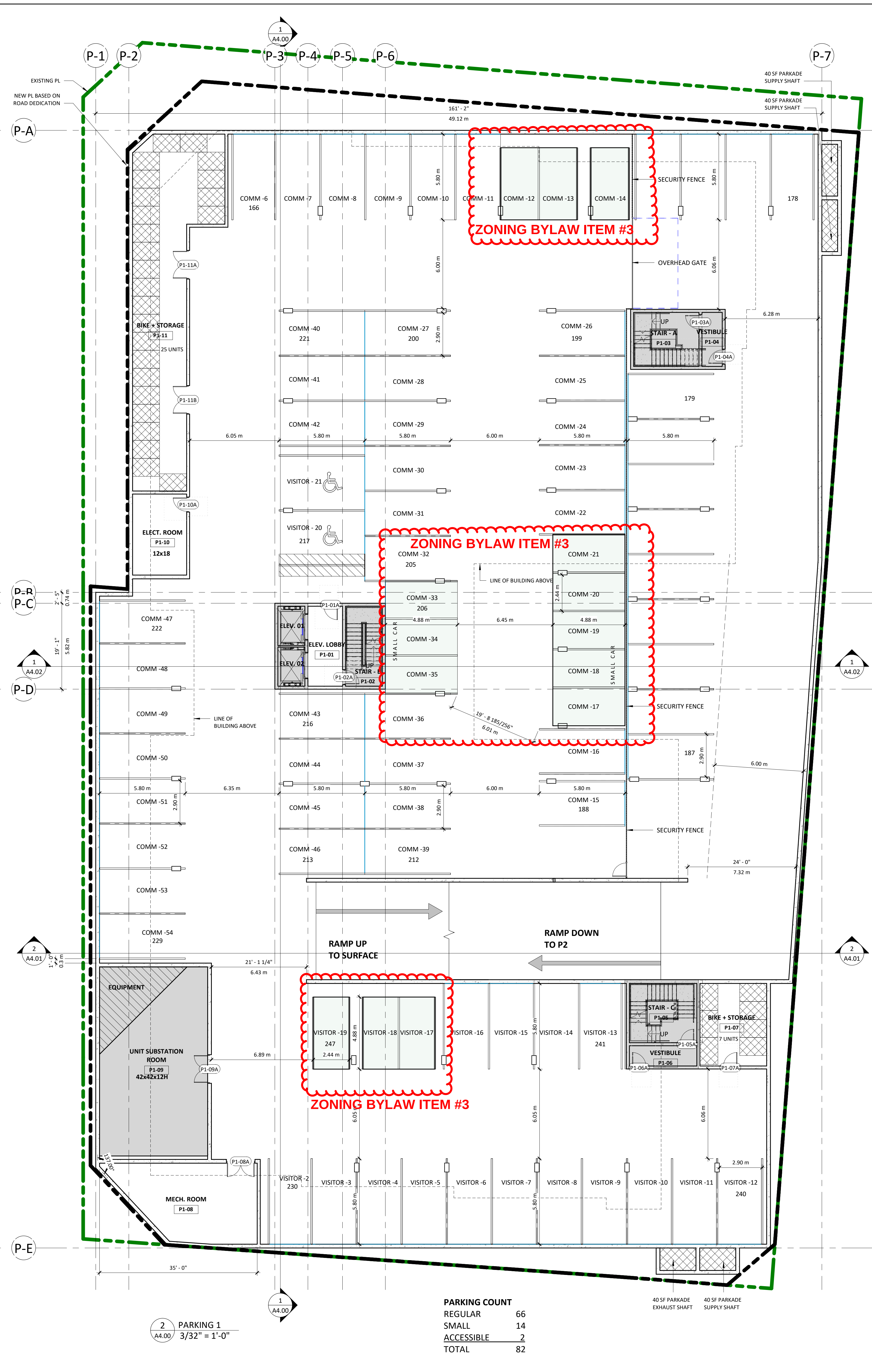
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date 2024 MAY
drawn EB checked GK

job no. 2423

sheet no. A1.02

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BC BUILDS - ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
SITE PLAN/LEVEL 01
FLOOR PLAN

scale 3/32" = 1'-0"

date 2024 MAY

drawn EB checked GK

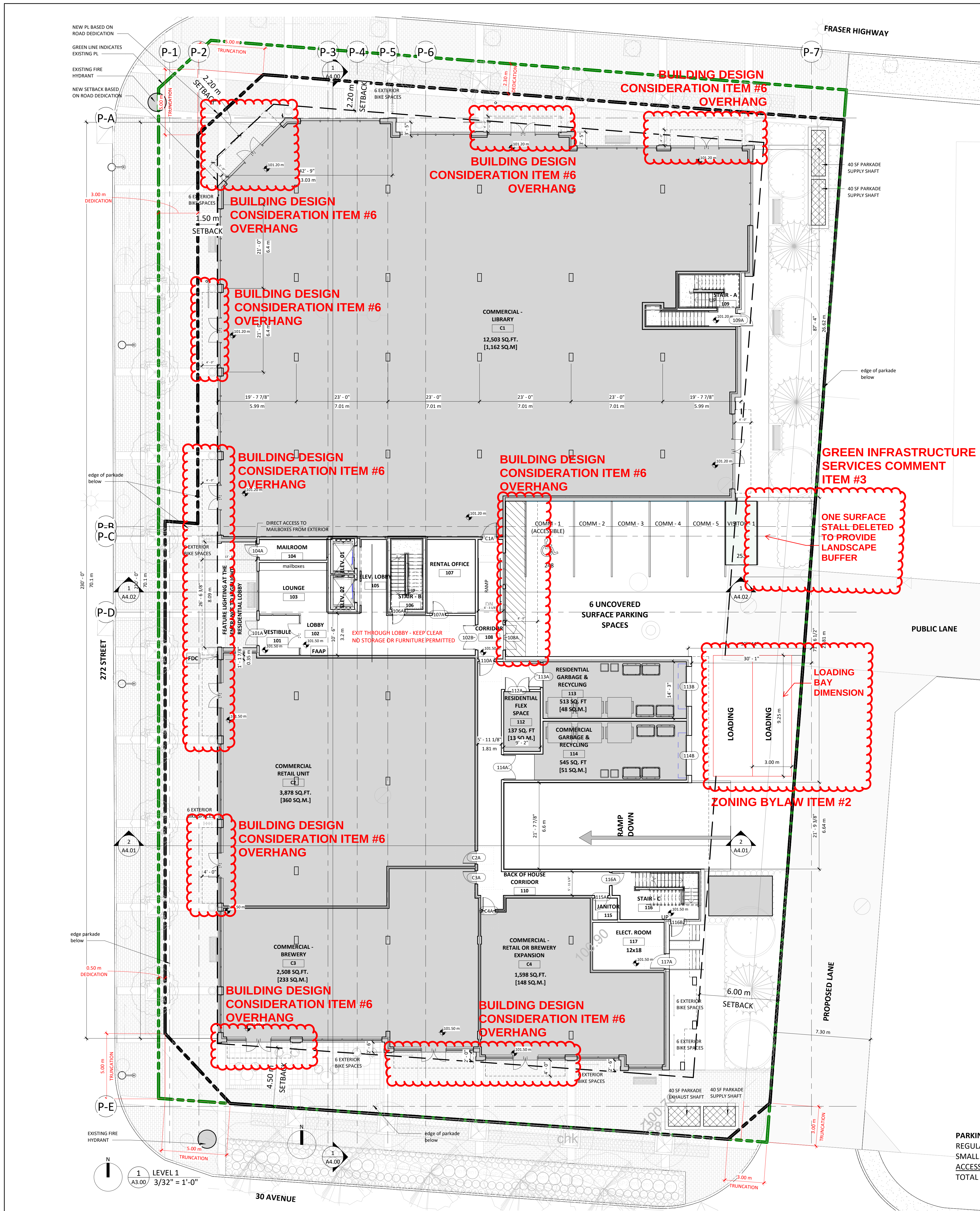
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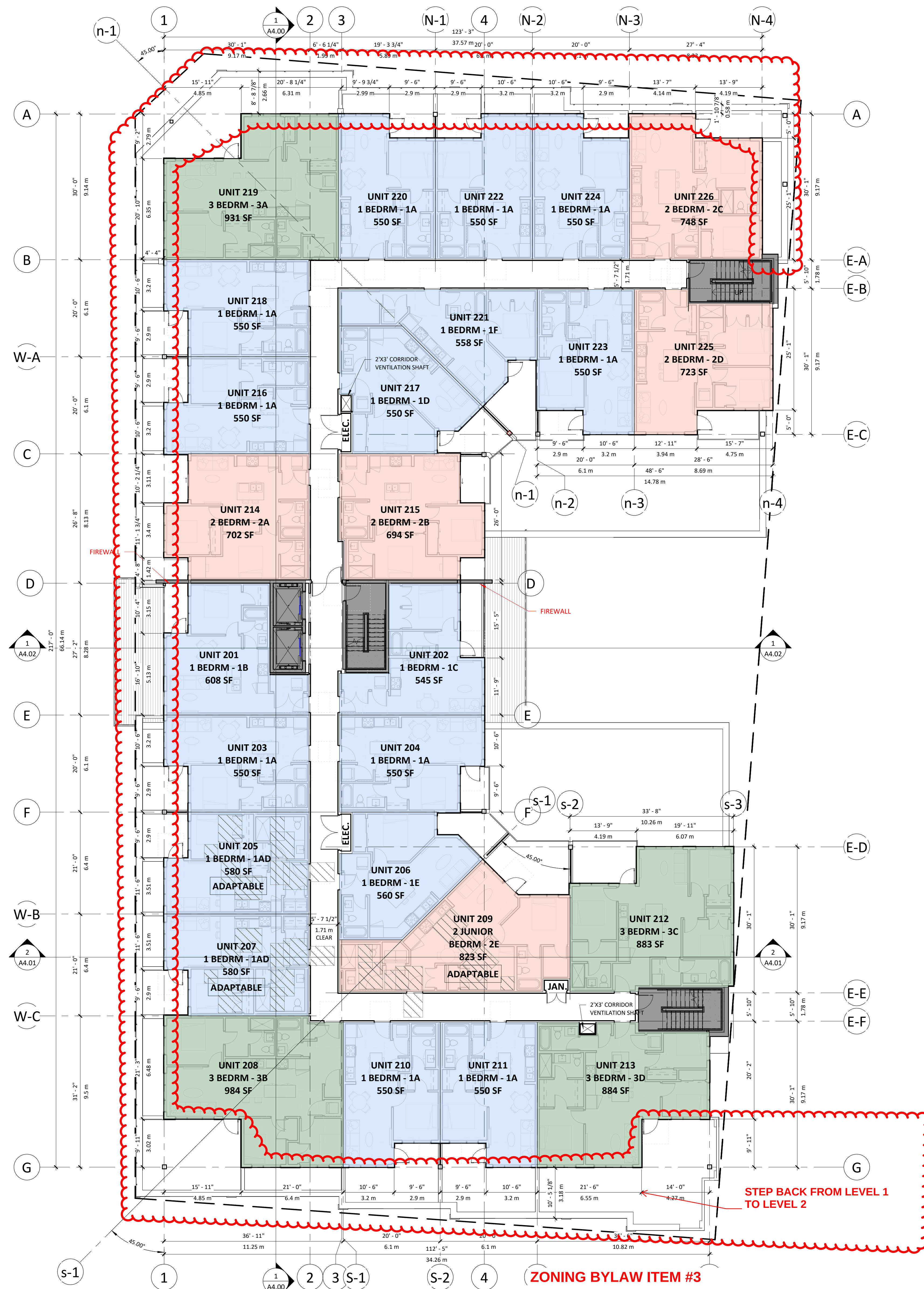
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UNIT COUNT (LEVEL 2-5)			
1 BEDROOM	17	x 4 FLOORS =	68 UNITS (65%)
2 BEDROOM	5	x 4 FLOORS =	20 UNITS (19%)
3 BEDROOM	4	x 4 FLOORS =	16 UNITS (15%)
TOTAL	26	x 4 FLOORS =	104 UNITS



