

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 1, 2018 – REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 100917
 (QUARTERLINE HOLDINGS LTD./ 8000 BLOCK 199 STREET)

REPORT: 18-141
FILE: 08-27-0061

PROPOSAL:

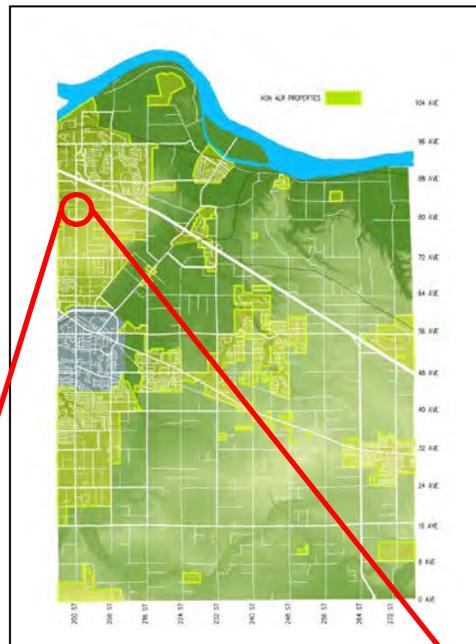
Development Permit application for a 4,756 m² (51,189 ft²) office building at the 8000 Block of 199 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100917 subject to six (6) conditions, plus eight (8) conditions to be completed prior to issuance of a building permit.

RATIONALE:

The proposal complies with the Willoughby Community Plan, Latimer Neighbourhood Plan, the site's CD-57 zoning and the Township's land use policies.



DEVELOPMENT PERMIT APPLICATION NO. 100917
 (QUARTERMINES HOLDINGS LTD. / 8000 BLOCK OF 199 STREET)
 Page 2 . . .

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 100917 to Quartermine Holdings Ltd. for property located at the 8000 Block of 199 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- 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) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “C” and “E” through “G” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and

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:

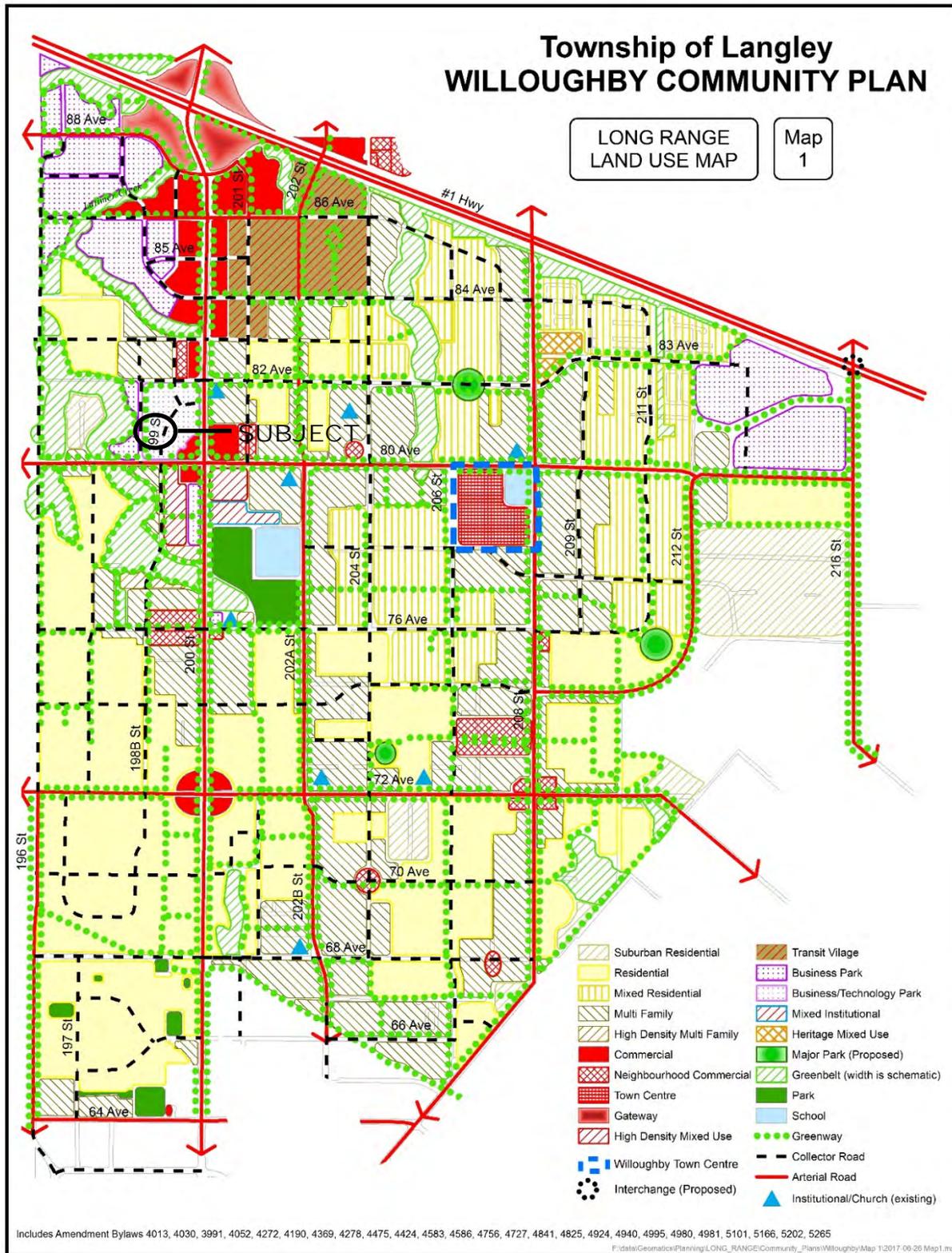
- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and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

EXECUTIVE SUMMARY:

Lovick Scott Architect Ltd., on behalf of Quartermine Holdings Ltd., has applied for a Development Permit to construct a 4,756 m² (51,189 ft²) three-storey multi-tenant office building on a 0.6 ha (1.5 ac) site located in the Latimer Neighbourhood. The development complies with the Development Permit Guidelines of the Willoughby Community Plan.

PURPOSE:

This report is to provide information and recommendations concerning proposed Development Permit No. 100917 for property located at the 8000 Block of 199 Street.





ZONING BYLAW NO. 2500

DEVELOPMENT PERMIT APPLICATION NO. 100917
(QUARTERMIN HOLDINGS LTD. / 8000 BLOCK OF 199 STREET)
Page 7 . . .



