

7278 208 STREET MIXED-USE DEVELOPMENT

7278 208 St, Township of Langley, BC



CONTACT LIST

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ARBORIST	KLIMO & ASSOCIATES	5565 15B Ave Delta BC, V4M 2H2	Francis Klimo	(604) 358 5562
AHJ	TOWNSHIP OF LANGLEY			

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Project Number
12

Project Name
7278 208st, TOWNSHIP OF LANGLEY

Project Address
7278 208st, TOL

Owner
1480220 B.C. LTD.

Total Sheets
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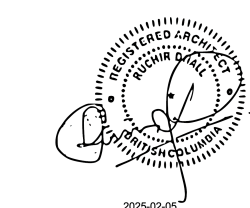
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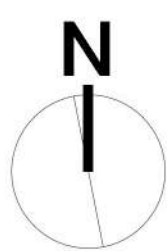
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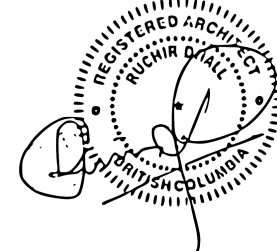
Status

DP APPLICATION

No	Date	Issue Notes
A	14 JAN 2025	ISSUED FOR CLIENT REVIEW
B	04 FEB 2025	ISSUED FOR DP APPLICATION



Scale



Sheet Title

COVER SHEET

Sheet No.

A0.01

PROJECT STATISTICS

PROJECT DATA

CIVIC ADDRESS	7278 208st, Township of Langley, BC
PROPOSED USE	COMPREHENSIVE DEVELOPMENT
BASIS OF DESIGN	BCBC 2024

AREA CALCULATION	REQUIRED	PROPOSED
BUILDING HEIGHT (STORIES)	6	6
TOTAL BUILDING AREA (EX. OUTDOOR AMENITY & PARKADES)		7065.796 sq.m
TOTAL PROPOSED UNITS		68

GROSS SITE	43,592.20 sq ft (4,049.85 sq m)
NET DEDICATION	9926 sq ft (922.166 sq m)
NET SITE AREA	33,666 sq ft (3127.684 sq m)

F.A.R (Net site area)	2.24
-----------------------	------

AMENITY AREA (68 units x 6 sqm)		
Outdoor(68 units x 3 sqm)	204 sq m	310.28 sq m
Indoor(68 units x 3 sqm)	204 sq m	221.48 sq m

SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH	7500	7500
SOUTH	6500	7500
WEST	4500	4500
EAST	6000	6000

GROSS AREA CALCULATION (EXCLUDING PARKING & INDOOR AMENITY)			
LEVEL	AREA	RESIDENTIAL AREA	COMMERCIAL AREA
FIRST LEVEL	729.908 sq m	729.908 sq m	
SECOND FLOOR LEVEL	1408.577 sq m	1111.594 sq m	296.983 sq m
THIRD FLOOR LEVEL	1396.246 sq m	1396.246 sq m	
FOURTH FLOOR LEVEL	1366.868 sq m	1366.868 sq m	
FIFTH FLOOR LEVEL	1366.868 sq m	1366.868 sq m	
SIXTH FLOOR LEVEL	712.13 sq m	712.13 sq m	
GROSS AREA	6980.597 sq m	6683.614 sq m	

PARKING CALCULATION	REQUIRED	PROVIDED
1+ BEDROOM (1.5PARKING SPOTS/DU)	68X1.5=102	102
COMMERCIAL(1 SPACE PER 35 sqm)	9	10
VISTOR PARKING (10%)	10	10
TOTAL	120.5	121
SMALL CAR PARKING (20%)	24.1	22
LOADING SPOT		
BICYCLE PARKING		
1 SPOT/DU	68X1=68	69

UNIT SUMMARY				
	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	3	4		7
LEVEL2	2	8		11
LEVEL 3	2	9	3	14
LEVEL 4	2	11	1	14
LEVEL 5	2	11	1	14
LEVEL 6	2	6		8
TOTAL	13	49	6	68



