THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101422

This Permit is issued this 9th day of October, 2026 to:

1. Name: 1444310 BC Ltd.

   Address: 14356 – 28 Avenue
   Surrey, BC V4P 2H1

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 A Section 22 Township 8 New Westminster District Plan EPP149409

   CIVIC ADDRESS: 7860 – 197 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. On-site landscape plans being in substantial compliance with Schedule “B” and in compliance with the Zoning Bylaw (including payment of cash-in-lieu of age-friendly amenity area), Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Street Trees and Boulevard Plantings Policy.
   c. Site signage located per “Schedule A” and in substantial compliance with “Schedule B” and with the Township’s Sign Bylaw.

   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. Discharge CB3061432.
   b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   d. On-site landscaping to be secured by letter of credit at building permit stage.
   e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   f. 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 authorized by the delegated official.

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.

AUTHORIZED BY THE DELEGATED OFFICIAL THIS 9TH DAY OF OCTOBER, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

46 UNITS TOWNHOUSE DEVELOPMENT

7860 197 St, Langley Twp, BC V2Y 1T5



PROJECT INFO

CIVIC ADDRESS
7860 197 St, Langley Twp, BC V2Y 1T5

APPLICANT:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

DRAWING LIST

A - 0.0	COVER SHEET
A - 0.1	SITE CONTEXT
A - 0.2	DATA SHEET
A - 1.1	SITE PLAN
A - 1.2	STREET ELEVATION & SITE SECTION
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A - 1.4	FIRE ACCESS PLAN
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A - 3.1	BUILDING 1 ELEVATIONS
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A - 3.5	BUILDING 5 FLOOR PLANS
A - 3.5	BUILDING 5 ELEVATIONS
A - 2.6	BUILDING 6 FLOOR PLANS
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A - 2.7	BUILDING 7 FLOOR PLANS
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A - 2.8	BUILDING 8 FLOOR PLANS
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A - 3.9	BUILDING 9 ELEVATIONS
A - 2.10	BUILDING 10 FLOOR PLANS
A - 3.10	BUILDING 10 ELEVATIONS
A - 3.0	MATERIAL BOARD
A- 4.1- 4.2	3D RENDERS

FLAT ARCHITECTURE INC.
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PROJECT INFO:
46 Townhouse Development at, 7860 197 St, Township Of Langley, B.C

CLIENT:
Sunil Anand

DATE
26-Jun-25

PROJECT NO:
23-215

SCALE:
N.T.S

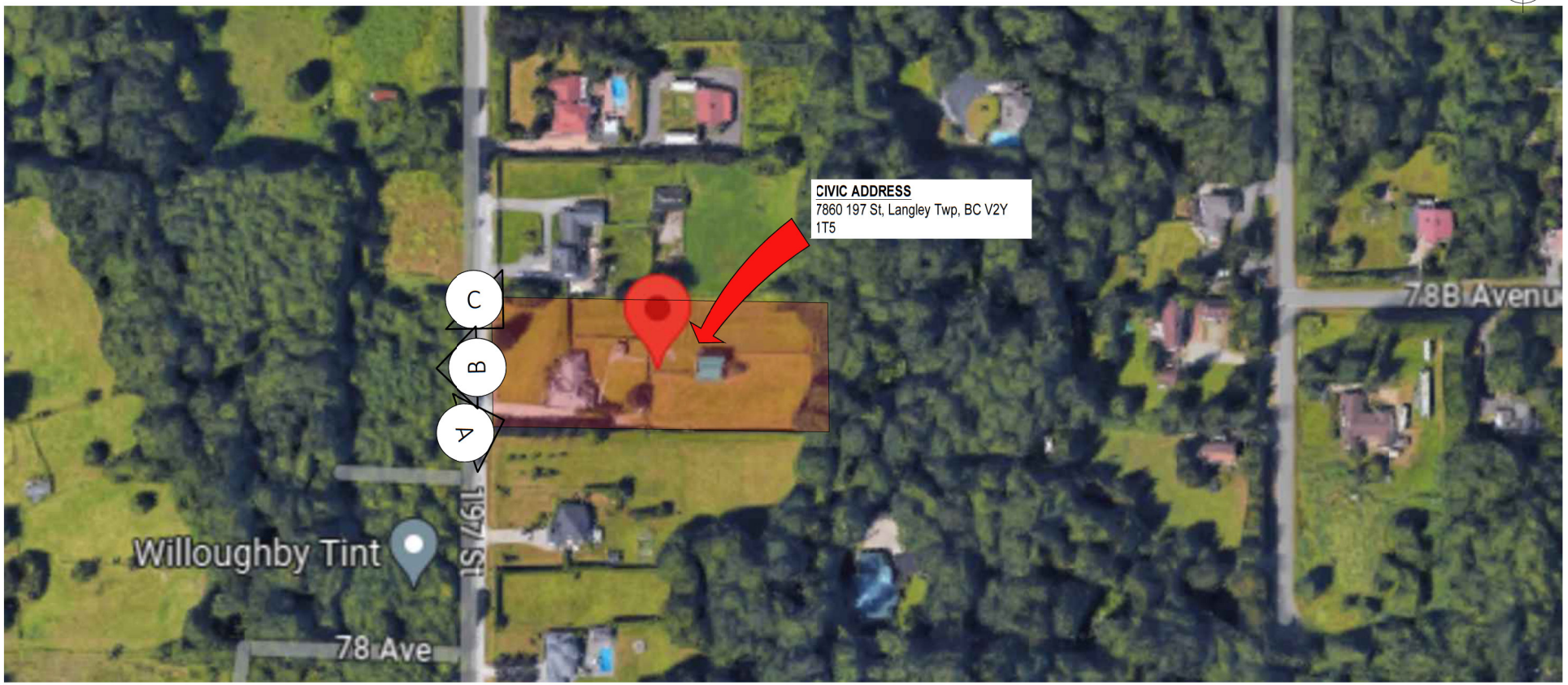
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REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

SCHEDULE A

COVER SHEET

A 0.0



2 SITE LOCATION
NTS



2 View A
NTS



2 View B
NTS



2 View C
NTS

PROJECT NORTH
NORTH

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REGISTERED ARCHITECT
SUNIL S. ANAND
PROVINCE OF BRITISH COLUMBIA
2026-07-22

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SITE CONTEXT

A 0.1

SITE STATISTICS- TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS:		7860 197 Street T.O.Langley BC
LEGAL DISCRIPTION		LOT 4, SECTION 22, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP70469 PART NE 1/4.
ZONING		
	PROPOSED DENSITY	25.6 UPA ON NET / 23.0 ON GROSS
		.91 FAR
SITE AREA	8099.55 m2	2.0 Acre
RIPARIAN AREA (DEDICATION)	836.55 m2	
NET AREA	7263.00 m2	1.79 Acre
LOT COVERAGE		
	PROPOSED	41.7 % on Net Area
OUTDOOR AMENITY:		
	REQUIRED	PROVIDED
	UNITS 46 X 6 = 276 m2	243.40 m2
OFF STREET PARKING		
	REQUIRED	PROVIDED
RESIDNETIAL	46 x 2 = 92 STALLS	92 STALLS
VISITORS PARKING		
	REQD 0.2 per unit x	PROVIDED 8 STALLS
	46= 9.2 STALLS	PROVIDED 1 H/C STALL

UNIT	UNIT AREA (in sq. ft.) (Garage not Included)	NO. OF UNITS	TOTAL AREA (in sq. ft.)	GARAGE AREA (in sq. ft.)	TOTAL GARAGE AREA (in sq. ft.)	TOTAL AREA (with garage) (in sq. ft.)
TYPE A	1,454.00	14	20,356.00	393.80	5,513.20	25,869.20
TYPE A1	1,484.00	8	11,872.00	397.00	3,176.00	15,048.00
TYPE B	1,562.00	2	3,124.00	489.00	978.00	4,102.00
TYPE C	1,621.00	8	12,968.00	447.00	3,576.00	16,544.00
TYPE C1	1,565.00	4	6,260.00	427.00	1,708.00	7,968.00
TYPE C2	2,029.00	1	2,029.00	428.00	428.00	2,457.00
TYPE C3	1,634.00	1	1,634.00	437.00	437.00	2,071.00
TYPE D	1,420.00	4	5,680.00	400.00	1,600.00	7,280.00
TYPE D1	1,453.00	4	5,812.00	403.00	1,612.00	7,424.00
TOTAL	14,222.00	46	69,735.00	3,821.80	19,028.20	88,763.20

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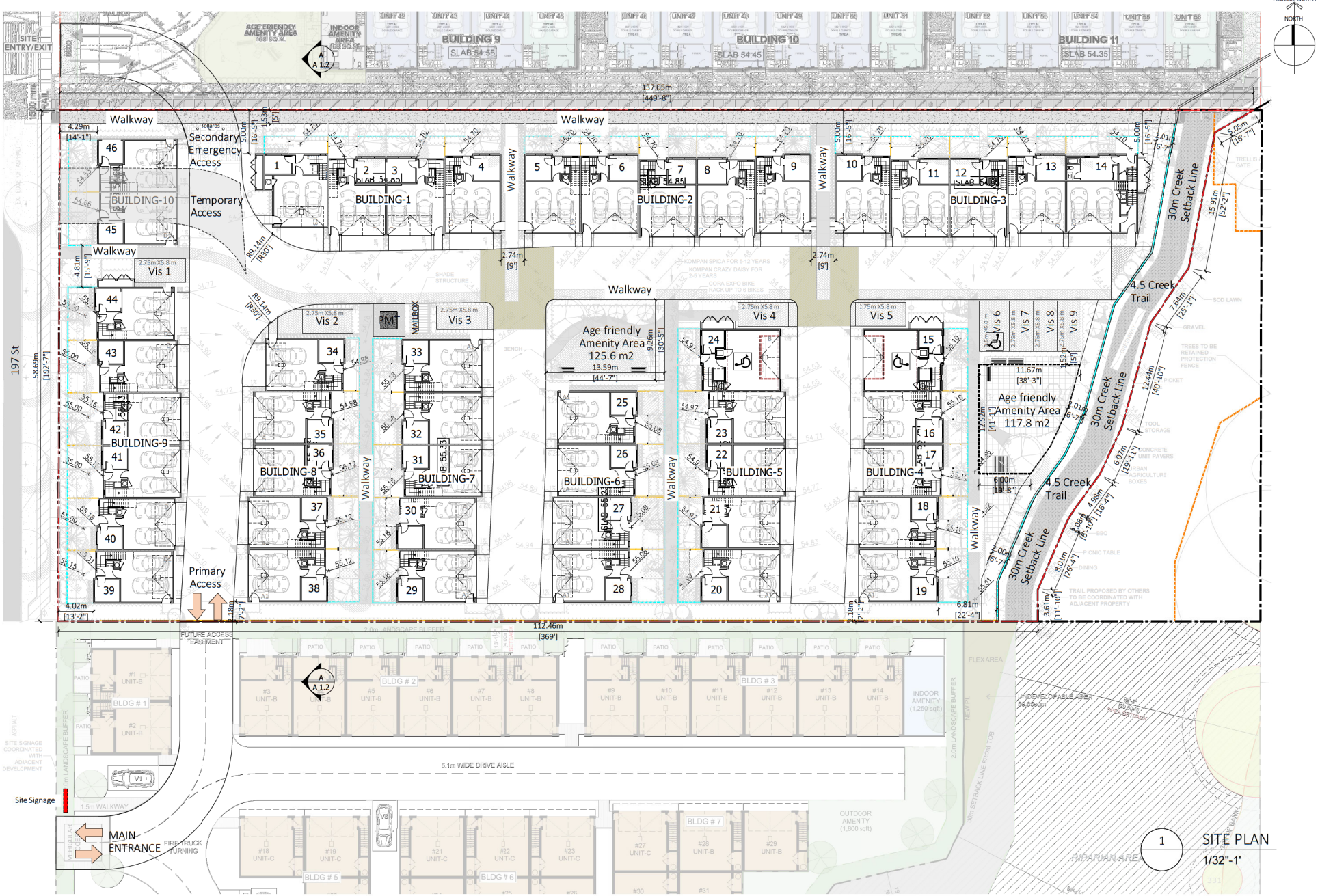
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REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