1 SOUTH ELEVATION
A2/02 SCALE: NTS



2 EAST ELEVATION
A2/02 SCALE: NTS



3 WEST ELEVATION
A2/02 SCALE: NTS



4 NORTH ELEVATION
A2/02 SCALE: NTS

COLOURED ELEVATIONS – SUBMITTED BY APPLICANT

DEVELOPMENT PERMIT APPLICATION NO. 100917
 (QUARTERMIN HOLDINGS LTD. / 8000 BLOCK OF 199 STREET)
 Page 8 . . .

REFERENCE:

Owner:	Quartermine Holdings Ltd. 106 – 8501 – 162 Street Surrey, BC V3S 5J9
Applicant / Agent:	Lovick Scott Architect Ltd. 3707 1 st Avenue Burnaby BC V5C 3V6
Legal Description:	Lot 10 Section 27 Township 8 New Westminster District Plan BCP13466
Location:	8000 Block 199 Street
Area:	0.6 ha (1.5 ac)
Existing Zoning:	Comprehensive Development Zone CD-57
Willoughby Community Plan:	Business/Technology Park
Latimer Neighbourhood Plan:	Business Office Park

BACKGROUND/HISTORY:

The subject site is designated for Business/Technology Park uses in the Willoughby Community Plan, Business Office Park in the Latimer Neighbourhood Plan and is zoned Comprehensive Development Zone CD-57. The property was part of an overall rezoning approved in 2004 for the Langley Tech Campus development (since renamed the Langley Business Park). The subject property is currently vacant.

DISCUSSION/ANALYSIS:

A Development Permit is proposed to facilitate development of a 4,756 m² (51,189 ft²) multi-tenant three-storey office building. In accordance with Council's policy, a rendering, site plan and building elevations have been submitted detailing the proposed development's form character and siting. Proposed Development Permit No. 100917 is attached as Attachment A to this report.

Adjacent Uses:

North:	A property containing an office building, zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer Neighbourhood Plan;
East:	199 Street and 80A Avenue intersection, a vacant property and a property containing the Focus on Family building both zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer Neighbourhood Plan;
South:	A property containing multi-tenant office building zoned Comprehensive Development Zone CD-57,, designated Business/Office Park in the Latimer Neighbourhood Plan.

DEVELOPMENT PERMIT APPLICATION NO. 100917
(QUARTERMIN HOLDINGS LTD. / 8000 BLOCK OF 199 STREET)
Page 9 . . .

West: 198A Street beyond which is two properties containing single family dwellings zoned Suburban Residential Zone SR-2, designated Business/Office Park in the Latimer Neighbourhood Plan.

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, the guidelines for which are contained in the Willoughby Community Plan. Staff note that the aforementioned development permit guidelines will be amended at the October 1, 2018 Regular Evening (Bylaw No. 5364) meeting to update the previous guidelines with current administrative practice.

The site plan proposes a three (3) storey building on the north portion of the site, with parking to the south and west of the building and in an underground parkade. Access is proposed from 199 Street in the southeast portion of site.

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

The proposed facility is a three storey office building over a one level Parkade. The office space is designed to accommodate multiple tenants with maximum flexibility. Stylistically the building design intends to provide a clean, modern-contemporary look. The exterior cladding will be high quality metal composite panels which are durable and energy efficient. High-efficiency, aluminum framed windows will be generously proportioned to admit natural light throughout the interiors. Passive solar heat gain will be tempered and controlled with aluminum sunshades, which will lend texture to the exterior facade. Spandrel panels will be used help to make the overall building facade streamlined and interesting.

The proposed building is a contemporary style featuring two tones of metal cladding as well as two tones of fibre cement cladding and sunshades throughout the design. Canopies at entries and around the perimeter of the building promote pedestrian circulation and create a welcoming street presence.

Given the development's use of structured parking located below the building, staff have included a condition requiring a CPTED (Crime Prevention Through Environmental Design) report prior to issuance of a building permit.

The proposal in staff's opinion is in compliance with the amended Development Permit Guidelines of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-57 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.

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. 100917.

Signage:

Fascia signage is proposed on the east, south and north elevations of the building. Proposed signage is illustrated in Schedules C and “E” through “G” of Development Permit No. 100917, and is required to comply with the Township’s Sign Bylaw. A freestanding sign is proposed in the landscaped area adjacent to the site’s access in the southeast portion of the property.

Access and Parking:

Access will be provided from 199 Street. A total of 170 parking spaces are provided on the site in compliance with the Zoning Bylaw requirement of 170 parking spaces. The Comprehensive Development Zone 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. The proposal provides 91 underground parking spaces (53% of the 170 spaces required total required) in compliance with the Zoning Bylaw.

The parking proposed is summarized in the following table:

	Parking Spaces Required	Parking Spaces Provided
Office Space (1 space per 28 m ²)	170	170
Total	170	170
Underground Parking spaces	50%	91
Outdoor Parking spaces	50%	79

Landscaping:

As the majority of the site is occupied by the building and its underground parking structure, proposed landscape plantings are primarily accommodated at the perimeter of the site and parking lot. Proposed plantings include 47 replacement trees and landscape screen along all lot lines, and include a variety of deciduous and evergreen trees. An outdoor patio is proposed with planters and seating amenities along the northern property line.

Tree Protection/Replacement

No significant trees were identified on the subject site. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 47 replacement trees. 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.

Servicing:

Full urban services exist to the subject site. As condition of Building Permit, an onsite servicing plan and site-specific storm water management plan in accordance with the Township’s Subdivision and Development Servicing Bylaw is required to the acceptance of Township. Additionally, an Erosion and Sediment Control Bylaw, to acceptance to 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 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. The provision of stormwater management and sediment control measures and compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

POLICY CONSIDERATIONS:

The proposed development complies with the site’s Business Office Park designation in the Latimer Neighbourhood Plan and the Business/Technology Park designation in the Willoughby Community Plan in addition to its Comprehensive Development CD-57 zoning. The proposal, in staff’s opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff have notified adjacent property owners that this Development Permit is being considered at this meeting, and they may attend and speak to the matter should they deem necessary.

Council’s consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that the Development Permit be issued as attached.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 100917 and Schedules A through K

ATTACHMENT B Applicant rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100917

This Permit is issued this _____ day of _____, 2018 to:

1. Name: QUARTERMINE HOLDINGS LTD

Address: 106 – 8501 – 162 Street
Surrey, BC
V3S 5J9

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 10 Section 27 Township 8 New Westminister District Plan
BCP13466

CIVIC ADDRESS: 8000 BLOCK OF 199 ST

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

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- 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) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “C” and “E” through “G” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and

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;
- d. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

- e. 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 to the acceptance of the Township;
 - f. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
 - g. Payment of supplemental Development Permit application fees; and
 - h. 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 _____, 2018.

