THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1168656 BC LTD.) BYLAW 2020 NO. 5676

EXPLANATORY NOTE

Bylaw 2020 No. 5676 rezones a 1.0 ha (2.5 ac) site located at 8045 – 198A Street to Comprehensive Development Zone CD-157 to facilitate development of two (2) multi-tenant four (4) storey buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1168656 BC LTD.) BYLAW 2020 NO. 5676

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

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1168656 BC Ltd.) Bylaw 2020 No. 5676".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 157" after the words "Comprehensive Development Zone CD-156"
   b. Adding to Section 110 after the words "CD-157" the words "CD-156 – 9000 m^2"
   c. By adding after Section 1056 "Comprehensive Zone CD-156" the following as Section 1057 "Comprehensive Development Zone CD-157"

1057 **COMPREHENSIVE DEVELOPMENT ZONE CD-157**

Uses Permitted

1057.1 In the CD-157 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) accessory *buildings* and *uses*
2) accessory *residential uses* subject to Section 1057.2
3) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 1057.3
4) business service *uses* (mail order, mailbox, photocopying, personnel support services) subject to business services *uses* not exceeding 450 m^2 in *gross floor area*
5) computer and computer accessory sales, service, rental and repair *uses* not exceeding 450 m^2 in *gross floor area*
6) conference centres and facilities
7) educational *uses* involving a post-secondary or technical curriculum
8) financial institutions
9) fitness centres
10) *group children's day care*
11) light manufacture, assembly, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3
12) *restaurants* subject to Section 1057.4

13) warehouse and wholesale distribution where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3

Accessory Residential Uses

1057.2 Accessory *residential uses* shall be limited to one *single family dwelling unit* per *lot* for occupancy of the owner, manager, or caretaker and immediate *family*, provided that the *dwelling unit*:

a) does not constitute a singular *use* on a site;
b) is contained within a *building* containing a principal permitted *use*; and
c) has a maximum floor area the lesser of:
   i) 140 m^2, or
   ii) 33% of the total area of the building within which the dwelling unit is contained.

Outside Uses

1057.3 All *uses* permitted in a CD-157 zone shall be conducted within a completely enclosed *building* except for parking of non-*commercial vehicles* (where permitted in compliance with Section 1057.1), loading, display, eating areas and seasonal *uses*, *group children's day care* outdoor play areas, where accessory to a permitted *use*.

Restaurants

1057.4 *Restaurant uses* are only permitted where incorporated into a *building* containing a principal *use* listed in Section(s) 1057.1 3), 4), 6), 7), 9), 11), 13) and are limited to a maximum of one (1) per *building*. Drive-thru *restaurants* are not permitted.

Lot Coverage

1057.5 *Buildings* shall not cover more than 50% of the lot area.

Height of Buildings and Structures

1057.6 The maximum *height* shall be the lesser of 18 *metres* or 4 *storeys*

Siting of Buildings and Structures

1057.7 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit

Parking and Loading

1057.8 Parking and loading shall be provided in accordance with Section 107 except that where more than 50 parking spaces are required for any *building* or *structure*, a minimum of 50% of the total required parking spaces shall be provided underground or wholly enclosed within the said *building*.

Subdivision Requirements

1057.9 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1057.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit

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

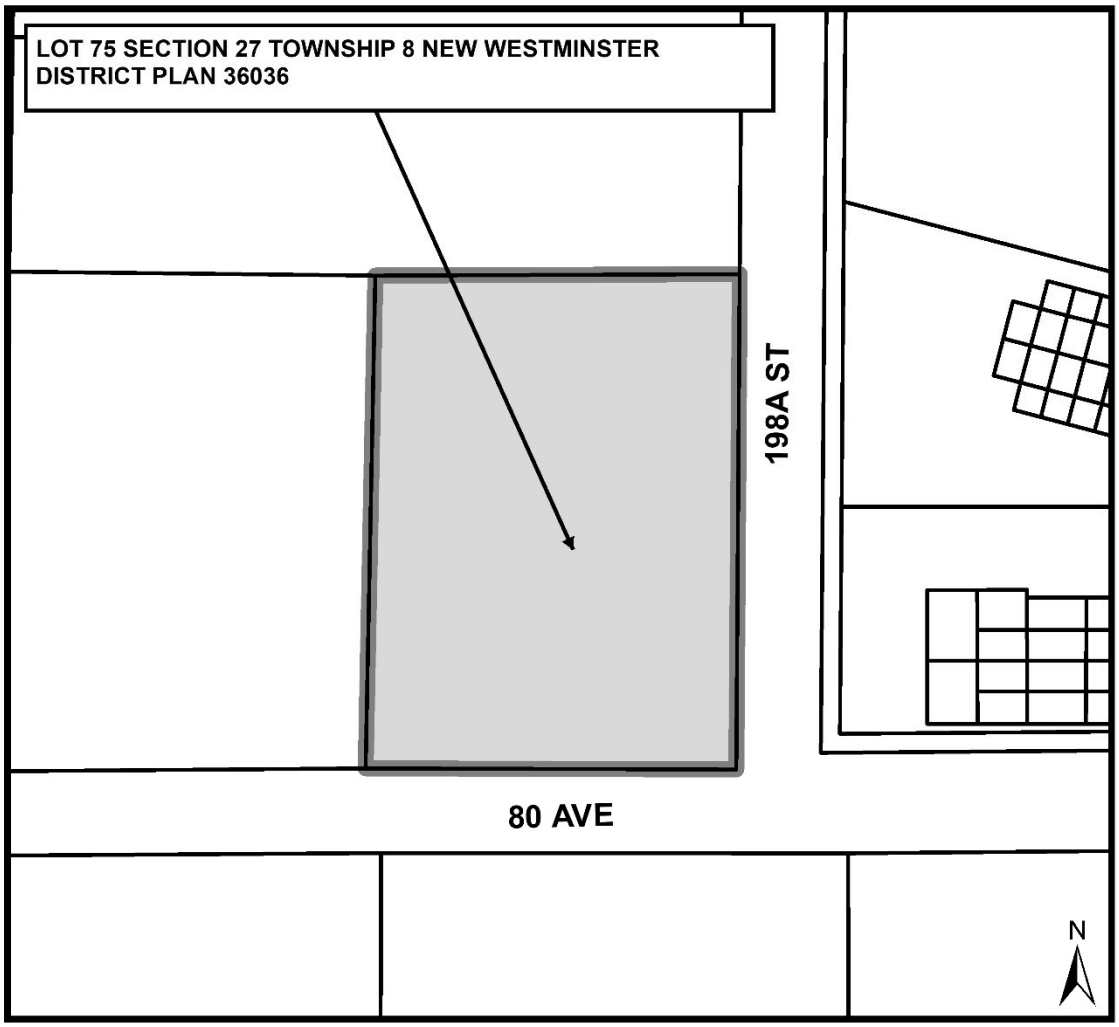
Lot 75 Section 27 Township 8 New Westminster District Plan 36036

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-157.

READ A FIRST TIME the	14	day of	December	, 2020
READ A SECOND TIME the	14	day of	December	, 2020
NOTICE WAS ADVERTISED the	31	day of	December	, 2020.
and the	07	day of	January	, 2021.
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5676



Township of Langley

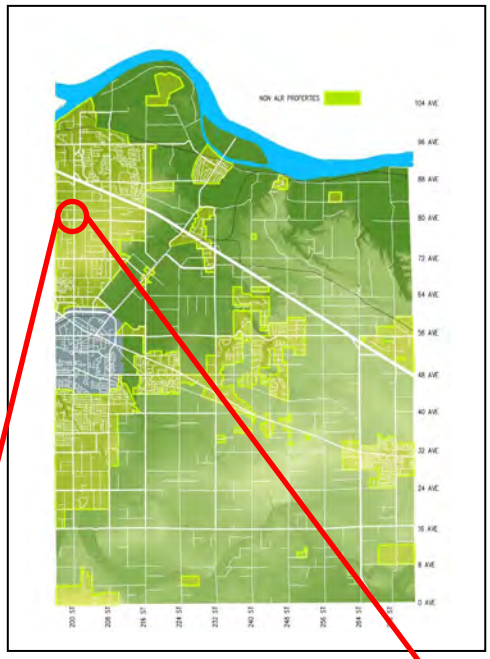
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 14, 2020 – REGULAR MEETING	**REPORT:**	20-167
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0068
SUBJECT:	REZONING APPLICATION NO. 100594 DEVELOPMENT PERMIT APPLICATION NO. 101130 (1168656 BC LTD. / KRAHN ENGINEERING LTD. / 8045 – 198A STREET)		

PROPOSAL:

Application to rezone a 1.0 ha (2.5 ac) site located at 8045 – 198A Street to Comprehensive Development Zone CD-157 and to issue a Development Permit to facilitate development of two (2) multi-tenant four (4) storey office buildings.



RECOMMENTATION SUMMARY:

That Council give first and second reading to Bylaw No. 5676, subject to eight (8) development prerequisites being completed prior to final reading, and authorize issuance of Development Permit No. 101130; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-157.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1168656 BC Ltd.) Bylaw 2020 No. 5676, rezoning 1.0 ha (2.5 ac) of land located at 8045 – 198A Street to Comprehensive Development Zone CD-157, to facilitate development of two (2) four (4) storey multi-tenant office buildings, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township's Subdivision and Development Servicing Bylaw and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of the following covenants:
    a. non-disturbance restrictive covenant over watercourse area setbacks;
    b. prohibiting access to 80 Avenue;
6. Cross access easement in favour of the property to the west (19781 – 80 Avenue);
7. Registration of a public access statutory right of way (6.0 metre wide) for a future north south trail connection;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges; and

That Council, at the time of final reading of Bylaw No. 5676 authorize issuance of Development Permit No. 101130, subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
f. All refuse areas to be located in an enclosure and screened.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. 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;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees.

That Council authorize staff proceed with the written submission opportunity notice prior to Council's consideration of third reading for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 101130.

EXECUTIVE SUMMARY:

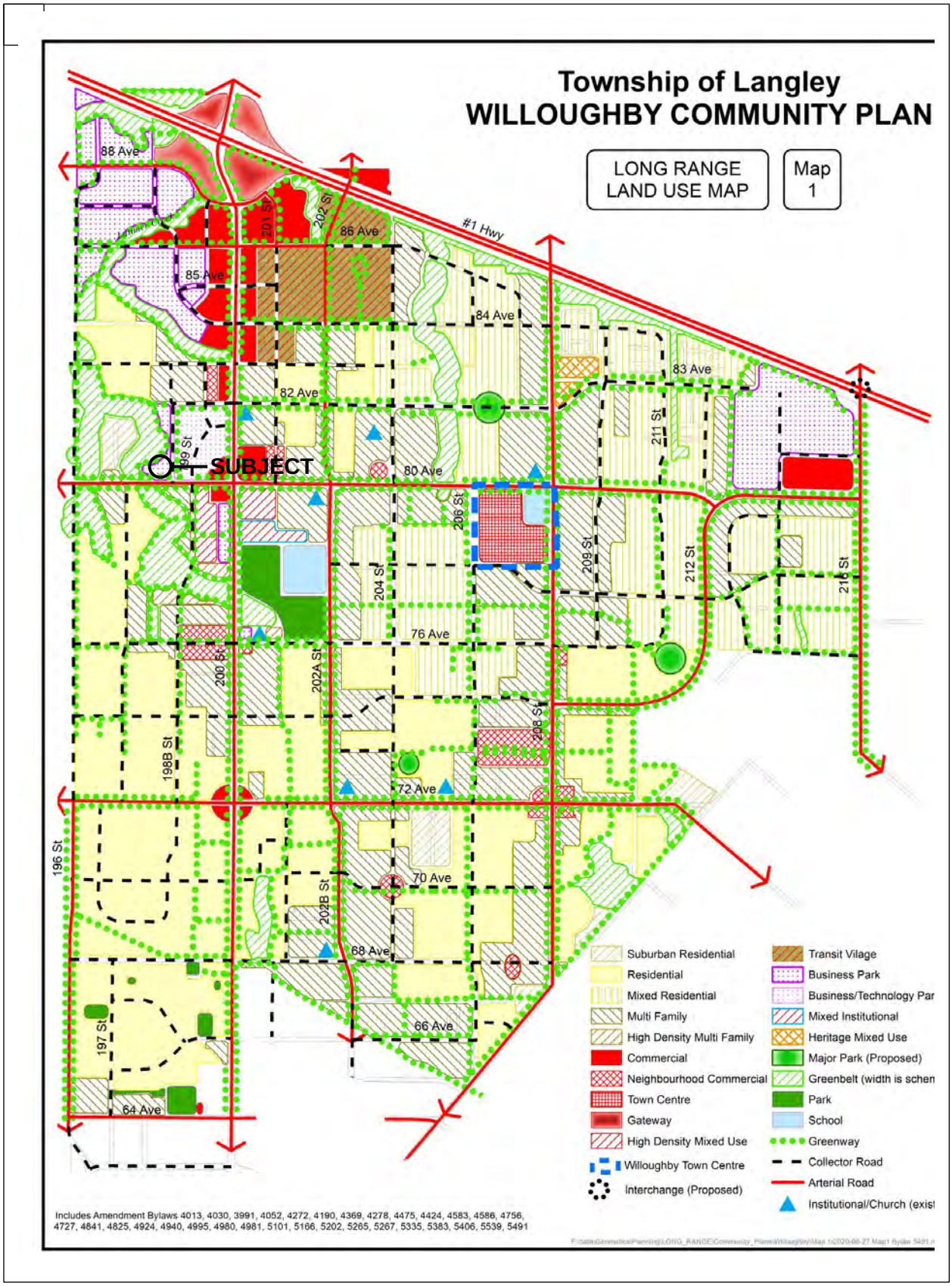
Krahn Engineering Ltd. on behalf of 1168656 BC Ltd. has applied to rezone a 1.0 ha (2.5 ac) site located at 8045 – 198A Street to Comprehensive Development Zone CD-157 to facilitate development of two (2) multi-tenant four (4) storey office buildings.

A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development.

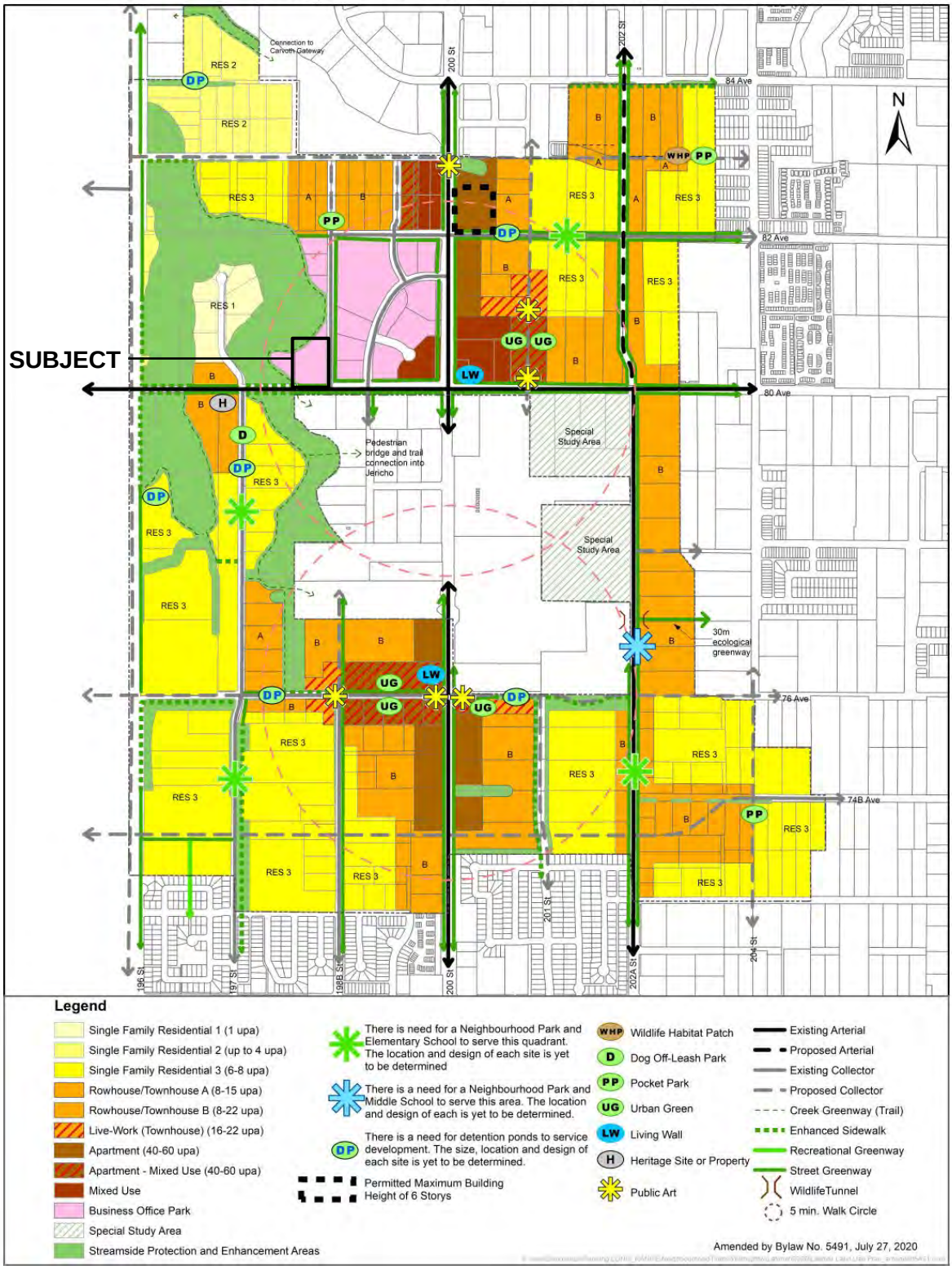
The proposal is consistent with the overall objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development CD-157 zone. Staff recommend that Council consider the rezoning request, subject to the completion of eight (8) development prerequisites, and issue Development Permit No.101130 at time of final reading, subject to six (6) conditions and noting seven (7) additional conditions to be completed prior to issuance of a building permit.

PURPOSE:

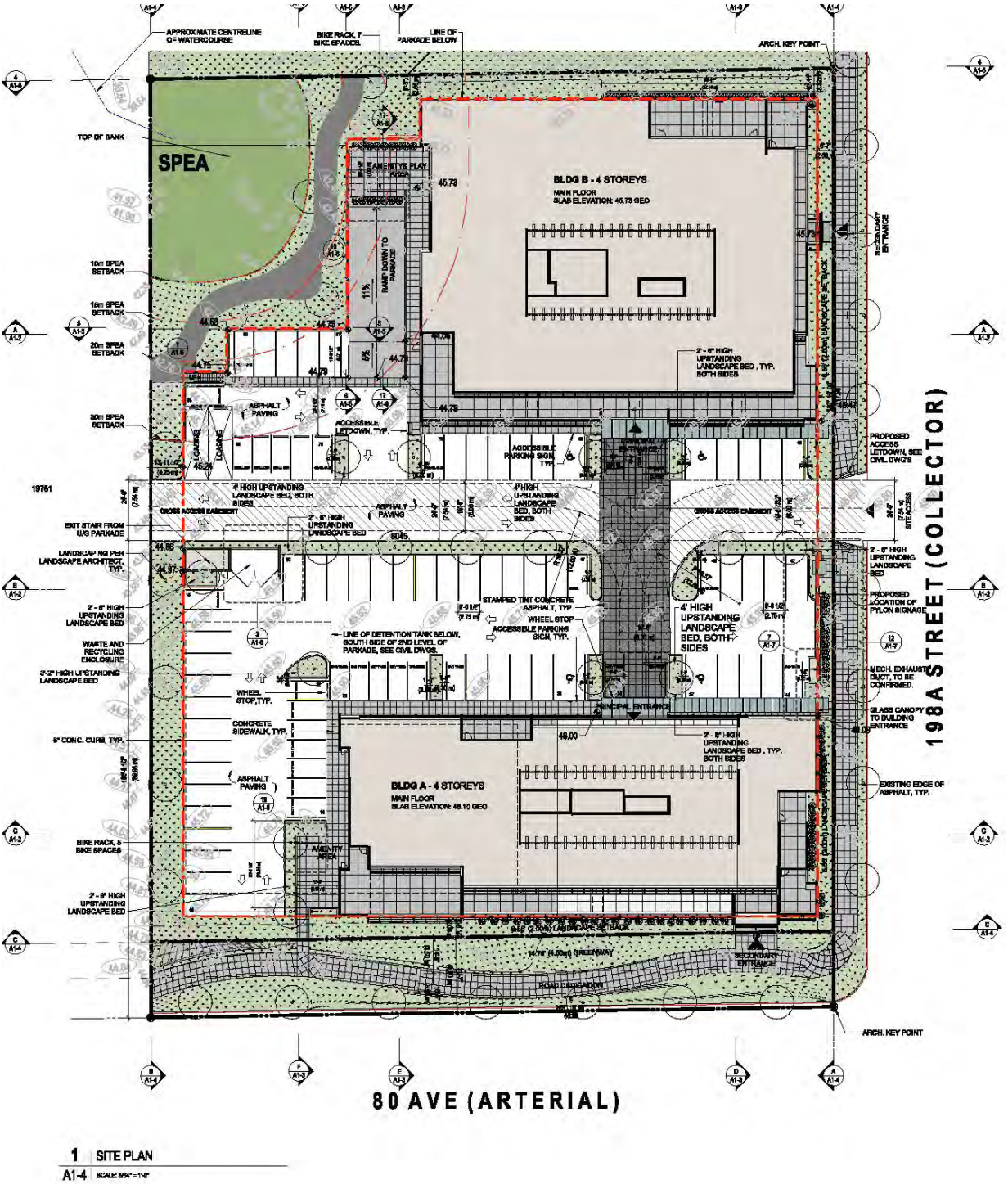
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5676 and Development Permit No. 101130.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
199 St
201 St
202 St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
196 St
202B St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Par
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schen
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (exist
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491

Map 1 - Latimer Land Use Plan



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

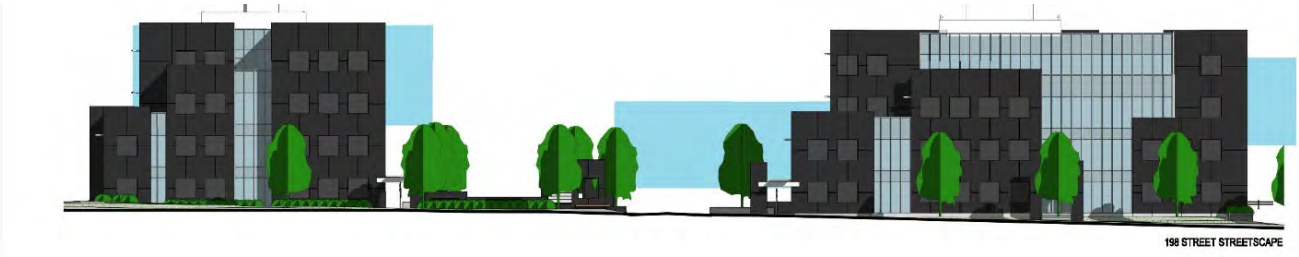
- IMAGE FOR ILLUSTRATIO

N PURPOSES ONLY -

RENDERINGS – SUBMITTED BY APPLICANT

3 BLDG B - NORTH-EAST PERSPECTIVE

4 BLDG B - SOUTH-WEST PERSPECTIVE



198 STREET STREETSCAPE

PERSPECTIVES – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1168656 BC Ltd. 212, 5455 – 152 Street Surrey BC V3S 5A5
Applicant / Agent:	Krahn Engineering Ltd. 400– 34077 Gladys Avenue Abbotsford, BC V2S 2E8
Legal Description:	Lot 75 Section 27 Township 8 New Westminster District Plan 36036
Location:	8045 – 198A Street
Area:	1.0 ha (2.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-157
Willoughby Community Plan:	Business/Technology Park/Greenbelt
Latimer Neighbourhood Plan:	Business Office Park/Streamside Protection and Enhancement Areas

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated for Business/ Technology Park, Streamside Protection and Enhancement Area in the Willoughby Community Plan. The Latimer Neighbourhood Plan designates the site as Business Office Park, Greenbelt, and Streamside Protection and Enhancement Areas.

DISCUSSION/ANALYSIS:

The developable portion of the subject site is designated Business Office Park in the Latimer Neighbourhood Plan, that contemplates large format employment generating uses. Consistent with the designation, the proponent has applied to rezone the site to Comprehensive Development Zone CD-157 to facilitate the development of two (2) four (4) storey multi-tenant office buildings. To accommodate the development, the proponent has applied for a Development Permit.

A yellow coded watercourse (Latimer Creek) exists on the northwestern portion of the property. This portion of the property is designated as Greenbelt in the Willoughby Community Plan and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. Protection of the watercourse is listed as a development prerequisite as a condition of rezoning, along with a statutory right of way secured for a future north south trail along the outer edge of the streamside area.

Adjacent Uses:

North: A property containing a single family dwelling zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan**;**

East: 198A Street, beyond which are two properties containing an office building each, zoned Comprehensive Development Zone CD-57, designated Business Office Park in the Latimer Neighbourhood Plan;

South: A property containing a single family dwelling zoned Suburban Residential Zone SR-2, designated Apartment in the Jericho Sub-Neighbourhood Plan;

West: A property containing a single family dwelling zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan currently under application for the development of a 4 storey multi-tenant office building (project #08-27-0070)

Zoning Amendment:
The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5676 proposes to rezone the site to Comprehensive Development Zone CD-157 to accommodate the proposed development. The proposed zone is based on and consistent with Comprehensive Development Zone CD-57 utilized by nearby developments under the same designation (Business Office Park) to the east. The project complies with the provisions of the site's proposed CD-157 zoning in terms of siting, lot coverage (36%), parking, use and density.

Public Consultation:

Policy 07-164 requires the subject application to hold a Developer Held Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a public information meeting until December 31, 2020. Applications proceeding to Council for consideration prior to this date will not be required to hold a public information meeting.

Development Permit:
As the property is designated a mandatory development permit area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to building permits being issued. The site is located in Development Permit Area "H" – Business Technology Park, with guidelines contained in the Willoughby Community Plan (Attachment B).

Two (2) four (4) storey contemporary style multi-tenant office buildings are proposed, with vehicular access provided from 198A Avenue. Building A is located on the southern portion of the site and frames the northwest corner of the 80 Avenue and 198A Street intersection. The 1,479 m^2 (15,929 ft^2) multi-tenant building is four (4) storeys and provides entrances along 80 Avenue and internally. Building B is located on the northern portion of the site, is also four (4) storeys with a total area of 1,957 m^2 (21,060 ft^2) and provides pedestrian entrances on 198A Street and internally.

The design rationale submitted by the applicant's architect states:

> *The buildings are visually organized and modulated through the idea of strongly articulated north-south wall planes of various heights and locations. These devices contrast in material and colour with the main massing of the buildings which is extruded in the east west direction and is rendered in highly detailed and articulated glass and aluminum surfaces. This results in a composition marked by 'force lines' running through the site in the north south direction which, when engaged with the building massing, result in creation of massing set-backs, balconies, entranceways and full elevations on the east and west sides of each building. These force lines engage other elements in the composition that include signage, enclosures, roof top units and paving patterns.*
>
> *The collision of the two elements in the building design results in achieving contrast, variety, visual impact, massing relief, conceptual consistency and a strong identity to differentiate this development from its neighbors. One of the principal benefits of this approach is that it visually and thematically ties the two buildings together. Seen obliquely, the two masses integrate and become at once clearly separate but strongly related entities.*

The project materials propose the use of sealed concrete complemented by aluminum and glass in various configurations and surfaces. The building also uses aluminum shading fins on the ground elevation, shading devices, spandrel glass surfaces, soffits and canopies.

The proposal complies with the Development Permit Guidelines of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-157 provisions concerning use, site coverage, building height, and building setbacks. Conditions have been included in the Development Permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

Enhanced Sidewalk:

An enhanced sidewalk is to be constructed along the road dedication on 198A Street, which will provide a 3.3 m (10.8 ft) sidewalk area, including street trees in tree grates and a 1.0 m (3.2 ft) planting strip.

GHG Development Permit:

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101130.

Signage:

One (1) free standing sign is proposed on the east property line. Proposed signage is illustrated in Schedule "A" of Development Permit No. 101130, and is required to comply with the Township's Sign Bylaw.

Access and Parking:

Access will be provided from 198A Street. A total of 480 parking spots are provided in the underground and surface parking areas on the site, above the Zoning Bylaw requirement of 441 parking spaces. The Comprehensive Development Zone CD-157 also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces either underground or wholly enclosed within the building.

	Parking Spaces Required	**Parking Spaces Provided**
Office Space (1 space per 28 m^2)	441	480
Total	**441**	**480**
Enclosed Parking spaces	50%	82% (394)
Outdoor Parking spaces	50%	18% (86)

The northern portion of the site contains a yellow-coded watercourse (Latimer Creek) which extends to an adjacent western property. As the adjacent western property access is limited by the subject watercourse and the provision of future greenway connection along 80 Avenue, a cross access easement has been included as a prerequisite to rezoning to provide access to 198A Street through the subject site. A covenant restricting access from the subject site to 80 Avenue is also a development prerequisite.

