THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101443

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

1. Name: Marinelli Investments Ltd.

   Address: 401, 1930 Pandora Street
   Vancouver, BC V5L 0C7

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 B Section 35 Township 8 New Westminster District Plan EPP142521

   CIVIC ADDRESS: 9494 – 200 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
   e. Section 701.6 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the minimum rear (east) lot line setback abutting a Residential zone from 10 m (32.8 ft) to 0 m (0 ft) as indicated in Schedule “A”.
   f. Section 111.4 – Parking Lot Landscaping of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required parking lot landscaping on the north side of the site from one tree per six stalls to zero trees per six stalls as indicated in Schedule “A”.
   g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   h. All refuse areas to be located within buildings and/or in enclosures 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. Road and utility upgrades and extensions in accordance with the Township’s Subdivision and Development Servicing Bylaw.
   b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.

c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
g. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

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

This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS	9494 200th STREET, TOWNSHIP OF LANGLEY, BC V1M 3A6
LEGAL ADDRESS	LT 2, SEC 35, TWP 8, NWD, PL EPP40566
BUILDING USE	LIGHT INDUSTRIAL
GROSS BUILDING AREA	4,575.39 m² 49,249.1 ft²

ZONING BYLAW ANALYSIS (TOWNSHIP OF LANGLEY)

1. ZONING: M-1A

2. SITE AREA: 9,422.58 m² | 0.94 hectare | 101,423.80 ft² | 2.30 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS

SITE AREA		PROP. SITE COVERAGE	BUILDING AREA		MAXIMUM SITE COVERAGE		
SQ M	SQ FT		SQ M	SQ FT	%	SQ M	SQ FT
9,422.58	101,423.8	48.56%	4,575.39	49,249.1	60.00%	5,653.55	60,854.3

GROSS FLOOR AREA CALCULATIONS

LEVEL	OCCUPANCY	FLOOR AREA	
		SQ M	SQ FT
SECOND FLOOR	D: BUSINSSS + PERSONAL SERVICES OCCUPANCIES	442.98	4,768.2
MAIN FLOOR	D: BUSINESS + PERSONAL SERVICES OCCUPANCIES	259.40	2,792.2
MAIN FLOOR	F-2: MEDIUM HAZARD INDUSTRIAL OCCUPANCIES	4,312.22	46,416.4
TOTAL		5,014.61	53,976.8

FLOOR SPACE RATIO CALCULATIONS

PROPOSED F.S.R.	ALLOWABLE F.S.R.
0.50	1.00

4. BUILDING HEIGHT
MAXIMUM HEIGHT 12 M (39' - 5")
PROPOSED HEIGHT: 11.5 M (37' - 9")

5. REQUIRED SETBACKS:

	REQUIRED	PROVIDED	
FRONT YARD (WEST)	10.0 m (32'-9 1/2")	10.2 m (33' 5")	
SIDE YARD (NORTH)	0.0 m (0")	47.1 m (154'-4 1/2")	
SIDE YARD (SOUTH):	0.0 m (0")	0.2 m (6")	
REAR YARD (EAST)	10.0 m (32'-9 1/2")	0.0 m (0")	VARIANCE REQUESTED

6. LANDSCAPING REQUIREMENTS:
LANDSCAPING AREA, LANDSCAPING SCREENS AND FENCING SHALL COMPLY WITH SECTION 111, EXCEPT PROVISION FOR PARKING ISLANDS AT NORTH EDGE OVER FORTIS ROW. VARIANCE REQUESTED

7. VEHICLE PARKING AND LOADING:
REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE

VEHICLE PARKING REQUIREMENT CALCULATIONS

PARKING CLASSIFICATION	BY-LAW DEFINITION USED	CALCULATION METHOD	LOCAL BYLAW REQUIREMENTS					
			GROSS AREA		PERCENTAGE OF GROSS AREA (%)	SPACES	AREA (SM)	SPACES REQUIRED
			SQ M	SQ FT				
BUILDING SERVICES	INDUSTRIAL	GFA	34.35	369.8	100	1	186.00 m²	0.2
HORZ. CIRC.	INDUSTRIAL	GFA	87.72	944.2	100	1	186.00 m²	0.5
INDUSTRIAL	INDUSTRIAL	GFA	4,151.78	44,689.4	100	1	186.00 m²	22.3
OFFICE	OFFICES	GFA	259.40	2,792.2	100	1	35.00 m²	7.4
VERT. CIRC	INDUSTRIAL	GFA	38.37	413.0	100	1	186.00 m²	0.2
OFFICE	OFFICES	GFA	442.98	4,768.2	100	1	35.00 m²	12.7
TOTAL VEHICLE PARKING SPACES REQUIRED:			5,014.61	53,976.8				43.3

VEHICLE PARKING PROVIDED

PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	1
SMALL CAR	4
STANDARD PARKING	39
TOTAL PARKING SPACES PROVIDED	44

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS (TYPICAL):	2.8 m (9'-0 1/2") W,	5.8 m (19'-0 1/2") L
ACCESSIBLE STALL DIMENSIONS:	3.7 m (12' 1 1/2") W,	5.8 m (19'-0 1/2") L
SMALL CAR STALL DIMENSIONS:	2.4 m (8'-0") W	4.9 m (16'-0") L

DRIVE AISLE WIDTH: 6.7 m (22'-0") at 90° (TWO WAY)

LOADING CALCULATION
TOTAL LOADING SPACES REQUIRED 7
LOADING SPACES PROVIDED 7

LOADING DIMENSIONS: 3.0 m (9'-10") W, 9.3 m (30'-4") L

8. BICYCLE PARKING:

WAREHOUSE:
BICYCLE PARKING REQUIRED: FLOOR AREA OR OCCUPANT LOAD x 0.06%
1 STALLS REQUIRED

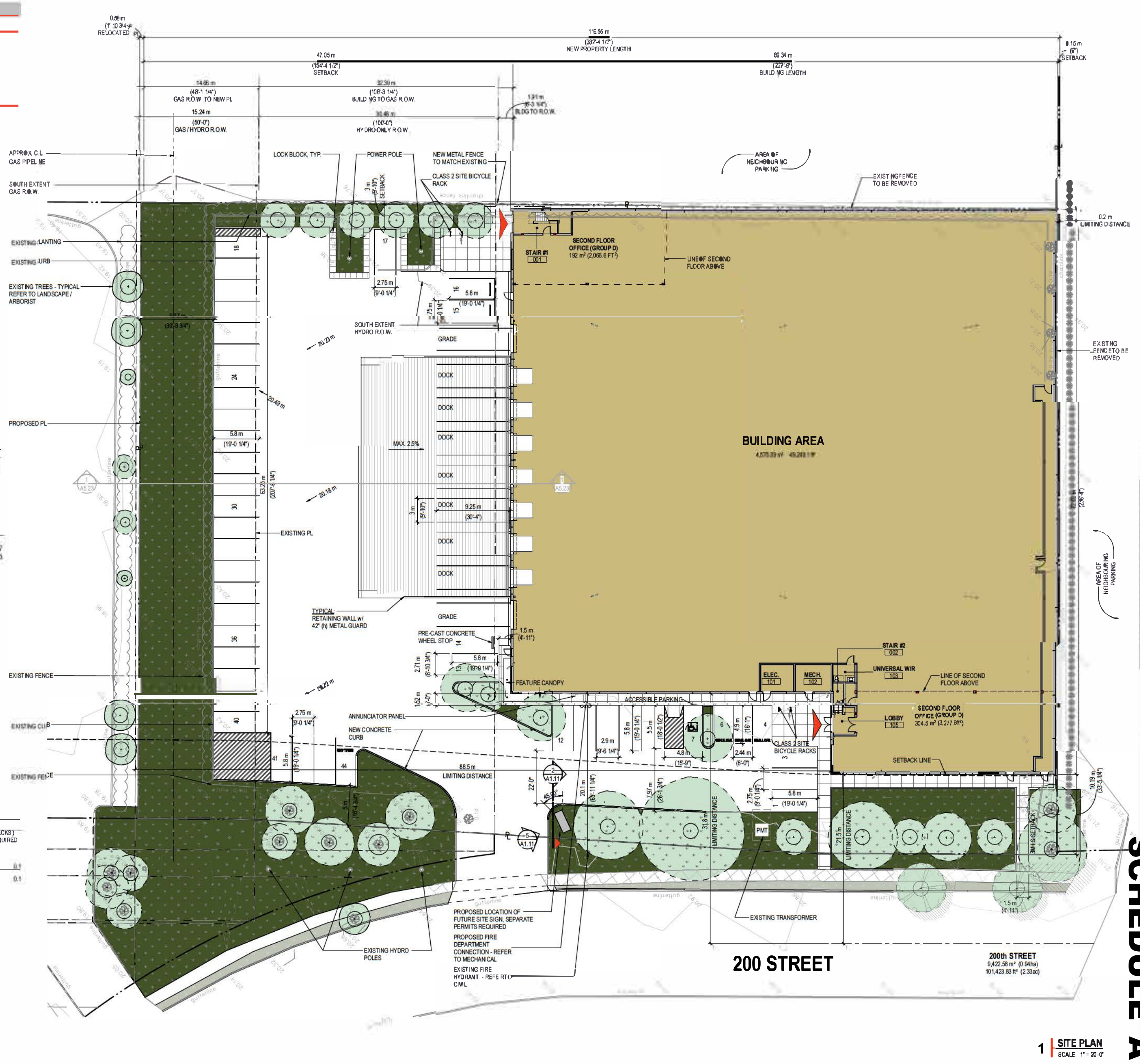
OFFICE:
BICYCLE PARKING REQUIRED: 6 STALLS REQUIRED

BICYCLE PARKING REQUIREMENT CALCULATIONS

AREA CLASSIFICATION	LOCAL BYLAW REQUIREMENTS						
	GROSS AREA		PERCENTAGE OF GROSS AREA	BYLAW SPACES CLASS 2 (RACKS)	BYLAW AREA	CLASS 1 (LOCKER OR ROOM) SPACES REQUIRED	CLASS 2 (RACKS) SPACES REQUIRED
	SQ M	SQ FT					
INDUSTRIAL	4,151.78	44,689.4	100	0.06	0 m²	0.0	0.1
TOTAL BICYCLE SPACES REQUIRED:	4,151.78	44,689.4				0.0	0.1

BICYCLE PARKING PROVIDED

CLASS	BICYCLES
CLASS 2 SITE BICYCLE RACK	8
TOTAL	8


0.58 m (1' 10 3/4") RELOCATED
116.56 m (382'-4 1/2") NEW PROPERTY LENGTH
47.05 m (154'-4 1/2") SETBACK
69.34 m (227'-6") BUILDING LENGTH
0.15 m (6") SETBACK
14.66 m (48'-1 1/4") GAS R.O.W. TO NEW PL
15.24 m (50'-0") GAS / HYDRO R.O.W.
32.39 m (106'-3 1/4") BUILDING TO GAS R.O.W.
30.48 m (100'-0") HYDRO ONLY R.O.W.
1.91 m (6'-3 1/4") BLDG TO R.O.W.
APPROX. C.L GAS PIPELINE
SOUTH EXTENT GAS R.O.W.
LOCK BLOCK, TYP.
POWER POLE
3 m (9'-10") SETBACK
NEW METAL FENCE TO MATCH EXISTING
CLASS 2 SITE BICYCLE RACK
AREA OF NEIGHBOURING PARKING
EXISTING FENCE TO BE REMOVED
0.2 m LIMITING DISTANCE
EXISTING PLANTING
EXISTING CURB
EXISTING TREES - TYPICAL REFER TO LANDSCAPE / ARBORIST
STAIR #1 001
SECOND FLOOR OFFICE (GROUP D) 192 m² (2,066.6 FT²)
LINE OF SECOND FLOOR ABOVE
SOUTH EXTENT HYDRO R.O.W.
GRADE
DOCK
MAX. 2.5%
BUILDING AREA
4,575.39 m² 49,249.1 ft²
PROPOSED PL
EXISTING PL
TYPICAL RETAINING WALL w/ 42" (h) METAL GUARD
PRE-CAST CONCRETE WHEEL STOP
EXISTING FENCE
FEATURE CANOPY
ELEC. 101
MECH. 102
STAIR #2 002
UNIVERSAL W/R 103
LINE OF SECOND FLOOR ABOVE
SECOND FLOOR OFFICE (GROUP D) 304.5 m² (3,277.6 ft²)
LOBBY 105
ACCESSIBLE PARKING
CLASS 2 SITE BICYCLE RACKS
SETBACK LINE
ANNUNCIATOR PANEL
NEW CONCRETE CURB
88.5 m LIMITING DISTANCE
EXISTING CURB
EXISTING FENCE
LIMITING DISTANCE
PMT
EXISTING TRANSFORMER
PROPOSED LOCATION OF FUTURE SITE SIGN, SEPARATE PERMITS REQUIRED
PROPOSED FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL
EXISTING FIRE HYDRANT - REFER TO CIVIL
EXISTING HYDRO POLES
200 STREET
200th STREET 9,422.58 m² (0.94ha) 101,423.83 ft² (2.33ac)
A1.11
A5.21
1 SITE PLAN SCALE: 1" = 20'-0"

arc studio
Vancouver Office
12834 Stony Plain Road NW
Edmonton, AB
T5N 3N7
p 604.678.5916