Attachments:

- SCHEDULE A Coloured Elevations
- SCHEDULE B Renderings
- SCHEDULE C Site Plan
- SCHEDULE D Underground Parking Plan
- SCHEDULE E Building Elevations (South and East)
- SCHEDULE F Building Elevations (North and West)
- SCHEDULE G Signage Details
- SCHEDULE H Colour and Materials Board
- SCHEDULE I Landscape Plan
- SCHEDULE J Landscape Plan
- SCHEDULE K Landscape Plan



1 SOUTH ELEVATION
1:250 SCALE (R/S)



2 EAST ELEVATION
1:250 SCALE (R/S)



3 WEST ELEVATION
1:250 SCALE (R/S)

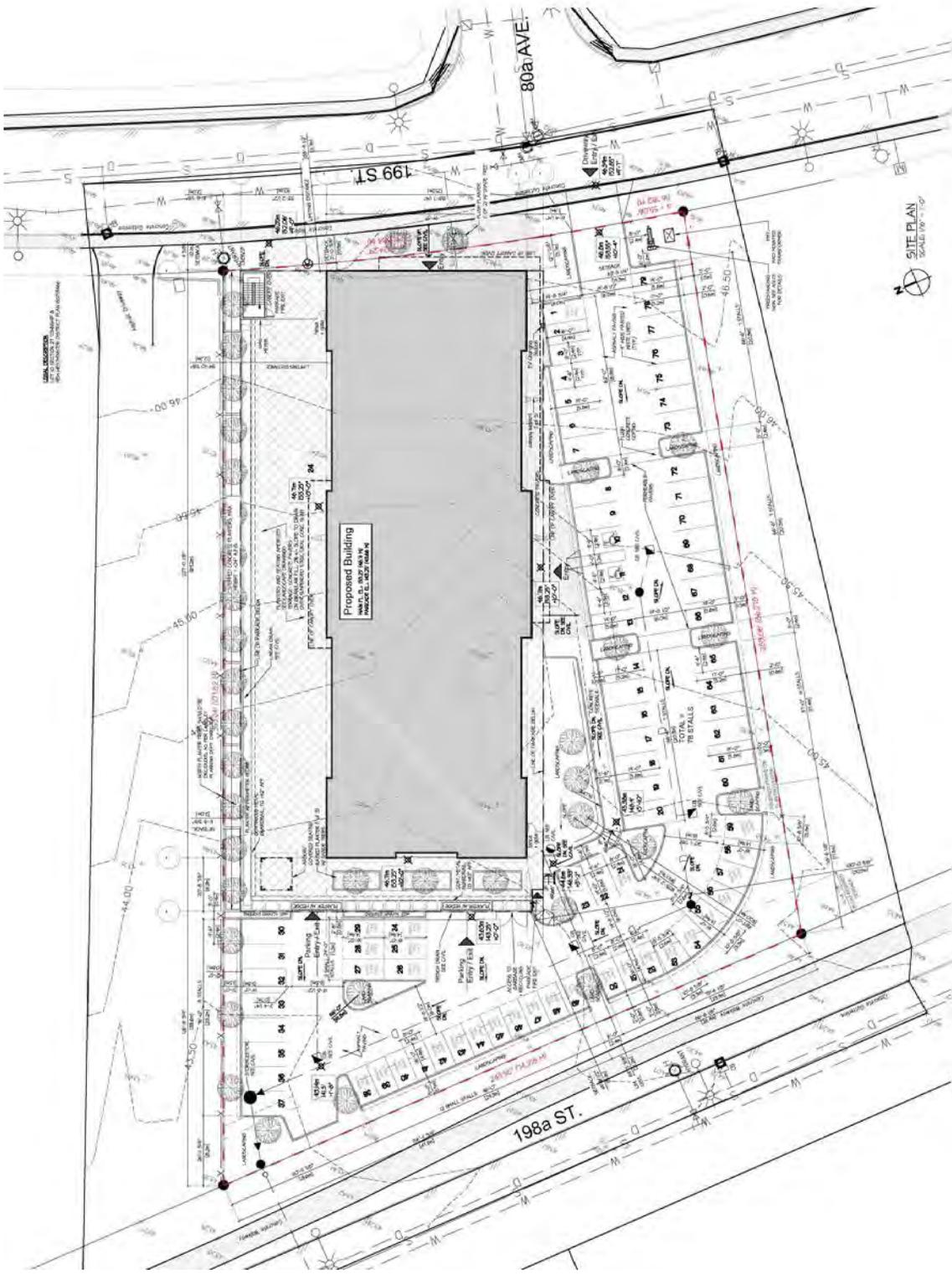


4 NORTH ELEVATION
1:250 SCALE (R/S)

SCHEDULE A COLOURED ELEVATIONS

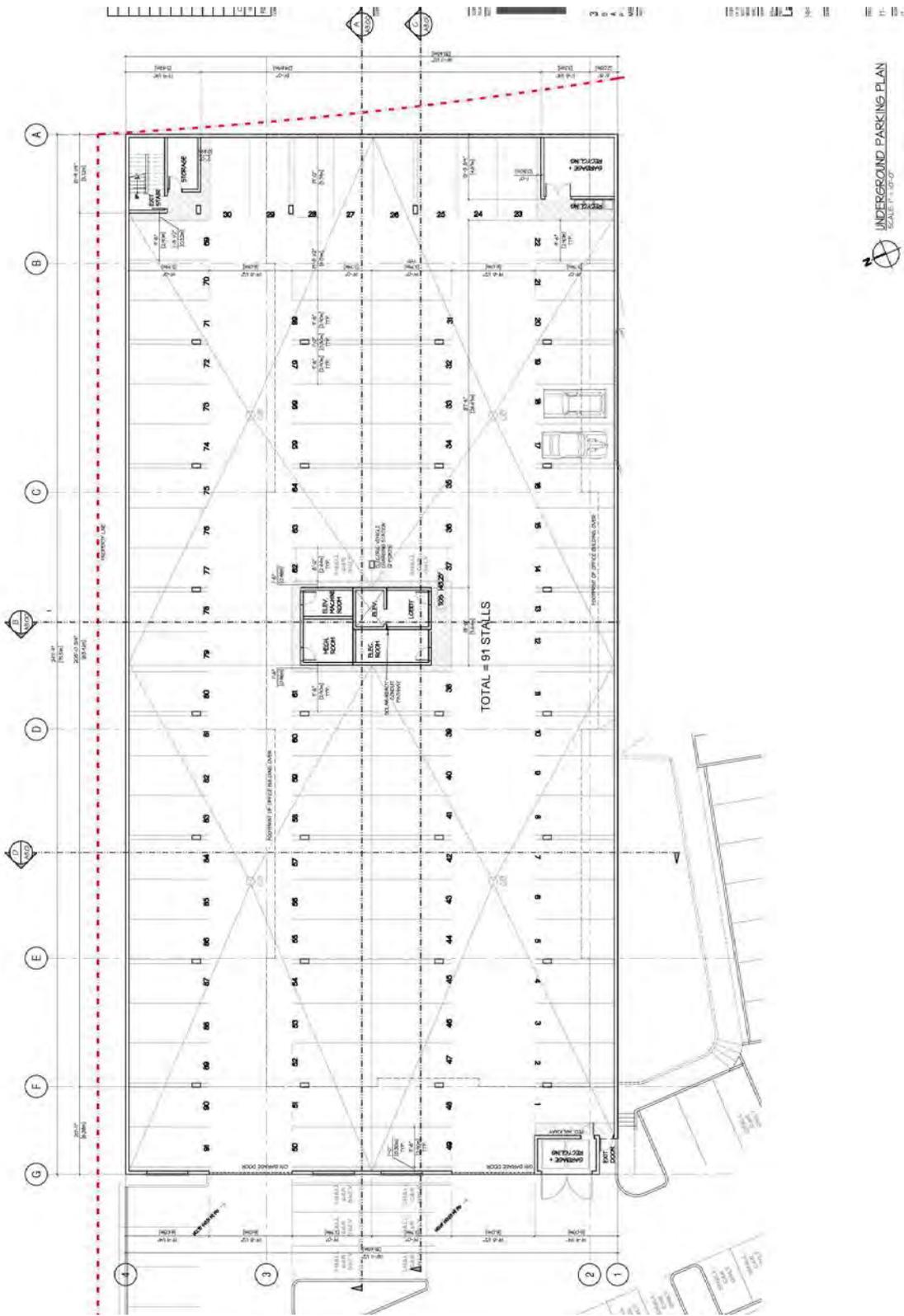


SCHEDULE B RENDERINGS



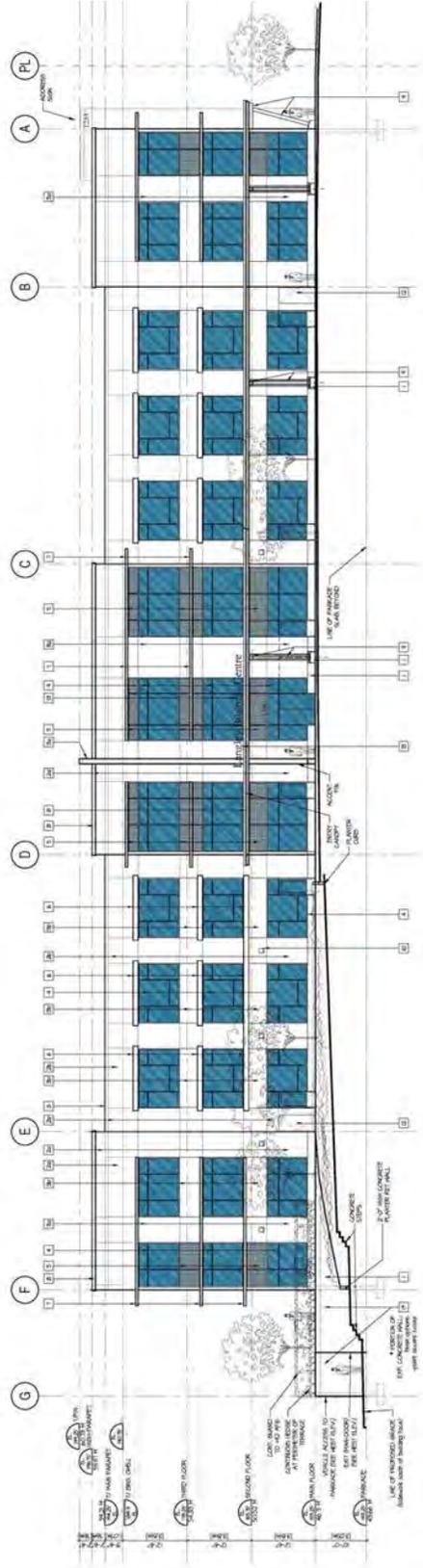
SCHEDULE C SITE PLAN



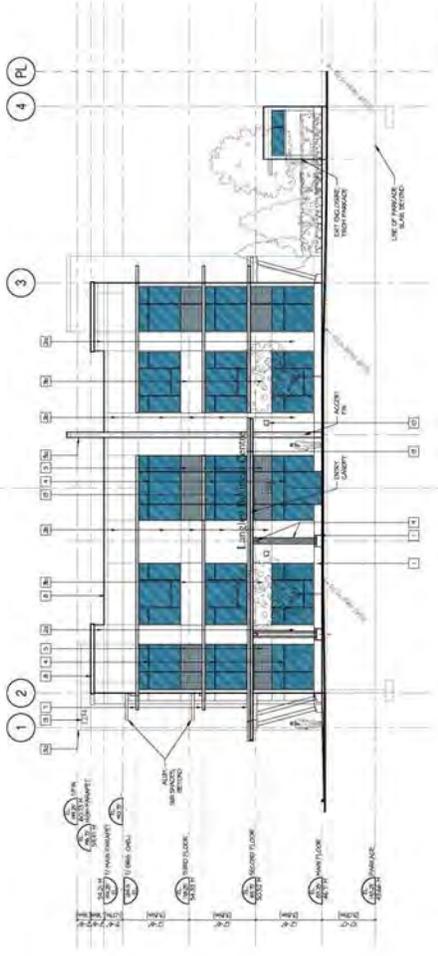


SCHEDULE D UNDERGROUND PARKING PLAN





SOUTH ELEVATION (Parking Lot)
SCALE: 1/8" = 1'-0"