Landscaping:

Proposed landscape plantings are provided at the perimeter of the site and around the parking lot. Proposed plantings include 59 replacement trees and landscape screen along all lot lines, and include a variety of deciduous and evergreen trees

Tree Protection/Replacement:

39 significant trees were identified on the subject site (outside of the streamside protection area), 6 of which are proposed for retention. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 50 replacement trees (59 proposed). Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Exterior Lighting:

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

Transit:

TransLink operates bus route 501(Surrey Central/Langley Centre) along 200 Street approximately 350 metres east of the subject site.

Servicing:

A Servicing Agreement will be required prior to final reading of the rezoning bylaw to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township. In accordance with the Latimer and Carvolth Engineering Servicing Plan, onsite storm water detention is required. Additionally, an Erosion and Sediment Control Permit will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan (OCP), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I-Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

A watercourse and associated SPEA is located in the northwestern portion of the property. Township watercourse mapping identified the watercourse as Class A (red-coded), but updated information submitted by the applicant's Qualified Environmental Professional identified the watercourse as Class B (yellow-coded). The watercourse is a tributary to Latimer Creek and provides food and nutrients to downstream fish bearing reaches. OCP Schedule 3 designates a 20 m (66 ft) wide SPEA (measured from watercourse top-of-bank) adjacent to a Class B watercourse.

Section 4.15 of OCP Schedule 3 allows for modification, or "flex", of the SPEA width to accommodate a proposed site plan. OCP SPEA flex guidelines require a SPEA modification to be offset through an equivalent SPEA increase elsewhere on the project site and SPEA enhancements to be completed over an area that is two times the area of SPEA modification. To accommodate the land use, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 96 m^2 (1,033 ft^2 and a portion of SPEA being increased by 112 m^2 (1,206 ft^2). Staff note the proposal exceeds minimum OCP Schedule requirements by providing an additional 16 m^2 (172 ft^2) of SPEA. Consistent with OCP Schedule 3, the proposal provides a minimum of 192 m^2 (2,067 ft^2) of SPEA enhancements (i.e. native riparian plantings).

Based on the results of the applicant's assessment and proposed streamside enhancements, the proposal is, in staff's opinion, consistent with the objectives of Schedule 3 of the OCP. Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated for Business/ Technology Park uses and Greenbelt in the Willoughby Community Plan and Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. The proposed development complies with the land use designations and provisions of the proposed Comprehensive Development Zone CD-157. In staff's opinion, accompanying Development Permit No. 101130 complies with the Development Permit Area "H" Business/Technology Park guidelines of the Willoughby Community Plan.

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5676 (subject to eight (8) development prerequisites), authorize issuance of the accompanying Development Permit No. 101130 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101130
ATTACHMENT B	Willoughby Community Plan Development Permit Guidelines
ATTACHMENT C	Design Rationale provided by Architect

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101130

This Permit is issued this _____day of _____, 2020 to:

1. Name: 1168656 BC Ltd.

   Address: 212, 5455 – 152 Street
   Surrey BC V3S 5A5

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 75 Section 27 Township 8 New Westminster District Plan 36036

   CIVIC ADDRESS: 8045 – 198A Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” in compliance with the Township’s Street Tree and Boulevard Planting Policy;
   c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
   f. All refuse areas to be located in an enclosure and screened.

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Onsite landscaping being secured by a letter of credit at the building permit stage;
   c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
   d. 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;
   e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
   f. Payment of supplemental Development Permit application fees; and

g. Payment of applicable Development Cost Charges and Building Permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Attachments:

Schedule A	Architectural Package
Schedule B	Landscape Drawings

<IMAGE FOR ILLUSTRATION PURPOSES ONLY>

NEW OFFICE BUILDING DEVELOPMENT FOR PHL

8045 198A STREET, LANGLEY, BC

RE-ISSUED FOR DEVELOPMENT PERMIT
DATE: MARCH 10, 2020

SHEET LIST

ARCHITECTURE

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A0-2	PRELIMINARY CONCEPT
A0-3	PRELIMINARY CONCEPT
A0-4	CONTEXT PLAN
A1-1	SITE PLAN
A1-2	SITE SECTIONS
A1-3	SITE SECTIONS
A1-4	SITE ELEVATIONS
A1-5	SITE ELEVATIONS
A1-6	SITE DETAILS
A1-7	SITE DETAILS
A2-1	PARKADE LEVEL P1 FLOOR PLAN
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A3-7	BLDG B SECTION
A3-8	BLDG B SECTION
A3-9	BLDG B SECTION

KRAHN PROJECT No. 180390-A

PROJECT TEAM

ARCHITECT of RECORD

LARRY PODHORA ARCHITECTURE INC.
1952 BRACKMAN WAY
SAANICH B.C., V8L 02C
PRINCIPAL IN CHARGE: LARRY PODHORA

BUILDING DESIGN

KRAHN ENGINEERING
400 - 34077 GLADYS AVENUE
ABBOTSFORD B.C., V2S 2E8
PHONE: 604.853.8831
PROJECT MANAGER: MARAL ZOLGHADR

LANDSCAPE

KD PLANNING & DESIGN LTD.
110 - 34077 GLADYS AVENUE
ABBOTSFORD, BC V2S 2E8
PHONE: 604.853.8831
EMAIL: SHANT@KRAHN.COM
PRINCIPAL IN CHARGE: SHAN TENNYSON

SURVEY

H. Y. ENGINEERING LTD.
200 - 9128 152ND STREET
SURREY, BC V3R 4E7
PHONE: 604.583.1616
EMAIL:EUGENE.WONG@HYENGINEERING.COM
PRINCIPAL IN CHARGE: EUGENE WONG

CIVIL

MCELHANNEY
13450 - 102 AVENUE
SURREY, BC V3T 5X3
PHONE: 604.424.4886
EMAIL: RULL@MCELHANNEY.COM
PRINCIPAL IN CHARGE: RAYMOND SULL

ENVIRONMENTAL

ENVIROMENTAL CONSULTANTS INC
101 - 1515 BROADWAY STREET
PORT COQUITLAM, BC V3C 6M2
PHONE: 604.944.0502
EMAIL: WHYTE@ENVIROWEST.CA
PRINCIPAL IN CHARGE: IAN W. WHYTE

Krahn GROUP OF COMPANIES
ABBOTSFORD • EDMONTON • VANCOUVER
ABBOTSFORD OFFICE

PHL

NO.	DATE Y/M/D	DESCRIPTION
13	2020/11/27	RE-ISSUED FOR DEV. PERMIT
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9	2020/08/05	RE-ISSUED FOR DEV. PERMIT
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ISSUES AND REVISIONS

SEAL

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PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

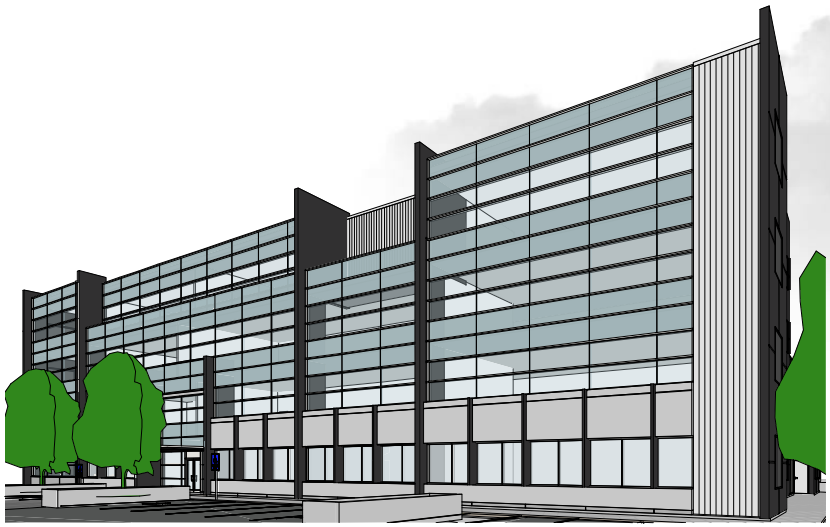
PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
COVER PAGE

SCALE	
DRAWN	AP/HC/CV
REVIEWED	LP/AP
PROJECT NO.	180390-A
DRAWING NO.	A0-0

SCHEDULE A

H.4

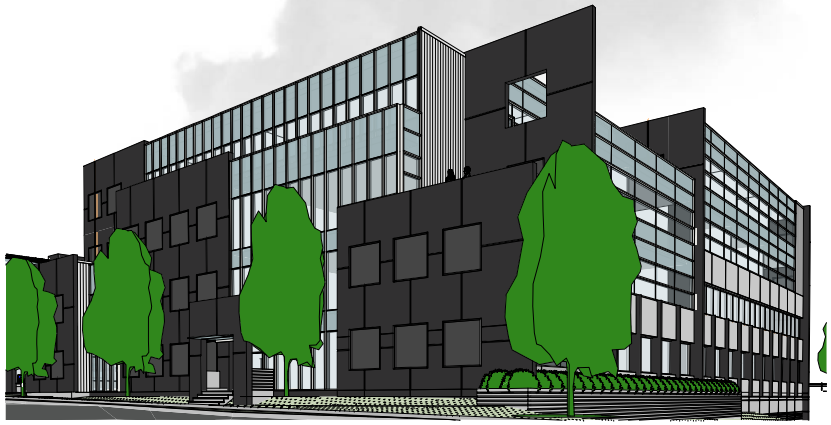


1 BLDG A - NORTH-WEST PERSPECTIVE

SCALE:

2 BLDG A - SOUTH-EAST PERSPECTIVE

SCALE:



3 BLDG B - NORTH-EAST PERSPECTIVE

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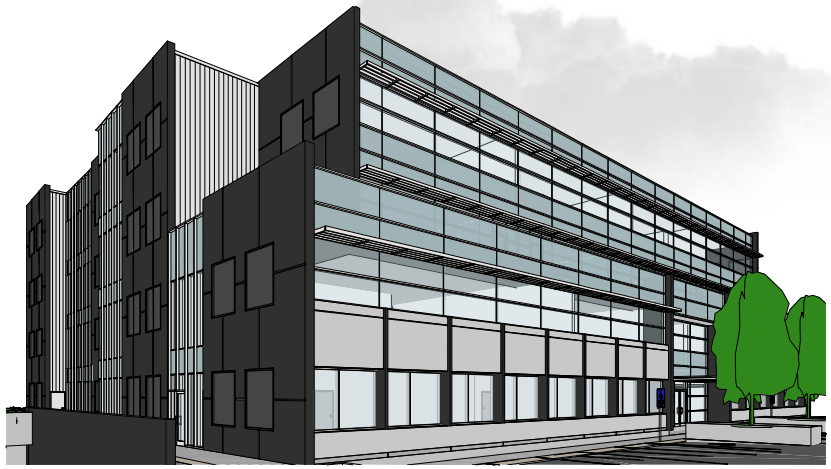

4 BLDG B - SOUTH-WEST PERSPECTIVE

SCALE:

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#108 - 2477 GLADWIN AVE ABBOTSFORD, BC V2S 2K9
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SEAL

larry podhora | architecture inc
1552 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
PERSPECTIVES

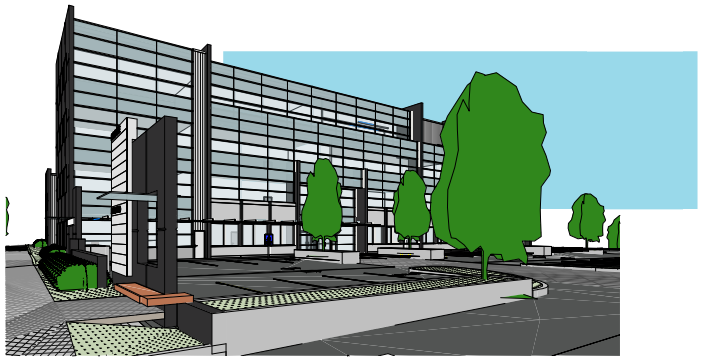
SCALE	
DRAWN	AP/HC
REVIEWED	LP/AP
PROJECT NO.	180390-A

DRAWING NO.
A0-1

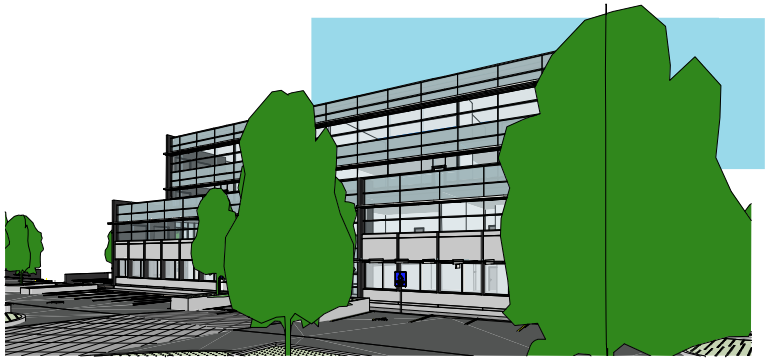
H.4

SOUTH-EAST PERSPECTIVE

198 STREET STREETSCAPE



BLDG A - NORTH-EAST PERSPECTIVE



BLDG B - SOUTH-EAST PERSPECTIVE

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larry podhora | **architecture inc**
1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

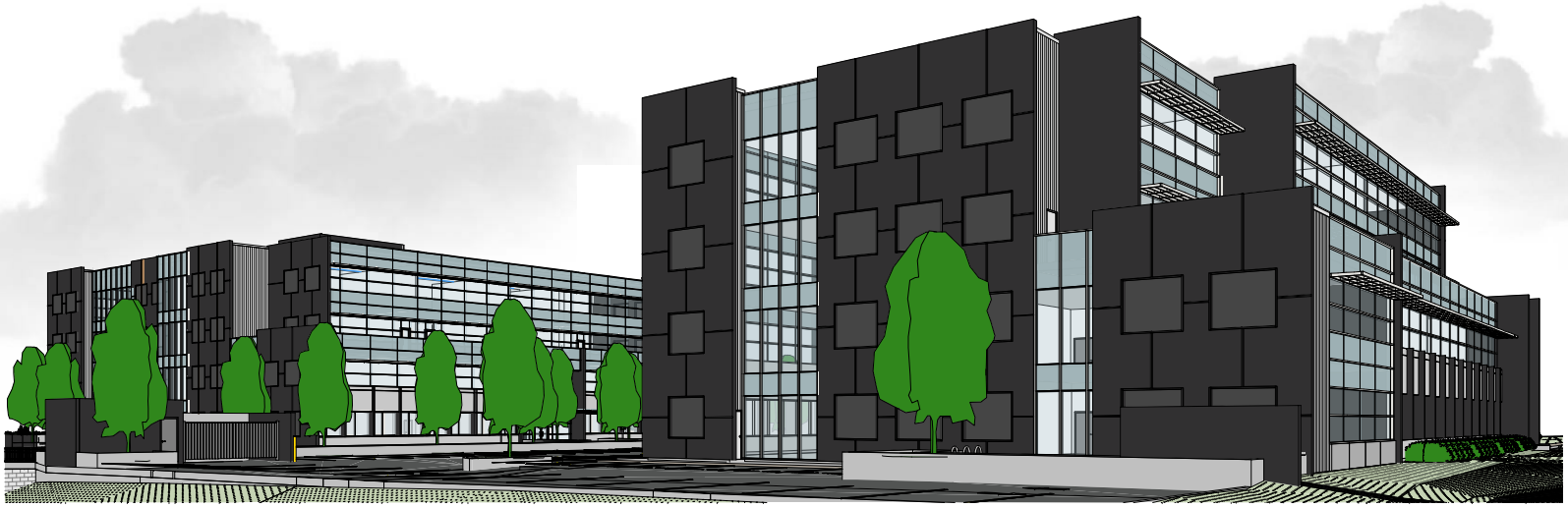
PROJECT NAME
NEW OFFICE BUILDING
DEVELOPMENT FOR PHL

PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

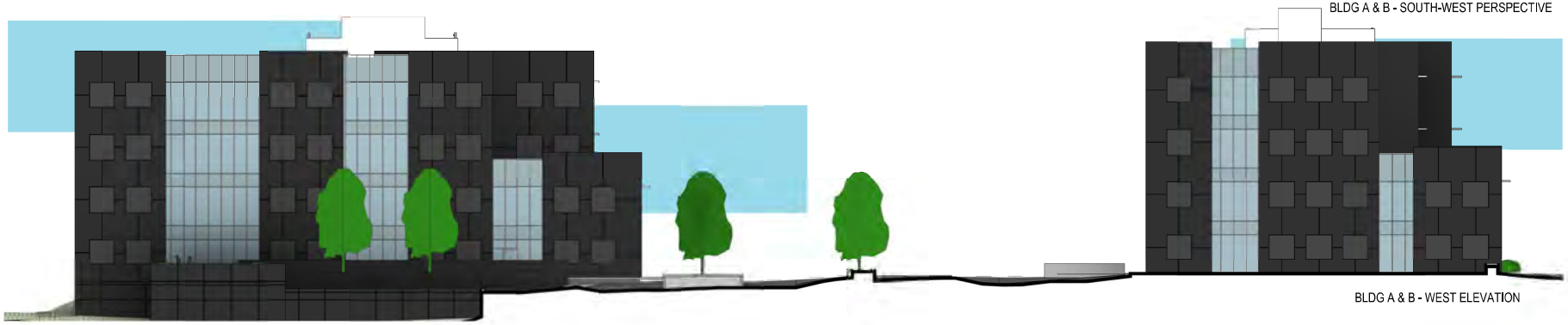
DRAWING TITLE
PRELIMINARY CONCEPT

SCALE	1 : 144
DRAWN	LS/AP
REVIEWED	LP/AP
PROJECT NO.	180390-A
DRAWING NO.	A0-2

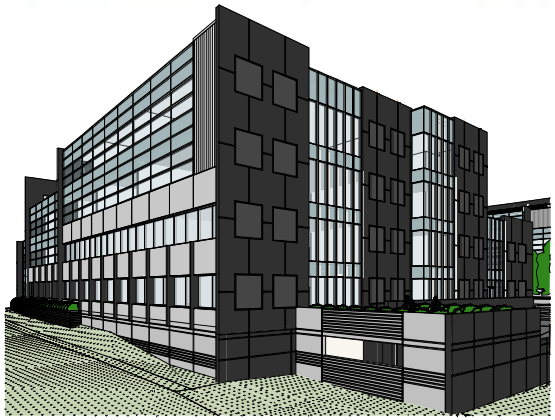
H.4



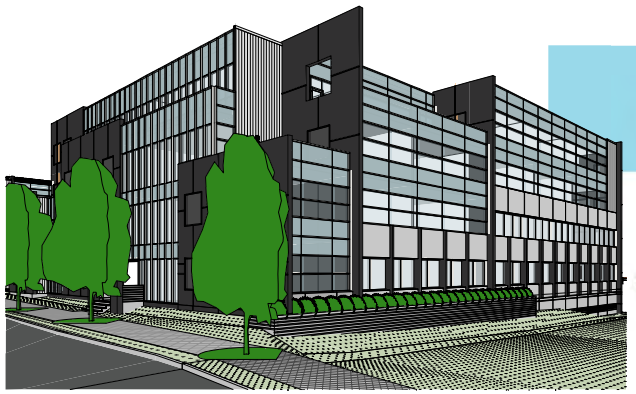
BLDG A & B - SOUTH-WEST PERSPECTIVE



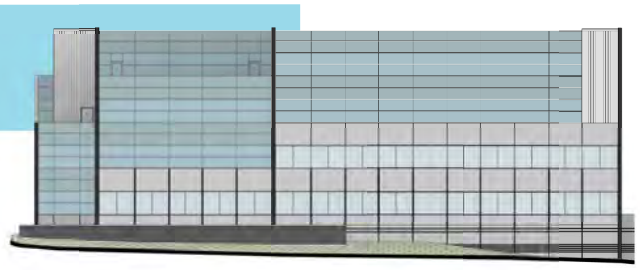
BLDG A & B - WEST ELEVATION



BLDG B - NORTH-WEST PERSPECTIVE



BLDG B - NORTH-EAST PERSPECTIVE



BLDG B - NORTH ELEVATION

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ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1552 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
PRELIMINARY CONCEPT

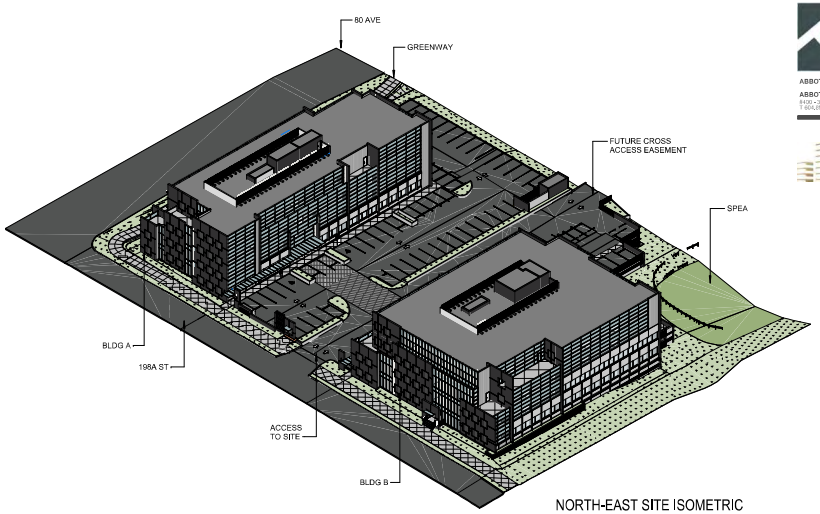
SCALE	As indicated
DRAWN	AP
REVIEWED	LP/AP
PROJECT NO.	180390-A

H.4

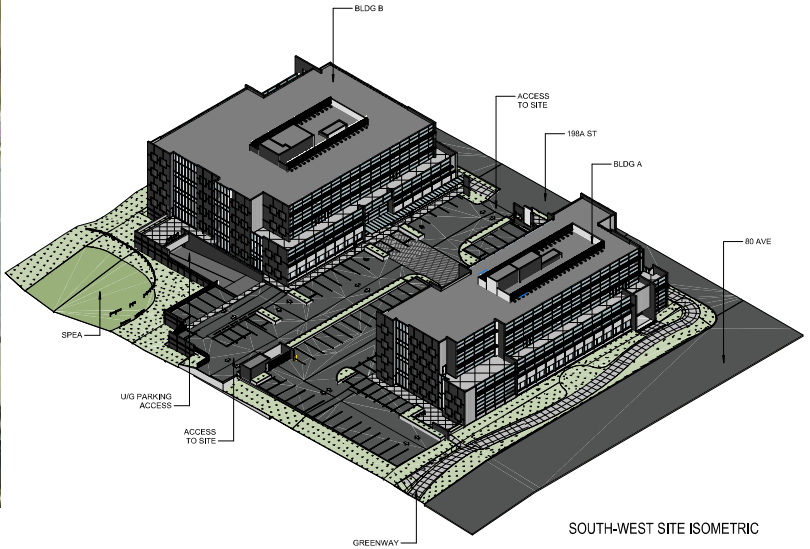
DRAWING NO.
A0-3

1 CONTEXT PLAN

SCALE: 1" = 160'-0"



NORTH-EAST SITE ISOMETRIC



SOUTH-WEST SITE ISOMETRIC

CONTEXT PHOTO 5
PHOTO AT CROSS OF 198A ST.
LOOKING SOUTH TOWARD PROPOSED SITE
AND DEVELOPED SITE ACROSS THE STREET

CONTEXT PHOTO 4
PHOTO AT CROSS OF 198A ST.& 80 AVE.
LOOKING NORTH TOWARD PROPOSED SITE
AND DEVELOPED SITE ACROSS THE STREET

CONTEXT PHOTO 3
PHOTO AT 80 AVE.
LOOKING NORTHWEST TOWARD
PROPOSED SITE

CONTEXT PHOTO 2
PHOTO AT 80 AVE.
LOOKING NORTHWEST TOWARD
PROPOSED SITE

CONTEXT PHOTO 1
PHOTO AT CROSS OF 198A ST.& 80 AVE.
LOOKING NORTHWEST TOWARD
PROPOSED SITE

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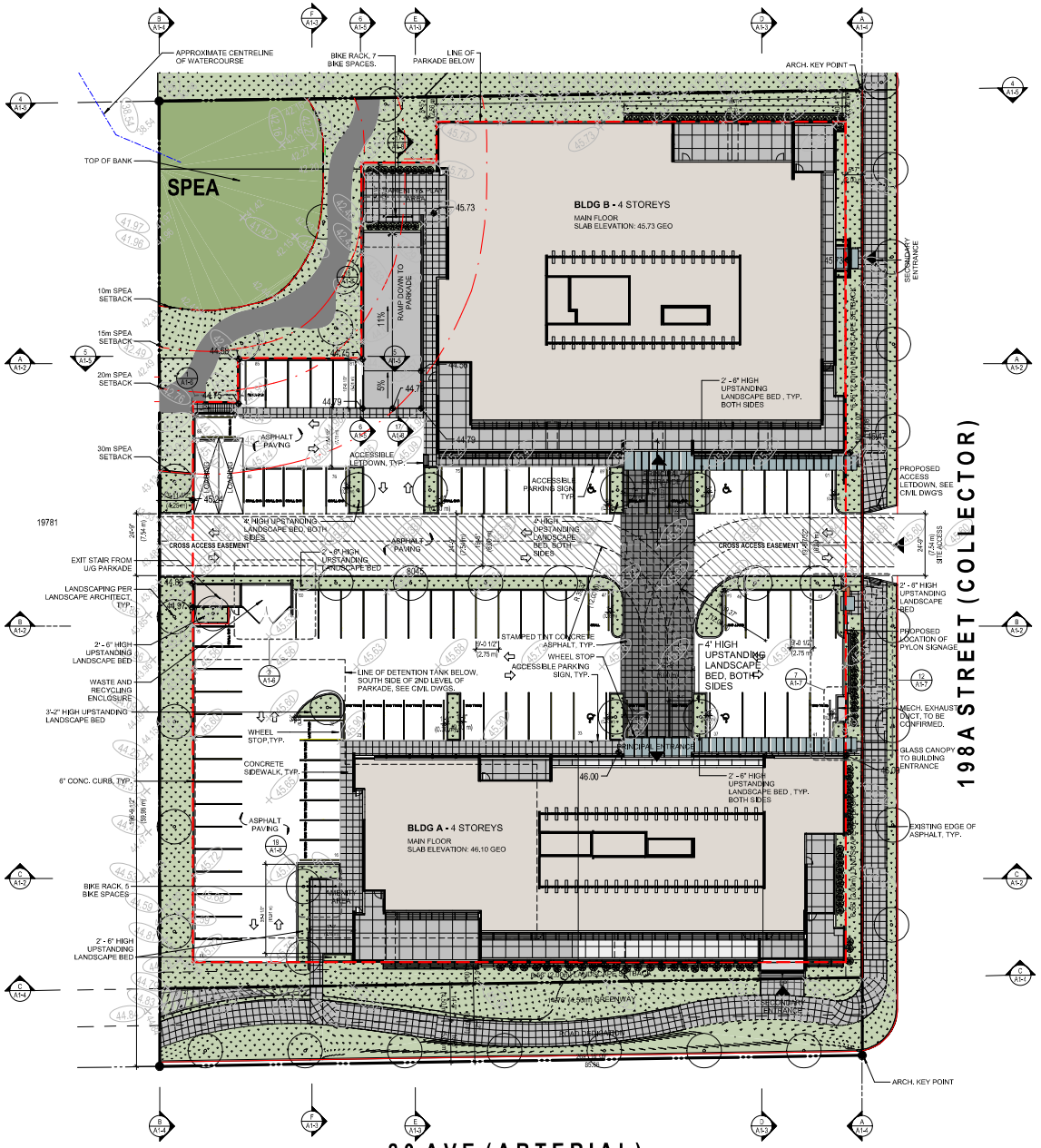
PROJECT NAME
NEW OFFICE BUILDING
DEVELOPMENT FOR PHL

PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
CONTEXT PLAN

SCALE	1" = 160'-0"
DRAWN	AP/HC
REVIEWED	LP/AP
PROJECT NO.	180390-A
DRAWING NO.	A0-4

H.4



1 | SITE PLAN
A1-4 | SCALE: 3/64" = 1'-0"

PROJECT DATA

CIVIC ADDRESS:	8045 198A STREET, LANGLEY, BC
LEGAL ADDRESS:	LT 75, SEC 27, TWP 8, NWD, PL NWP36036
ZONING:	CURRENT: SR-2 (SUBURBAN RESIDENTIAL) PROPOSED: CD-135 (COMPREHENSIVE DEVELOPMENT)
BUILDING USE:	MULTI-STOREY OFFICE

ZONING BYLAW ANALYSIS (TOWNSHIP OF LANGLEY)

1. ZONING:
CURRENT: SR-2 (SUBURBAN RESIDENTIAL)
PROPOSED: CD-135 (COMPREHENSIVE DEVELOPMENT)

2. PROPOSED SITE AREA: 109041.73 ft² | 2.50 acres | 10,130.31 m² | 1.01 hectare

SPEA 473.22 m² (5,093.70 ft²)
UNDEVELOPABLE AREA : ROAD DEDICATION TO 80 AVE : 429.31 m² (4,621.69 ft²)
TOTAL : 902.53 m² (9,714.79 ft²)