DATA SHEET

A 0.2



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SCALE:
1/32"=1'

DRAWN BY:
RW

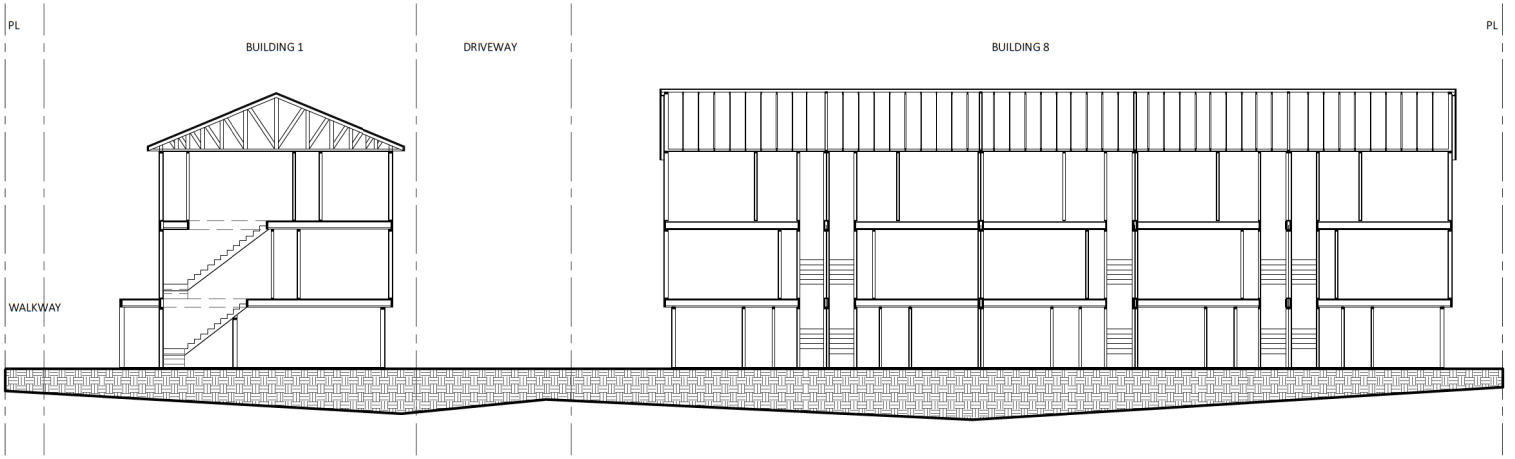
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SITE PLAN

A 1.1



1 STREET SCAPE ELEVATION FACING 197 St.
1/16"-1'



2 SITE SECTION - A
1/16"-1'

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STREET ELEVATION
STE SECTION

A 1.2

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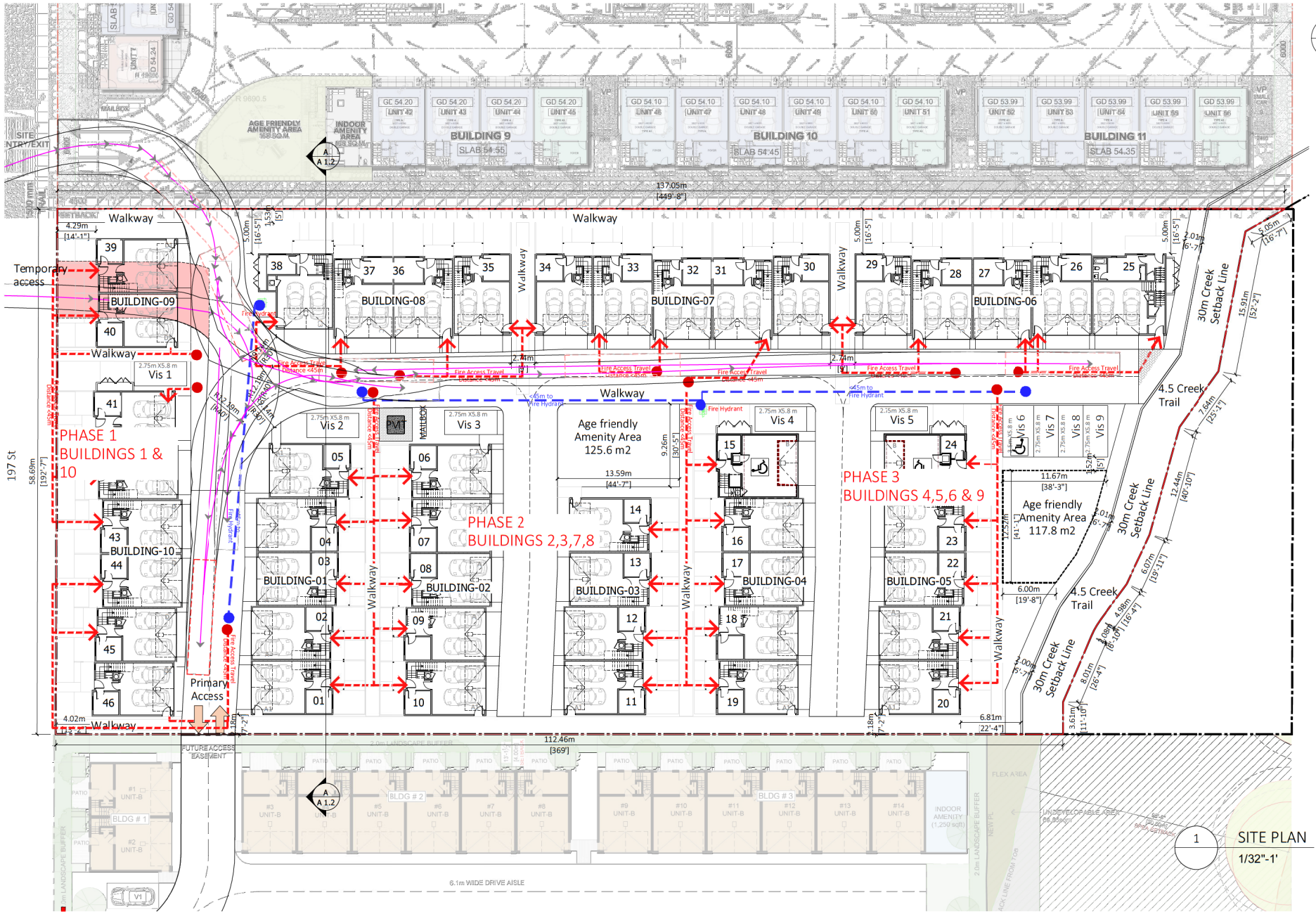
DATE 26-Jun-25
PROJECT NO: 23-215
SCALE: 1/64"=1'
DRAWN BY: RW

CONTEXT PLAN

A 1.3

PROJECT NORTH
NORTH

1 CONTEXT PLAN
1/64"-1'



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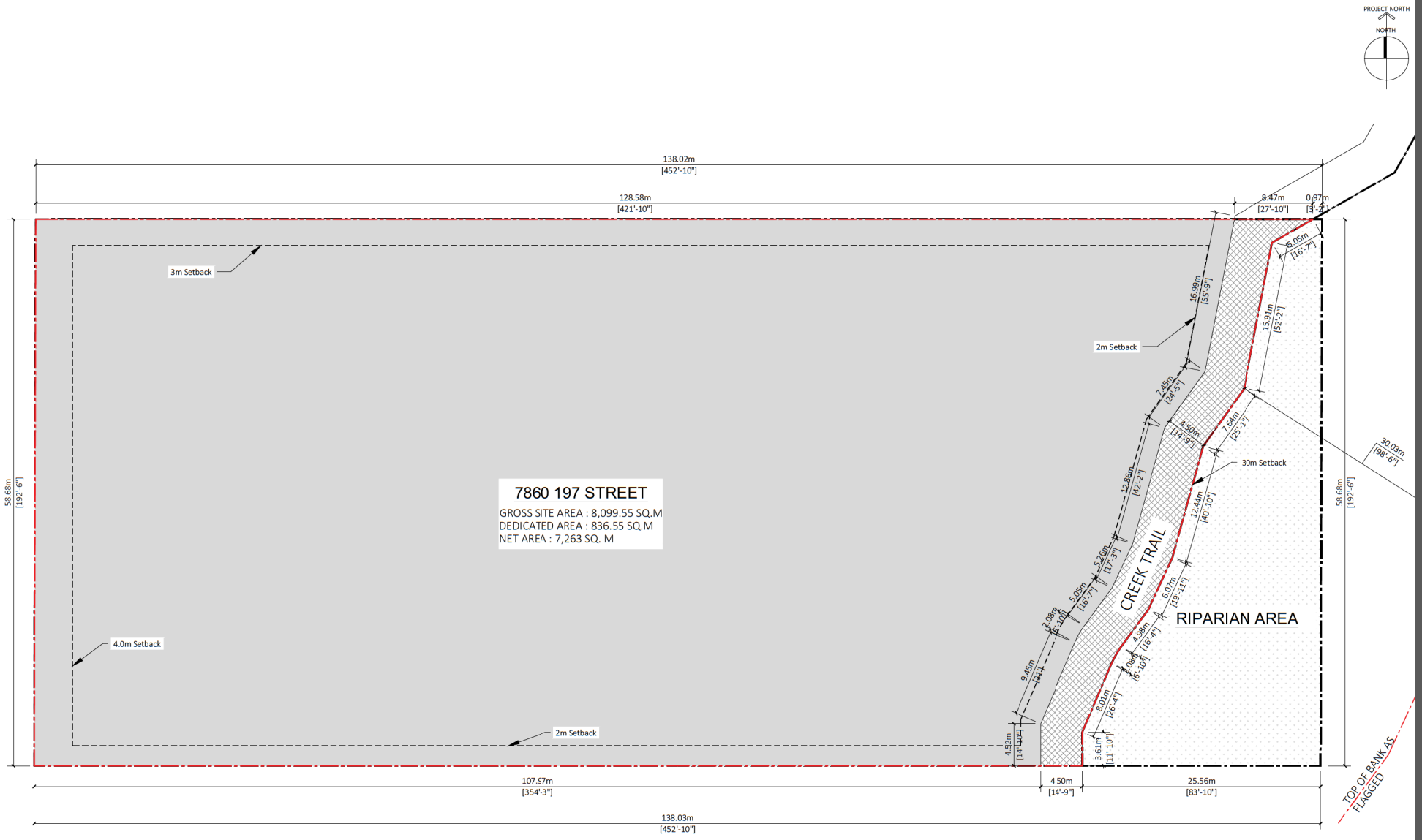
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REV	DESCRIPTION	BY	DATE
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FIRE ACCESS