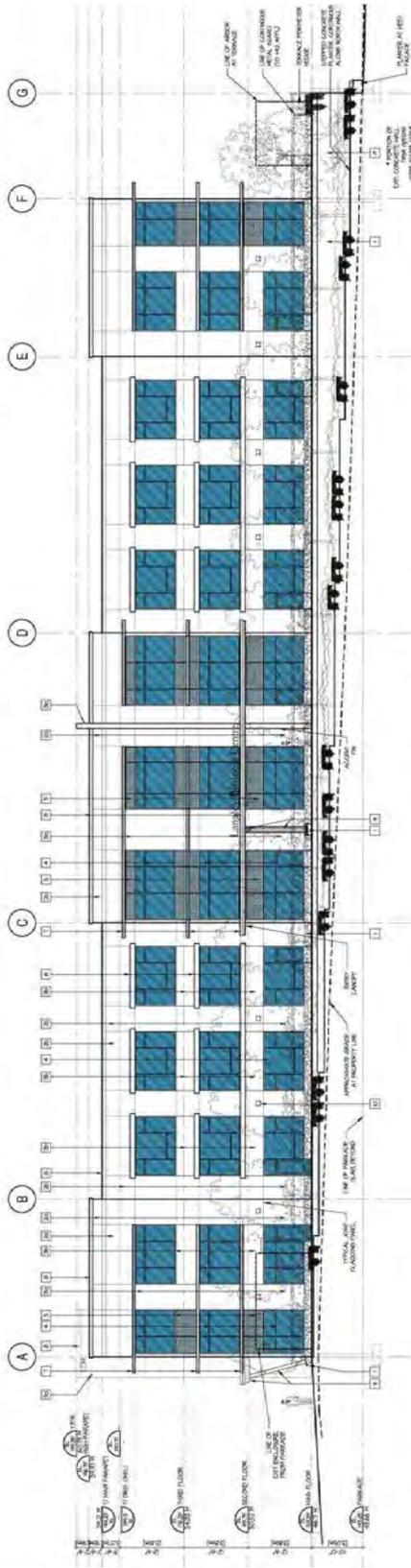
EAST ELEVATION (199 St.)
SCALE: 1/8" = 1'-0"

NO.	MATERIAL	COLOR
1	CONCRETE	PAINTED TO MATCH BR. GRAY W/BLACK
2	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
3	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
4	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
5	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
6	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
7	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
8	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
9	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
10	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
11	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
12	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
13	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
14	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
15	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
16	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
17	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
18	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
19	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
20	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
21	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
22	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
23	ALUMINUM CLADDING PANEL	PAINTED TO MATCH BR. GRAY W/BLACK
24	GLASS CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK
25	CONCRETE CURTAIN WALL	PAINTED TO MATCH BR. GRAY W/BLACK

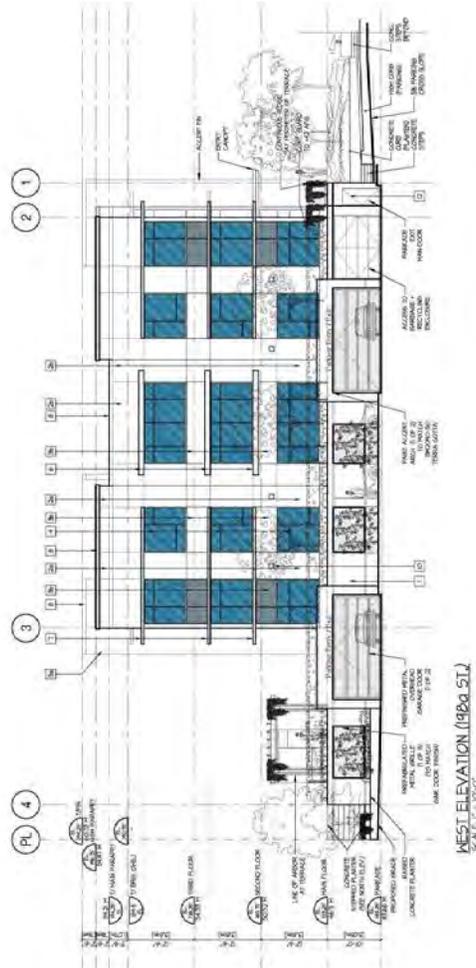
SCHEDULE E BUILDING ELEVATIONS (SOUTH AND EAST)

E.1





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

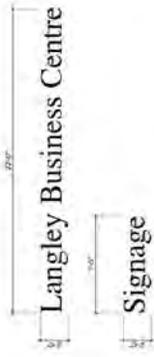


WEST ELEVATION (880 ST.)
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES		
NO.	MATERIAL	COLOR
1	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
2	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
3	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
4	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
5	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
6	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
7	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
8	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
9	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
10	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
11	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
12	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
13	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
14	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
15	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
16	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
17	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
18	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
19	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
20	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
21	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
22	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
23	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
24	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
25	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
26	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
27	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
28	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
29	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
30	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
31	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
32	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
33	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
34	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
35	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
36	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
37	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
38	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
39	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
40	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
41	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
42	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
43	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
44	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
45	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
46	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
47	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
48	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
49	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE
50	CONCRETE	PAINTED TO MATCH SURROUNDING TERRACE

SCHEDULE F BUILDING ELEVATIONS (NORTH AND WEST)

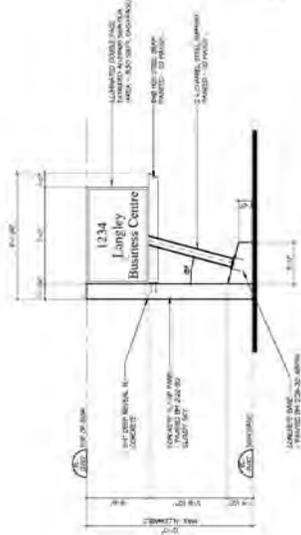
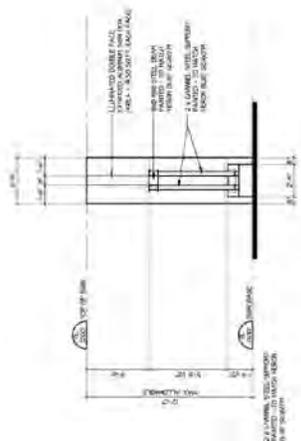
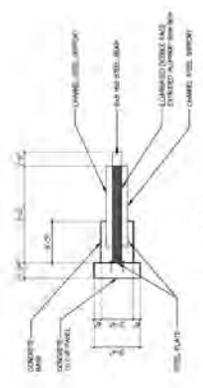




NOTE:
SIGNAGE TO BE INSTALLED ON THE EXTERIOR OF THE BUILDING. ALL SIGNAGE TO BE INSTALLED ON THE EXTERIOR OF THE BUILDING. ALL SIGNAGE TO BE INSTALLED ON THE EXTERIOR OF THE BUILDING.