TRUE NORTH

REVISIONS

REV	DATE	DESCRIPTION	DRAWN	CHECKED
	2024.12.16	ISSUED FOR BUILDING PERMIT		
	2024.12.06	ISSUED FOR CLIENT REVIEW		
	2024.11.08	ISSUED FOR COORDINATION		
	2024.11.01	ISSUED FOR CLIENT REVIEW		
	2024.10.24	ISSUED FOR CLIENT REVIEW		
	2024.04.24	ISSUED FOR DP		
	2024.04.18	ISSUED FOR CLIENT REVIEW		
	2024.03.21	ISSUED FOR CLIENT REVIEW		
	2024.04.04	ISSUED FOR CLIENT REVIEW		
	2024.03.21	ISSUED FOR CLIENT REVIEW		
	2024.02.22	ISSUED FOR CLIENT REVIEW		
	2024.02.09	ISSUED FOR CLIENT REVIEW		
	2024.02.06	ISSUED FOR CLIENT REVIEW		
	2024.01.30	ISSUED FOR CLIENT REVIEW		
	2024.01.26	ISSUED FOR CLIENT REVIEW		
	2024.01.16	ISSUED FOR CLIENT REVIEW		
	2023.12.14	ISSUED FOR CLIENT REVIEW		
	2023.12.11	ISSUED FOR CLIENT REVIEW		
	2023.11.30	ISSUED FOR CLIENT REVIEW		
	2023.11.09	FOR CLIENT REVIEW		
	2023.10.19	REVISED SET		

DOCUMENTS PHASE
ISSUED FOR REVIEW

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SCHEDULE A

PROJECT
200th STREET

CLIENT
CONWEST DEVELOPMENTS

DRAWING TITLE
SITE PLAN, VICINITY MAP AND PROJECT INFORMATION

DRAWN:		CHECKED:	
DATE:	2024.12.13	SCALE:	As indicated
PROJECT NO.	230001	SHEET NO.	A1.01

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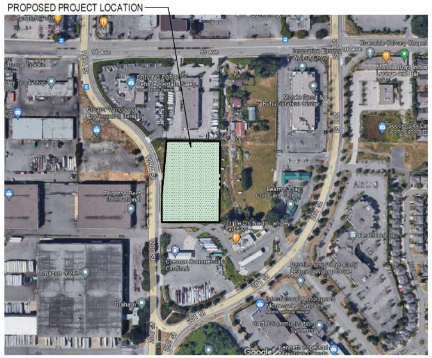
SITE LEGEND

🟨	PROPOSED BUILDING FOOTPRINT
⬛	EXISTING BUILDING FOOTPRINT
🟩	LANDSCAPE AREA
⊞	CONCRETE SIDEWALK
▥	CONCRETE PAD
☐	ASPHALT PAVING
▦	PERMEABLE ASPHALT PAVING - REFER TO CIVIL
▦	PEDESTRIAN WALKWAY
▒	SITE GRAVEL
☐	LANDSCAPE AREA
⊠	PMT c/w BOLLARDS - REFER TO ELECTRICAL
◎	EXISTING TREE TO BE RETAINED (SIZE VARIES)

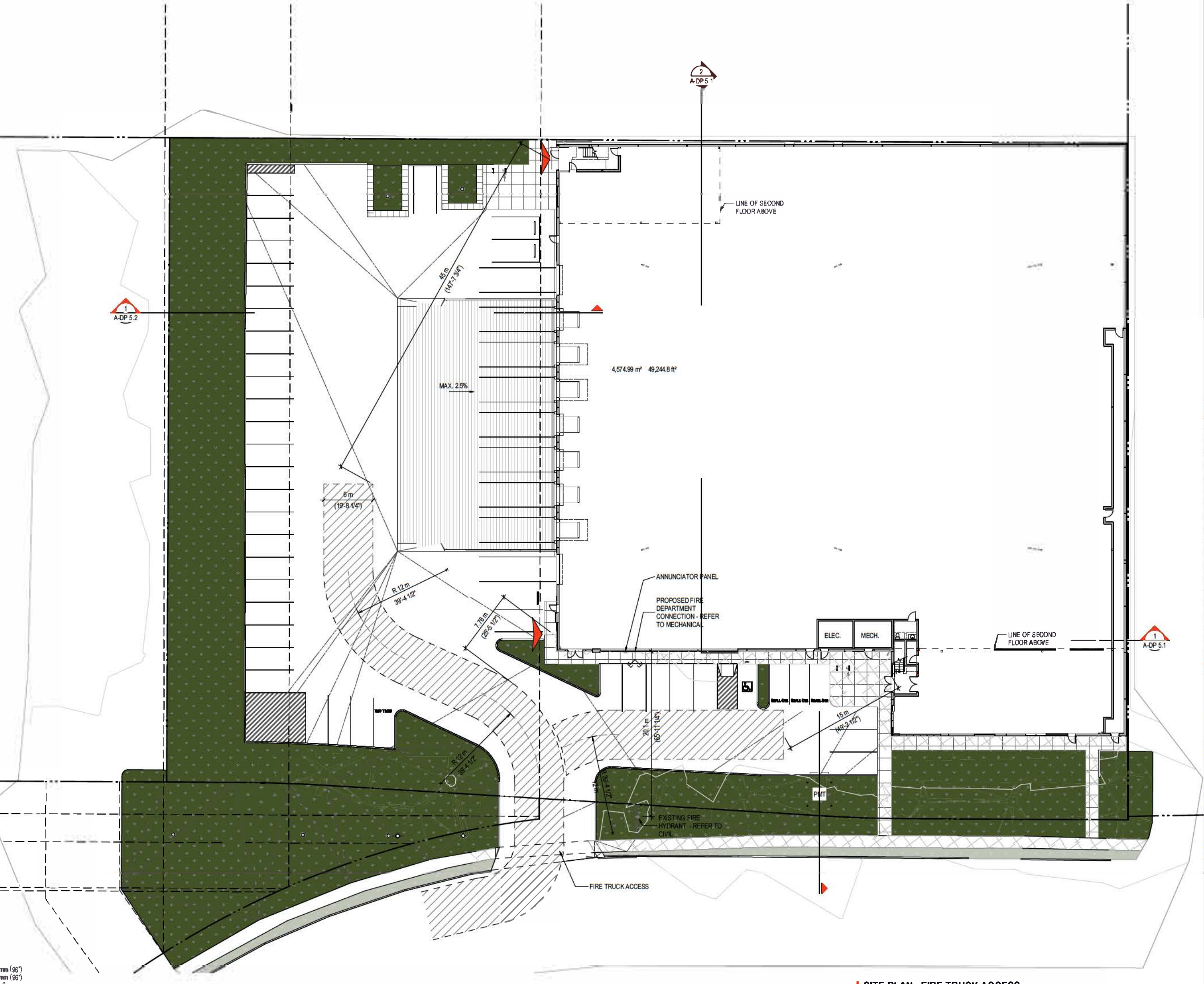
—— PL ——	PROPERTY LINE
- - - -	EASEMENT
------	RIGHT OF WAY (R.O.W.)
— — —	BUILDING SETBACK
—×—×—	CHAINLINK/ MESH FENCE
■—■—■	CONCRETE SOUND BARRIER
o—o—o	OMEGA FENCE
▬ ▬ ▬	RETAINING WALL REFER TO CIVIL AND STRUCTURAL
◎ ◩ ◐	CATCH BASIN AND LAWN DRAIN REFER TO CIVIL AND MECHANICAL
▥	TRENCH DRAIN REFER TO CIVIL AND MECHANICAL
↰ ↑	TRAVEL DIRECTION ARROWS
✳	BUILDING FACADE LIGHTS REFER TO ELECTRICAL
⊗	POST-MOUNTED LIGHTS REFER TO ELECTRICAL
▬	SITE FURNITURE REFER TO LANDSCAPING
▼	BUILDING ENTRY
●	EXISTING FIRE HYDRANT - REFER TO CIVIL
▨	NO PARKING / LOADING ZONE

PROPOSED PROJECT LOCATION

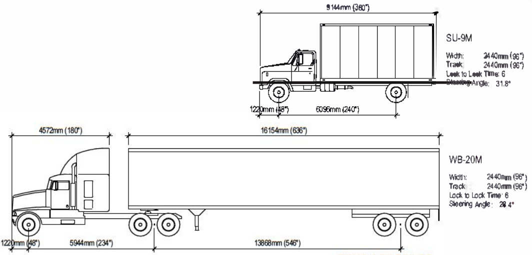


CONTEXT PLAN

TRUE NORTH



1 SITE PLAN - FIRE TRUCK ACCESS
SCALE: 1 : 250



SU-9M
Width: 2440mm (96")
Track: 2440mm (96")
Lock to Lock Time: 6
Steering Angle: 31.8°

WB-20M
Width: 2440mm (96")
Track: 2440mm (96")
Lock to Lock Time: 6
Steering Angle: 28.4°

TRUCK PROFILES

arc STUDIO
Edmonton Office
12634 Stony Plain Road NW
Edmonton, AB
T5N 3N7
p.780.809.2991

PROJECT NORTH

REVISIONS

REV	DATE	DESCRIPTION	DRAWN	CHECKED
	2024.11.01	ISSUED FOR CLIENT REVIEW		
	2024.10.24	ISSUED FOR CLIENT REVIEW		
	2024.04.24	ISSUED FOR DP		
	2024.04.18	ISSUED FOR CLIENT REVIEW		
	2024.04.04	ISSUED FOR CLIENT REVIEW		
	2024.03.21	ISSUED FOR CLIENT REVIEW		
	2024.02.22	ISSUED FOR CLIENT REVIEW		
	2024.02.09	ISSUED FOR CLIENT REVIEW		
	2024.02.06	ISSUED FOR CLIENT REVIEW		
	2024.01.30	ISSUED FOR CLIENT REVIEW		
	2024.01.26	ISSUED FOR CLIENT REVIEW		
	2024.01.16	ISSUED FOR CLIENT REVIEW		
	2023.12.14	ISSUED FOR CLIENT REVIEW		
	2023.12.11	ISSUED FOR CLIENT REVIEW		
	2023.11.30	ISSUED FOR CLIENT REVIEW		
	2023.11.09	FOR CLIENT REVIEW		
	2023.10.19	REVISED SET		

DOCUMENTS PHASE

ISSUED FOR REVIEW

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PROJECT
200th STREET

CLIENT
CONWEST

DRAWING TITLE
FIRE TRUCK ACCESS
+ CONTEXT PLAN

DRAWN:
CHECKED:
DATE:
SCALE: As indicated

PROJECT NO.
230001
SHEET NO.
A-DP 1.1

C:\Users\vlee\Documents\230001 MARINELLI R24_0416_vlee6ZW47.rvt
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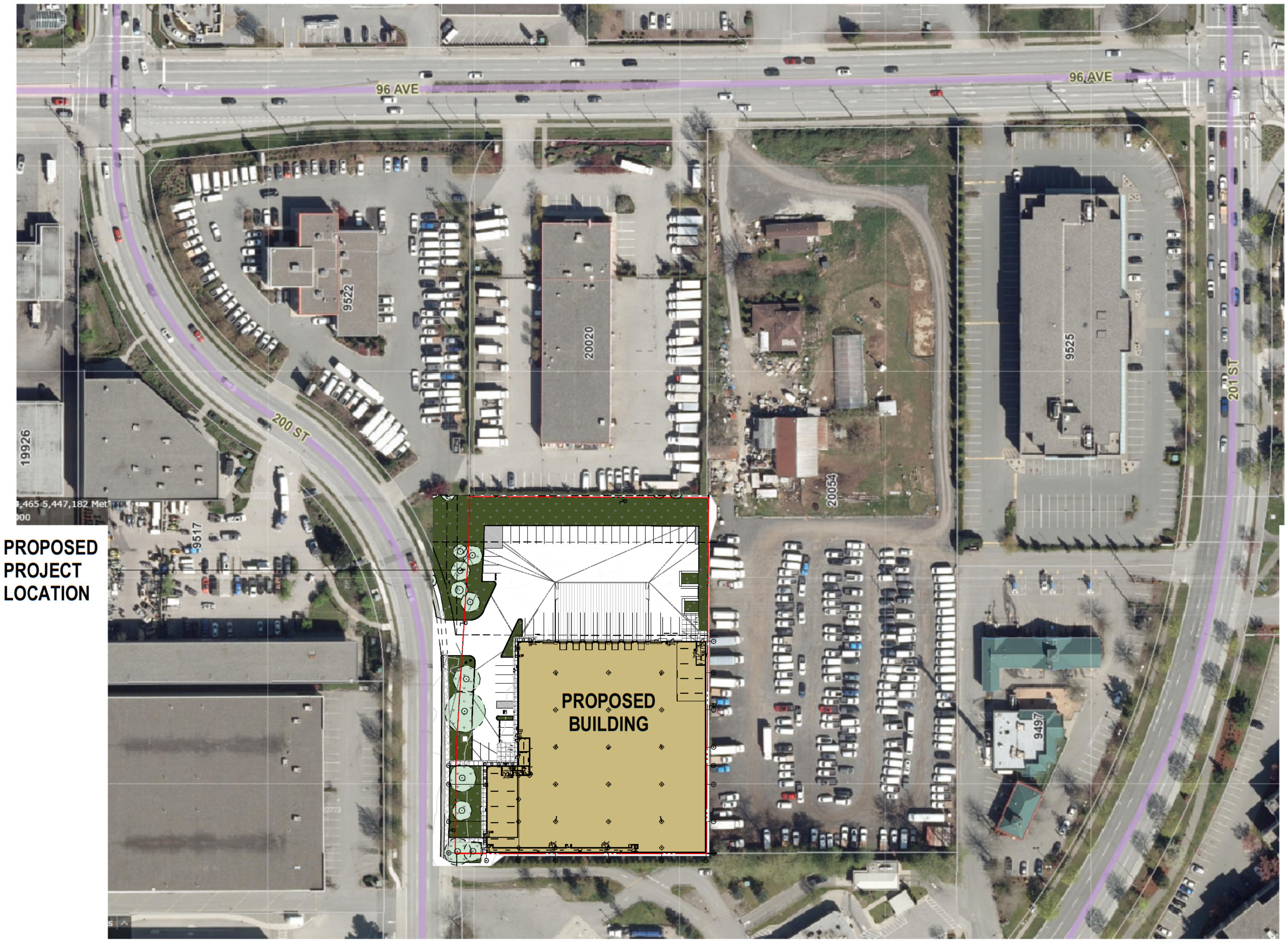