DEVELOPABLE AREA: ORIGINAL SITE AREA: 10,130.31 m² - UNDEVELOPABLE AREA: 902.53 m² = 9,227.78 m² (99,327 ft²)

3, LOT COVERAGE + BUILDING AREAS:
BUILDING FOOTPRINT AREA CALCULATIONS

	PROP. SITE COVERAGE	BLDG AREA (SF)	BLDG AREA (SM)	SITE AREA (SF)	MAX. SITE COVERAGE	MAX. SITE COVERAGE (SF)	MAX.SITE COVERAGE (SM)
BLDG A	15.90%	15,946.43	1,481.47	100281.59 ft²	50.00%	50,130.80	4,657.30
BLDG B	21.01%	21,059.98	1,956.54	100281.59 ft²	50.00%	50,130.80	4,657.30
TOTAL: 2	36.91%	37,006.40	3,438.01				

GROSS FLOOR AREA CALCULATIONS

OCCUPANCY	LEVEL	AREA (SF)	AREA (SM)
BLDG A - CORE	MAIN FLOOR	2,405.40	223.47
BLDG A - CORE	SECOND FLOOR	1,714.60	159.29
BLDG A - CORE	THIRD FLOOR	1,654.13	153.67
BLDG A - CORE	FOURTH FLOOR	1,593.96	148.08
BLDG A - OFFICE	MAIN FLOOR	13,232.00	1,229.29
BLDG A - OFFICE	SECOND FLOOR	13,904.25	1,291.75
BLDG A - OFFICE	THIRD FLOOR	11,132.36	1,034.23
BLDG A - OFFICE	FOURTH FLOOR	10,299.16	956.82
		55,935.86	5,196.61
BLDG B - CORE	MAIN FLOOR	4,087.97	379.78
BLDG B - CORE	SECOND FLOOR	2,522.28	234.33
BLDG B - CORE	THIRD FLOOR	2,522.28	234.33
BLDG B - CORE	FOURTH FLOOR	2,522.28	234.33
BLDG B - OFFICE	MAIN FLOOR	16,733.86	1,554.63
BLDG B - OFFICE	SECOND FLOOR	18,273.13	1,697.63
BLDG B - OFFICE	THIRD FLOOR	15,580.50	1,447.48
BLDG B - OFFICE	FOURTH FLOOR	14,439.39	1,341.46
		76,681.71	7,123.96
GROSS FLOOR AREA		132,617.56	12,320.57

LOT AREA	DEVELOPABLE LOT AREA	GROSS FLOOR AREA	PROPOSED FAR
109041.73	99336.93 ft²	132,617.56 ft²	1.34

4. BUILDING HEIGHT:
MAXIMUM HEIGHT: 59.05' (18.00m)
PROPOSED HEIGHT: BLDG A - 16.74M / 4 STOREYS
BLDG B - 17.93M / 4 STOREYS

5. REQUIRED SETBACKS:
BUILDINGS AND STRUCTURES SHALL BE SITED IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPMENT PERMIT

6. LANDSCAPING REQUIREMENTS
LANDSCAPE AREA, LANDSCAPE SCREENS, AND FENCING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPMENT PERMIT.
SPEA COMPENSATION CALCULATION

HABITAT	AREA (SF)	AREA (SM)
HABITAT GAIN AREA	1140.05	105.91
HABITAT LOSS AREA	1139.19	105.83

7. PARKING AND LOADING:
OFFICE
REQUIRED: 1 SPACE PER 301.38 SF (28.00 SM) GFA

BLDG NAME	LEVEL	AREA (SF)	STALLS
BLDG A	MAIN FLOOR	15,637.40 ft²	51.89
BLDG A	SECOND FLOOR	15,618.85 ft²	51.82
BLDG A	THIRD FLOOR	12,786.49 ft²	42.43
BLDG A	FOURTH FLOOR	11,893.12 ft²	39.46
BLDG B	MAIN FLOOR	20,821.83 ft²	69.09
BLDG B	SECOND FLOOR	20,795.41 ft²	69.00
BLDG B	THIRD FLOOR	18,102.78 ft²	60.07
BLDG B	FOURTH FLOOR	16,961.66 ft²	56.28
TOTAL STALLS		132,617.56 ft²	440.03

TOTAL STALLS REQUIRED: 441 (440.04)
TOTAL STALLS PROVIDED:

ACCESS. PARKING	4	MAIN FLOOR
SMALL PARKING	28	MAIN FLOOR
STANDARD PARKING	54	MAIN FLOOR
	86	
SMALL PARKING	41	U/G PARKADE 1
STANDARD PARKING	190	U/G PARKADE 1
	231	
SMALL PARKING	37	U/G. PARKADE 2
STANDARD PARKING	126	U/G. PARKADE 2
	163	
Grand total	480	

PARKING DIMENSIONS:
STANDARD STALL: 9.02' (2.75m) W x 19.02' (5.80m) L
SMALL CAR STALL: 8.00' (2.44m) W x 16.01' (4.88m) L
ACCESSIBLE STALL: 12.46' (3.80m) W x 18.30' (5.58m) L
PARALLEL STALL: 9.02' (2.75m) W x 22.96' (7.0m) L
DRIVE AISLE @ 90 DEG: 21.98' (6.70m) W

LOADING CALCULATION:
ONE LOADING STALL PER BUILDING WITH A GFA OF 5,381.95 SF (500.00 SM) OR GREATER.
TOTAL LOADING STALLS REQUIRED: 2.00
TOTAL LOADING STALLS PROVIDED: **2.00**

LOADING DIMENSIONS:
9.84' (3.00m) W x 30.34' (9.25m) L

TOTAL BICYCLE STALLS PROVIDED: **12 BIKE PARKING SPACES- ON SITE**

PROJECT NORTH

Krahn GROUP OF COMPANIES
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ABBOTSFORD OFFICE
#105 - 2477 GLADWIN AVE ABBOTSFORD, BC V2S 2K9
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PHL

larry podhora | architecture inc
1552 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 6C2

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ISSUES AND REVISIONS

SEAL

PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
SITE PLAN

SCALE	As indicated
DRAWN	LS/AP/MZ
REVIEWED	MZ
PROJECT NO.	180390-A
DRAWING NO.	A1-1

H.4

Krahn GROUP OF COMPANIES
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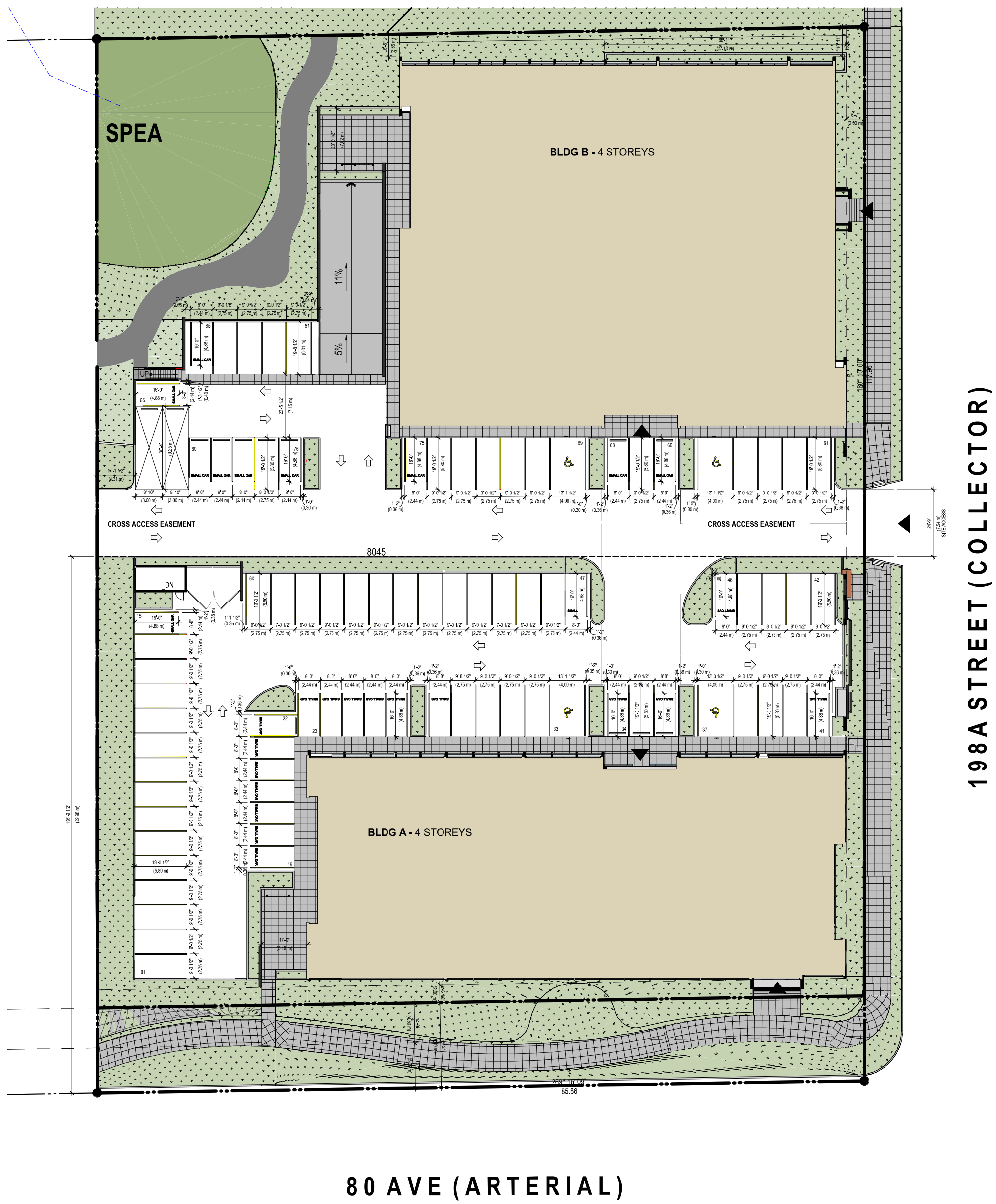
ABBOTSFORD OFFICE

PHL



1 PARKING STALLS PROVIDED ON SITE PLAN
A1-6 SCALE: 3/64" = 1'-0"

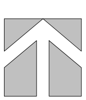
TOTAL STALLS PROVIDED :

ACCESS. PARKING	**4**	MAIN FLOOR
SMALL PARKING	**28**	MAIN FLOOR
STANDARD PARKING	**54**	MAIN FLOOR
	86	
SMALL PARKING	**41**	U/G PARKADE 1
STANDARD PARKING	**190**	U/G PARKADE 1
	231	
SMALL PARKING	**37**	U/G. PARKADE 2
STANDARD PARKING	**126**	U/G. PARKADE 2
	163	
Grand total	480	

PARKING DIMENSIONS:

STANDARD STALL:	9.02' (2.75m) W x 19.02' (5.80m) L
SMALL CAR STALL:	8.00' (2.44m) W x 16.01' (4.88m) L
ACCESSIBLE STALL:	12.46' (3.80m) W x 18.30' (5.58m) L
PARALLEL STALL:	9.02' (2.75m) W x 22.96' (7.0m) L
DRIVE AISLE @ 90 DEG:	21.98' (6.70m) W

LOADING DIMENSIONS:
9.84' (3.00m) W x 30.34' (9.25m) L


PROJECT NORTH

NO.	DATE Y/M/D	DESCRIPTION
13	2020/11/27	RE-ISSUED FOR DEV. PERMIT
8	2020/07/15	RE-ISSUED FOR DEV. PERMIT

ISSUES AND REVISIONS

SEAL

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1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

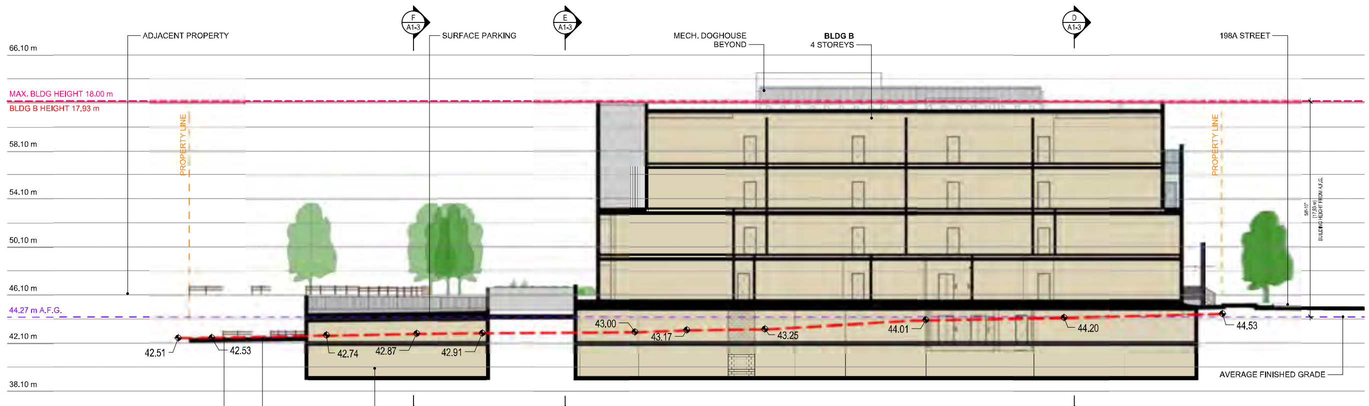
PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

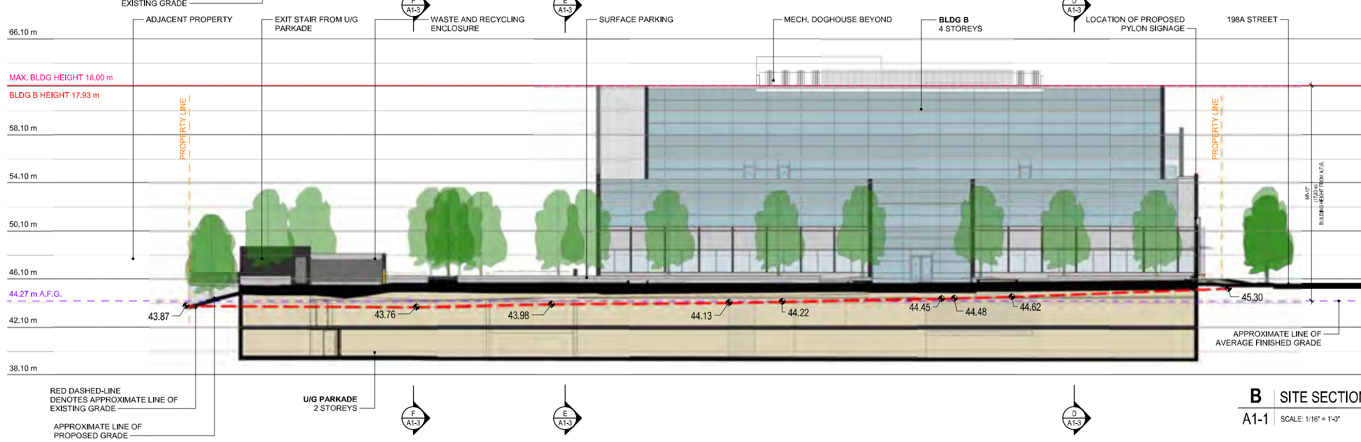
DRAWING TITLE
PARKING STALLS ON SITE

SCALE	3/64" = 1'-0"
DRAWN	MZ
REVIEWED	MZ
PROJECT NO.	180390-A
DRAWING NO.	A1-1A

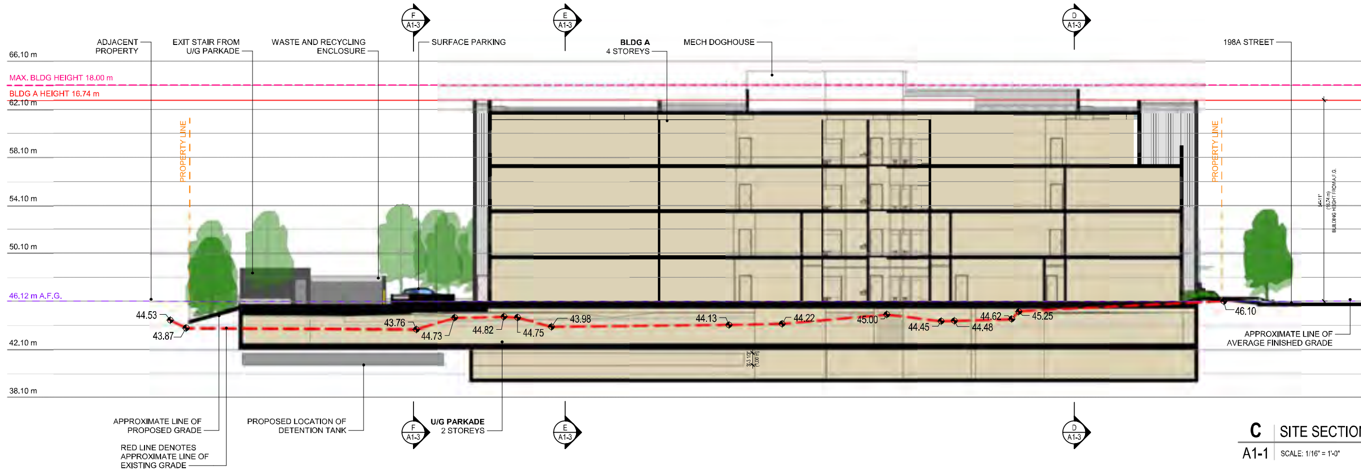
H.4



A SITE SECTION A-A
A1-1 SCALE: 1/16" = 1'-0"



B SITE SECTION B-B
A1-1 SCALE: 1/16" = 1'-0"



C SITE SECTION C-C
A1-1 SCALE: 1/16" = 1'-0"

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NO.	DATE Y/M/D	DESCRIPTION
6	2020/03/10	RE-ISSUED FOR DEV.PERMIT
5	2019/09/20	ISSUED FOR DEVELOPMENT PERMIT
4	2019/09/13	ISSUED FOR CLIENT REVIEW
3	2019/07/31	ISSUED FOR CLIENT/CONSUL. REVIEW

ISSUES AND REVISIONS

SEAL

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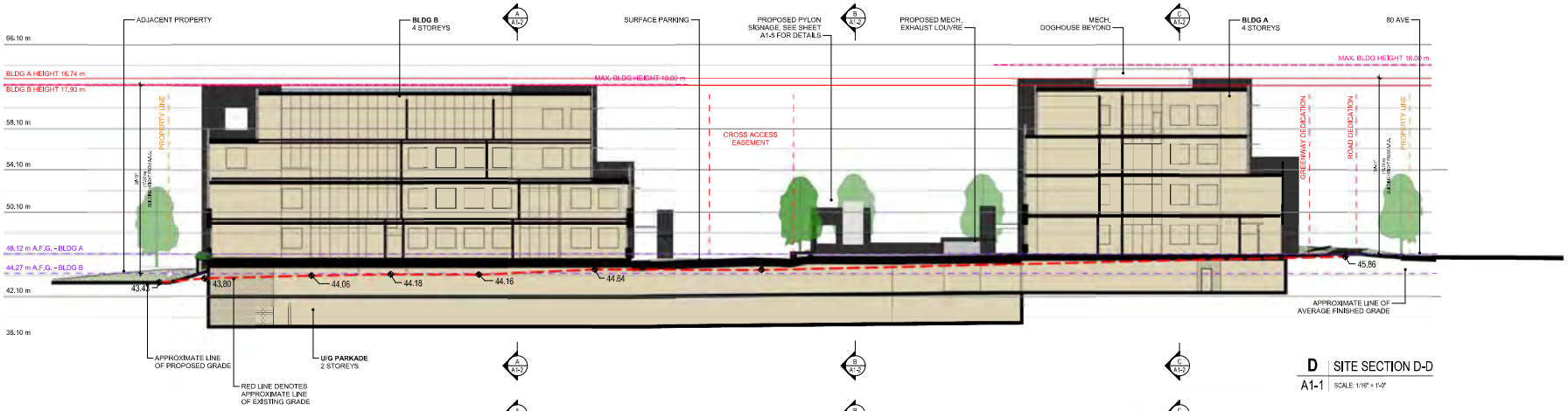
PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

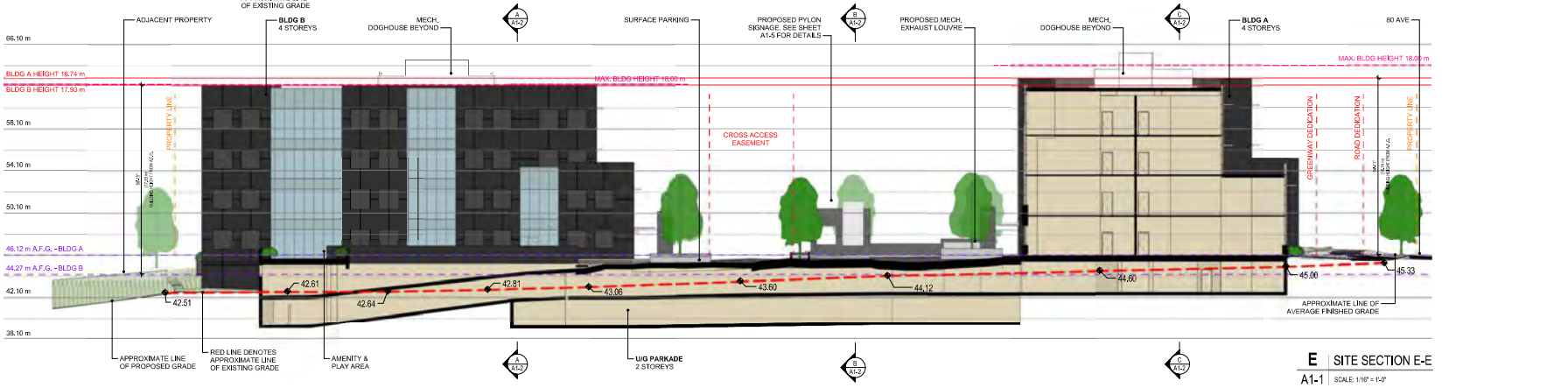
PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

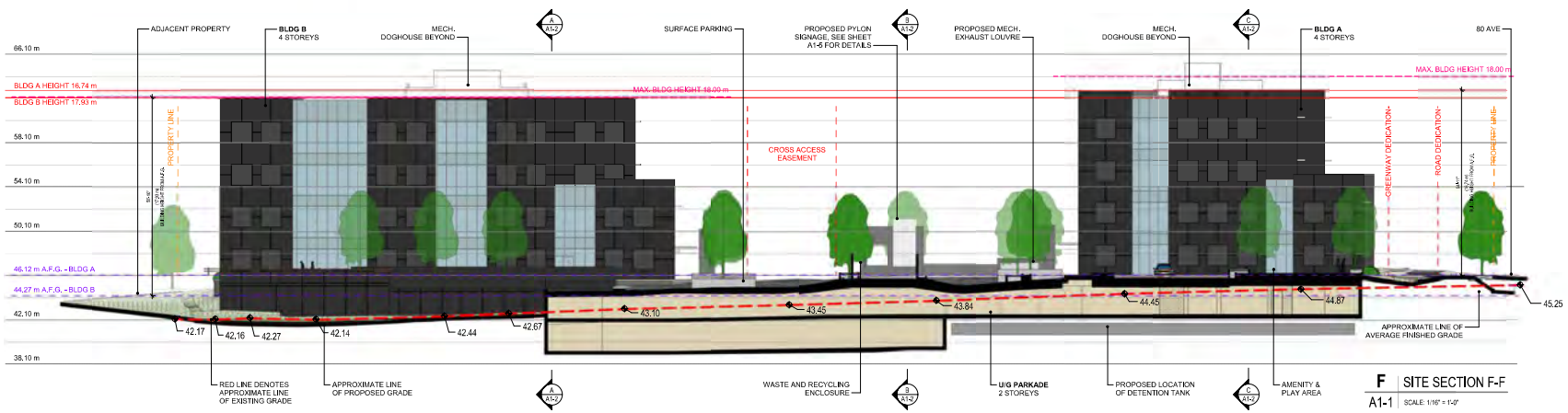
DRAWING TITLE
SITE SECTIONS

SCALE	1/16" = 1'-0"
DRAWN	AP/HC
REVIEWED	LP/AP
PROJECT NO.	180390-A
DRAWING NO.	A1-2

H.4







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1552 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 6C2

PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

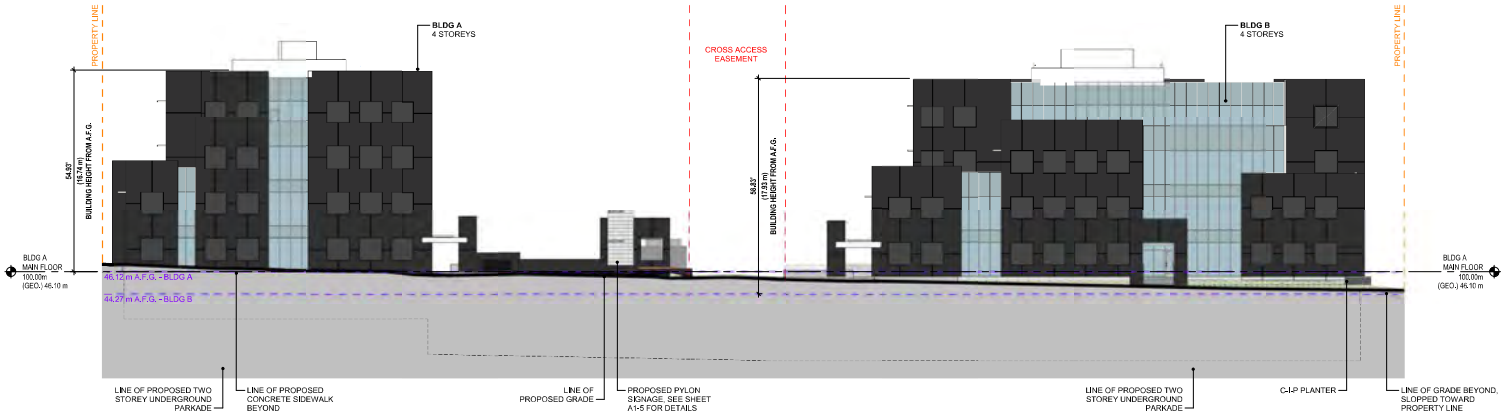
PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
SITE SECTIONS

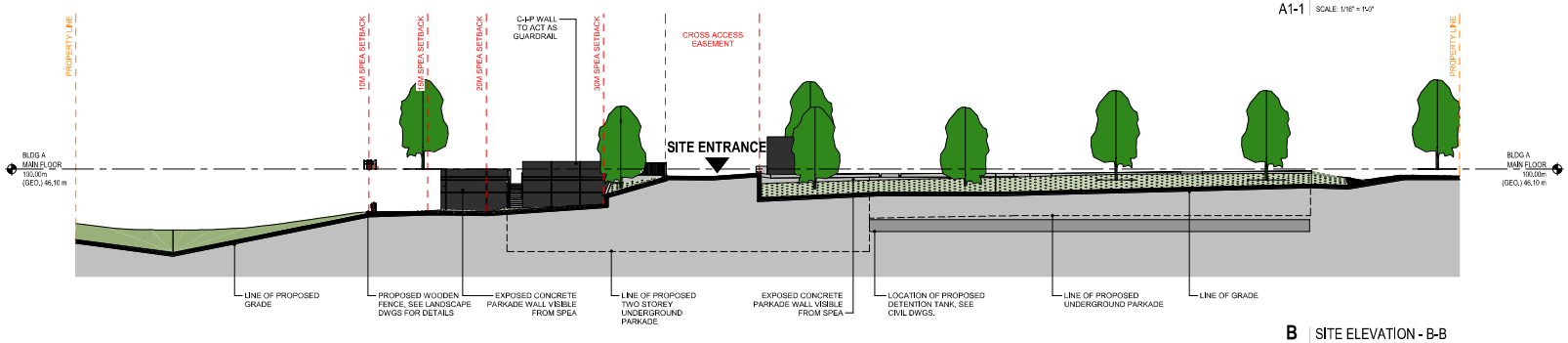
SCALE	1/16" = 1'-0"
DRAWN	HC
REVIEWED	LP/AP
PROJECT NO.	180390-A

DRAWING NO.
A1-3

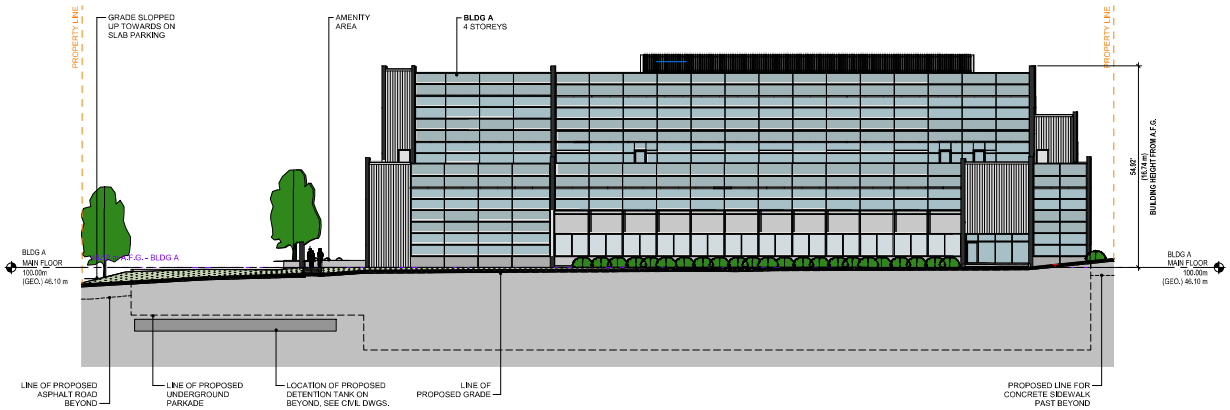
H.4



A SITE ELEVATION - A-A
A1-1 SCALE: 1/16" = 1'-0"