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TOTAL	26	x 4 FLOORS =	104 UNITS

UNIT LEGEND	
■	1 BEDROOM
■	2 BEDROOM
■	3 BEDROOM
■	AMENITY
■	COMMERCIAL SPACE
■	GREEN SPACE

BC BUILDS - ALDERGROVE

FRASER HWY & 272 STREET,
LANGLEY BC

title
FLOOR PLAN - L2, L3, L4

scale As indicated
date 2024 MAY
drawn EB checked GK

job no. 2423

sheet no. A1.04

seal

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2024-12-23 6:04:43 PM



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2024.12.10	ISSUE FOR COORDINATION
2024.12.23	RESPONSE TO DP COMMENTS

FRASER HWY & 272
STREET, LANGLEY BC

ROOF PLAN

scale As indicated
date 2024 MAY
drawn EB checked GK

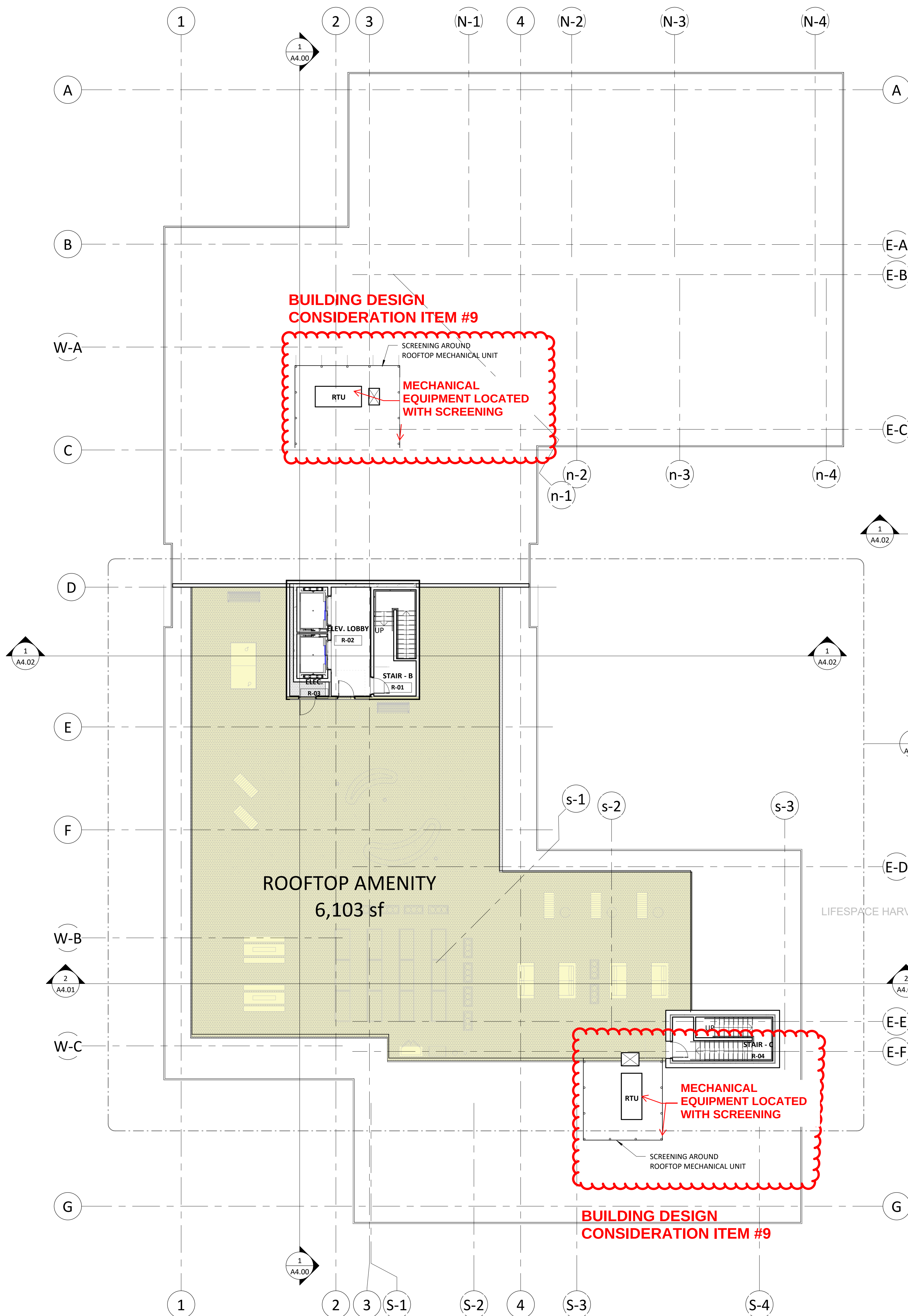
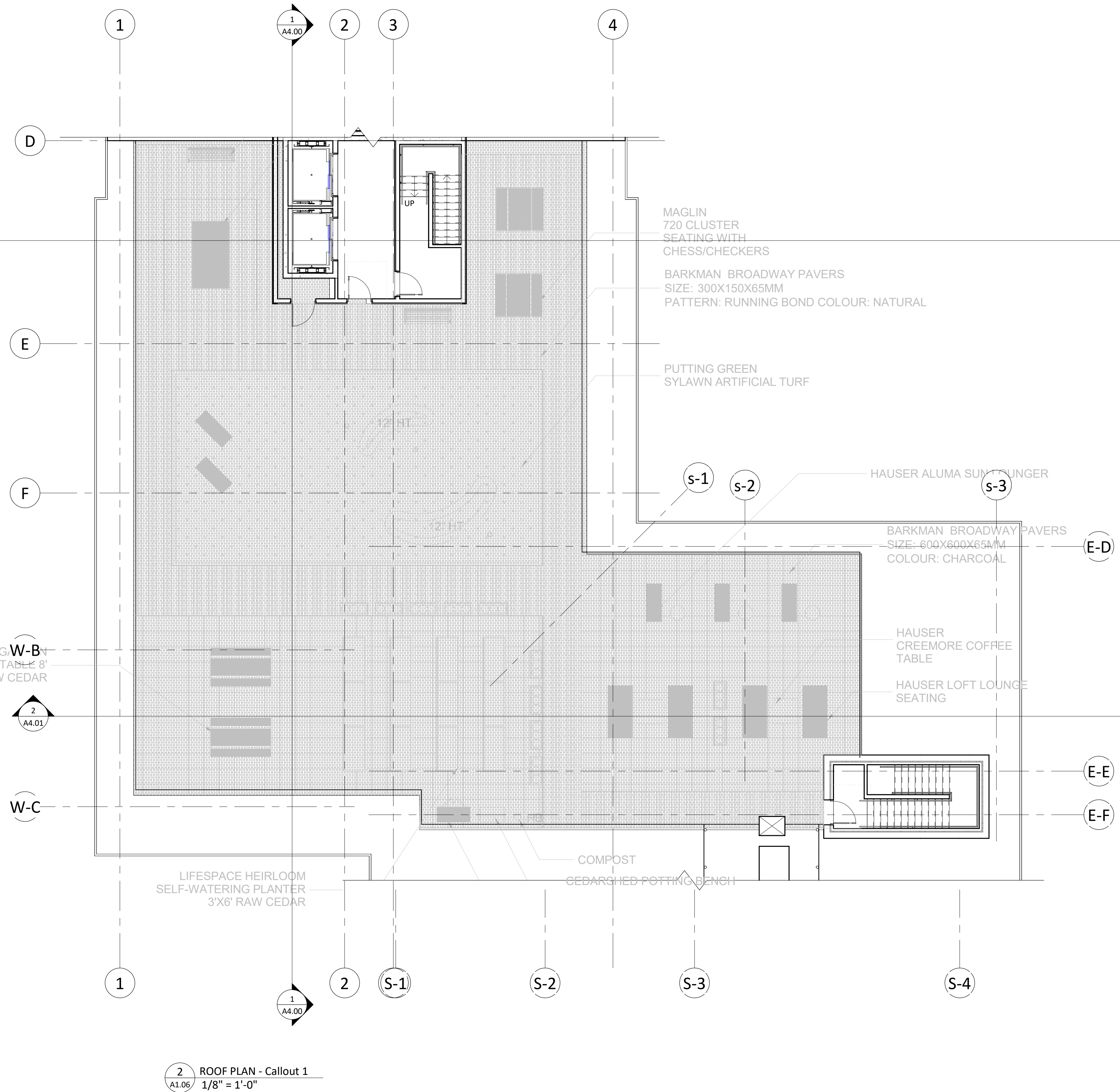
Job no. 2423
Sheet no. A1.06