CANOPY & FACADE SIGNS
SCALE: 1/4" = 1'-0"

ERECTING SIGN AREA SIZE
MATERIALS:
1/2" x 1/2" x 1/2" ALUMINUM EXTRUSION
MOUNTING:
1/2" x 1/2" x 1/2" ALUMINUM EXTRUSION
FINISH: POLYESTER POWDER COAT



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

SCHEDULE G SIGNAGE DETAILS

SCHEDULE H COLOUR AND MATERIALS BOARD



VIEW OF EAST SIDE

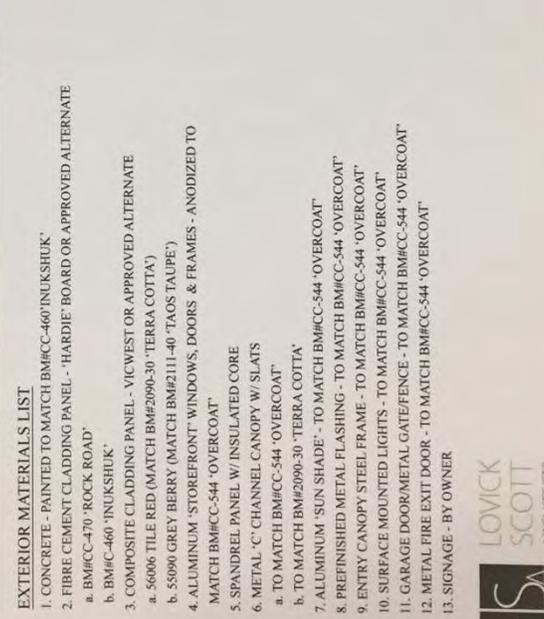


VIEW OF WEST SIDE

EXTERIOR MATERIALS LIST

1. CONCRETE - PAINTED TO MATCH BM#CC-460 'NUKSHUK'
2. FIBRE CEMENT CLADDING PANEL - 'HARDIE' BOARD OR APPROVED ALTERNATE
 - a. BM#CC-470 'ROCK ROAD'
 - b. BM#C-460 'NUKSHUK'
3. COMPOSITE CLADDING PANEL - VICWEST OR APPROVED ALTERNATE
 - a. 56006 TILE RED (MATCH BM#2090-30 'TERRA COTTA')
 - b. 55090 GREY BERRY (MATCH BM#2111-40 'TAOS TAUPE')
4. ALUMINUM 'STOREFRONT' WINDOWS, DOORS, & FRAMES - ANODIZED TO MATCH BM#CC-544 'OVERCOAT'
5. SPANDREL PANEL W/ INSULATED CORE
6. METAL 'C' CHANNEL CANOPY W/ SLATS
 - a. TO MATCH BM#CC-544 'OVERCOAT'
 - b. TO MATCH BM#2090-30 'TERRA COTTA'
7. ALUMINUM 'SUN SHADE' - TO MATCH BM#CC-544 'OVERCOAT'
8. PREFINISHED METAL FLASHING - TO MATCH BM#CC-544 'OVERCOAT'
9. ENTRY CANOPY STEEL FRAME - TO MATCH BM#CC-544 'OVERCOAT'
10. SURFACE MOUNTED LIGHTS - TO MATCH BM#CC-544 'OVERCOAT'
11. GARAGE DOOR/METAL GATE/FENCE - TO MATCH BM#CC-544 'OVERCOAT'
12. METAL FIRE EXIT DOOR - TO MATCH BM#CC-544 'OVERCOAT'
13. SIGNAGE - BY OWNER





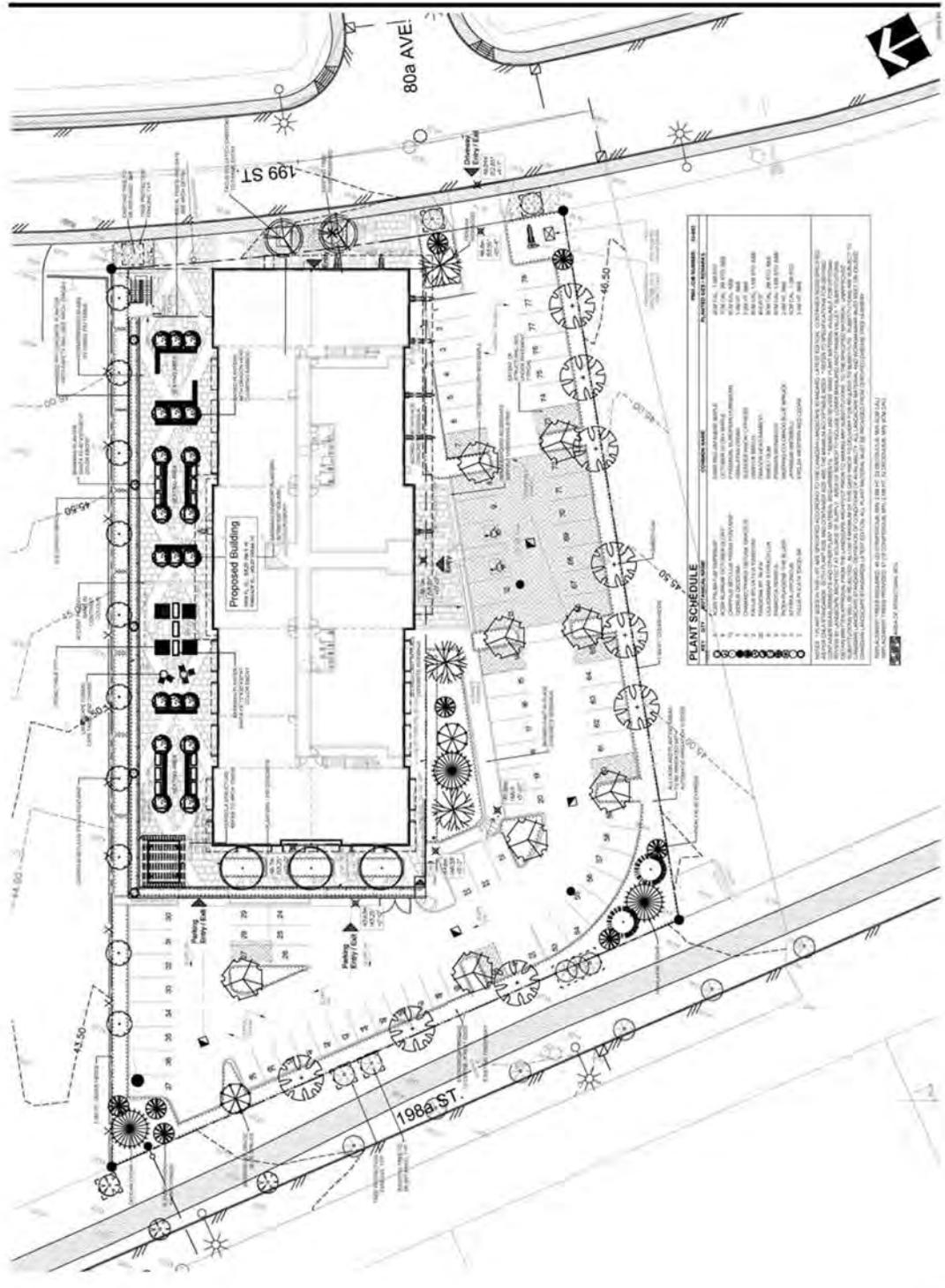
COLOUR BOARD

LANGLEY BUSINESS CENTRE



LOVICK
SCOTT
ARCHITECTS

SCHEDULE I LANDSCAPE PLAN



SCHEDULE K LANDSCAPE PLAN

Drawings prepared by the undersigned shall be the property of the undersigned and shall remain the property of the undersigned.