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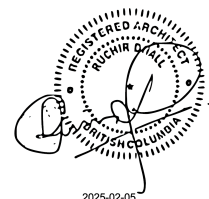
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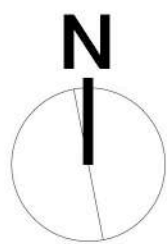
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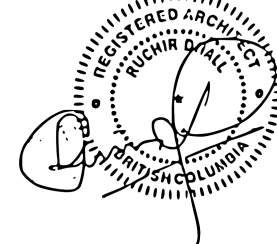
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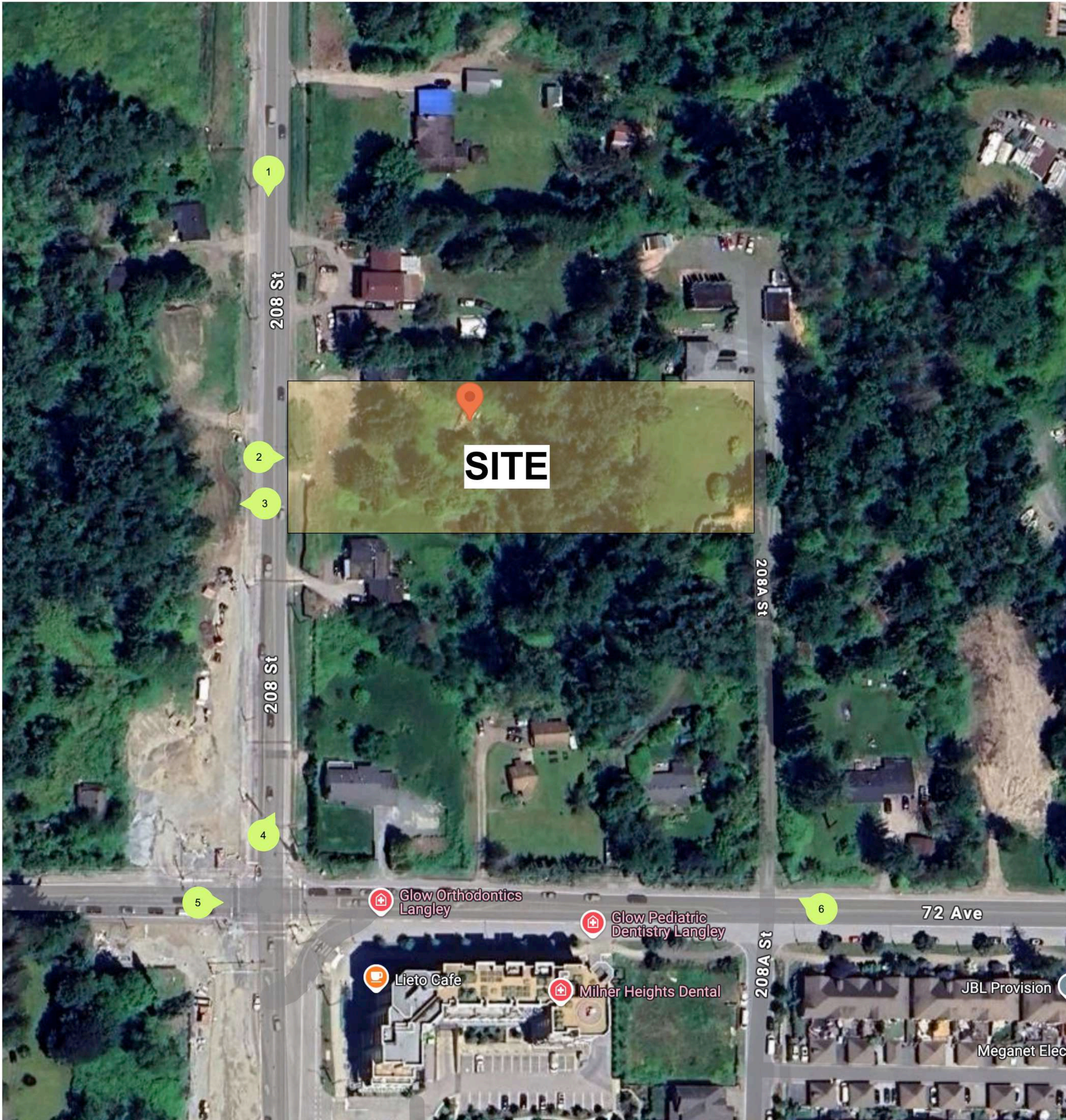
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PROJECT
STATISTICS

Sheet No.

A0.02

STREETSCAPE



1 VIEW TO SITE FROM 208 ST. LOOKING SOUTH
Scale: NTS



4 VIEW FROM 208 ST. LOOKING NORTH
Scale: NTS



2 VIEW TO SITE FROM 208 ST. LOOKING EAST
Scale: NTS



5 VIEW FROM 72 AV&208 ST. LOOKING EAST
Scale: NTS



3 VIEW TO SITE FROM 208 ST. LOOKING WEST
Scale: NTS



6 VIEW TO 208A ST FROM 72 AV. LOOKING W-NORTH
Scale: NTS

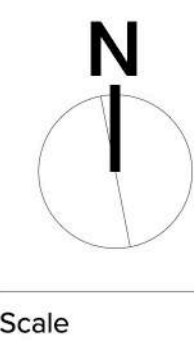


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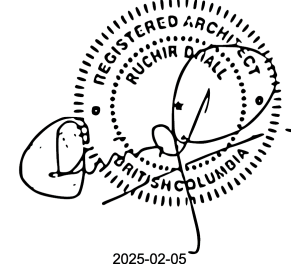
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STREETSCAPE
Sheet No.
A0.03

NEIGHBOURHOOD CONTEXT



CONTEXT

A 5 minute walk brings the residents to 200 Street@70 Ave to frequent public transportation for better connectivity to the rest of the Township of Langley.

A less 20 Minute or 4minute's drive brings residents to Willoughby Town Centre for shopping and entertainment. Also a 30 minute walk or 5 minute's drive brings one to the Walmart, Save on food & Costco and 35 minutes walk to the Willowbrook Shopping Centre for Shopping and Entertainment facilities. Also 7 minute's drive to the North brings one to get on the Trans-Canada Highway for access to the towns of the Fraser Valley as well as other central cities of the Great Vancouver metropolitan area.