seal

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition

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2 ROOF PLAN - Callout 1
A1.06 1/8" = 1'-0"

A diagram of a circular loop with a north pole (N) at the top.

1 ROOF PLAN
A3.00 3/32" = 1'-0"

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16 2024.12.23	RESPONSE TO DP COMMENTS	

MATERIALS

CLADDING 1: CONCRETE
CLADDING 2: HARDIE BOARD AND BATTEN, IRON GREY
CLADDING 3: HARDIE, COBBLESTONE
CLADDING 4: LOW MAINTENANCE ACCENT, WOOD TONE
MAC METAL ARCHITECTURAL, NORWOOD, CORK

SOFFIT:
1. LOW MAINTENANCE ACCENT, WOOD TONE
2. HARDIE, LIGHT

FASCIA:
1. DARK FINISH TO MATCH RAILING POST AND TOPRAIL
2. LIGHT FINISH TO MATCH LIGHT HARDIE CLADDING

RAILING: GLASS RAILING WITH DARKER POSTS AND TOPRAIL,
BLACK PICKET RAILINGS

WINDOW FRAME AND MULLION: DARK FINISH



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

TYPICAL COMMERCIAL SIGNAGE REQUIREMENTS:
- MAX. SIGNAGE AREA = 2 sq.ft. PER LINEAL FOOT OF BUILDING FACE ON WHICH SIGNAGE ARE ERECTED.
- SIGN BAND MAY NOT EXCEED 0.9m IN HEIGHT ALONG ANY LENGTH.
- INDIVIDUAL LETTERS SHOULD NOT EXCEED 18" IN ANY DIMENSION.
- EXTERNALLY LIGHTED SIGNS ONLY (NO INTERNALLY LIGHTED PLASTIC BOX SIGNS).

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

**BUILDING DESIGN
CONSIDERATION ITEM #4**

NEW TRANSOM
WINDOWS

**BUILDING DESIGN
CONSIDERATION ITEM #9**

MECHANICAL
EQUIPMENT LOCATED
WITH SCREENING

**BUILDING DESIGN
CONSIDERATION ITEM #1**

CORNER CUT

TRANSITION TO
LIGHTER CLADDING

TRANSITION TO
GLASS RAILING

BLACK EYEBROW
DETAIL

STEP BACK FROM
LEVEL 1 TO LEVEL 2

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

RAISED OVERHANG
FEATURE CLADDING
ILLUMINATED SIGNAGE

**BUILDING DESIGN
CONSIDERATION ITEM #3**

SIGNAGE LOCATION ON WALL
BELOW OVERHANG.
BYLAW REQUIREMENT EXTENT
EXPRESSED WITH HATCH.

SIGNAGE ITEM #1

TYPICAL COMMERCIAL SIGNAGE REQUIREMENTS:
- MAX. SIGNAGE AREA = 2 sq.ft. PER LINEAL FOOT OF BUILDING FACE ON WHICH SIGNAGE ARE ERECTED.
- SIGN BAND MAY NOT EXCEED 0.9m IN HEIGHT ALONG ANY LENGTH.
- INDIVIDUAL LETTERS SHOULD NOT EXCEED 18" IN ANY DIMENSION.
- EXTERNALLY LIGHTED SIGNS ONLY (NO INTERNALLY LIGHTED PLASTIC BOX SIGNS).

BYLAW REQUIREMENT.

**BC BUILDS -
ALDERGROVE**

FRASER HWY & 272
STREET, LANGLEY BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"

date 2024 MAY

drawn EB checked GK

job no. 2423

sheet no. A3.00

seal

2024-12-23 5:53:35 PM

Drawings are to be read in conjunction
with each other. any discrepancies
found on any drawings are to be
reported to the architect before
commencing work.
Contractors are responsible to
ensure that all work is executed to
the requirements of the latest edition
of the B.C. Building Code.
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REVISIONS		
DATE	DESCRIPTION	
6 2024.09.23	CLIENT REVIEW 5 (DP SET)	
8 2024.10.07	FOR MARKETING SPECIALIST	
9 2024.10.11	DP REVIEW	
10 2024.10.23	ISSUE FOR DP	
13 2024.11.28	ISSUE FOR COORDINATION	
14 2024.12.03	ISSUE FOR COORDINATION	
15 2024.12.10	ISSUE FOR COORDINATION	
16 2024.12.23	RESPONSE TO DP COMMENTS	

MATERIALS

CLADDING 1: CONCRETE

CLADDING 2: HARDIE BOARD AND BATTEN, IRON GREY

CLADDING 3: HARDIE, COBBLESTONE

CLADDING 4: LOW MAINTENANCE ACCENT, WOOD TONE
MAC METAL ARCHITECTURAL, NORWOOD, CORK

SOFFIT:

1. LOW MAINTENANCE ACCENT, WOOD TONE

2. HARDIE, LIGHT

FASCIA:

1. DARK FINISH TO MATCH RAILING POST AND TOPRAIL

2. LIGHT FINISH TO MATCH LIGHT HARDIE CLADDING

RAILING: GLASS RAILING WITH DARKER POSTS AND TOPRAIL,
BLACK PICKET RAILINGS

WINDOW FRAME AND MULLION: DARK FINISH



TYPICAL COMMERCIAL SIGNAGE REQUIREMENTS:

- MAX. SIGNAGE AREA = 2 sq.ft. PER LINEAL FEET OF BUILDING FACE ON WHICH SIGNAGE ARE ERECTED.
- SIGN BAND MAY NOT EXCEED 0.9m IN HEIGHT ALONG ANY LENGTH.
- INDIVIDUAL LETTERS SHOULD NOT EXCEED 18" IN ANY DIMENSION.
- EXTERNALLY LIGHTED SIGNS ONLY (NO INTERNALLY LIGHTED PLASTIC BOX SIGNS).