1 ENLARGED CONTEXT PLAN
N.T.S

PRELIMINARY - NOT FOR CONSTRUCTION

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TRUE NORTH

REVISIONS

REV	DATE	DESCRIPTION	DRAWN	CHECKED
	2024.11.08	ISSUED FOR COORDINATION		
	2024.11.01	ISSUED FOR CLIENT REVIEW		
	2024.10.24	ISSUED FOR CLIENT REVIEW		
	2024.04.24	ISSUED FOR DP		
	2024.04.18	ISSUED FOR CLIENT REVIEW		
	2024.04.04	ISSUED FOR CLIENT REVIEW		
	2024.03.21	ISSUED FOR CLIENT REVIEW		
	2024.02.22	ISSUED FOR CLIENT REVIEW		

DOCUMENTS PHASE

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PROJECT

200th STREET

CLIENT

CONWEST DEVELOPMENTS

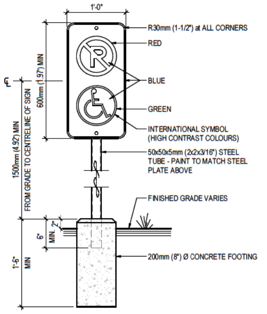
DRAWING TITLE

CONTEXT PLAN

DRAWN: Author CHECKED: Checker
DATE: 02/20/24 SCALE: As indicated

PROJECT NO. 230001
SHEET NO. A-DP 1.2

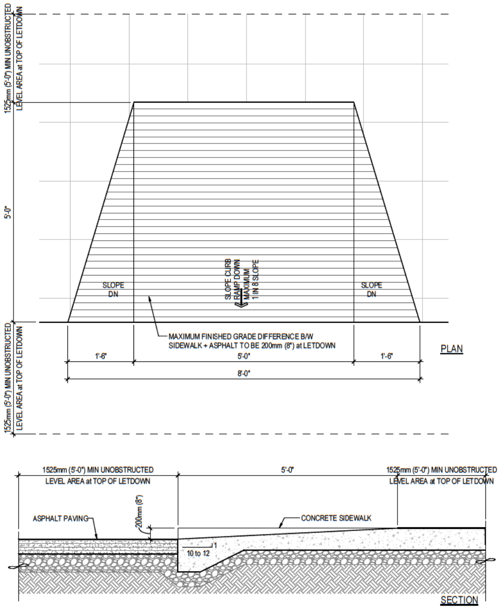
2025-04-09 11:50:04 AM


1'-0"
R30mm (1-1/2") at ALL CORNERS
RED
BLUE
GREEN
INTERNATIONAL SYMBOL (HIGH CONTRAST COLOURS)
50x50x5mm (2x2x3/16") STEEL TUBE - PAINT TO MATCH STEEL PLATE ABOVE
FINISHED GRADE VARIES
200mm (8") Ø CONCRETE FOOTING
600mm (1.97') MIN
1500mm (4.92') MIN FROM GRADE TO CENTRELINE OF SIGN
2"
6" MIN.
1'-6" MIN

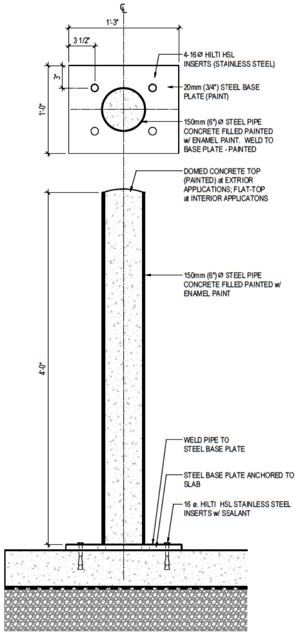
NOTE:

1. SIGN SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 150mm (6") FROM THE FRONT OF EACH PARKING SPACE w/ A MINIMUM 915mm (3'-0") CLEAR.
3. MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION
4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS, PROVIDE PRE-CAST BUMPERS

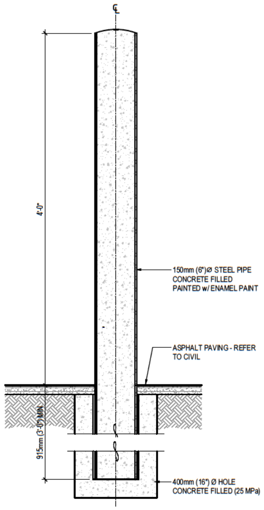
1 ACCESSIBLE POST MOUNTED SIGN
SCALE: 1" = 1'-0"


1525mm (5'-0") MIN UNOBSTRUCTED LEVEL AREA at TOP OF LETDOWN
5'-0"
SLOPE DN
SLOPE CURB RAMP DOWN MAXIMUM 1 IN 8 SLOPE
SLOPE DN
MAXIMUM FINISHED GRADE DIFFERENCE B/W SIDEWALK + ASPHALT TO BE 200mm (8") at LETDOWN
1'-6"
5'-0"
1'-6"
8'-0"
PLAN
1525mm (5'-0") MIN UNOBSTRUCTED LEVEL AREA at TOP OF LETDOWN
1525mm (5'-0") MIN UNOBSTRUCTED LEVEL AREA at TOP OF LETDOWN
5'-0"
1525mm (5'-0") MIN UNOBSTRUCTED LEVEL AREA at TOP OF LETDOWN
ASPHALT PAVING
200mm (8")
CONCRETE SIDEWALK
1
10 to 12
SECTION

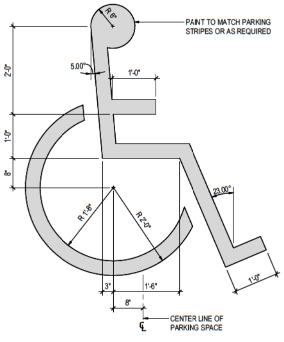
3 ACCESSIBLE LETDOWN / CURB / RAMP
SCALE: 3/4" = 1'-0"


℄
1'-3"
3 1/2"
3"
1'-0"
4-16Ø HILTI HSL INSERTS (STAINLESS STEEL)
20mm (3/4") STEEL BASE PLATE (PAINT)
150mm (6")Ø STEEL PIPE CONCRETE FILLED PAINTED w/ ENAMEL PAINT. WELD TO BASE PLATE - PAINTED
DOMED CONCRETE TOP (PAINTED) at EXTRIOR APPLICATIONS; FLAT-TOP at INTERIOR APPLICATONS
150mm (6")Ø STEEL PIPE CONCRETE FILLED PAINTED w/ ENAMEL PAINT
4'-0"
WELD PIPE TO STEEL BASE PLATE
STEEL BASE PLATE ANCHORED TO SLAB
16 ø. HILTI HSL STAINLESS STEEL INSERTS w/ SEALANT

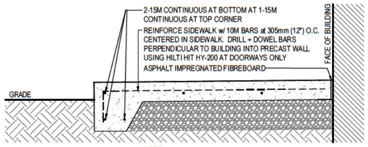
5 SURFACE-MOUNTED METAL BOLLARD
SCALE: 1 1/2" = 1'-0"


℄
4'-0"
150mm (6")Ø STEEL PIPE CONCRETE FILLED PAINTED w/ ENAMEL PAINT
ASPHALT PAVING - REFER TO CIVIL
915mm (3'-0") MIN
400mm (16") Ø HOLE CONCRETE FILLED (25 MPa)

7 IN-GROUND METAL BOLLARD
SCALE: 1 1/2" = 1'-0"

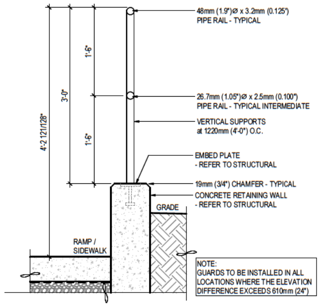

R 6"
PAINT TO MATCH PARKING STRIPES OR AS REQUIRED
5.00°
1'-0"
2'-0"
1'-0"
8"
R 1'-8"
R 2'-0"
23.00°
1'-0"
3"
1'-6"
8"
CENTER LINE OF PARKING SPACE
℄

2 ACCESSIBLE PAINTED SYMBOL
SCALE: 3/4" = 1'-0"


2-15M CONTINUOUS AT BOTTOM AT 1-15M CONTINUOUS AT TOP CORNER
REINFORCE SIDEWALK w/ 10M BARS at 305mm (12") O.C. CENTERED IN SIDEWALK. DRILL + DOWEL BARS PERPENDICULAR TO BUILDING INTO PRECAST WALL USING HILTI HIT HY-200 AT DOORWAYS ONLY
ASPHALT IMPREGNATED FIBREBOARD
FACE OF BUILDING
GRADE

NOTE
125mm (5") THICK SIDEWALK ON 6" COMPACTED CLEAN GRANULAR FILL. PROVIDE CONTROL JOINTS EVERY 1220mm (5'-0") - REFER TO SITE PLAN.

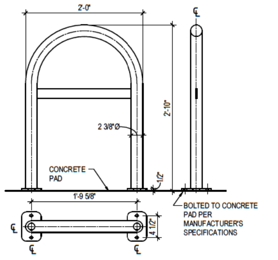
4 SIDEWALK
SCALE: 1" = 1'-0"


48mm (1.9")Ø x 3.2mm (0.125") PIPE RAIL - TYPICAL
26.7mm (1.05")Ø x 2.5mm (0.100") PIPE RAIL - TYPICAL INTERMEDIATE
VERTICAL SUPPORTS at 1220mm (4'-0") O.C.
EMBED PLATE - REFER TO STRUCTURAL
19mm (3/4") CHAMFER - TYPICAL
CONCRETE RETAINING WALL - REFER TO STRUCTURAL
GRADE
RAMP / SIDEWALK
4'-2 121/128"
3'-0"
1'-6"
1'-6"

NOTE:
GUARDS TO BE INSTALLED IN ALL LOCATIONS WHERE THE ELEVATION DIFFERENCE EXCEEDS 610mm (24")

6 RETAINING WALL GUARDRAIL
SCALE: 1" = 1'-0"

NOTES :
STAINLESS STEEL FINISH
SPACING MINIMUM 915mm (36")
ASSEMBLY MATERIAL: STEEL
PIPE RADIUS : 60.2mm (2.37")
PIPE THICKNESS : 3.8mm (0.15")
CAPACITY : 2 BIKES



8 INVERTED 'U' BIKE RACK
SCALE: 1" = 1'-0"

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	2024.04.04	ISSUED FOR CLIENT REVIEW		
	2024.03.21	ISSUED FOR CLIENT REVIEW		
	2024.02.22	ISSUED FOR CLIENT REVIEW		
	2024.02.09	ISSUED FOR CLIENT REVIEW		
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	2024.01.30	ISSUED FOR CLIENT REVIEW		
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	2024.01.16	ISSUED FOR CLIENT REVIEW		
	2023.12.14	ISSUED FOR CLIENT REVIEW		
	2023.12.11	ISSUED FOR CLIENT REVIEW		
	2023.11.30	ISSUED FOR CLIENT REVIEW		

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PROJECT
200th STREET

CLIENT
CONWEST

DRAWING TITLE
SITE DETAILS

DRAWN:
CHECKED:
DATE:
SCALE: As indicated

PROJECT NO.
230001

SHEET NO.
A-DP 1.5

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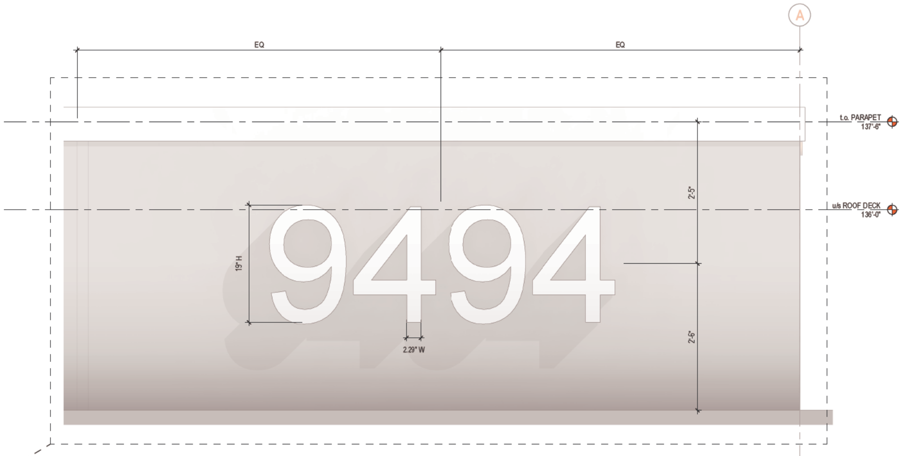
TOWNSHIP OF LANGLEY SIGN BYLAW 2012 NO. 4927

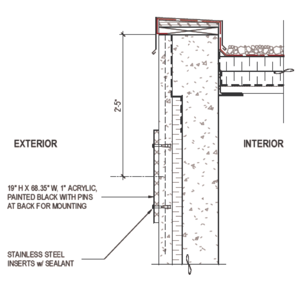
1) One Freestanding Sign each Street abutting a Lot, provided that:
a) A Freestanding Sign shall not exceed an Area of 1.0% of the lot area on which the Sign is located, to a maximum of 20 m² (215.3 ft²) and subject to the maximum dimensions stipulated in section 8.3 2.).
8.3 ADDITIONAL REQUIREMENTS
2) Except for development signs as specified in sections 3.8, the maximum height and width of any freestanding sign shall be 7.6 m (24.9 ft).