The location of the property is ideal for family oriented housing options, along with the upcoming housing projects around the subject property. Its a great addition to the to this fast growing city that is always short on housing.

A 30 minute walk can get the residents to many parks within Township of Langley namely Willoughby Community Park, James Anderson Park, Routley Park, Ellens Park, RC Garnett Park,Milner Park, Richard Bulpitt Park, Meadows Edge Park and Langley Meadows Park along Logan Creek.

MAP LEGEND

- PARK
- ENTERTAINMENT
- GOVERNMENT
- EDUCATION
- RECREATION
- WORSHIP
- GROCERIES / SHOPPING
- TRANSIT
- RESTAURANTS



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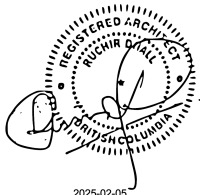
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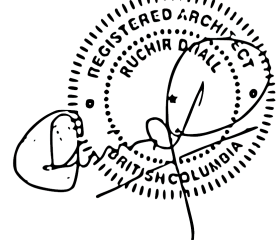
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Sheet Title

NEIGHBOURHOOD CONTEXT

Sheet No.

A0.04

SITE CONTEXT



CONTEXT

As evident by the footprint configuration of the surrounding developments, this development is being proposed as a prominent urban element in close proximity to an upcoming busy corridor and will be a valuable addition to the housing stock of the ever growing city. According to Smith Neighbourhood Plan, The proposed development site is located within Low Density Apartment. In 5.2.3, the consideration for the provision of retail and childcare space with all Community Amenity Contributions, Low Density Apartment may be considered to be changed to Medium Density Mixed Use. The developer is proposed to develop a Mixed-use facility with an aim to optimize residential capacity and add commercial retail units for the upcoming neighborhood developments. Also, a day care is being proposed that will enhance the family oriented housing options.

We envisage this facility to seamlessly integrate with the transit facilities, and provide a good housing option.

We propose a housing development that will feature one underground parking and surface parking for 11 cars, which in turn will allow for 4 Commercial Retail Units and an additional 6 levels of residential units with a mix of the sizes and typologies, with ample indoor and outdoor amenities.

KEY

- Existing Residential Buildings
- Proposed Mixed-Use Building
- Subject Property
- Property Line
- Comprehensive Development - CD
- Residential Compact Lot Zone - R-CL(RH)
- Apartment Mixed Use - Designation from NP
- Low Density Apartment - Designation from NP
- ROWHOUSE/TOWNHOUSE - Designation from NP
- Special Study Area- NP

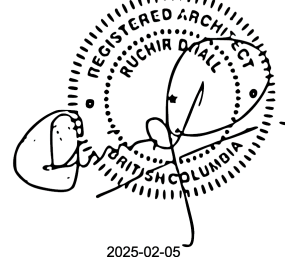
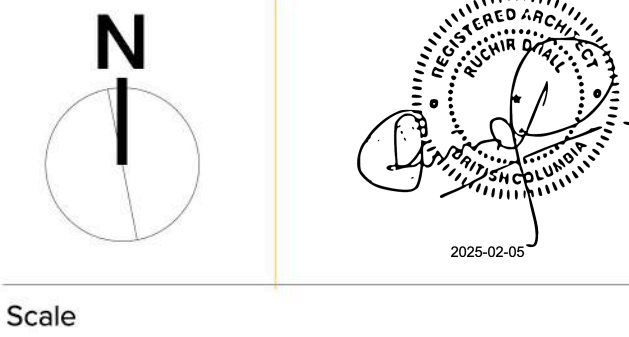