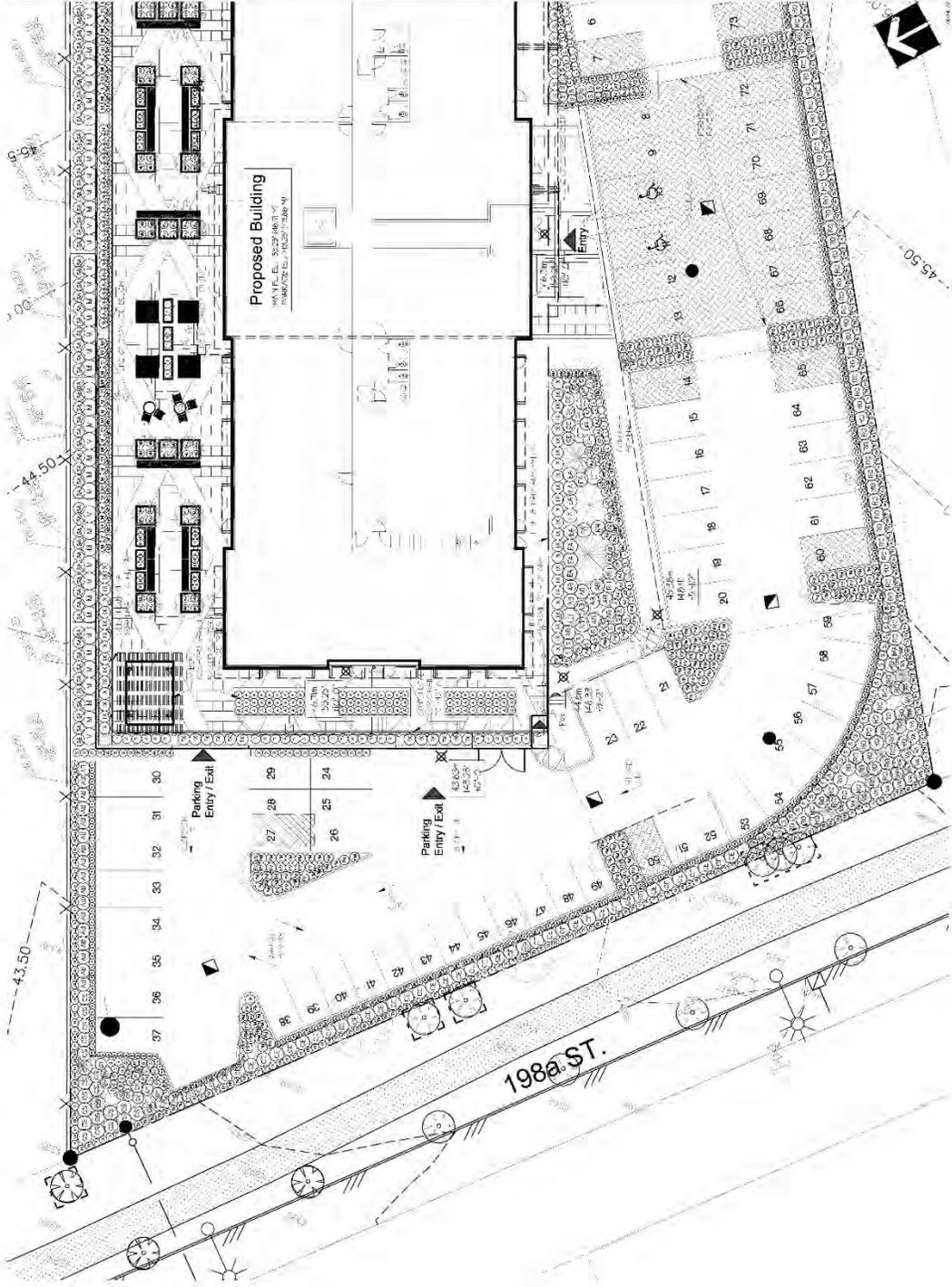
1880 STEVENSON AVENUE
SUITE 100
LANGLEY, BC V3A 2G2
TEL: (604) 581-1111
WWW.PMGARCHITECTURE.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/2023
2	ISSUED FOR PERMITS	11/11/2023
3	ISSUED FOR PERMITS	11/11/2023
4	ISSUED FOR PERMITS	11/11/2023
5	ISSUED FOR PERMITS	11/11/2023
6	ISSUED FOR PERMITS	11/11/2023
7	ISSUED FOR PERMITS	11/11/2023
8	ISSUED FOR PERMITS	11/11/2023
9	ISSUED FOR PERMITS	11/11/2023
10	ISSUED FOR PERMITS	11/11/2023
11	ISSUED FOR PERMITS	11/11/2023
12	ISSUED FOR PERMITS	11/11/2023
13	ISSUED FOR PERMITS	11/11/2023
14	ISSUED FOR PERMITS	11/11/2023
15	ISSUED FOR PERMITS	11/11/2023
16	ISSUED FOR PERMITS	11/11/2023
17	ISSUED FOR PERMITS	11/11/2023
18	ISSUED FOR PERMITS	11/11/2023
19	ISSUED FOR PERMITS	11/11/2023
20	ISSUED FOR PERMITS	11/11/2023
21	ISSUED FOR PERMITS	11/11/2023
22	ISSUED FOR PERMITS	11/11/2023
23	ISSUED FOR PERMITS	11/11/2023
24	ISSUED FOR PERMITS	11/11/2023
25	ISSUED FOR PERMITS	11/11/2023
26	ISSUED FOR PERMITS	11/11/2023
27	ISSUED FOR PERMITS	11/11/2023
28	ISSUED FOR PERMITS	11/11/2023
29	ISSUED FOR PERMITS	11/11/2023
30	ISSUED FOR PERMITS	11/11/2023
31	ISSUED FOR PERMITS	11/11/2023
32	ISSUED FOR PERMITS	11/11/2023
33	ISSUED FOR PERMITS	11/11/2023
34	ISSUED FOR PERMITS	11/11/2023
35	ISSUED FOR PERMITS	11/11/2023
36	ISSUED FOR PERMITS	11/11/2023
37	ISSUED FOR PERMITS	11/11/2023
38	ISSUED FOR PERMITS	11/11/2023
39	ISSUED FOR PERMITS	11/11/2023
40	ISSUED FOR PERMITS	11/11/2023
41	ISSUED FOR PERMITS	11/11/2023
42	ISSUED FOR PERMITS	11/11/2023
43	ISSUED FOR PERMITS	11/11/2023
44	ISSUED FOR PERMITS	11/11/2023
45	ISSUED FOR PERMITS	11/11/2023
46	ISSUED FOR PERMITS	11/11/2023
47	ISSUED FOR PERMITS	11/11/2023
48	ISSUED FOR PERMITS	11/11/2023
49	ISSUED FOR PERMITS	11/11/2023
50	ISSUED FOR PERMITS	11/11/2023
51	ISSUED FOR PERMITS	11/11/2023
52	ISSUED FOR PERMITS	11/11/2023
53	ISSUED FOR PERMITS	11/11/2023
54	ISSUED FOR PERMITS	11/11/2023
55	ISSUED FOR PERMITS	11/11/2023
56	ISSUED FOR PERMITS	11/11/2023
57	ISSUED FOR PERMITS	11/11/2023
58	ISSUED FOR PERMITS	11/11/2023
59	ISSUED FOR PERMITS	11/11/2023
60	ISSUED FOR PERMITS	11/11/2023
61	ISSUED FOR PERMITS	11/11/2023
62	ISSUED FOR PERMITS	11/11/2023
63	ISSUED FOR PERMITS	11/11/2023
64	ISSUED FOR PERMITS	11/11/2023
65	ISSUED FOR PERMITS	11/11/2023
66	ISSUED FOR PERMITS	11/11/2023
67	ISSUED FOR PERMITS	11/11/2023
68	ISSUED FOR PERMITS	11/11/2023
69	ISSUED FOR PERMITS	11/11/2023
70	ISSUED FOR PERMITS	11/11/2023
71	ISSUED FOR PERMITS	11/11/2023
72	ISSUED FOR PERMITS	11/11/2023
73	ISSUED FOR PERMITS	11/11/2023
74	ISSUED FOR PERMITS	11/11/2023
75	ISSUED FOR PERMITS	11/11/2023
76	ISSUED FOR PERMITS	11/11/2023
77	ISSUED FOR PERMITS	11/11/2023
78	ISSUED FOR PERMITS	11/11/2023
79	ISSUED FOR PERMITS	11/11/2023
80	ISSUED FOR PERMITS	11/11/2023
81	ISSUED FOR PERMITS	11/11/2023
82	ISSUED FOR PERMITS	11/11/2023
83	ISSUED FOR PERMITS	11/11/2023
84	ISSUED FOR PERMITS	11/11/2023
85	ISSUED FOR PERMITS	11/11/2023
86	ISSUED FOR PERMITS	11/11/2023
87	ISSUED FOR PERMITS	11/11/2023
88	ISSUED FOR PERMITS	11/11/2023
89	ISSUED FOR PERMITS	11/11/2023
90	ISSUED FOR PERMITS	11/11/2023
91	ISSUED FOR PERMITS	11/11/2023
92	ISSUED FOR PERMITS	11/11/2023
93	ISSUED FOR PERMITS	11/11/2023
94	ISSUED FOR PERMITS	11/11/2023
95	ISSUED FOR PERMITS	11/11/2023
96	ISSUED FOR PERMITS	11/11/2023
97	ISSUED FOR PERMITS	11/11/2023
98	ISSUED FOR PERMITS	11/11/2023
99	ISSUED FOR PERMITS	11/11/2023
100	ISSUED FOR PERMITS	11/11/2023