A FREESTANDING SIGN AREA: ONE SIDE 9.9 m2, TWO SIDES 19.8 m2.
DIMENSIONS: 4.13m X 2.4m.
OVERALL HEIGHT: 6.96m (22'-10")
LOT AREA 9422.58 m2

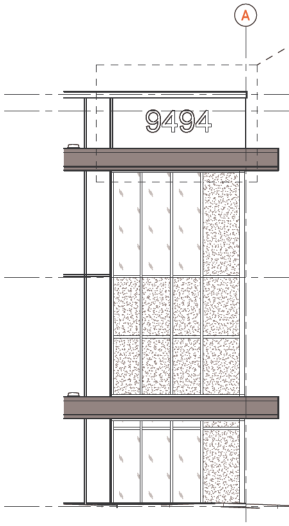


3 BUILDING SIGNAGE FRONT VIEW
SCALE: 1" = 1'-0"

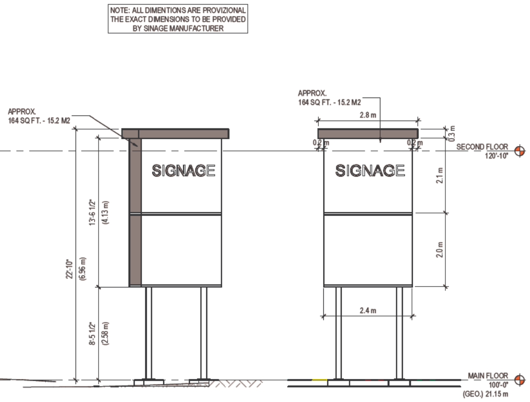
NOTE: THE SIGN IS BEING MOUNTED TO CONCRETE


2'-5"
EXTERIOR
INTERIOR
19" H X 68.35" W, 1" ACRYLIC, PAINTED BLACK WITH PINS AT BACK FOR MOUNTING
STAINLESS STEEL INSERTS w/ SEALANT

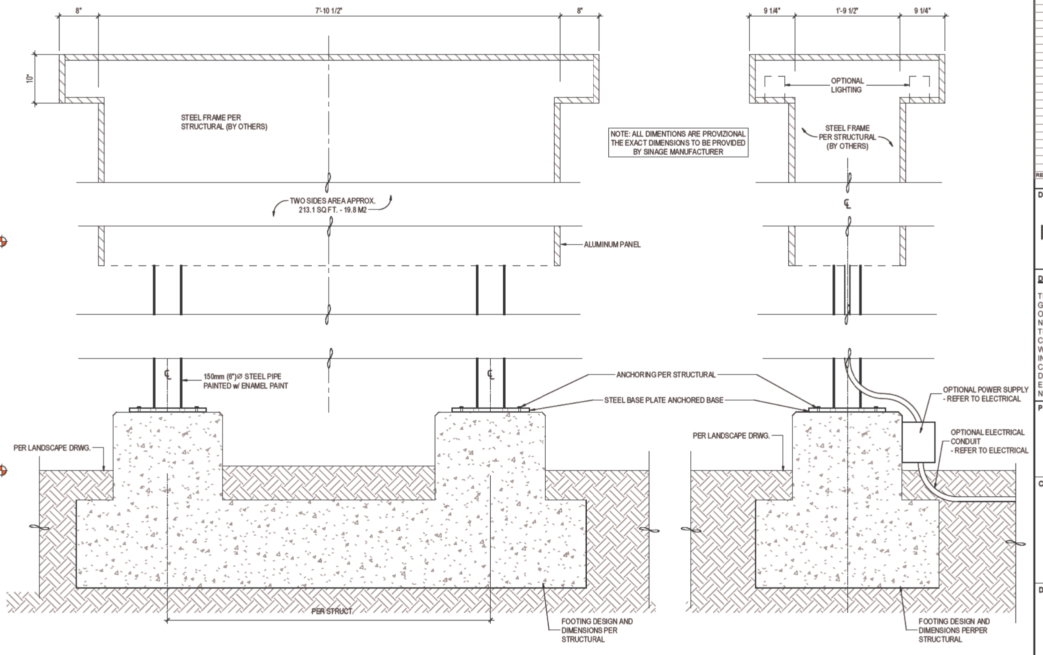
4 WALL MOUNTED SIGN SECTION DETAIL
SCALE: 1" = 1'-0"



2 SITE SIGN VIEW
SCALE: 3/16" = 1'-0"



5 SIGN FRONT ELEVATION
SCALE: 3/16" = 1'-0"


8"
7'-10 1/2"
8"
10"
9 1/4"
1'-9 1/2"
9 1/4"
STEEL FRAME PER STRUCTURAL (BY OTHERS)
NOTE: ALL DIMENTIONS ARE PROVIZIONAL THE EXACT DIMENSIONS TO BE PROVIDED BY SINAGE MANUFACTURER
OPTIONAL LIGHTING
STEEL FRAME PER STRUCTURAL (BY OTHERS)
TWO SIDES AREA APPROX. 213.1 SQ FT. - 19.8 M2
ALUMINUM PANEL
150mm (6")Ø STEEL PIPE PAINTED w/ ENAMEL PAINT
ANCHORING PER STRUCTURAL
STEEL BASE PLATE ANCHORED BASE
OPTIONAL POWER SUPPLY - REFER TO ELECTRICAL
OPTIONAL ELECTRICAL CONDUIT - REFER TO ELECTRICAL
PER LANDSCAPE DRWG.
PER LANDSCAPE DRWG.
PER STRUCT.
FOOTING DESIGN AND DIMENSIONS PER STRUCTURAL
FOOTING DESIGN AND DIMENSIONS PERPER STRUCTURAL

1 MONUMENT SIGN GENERIC SECTIONS
SCALE: 1" = 1'-0"

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PROJECT

200th STREET

CLIENT

CONWEST
DEVELOPMENTS

DRAWING TITLE

SIGNAGE DETAILS

DRAWN: Author
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DATE: 01/29/25
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PROJECT NO.
230001
SHEET NO.
A1.11

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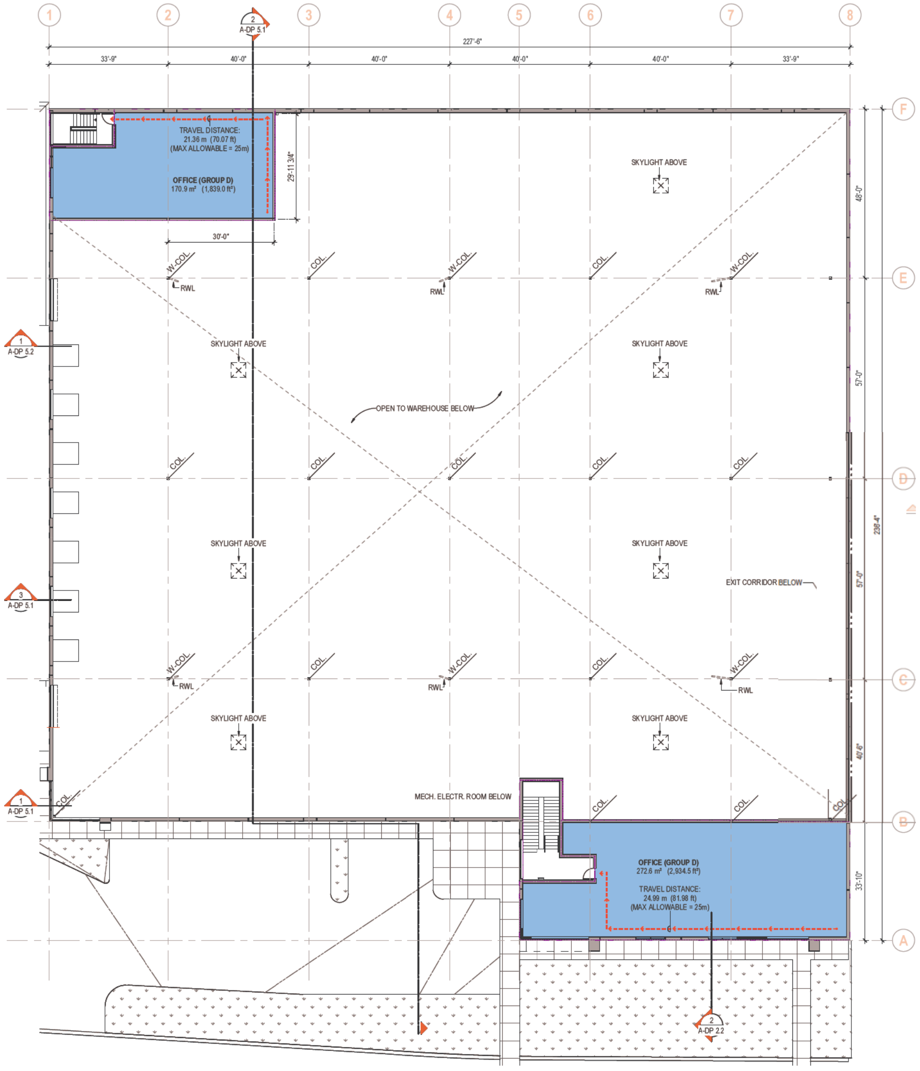
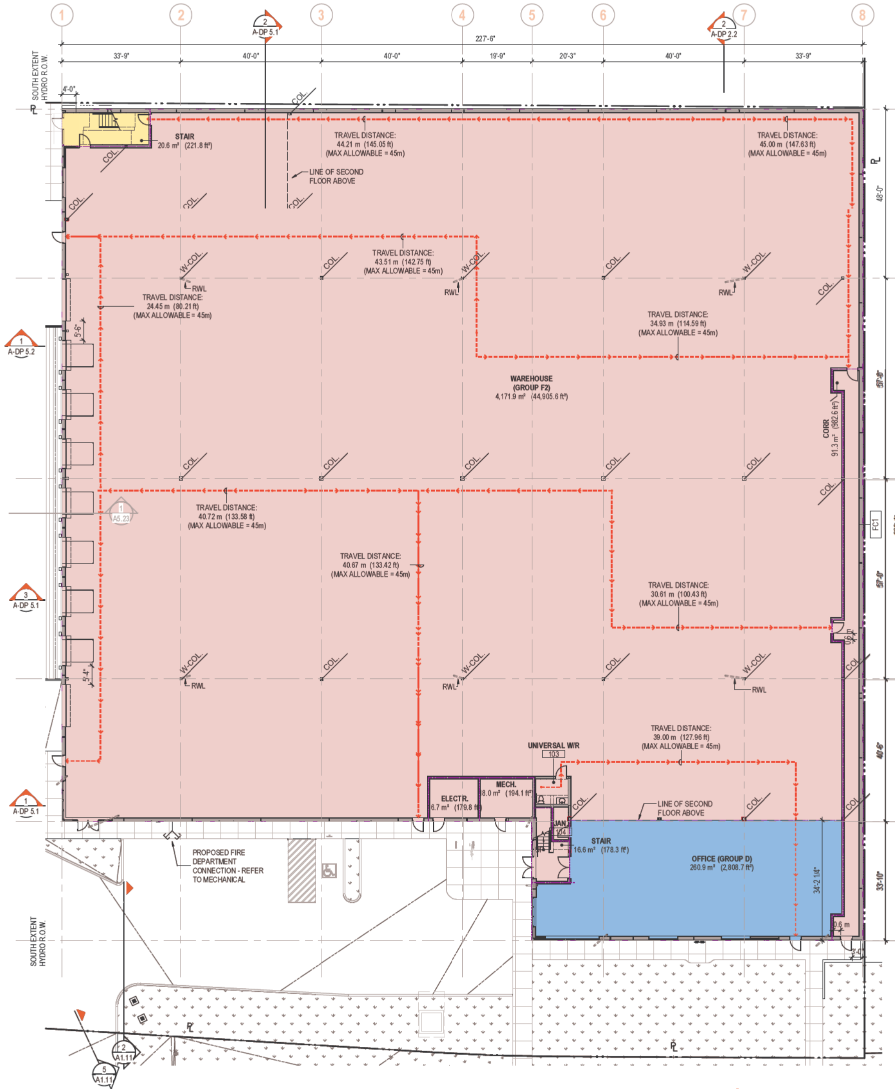


2 SECOND FLOOR PLAN
SCALE: 1 : 200



1 MAIN FLOOR PLAN
SCALE: 1 : 200

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PROJECT NORTH

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PROJECT

200th STREET

CLIENT

CONWEST

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FLOOR PLANS

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SCALE: 1 : 200
PROJECT NO.
230001
SHEET NO.
A-DP 2.1