A 1.6



1 BASE PLAN
1/32"=1'

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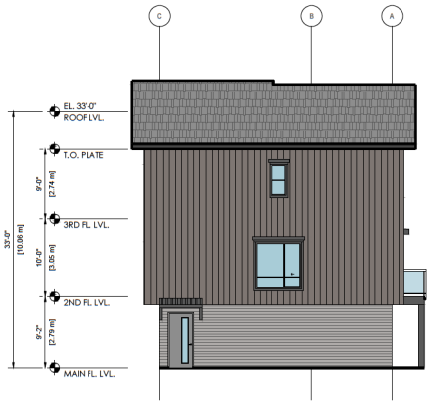
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BASE PLAN

A 1.5



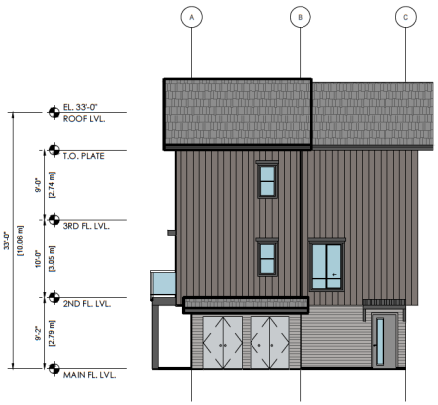
1 South Elevation
1/16"=1'-0"



3 East Elevation
1/16"=1'-0"



2 North Elevation
1/16"=1'-0"



4 West Elevation
1/16"=1'-0"

FINISH SCHEDULE

- A - Brick Cladding (Mora Bricks) Color - Dark Gray Clinker
- B - Horizontal Fibre cement Siding Color - Barren Plain 2111-60 (Benjamin Moore)
- C - Horizontal Fibre cement Siding Color - White Water 2120-60 (Benjamin Moore)
- D - Roof Shingles Color - Gray
- E - Paint Color - Dark Gray
- F - Batten Board Fibre cement Siding Color - Chantilly Lace 2121-70 (Benjamin Moore)
- G - Vertical Fibre cement Siding Color - Taos Taupe 2111-40 (Benjamin Moore)
- H - Vertical Fibre cement Siding Color - Smoke Gray 2120-40 (Benjamin Moore)
- I - Brick Cladding (Mora Bricks) Color - Clinker Blanco
- J - Hardie Panel Color - Smoke Gray 2120-40 (Benjamin Moore)
- K - Hardie Panel Color - Taos Taupe 2111-40 (Benjamin Moore)

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SCALE:
1/16"=1'

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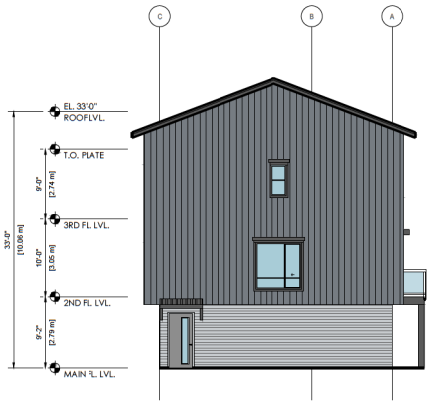
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ELEVATIONS
BUILDING 1

A 3.1



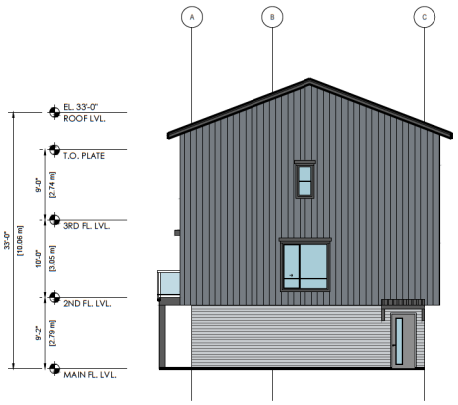
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1/16"=1'-0"



3 East Elevation
1/16"=1'-0"



2 North Elevation
1/16"=1'-0"



4 West Elevation
1/16"=1'-0"

FINISH SCHEDULE

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REGISTERED ARCHITECT R. WATSON PROVINCE OF BRITISH COLUMBIA 2025.07.22

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SCALE: 1/16"=1'
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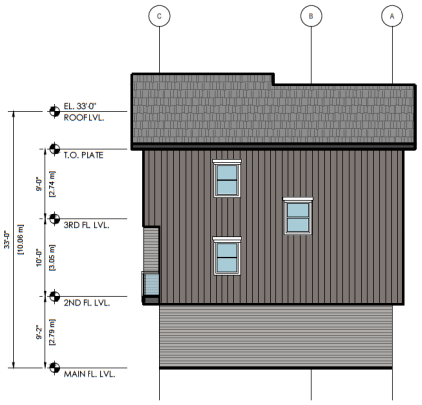
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ELEVATIONS
BUILDING 2

A 3.2



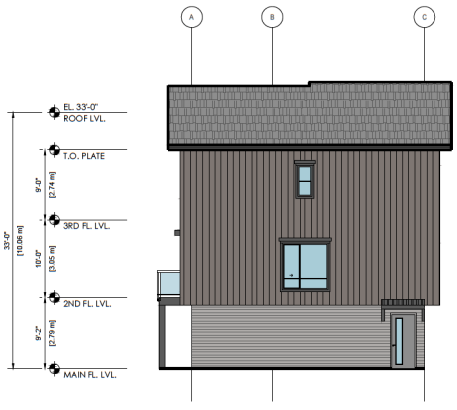
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3 East Elevation
1/16"=1'-0"



2 North Elevation
1/16"=1'-0"



4 West Elevation
1/16"=1'-0"

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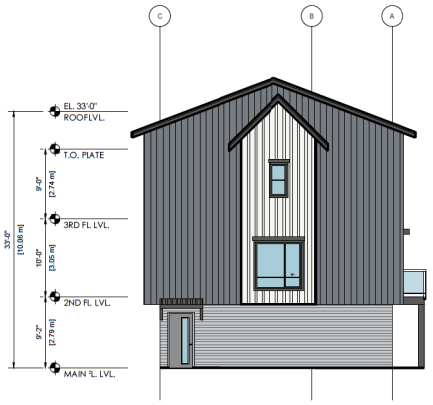
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ELEVATIONS
BUILDING 3

A 3.3



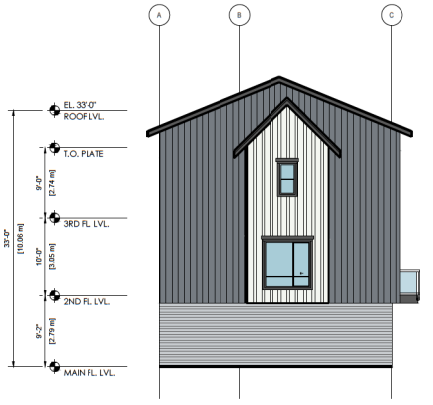
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2 South Elevation
1/16"=1'-0"



2 East Elevation
1/16"=1'-0"



4 North Elevation
1/16"=1'-0"

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PROVINCE OF BRITISH COLUMBIA
26 06 07 '22

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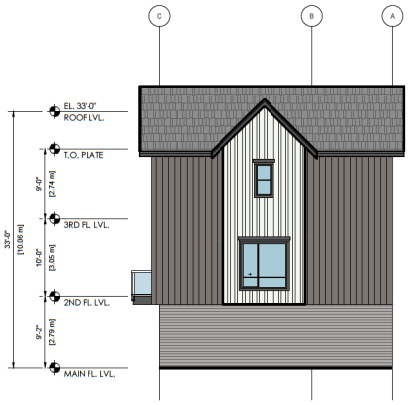
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ELEVATIONS
BUILDING 4

A 3.4



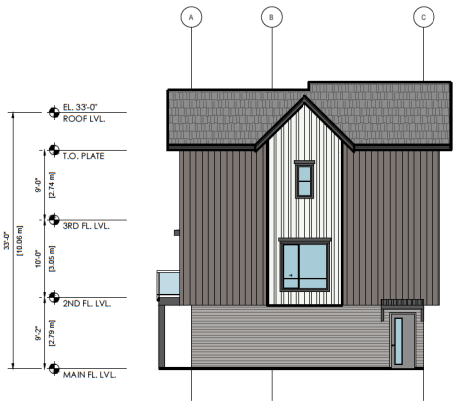
1 East Elevation
1/16"=1'-0"



2 North Elevation
1/16"=1'-0"



2 West Elevation
1/16"=1'-0"



4 South Elevation
1/16"=1'-0"

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Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2025.07.22

PROJECT INFO:
46 Townhouse Development at, 7860 197 St, Township Of Langley, B.C

CLIENT:
Sunil Anand

DATE
26-Jun-25

PROJECT NO:
23-215

SCALE:
1/16"=1'