B SITE ELEVATION - B-B
A1-1 SCALE: 1/16" = 1'-0"



C SITE ELEVATION - C-C
A1-1 SCALE: 1/16" = 1'-0"

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PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

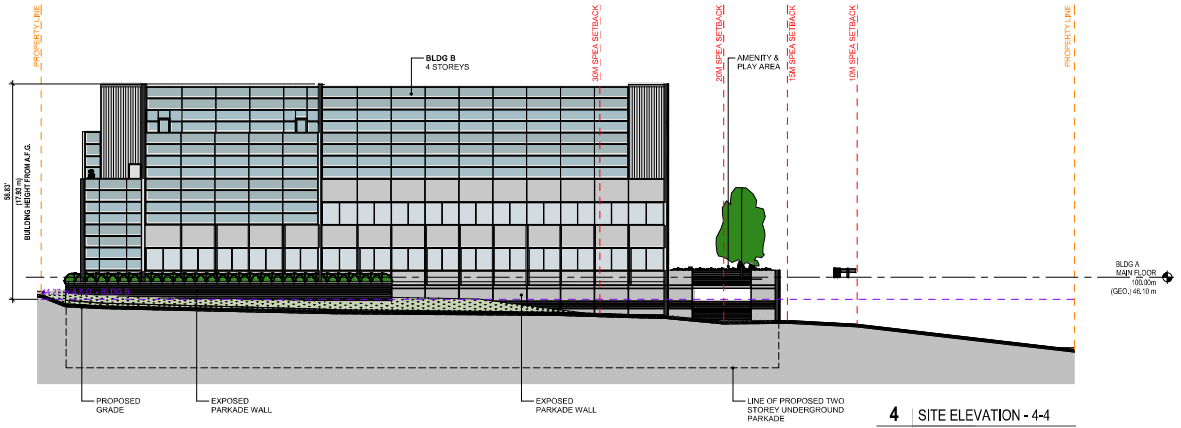
PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
SITE ELEVATIONS

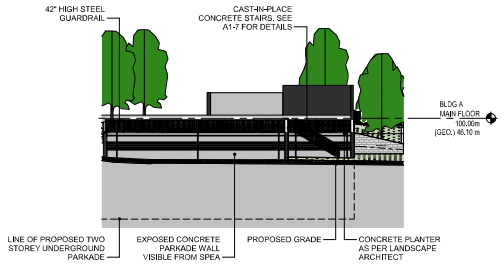
SCALE	1/16" = 1'-0"
DRAWN	HC
REVIEWED	LP/AP
PROJECT NO.	180390-A

DRAWING NO. A1-4

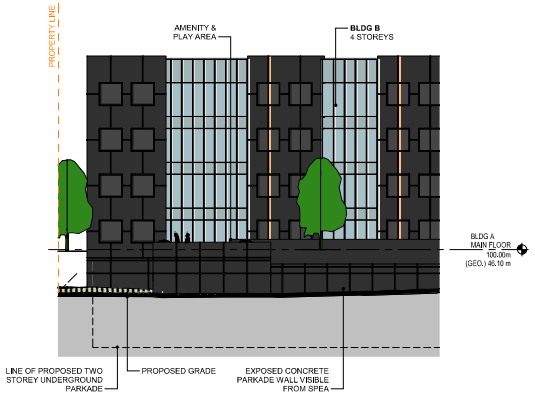
H.4



4 SITE ELEVATION - 4-4
A1-1 | SCALE: 1/16" = 1'-0"



5 SITE ELEVATION - 5-5
A1-1 | SCALE: 1/16" = 1'-0"



6 SITE ELEVATION - 6-6
A1-1 | SCALE: 1/16" = 1'-0"

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NEW OFFICE BUILDING
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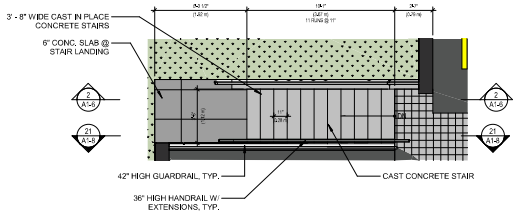
PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
SITE ELEVATIONS

SCALE	1/16" = 1'-0"
DRAWN	HC
REVIEWED	LP/AP
PROJECT NO.	180390-A

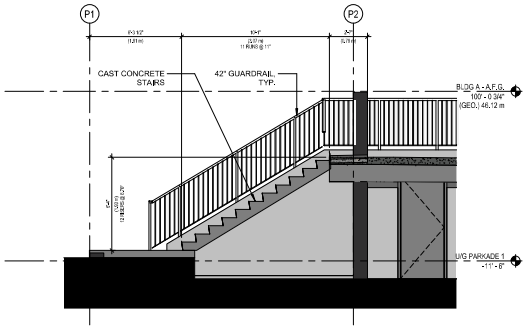
H.4

DRAWING NO.
A1-5



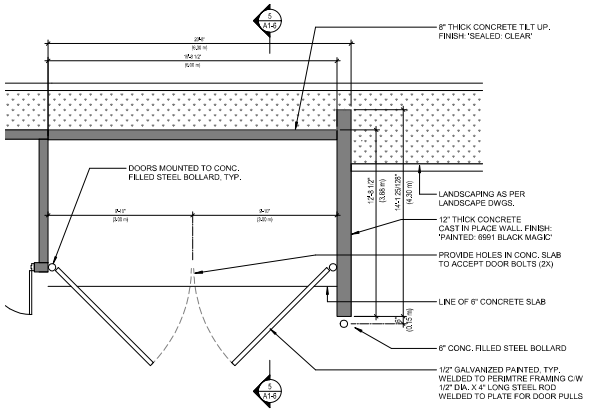
1 SITE STAIR - PLAN

A1-1 SCALE: 1/4" = 1'-0"



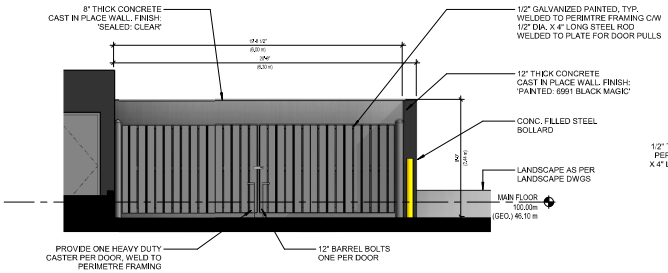
2 SITE STAIR SECTION

A1-6 SCALE: 1/4" = 1'-0"



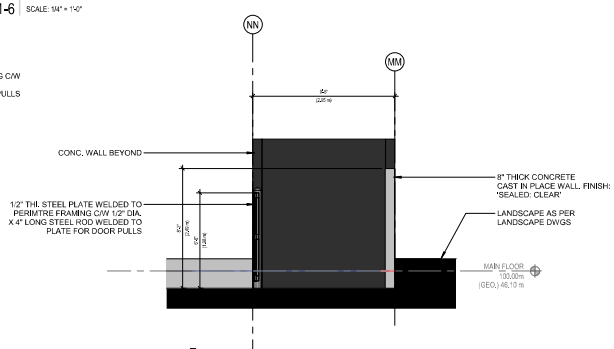
3 WASTE & RECYCLING ENCLOSURE

A1-1 SCALE: 1/4" = 1'-0"



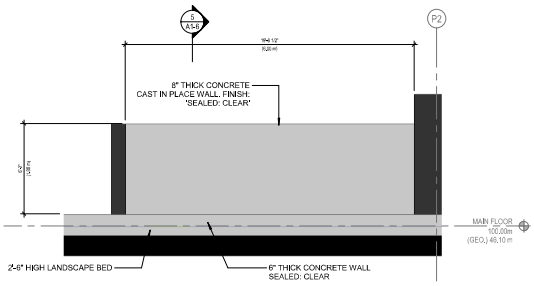
4 WASTE & RECYCLING ENCLOSURE - WEST ELEVATION

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



5 WASTE & RECYCLING ENCLOSURE - SECTION

A1-6 SCALE: 1/4" = 1'-0"



6 WASTE & RECYCLING ENCLOSURE - NORTH ELEVATION

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

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ISSUES AND REVISIONS

SEAL

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1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME

NEW OFFICE BUILDING DEVELOPMENT FOR PHL

PROJECT ADDRESS

8045 198A STREET, LANGLEY, BC

DRAWING TITLE

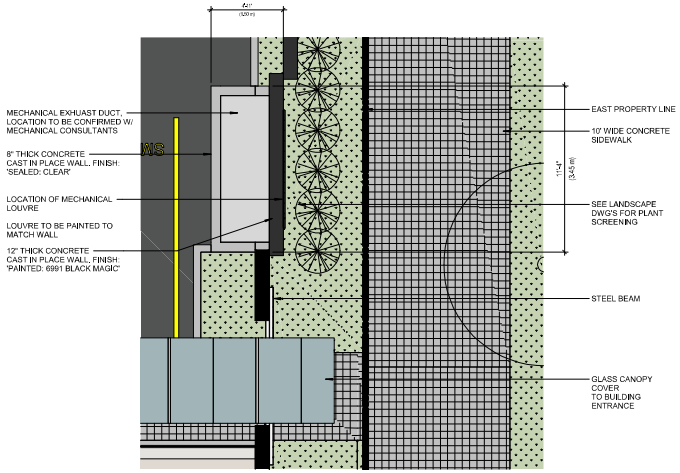
SITE DETAILS

SCALE	1/4" = 1'-0"
DRAWN	LS
REVIEWED	MZ
PROJECT NO.	180390-A

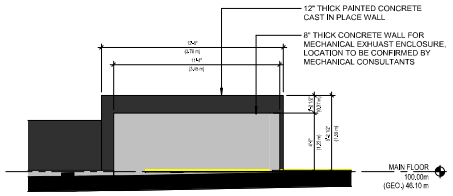
DRAWING NO.

A1-6

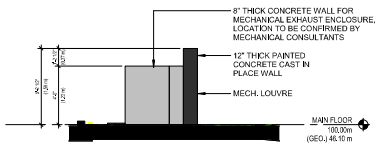
H.4



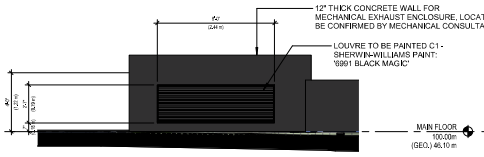
7 MECH. EXHAUST - PLAN VIEW
A1-1 SCALE: 1/4" = 1'-0"



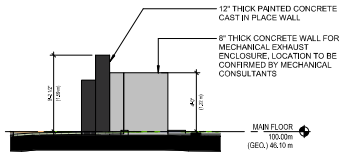
8 MECH. EXHAUST - WEST ELEVATION
SCALE: 1/4" = 1'-0"



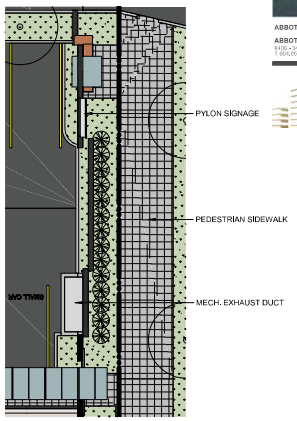
9 MECH. EXHAUST - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



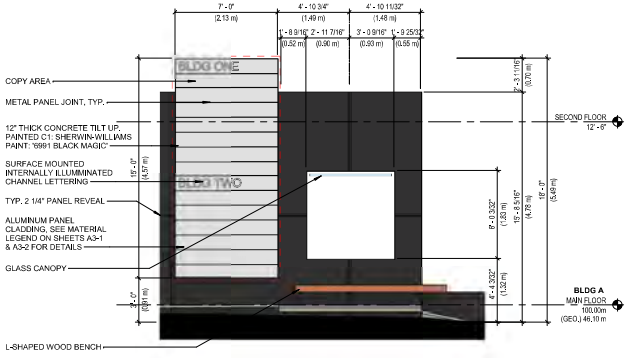
10 MECH. EXHAUST - EAST ELEVATION
SCALE: 1/4" = 1'-0"



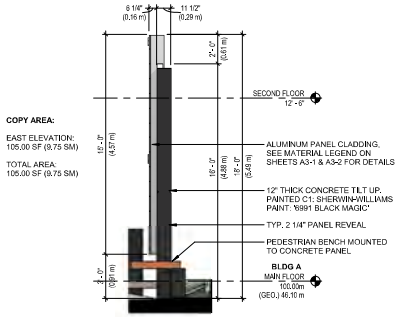
11 MECH. EXHAUST - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



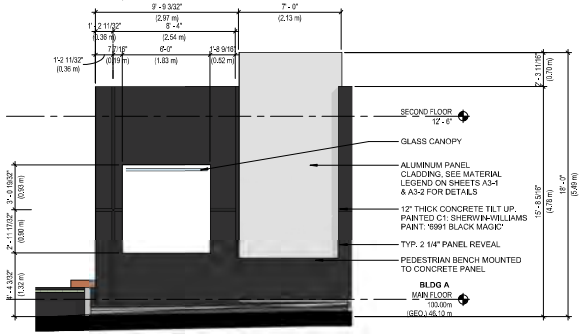
12 PEDESTRIAN PATH-PLAN VIEW
A1-1 SCALE: 3/32" = 1'-0"



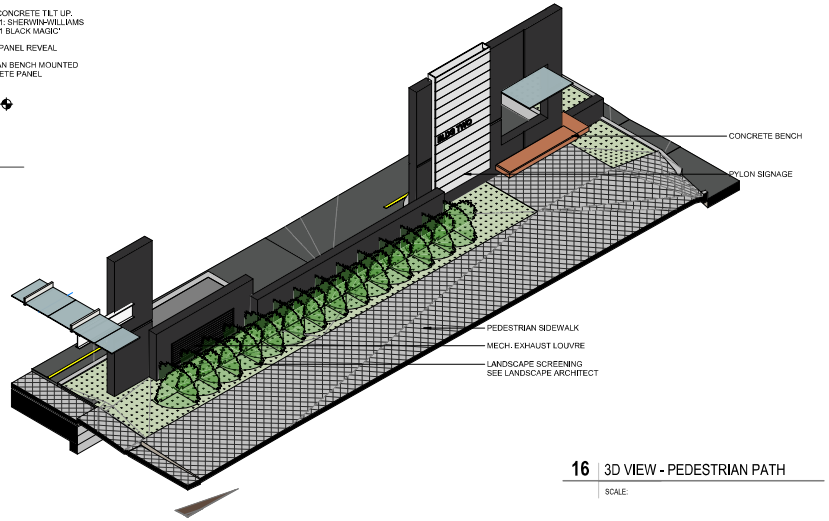
13 PYLON SIGNAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



14 PYLON SIGNAGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



15 PYLON SIGNAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



16 3D VIEW - PEDESTRIAN PATH
SCALE:

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ISSUES AND REVISIONS

SEAL

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1552 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

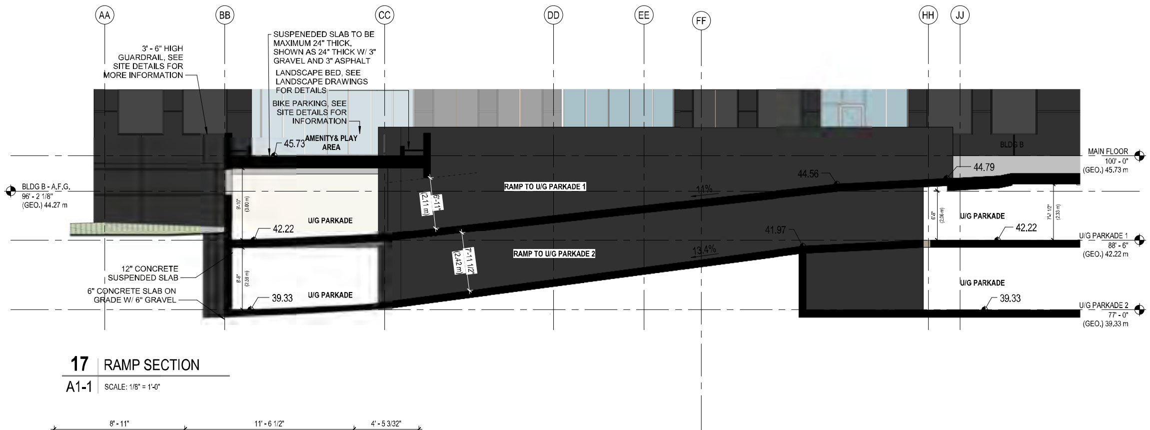
PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
SITE DETAILS

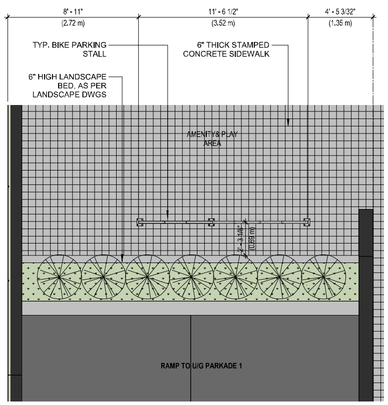
SCALE	As indicated
DRAWN	HC
REVIEWED	LP/AP
PROJECT NO.	180390-A

DRAWING NO. A1-7

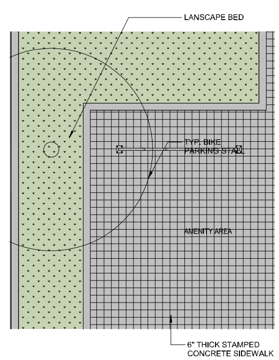
H.4



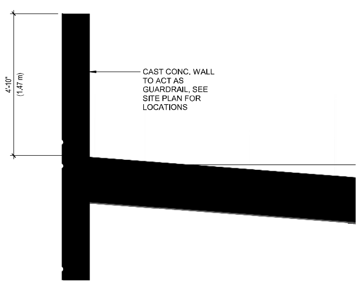
17 RAMP SECTION
A1-1 SCALE: 1/8" = 1'-0"



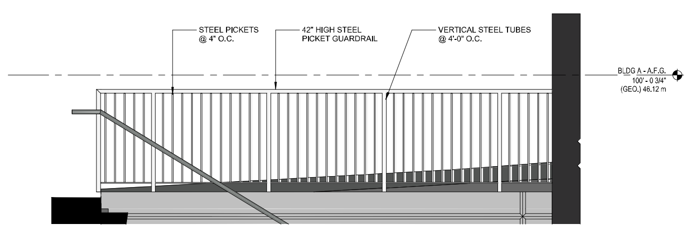
18 BIKE PARKING STALL - BLDG B
A1-1 SCALE: 1/4" = 1'-0"



19 BIKE PARKING STALL - BLDG A
A1-1 SCALE: 1/4" = 1'-0"



20 CONC. GUARD WALL - SECTION
SCALE: 1/2" = 1'-0"



21 STEEL RAILING - ELEVATION
A1-6 SCALE: 1/2" = 1'-0"

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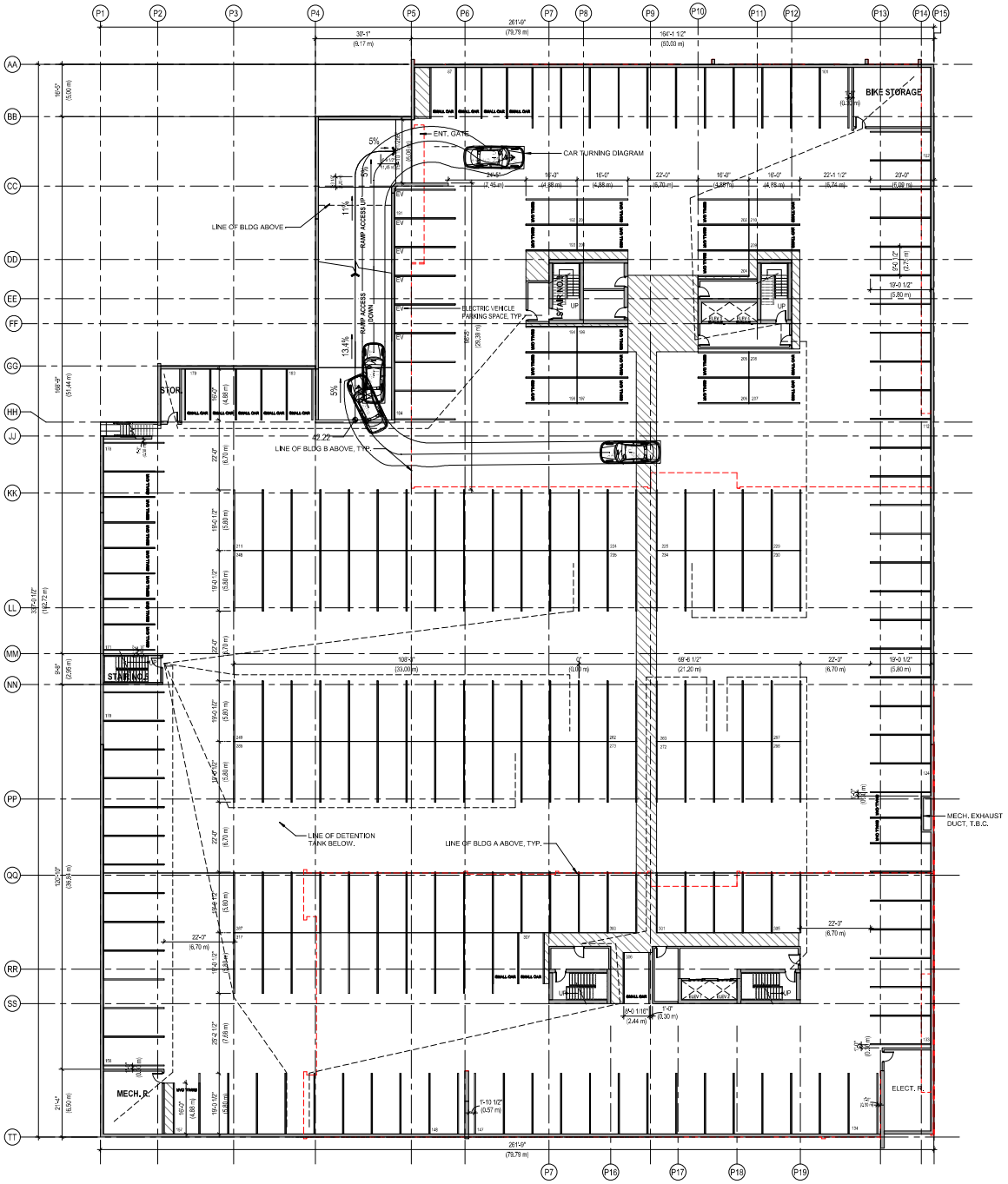
DRAWING TITLE
SITE DETAILS

SCALE	As indicated
DRAWN	AP/MZ
REVIEWED	MZ
PROJECT NO.	180390-A
DRAWING NO.	A1-8

H.4



1 | U/G PARKADE PLAN- LEVEL P1
A1-6 | SCALE: 1/16" = 1'-0"

PROJECT NORTH

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SEAL

PROJECT NAME
NEW OFFICE BUILDING DEVELOPMENT FOR PHL

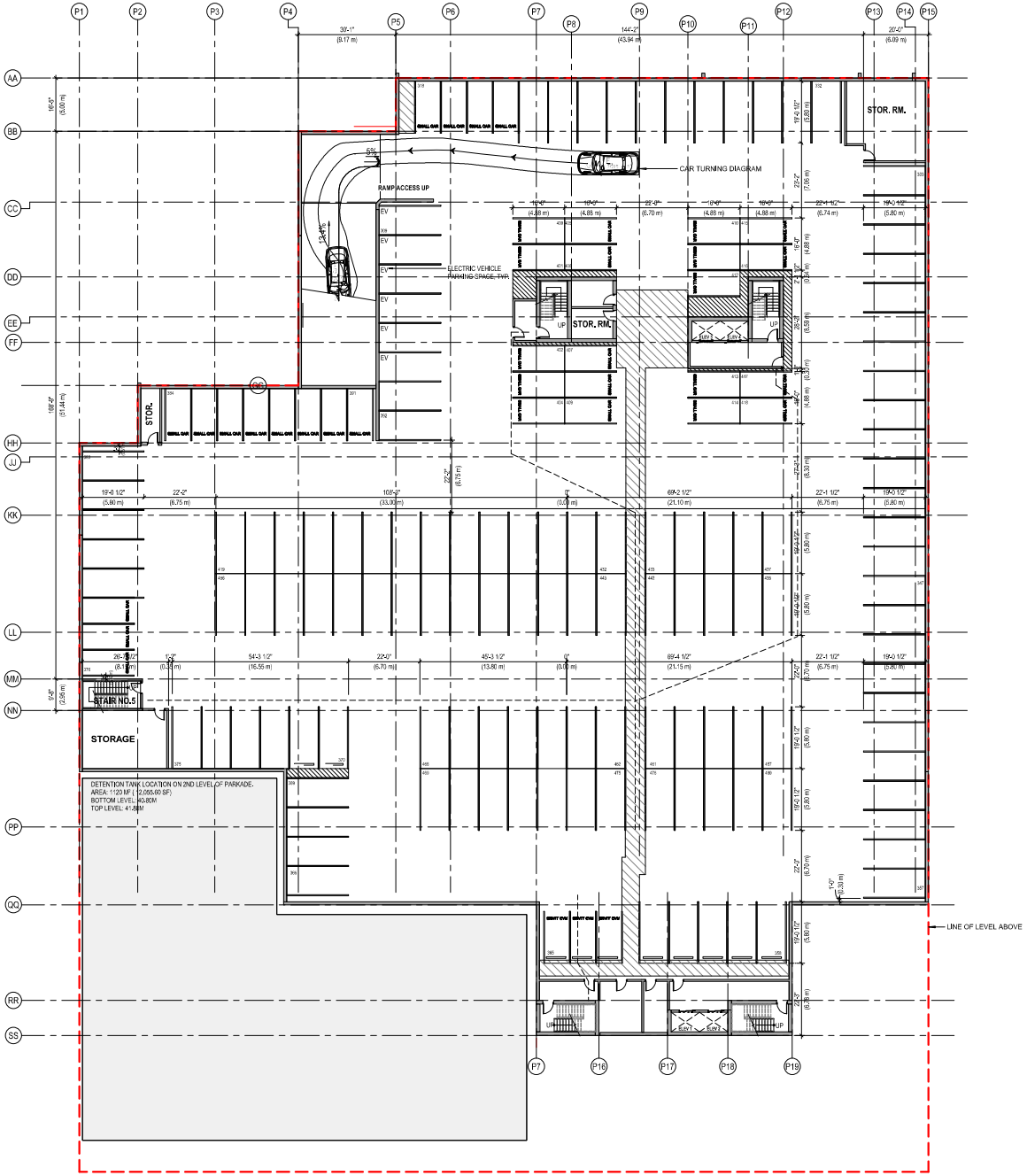
PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

DRAWING TITLE
PARKADE LEVEL P1 FLOOR PLAN

SCALE	1/16" = 1'-0"
DRAWN	AP/HC
REVIEWED	LP/AP
PROJECT NO.	180390-A

H.4

DRAWING NO.
A2-1



1 U/G PARKADE PLAN- LEVEL P2
A3-3 SCALE: 1/16" = 1'-0"

PROJECT NORTH

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NO.	DATE Y/M/D	DESCRIPTION
6	2020/03/10	RE-ISSUED FOR DEV.PERMIT
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4	2019/09/13	ISSUED FOR CLIENT REVIEW
3	2019/07/31	ISSUED FOR CLIENT/CONSUL. REVIEW

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1552 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 6C2