3 Elevation 6 - a
1/8" = 1'-0"

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



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

SECONDARY ENTRANCE INTO
RESIDENTIAL LOBBY
PROTECTED WITH OVERHANG

BUILDING DESIGN
CONSIDERATION ITEM #3

BUILDING DESIGN
CONSIDERATION ITEM #2

EXTENDED DECK
WRAPPING AROUND
THE CORNER

BC BUILDS -
ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
BUILDING ELEVATIONS

scale 1/8" = 1'-0"

date 2024 MAY

drawn EB checked GK

job no. 2423

sheet no. A3.01

seal

Drawings are to be read in conjunction
with each other; any discrepancies
found on any drawings are to be
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Contractors are responsible to
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of the B.C. Building Code.

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REVISIONS		
	DATE	DESCRIPTION
3	2024.05.15	CLIENT REVIEW 3
4	2024.05.22	CLIENT REVIEW 4
5	2024.05.30	RFP SUBMISSION
6	2024.09.23	CLIENT REVIEW 5 (DP SET)
8	2024.10.07	FOR MARKETING SPECIALIST
10	2024.10.23	ISSUE FOR DP
14	2024.12.03	ISSUE FOR COORDINATION
15	2024.12.10	ISSUE FOR COORDINATION
16	2024.12.23	RESPONSE TO DP COMMENTS



1 3D MASS - NW VIEW

2 3D MASS - SE VIEW

BC BUILDS - ALDERGROVE

FRASER HWY & 272
STREET, LANGLEY BC

title
3D AXO

scale
1/8" = 1'-0"

date 2024 MAY

drawn EB checked GK

job no. 2423

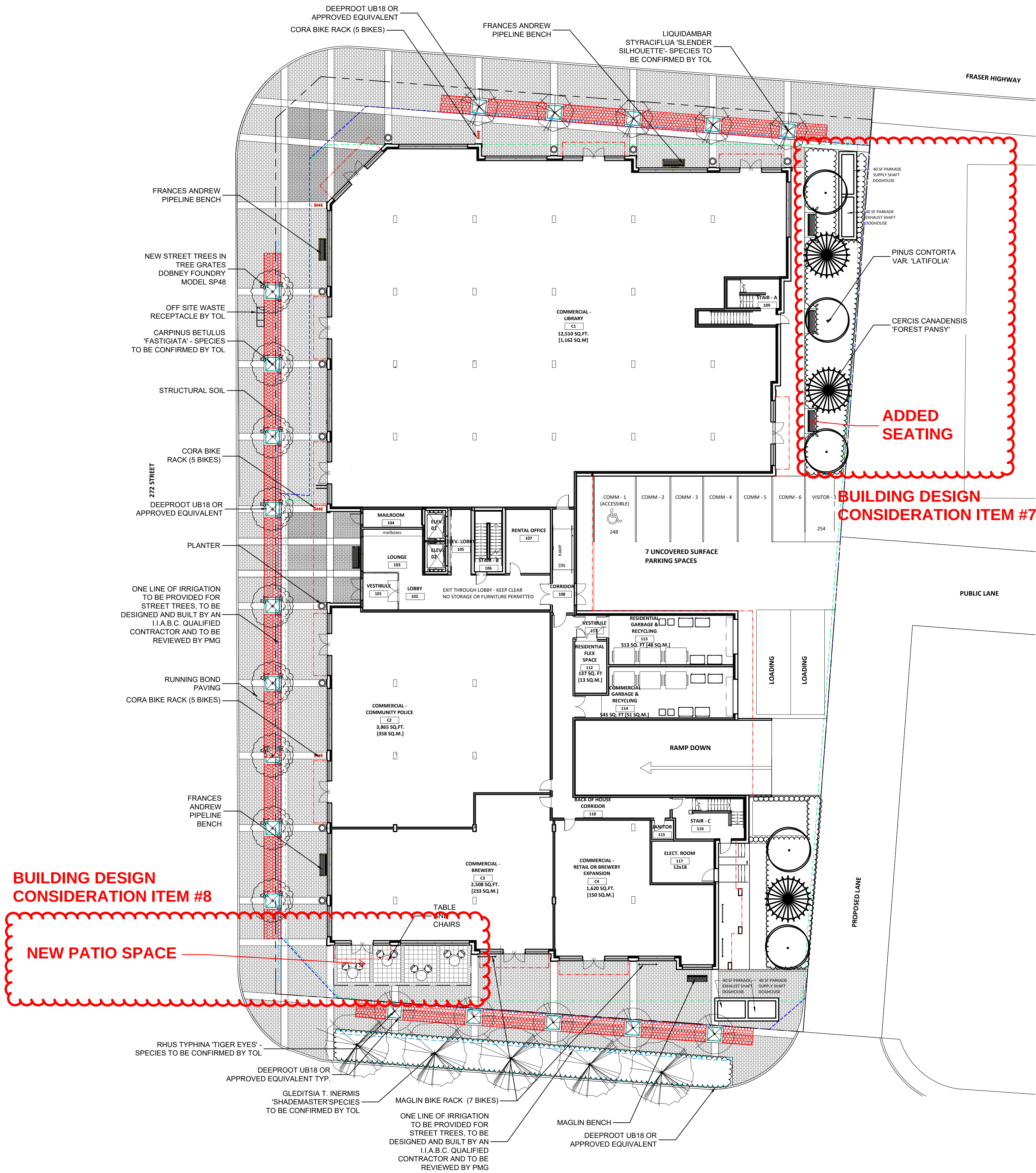
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seal

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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PLANT SCHEDULE - OFFSITE					PMG PROJECT NUMBER: 24-159
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	9	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL, 1.2M STD, B&B	
	5	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B	
	5	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD, B&B	
	5	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	6CM CAL; 2M STD; B&B	
<p>NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>					

PLANT SCHEDULE				PMG PROJECT NUMBER: 24-159	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD; B&B	
	3	PINUS CONTORTA VAR. 'LATIFOLIA'	LOGPOLE PINE	3.0M HT; B&B;	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					

MATERIAL LEGEND	
SYMBOL	DESCRIPTION
[Pattern]	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM PATTERN: RUNNING BOND COLOUR: NATURAL
[Pattern]	CONCRETE PAVEMENT FINISH: BROOM FINISH COLOUR: NATURAL
[Pattern]	STRUCTURAL SOIL
[Pattern]	BARKMAN BROADWAY PAVERS (ENTRANCE) SIZE: 300X150X65MM PATTERN: RUNNING BOND COLOUR: CHARCOAL
[Pattern]	BARKMAN PAVES LEXINGTON WITH 400X400X50MM STERLING
[Pattern]	BARKMAN BROADWAY PAVERS SIZE: 300X150X65MM COLOUR: NATURAL

SITE FURNITURE LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	MAGLIN MLB970-M METAL BENCH COLOUR: SILVER 14 FINE TEXTURED
[Symbol]	MAGLIN BIKE RACK MBR-0400-00011 COLOUR: GLOSSY BLACK FINE TEXTURED
[Symbol]	NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 28" PRPA116594 COLOUR: CAVIAR BLACK
[Symbol]	DOBNEY FOUNDRY TREE GRATE MODEL SP8
[Symbol]	TOL OFF SITE SPECIFIED BENCH FOR 272 ST. AND FRASER HIGHWAY FRONTAGE FRANCES ANDREW PIPELINE PW15-76 ARMS COLOUR: GLOSSY BLACK
[Symbol]	CORA BIKE RACK W2704 COLOUR: GLOSSY BLACK
[Symbol]	TOL OFF SITE 3-TIER WASTE RECEPTACLE TO BE PROVIDED BY TOL
[Symbol]	MAGLIN FURNITURE BATTERY COLLECTION: CAFE TABLE & CHAIR COLOUR: ORANGE RAL2009



MAGLIN BIKE RACK



MADISON PLANTERS



DOBNEY FOUNDRY TREE GRATE



MAGLIN BENCH



SEAL:

[Symbol]	PROPERTY LINE
[Symbol]	PARKADE LINE
[Symbol]	CANOPY ABOVE

1	12/20/2024	30% BP	YR/RJ
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**ALDERGROVE 6-STOREY
RESIDENTIAL /COMMERCIAL
DEVELOPMENT**

**272 STREET AND FRASER HWY
LANGLEY, B.C.**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE:	24.OCT.16	DRAWING NUMBER:
SCALE:	1:200	L1
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	YR	

PMG PROJECT NUMBER:

24-159

	PROPERTY LINE
	PARKADE LINE
	CANOPY ABOVE

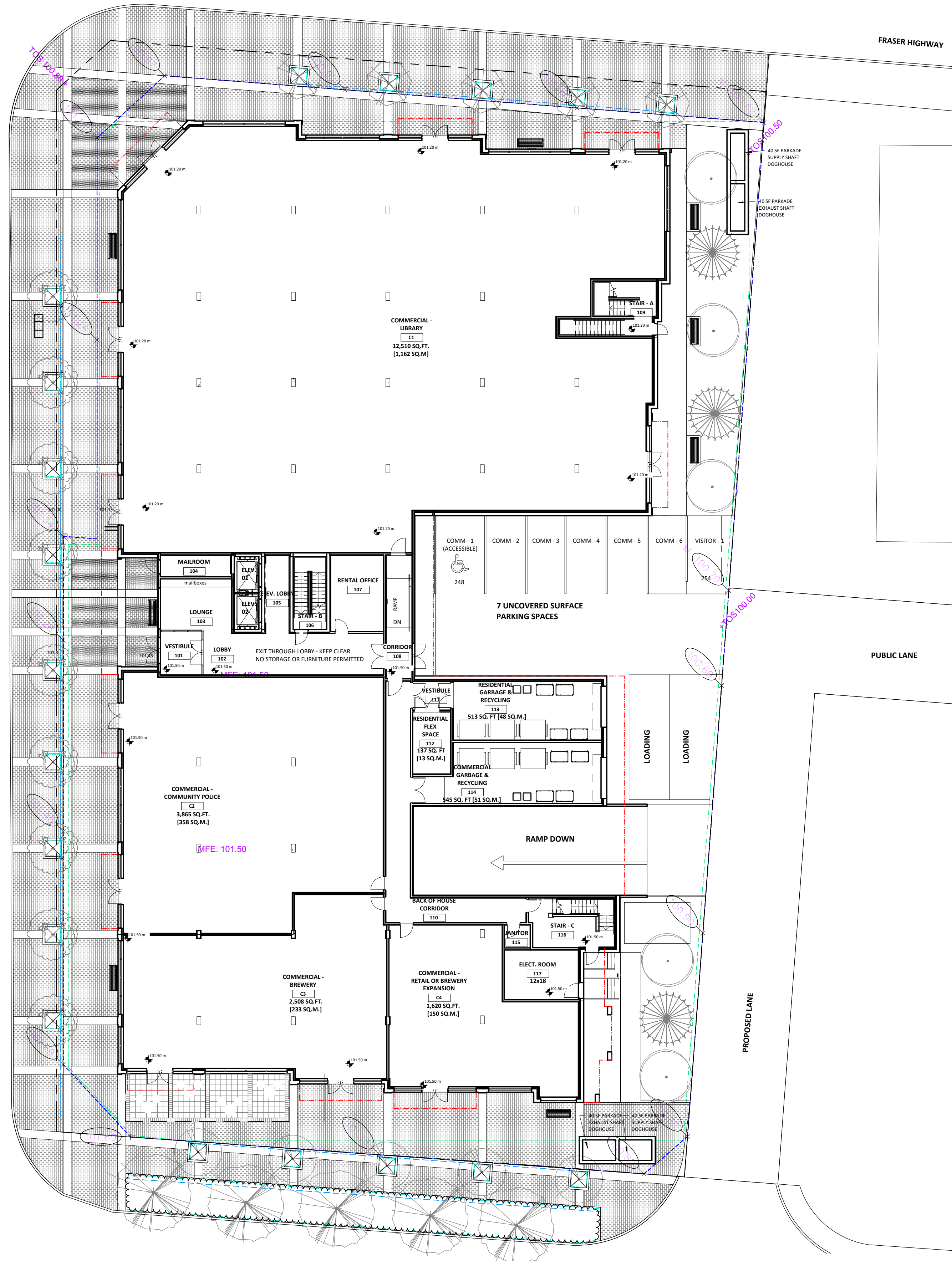
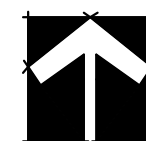
CLIENT:

ALDERGROVE 6-STORY RESIDENTIAL /COMMERCIAL DEVELOPMENT

GRADING PLAN

L2

24-159



[illegible]

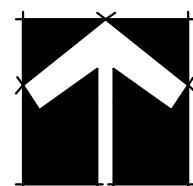
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DATE: 24.OCT.24 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

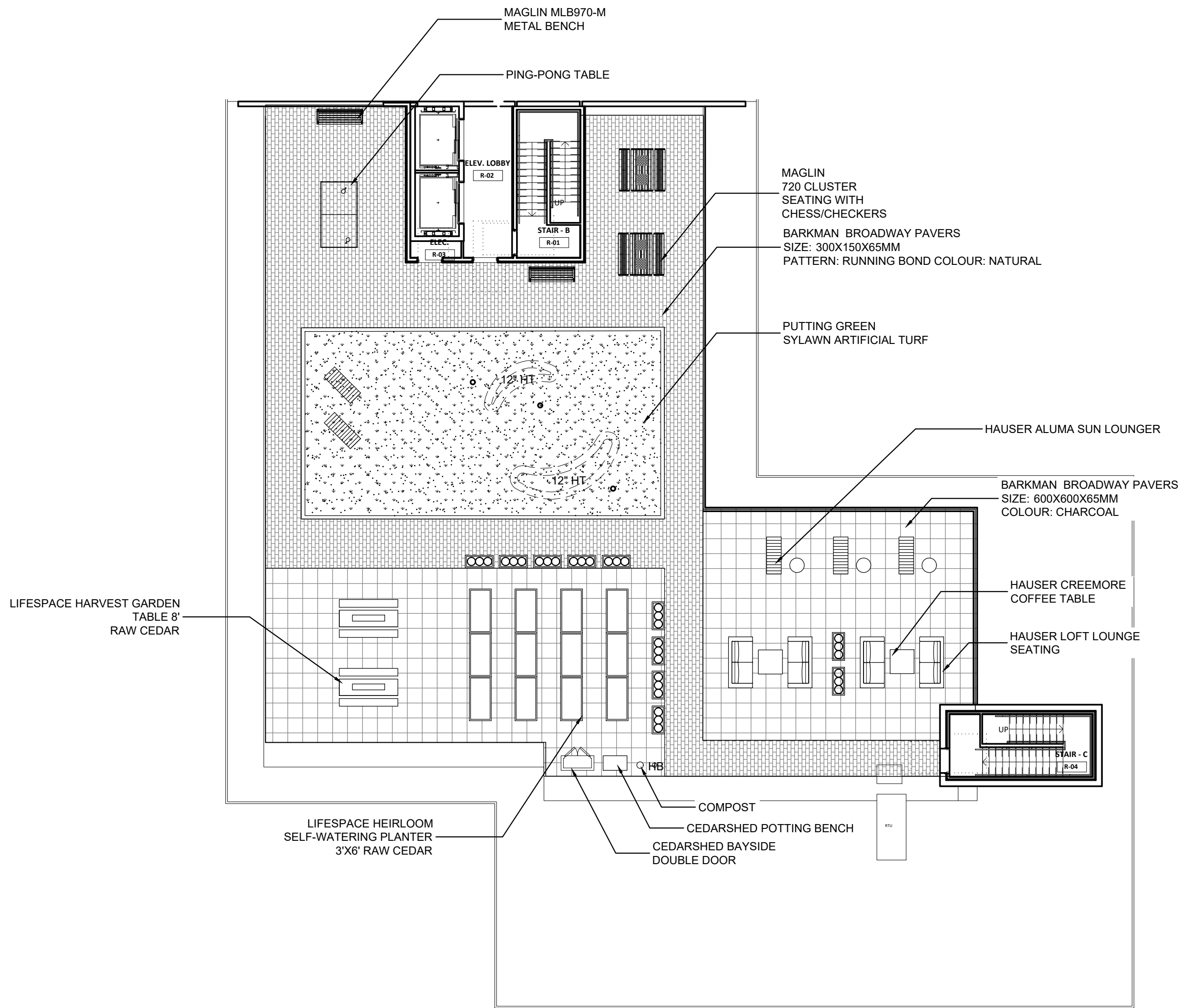
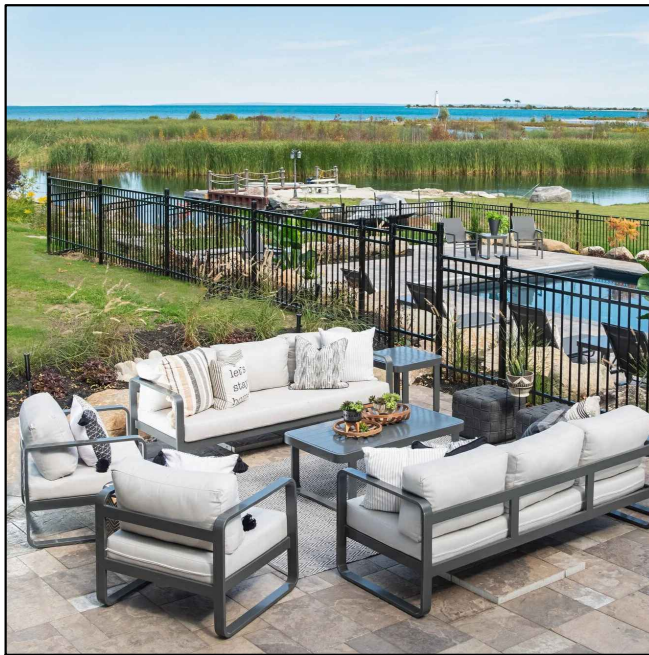
L3