DRAWN BY:
RW

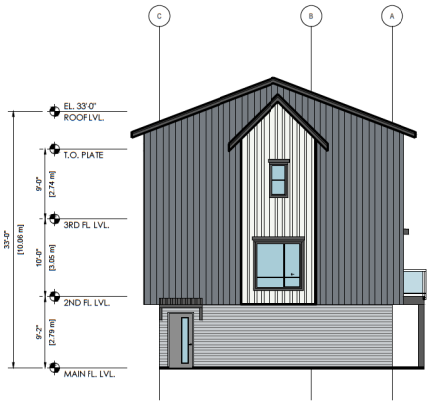
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1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

ELEVATIONS
BUILDING 5

A 3.5



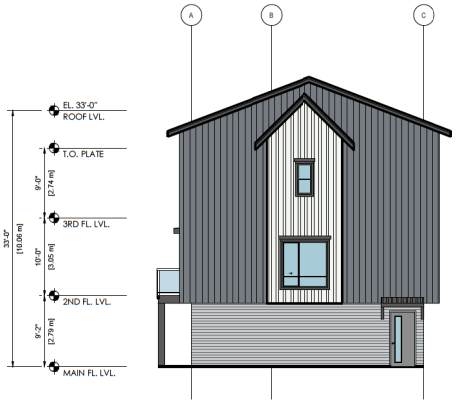
1 West Elevation
1/16"=1'-0"



2 South Elevation
1/16"=1'-0"



2 East Elevation
1/16"=1'-0"



4 North Elevation
1/16"=1'-0"

FINISH SCHEDULE

- A - Brick Cladding (Mora Bricks) Color - Dark Gray Clinker
- B - Horizontal Fibre cement Siding Color - Barren Plain 2111-60 (Benjamin Moore)
- C - Horizontal Fibre cement Siding Color - White Water 2120-60 (Benjamin Moore)
- D - Roof Shingles Color - Gray
- E - Paint Color - Dark Gray
- F - Batten Board Fibre cement Siding Color - Chantilly Lace 2121-70 (Benjamin Moore)
- G - Vertical Fibre cement Siding Color - Taos Taupe 2111-40 (Benjamin Moore)
- H - Vertical Fibre cement Siding Color - Smoke Gray 2120-40 (Benjamin Moore)
- I - Brick Cladding (Mora Bricks) Color - Clinker Blanco
- J - Hardie Panel Color - Smoke Gray 2120-40 (Benjamin Moore)
- K - Hardie Panel Color - Taos Taupe 2111-40 (Benjamin Moore)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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DRAWN BY:
RW

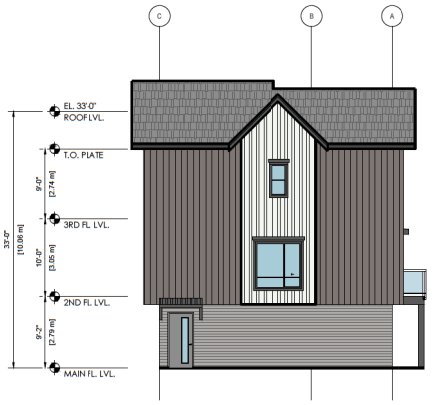
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ELEVATIONS
BUILDING 6

A 3.6



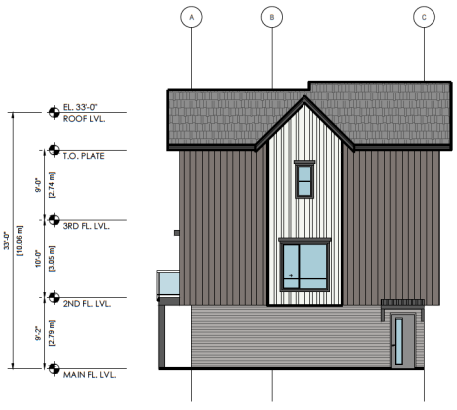
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1/16"=1'-0"



2 North Elevation
1/16"=1'-0"



2 West Elevation
1/16"=1'-0"



4 South Elevation
1/16"=1'-0"

FINISH SCHEDULE

- A - Brick Cladding (Mora Bricks) Color - Dark Gray Clinker
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CLIENT:
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SCALE:
1/16"=1'

DRAWN BY:
RW

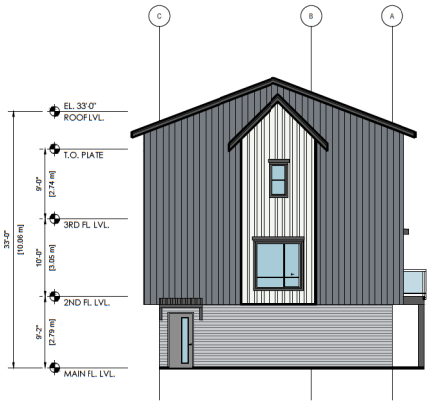
REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

ELEVATIONS
BUILDING 7

A 3.7



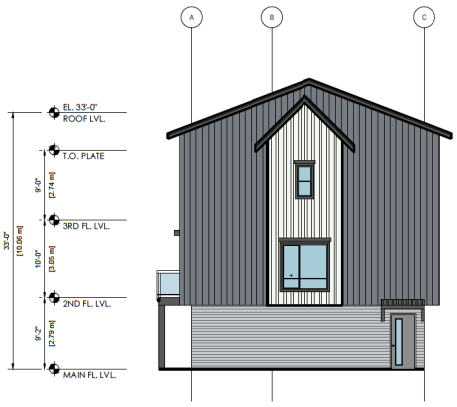
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3 South Elevation
1/16"=1'-0"



2 East Elevation
1/16"=1'-0"



4 North Elevation
1/16"=1'-0"

FINISH SCHEDULE

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REGISTERED ARCHITECT
S. WATSON
PROVINCE OF BRITISH COLUMBIA
2025.07.22

PROJECT INFO:
46 Townhouse Development at
7860 197 St, Township Of Langley, BC

CLIENT:
Sunil Anand

DATE
26-Jun-25

PROJECT NO:
23-215

SCALE:
1/16"=1'

DRAWN BY:
RW

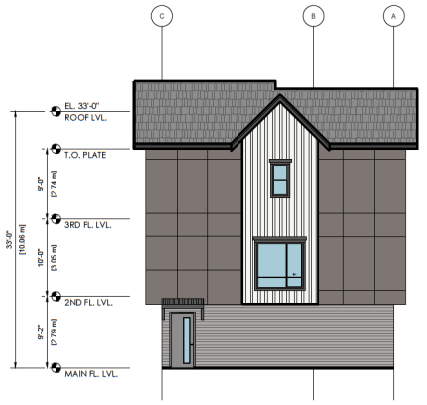
REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

ELEVATIONS
BUILDING 8

A 3.8



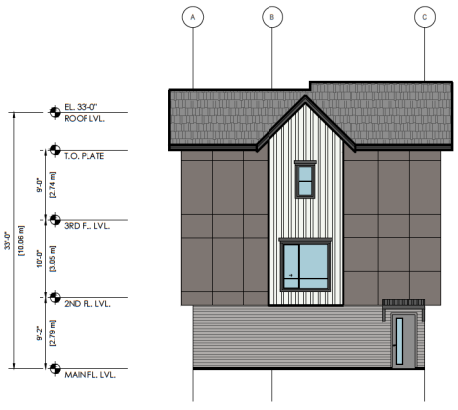
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1/16"=1'-0"



3 South Elevation
1/16"=1'-0"



2 West Elevation
1/16"=1'-0"



4 North Elevation
1/16"=1'-0"

FINISH SCHEDULE

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REGISTERED ARCHITECT
R. WATSON
PROVINCE OF BRITISH COLUMBIA
2025.07.22

PROJECT INFO:
46 Townhouse Development at
7860 197 St, Township Of Langley, B.C

CLIENT:
Sunil Anand

DATE
26-Jun-25

PROJECT NO:
23-215

SCALE:
1/16"=1'

DRAWN BY:
RW

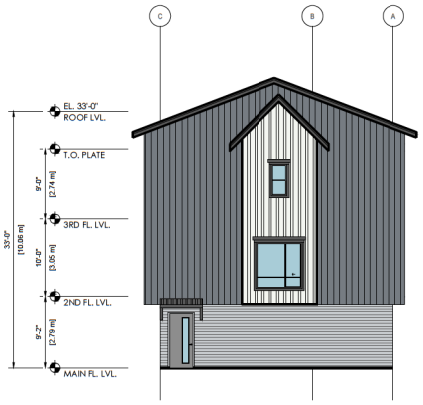
REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

ELEVATIONS
BUILDING 9

A 3.9



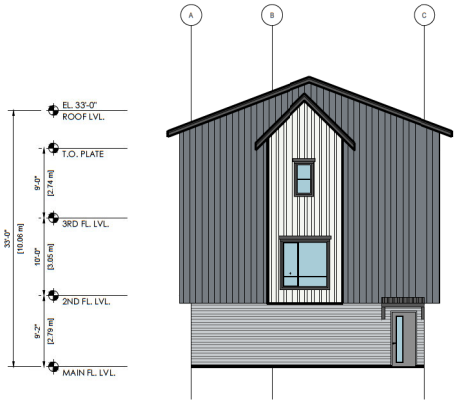
1 East Elevation
1/16"=1'-0"



3 South Elevation
1/16"=1'-0"



2 West Elevation
1/16"=1'-0"



4 North Elevation
1/16"=1'-0"

FINISH SCHEDULE

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FLAT ARCHITECTURE INC.
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REGISTERED ARCHITECT
SUNIL S. ANAND
PROVINCE OF BRITISH COLUMBIA
2026.07.22

PROJECT INFO:
46 Townhouse Development at
7860 197 St, Township Of Langley, BC

CLIENT:
Sunil Anand

DATE
26-Jun-25

PROJECT NO:
23-215

SCALE:
1/16"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

ELEVATIONS
BUILDING 10

A 3.10



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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2026.07.22

PROJECT INFO:
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CLIENT:
Sunil Anand

DATE
26-Jun-25
PROJECT NO:
23-215
SCALE:
DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

Material Board

A 3.0



1 West Street View - 197st

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
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DATE
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PROJECT NO:
23-215

SCALE:
1/16"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

STREET VIEW

A 4.1



2 West Street View - 197st

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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CLIENT:
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DATE
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PROJECT NO:
23-215

SCALE:
1/16"=1'

DRAWN BY:
RW

REV	DESCRIPTION	BY	DATE
1.	ISSUED FOR DEVELOPMENT PERMIT	RW	

STREET VIEW

A 4.2



PLANT SCHEDULE

PMG PROJECT NUMBER: 23-147

QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
7	ACER GINNALA	AMUR MAPLE	6CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
2	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	6CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
9	CALOCEDRUS DECURRENS	INCENSE CEDAR	2.5M HT; B&B; CLIMATE RESILIENT
7	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	2.5M HT; B&B; CLIMATE RESILIENT
4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 1.2M STD; B&B; CLIMATE RESILIENT
5	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	2.5M HT; B&B; CLIMATE RESILIENT
2	DAVIDIA INVOLUCRATA	HANDKERCHIEF (DOVE) TREE	6CM CAL; B&B; CLIMATE RESILIENT
2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B; CLIMATE RESILIENT
2	MALUS 'ADAMS'	FLOWERING CRABAPPLE	6CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
10	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B; CLIMATE RESILIENT
13	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B; CLIMATE RESILIENT
6	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
7	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	6CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; 1.2M STD; B&B; CLIMATE RESILIENT

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.