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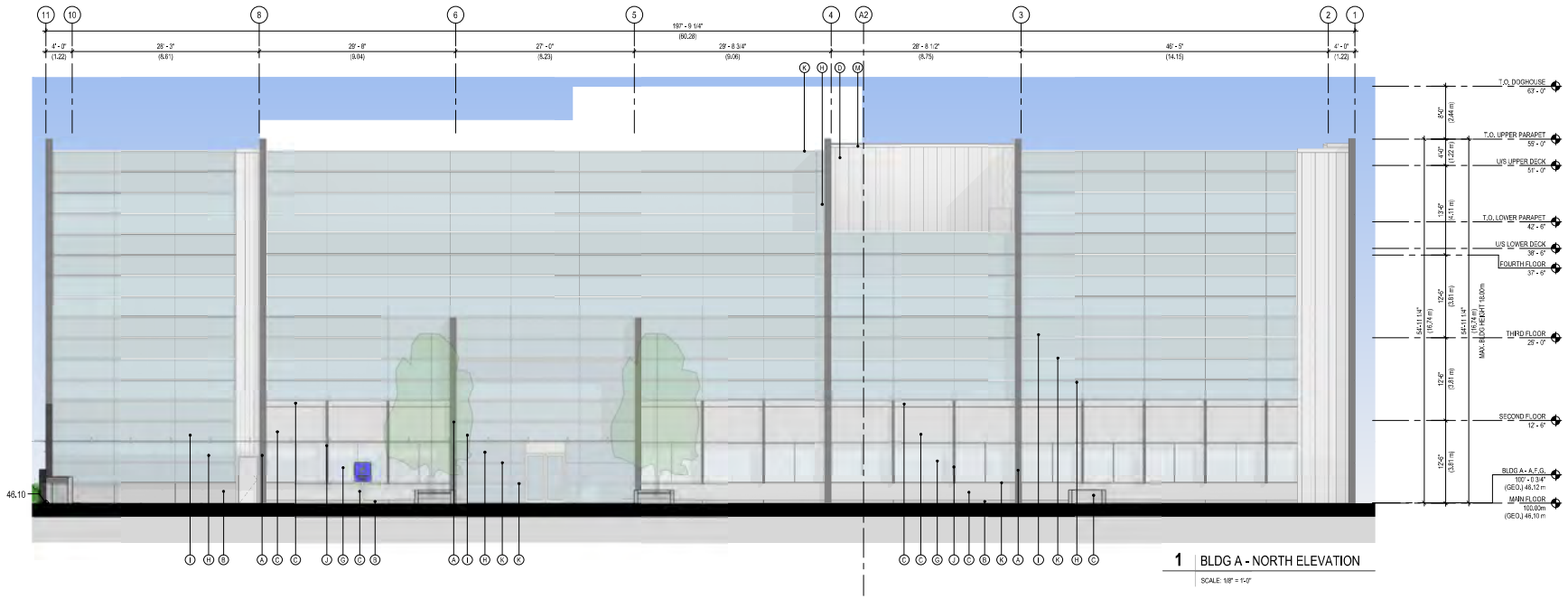
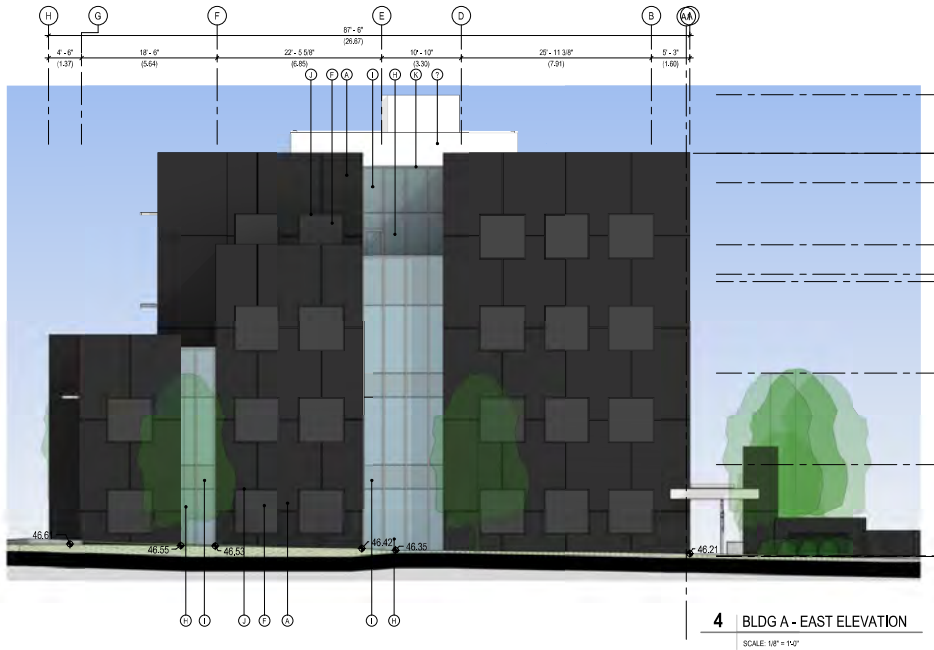
DRAWING NO.
A2-2



1 BLDG A - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 BLDG A - EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

A	CAST-IN-PLACE CONCRETE	SEALED AND PAINTED: C1
B	CAST-IN-PLACE CONCRETE	SEALED: C2
C	METAL CLADDING - PANEL	PRE-FINISHED: C3
D	METAL CLADDING - VERTICALLY ORIENTATED LONGBOARD	PRE-FINISHED: C4
F	GLASS - VISION	VISION: TYPE 1
G	GLASS - VISION	VISION: TYPE 2
H	GLASS - VISION	VISION: TYPE 3
I	GLASS - SPANDREL	SPANDREL: TYPE 1
J	INSULATED ALUMINUM CURTAIN WALL PANEL	ANODIZED: CLEAR
K	THERMALLY BROKEN EXTRUDED ALUMINUM	ANODIZED: BRONZE
L	THERMALLY BROKEN EXTRUDED ALUMINUM	ANODIZED: CLEAR
M	ALUMINUM FLASHING	PAINTED: TO MATCH C4
N	FIBER CEMENT BOARD	PAINTED: C1
P	SURFACE MOUNTED INTERNALLY ILLUMINATED SIGNAGE	SIGNAGE TO CONFORM TO MUNICIPAL BYLAWS

COLOUR LEGEND

- C1 - SHERWIN-WILLIAMS PAINT: '6991 BLACK MAGIC'
- C2 - SEALED CONCRETE: 'CLEAR'
- C3 - AL13 ARCHITECTURAL PANEL SYSTEMS: 'MC309 SILVER METALLIC'
- C4 - LONGBOARD METAL CLADDING: LUX ARCHITECTURAL PANEL V-GROOVE 6" PANEL 'SILVER METALLIC'

- VISION GLASS: TYPE 1 - '3MM GRAY - 015 GRAY PVB - 3MM GRAY 1/2" BLACK WARM EDGE SPACER - ARGON VITRO SOLARBAN 60 (#5) 6MM CLEAR'
- VISION GLASS: TYPE 2 - 'GUARDIAN AG43 (#2) 6MM CLEAR 1/2" BLACK ALUMINUM SPACER - ARGON 6MM CLEAR'
- VISION GLASS: TYPE 3 - 'GUARDIAN NEUTRAL 50 (#2) 6MM CLEAR 1/2" BLACK ALUMINUM SPACER - ARGON 6MM CLEAR'
- SPANDREL GLASS: TYPE 1 - '6MM CLEAR 1/2" BLACK WARM EDGE SPACER 6MM CLEAR C/W OPACICOAT (#4) PROVINCE BLUE #461'

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SEAL

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1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME
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PROJECT ADDRESS
8045 198A STREET, LANGLEY, BC

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BLDG A ELEVATIONS

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REVIEWED	LP/AP
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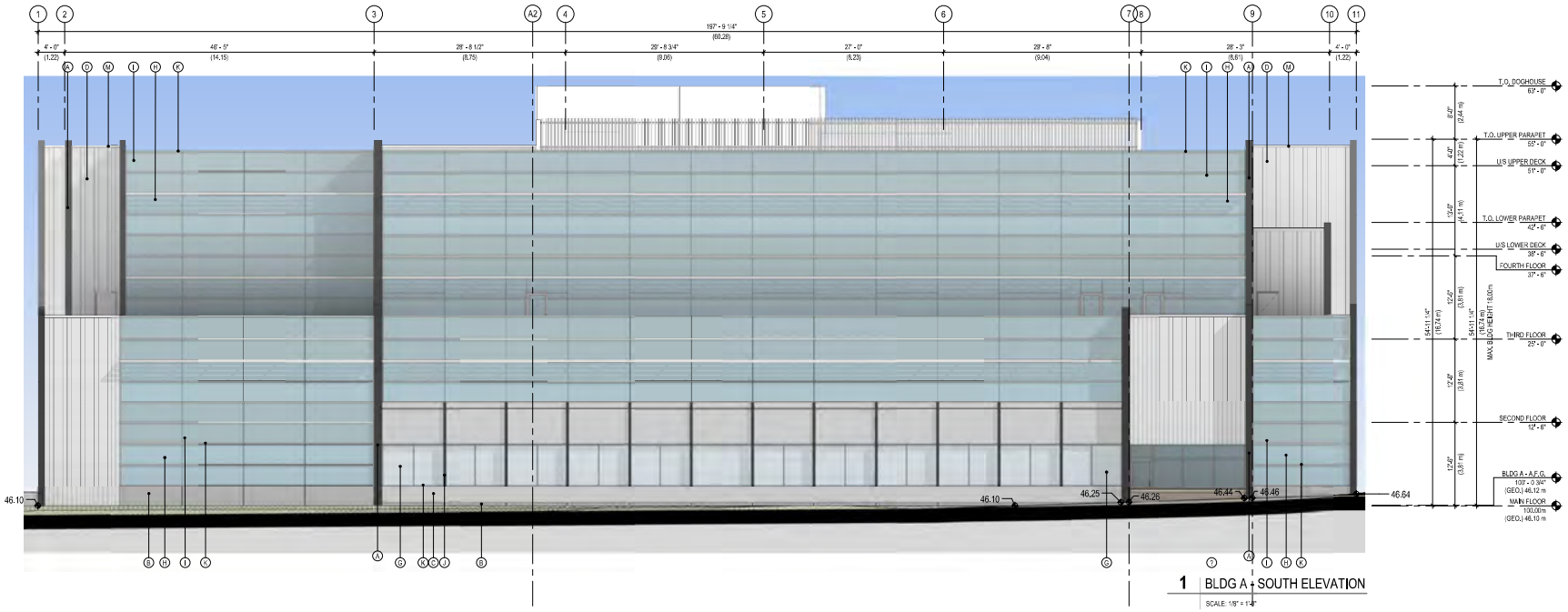
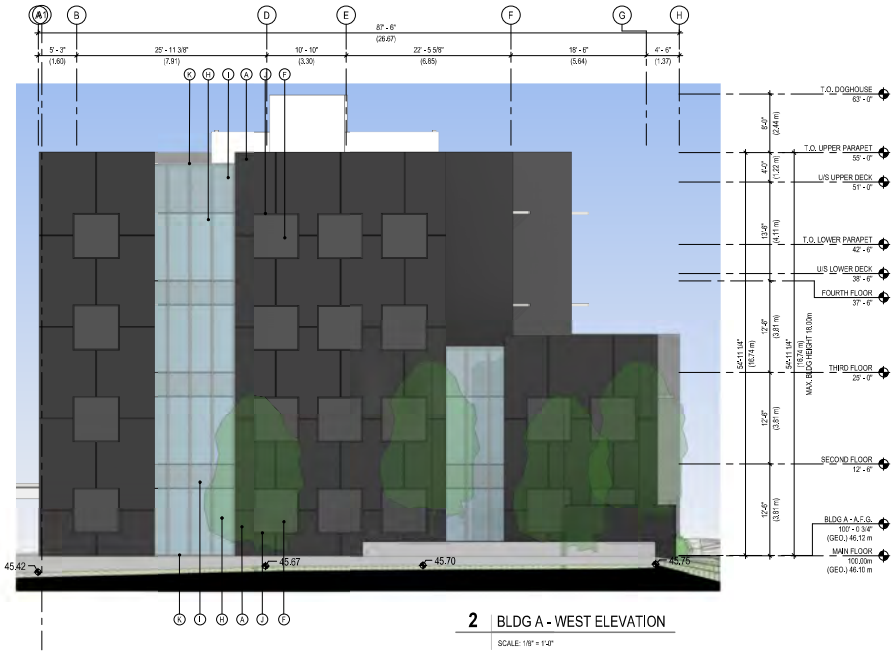
DRAWING NO.
A3-1

H.4



1 BLDG A - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 BLDG A - WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

A	CAST-IN-PLACE CONCRETE	SEALED AND PAINTED: C1
B	CAST-IN-PLACE CONCRETE	SEALED: C2
C	METAL CLADDING - PANEL	PRE-FINISHED: C3
D	METAL CLADDING - VERTICALLY ORIENTATED LONGBOARD	PRE-FINISHED: C4
F	GLASS - VISION	VISION: TYPE 1
G	GLASS - VISION	VISION: TYPE 2
H	GLASS - VISION	VISION: TYPE 3
I	GLASS - SPANDREL	SPANDREL: TYPE 1
J	INSULATED ALUMINUM CURTAIN WALL PANEL	ANODIZED: CLEAR
K	THERMALLY BROKEN EXTRUDED ALUMINUM	ANODIZED: BRONZE
L	THERMALLY BROKEN EXTRUDED ALUMINUM	ANODIZED: CLEAR
M	ALUMINUM FLASHING	PAINTED: TO MATCH C4
N	FIBER CEMENT BOARD	PAINTED: C1
P	SURFACE MOUNTED INTERNALLY ILLUMINATED SIGNAGE	SIGNAGE TO CONFORM TO MUNICIPAL BYLAWS

COLOUR LEGEND

- C1 - SHERWIN-WILLIAMS PAINT: '6991 BLACK MAGIC'
- C2 - SEALED CONCRETE: 'CLEAR'
- C3 - AL13 ARCHITECTURAL PANEL SYSTEMS: 'MC309 SILVER METALLIC'
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- SPANDREL GLASS: TYPE 1 - '6MM CLEAR 1/2" BLACK WARM EDGE SPACER 6MM CLEAR C/W OPACICOAT (#4) PROVINCE BLUE #481'

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larry podhora | architecture inc
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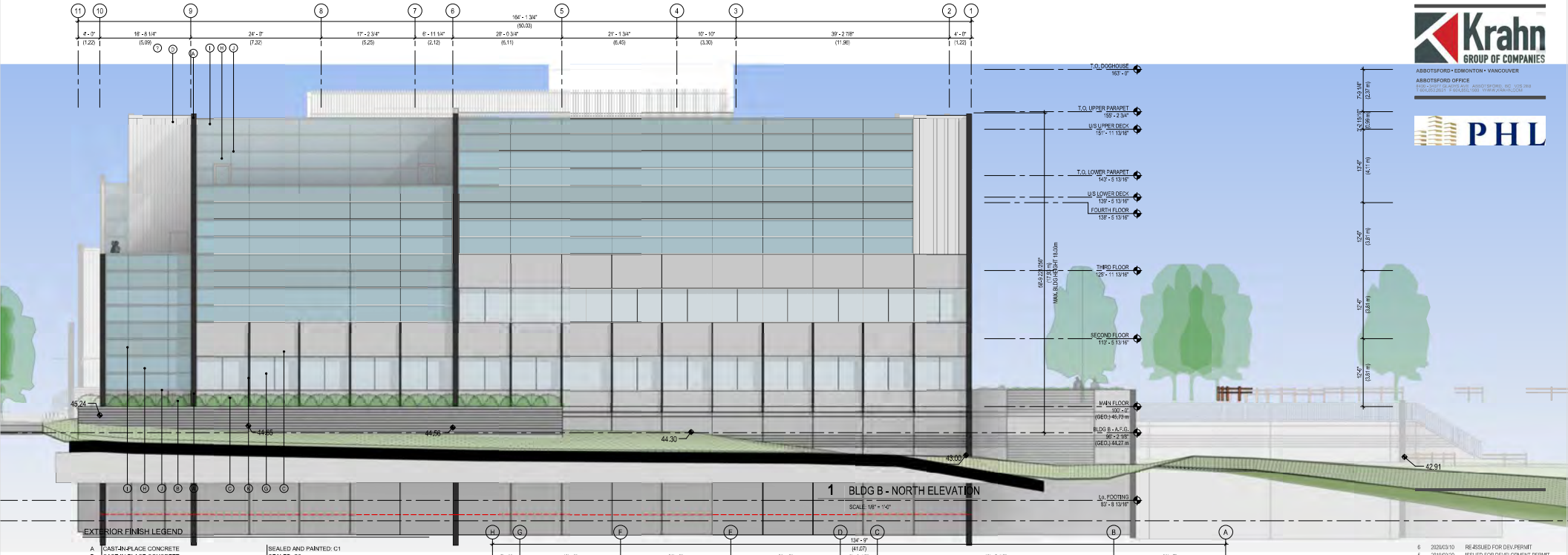

1 BLDG B - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

A	CAST-IN-PLACE CONCRETE	SEALED AND PAINTED: C1
B	CAST-IN-PLACE CONCRETE	SEALED: C2
C	METAL CLADDING - PANEL	PRE-FINISHED: C3
D	METAL CLADDING - VERTICALLY ORIENTATED LONGBOARD	PRE-FINISHED: C4
F	GLASS - VISION	VISION: TYPE 1
G	GLASS - VISION	VISION: TYPE 2
H	GLASS - VISION	VISION: TYPE 3
I	GLASS - SPANDREL	SPANDREL: TYPE 1
J	INSULATED ALUMINUM CURTAIN WALL PANEL	ANODIZED: CLEAR
K	THERMALLY BROKEN EXTRUDED ALUMINUM	ANODIZED: BRONZE
L	THERMALLY BROKEN EXTRUDED ALUMINUM	ANODIZED: CLEAR
M	ALUMINUM FLASHING	PAINTED: TO MATCH C4
N	FIBER CEMENT BOARD	PAINTED: C1
P	SURFACE MOUNTED INTERNALLY ILLUMINATED SIGNAGE	SIGNAGE TO CONFORM TO MUNICIPAL BYLAWS

COLOUR LEGEND

C1 - SHERWIN-WILLIAMS PAINT: '6991 BLACK MAGIC'

C2 - SEALED CONCRETE: 'CLEAR'

C3 - AL13 ARCHITECTURAL PANEL SYSTEMS: 'MC309 SILVER METALLIC'

C4 - LONGBOARD METAL CLADDING: LUX ARCHITECTURAL PANEL V-GROOVE 6" PANEL 'SILVER METALLIC'

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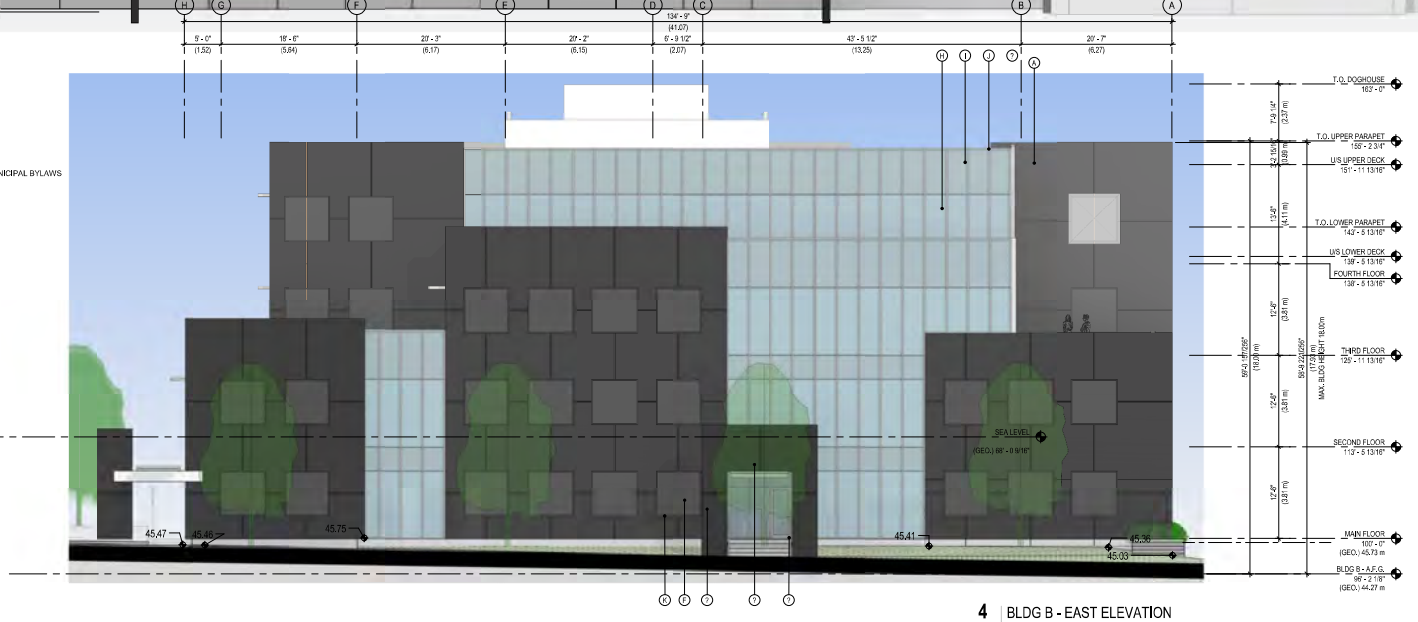
SPANDREL GLASS: TYPE 1 - '6MM CLEAR 1/2" BLACK WARM EDGE SPACER 6MM CLEAR C/W OPACICOAT (#4) PROVINCE BLUE #481'



4 BLDG B - EAST ELEVATION

SCALE: 1/8" = 1'-0"

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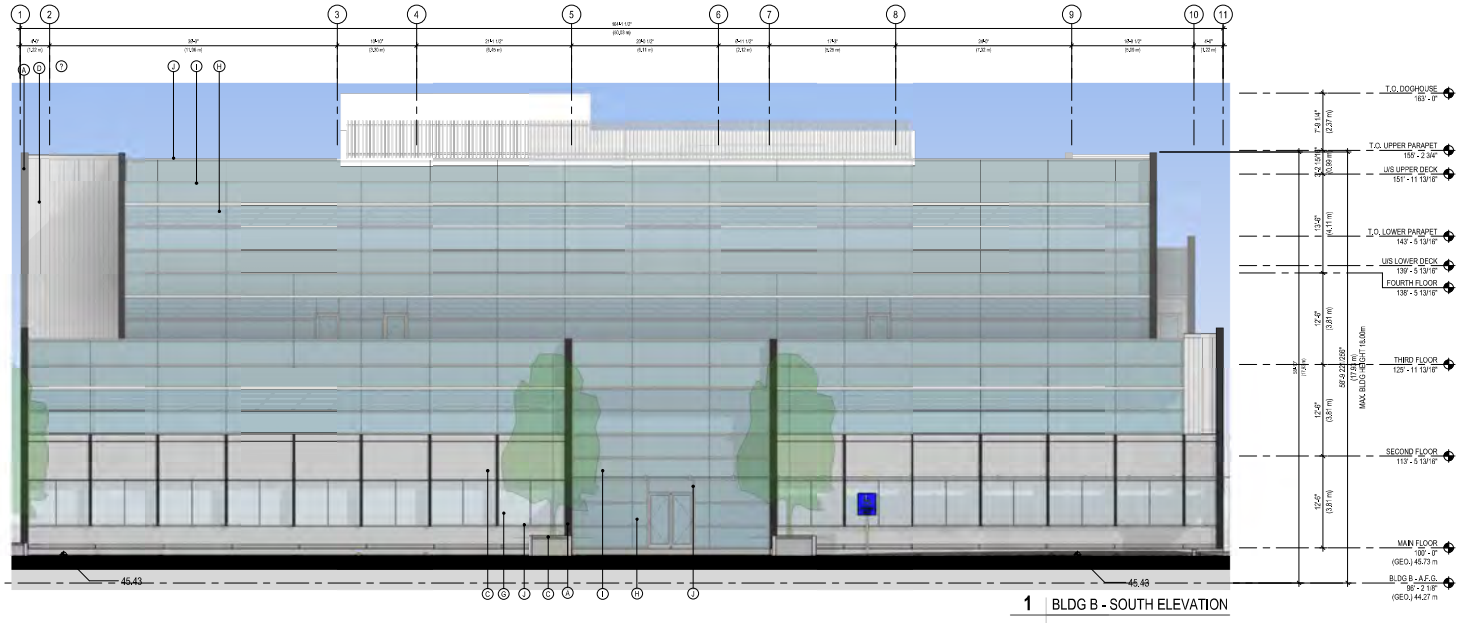

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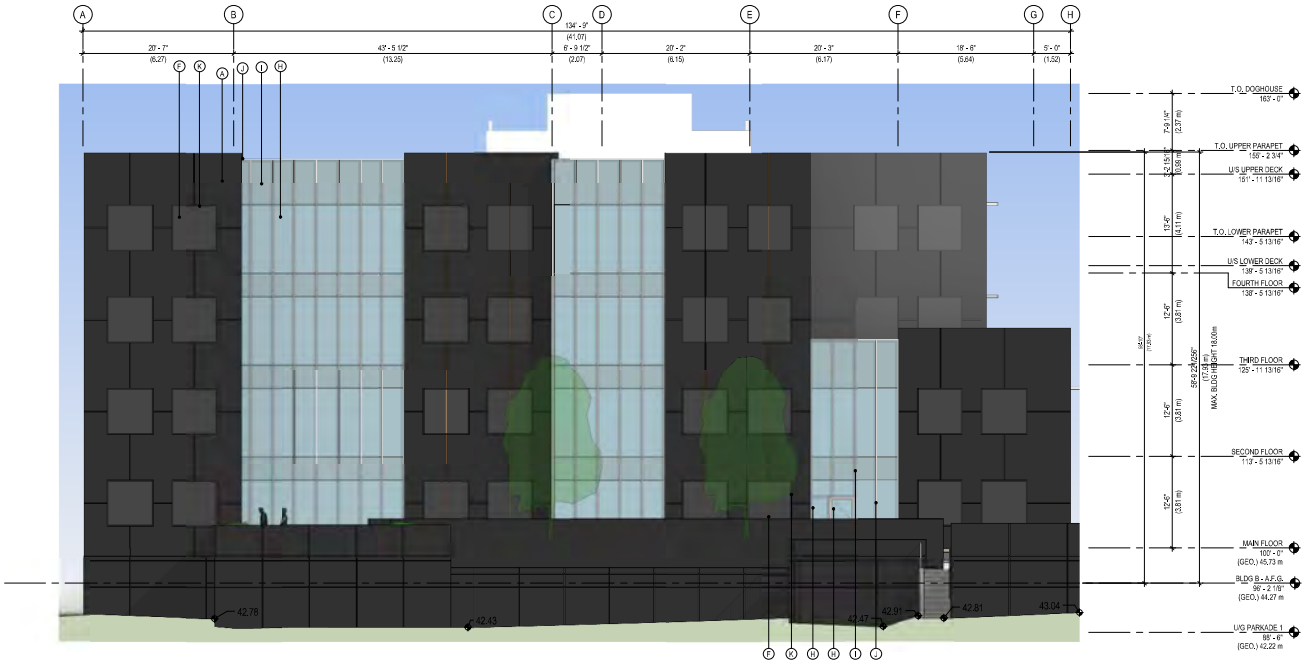

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C2 - SEALED CONCRETE: "CLEAR"

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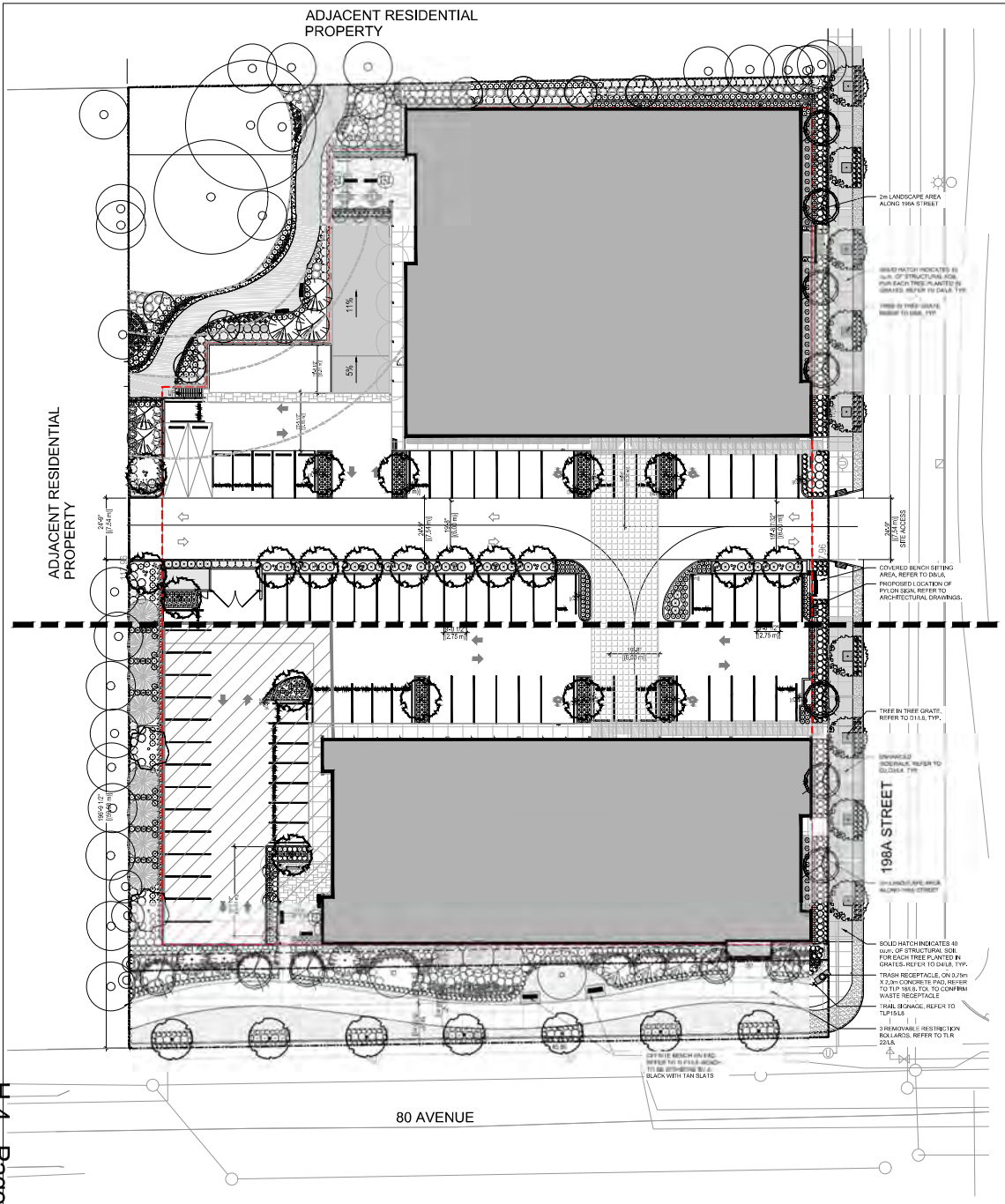

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE MUNICIPAL DETAIL IF REQUIRED.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
8. PLANT MATERIAL IS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED, ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
9. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
10. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 10.1. Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    - 10.2. Maintenance and additional installation of mulch
    - 10.3. Weed removal
    - 10.4. Disease control

GENERAL NOTES

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

SODDING NOTES:

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

AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.