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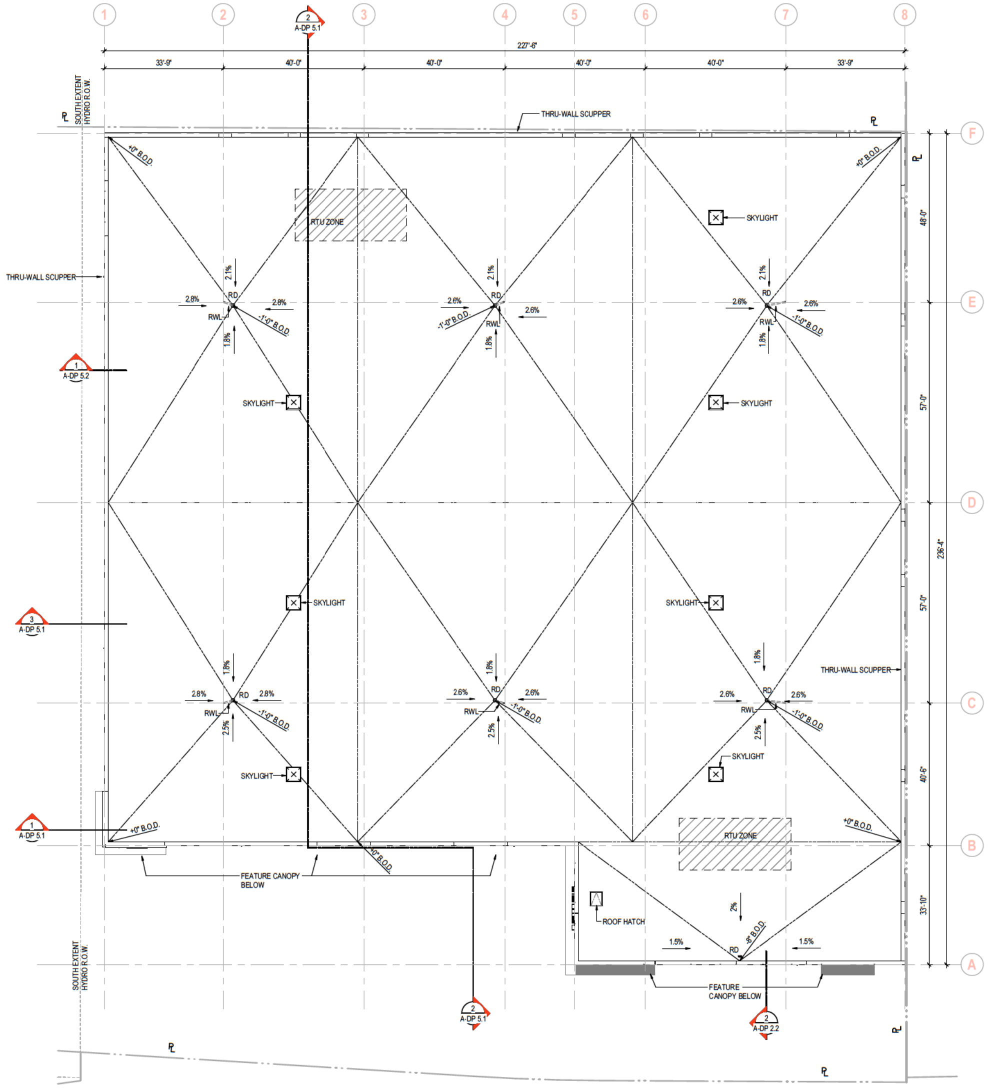
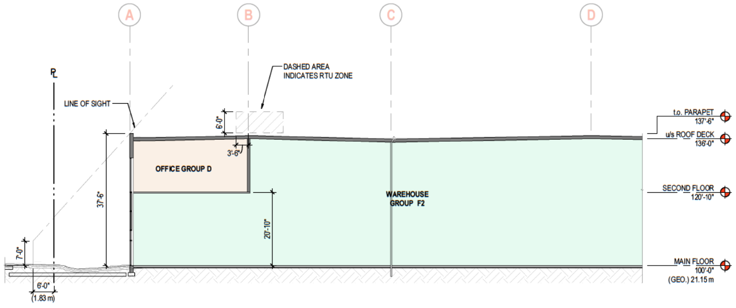


1 ROOF PLAN
SCALE: 1 : 200



DEPARTMENT

- 🟫 OFFICE GROUP D
- 🟩 WAREHOUSE GROUP F2

2 SECTION RTU ZONE
SCALE: 1 : 200

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	2023.12.11	ISSUED FOR CLIENT REVIEW		
	2023.11.30	ISSUED FOR CLIENT REVIEW		
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ROOF PLAN

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SCALE: 1 : 200
PROJECT NO.
230001
SHEET NO.
A-DP 2.2

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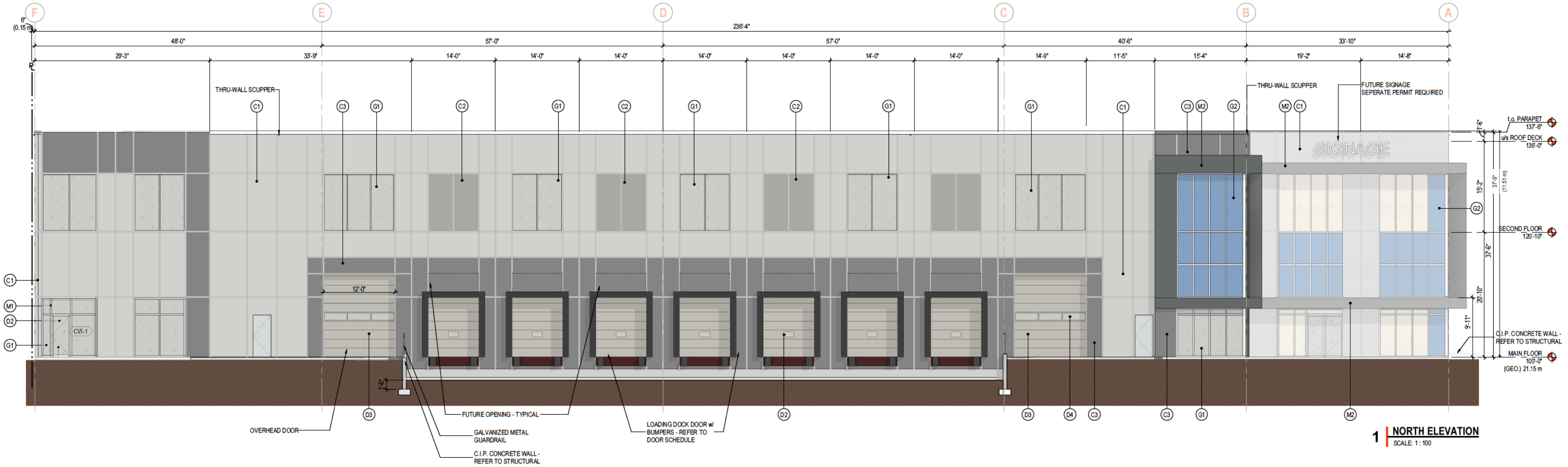
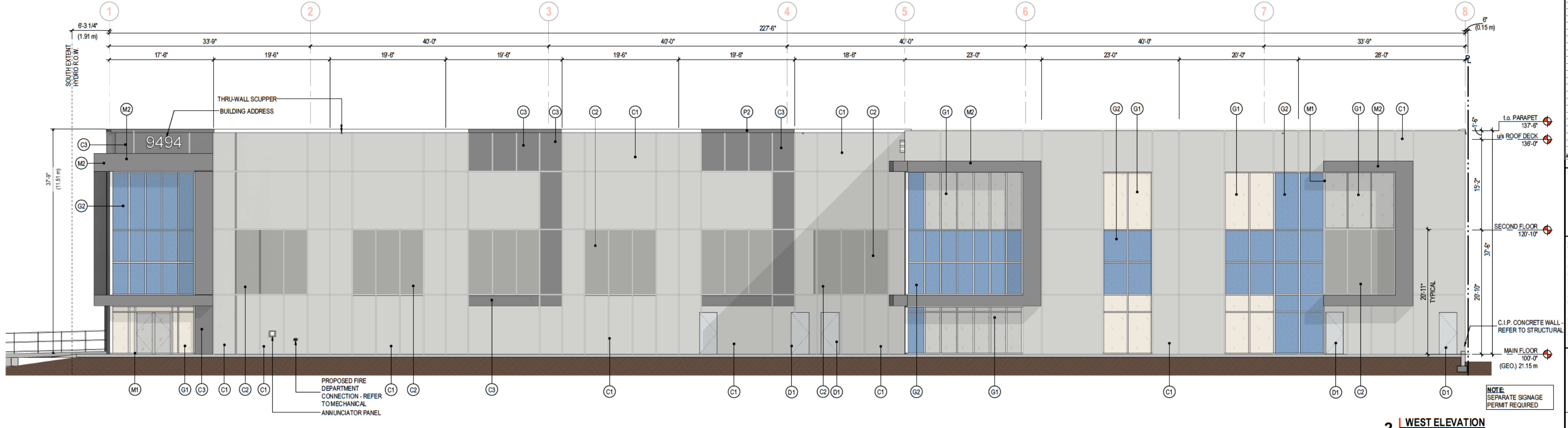


1 NORTH ELEVATION
SCALE: 1 : 100



NOTE:
SEPARATE SIGNAGE
PERMIT REQUIRED

2 WEST ELEVATION
SCALE: 1 : 100

MATERIAL LEGEND

TYPE	DESCRIPTION
C1	CONCRETE TILT-UP PANEL - PAINT COLOR C1 - WARM GRAY
C2	CONCRETE TILT-UP PANEL - PAINT COLOR C2 - MEDIUM GRAY
C3	CONCRETE TILT-UP PANEL - PAINT COLOR C3 - DARK GRAY
D1	INSULATED HOLLOW-METAL DOOR COLOUR TO MATCH C1
D2	STOREFRONT DOOR TO MATCH CURTAINWALL SYSTEM
D3	INSULATED HOLLOW-METAL OVERHEAD DOOR PANEL
D4	OVERHEAD DOOR GLAZING DUAL-PANE, LOW-E GLAZING PANEL
G1	ALUMINUM CURTAINWALL SYSTEM, VISION GLAZING, DUAL-PANE, LOW-E GLAZING PANEL COLOUR:GRAY TINTED
G2	SPANDREL GLAZING - COLOR BLUEBERRY
M1	CURTAINWALL MULLION - CLEAR ANODIZED
M2	PREFINISHED METAL CLADDING TO MATCH COLOR C3
P1	PARAPET CAP FLASHING, PRE-FINISHED COLOUR TO MATCH COLOR C1
P2	<varies>

PROJECT COLOURS

C1	■
C2	■
C3	■
G2	■

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PROJECT

200th STREET

CLIENT

CONWEST

DRAWING TITLE

NORTH + WEST
BUILDING
ELEVATIONS

DRAWN: CHECKED:
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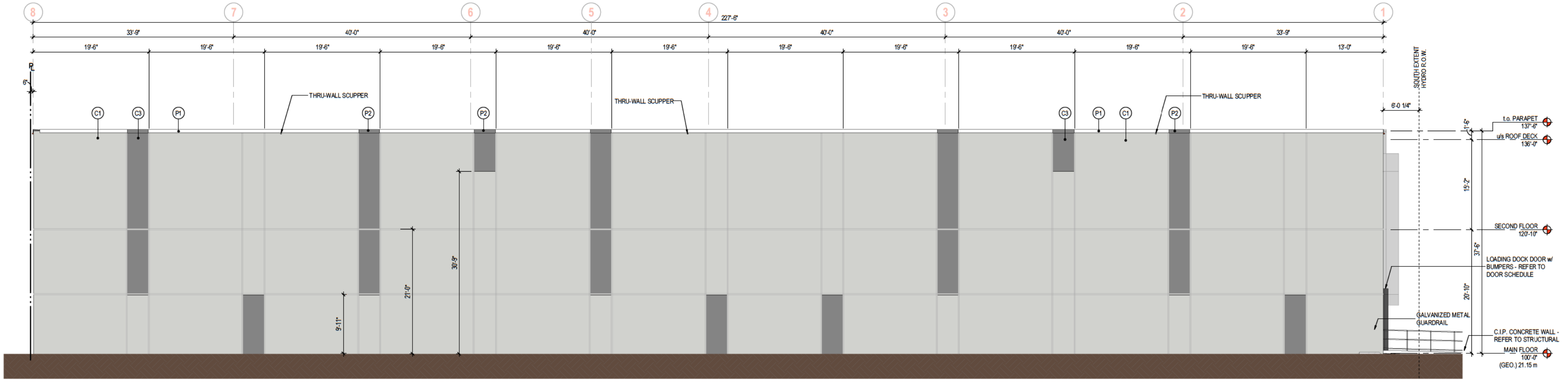
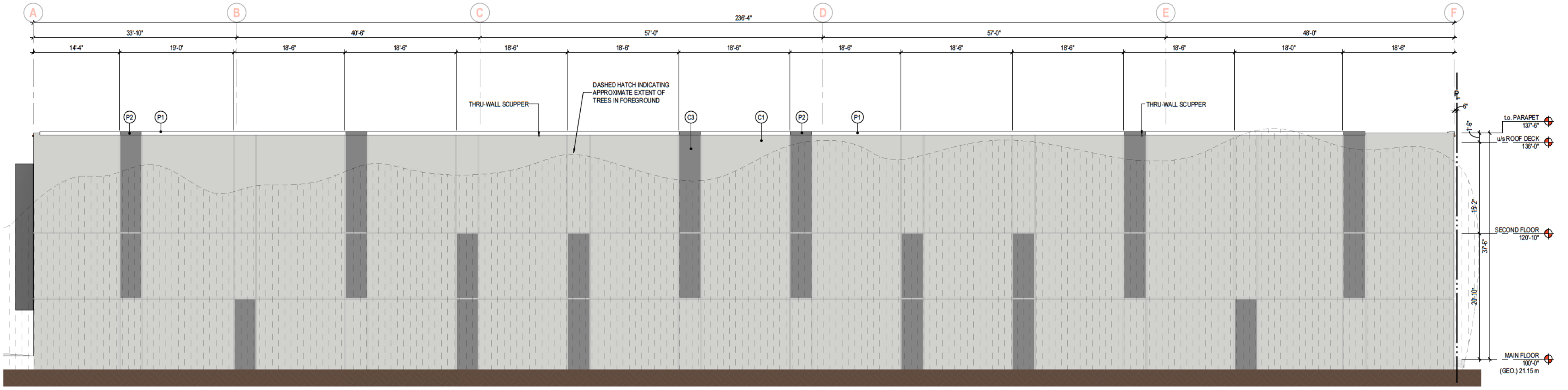


1 EAST ELEVATION

SCALE: 1 : 100



2 SOUTH ELEVATION

SCALE: 1 : 100

MATERIAL LEGEND

TYPE	DESCRIPTION
C1	CONCRETE TILT-UP PANEL - PAINT COLOR C1 - WARM GRAY
C2	CONCRETE TILT-UP PANEL - PAINT COLOR C2 - MEDIUM GRAY
C3	CONCRETE TILT-UP PANEL - PAINT COLOR C3 - DARK GRAY
D1	INSULATED HOLLOW-METAL DOOR COLOUR TO MATCH C1
D2	STOREFRONT DOOR TO MATCH CURTAINWALL SYSTEM
D3	INSULATED HOLLOW-METAL OVERHEAD DOOR PANEL
D4	OVERHEAD DOOR GLAZING DUAL-PANE, LOW-E GLAZING PANEL
G1	ALUMINUM CURTAINWALL SYSTEM, VISION GLAZING, DUAL-PANE, LOW-E GLAZING PANEL COLOUR:GRAY TINTED
G2	SPANDREL GLAZING - COLOR BLUEBERRY
M1	CURTAINWALL MULLION - CLEAR ANODIZED
M2	PREFINISHED METAL CLADDING TO MATCH COLOR C3
P1	PARAPET CAP FLASHING, PRE-FINISHED COLOUR TO MATCH COLOR C1
P2	<varies>