REPLACEMENT TREES REQUIRED: 53 TOTAL REPLACEMENT TREES PROPOSED = 78, MIN. 50% CONIFER



CORAEXPO BIKE RACK IN ULTRAMARINE BLUE



WISHBONE INDUSTRIES URBAN FORM FULL BACK BENCH IN ULTRAMARINE BLUE AND WALNUT SLATS



WISHBONE INDUSTRIES URBAN FORM TABLE IN ULTRAMARINE BLUE AND WALNUT SLATS

FENCE LEGEND	
	6' HEIGHT WOOD PRIVACY FENCE
	42" HEIGHT PICKET FENCE

MATERIAL LEGEND	
	CONCRETE UNIT PAVERS
	SAW CUT CONCRETE
	PERMEABLE PAVERS - COLOR 1
	PERMEABLE PAVERS - COLOR 2
	FIBRE SAFETY SURFACE

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO	DATE	REVISION DESCRIPTION	DR
5	25.JUL.24	UPDATE PER TOL COMMENTS	GHN
4	25.JUN.24	UPDATE PER NEW SITE PLAN / COMMENTS	GHN
3	25.APR.09	NEW CIVIL PLAN COORDINATION	GHN
2	25.MAR.26	NEW SITE PLAN / OFFSITE / TOL COMMENTS	GHN
1	24.AUG.01	NEW SITE PLAN / ISSUED FOR DP	GHN

CLIENT:

RECEIVED
JUL 25 2024
GREEN INFRASTRUCTURE SERVICES
TOWNSHIP OF LANGLEY

PROJECT:

46-TOWNHOUSE PROJECT
08-22-0075

7860 197 STREET
LANGLEY

DRAWING TITLE:

LANDSCAPE PLAN

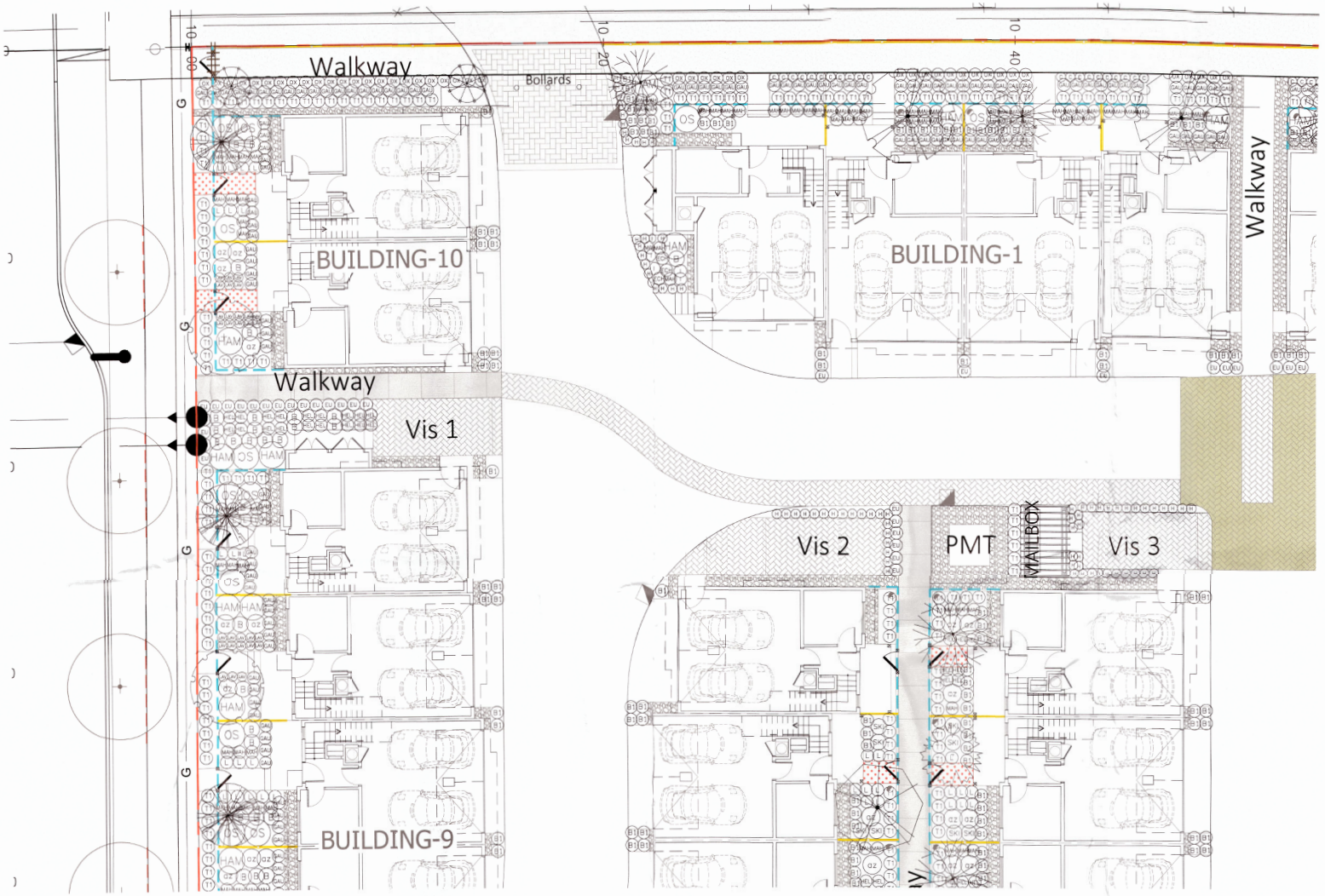
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DESIGN: D.G
CHKD: DW

DRAWING NUMBER: **L1** OF 9

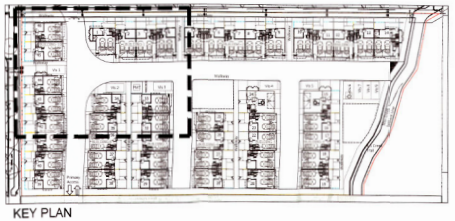
PMG PROJECT NUMBER: **23-147**

SCHEDULE B

23147-7.ZIP



NOTE: FULL PLANT LIST ON L4



KEY PLAN

0 2m 4m 6m 10m

0 4' 8' 16' 32'

23147-7.ZIP

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

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4	25.JUN.24	UPDATE PER NEW SITE PLAN / COMMENTS	GHN
3	25.APR.07	NEW CIVIL PLAN COORDINATION	GHN
2	25.MAR.26	NEW SITE PLAN / OPASITE / TOL COMMENTS	GHN
1	24.JUL.31	NEW SITE PLAN / ISSUE FOR DP	GHN

CLIENT:

PROJECT:

46-TOWNHOUSE PROJECT
08-22-0075

7860 197 STREET
LANGLEY

DRAWING TITLE:

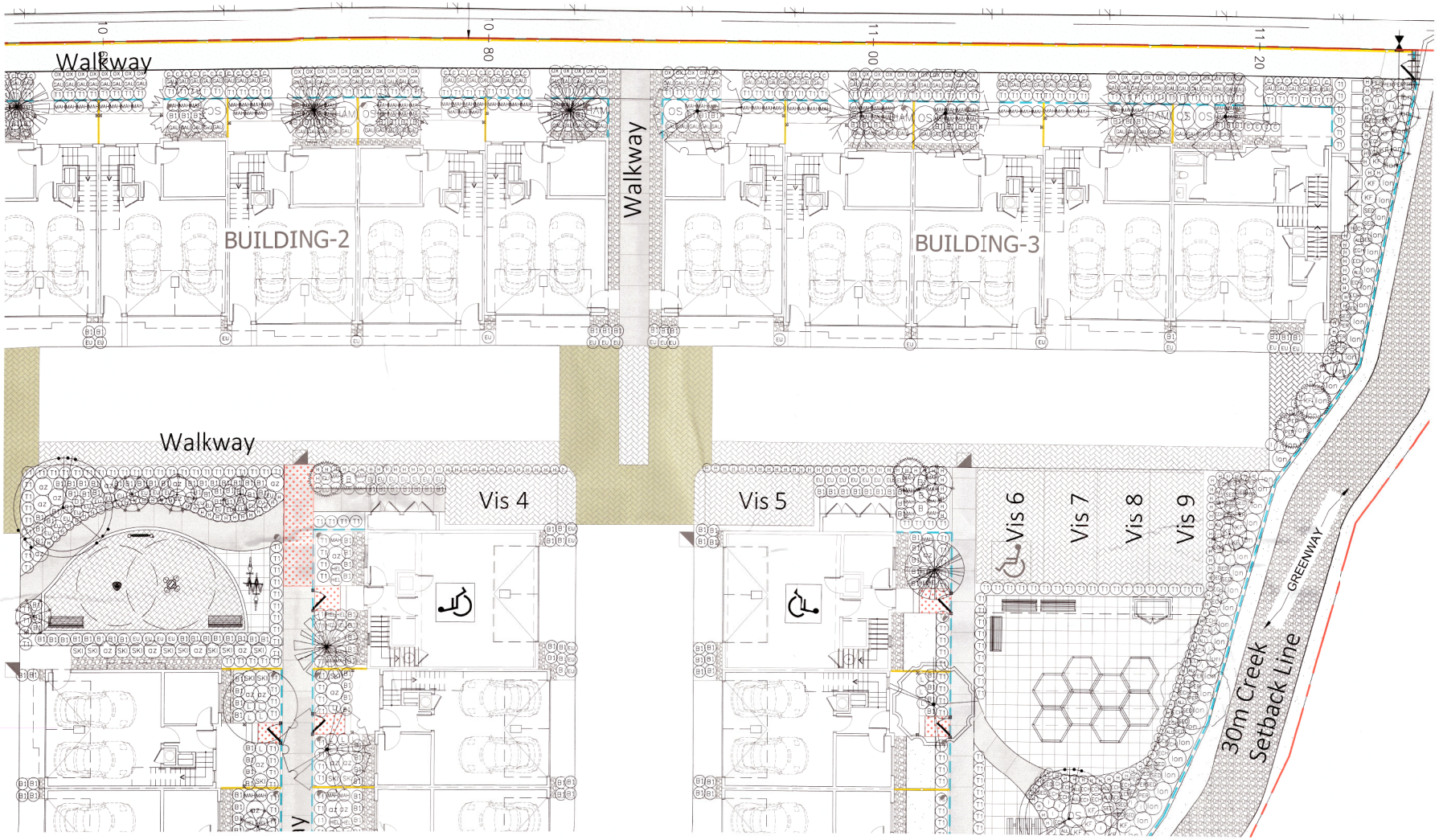
SHRUB PLAN

DATE: 23.AUG25
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW

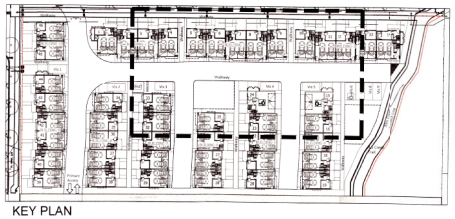
DRAWING NUMBER: **L2**

OF 9

PMG PROJECT NUMBER: **23-147**



NOTE: FULL PLANT LIST ON L4


KEY PLAN

0 2m 4m 6m 10m

0 4' 8' 16' 32'

23147-7.ZIP

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2	25.MAR.26	NEW SITE PLAN / OFFSITE / TOI COMMENTS	GHN
1	24.JUL.31	NEW SITE PLAN / ISSUE FOR DP	GHN

CLIENT:

PROJECT:

46-TOWNHOUSE PROJECT
08-22-0075

7860 197 STREET
LANGLEY

DRAWING TITLE:

SHRUB PLAN

DATE: 23.AUG25
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

DRAWING NUMBER: **L3** OF 9

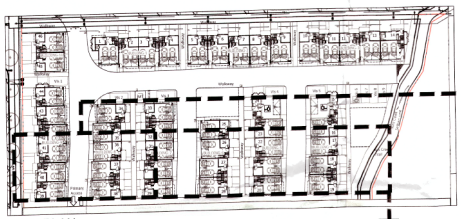
PMG PROJECT NUMBER: **23-147**

PLANT SCHEDULE

PMG PROJECT NUMBER: 23-147

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	44	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#3 POT; 40CM; 30" OC.
B1	426	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#3 POT; 40CM; 24" O.C.
E	98	EUONYMUS 'PALOMA BLANCA'	PALOMA BLANCA EUONYMUS	#2 POT; 40CM; 24" O.C.
H	37	HAMAMELIS x INTERMEDIA 'JELENA'	WITCH HAZEL; ORANGE	#3 POT; 80CM; 50" O.C.
L	67	LONICERA NITIDA	BOXLEAF HONEYSUCKLE	#3 POT; 100CM; 36" O.C.
M	233	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM; 24" O.C.
O	36	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 60CM; 50" O.C.
R	68	RHODODENDRON 'ROBLEZA' PPAF	ALTUMN BONFIRE AZALEA - EVERBLOOMING	#2 POT; 40CM; RED; 36" O.C.
S	34	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#2 POT; 30CM; 30" O.C.
T	555	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B; 24" O.C.
TH	167	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
CAL	38	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT; 30" O.C.
CAR	81	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT; 18" O.C.
HEL	289	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT; 18" O.C.
IMP	39	IMPERATA CYLINDRIC 'RED BARON'	RED BARON JAPANESE BLOOD GRASS	#1 POT; 40CM; 24" O.C.
PERENNIAL				
ALL	25	ALLIUM 'MILLENIUM'	ORNAMENTAL ONION 'MILLENIUM'	#1 POT;30CM; 20" O.C.
ECH	59	ECHINACEA PURPUREA 'SOMBRERO HOT CORAL'	PURPLE CONEFLOWER 'SOMBRERO HOT CORAL'	15CM POT; 24" O.C.; CLIMATE RESILIENT
HEL	102	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT; 24" O.C.
LAV	49	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT; 18" O.C.
LIR	90	LIRIOPE MUSCARI ' BIG BLUE'	BLUE LILY-TURF	15CM POT; 24" O.C.
PER	39	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	15CM POT; 24" O.C.
SED	46	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	9CM POT; 24" O.C.
GC				
GAU	424	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.
OX	97	OXALIS OREGANA (EVERGREEN)	EVERGREEN REDWOOD SORREL	#1 POT;24" O.C.

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.



KEY PLAN

23147-7.ZIP

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5	25.JUL.24	UPDATE PEI TOL COMMETNS	GHN
4	25.JUN.24	UPDATE PER NEWSITE PLAN / COMMENTS	GHN
3	25.APR.07	NEW CIVIL PLAN COORDINATION	GHN
2	25.MAR.26	NEW SITE PLAN / OPSITE / TOL COMMENTS	GHN
1	24.JUL.31	NEW SITE PIAN / ISSUE FOR DP	GHN

CLIENT:

PROJECT:

46-TOWNHOUSE PROJECT
08-22-0075

7860 197 STREET
LANGLEY

DRAWING TITLE:

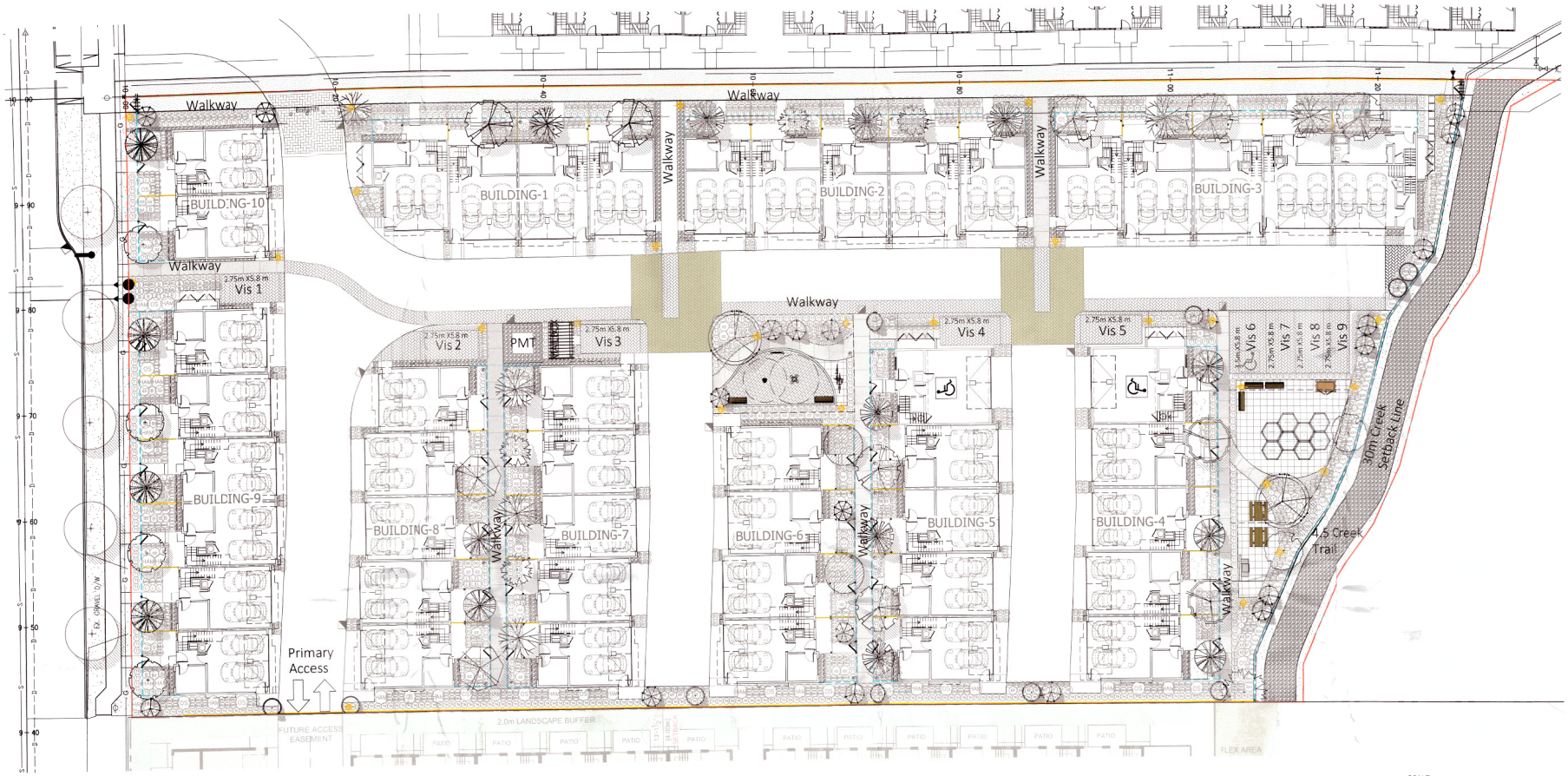
SHRUB PLAN

DATE: 23.AUG25
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

DRAWING NUMBER: **L4**

OF 9

PMG PROJECT NUMBER: **23-147**



SCALE:

0 2m 4m 6m 10m

0 4' 8' 16' 32'