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

PLANTER NOTES:

1. ALL SQUARE AND RECTANGULAR STAND ALONE PLANTER DETAILS LOCATED ON SHEET L5.
2. ALL SQUARE AND RECTANGULAR PLANTERS TO HAVE SEASONAL DISPLAYS COMPLETED BY OWNER, IN ADDITION TO ANY PROPOSED SHRUBS.

IRRIGATION NOTES:

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POPUP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ONTO TREE TRUNKS.
7. REFER TO TLP31 AND TLW 15 SHEET L8

SCHEDULE B

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LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- STAMPED CONCRETE WALKWAY
- STAMPED CONCRETE CROSSING
- ASPHALT TRAIL PAVING
- WIRE STREAMSIDE FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NO:	DATE: (dmy)	DESCRIPTION:
5	23/10/20	RE-ISSUED FOR DP
4	15/07/20	RE-ISSUED FOR DP
3	11/03/20	RE-ISSUED FOR DP
2	17/09/19	ISSUED FOR DP
1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

TOL # 08-27-0068

SEAL:

B.C.S.L.A. #565

N

PROJECT NAME:

PHL CAPITAL OFFICE

PROJECT ADDRESS:

8045 198A STREET
LANGLEY, BC

DRAWING TITLE:

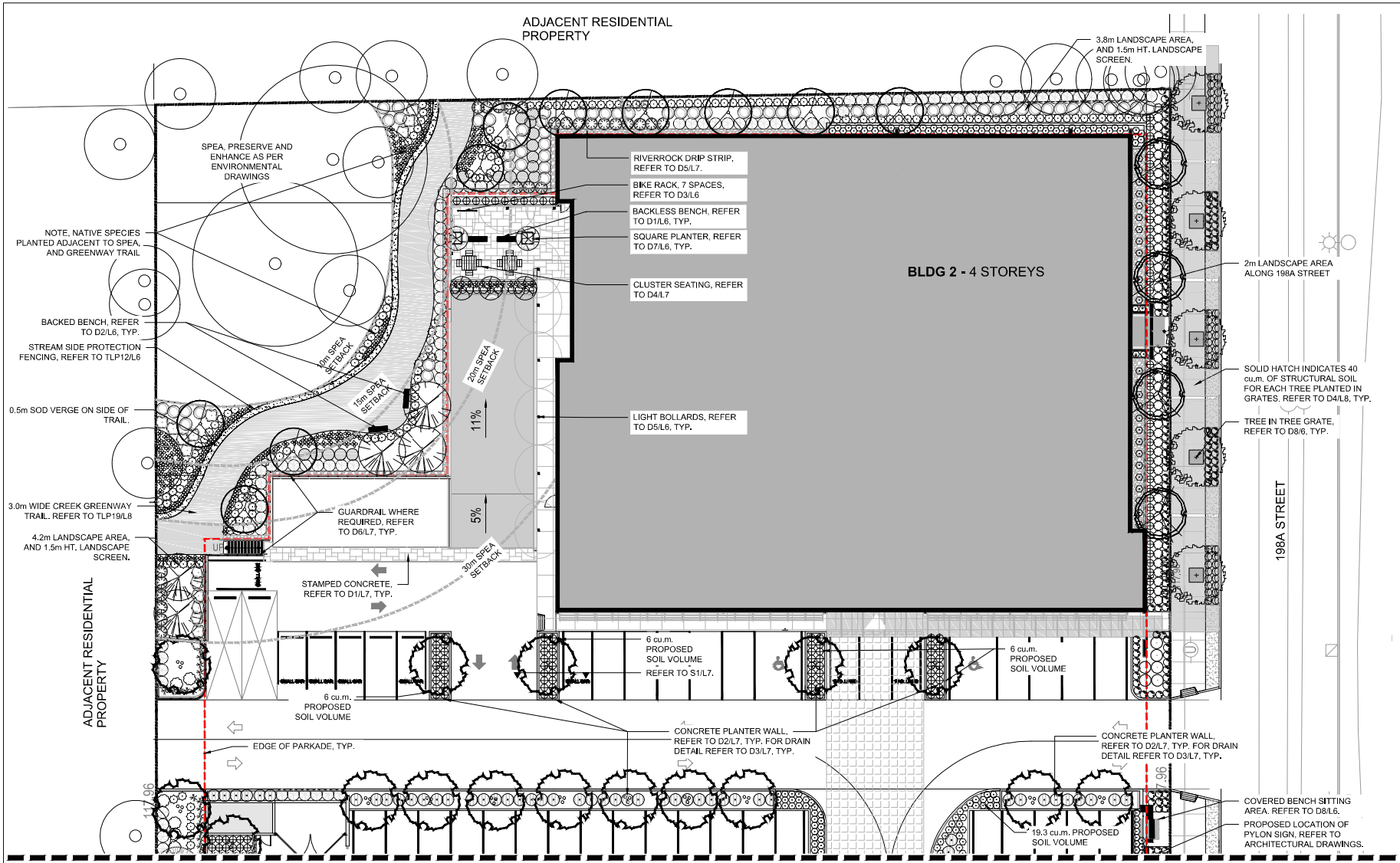
OVERALL LANDSCAPE PLAN, NOTES

SCALE:	1:200
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	180390-L

DRAWING NO:

L1

H.4



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KD Planning & Design Ltd.

LEGEND

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1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

TOL #: 08-27-0068

SEAL:

B.C.S.L.A. #565

N

PROJECT NAME:

PHL CAPITAL OFFICE

PROJECT ADDRESS:

8045 198A STREET
LANGLEY, BC

DRAWING TITLE:

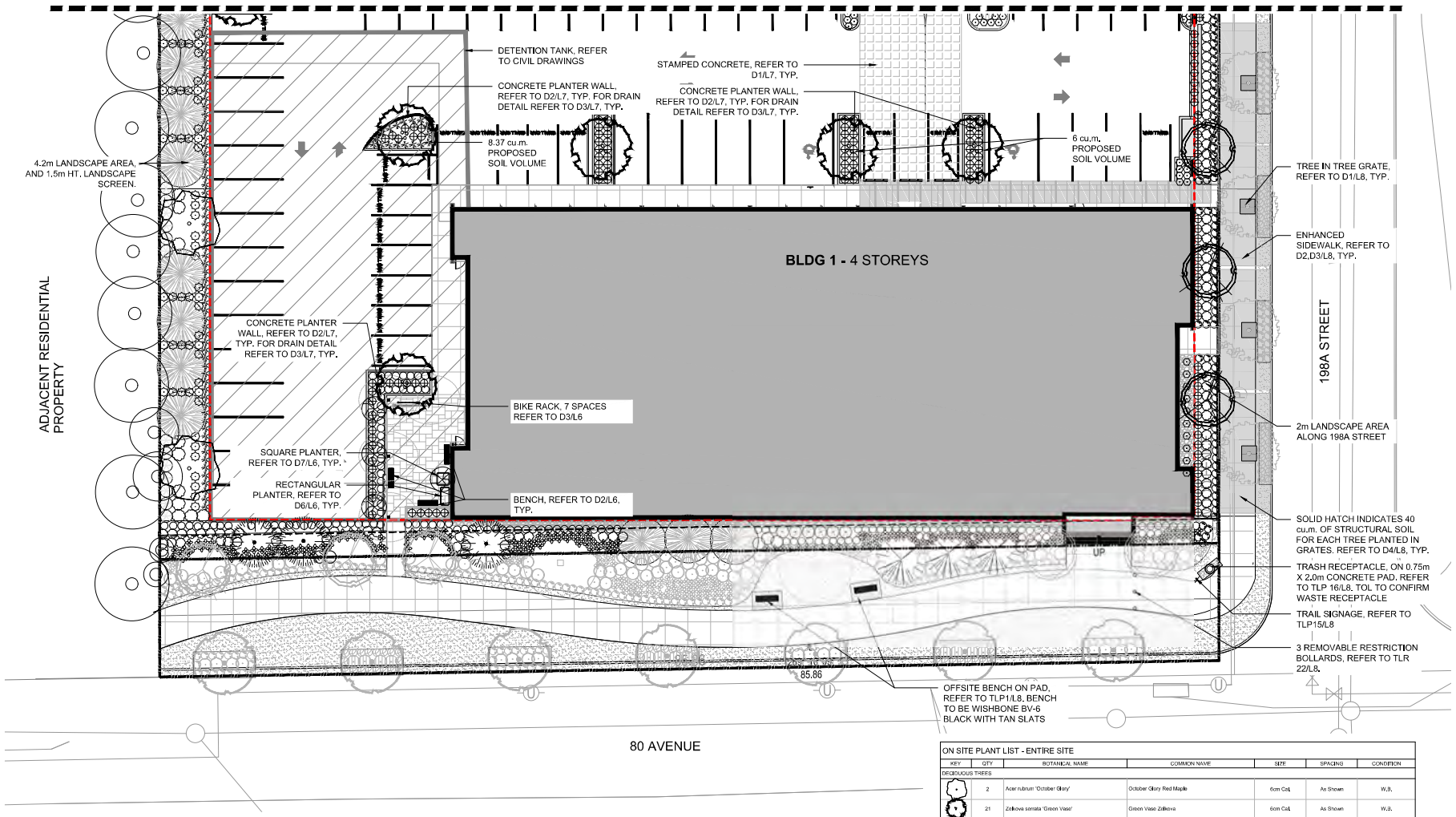
LANDSCAPE ENLARGEMENT 1

SCALE:	1:150
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	18039O-L

DRAWING NO:

L1.1

H.4



ON SITE PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	2	Acer rubrum 'October Glory'	October Glory Red Maple	6cm Cal.	As Shown	W.B.
	21	Zelkova serrata 'Green Vase'	Green Vase Zelkova	6cm Cal.	As Shown	W.B.
	10	Quercus garryana	Garry Oak	6cm Cal.	As Shown	W.B.
	7	Quercus palustrus	Pin Oak	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	5	Picea omorika	Serbian Spruce	2.5m ht.	As Shown	W.B.
	11	Chamaecyparis nootkatensis 'Pendula'	Weeping Nootka Cypress	2.5m ht.	As Shown	W.B.
	3	Pinus nigra	Austrian Pine	2.5m ht.	As Shown	W.B.
SHRUBS						
	105	Taxus baccata 'Fastigiata'	Irish Yew	1.5m ht.	1m	B & B
	139	Spiraea betulifolia 'Tor'	Birch Leaf Spirea	40cm ht.	1m	#3 Pot
	55	Skimmia japonica	Japanese Skimmia	40cm Ht.	1m	#3 Pot
	11	Magnolia stellata 'Royal Star'	Royal Star Magnolia	1.75m Ht.	As Shown	W.B.
	24	Ceanothus velutinus	Snowbrush	1.5m ht.	1m	B & B
	229	Potentilla fruticosa	Shrubby Cinquefoil	30cm ht.	0.75m	#2 Pot
	215	Viburnum davidii	David's Viburnum	40cm ht.	0.75m	#2 Pot
	11	Rhododendron macrophyllum	Pacific Rhododendron	50cm Ht.	1m	#3 Pot
	18	Rosa acicularis	Prickly Wild Rose	60cm Ht.	0.5m	#2 Pot
	141	Eucrymus fortunei	Wintercreeper	20cm Ht.	0.75m	#2 Pot
	64	Rhus glabra	Smooth Sumac	60cm Ht.	0.75m	#3 Pot
	16	Mahonia aquifolium	Oregon Grape	30cm Ht.	0.75m	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	192	Nassella tenuissima	Mexican Feather Grass	1 Gallon	0.6m	Potted
	374	Polystichum munitum	Western Sword Fern	1 Gallon	0.6m	Potted
	158	Arctostaphylos uva-ursi	Bearberry	1 Gallon	0.5m	Potted
	200	Cornus canadensis	Bunchberry	1 Gallon	0.5m	Potted

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T: 604.294.0052 F: 604.294.0065 www.krahn.com
KD Planning & Design LTD

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- STAMPED CONCRETE WALKWAY
- STAMPED CONCRETE CROSSING
- ASPHALT TRAIL PAVING
- WIRE STREAMSIDE FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NO:	DATE: (dmy)	DESCRIPTION:
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1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:
TOL #: 08-27-0068

SEAL:
B.C.S.L.A. #565

N

PROJECT NAME:
PHL CAPITAL OFFICE

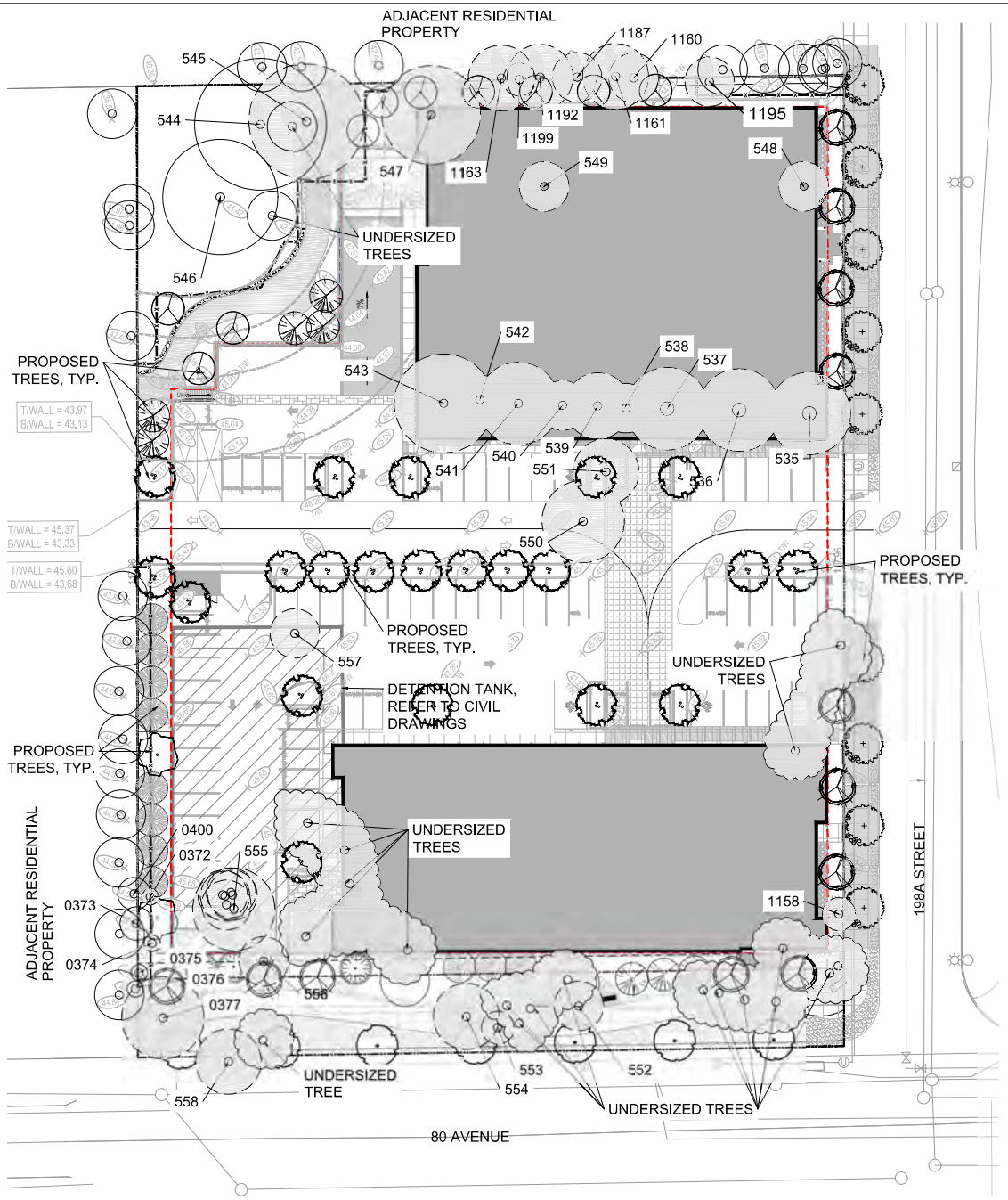
PROJECT ADDRESS:
8045 198A STREET
LANGLEY, BC

DRAWING TITLE:
LANDSCAPE ENLARGEMENT 2

SCALE:	1:150
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	18039-L

DRAWING NO:
L1.2

H.4



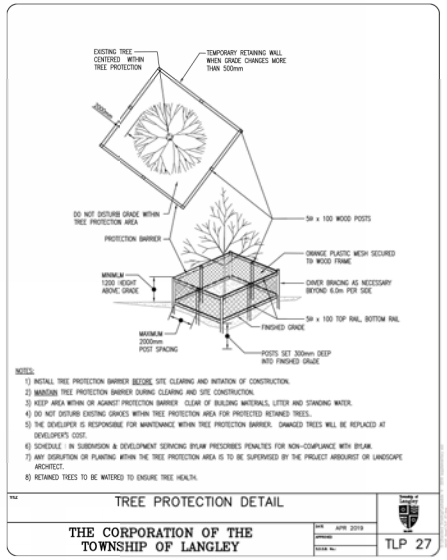
REPLACEMENT TREE SUMMARY

GROSS DEVELOPABLE ACRES X 30 = 2.28 X 30 = 68.4
SIGNIFICANT TREE RETAINED X 3 = 6 X 3 = 18
REQUIRED REPLACEMENT TREES = 50.4
PROVIDED REPLACEMENTS TREES = 59

TREE INVENTORY CHART

*The tree health and structural condition ratings are as follows and are based on factors that could include one or a combination of:
Poor Condition - Severe canopy dieback, significant loss, decayed, missing trunk, significant disease or parasitic plant presence
Fair Condition - Moderate canopy dieback and/or loss, limb defects, multiple stems, moderate foliage damage from stress, moderate damage from disease or parasite
Good Condition - Healthy vigorous growth, no or minor visible defects or damage

TAG/TREE #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RAD. (m)	CONDITION	COMMENTS	RECOMMENDATION
535	Acer platanoides	Norway Maple	32	4	Good	Pruned	Remove for Development
536	Acer platanoides	Norway Maple	32	5	Fair-Poor	Exfoliating bark, Stem cavity	Remove for Condition
537	Acer platanoides	Norway Maple	32	5	Good-Fair	Dieback	Remove for Development
538	Thuja plicta	Western Red Cedar	25,34,22	3	Good	Included Bark, 3 Stems	Remove for Development
539	Acer platanoides	Norway Maple	30	4	Fair	Healed cavity, Insect holes	Remove for Development
540	Thuja plicta	Western Red Cedar	40,20	3	Good	2 Stems	Remove for Development
541	Acer platanoides	Norway Maple	28	5	Poor	Trunk damage, Missing bark	Remove for Condition
542	Thuja plicta	Western Red Cedar	40	3	Good		Remove for Development
543	Acer platanoides	Norway Maple	40	6	Fair	Leaning, Debris at root flare	Remove for Development
544	Acer macrophyllum	Big Leaf Maple	38,40,40	8	Good	3 Stems, 2 stems leaning, growing beside undersized Cedar	Retain and Protect
545	Acer macrophyllum	Big Leaf Maple	35	7	Good	Oversized tree	Remove for Development
546	Populus trichocarpa	Black Cottonwood	60	7	Fair	Trunk cavity	Retain and Protect
547	Pseudotsuga menziesii	Douglas Fir	60	6	Good	Broken branches	Remove for Development
548	Thuja plicta	Western Red Cedar	24,32	3	Good	2 Stems	Remove for Development
549	Thuja plicta	Western Red Cedar	32,25,32,12	3	Good	4 Stems	Remove for Development
550	Populus trichocarpa	Black Cottonwood	19,20,19,9	5	Good	4 Stems	Remove for Development
551	Alnus rubra	Red Alder	33	4	Poor	Missing header, Trunk damage, Rope grown into stem	Remove for Condition
552	Populus trichocarpa	Black Cottonwood	42,42,50	3	Good	3 Stems	Remove for Development
553	Populus trichocarpa	Black Cottonwood	40	2	Good		Remove for Development
554	Malus sp.	Apple Species	11,10,14	4	Fair	Dieback, Moss on trunk,3 Stems	Remove for Development
555	Alnus rubra	Red Alder	30,20,30,40,20,40	5	Good	6 Stems	Remove for Development
556	Alnus rubra	Red Alder	35	3	Good		Remove for Development
557	Alnus rubra	Red Alder	30,15	3	Good		Remove for Development
558	Thuja plicta	Western Red Cedar	35,35	4	Fair	Included bark, Topped	Remove for Development
1158	Salix sp.	Willy Species	15	2	Good	Good	Remove for Development
1160	Populus trichocarpa / Acer platanoides	Black Cottonwood / Norway Maple	45 / 40	3	Fair	Leaning, 2 trees growing together	Remove for Development
1161	Populus trichocarpa	Black Cottonwood	55	4	Good-Fair	Dieback	Remove for Development
1163	Populus trichocarpa	Black Cottonwood	60	4	Good		Remove for Development
1187	Populus trichocarpa	Black Cottonwood	55	3	Good		Remove for Development
1192	Populus trichocarpa	Black Cottonwood	55,22	4	Good		Remove for Development
1195	Populus trichocarpa	Black Cottonwood	35	3	Fair	Dieback, Exfoliating bark	Remove for Development
1199	Alnus rubra	Red Alder	15	2	Fair	Dieback, Leaning	Remove for Development
0372	Alnus rubra	Red Alder	30	1	Fair	Leaning, Cracks in stem	Remove for Development
0373	Alnus rubra	Red Alder	30,12	2	Good		Retain and Protect
0374	Alnus rubra	Red Alder	20	1	Good		Remove for Development
0375	Alnus rubra	Red Alder	15	1	Good		Retain and Protect
0376	Alnus rubra	Red Alder	18	1	Good		Retain and Protect
0377	Acer platanoides	Norway Maple	60	5	Good		Remove for Development
0400	Alnus rubra	Red Alder	25	2	Good-Fair	Leaning	Retain and Protect



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T: 604.294.0052 F: 604.294.0065 www.krahn.com
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LEGEND

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREES

NO:	DATE: (dmy)	DESCRIPTION:
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2	17/09/19	ISSUED FOR DP
1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

TOL #: 08-21-0068

SEAL:

B.C.S.L.A. #565

N

PROJECT NAME:

PHL CAPITAL OFFICE

PROJECT ADDRESS:

8045 198A STREET
LANGLEY, BC

DRAWING TITLE:

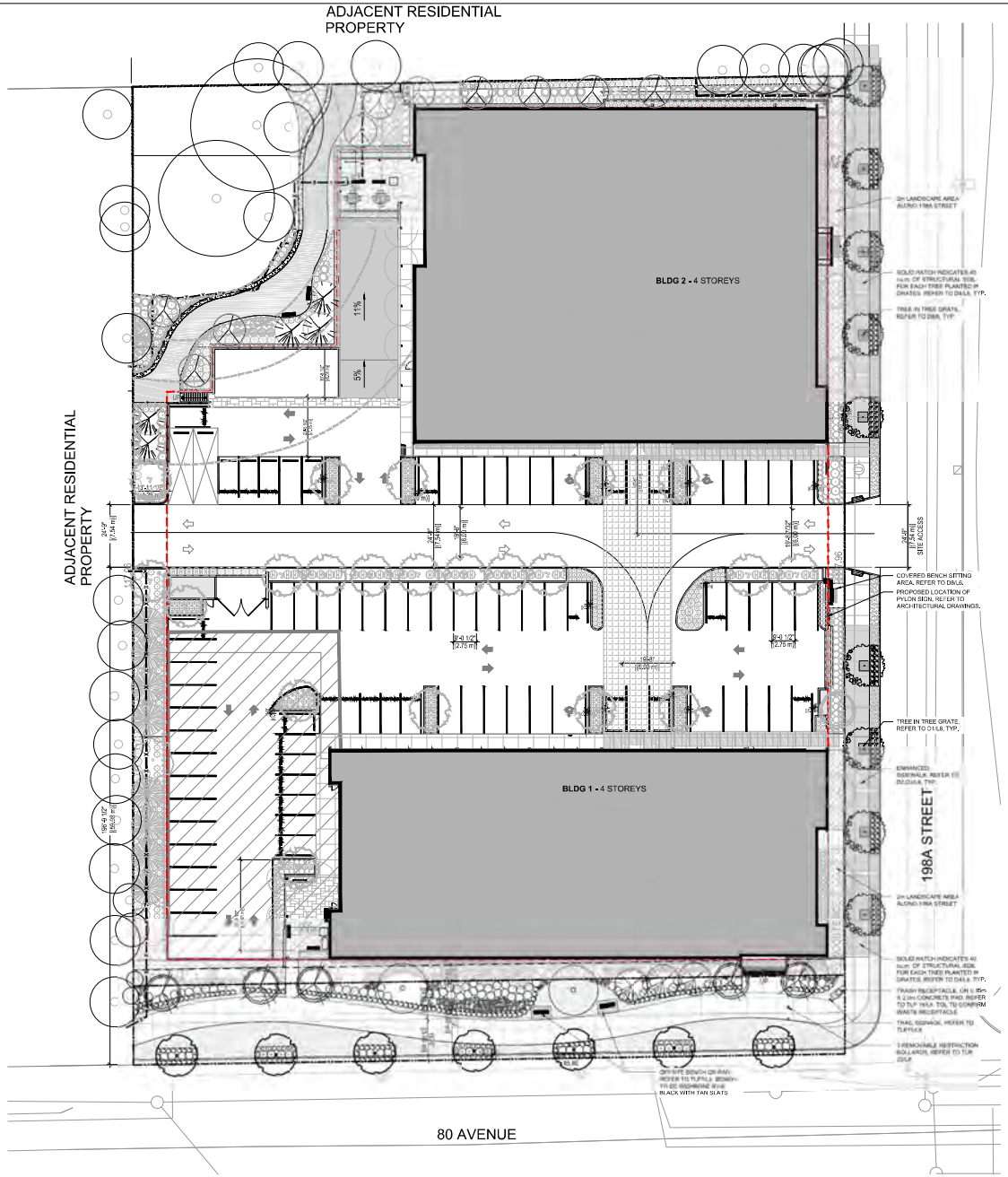
TREE MANAGEMENT PLAN

SCALE:	1:200
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	180390-L

H.4

DRAWING NO:

L2



OFF SITE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	9	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	6cm Cal.	As Shown	W.B.
	7	Acer x freemanii 'Armstrong'	Armstrong Maple	6cm Cal.	As Shown	W.B.
	2	Cercidiphyllum japonica	Katsura Tree	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	3	Picea omorika	Serbian Spruce	2.5m Ht.	As Shown	W.B.
SHRUBS						
	12	Skimmia japonica	Japanese Skimmia	40cm Ht.	1m	#3 Pot
	84	Rhododendron macrophyllum	Pacific Rhododendron	50cm Ht.	1m	#3 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	134	Liriope muscari 'Big Blue'	Giant Lily Turf	1 Gallon	0.6m	Potted
	112	Polystichum munitum	Western Sword Fern	1 Gallon	0.6m	Potted
	252	Arctostaphylos uva-ursi	Bearberry	1 Gallon	0.5m	Potted

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LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- STAMPED CONCRETE WALKWAY
- STAMPED CONCRETE CROSSING
- ASPHALT TRAIL PAVING
- WIRE STREAMSIDE FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