OF 6

24-159



SEAL:



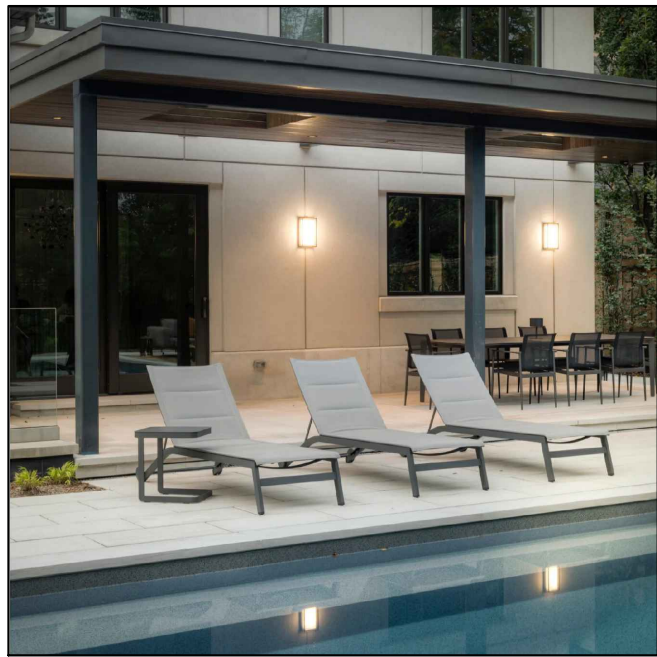
HAUSER LOFT LOUNGE SEATING



C3 ALUMINUM PLANTER



HAUSER CREEMORE COFFEE TABLE



HAUSER ALUMA SUN LOUNGER



MAGLIN BENCH

NO.	DATE	REVISION	DESCRIPTION	DR.
1	12/20/2024	30% BP		YR/RJ

CLIENT:

PROJECT:

**ALDERGROVE 6-STOREY
RESIDENTIAL /COMMERCIAL
DEVELOPMENT**

**272 STREET AND FRASER HWY
LANGLEY, B.C.**

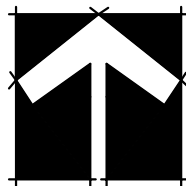
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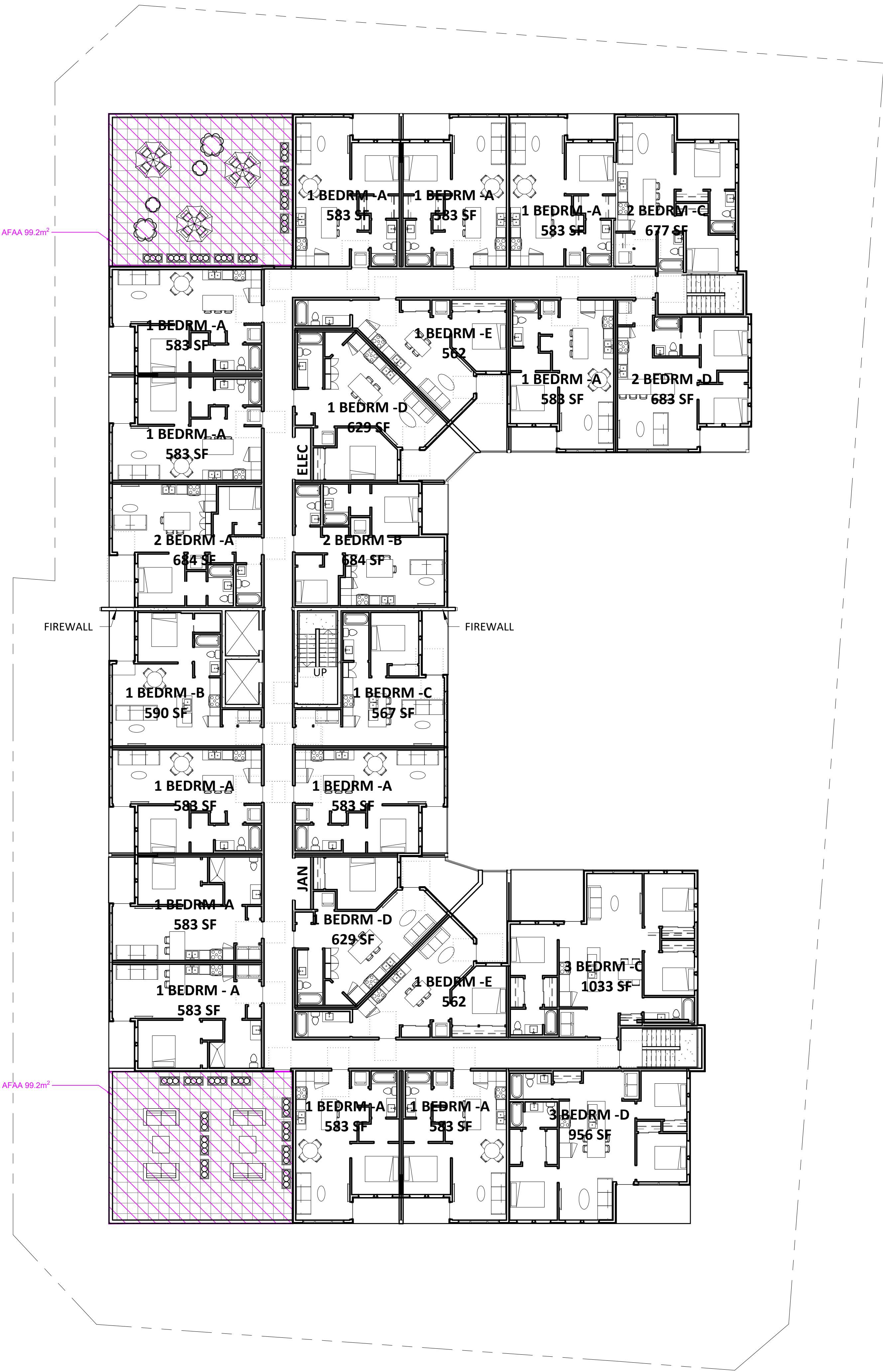
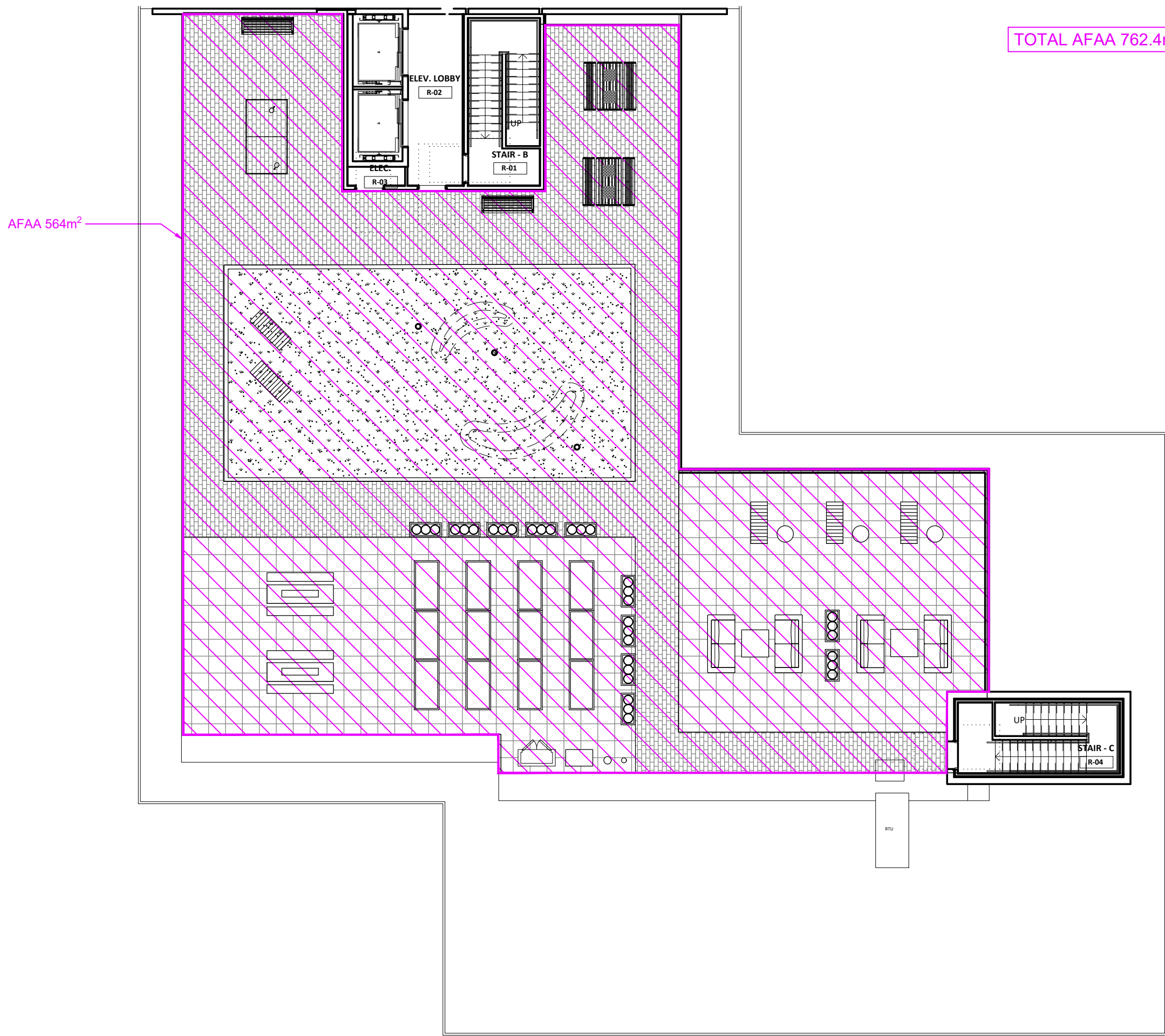
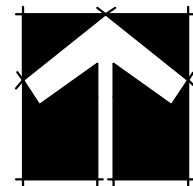
**ROOFTOP
LANDSCAPE PLAN**