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD

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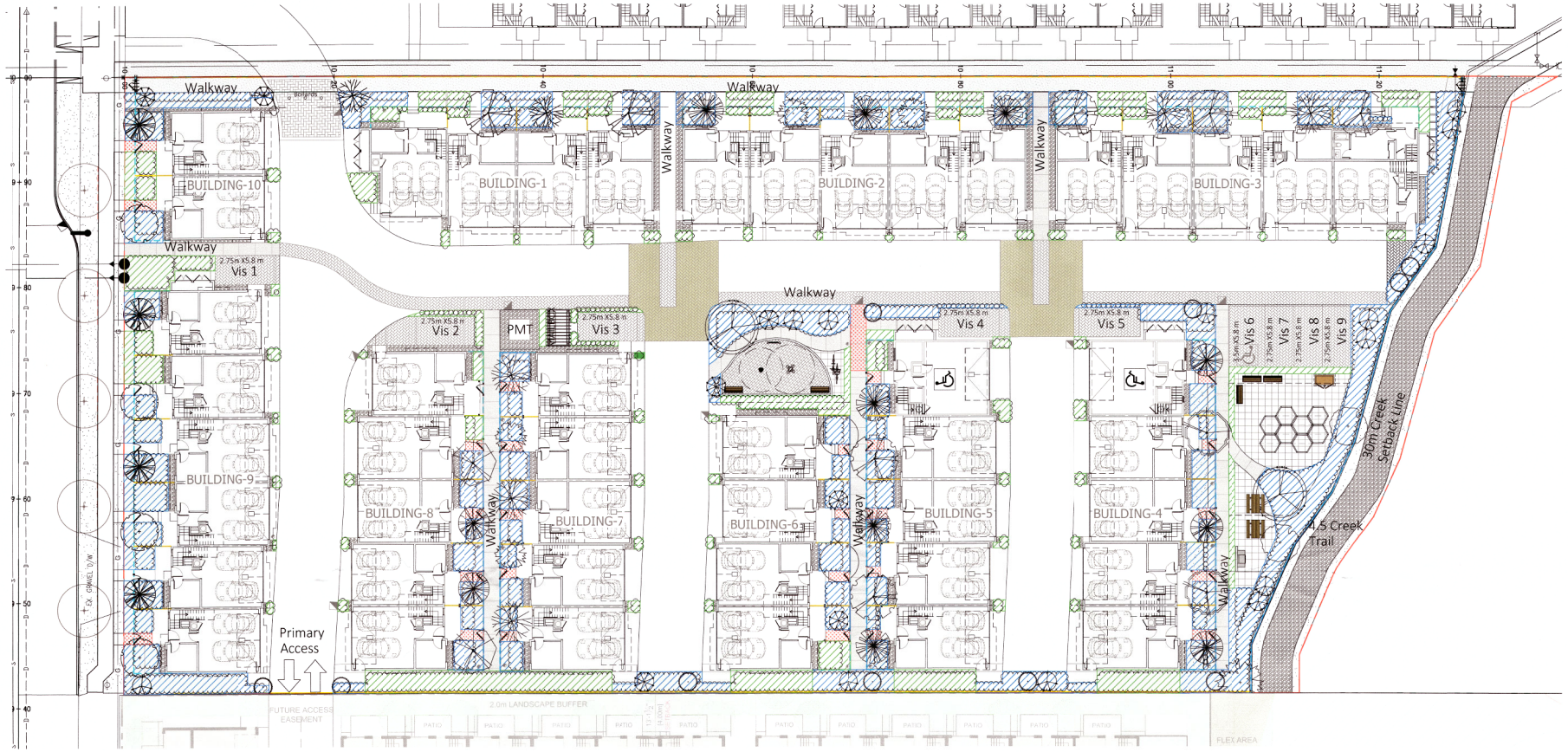
DRAWING TITLE:

LIGHTING PLAN

DATE:	23.AUG25	DRAWING NUMBER:
SCALE:	1/16" = 1'-0"	**L5**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	CW	**OF 9**

23147-7.ZIP

PMG PROJECT NUMBER: **23-147**



Soil Dpeth Legend

Symbol	Model
	0.75 m OF GROWING MEDIUM
	0.45 m OF GROWING MEDIUM
	STRUCTURAL SOIL

SCALE:

0 2m 4m 6m 10m

0 4' 8' 16' 32'

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CLIENT:

PROJECT:

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08-22-0075

7860 197 STREET
LANGLEY

DRAWING TITLE:

SOIL DEPTH PLAN

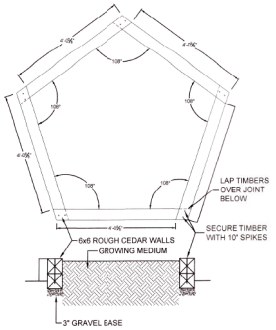
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DESIGN: CLG
CHK'D: CW

DRAWING NUMBER: **L6**

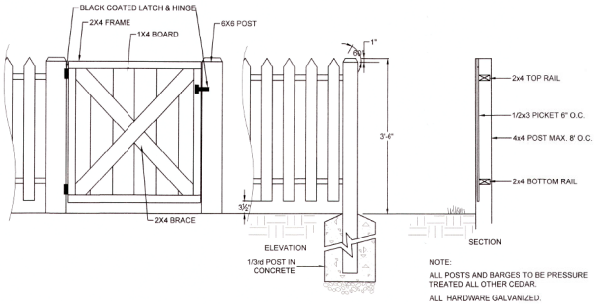
OF 9

23147-7.ZIP

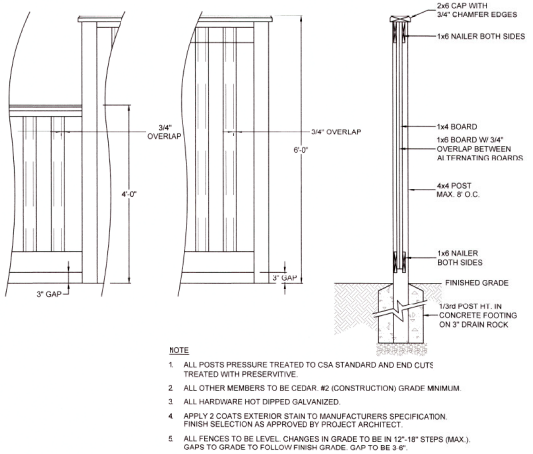
PMG PROJECT NUMBER: **23-147**



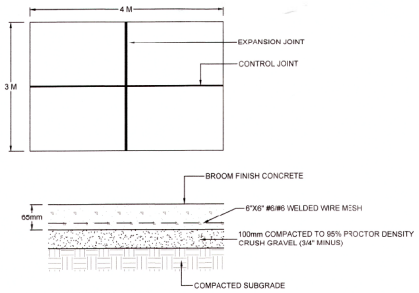
1 GARDEN PLOT
1/2"=1'-0"



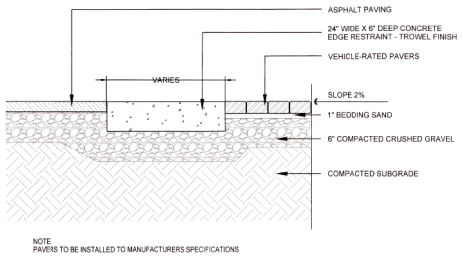
2 3'-6" PICKET FENCE & GATE
3/4"=1'-0"



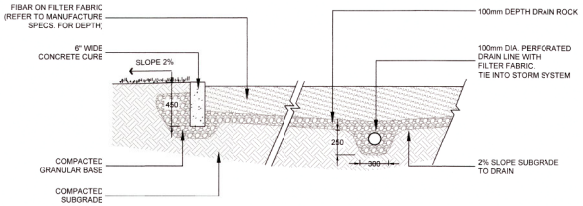
3 6'-0" HEIGHT SOLID WOOD FENCE
3/4"=1'-0"



4 CONCRETE PAVING
1/4"=1'-0"



5 DRIVE AISLE CONCRETE EDGE RESTRAINT
1"=1'-0"



6 FIBAR PLAYGROUND SAFTY SURFACE
1/2"=1'-0"

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CLIENT:

PROJECT:

46-TOWNHOUSE PROJECT
08-22-0075

7860 197 STREET
LANGLEY

DRAWING TITLE:

LANDSCAPE DETAILS

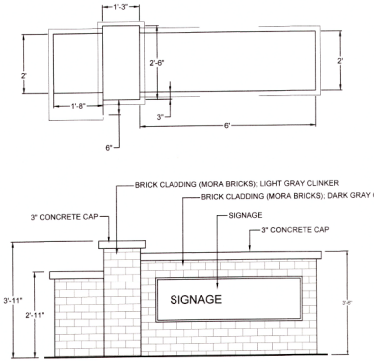
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SCALE: AS NOTED
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

DRAWING NUMBER: **L7**

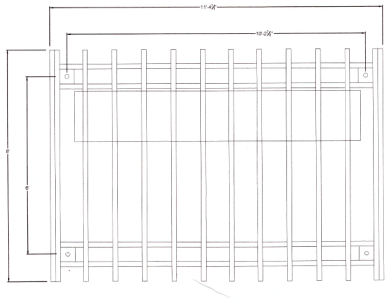
OF 9

23147-7.ZIP

PMG PROJECT NUMBER **23-147**



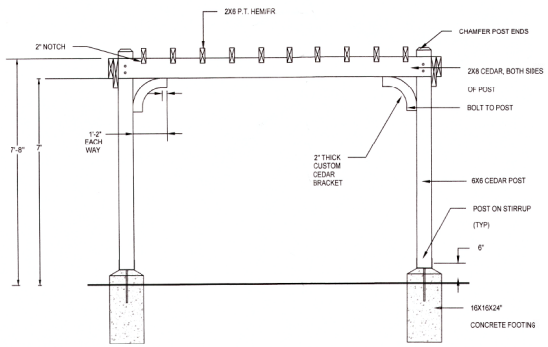
7 ENTRY MONUMENT
1/2"=1'-0"



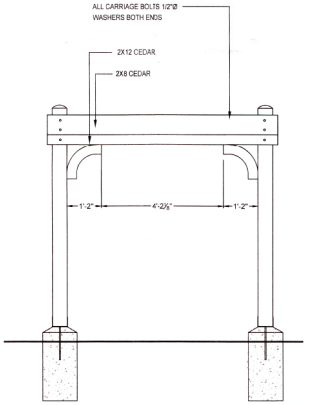
PLAN VIEW

NOTES:

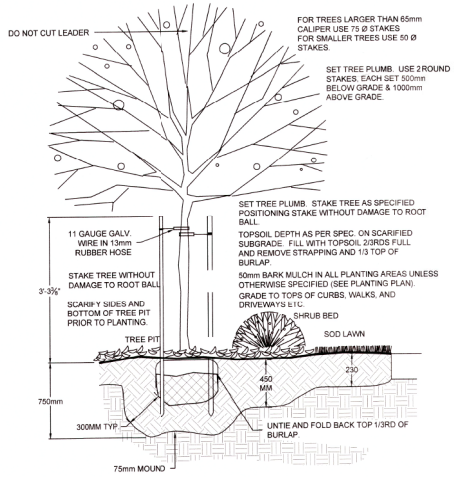
1. COORDINATE WITH CURR. PLANTING REDI LAYOUT
2. ALL HARDWARE HOTDIPPED GALVANIZED
3. ALL EXPOSED WOOD FINISHED TO MATCH WOOD TRIM OF ARCH. TWO COATSPREMIUM STAIN