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1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

TOL #: 08-27-0068

SEAL:

B.C.S.L.A. #565

N

PROJECT NAME:

PHL CAPITAL OFFICE

PROJECT ADDRESS:

8045 198A STREET
LANGLEY, BC

DRAWING TITLE:

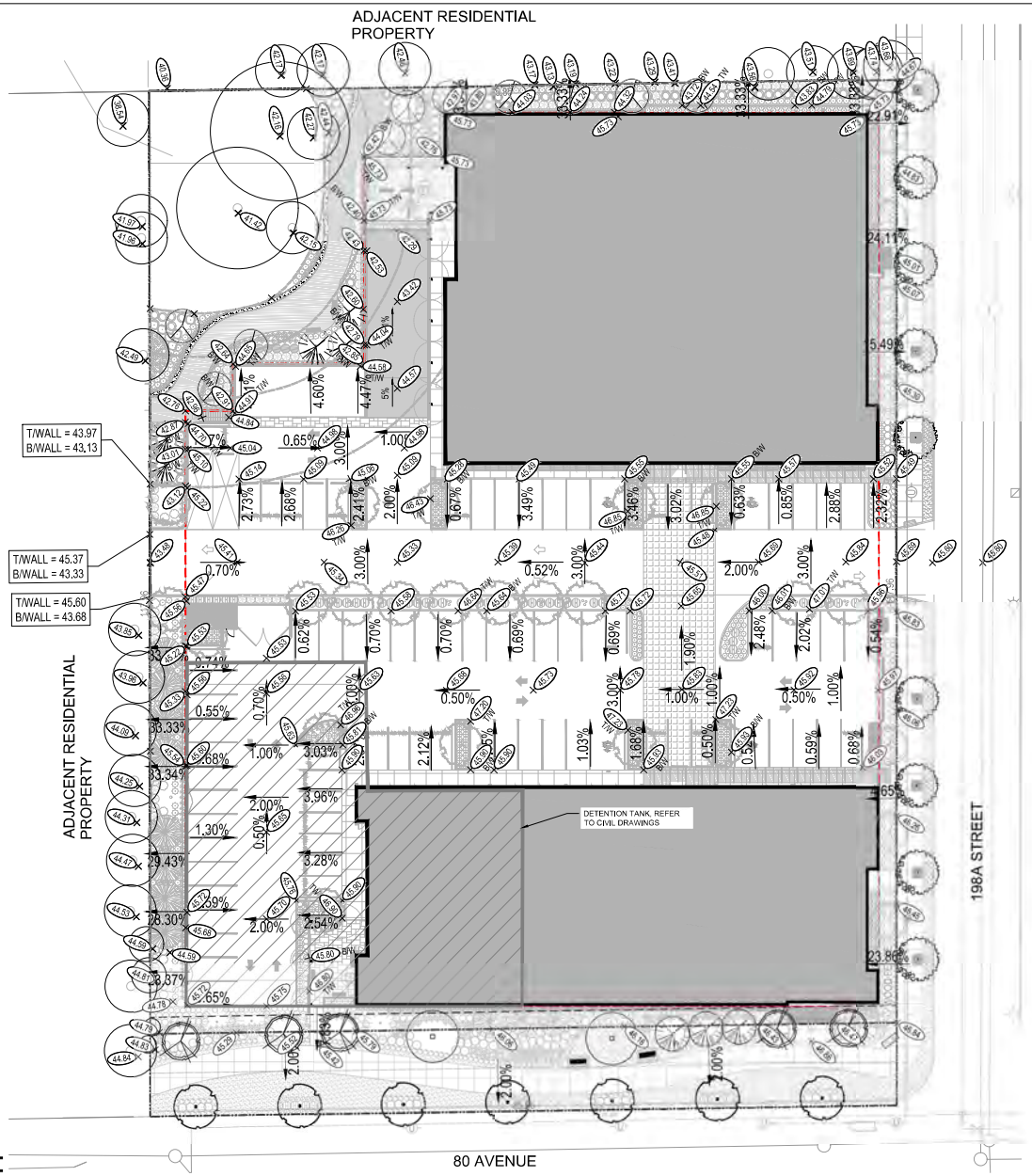
OFF SITE
LANDSCAPING

SCALE:	1:200
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	180390-L

DRAWING NO:

L3

H.4



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LEGEND

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- STAMPED CONCRETE CROSSING
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2	17/09/19	ISSUED FOR DP
1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

TOL #: 05-27-0088

SEAL:

B.C.S.L.A. #565

N

PROJECT NAME:

PHL CAPITAL OFFICE

PROJECT ADDRESS:

8045 198A STREET
LANGLEY, BC

DRAWING TITLE:

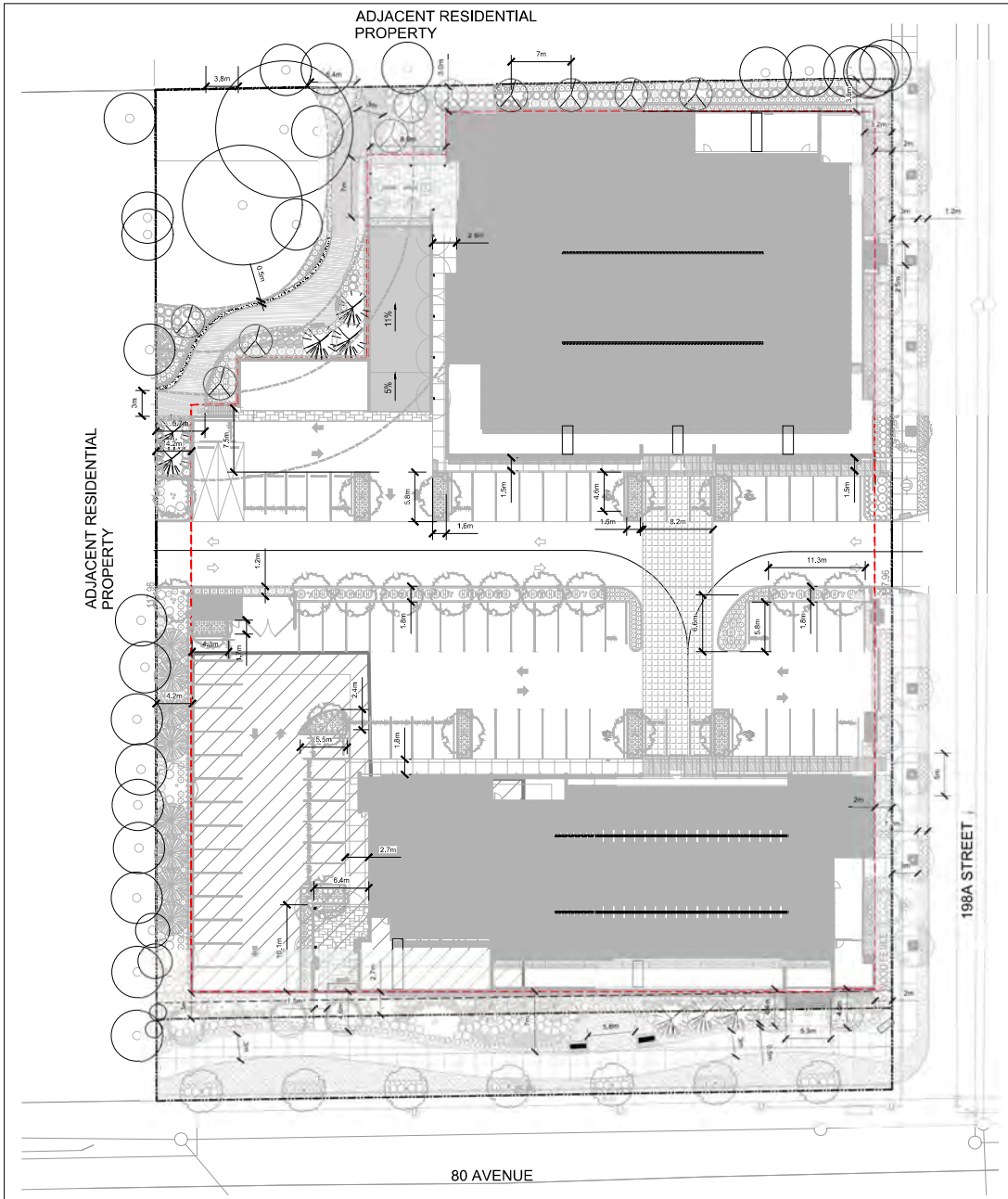
LANDSCAPE GRADING PLAN

SCALE:	1:200
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	180390-L

DRAWING NO:

L4

H.4



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NO:	DATE: (d/m/y)	DESCRIPTION:
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4	15/07/20	RE-ISSUED FOR DP
3	11/03/20	RE-ISSUED FOR DP
2	17/09/19	ISSUED FOR DP
1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:
TOL #: 05-27-0088
SEAL:

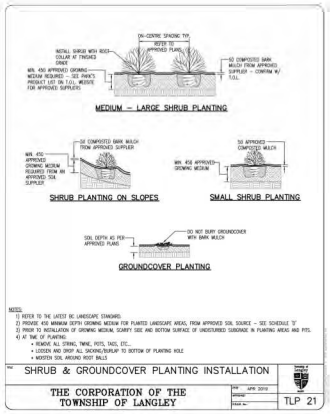
PROJECT NAME:
PHL CAPITAL OFFICE

PROJECT ADDRESS:
8045 198A STREET
LANGLEY, BC

DRAWING TITLE:
LAYOUT PLAN

SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	180390-L

DRAWING NO:
L5

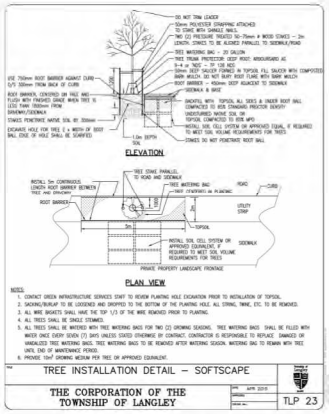


SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 21

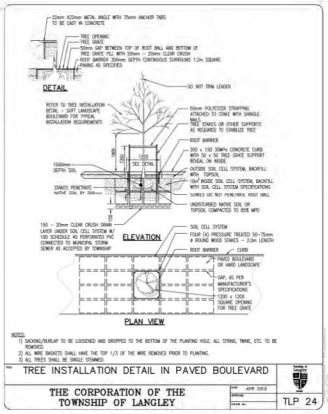
TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 22



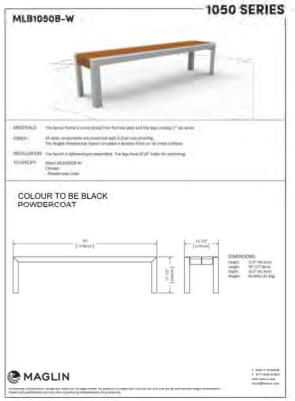
TREE INSTALLATION DETAIL – SOFTSCAPE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 23

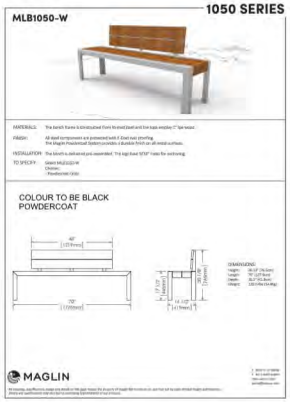


TREE INSTALLATION DETAIL IN PAVED BOULEVARD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 24

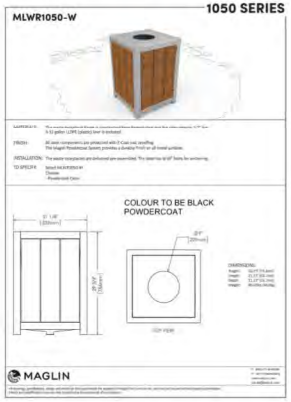


D1 BACKLESS BENCH N.T.S.



D2 BENCH N.T.S.

D3 BIKE RACK N.T.S.



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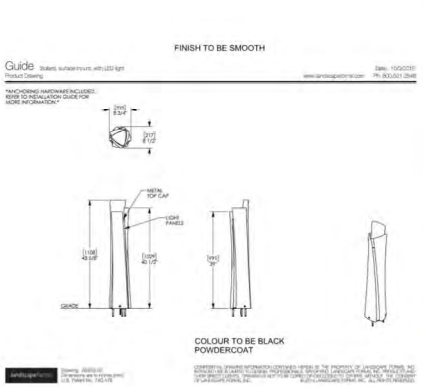
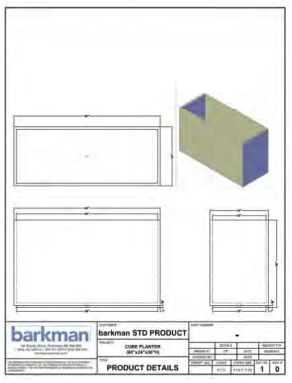
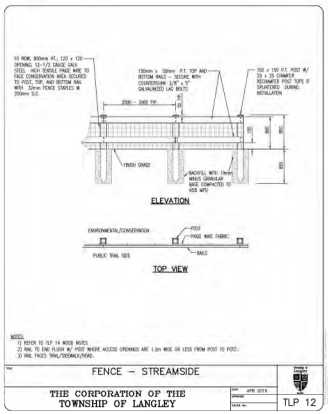


D5 LIGHT BOLLARD N.T.S.

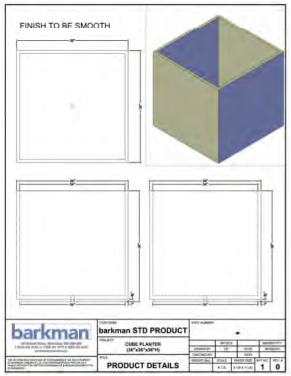


D6 RECTANGULAR PLANTER N.T.S.

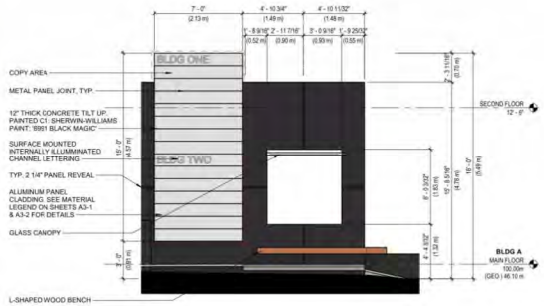


FENCE – STREAMSIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — TLP 12



D7 SQUARE PLANTER N.T.S.



D8 BENCH AND OVER HANG N.T.S.

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1	15/07/20	RE-ISSUED FOR DP
0	11/03/20	RE-ISSUED FOR DP
3	17/09/19	ISSUED FOR DP
2	11/09/19	ISSUED FOR REVIEW

TOL #: 08-27-0068

PHL CAPITAL OFFICE

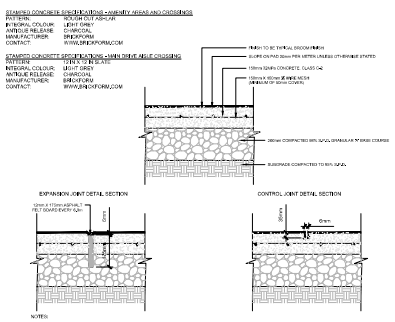
8045 198A STREET
LANGLEY, BC

DETAILS

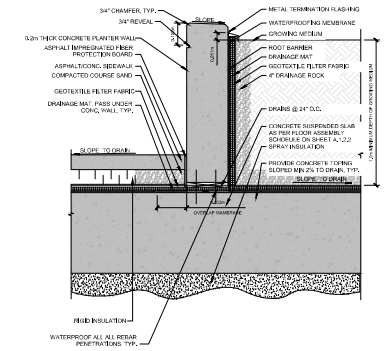
SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	ST
PROJECT NO.:	180310-L

H.4

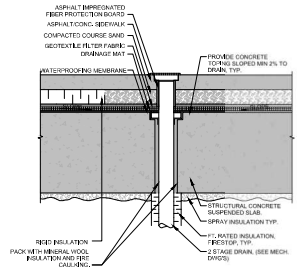
L6



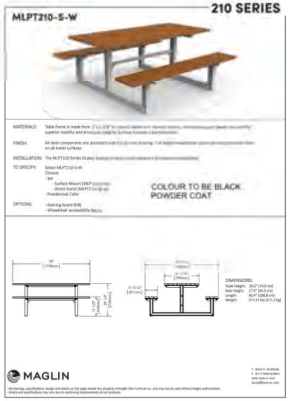
D1 STAMPED CONCRETE PAVING N.T.S.



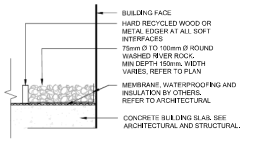
D2 CONCRETE PLANTER WALL N.T.S.



D3 PLANTER DRAIN N.T.S.

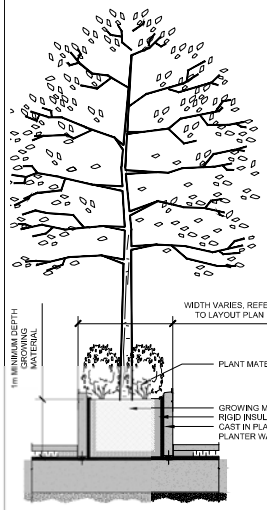


D4 CLUSTER SEATING N.T.S.

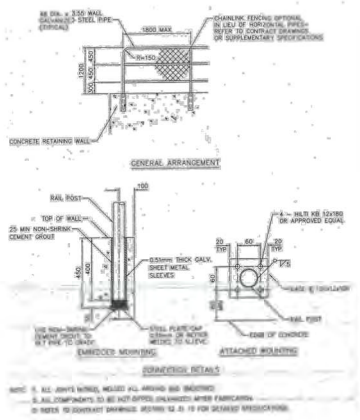


NOTES:
1. RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER DELETERIOUS MATERIAL.
2. RIVER ROCK SHALL BE PLACED SUCH THAT AN OVERALL LEVEL APPEARANCE IS ACHIEVED WITHOUT VOIDS.
3. RIVER ROCK TO BE LIGHTLY COMPACTED.

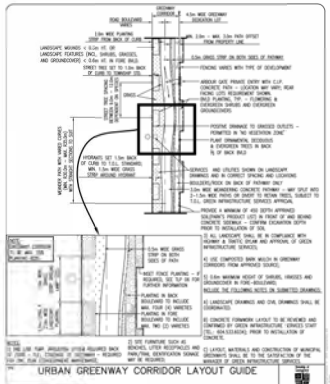
D5 RIVERROCK DRIP STRIP N.T.S.

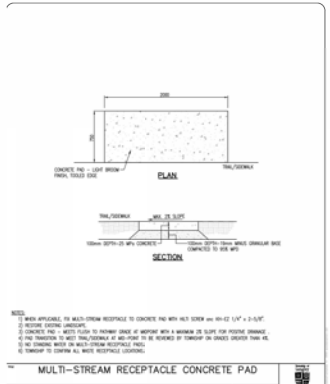


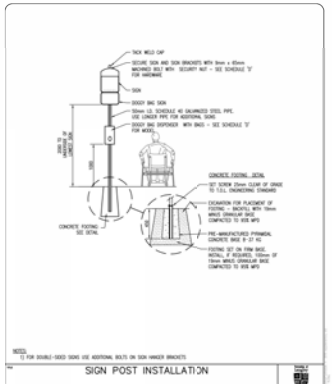
S1 SECTION THROUGH PLANTER N.T.S



D6 GUARDRAIL N.T.S







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210 - 1311 KOOTENAY ST VANCOUVER, BC V5K 4Y3
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KD Planning & Design LTD

NO:	DATE: (d/m/y)	DESCRIPTION:
5	23/10/20	RE-ISSUED FOR DP
4	15/07/20	RE-ISSUED FOR DP
3	11/03/20	RE-ISSUED FOR DP
2	17/09/19	ISSUED FOR DP
1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:
TOL #: 08-27-0068
SEAL:

PROJECT NAME:
PHL CAPITAL OFFICE

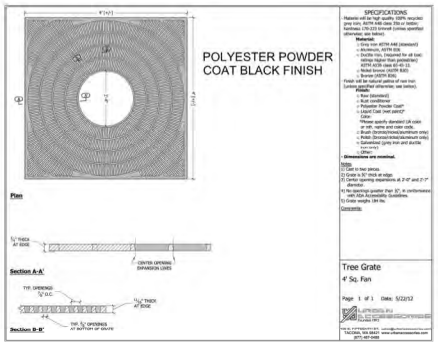
PROJECT ADDRESS:
8045 198A STREET
LANGLEY, BC

DRAWING TITLE:
DETAILS

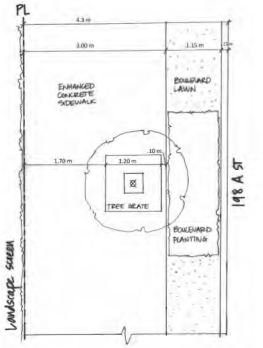
SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	180390-L

DRAWING NO: L7

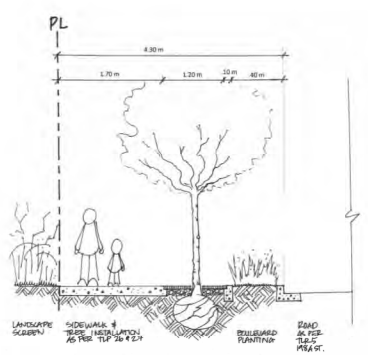
H.4



D1 TREE GRATE N.T.S.



D2 ENHANCED SIDEWALK - PLAN N.T.S.



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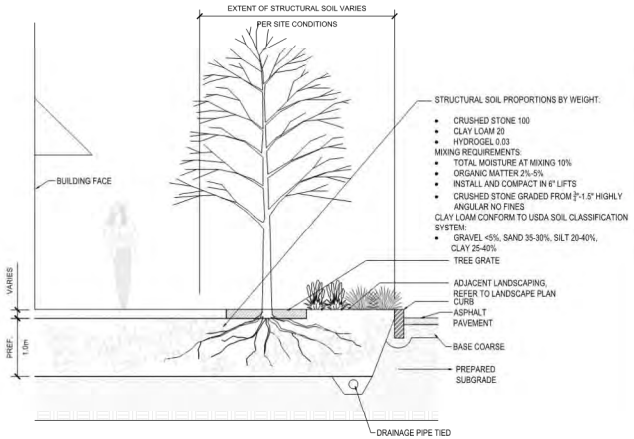

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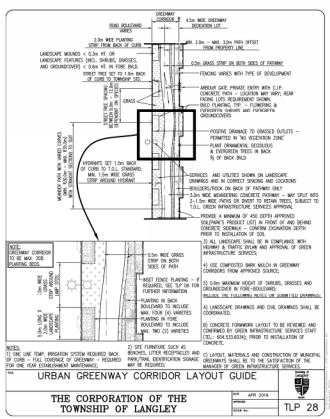
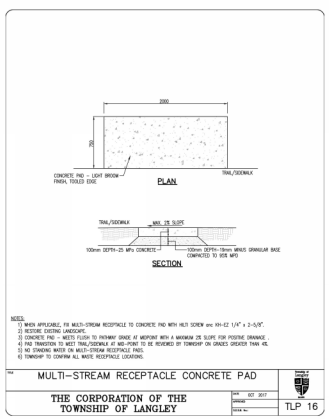


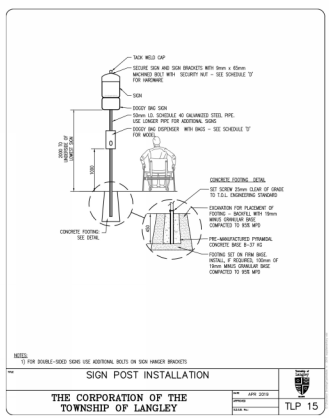
URBAN GREENWAY CORRIDOR LAYOUT GUIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — APR 2019 — TLP 28



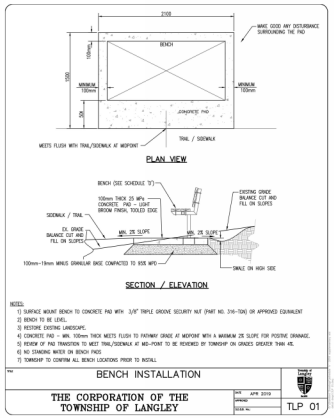
MULTI-STREAM RECEPTACLE CONCRETE PAD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — OCT 2017 — TLP 16



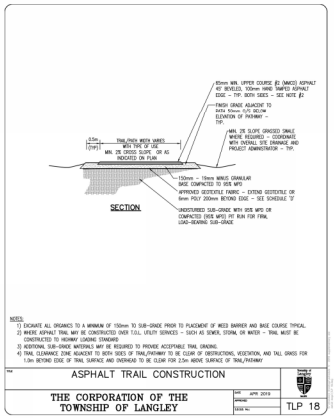
SIGN POST INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — APR 2019 — TLP 15



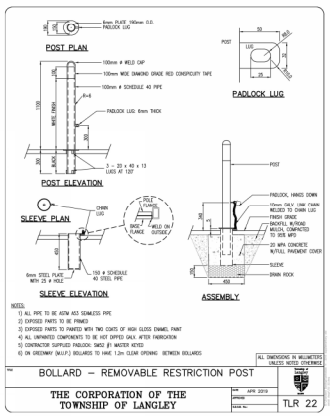
BENCH INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — APR 2019 — TLP 01



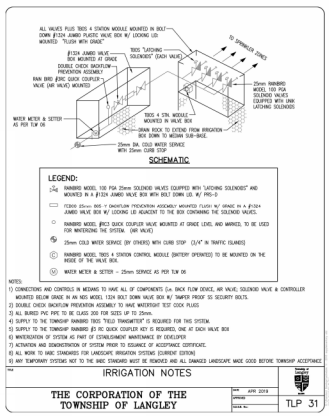
ASPHALT TRAIL CONSTRUCTION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — APR 2019 — TLP 18



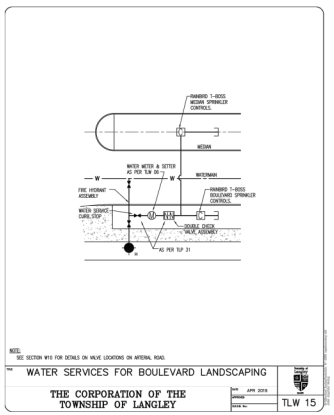
BOLLARD – REMOVABLE RESTRICTION POST

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — APR 2019 — TLR 22



IRRIGATION NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — APR 2019 — TLP 31



WATER SERVICES FOR BOULEVARD LANDSCAPING

THE CORPORATION OF THE TOWNSHIP OF LANGLEY — APR 2019 — TLW 15

Krahn GROUP OF COMPANIES

KD Planning & DESIGN LTD

NO:	DATE: (d/m/y)	DESCRIPTION:
5	23/10/20	RE-ISSUED FOR DP
4	15/07/20	RE-ISSUED FOR DP
3	11/03/20	RE-ISSUED FOR DP
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1	11/09/19	ISSUED FOR REVIEW

ISSUES & REVISIONS:

TOL #: 08-27-0068

SEAL:

PROJECT NAME:

PHL CAPITAL OFFICE

PROJECT ADDRESS:

8045 198A STREET
LANGLEY, BC

DRAWING TITLE:

OFF-SITE DETAILS

SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	ST
PROJECT NO:	180390-L

DRAWING NO:

L8

H.4

5364
01/10/18

4.3.4 DEVELOPMENT PERMIT AREA "H" – BUSINESS/TECHNOLOGY PARK

4109
16/08/04

Lands identified as "Development Permit Area "H" – Business/Technology Park" on Map 4, Development Permit Areas, are hereby designated as Development Permit Areas under Section 488(1)(f) of the Local Government act to establish objectives and provide guidelines for the form and character of development.

The intent of these Design Development Guidelines is to establish a diversity of uses in the form of development, a consistent level of quality throughout the development as a whole and to enhance the public perception of the Business Technology Park developments in the community. These guidelines outline the desired objectives and give design recommendations. They are not intended to be prescriptive as to building character but rather describe orientation and configuration (for buildings and parking), access and circulation, setbacks and landscape treatments.

The site is divided into four zones to ensure that the form of development reflects the unique orientation and location of each individual subzone. Zone 1 fronts 198A Street and backs onto Latimer Creek. Zone 2 is located north-south along the eastern interior spine road, with a substantial drop in grade from east to west and contains Subzones 2.1 to 2.3. Buildings will be situated so as to maintain the existing contours and avoid excessive cut & fill. Zone 3, the parcel to the west of the spine road, lies on the flattest portion of this site and contains Subzones 3.1 to 3.6. Prominent, level entries help contain the street wall along the western edge of the spine road. Along its western and northern edge of Zone 3, a plush green area undulates along 198A Street and 82 Avenue, creating a landscape buffer between the campus and the residential lots to the north and west. Contemplative amenity opportunities abound through this zone

The central Zone 4, Subzone 4.1, is the heart of the campus. The potential for a small conference commercial centre will create a strong central focus to the built form and the pedestrian circulation. The Conference Centre is also a neighborhood amenity, which would be available to the community at large as well as Tech Campus tenants.