DATE:	24.OCT.16	DRAWING NUMBER:
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DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	YR	

L4

OF 6





SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12/20/2024	30% BP	YR/RJ

CLIENT:

PROJECT:

**ALDERGROVE 6-STOREY
RESIDENTIAL /COMMERCIAL
DEVELOPMENT**

**272 STREET AND FRASER HWY
LANGLEY, B.C.**

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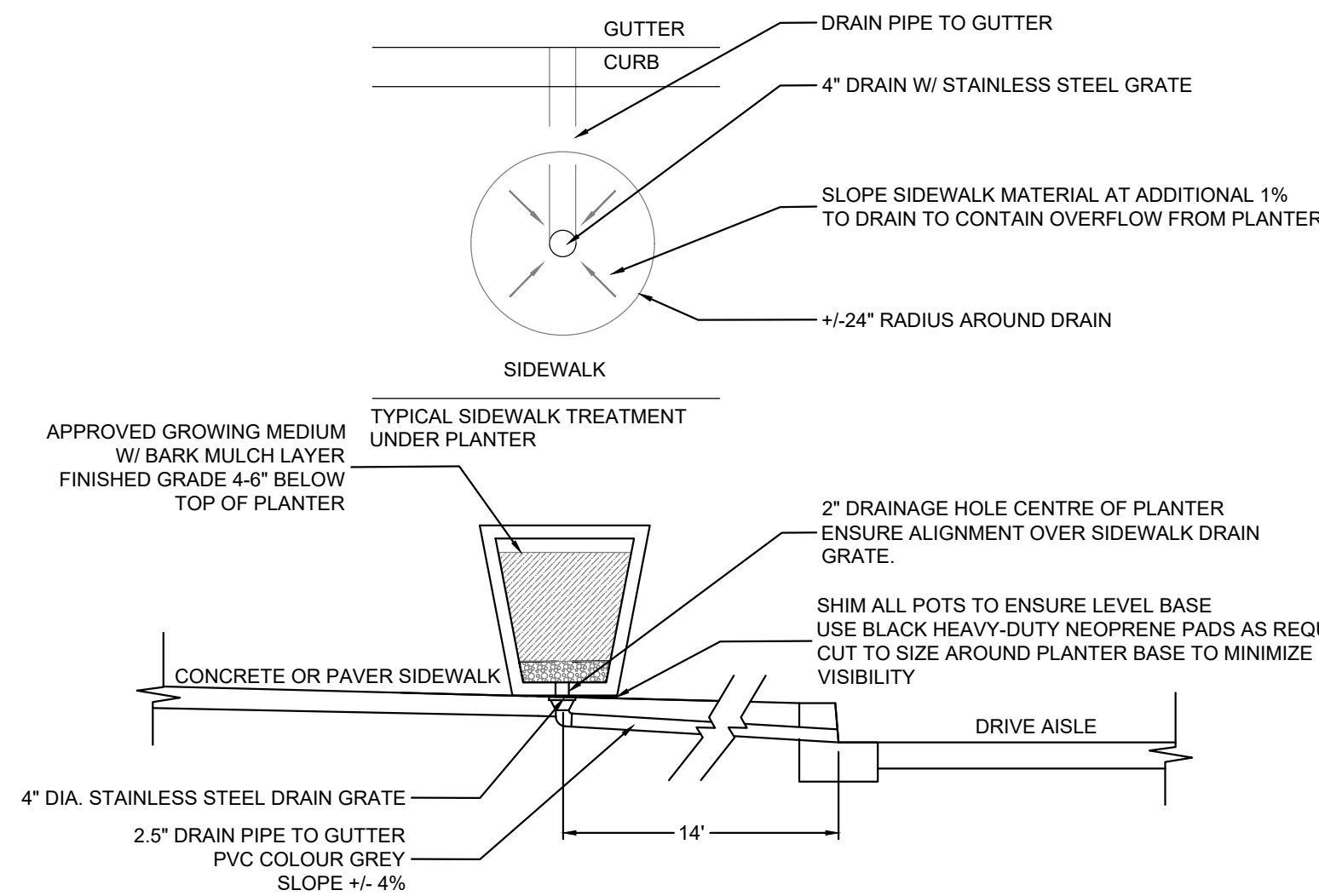
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DATE:	24.OCT.16	DRAWING NUMBER:
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DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	YR	