FRONT ELEVATION



SIDE ELEVATION



8 PLANTING DETAILS
3/4" = 1'-0"

9 SHADE STRUCTURE OVER MAILBOX
1/2"=1'-0"

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1	24.JUL.31	NEW SITE PLAN / ISSUE FOR DP	GHN

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08-22-0075

7860 197 STREET
LANGLEY

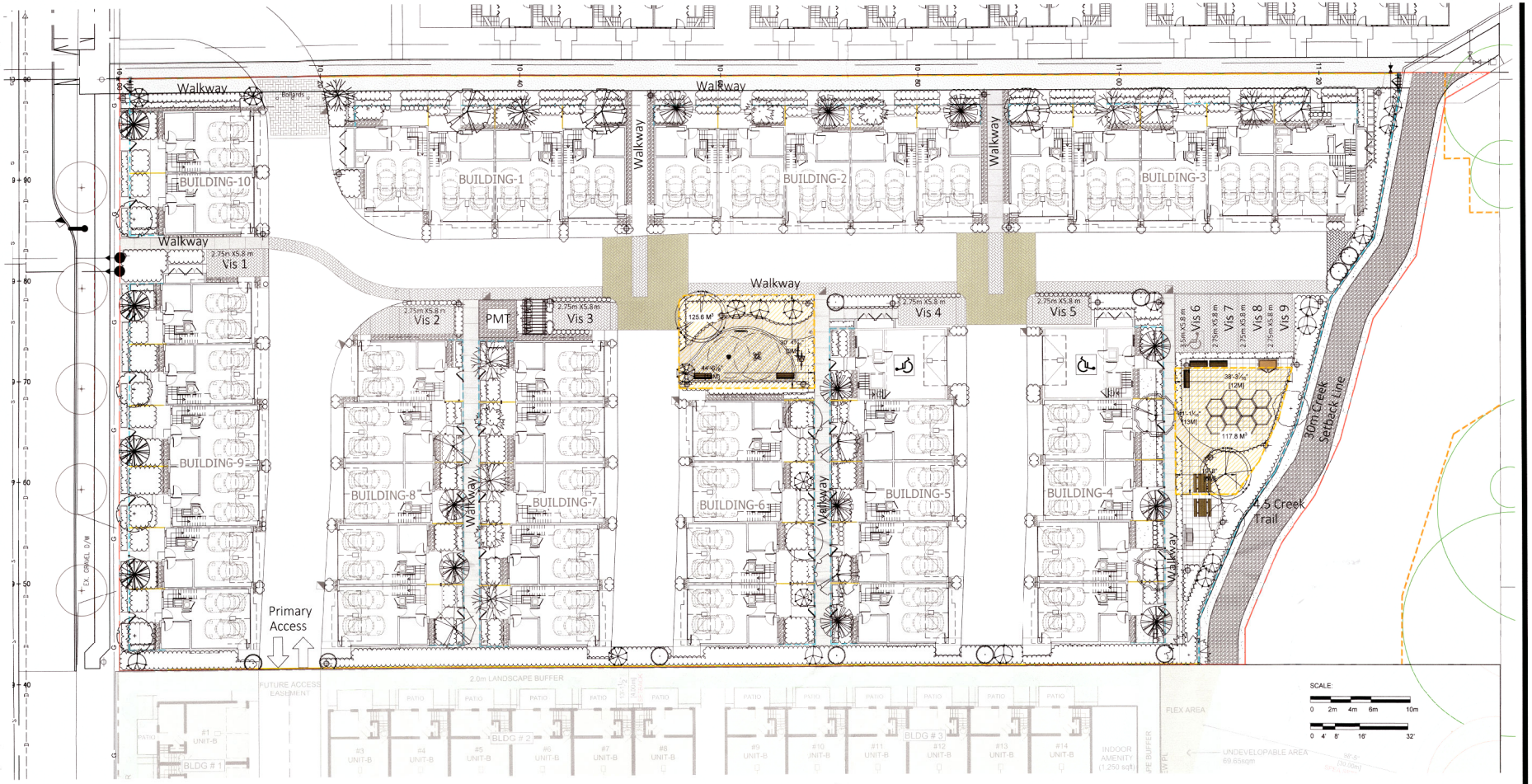
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LANDSCAPE DETAILS & PLANT LIST

DATE:	23.AUG25	DRAWING NUMBER:
SCALE:	AS NOTED	**L8**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	CW	**OF 9**

23147-7.ZIP

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08-22-0075

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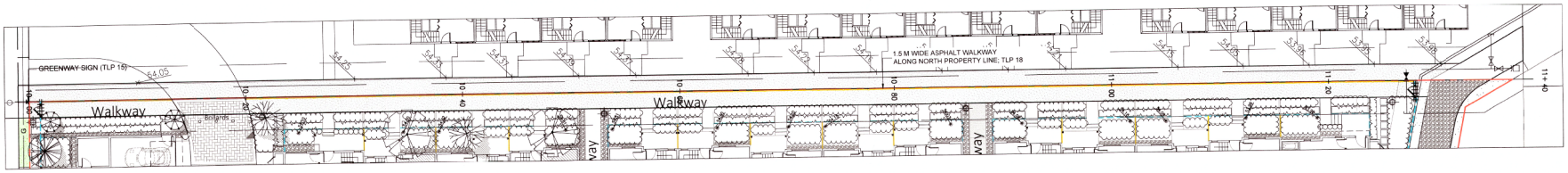
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AFAA SHEET

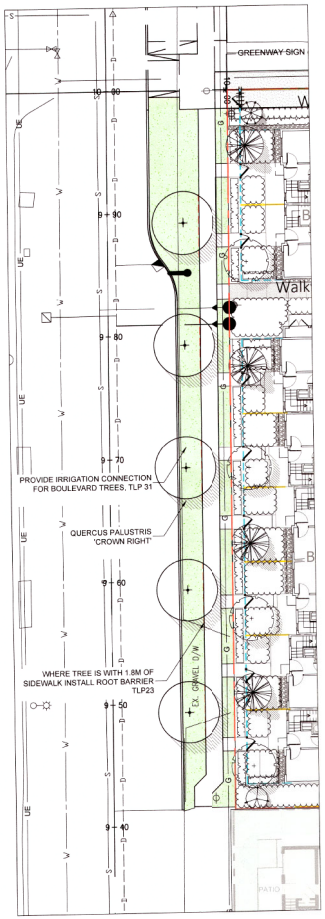
DATE:	23.AUG25	DRAWING NUMBER:
SCALE:	1/16" = 1'-0"	**L9**
DRAWN:	CLG	
DESIGN:	CLG	
CHK'D:	CW	**OF 9**

23147-7.ZIP

PMG PROJECT NUMBER: **23-147**



NORTH



WEST

SCALE:

0 2m 4m 6m 10m

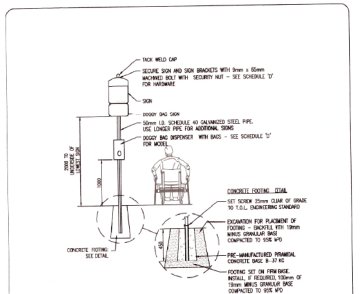
0 4' 8' 16' 32'

OFF-SITE TREE SCHEDULE

PMG PROJECT NUMBER: 23-147

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	QUERCUS PALUSTRIS 'CROWN RIGHT'	CROWN RIGHT PIN OAK	6CM CAL; 1.2M STD; B&B

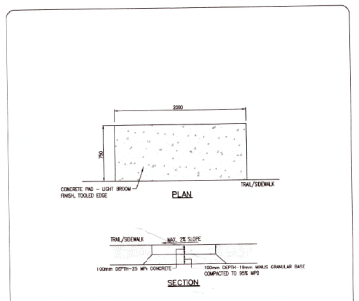
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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.



SIGN POST INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

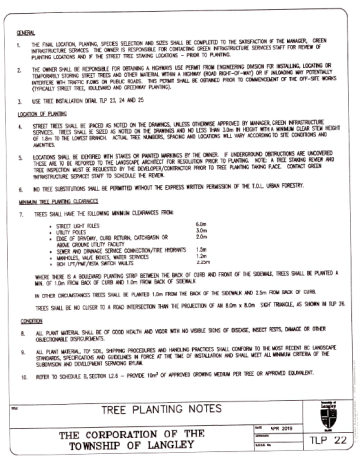
APR 2010 — TLP 15



MULTI-STREAM RECEPTACLE CONCRETE PAD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

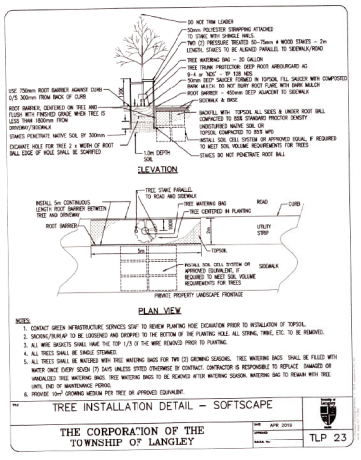
OCT 2007 — TLP 16



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

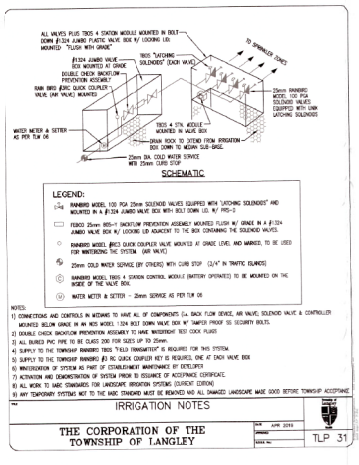
APR 2010 — TLP 22



TREE INSTALLATION DETAIL - SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

APR 2010 — TLP 23



IRRIGATION NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

APR 2010 — TLP 31

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CLIENT:

PROJECT:

46-TOWNHOUSE PROJECT
08-22-0075

7860 197 STREET
LANGLEY

DRAWING TITLE

OFF-SITE LANDSCAPE PLAN AND DETAILS

DATE: 23.AUG25 DRAWING NUMB

SCALE: 1/16" = 1'-0" **OSL**

DRAWN: CLG

DESIGN: CLG

CHK'D: CW **O**

23147-7.ZIP

PMG PROJECT NUMBER: **23-1**