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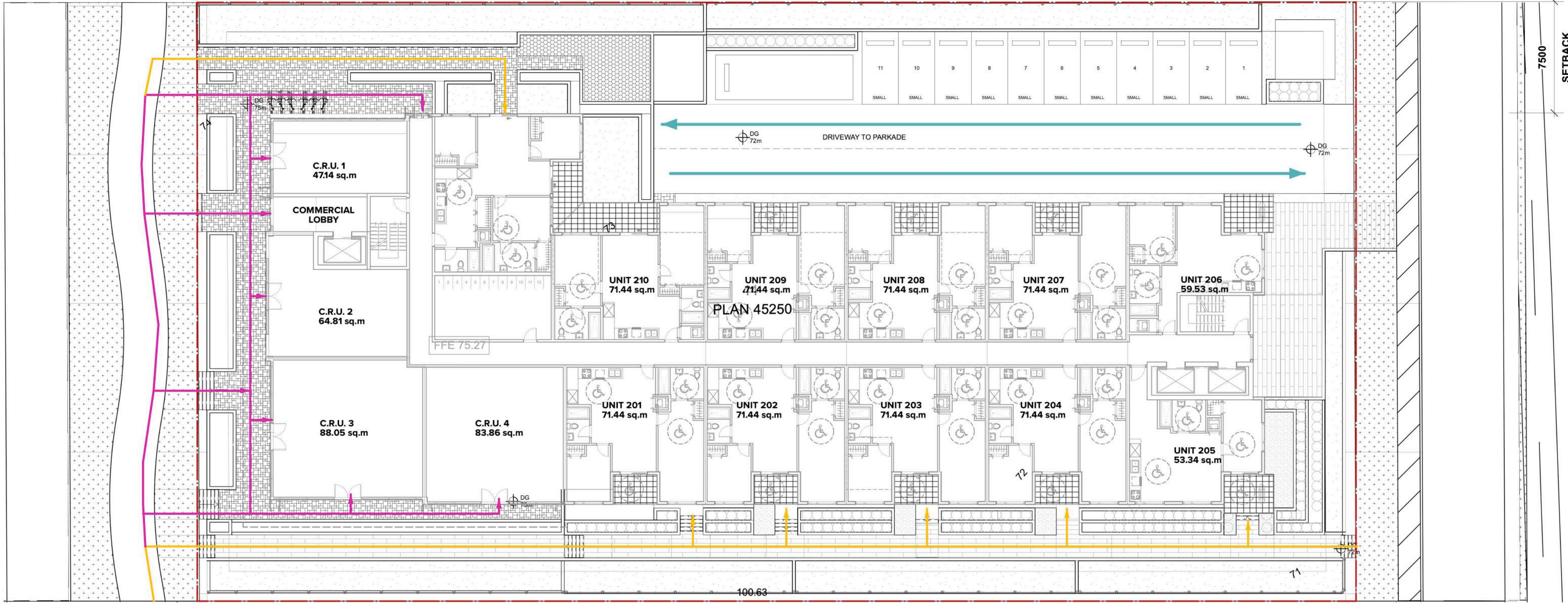
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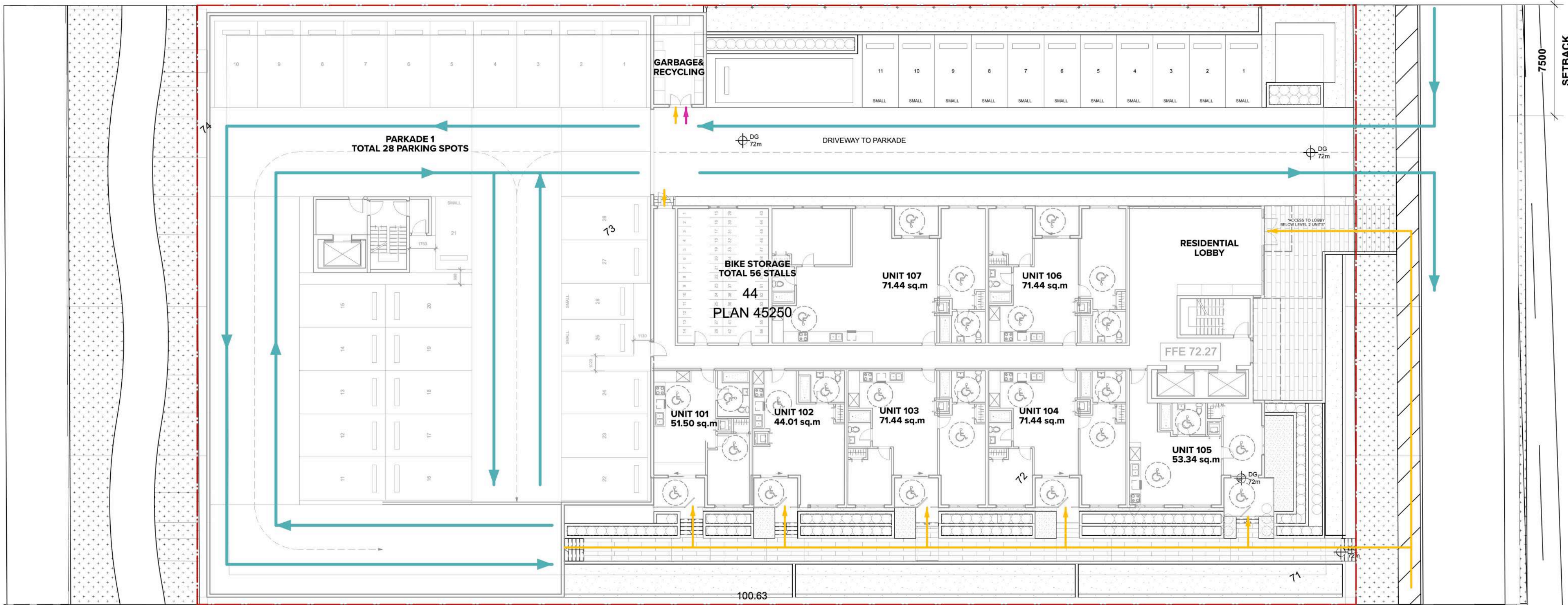
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Sheet Title
SITE CONTEXT
Sheet No.
A0.05