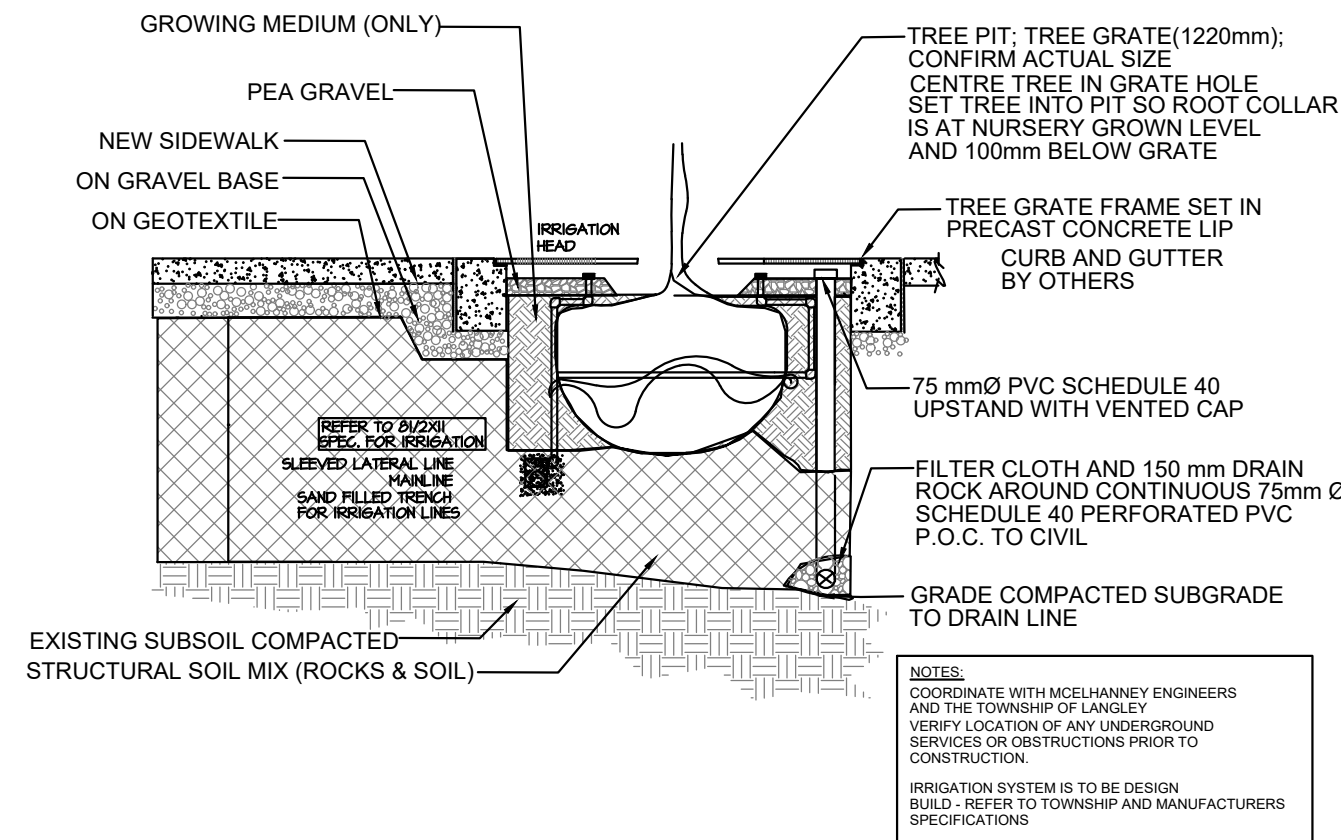
L5

OF 6

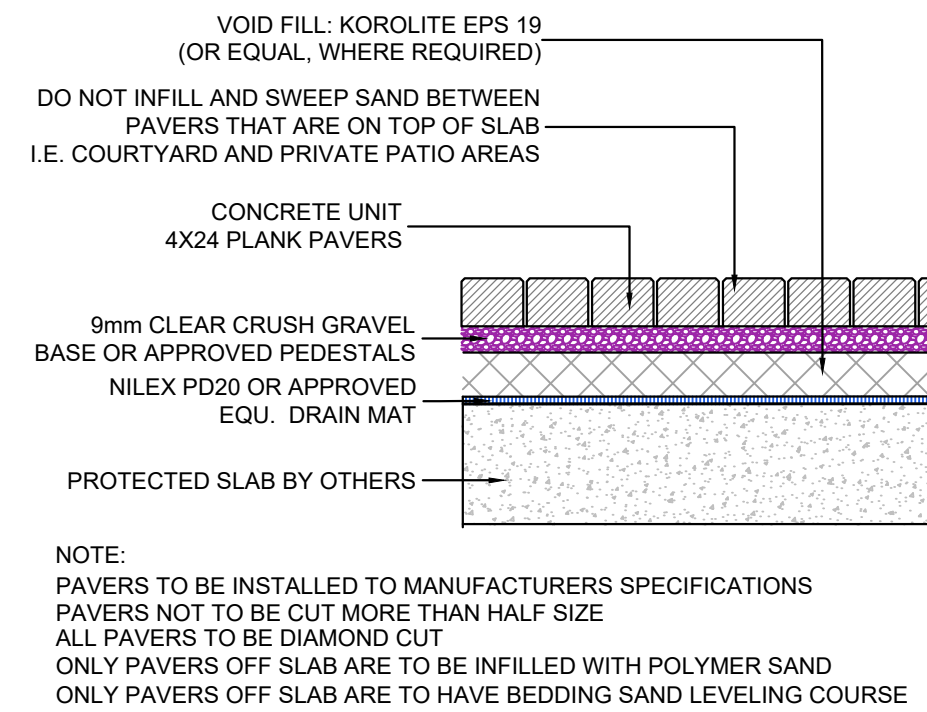
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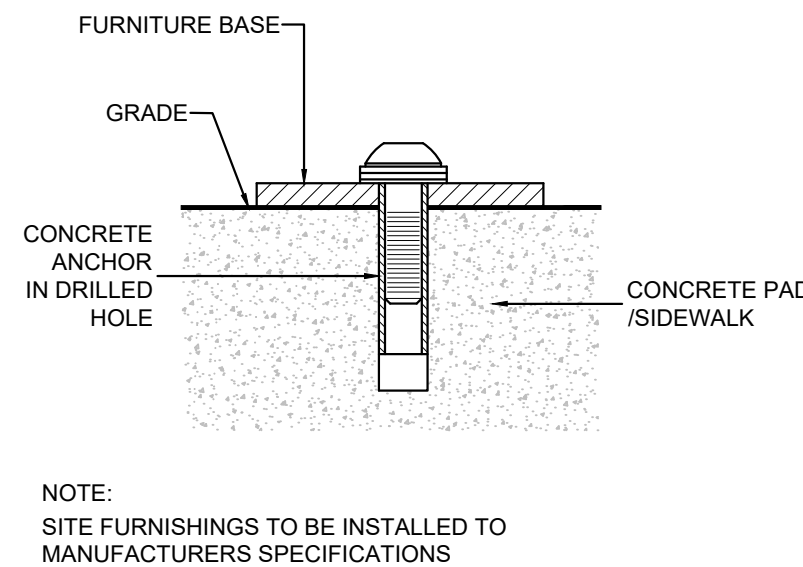
1 PLANTER POT GUTTER DRAINAGE
1:25



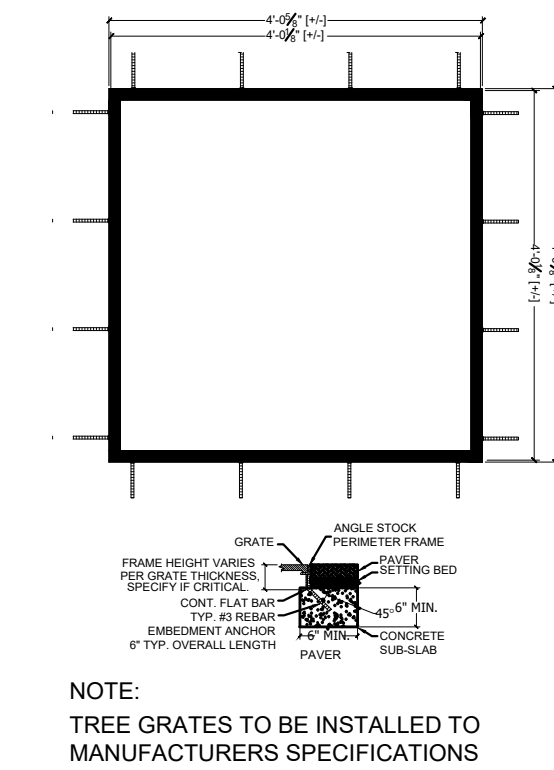
2 STRUCTURAL SOIL SECTION
1:25



3 CONCRETE PAVER ON SLAB
1:25



4 SITE FURNITURE MOUNTING
N.T.S



5 URBAN ACCESSORIES
TREE GRATE DETAIL
N.T.S

NO.	DATE	REVISION	DESCRIPTION	DR.
1	12/20/2024	30% BP		YR/RJ

CLIENT:

PROJECT:

**ALDERGROVE 6-STOREY
RESIDENTIAL /COMMERCIAL
DEVELOPMENT**

**272 STREET AND FRASER HWY
LANGLEY, B.C.**

DRAWING TITLE:

**LANDSCAPE
DETAIL**

DATE: 24.OCT.16
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER:
L6
OF 6

Appendix C - Tree Summary Schedule

TOL Project # TBD

Project Name: TOL BC Builds - Alder Inn		
Project Location: 272 St & Fraser Hwy (Aldergrove) Langley		
Owner Name, Address, Telephone & Email: Township of Langley Housing Trust Society; rhossainzadeh@tol.ca Township of Langley Housing Society Trust 20338 65 Ave, Langley 604-534-3211 wbauer@		
SUMMARY OF SIGNIFICANT TREES IDENTIFIED, RETAINED, REMOVED & REPLACED		
1.	Number of Significant Trees identified on developable site (from Tree Survey)	Evergreen <u>0</u> Deciduous <u>1</u>
2.	Number of Significant Trees to be removed	0
3.	Net number of Significant Trees to be retained and protected (1 minus 2)	1
4.	Number of Replacement Trees required = a) (30 trees/acre x .91 acres of gross developable land) – [minus] b) (3 x total number of Retained Trees)	a) minus b) = <u>26</u>
5.	Total number of Retained or Replacement Trees (3 + 4)	27
6.	Number of Replacement Trees to be planted <u>on-site</u>	8
7.	Number of Replacement Trees to be planted <u>off-site</u>	23
	Proposed locations for replacement trees planted <u>off-site</u> :	NA
8.	Number of Retained and Replacement Trees divided by # of Residential Units (where applicable)	NA
9.	Estimate of Number of Significant Trees in non-disturbance environmental areas above the top of bank	NA
10.	Number of Street Trees to be planted (estimate)	23
11.	Total number of Trees in place following Development (5 + 10). This excludes significant trees located in environmental areas and designated buffers	50

Confirmation: I have reviewed the completed Appendix C above and I confirm its accuracy.

Name of Arborist or Landscape Architect: Elvis Truong

Company: Mike Fadum & Associates Telephone: 778-593-0300

Fax: N/A Email: office@fadum.ca

Signature: Elvis Truong Date: October 24, 2024
(Arborist/Landscape Architect)

Confirmation: A certified Arborist or Landscape Architect identified above has been engaged to provide monthly inspections and reports to confirm adherence to the accepted Tree Management Plan and requirements of Schedule I of Bylaw No. 5382, as amended from time to time.

Signature: [Signature] Date: October 24, 2024
(Owner)

Chunpreet Kooner
Signing Officer

Eric Woodward, President