PROJECT
LANGLEY BUSINESS CENTRE
198A STREET AND 80TH AVE
LANGLEY, BC

PREPARED BY
SHRUB PLAN

DATE: 11/11/2023
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: 11-003





Design Rationale: Langley Business Centre. 139937 – 199 St. Langley, B.C.

The Langley Business Centre, situated within the Langley Technology Campus, will provide office and professional services space within a pleasant and engaging pedestrian friendly environment. In addition, the proposed development aims to satisfy the high level of visual identity and quality in design that is stressed within municipal guidelines as well as the objectives of the Technology Campus.

The proposed facility is a three storey office building over a one level Parkade. The office space is designed to accommodate multiple tenants with maximum flexibility. Stylistically the building design intends to provide a clean, modern-contemporary look. The exterior cladding will be high quality metal composite panels which are durable and energy efficient. High-efficiency, aluminum framed windows will be generously proportioned to admit natural light throughout the interiors. Passive solar heat gain will be tempered and controlled with aluminum sunshades, which will lend texture to the exterior facade. Spandrel panels will be used help to make the overall building facade streamlined and interesting.

The building Site is gently sloping east to west, has good views towards the west and a direct and level connection to 199th St. Several pedestrian oriented site improvements are proposed for this development. Boulevard upgrades at along 199th St., to establish a connection to the primary streetscape. Continuous perimeter landscaping will be provided along the north, south and west edges, to maintain a buffer between the campus and the immediate neighbours. Treed planting islands are regularly interspersed within the surface parking area to provide natural shading. Accent paving with help to define circulation routes. Canopies at entries, and around the perimeter of the building, will provide a welcoming street presence and promote pedestrian circulation. Finally, a large pedestrian terrace, activated with generous plantings, seating areas, and animated paving, will be provided over the proposed underground parkade.

The majority of provided parking is located within the underground garage, which is accessed via the low portion of the site, and away from the primary street. Off-street surface parking is located primarily along the longitudinal, south face, of the building. Appropriate site and building lighting is intended to provide maximum safety for pedestrians, while meeting the occupants' security needs. The building's exterior wall mounted fixtures are oriented downwards and located to facilitate safe and easy circulation around the building. Minimal use of low wattage LED accent lights at entry canopies will serve to highlight the building form. High-pressure sodium lights with a full cut off, designed to minimize glare while supporting vehicular movement, are proposed for the surface parking lot. The proposed building signage will be installed at the accent fins and entry canopies, allowing integration with the structure's architectural features, while the pylon sign is designed to be stylistically materially consistent with the building façade.