PROJECT COLOURS

C1	▨
C2	▨
C3	▨
G2	▨

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	2023.11.30	ISSUED FOR CLIENT REVIEW		
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PROJECT

200th STREET

CLIENT

CONWEST

DRAWING TITLE

SOUTH + EAST
BUILDING
ELEVATIONS

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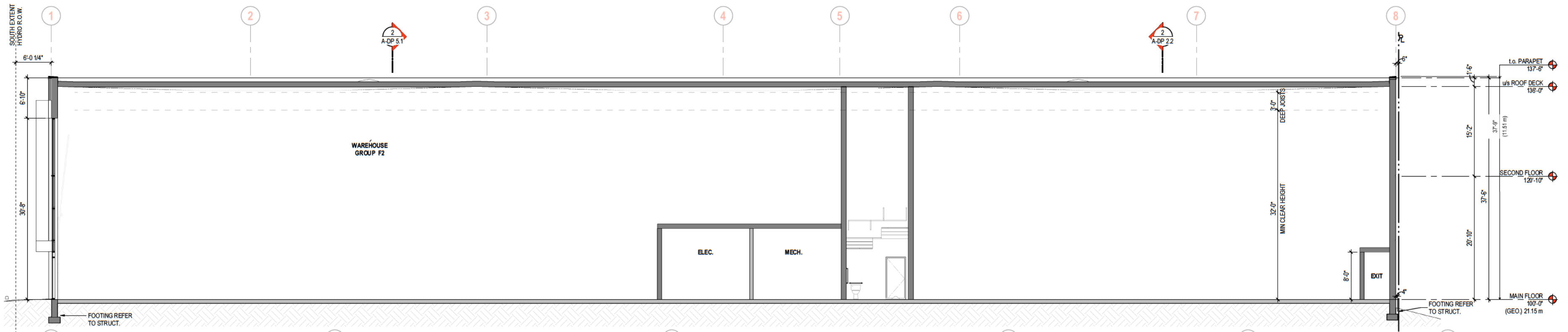
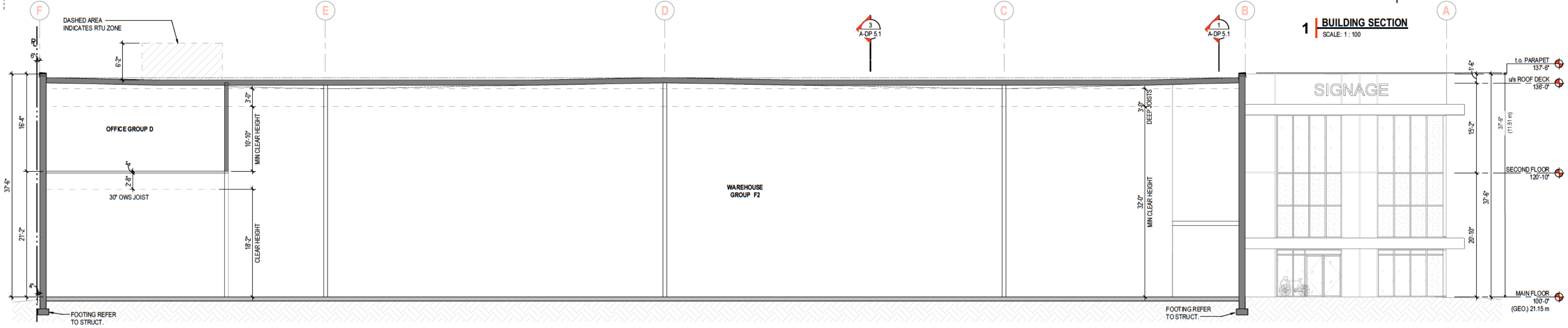
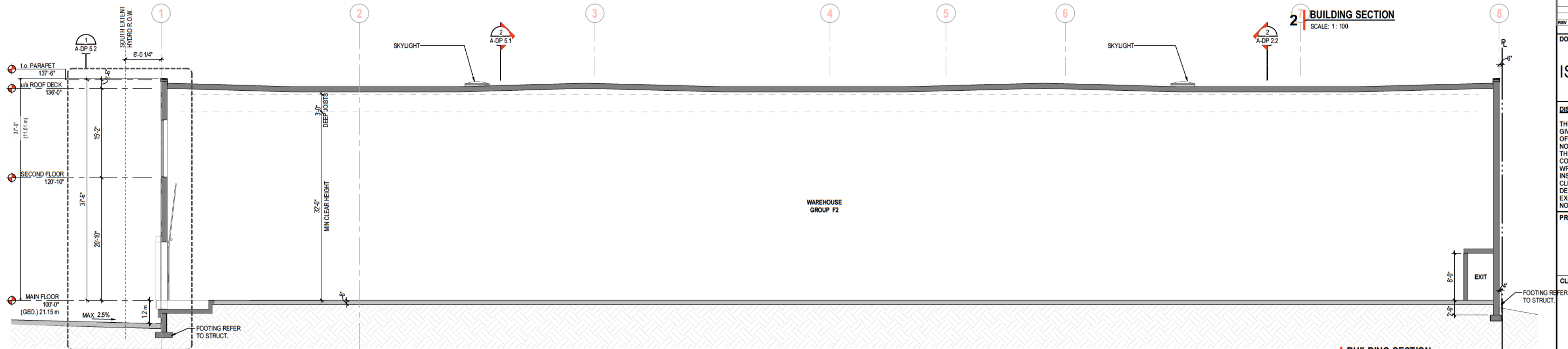


1 BUILDING SECTION
SCALE: 1 : 100



2 BUILDING SECTION
SCALE: 1 : 100



3 BUILDING SECTION
SCALE: 1 : 100

arc
STUDIO

Edmonton Office
12634 Stony Plain Road NW
Edmonton, AB
T5N 3N7
p.780.809.2991

REVISIONS

REV	DATE	DESCRIPTION	DRAWN	CHECKED
	2024.11.01	ISSUED FOR CLIENT REVIEW		
	2024.04.24	ISSUED FOR DP		
	2024.04.18	ISSUED FOR CLIENT REVIEW		
	2024.04.04	ISSUED FOR CLIENT REVIEW		
	2024.03.21	ISSUED FOR CLIENT REVIEW		
	2024.02.22	ISSUED FOR CLIENT REVIEW		
	2024.02.09	ISSUED FOR CLIENT REVIEW		
	2024.02.06	ISSUED FOR CLIENT REVIEW		
	2024.01.30	ISSUED FOR CLIENT REVIEW		
	2024.01.26	ISSUED FOR CLIENT REVIEW		
	2024.01.16	ISSUED FOR CLIENT REVIEW		
	2023.12.14	ISSUED FOR CLIENT REVIEW		
	2023.12.11	ISSUED FOR CLIENT REVIEW		
	2023.11.30	ISSUED FOR CLIENT REVIEW		
	2023.11.09	FOR CLIENT REVIEW		
	2023.10.19	REVISED SET		

DOCUMENTS PHASE

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PROJECT

200th STREET

CLIENT

CONWEST

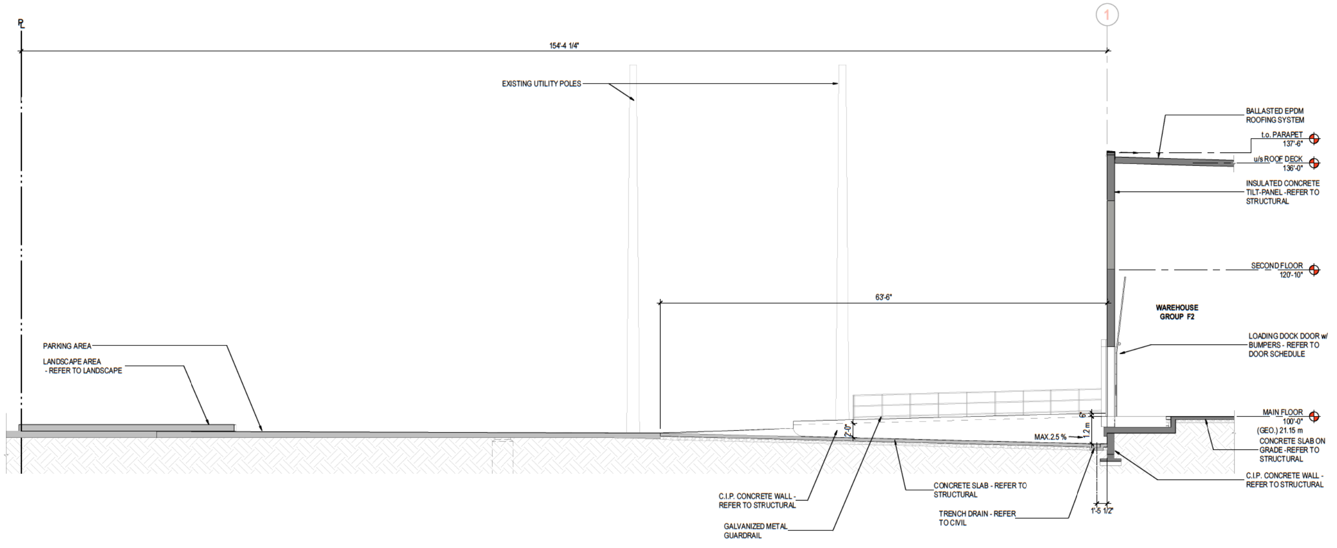
DRAWING TITLE

BUILDING SECTIONS

DRAWN:
CHECKED:
DATE:
SCALE: 1 : 100

PROJECT NO.
230001

SHEET NO.
A-DP 5.1


PL
154'-4 1/4"
1
EXISTING UTILITY POLES
BALLASTED EPDM ROOFING SYSTEM
t.o. PARAPET 137'-6"
u/s ROOF DECK 136'-0"
INSULATED CONCRETE TILT-PANEL -REFER TO STRUCTURAL
SECOND FLOOR 120'-10"
63'-6"
WAREHOUSE GROUP F2
LOADING DOCK DOOR w/ BUMPERS - REFER TO DOOR SCHEDULE
PARKING AREA
LANDSCAPE AREA - REFER TO LANDSCAPE
MAIN FLOOR 100'-0"
(GEO.) 21.15 m
CONCRETE SLAB ON GRADE -REFER TO STRUCTURAL
6"
1.2 m
2'-0"
MAX.2.5 %
C.I.P. CONCRETE WALL - REFER TO STRUCTURAL
CONCRETE SLAB - REFER TO STRUCTURAL
TRENCH DRAIN - REFER TO CIVIL
GALVANIZED METAL GUARDRAIL
C.I.P. CONCRETE WALL - REFER TO STRUCTURAL
1'-5 1/2"

1 PARTIAL SITE SECTION at LOADING DOCK

SCALE: 1 : 100

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p.780.809.2991

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	2024.02.09	ISSUED FOR CLIENT REVIEW		
	2024.02.06	ISSUED FOR CLIENT REVIEW		
	2024.01.30	ISSUED FOR CLIENT REVIEW		
	2024.01.26	ISSUED FOR CLIENT REVIEW		
	2024.01.16	ISSUED FOR CLIENT REVIEW		