1 SITE PLAN(LEVEL 2)
Scale: 1:200



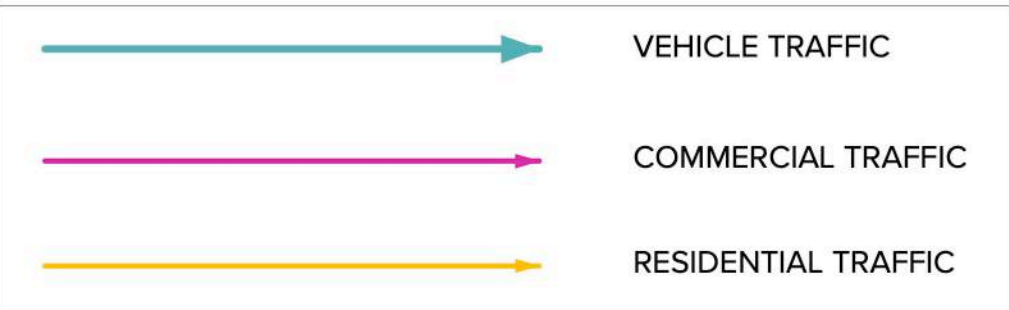
2 SITE PLAN(LEVEL 1)
Scale: 1:200

DESIGN RATIONALE

The Willoughby Community Plan provides the overarching land use policy framework for Smith and surrounding areas. Adopted in 1998, the Plan identifies Willoughby as one of the Township's primary growth areas. The Smith area within the Township of Langley is undergoing many developments which will create numerous opportunities to create a vibrant community of family oriented housing and retail and commercial spaces. It will further attract more people from other areas looking for family friendly and urban aesthetics in their neighborhoods.

The proposed development is situated on a prominently sloping site and compliments the development approved @ 7320 208 Street to create a synergy in built forms and overall urban spaces. The west side of the development entails the main building expression features of the development with access to commercial and residential spaces from the proposed walkway along 208 street. There is also access to the commercial lobby via elevator from the underground parkades. The East side of the development features the main access to the proposed development for all vehicular traffic and also the main residential lobby. The North side of the development features access to the outdoor amenity space exclusive to residents and visitor parking for residents. Underground parkade access has also been provide along the North side of the development. The South side of the development features additional access to commercial spaces with a seperate walking path exclusive to residents that extends the length of the site. Along this walking path is access to ground level balconys that provide an additional access point to the units along this portion. Level 1 of the building features the residential units, bike storage and the first level of underground parking. Level 2 features 4 commercial units, the commerical lobby, additional bike storage, and residential units. Level 3-5 features exclusively residential units. and level 6 features 2 indoor amenity spaces and an outdoor rooftop amenity space.

- This development conforms to the principles of the Apartment - Mixed Use Plan with the following points for consideration.
- The building is 6 stories high and are situated towards the streets.
 - The development achieves 1.95 FSR
 - Apart from some surface parking for residential visitors sited at the back of the development, residential parking is provided in 2 levels of underground parking.
 - As per the Smith Neighbourhood Plan, the retail units are on Level 1 with great exposure from the streets to the North and West.
 - Level 2-6 consists of residential units, directly over the retail units, with 'eyes on the street'.
 - Residential units have access through lobbies with residential parking provided in 2 levels of underground parking.
 - 100% of the 68 units are adaptable units.
 - The overall theme of this development is contemporary with a nod to warm traditional elements like wood tones and bricks. This is in keeping with the other developments proposed in the area.



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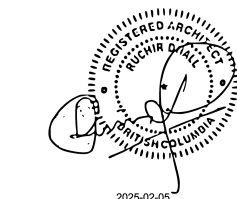
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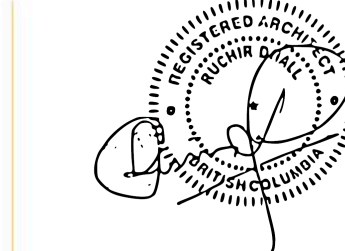
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Sheet Title

**DESIGN
RATIONALE**

Sheet No.

A0.06

B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
LOT 44 SECTION 24 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 45250

TOWNSHIP OF LANGLEY
SCALE = 1:250
5M 0 5 10M
"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 914mm (36") in width
by 610mm (24") in height (Architectural D size) when plotted at a scale of 1:250

P.I.D. 008-031-568
CIVIC ADDRESS: #7278 208th STREET

TREE TAG No.	DESCRIPTION	DIAMETER (mm)
787	coniferous	530
788	deciduous	310
789	deciduous	360
790	coniferous	360
791	deciduous	570
792	deciduous	360
793	deciduous	360
794	deciduous	230
795	deciduous	230
796	coniferous	600
797	coniferous	300
798	coniferous	300
799	deciduous	550
800	deciduous	380
801	deciduous	700
802	deciduous	450
803	deciduous	cluster
804	deciduous	1100
805	deciduous	650
806	coniferous	240 380
807	deciduous	260
808	deciduous	370
809	deciduous	250
810	coniferous	290
811	deciduous	550
812	deciduous	800
813	deciduous	330
814	deciduous	280
815	deciduous	290
816	deciduous	470
817	deciduous	390
818	deciduous	1150
819	coniferous	280
820	deciduous	830
821	deciduous	370
822	deciduous	1150
823	deciduous	300
824	coniferous	360
1584	coniferous	350
1588	coniferous	350
1608	coniferous	410
1609	coniferous	420 430
1610	coniferous	340
1611	coniferous	260
1612	coniferous	360
1623	coniferous	460
1628	coniferous	270
1629	coniferous	420
1630	coniferous	370
1632	coniferous	450
1633	coniferous	310
1636	coniferous	250 400
1637	coniferous	300
1638	coniferous	320
1639	coniferous	440
1641	deciduous	560
2732	coniferous	450
2739	coniferous	410
2750	coniferous	360
2754	coniferous	250 400
2758	coniferous	420
2804	coniferous	560
2810	coniferous	cluster
4508	coniferous	900
4563	coniferous	180 260
4568	coniferous	270
4570	coniferous	cluster
4572	coniferous	260
4573	coniferous	220
4574	coniferous	430
4574	coniferous	300
4581	coniferous	360
4615	coniferous	370
4618	coniferous	210