To optimize the flexibility required to accommodate the broad range of anticipated users, the cohesiveness of the development will be emphasized in the landscape treatment as well as through the architectural guidelines. The character of the development will be apparent throughout the public zones of the site (streets, squares, parks, pathways, lighting, paving, street furniture, etc.).

ZONE / SUBZONE MAP

SITE AND BUILDING REQUIREMENTS

SITE PLANNING

The principal concept for the Business Technology Park is the orientation of all buildings along a main vehicle and pedestrian artery. Due to the north and south orientation of the site the Zone 2 buildings are oriented parallel to the main spine road. The westerly buildings in Zone 1 & 3 are oriented east and west and perpendicular to the road.

Secondary to this concept is the placement of buildings along the existing topography of the site. The site drops approximately 20 m from the southeast corner to the northwest corner, with the majority of the grade change occurring within zone 2 and the corner of 80 Avenue and 200 Street. Buildings are orientated such that they follow the existing contours of the site, thus minimizing the need for cut and fill and expensive foundation systems.

To encourage a more urban, coherent development, principal buildings should face the primary street and the entries should be located on or near the front setback line. Building configuration should reflect orientation. Principal building faces (in Zone 2) and entries (in Zone 1 & 3) should parallel the principal street and buildings should increase in mass toward principal streets and/or corners.

Entrances are a key component in a building and should be the major focus. Building entries should be clearly legible and address the primary street and/or corner. Public functions - including any service uses - should be located at the front of the building and may be used to enhance and emphasize the building entry. Only limited parking/vehicle circulation should occur within the front yard setback. It is intended that the majority of surface parking occur at the sides and rear of the buildings. Service and loading functions should similarly be located at the sides or rear of the buildings.

Large, unfenestrated, undifferentiated architectural volumes, typical for light impact industrial, warehousing uses, should be located to the rear of the site. These volumes should be screened from view with landscaping (refer to the Landscape Design section). Office, public and entry functions should occur adjacent to the principal street

Building Entry

Access and Circulation

To avoid conflict between vehicular and pedestrian traffic, a minimum number of entry points to each site are encouraged. A maximum of two crossings will typically be permitted on the principal streets subject to Township approval. These entries should typically be located away from the intersections of roadways and away from pedestrian nodes. On secondary streets, one additional entry will be permitted as the primary access point to the parking area(s). All access points should conform to good engineering practice and satisfy relevant Township standards.

Pedestrian access within as well as between sites should be well designed and clearly legible. Pedestrian movement between sites should enhance the overall development concept and encourage movement on foot as opposed to by car. There should be a high standard of landscape architectural treatment to further these objectives. Whenever possible pedestrian circulation should be designed so as not to conflict with vehicle circulation. Where pedestrian crossings are required, they should be conveniently located, well lit and highly visible.

Parking and Loading

These guidelines supplement the Township standards for off-street parking and loading as found in the Township of Langley Zoning Bylaw as amended from time to time. The majority of parking should be located in the side and rear yards of each property and below grade. A small amount (typically visitor and short-term parking) shall be permitted in the front yard. Parking stalls, planting islands, median planting islands shall be sited in accordance with the Township's Zoning Bylaw as amended from time to time.

Median planting islands are required between parallel rows of parking stalls. These planting islands shall be 2.5 m (8 ft) from inside curb to inside curb. The trees shall be located centred on the stall paint line so as not to impede the stall overhang zone.

Loading areas should be located to the side or rear of the property and separated from the general parking areas. Loading is not permitted in front of the buildings. Where loading areas are served by a separate access point, efforts should be made to minimize the degree to which vehicles accessing the loading area traverse parking areas. Using architectural and landscape architectural devices, screening should be employed which minimizes views of the loading area.

Parking and loading areas should be paved, well drained and well illuminated. Pedestrian routes from the parking areas to the buildings should be clearly legible and accessible.

Corner Sites

For corner lots where more than one side abuts a street, the setback from the property line at each street should be the minimum front yard setback as prescribed by the Township of Langley Zoning Bylaw as amended from time to time. Buildings on corner sites must address both streets and both facades must be detailed accordingly. Building entries may be duplicated or the major entry may be placed on the corner.

Setbacks

Setbacks from property lines will be established to provide cohesion to the overall development and to acknowledge the proximity of the Business Technology Park to adjacent developments and uses. The setbacks in each case vary to reflect the unique orientation of each zone.

LANDSCAPE DESIGN

Overall Landscape Character

The appearance of the landscape for the Business Technology Park will generally reflect two characters.

Campus Zone: The remainder of the site responds to the image a campus green. The landscape treatment should be integrated with the parking lot locations, building placement and design. The character should respect the overall high quality, maintained campus image.

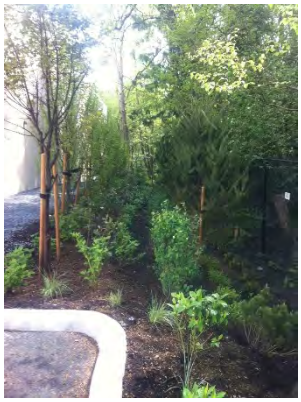
Buffer Zone: The Buffer Zone extends the full length of 198A Street and 82 Avenue. The landscape should respond to the concept of a naturalized area made up of a strong tree buffer, native shrub massing, naturalized pond with deck overlook, covered shelter, riparian and water plants, municipal trail (within 4.5 m Green Way Dedication) and low maintenance meadow/ grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

Landscape Components – Campus Zone

- Landscape – Typical Development Parcel

  General landscape character responds to the image of business and technology. The elements of design are clean lines, and a refined landscape image.

- Planting Areas



  Generally shrub material should be primarily ornamental broad leaf evergreen in nature with accents of deciduous material. Shrub planting should utilize mass plantings of individual species of not less than 1.8 m wide with plant spacing such that plant material will completely cover exposed mulch in two full growing seasons. The use of groundcover planting is encouraged. A minimum depth of 50 mm of well, composted mulch should be used in all plant beds. Wood chips, gravel or plastic cover will be not be accepted in plant beds. Lawn areas should be sodded.

  Tree cover should be predominantly deciduous with groupings of evergreen trees that provide interest and screening. Consideration should be given to the selection of deciduous tree species with growth characteristics of canopied shade tree. Branch height from finished grade to the underside of the crown at time of planting shall be dictated by the Township's Zoning Bylaw and Subdivision and Development Servicing Bylaw as amended from time to time.

  All plant material should conform to the latest edition of BCSLA/BCNLA Landscape Standard.

  Planting design should be integrated with the building architecture with consideration of building entries, access to each building lobby, building detail and massing, screening requirements and general principles of CPTED.

- Streetscape

  Unless required otherwise by the Township of Langley and pursuant to the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time and Boulevard Treatment and Street Tree policy the following shall apply:

  200 Street

  The landscape streetscape treatment along 200 Street shall conform to the Willoughby Community Plan cross section with the exception that the overall width of the streetscape greenway is 15 m.

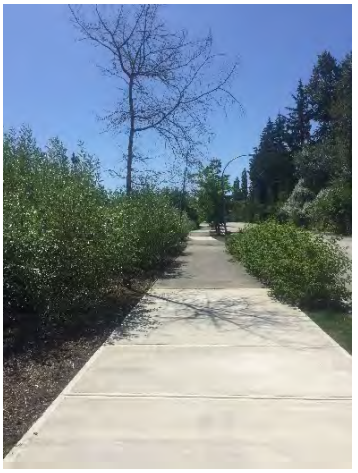
80 Avenue

The landscape streetscape treatment along 80 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

82 Avenue

The landscape treatment along 82 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

198A Street



The landscape streetscape treatment along 198A Street shall include a 3 m concrete sidewalk with a 2 m boulevard of grass turf and street trees. There shall be a 4.5 m greenway behind the minimum 4 m boulevard with plantings consistent with the east side of 198A Street.

Internal Campus Streets

The landscape streetscape for the internal streets shall include a concrete sidewalk. A sod lawn boulevard between back face of curb and sidewalk shall be provided. Deciduous street trees shall be planted between 8 m to 10 m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.

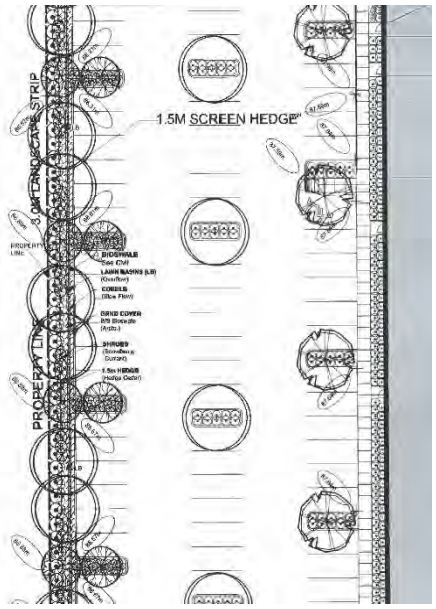
- Surface Parking Lots

Landscaping and Screening

As a significant amount of open space has been dedicated to surface parking, considerable care must be taken in their design and detailing so that their visual impact is minimized.

Parking lots should incorporate landscape islands with a minimum width of 2.5 m to ensure proper plant and tree growth. Parking lot islands should be placed in accordance with the Township's Zoning Bylaw as amended time to time within the lot and be planted with deciduous shade trees and an under storey of low growing shrub planting suitable for the urban environment.

The perimeter of all parking lots should be screened with broadleaf evergreen plants to minimize the impact of views from within the campus. The ends of parking lots adjacent to the Buffer Zone should be planted with a mixture of evergreen trees and broad leaf evergreen shrubs to minimize view impacts. The planting in these areas should be designed to reflect a naturalistic look with the emphasis on informal mass plantings. Views from 80 Avenue, 82 Avenue, and 200 Street to the surface parking lots should be screened with evergreen or broad leaf evergreen shrub and tree massing. The height of screening material should respond to the principles of CPTED and requirements of the Township's Zoning Bylaw.



Service, storage areas and entries to underground parking incorporated within surface parking lots should be enclosed and screened from view.

Surface Materials and Walkways

Pedestrian walkways should be provided from the parking areas to the building entries and where appropriate to other amenity areas. The walkway material should be scored cast in place concrete with a minimum clear 1.2 m width and maximum width of 1.5 m. Walkways through and along parking areas should be safe and secure for pedestrian movement.

The surface paving material for all parking areas with the development parcels should be large aggregate asphalt. Alternative materials of a higher quality material are allowed and encouraged to provide distinctively designed parcels.

The use of precast concrete wheel stops is prohibited. A 450 mm wide exposed aggregate concrete strip should be incorporated at the back face of the parking lot curb edge to accommodate car overhang. At the discretion of the Township of Langley, the length of the parking space may be reduced 450 mm.

Handicap parking stalls shall be provided in all parking lots and located in close proximity to the main building entrance.

Parking Lot Lighting

The parking areas should be lit with luminaires mounted on mid-level (4.2 m high) poles. Luminaires should incorporate cut off shields integral with the luminaire housing, light levels should respond to the need for security lighting. The use of large-scale light standards are not recommended and /or prohibited. The lighting standards for each development parcel should be distinct and integrated with the architectural building design. Display lighting is prohibited.

- Pedestrian Walkway Pavement

A hierarchy of pavement materials should be incorporated within each development parcel to respond to the primary building entry zone and secondary site pedestrian walkways.

The primary building entry zone should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the primary building entry paving zone.

The secondary pedestrian walkway material should be scored cast in place concrete with a minimum width of 1.2 m and maximum width of 1.5 m clear width/unobstructed.

- Campus Building – Main Entries

All of the campus buildings main entries are oriented to and within close proximity of the internal campus streets. These areas will become important nodes and should be integrated with the streetscape design. The campus building main entries should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the design. T he integration of seating areas and locations for bike racks is encouraged in these areas.

The planting design at the main entry to the campus buildings should respond to the urban setting. Plant massings and organization should be formal in nature using medium sized flowering trees under planted with predominantly broadleaf evergreen shrubs. Plant design should add character and compliment the detailed architectural treatment of the building entries. Plant beds within paved areas, at the main entries to campus buildings should be contained by a 150 mm high by 150 mm wide concrete curb edge.

- Fencing

  In keeping with the nature of the campus look fencing in the Campus Zone is limited to areas where fences are integrated into the landscape design as character elements to define the structure of landscape areas. Fences should be metal and not exceed 1 m in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

- Garbage Enclosures

  The complete screening all trash, recycling and waste containers is required. Split face concrete block, or brick that responds to the esthetic of the adjacent building are to be used to create screen enclosures. Wood, wire mesh fence or plastic fencing is not permitted. Gates shall be 1.8 m high, predominantly opaque with colour selected from palette to be used for adjacent building. Enclosures for one parcel must not visually impact any other development parcel.

- Landscape Walls and Grading

  Landscape walls required to accommodate grade change should be of high quality materials such as modular concrete pre-cast blocks with a textured face. All walls must be capped with a complementary material. Large-scale blocks, lock- block, and timber, are not permitted.

  Slopes in landscape areas should not exceed 4:1 for both lawn and planting areas. Grading in the Buffer Zone should accommodate gentle, undulating appearance. Positive drainage should be accommodated away from buildings.

- Irrigation

  Campus Zone: All lawn and planting areas within the Campus Zone are to be irrigated with an automatic irrigation system. Each development parcel's irrigation system is to be individually controlled.

  Buffer Zone: Irrigation in the buffer zone is encouraged to ensure an overall healthy appearance of plant material at all times of the year.

Campus Zone Character Areas

- Conference Centre

  The character of the landscape directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. Planting areas should be incorporated to separate the outdoor patio areas from the internal street edges. Plant material should be predominantly broadleaf evergreen. Plant material should be chosen to accommodate the desire for clear site lines from the street and sidewalk to the patio space (maximum mature height of 0.9 – 1 m). Plant beds in this character zone

should be contained by a 150 mm high by 150 mm wide concrete curb edge. Tree planting within shrub plant beds should incorporate medium scale flowering trees. The character of the paved surfaces directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. A pavement material with a higher degree of esthetic appeal such as concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be used in this area

Landscape Components – Buffer Zone

- Landscape

  A significant forest buffer exists on the northern and western property lines. This buffer zone is comprised of predominantly alder with some poplar and an understorey of scrub. The southern portion of the forest buffer on the west properly line has been diminished over time and will require additional planting to restore the character.

  The selection of trees and shrubs will be limited to native or native like species. Plant massing should be designed to appear as naturally occurring and resident to the particular bio zone.

  The landscape will be low maintenance in nature and should provide a number of passive landscape experiences and open spaces for the staff of the companies that make up the Business Technology Park.

- Planting Areas

  The internal edges of the buffer zone should be augmented with a mixture of long lived coniferous and deciduous trees of varying sizes. The trees should be massed to respond to the naturalistic design intent. Native or native like under story planting should be incorporated at the edge of the buffer to provide a natural transition to the meadow zone.

  Beyond the tree and shrub zone, a low maintenance grass zone comprised of a mixture of grasses and BC native wild flowers should be established. The low maintenance grass zone should open up to an activity area adjacent to the pond and wetland. This activity area should support informal active recreation and include picnic tables and trash cans.

- Pond and Wetland

  A pond and wetland provide an interesting focal area within the Buffer Zone. The intent of this feature is to provide the needed storm water detention as well as a diverse habitat and visual amenity feature.

  Planting around the pond should be located such that riparian zones and aquatic plants are utilized to create an esthetically pleasing naturalistic feature

ARCHITECTURAL TREATMENT

Building Zones

The Business Technology Park has four zones with varying degrees of prominence.

- Zone 1 (Subzone 1.1)

  Zone 1 is located on the west side of 198A Street between 82 Avenue and 80 Avenue. The orientation of buildings in this zone are to be predominantly east / west with the exception of buildings located adjacent to 82 Avenue and 80 Avenue whose facades should address each fronting street. Main entrances should be located on or near these street-facing facades.

  The topography in this zone slopes downward east to west and is bounded on the westerly edge by Latimer Creek. Where underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

- Zone 2 (Subzones 2.1 to 2.3)

  Zone 2 is located north-south along the spine road, starting at 80th Avenue to the south and ending at 200 Street to the north. Focus should be made on the building facades at both of the main entries to the site. The buildings located at the 200 Street and 80 Avenue entries will be massed so as to form a 'gateway' to the site. Buildings should increase in mass, stepping upwards towards the road.

  Due to sloping topography found in this zone, buildings will need to be positioned in such a way as to avoid excessive cut and fill. Buildings should be oriented lengthwise along the contour lines, requiring a different level of entry on either side of the building. Such positioning would allow for level entries to the underground parking level at the low side of the building, while at the high side of the building the parking level is below grade. In such cases where the underground parking level is above grade and protrudes from the main mass of the building, podiums are created. These podiums would be used as outdoor terraces, accessible from the main floor of the building. Consideration should be given to the sloping of the grade and landscaping along the edge of the podium where it meets the grade.

- Zone 3 (Subzones 3.1 to 3.6)

  Zone 3 is located along the westerly side of the site, bounded by 198 Avenue on the west and 80 Avenue to the south.

  The orientation of the buildings in this zone is predominantly east/west, with the exception of the northernmost buildings (3.5, 3.6) which run north/south. The end facades of the buildings follow the western and northern edges of the internal spine. Main entries should be located on or near these facades so as to address the internal spine road.

  The topography found in zone 3 is fairly flat, with minimal sloping, except towards the north/east end. Main entries of the buildings should be at or near the same elevation as the internal spine road. Underground parking is permitted although, as in zone 2, where the underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge

- Zone 4 (Subzone 4.1)

  The fourth zone is located at the centre of the site. This zone is the preferred location for a Conference Centre use, the heart of the campus. This would be a 1 1/2 level building of about 20,000 square feet in total floor area. A Conference centre use could potentially

include conference rooms, kitchen and storage facilities and a small commercial/retail component, serving both the Business Technology Park and the neighboring community.

The topography of this zone is similar to Zone 2, with the grade sloping down several metres from east to west. The building will be oriented lengthwise along the existing contours. Two main entries to Building 4.1 are possible; one on the upper/east side of the building; the other on the lower/west side. Pedestrian circulation through and around the building will be incorporated with the form of the building. Outdoor terraces/patios will be located in certain areas around the building. These outdoor spaces will serve as further links between the Campus and the Building 4.1.

Building Articulation

The objective is to ensure a high quality streetscape throughout the Business Technology Park. Front facades of buildings must establish scale and identity particularly emphasizing the importance of the primary entrance through building offsets. Buildings should avoid the use of large undifferentiated wall areas that are visible from the street. Due to the permitted light industrial use, there is a potential for large building masses. Any large, unfenestrated and undifferentiated volumes will be located towards the rear of the site and screened from view. It is most appropriate that building walls visible from the street have the facade broken through offsets. Other vertical and surface articulation of the building facade are encouraged, particularly protrusions marquees) or recesses at building entries.

Articulation should be achieved with detailing of entrances and windows and not simply surface treatments such as paint color and decoration. Openings should be designed to suggest the thickness of walls, with doors and windows recessed away from the surface.

Materials, Finishes and Colour

Materials must have long-term durability and be able to retain a high quality appearance over the lifespan of the building. Pre-fabricated metal buildings are not acceptable.

Awnings are acceptable if they are intermittently broken so the scale is in keeping with the building. Standard awnings are not acceptable. Awnings should be custom designed to fit the individual architectural character of the building design.

A general guideline for exterior color schemes is to use muted colours on large areas. Stronger colors can be used for accent or to strengthen the three-dimensional effect at entry areas. Garish colors are not appropriate. Avoid colors, not tones that contrast strongly with each other.

Rooflines and Mechanical Equipment

Surface mounted roof equipment can often result in a chaotic and cluttered appearance because of the haphazard placement of vents, stacks and equipment. Roof vents and air handling units should be grouped and placed to minimize their visual impact from the street or from neighbouring sites. All roof top equipment should not be visible or should be screened from view. It is prefer- able that the screening of roof equipment be incorporated into the overall design of the building.

To conceal the view of the mechanical equipment from the street and neighbouring sites, buildings will require the use of a parapet and/or enclosure and/or roofed enclosure depending on the design and height of the building.

SIGNAGE

The intent of these guidelines is to assist tenants and their consultants to define signage requirements within the context of the Township's Sign Bylaw (as amended from time to time) and the Business Technology Park character. Discussion should occur at the preliminary design stages between the tenant/leaseholder and the owner/developer with respect to design direction.

There are three basic types of signage - Project Identification Signs, Direction Signs and Business Identification Signs. All signs must comply with the Township's Sign Bylaw as amended from time to time.

Project Identification Signs

It is proposed that three large scale signs be provided to identify and locate the Business Technology Park. These signs will be landmark elements located near each main entry into the Business Technology Park. It is intended that such signs be part of an overall theme and signage package and contain artistic as well as advertising elements.

Direction Signs

The purpose of directional signs is to provide operational direction to the public, customers and visitors. These signs are to be graphically coordinated and reflect the character of the Business Technology Park.

Business Identification Signs

The function of identification signs is to inform and direct the public to commercial enterprises. An effective sign will reflect the business image and respect the building style, while adding variety and vitality to the streetscape. Signs should therefore be compatible with the scale, form, materials, color and general character of the building.

Signs shall be constructed of materials with long-term durability, and must be able to retain a high quality appearance over the lifespan of the building.

a) No advertising placards, blow up signs, banners, pennants or signs shall be affixed upon facades of the buildings.
b) No large-scale signage is allowed on building awnings.
c) No animated, flashing or audible signs will be permitted.

LIGHTING

Site lighting should enhance the visual appearance of the building at night yet meet the owner's security needs. Site lighting of parking areas should be discrete using local area lighting. A maximum mounting height of lighting fixtures should be at 5 m (17 ft). Tall "freeway type" fixtures will not be acceptable.

larry podhora / **architecture** inc

Nov 12 2020
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Township of Langley
20338 65th Ave
Langley BC V2Y 3J1

DESIGN RATIONALE – PROJECT NO. 08-27-0068 - PHL OFFICE DEVELOPMENT 8045 198A ST LANGLEY

The PHL Office Development is situated at the North West corner of 198st and 80th Avenue. It is governed by the Township of Langley area plan for the Latimer neighborhood but it is not within the boundaries of the Latimer Business Park which is just across 198st. The office building typology of the Park is an important antecedent in the local context and much of the scale, form and character of the proposed development is based on the extension and continuation of the mature development within the Park. There are no applicable design guidelines for this location. The project proposes re-zoning the site from SR-2 to CD-135.

As described in the design documentation accompanying the Development Permit application, the proposed development consists of two, four storey office buildings sited on the south and north property lines of the parcel of land. The two structures are connected sub-grade with a two storey parking facility. The interstitial space between the two buildings on grade is developed with parking, pedestrian ways, amenity spaces, ramps and vehicular connectors to the site adjoining to the west. The site also includes a riparian waterway with the required SPEA setbacks to all proposed adjoining development.

THE SITE

The property is bounded by a low density residential parcel to the north, a street front landscape buffer to the east, a significant landscape buffer that includes a set-back for the future road widening of 80th Street and an office development to the west that is accessed through the subject site. All boundary conditions are well landscaped and include the SPEA reserve, landscape setbacks. The approximately 132 000sf of office GSF drives a significant parking requirement.

Of the approximately 480 parking spaces, 86 are on grade. This component is broken up with significant landscape isles, pedestrian through ways and driveways. All significant objects in the landscape such as mechanical vents, signage, stairwells and enclosures are green buffered and treated architecturally to relate to the building design.

Each of the two buildings has a related amenity area located on the west side defined and enhanced with appropriate landscape buffers. The portions of the site not dedicated to soft landscaping is paved in several materials and colours to enhance the pedestrian circulation, indicate connections between buildings and street-fronts, assist with way-finding and enhance the architectural concept (see below).

The site design is well integrated with the architecture of the buildings and together they provide a varied, engaging, challenging and eminently approachable public face to the entire perimeter but especially the public context along the principal street frontages.

THE ARCHITECTURAL CONCEPT

The buildings are visually organized and modulated through the idea of strongly articulated north-south wall planes of various heights and locations. These devices contrast in material and colour with the main massing of the buildings which is extruded in the east west direction and is rendered in highly detailed and articulated glass and aluminum surfaces. This results in a composition marked by 'force lines' running through the site in the north south direction which, when engaged with the building massing, result in creation of massing set-backs, balconies, entranceways and full elevations on the east and west sides of each building. These force lines engage other elements in the composition that include signage, enclosures, roof top units and paving patterns.

The collision of the two elements in the building design results in achieving contrast, variety, visual impact, massing relief, conceptual consistency and a strong identity to differentiate this development from its neighbors. One of the principal benefits of this approach is that it visually and thematically ties the two buildings together. Seen obliquely, the two masses integrate and become at once clearly separate but strongly related entities.

FORM AND CHARACTER

The massing of each building is similar but informed by different needs. Building A which fronts 80th Avenue has a significant length of façade addressing the arterial street. Rather than present the entire 4 storey height to the building set-back, the south building face is eroded with step backs on the 3rd and 4th level. In addition, the façade is horizontally stratified with the ground floor elevation being rendered in greater detail and more significant architectural demising. The long ribbon windows in aluminum curtainwall are partially shaded with aluminum shading devices which provide greater detail interest and much needed improvement in insolation characteristics (they are also installed on the south elevation of Building B). Both buildings are well below the maximum height allowed in zoning.

The east and west elevations of the same building as well as those of building B primarily consist of the 'force line' organizing planes. These walls introduce a contrasting fenestration, colour and approach to the massing addressing the 198A Street. The motive here is to break up the building vertically (as opposed to horizontally on the principal elevations) and in the process create a composition of vertical elements interspersed with curtainwall glazing and metal panels. This treatment results in a strong and memorable image that will be associated with the location and provide an easily identifiable destination.

The building massing addressing the interior parking plaza and pedestrian circulation 'court' is also highly modified to reduce the scalar impact of the two main entrance elevations. Once again, this is achieved with roof step-backs, balconies and horizontal stratification. There is a subtle difference in the two elevations as one includes shading devices in its composition (Building B) and the other does not

(facing north). The main entrances are strongly defined as bays within two organizing walls and linked across the plaza with differentiated paving over the parking areas.

Overall, the character of the building design on this site will be bold, conceptualized, sleek and elegant. The two buildings will act as gateways flanking the approach road to the subject site as well as the development to the west. The scale of the development is comparable and appropriate to that of the office park to the east. It, and the already completed office complex across 198A Street, will flank the intersection with 80 Avenue and establish a scalar gateway into the business park from the south.

COLOUR AND MATERIAL

The deployment of materials and colours on the project follows the strength of the concept as laid out above. There are two principal materials and four subsidiary materials. The two principal materials are the planar walls which establish the 'force lines' and the aluminum and glass stepped massing that 'spans' between the organizing walls and becomes the envelope for the building.

The organizing walls constructed from site tilted concrete are proposed in dark hues (charcoal). The fenestration applied onto these elements is also dark tint glass without intermediate mullions in a dark bronze anodized frame. This allows minimum disruption of the power and consistency of the plane of the walls and allows them to be read not as a 'window wall' but rather as an abstract plane (during the daylight hours – see below). Minimal reveals and matching flashings are proposed here.

The second principal material(s) are glass and aluminum in various configurations and surfaces. The glass will be of several types (4) but the aluminum will be natural anodized and deployed to establish a link between disparate surfaces. These surfaces form the envelope of light /conventional steel construction type.

The subsidiary materials are essentially a sub-set of the main envelope described above. They consist of aluminum shading fins on the ground elevation, shading devices, spandrel glass surfaces, soffits and canopies.

The essential effect sought with the colour and material design is to provide strong contrast where required, detail interest and effective performance of the buildings - while adhering to the architectural organizational concept in all aspects.

LIGHTING, SIGNAGE AND CPTED

The project lighting will consist of architectural lighting, wayfinding lighting and overall site illumination. All light sources will adhere to best 'dark skies' design practices and consist entirely of the energy efficient LED type fixtures.

Architectural lighting will be provided on all feature walls to enhance the organizational concept. Pedestrian routes and landscape nodes will be provided with enhanced lighting to assist with walking safety as well as to establish points of interest. Enhanced lighting will also be provided in the main entrances (soffits), amenity areas and main circulation devices (ramp to underground).

Site illumination will be low pole mounted with downcast source to provide safe, general visibility to all parking and loading areas as well as items such as recycling enclosures and bicycle storage.

The project signage will be provided via the proposed free standing monument sign addressing 198A Street and it will combine the occupants of both buildings since two separate monument signs in close proximity are not allowed under present Township signage bylaws. Each building will be identified with its name near its entrance. No signage is anticipated on the principal building elevations.

Site and project safety will be ensured by utilizing the best CPTED principles including but not limited to: lighting to perimeter of site obstructions; dense planting in landscape strips near obstructions; enhanced lighting to all pedestrian routes; CTV perimeter surveillance; strong, colour coded wayfinding to stairs and cores in the parkade; full glazing to all public areas; secure access to all parts of the development during off hours; landscape lighting; motion sensor lighting in all convenience or emergency corridors; minimum perimeter lighting to all interiors during off hours; direct, short and well-marked pedestrian connection route between buildings.

PARKADE

Lots and lots of concrete everywhere.

Yours truly,

Larry Podhora, Architect AIBC, MRAIC
Principal