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PROJECT

200th STREET

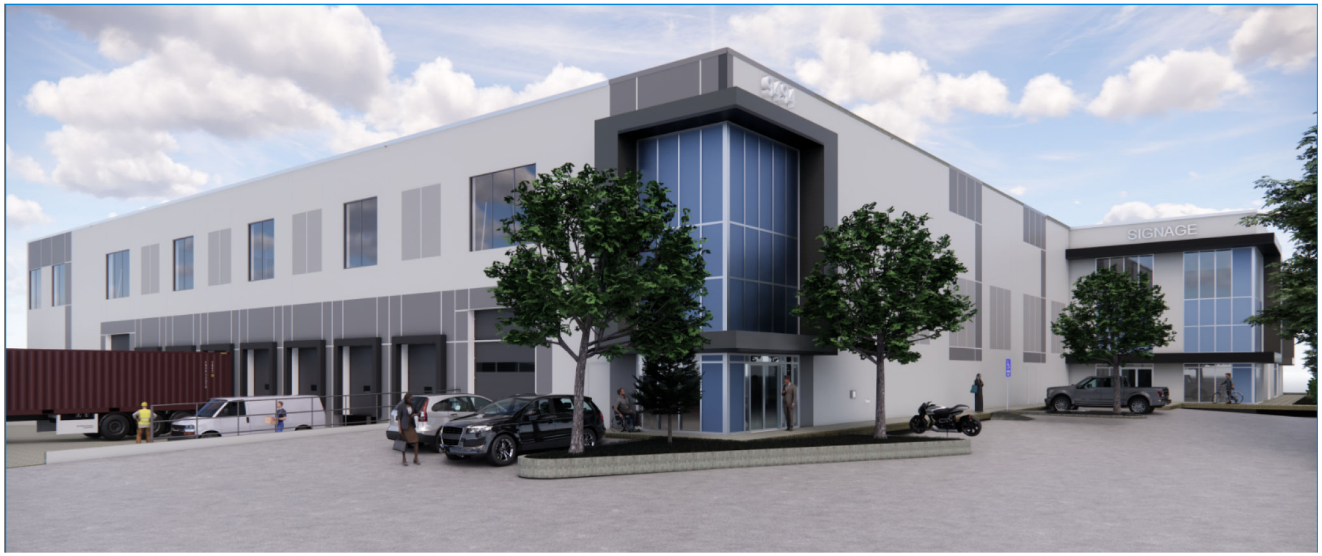
CLIENT

CONWEST

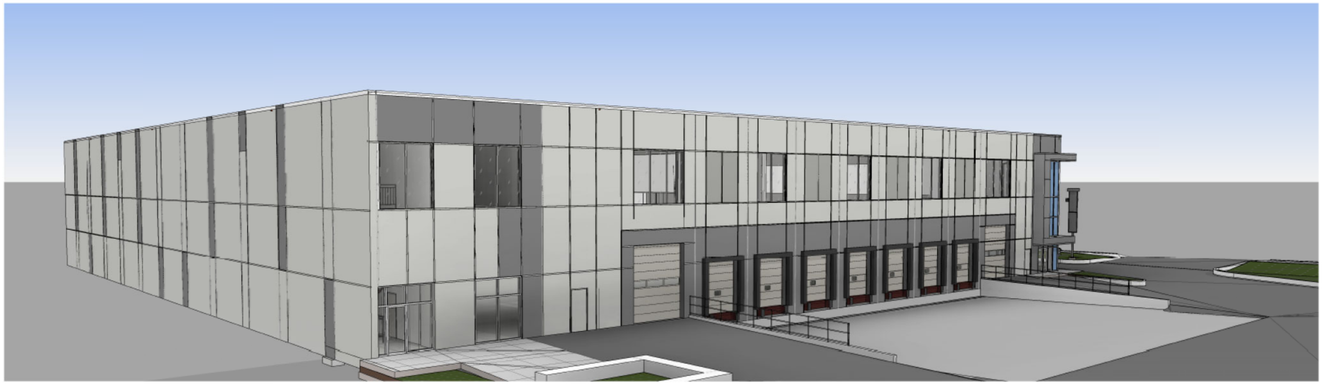
DRAWING TITLE

WALL SECTIONS

DRAWN:
CHECKED:
DATE:
SCALE: 1 : 100
PROJECT NO. 230001
SHEET NO. A-DP 5.2



NORTHWEST CORNER



NORTHEAST CORNER

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REVISIONS

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	2023.12.14	ISSUED FOR CLIENT REVIEW		
	2023.12.11	ISSUED FOR CLIENT REVIEW		
	2023.11.30	ISSUED FOR CLIENT REVIEW		
	2023.11.09	FOR CLIENT REVIEW		

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PROJECT

200th STREET

CLIENT

CONWEST

DRAWING TITLE

PERSPECTIVES

DRAWN:
CHECKED:
DATE:
SCALE:
PROJECT NO.
230001
SHEET NO.
A-DP 5.3

C:\Users\vlee\Documents\230001 MARINELLI R24_0416_vlee6ZW47.rvt

2024-11-06 5:20:29 PM

Comment 3
Species change

PLANT SCHEDULE STREET TREES

PMG PROJECT NUMBER: 23-141

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER BUERGERIANUM	TRIDENT MAPLE	6CM CAL; 1.8M STD. 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.

Comment 2

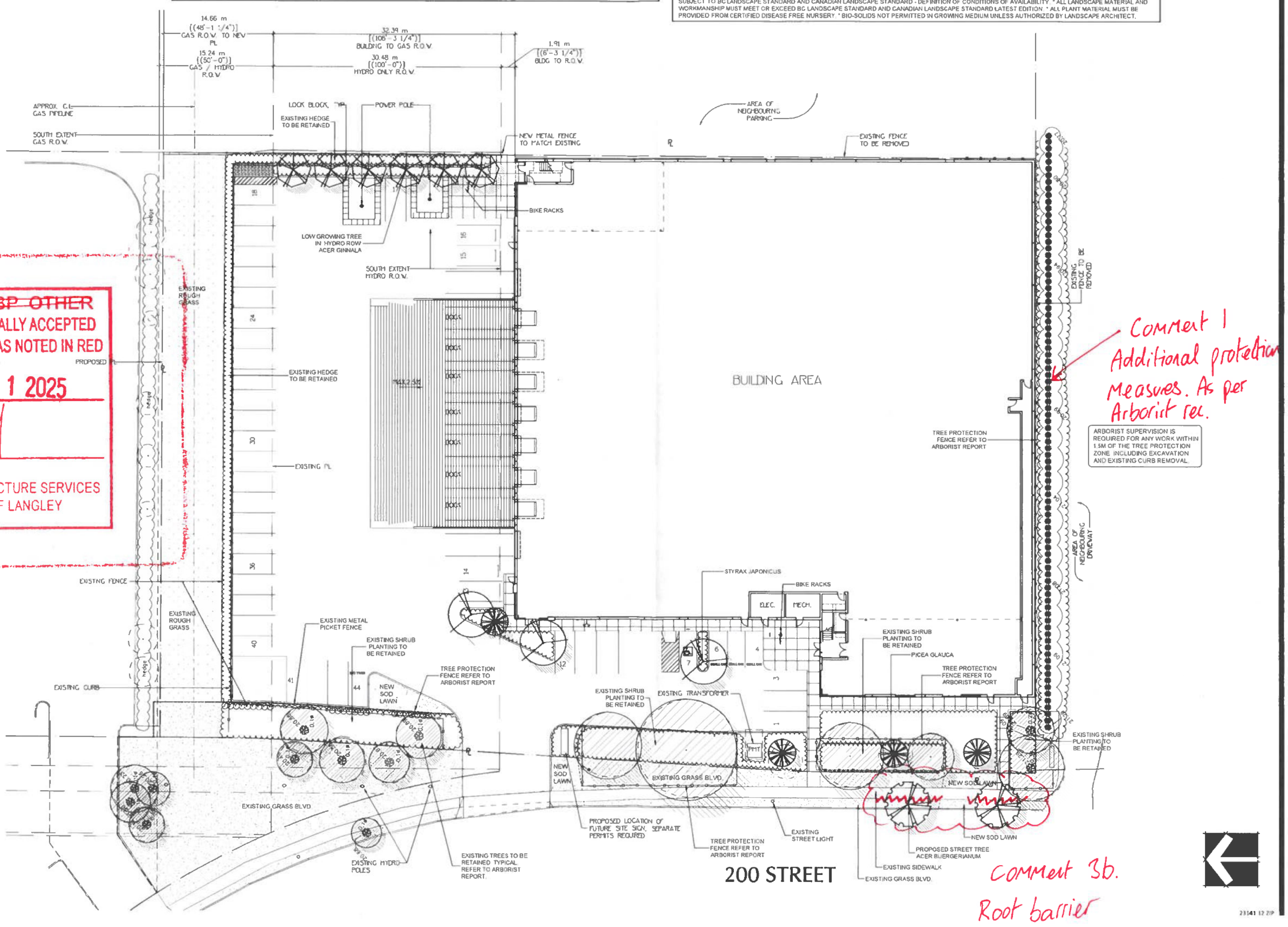
Coniferous to Deciduous ratio

PLANT SCHEDULE

PMG PROJECT NUMBER: 23-141

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	6	ACER GINNALA	AMUR MAPLE	6CM CAL; B&B
	4	PICEA GLAUCA	WHITE SPRUCE	2.5M HT; B&B
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.8M STD. 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.


14.66 m [(48'-1 1/4")] GAS R.O.W. TO NEW PL
15.24 m [(50'-0")] GAS / HYDRO R.O.W.
32.39 m [(106'-3 1/4")] BUILDING TO GAS R.O.W.
30.48 m [(100'-0")] HYDRO ONLY R.O.W.
1.91 m [(6'-3 1/4")] BLDG TO R.O.V.
APPROX. C/L GAS PIPELINE
SOUTH EXTENT GAS R.O.W.
LOCK BLOCK
POWER POLE
EXISTING HEDGE TO BE RETAINED
NEW METAL FENCE TO MATCH EXISTING
AREA OF NEIGHBOURING PARKING
EXISTING FENCE TO BE REMOVED
BIKE RACKS
LOW GROWING TREE IN HYDRO ROW ACER GINNALA
SOUTH EXTENT HYDRO R.O.W.
EXISTING ROUGH GRASS
PROPOSED PL
EXISTING HEDGE TO BE RETAINED
DOCK
BUILDING AREA
EXISTING PL
TREE PROTECTION FENCE REFER TO ARBORIST REPORT
ARBORIST SUPERVISION IS REQUIRED FOR ANY WORK WITHIN 1.5M OF THE TREE PROTECTION ZONE, INCLUDING EXCAVATION AND EXISTING CURB REMOVAL.
AREA OF NEIGHBOURING DRIVEWAY
EXISTING FENCE
EXISTING METAL PICKET FENCE
EXISTING SHRUB PLANTING TO BE RETAINED
NEW SOD LAWN
STYRAX JAPONICUS
ELEC.
MECH.
PICEA GLAUCA
EXISTING CURB
EXISTING TRANSFORMER
EXISTING GRASS BLVD.
PROPOSED LOCATION OF FUTURE SITE SIGN. SEPARATE PERMITS REQUIRED
EXISTING STREET LIGHT
PROPOSED STREET TREE ACER BUERGERIANUM
EXISTING SIDEWALK
EXISTING HYDRO POLES
EXISTING TREES TO BE RETAINED. TYPICAL. REFER TO ARBORIST REPORT.
200 STREET

Comment 1
Additional protection
Measures. As per
Arborist rec.

Comment 3b.
Root barrier

~~RZ~~ DP ~~SA BP OTHER~~
PLANS CONDITIONALLY ACCEPTED
WITH EXCEPTIONS AS NOTED IN RED
ON MAR 2 1 2025
BY
GREEN INFRASTRUCTURE SERVICES
TOWNSHIP OF LANGLEY

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
11	25 FEB 04	ADD ARBORIST NOTES	DO
-	24 DEC 13	ISSUED FOR BP	BA
10	24 NOV 13	NEW SITE PLAN FOR COORDINATION	DO
9	24 NOV 04	REMOVE TREES PER CLIENT COMMENTS	DO
8	24 SEP 10	REVISE PER TOL COMMENTS	DO
	24 MAR 27	RE-ISSUED FOR DP	MCY
7	24 MAR 27	NEW SITE PLAN	DO
-	24 FEB 21	ISSUED FOR DP	MCY
6	24 FEB 21	SITE PLAN COORDINATION	
5	24 JAN 29	NEW SITE PLAN	DO
4	24 JAN 17	NEW SITE PLAN	DO
3	23 DEC 15	REVISE EXISTING TREES	DO
-	23 DEC 15	ISSUED FOR DP	MCY
2	23 DEC 13	NEW SITE PLAN	DO
1	23 NOV 24	NEW SITE PLAN	DO

CLIENT

PROJECT:

INDUSTRIAL DEVELOPMENT

9494 200th STREET
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE
SCALE
DRAWN
DESIGN
CHK'D

DRAWING NUMBER:

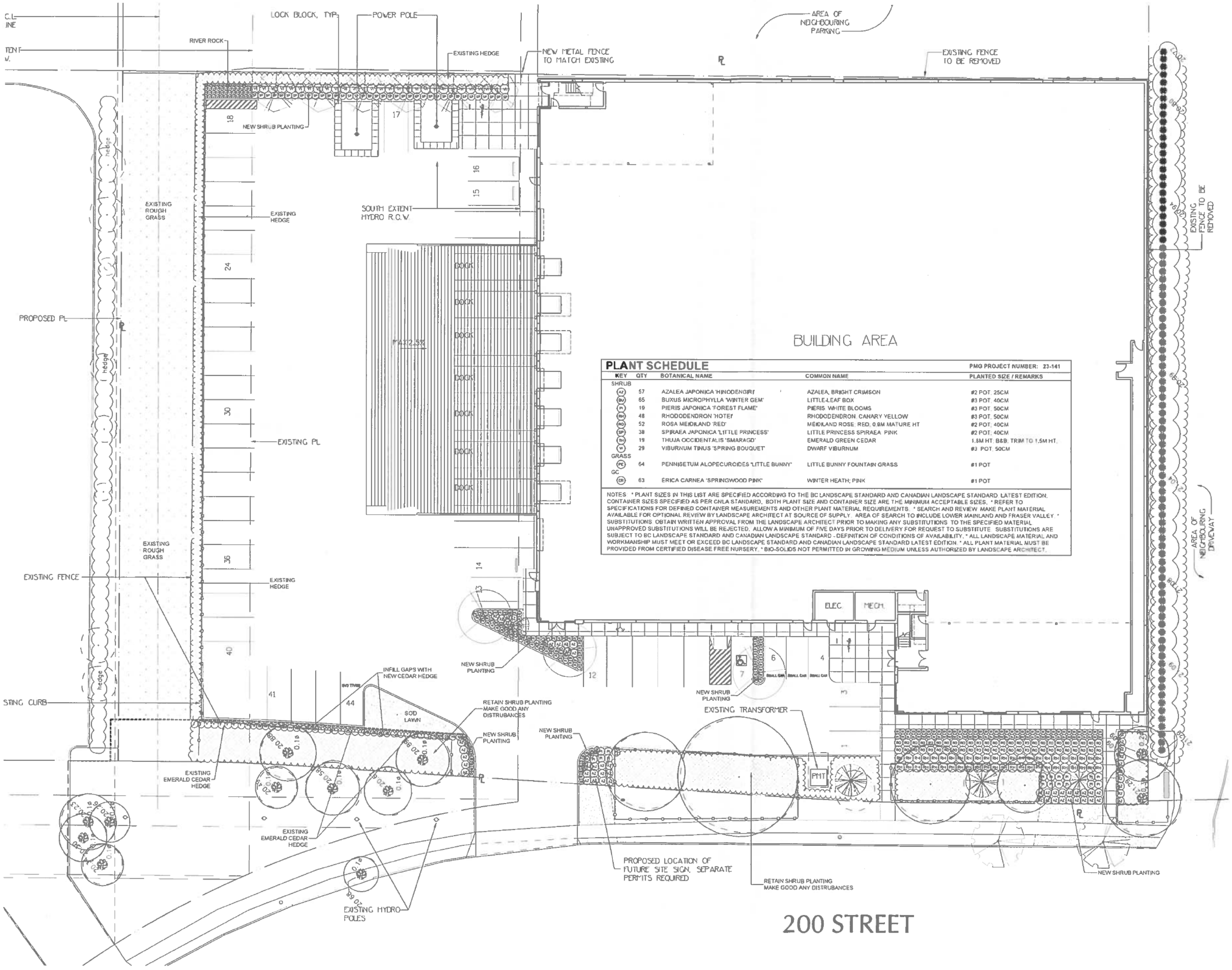
L1

OF 3

PMG PROJECT NUMBER: 23-141

23141 12 ZIP

SCHEDULE B


C.L. INE
TENT V.
RIVER ROCK
LOCK BLOCK, TYP.
POWER POLE
EXISTING HEDGE
NEW METAL FENCE TO MATCH EXISTING
AREA OF NEIGHBOURING PARKING
EXISTING FENCE TO BE REMOVED
NEW SHRUB PLANTING
18
17
16
15
SOUTH EXTENT HYDRO R.O.W.
EXISTING ROUGH GRASS
EXISTING HEDGE
hedge
24
PROPOSED PL
DOCK
MAX 2.5%
BUILDING AREA
30
EXISTING PL
36
EXISTING FENCE
EXISTING ROUGH GRASS
EXISTING HEDGE
14
13
40
41
44
STING CURB
INFILL GAPS WITH NEW CEDAR HEDGE
SOD LAWN
RETAIN SHRUB PLANTING MAKE GOOD ANY DISTRUBANCES
NEW SHRUB PLANTING
12
ELEC.
MECH.
6
4
7
EXISTING TRANSFORMER
PMT
EXISTING EMERALD CEDAR HEDGE
PROPOSED LOCATION OF FUTURE SITE SIGN. SEPARATE PERMITS REQUIRED
RETAIN SHRUB PLANTING MAKE GOOD ANY DISTRUBANCES
NEW SHRUB PLANTING
EXISTING HYDRO POLES
200 STREET
EXISTING FENCE TO BE REMOVED
AREA OF NEIGHBOURING DRIVEWAY
PL

PLANT SCHEDULE

PMG PROJECT NUMBER: 23-141

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AZ	57	AZALEA JAPONICA 'HINODENGIRI'	AZALEA, BRIGHT CRIMSON	#2 POT; 25CM
BU	65	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
PI	19	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
RH	48	RHODODENDRON 'HOTEI'	RHODODENDRON; CANARY YELLOW	#3 POT; 50CM
RO	52	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
SP	38	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
TH	19	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B; TRIM TO 1.5M HT.
VI	29	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM
GRASS				
PE	64	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
GC				
ER	63	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT

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8	24.SEP.10	REVISE PER TOL COMMENTS	DO
-	24.MAR.27	RE ISSUED FOR DP	MCY
7	24.MAR.27	NEW SITE PLAN	DO
-	24.FEB.21	ISSUED FOR DP	MCY
6	24.FEB.21	SITE PLAN COORDINATION	
5	24.JAN.29	NEW SITE PLAN	DO
4	24.JAN.17	NEW SITE PLAN	DO
3	23.DEC.15	REVISE EXISTING TREES	DO
-	23.DEC.15	ISSUED FOR DP	MCY
2	23.DEC.13	NEW SITE PLAN	DO
1	23.NOV.24	NEW SITE PLAN	DO

CLIENT

PROJECT:

INDUSTRIAL DEVELOPMENT

9494 200th STREET
LANGLEY, BC

DRAWING TITLE

LANDSCAPE SHRUB PLAN

DATE	23.OCT.31	DRAWING NUMBER	
SCALE	1/16"=1'-0"		**L2**
DRAWN	DO		
DESIGN	DO		
CHK'D	MCY		OF 3

23141-12.ZIP

PMG PROJECT NUMBER 23-141

GENERAL

1. THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETED TO THE SATISFACTION OF THE MANAGER, GREEN INFRASTRUCTURE SERVICES. THE OWNER IS RESPONSIBLE FOR CONTACTING GREEN INFRASTRUCTURE SERVICES STAFF FOR REVIEW OF PLANTING LOCATIONS AND OF THE STREET TREE STAKING LOCATIONS - PRIOR TO PLANTING.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A HIGHWAYS USE PERMIT FROM ENGINEERING DIVISION FOR INSTALLING, LOCATING OR TEMPORARILY STORING STREET TREES AND OTHER MATERIAL WITHIN A HIGHWAY (ROAD RIGHT-OF-WAY) OR IF UNLOADING MAY POTENTIALLY INTERFERE WITH TRAFFIC FLOWS ON PUBLIC ROADS. THIS PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE OFF-SITE WORKS (TYPICALLY STREET TREE, BOULEVARD AND GREENWAY PLANTING).
3. USE TREE INSTALLATION DETAIL TLP 23, 24 AND 25

LOCATION OF PLANTING

4. STREET TREES SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY MANAGER, GREEN INFRASTRUCTURE SERVICES. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0m IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8m TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.
5. LOCATIONS SHALL BE IDENTIFIED WITH STAKES OR PAINTED MARKINGS BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING. NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO SCHEDULE THE REVIEW
6. NO TREE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTRY.

MINIMUM TREE PLANTING CLEARANCES

7. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:

• STREET LIGHT POLES	5.0m
• UTILITY POLES	3.0m
• EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY	2.0m
• SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS	1.5m
• MANHOLES, VALVE BOXES, WATER SERVICES	1.2m
• BCH LPT/PMT/VISTA SWITCH VAULTS	2.25m

WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MIN. OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8.0m x 8.0m SIGHT TRIANGLE, AS SHOWN IN TLP 26.

CONDITION

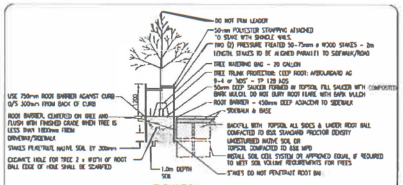
8. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFIGUREMENTS.
9. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARDS, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW
10. REFER TO SCHEDULE B, SECTION L2.6 - PROVIDE 10m³ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE PLANTING NOTES

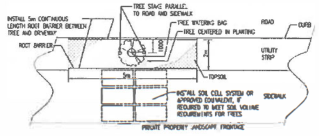
THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

APR 2019

TLP 22


DO NOT TRIM LEADER
50mm POLYESTER STRAPPING ATTACHED TO STAKE WITH SHINGLE NAILS.
TWO (2) PRESSURE TREATED 50-75mm ø WOOD STAKES - 2m LENGTH. STAKES TO BE ALIGNED PARALLEL TO SIDEWALK/ROAD
TREE WATERING BAG - 20 GALLON
TREE TRUNK PROTECTOR: DEEP ROOT: ARBORGARD AG 9-4 or 'NDS' - TP 129 NDS
50mm DEEP SAUCER FORMED IN TOPSOIL. FILL SAUCER WITH COMPOSTED BARK MULCH. DO NOT BURY ROOT FLARE WITH BARK MULCH
ROOT BARRIER - 450mm DEEP ADJACENT TO SIDEWALK
SIDEWALK & BASE
BACKFILL WITH TOPSOIL ALL SIDES & UNDER ROOT BALL COMPACTED TO 85% STANDARD PROCTOR DENSITY
UNDISTURBED NATIVE SOIL OR TOPSOIL COMPACTED TO 85% MPD
INSTALL SOIL CELL SYSTEM OR APPROVED EQUAL, IF REQUIRED TO MEET SOIL VOLUME REQUIREMENTS FOR TREES
STAKES DO NOT PENETRATE ROOT BALL
USE 750mm ROOT BARRIER AGAINST CURB O/S 300mm FROM BACK OF CURB
ROOT BARRIER, CENTERED ON TREE AND FLUSH WITH FINISHED GRADE WHEN TREE IS LESS THAN 1800mm FROM DRIVEWAY/SIDEWALK
STAKES PENETRATE NATIVE SOIL BY 300mm
EXCAVATE HOLE FOR TREE 2 x WIDTH OF ROOT BALL EDGE OF HOLE SHALL BE SCARIFIED
1200
1.0m DEPTH SOIL

ELEVATION


TREE STAKE PARALLEL TO ROAD AND SIDEWALK
INSTALL 5m CONTINUOUS LENGTH ROOT BARRIER BETWEEN TREE AND DRIVEWAY
TREE WATERING BAG
TREE CENTERED IN PLANTING
ROAD
CURB
ROOT BARRIER
1000
2m
UTILITY STRIP
5m
TOPSOIL
INSTALL SOIL CELL SYSTEM OR APPROVED EQUIVALENT, IF REQUIRED TO MEET SOIL VOLUME REQUIREMENTS FOR TREES
SIDEWALK
PRIVATE PROPERTY LANDSCAPE FRONTAGE

PLAN VIEW

NOTES

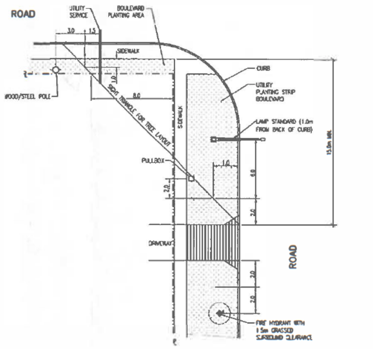
1. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO REVIEW PLANTING HOLE EXCAVATION PRIOR TO INSTALLATION OF TOPSOIL.
2. SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
3. ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
4. ALL TREES SHALL BE SINGLE STEMMED.
5. ALL TREES SHALL BE WATERED WITH TREE WATERING BAGS FOR TWO (2) GROWING SEASONS. TREE WATERING BAGS SHALL BE FILLED WITH WATER ONCE EVERY SEVEN (7) DAYS UNLESS STATED OTHERWISE BY CONTRACT. CONTRACTOR IS RESPONSIBLE TO REPLACE DAMAGED OR VANDALIZED TREE WATERING BAGS. TREE WATERING BAGS TO BE REMOVED AFTER WATERING SEASON. WATERING BAG TO REMAIN WITH TREE UNTIL END OF MAINTENANCE PERIOD.
6. PROVIDE 10m³ GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT

TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

APR 2019

TLP 23

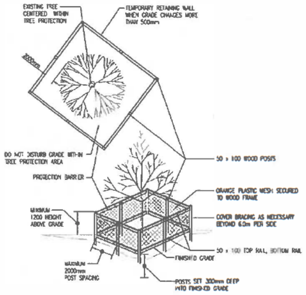

ROAD
UTILITY SERVICE
BOULEVARD PLANTING AREA
3.0
1.5
SIDEWALK
WOOD/STEEL POLE
1.0
8.0
SIGHT TRIANGLE FOR TREE LAYOUT
CURB
UTILITY PLANTING STRIP BOULEVARD
LAMP STANDARD (1.0m FROM BACK OF CURB)
SIDEWALK
15.0m MIN.
PULLBOX
1.0
6.0
2.0
2.0
DRIVEWAY
ROAD
2.0
2.0
FIRE HYDRANT WITH 1.5m GRASSED SURROUND CLEARANCE

TYPICAL TREE SETBACKS/CLEARANCES

THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

APR 2018

TLP 26


EXISTING TREE CENTERED WITHIN TREE PROTECTION
TEMPORARY RETAINING WALL WHEN GRADE CHANGES MORE THAN 500mm
2000mm
DO NOT DISTURB GRADE WITHIN TREE PROTECTION AREA
PROTECTION BARRIER
50 x 100 WOOD POSTS
ORANGE PLASTIC MESH SECURED TO WOOD FRAME
MINIMUM 1200 HEIGHT ABOVE GRADE
COVER BRACING AS NECESSARY BEYOND 6.0m PER SIDE
50 x 100 TOP RAIL, BOTTOM RAIL
FINISHED GRADE
MAXIMUM 2000mm POST SPACING
POSTS SET 300mm DEEP INTO FINISHED GRADE

NOTES:

1) INSTALL TREE PROTECTION BARRIER **BEFORE** SITE CLEARING AND INITIATION OF CONSTRUCTION
2) **MAINTAIN** TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT
8) RETAINED TREES TO BE WATERED TO ENSURE TREE HEALTH.

TREE PROTECTION DETAIL

THE CORPORATION OF THE
TOWNSHIP OF LANGLEY

APR 2019

TLP 27

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SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
	24 DEC 13	ISSUED FOR BP	BA
10	24 NOV 13	NEW SITE PLAN FOR COORDINATION	DO
9	24 NOV 04	REMOVE TREES PER CLIENT COMMENTS	DO
8	24 SEP 30	REVISE PER TOL COMMENTS	DO
	24 MAR 27	RE ISSUED FOR DP	MCY
7	24 MAR 27	NEW SITE PLAN	DO
	24 FEB 21	ISSUED FOR DP	MCY
6	24 FEB 21	SITE PLAN COORDINATION	
5	24 JAN 29	NEW SITE PLAN	DO
4	24 JAN 17	NEW SITE PLAN	DO
3	23 DEC 15	REVISE EXISTING TREES	DO
	23 DEC 15	ISSUED FOR DP	MCY
2	23 DEC 11	NEW SITE PLAN	DO
1	23 NOV 24	NEW SITE PLAN	DO

CLIENT

PROJECT

INDUSTRIAL DEVELOPMENT

9494 200th STREET
LANGLEY, BC

DRAWING TITLE

T.O.L. LANDSCAPE DETAILS

DATE 24.SEP.10
SCALE N.T.S
DRAWN CAD
DESIGN TOL
CHK'D

DRAWING NUMBER
L3
OF 3

23141-11BP.ZIP

PMG PROJECT NUMBER 23-141