NOTE:
Elevations shown are in METRES and
derived from GEODETIC DATUM(CV28GVR2018).

B.M.L.
Monument #88H4525 -
745 Avenue & 208A Street
GEODETIC ELEV. 94.864m(CV28GVR2018)

NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS
LOT DIMENSIONS ARE DERIVED FROM PLANS 45250 & EPP135635

CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYING LTD.
#202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
(604) 589-1085
241531E1V

N. 147.7 feet
of 20
PLAN 1257

N. 378.7 feet
of 2
PLAN 8089

208 STREET

S.R./W PLAN
EPP135635

S.R./W PLAN
EPP130571

Rem 5
PLAN 25761

Rem 6
PLAN 25761

A
PLAN 1612

2
PLAN 79195

1
PLAN 79195

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Certified correct this 19th day of JUNE 2024

GENE PAUL NIKULA BCL(S)(B3)

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1

SURVEY PLAN

Scale: N.T.S.

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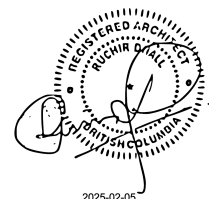
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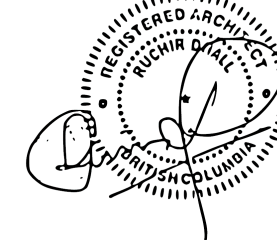
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04 FEB 2025

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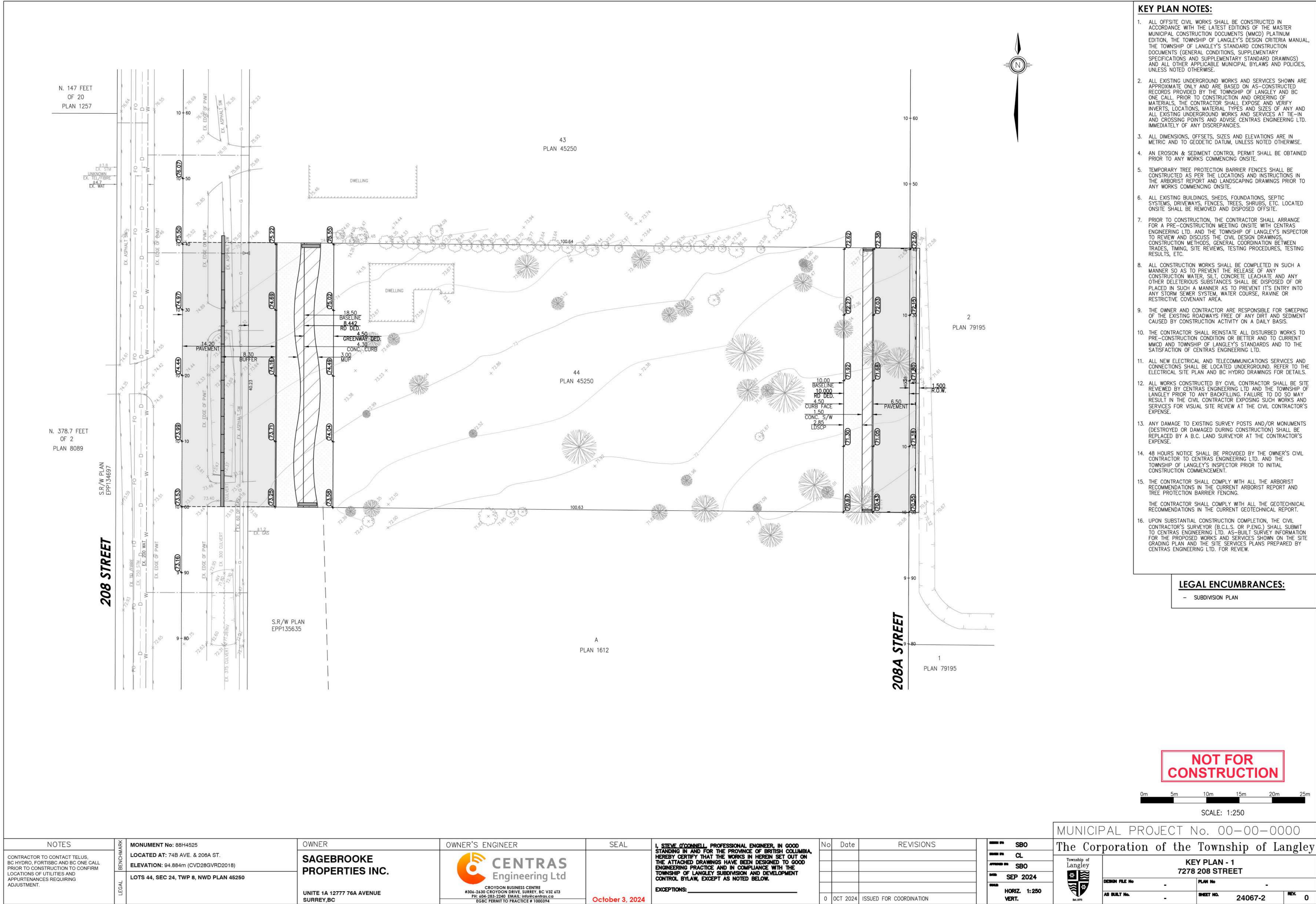


Sheet Title

SURVEY

Sheet No.

A1.01



1 CIVIL PLANS
Scale: N.T.S.

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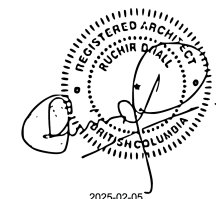
Owner
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Total Sheets
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Reviewed By
RD

Checked By
RD

NOTE:



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SL/SD/SJ

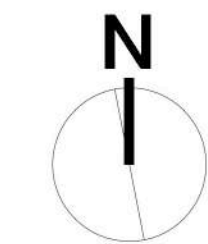
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AHJ
TOWNSHIP OF LANGLEY

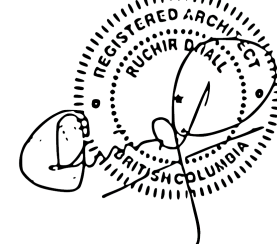
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No	Date	Issue Notes
A	14 JAN 2025	ISSUED FOR CLIENT REVIEW
B	04 FEB 2025	ISSUED FOR DP APPLICATION



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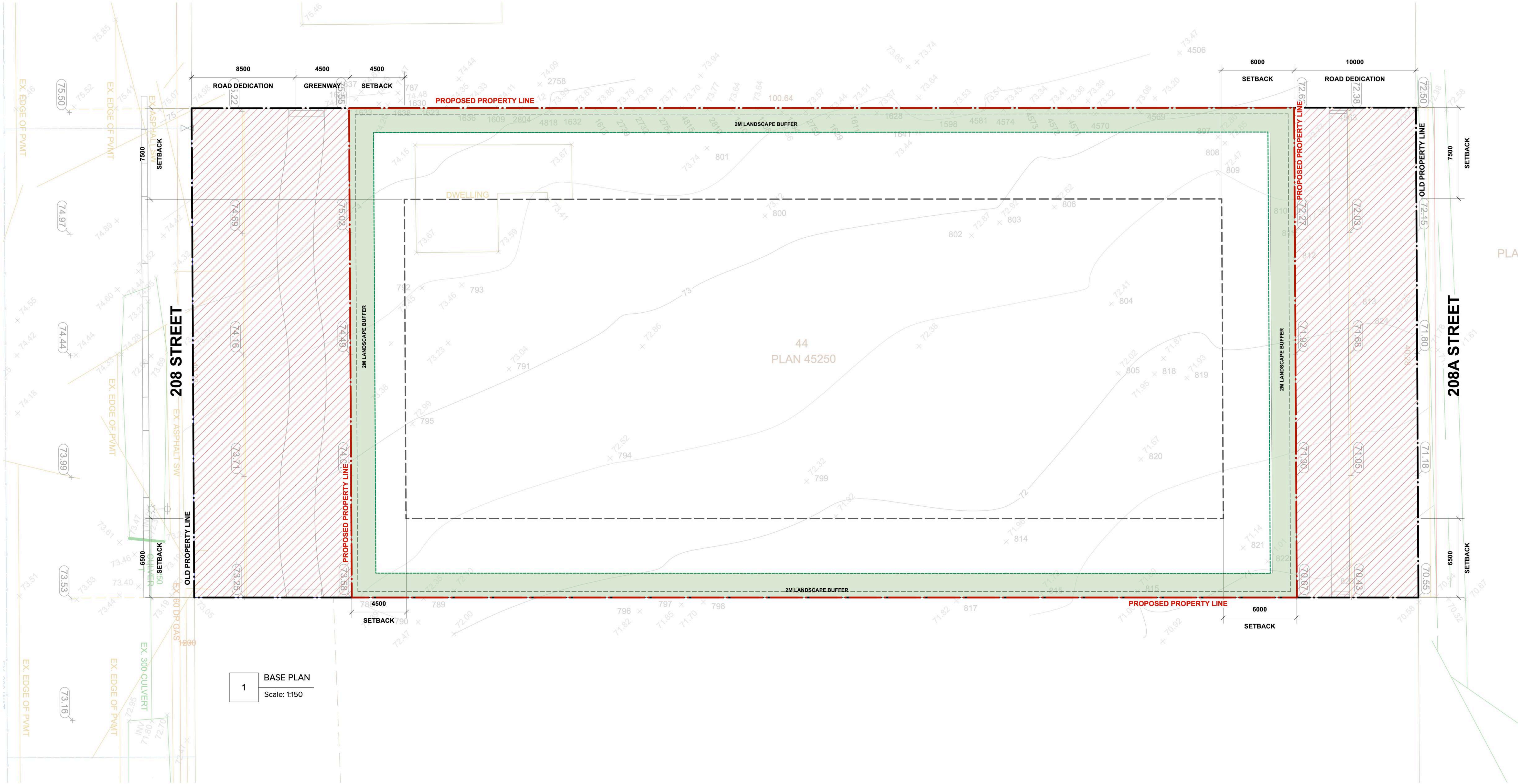


Sheet Title

CIVIL

Sheet No.

A1.02



1 BASE PLAN
Scale: 1:150



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3

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RD

NOTE:

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SL/SD/SJ

Checked By
RD

NOTE:

AHJ

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Status

DP APPLICATION

No

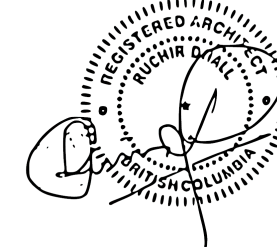
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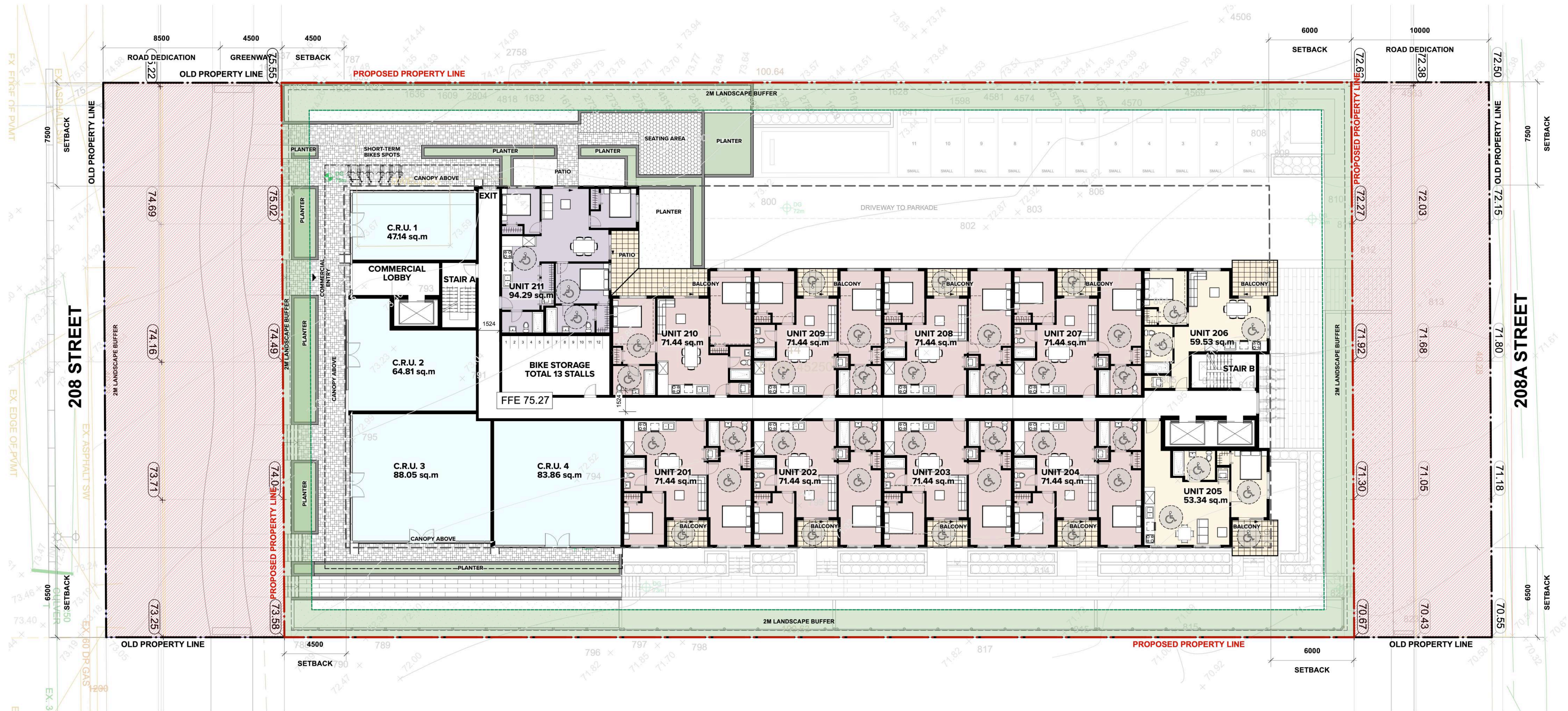


Sheet Title

BASE PLAN

Sheet No.

A1.03



1 SITE PLAN(LEVEL 2)
Scale: 1:150

ALL RESIDENTIAL UNITS CONFORMING TO
ADAPTABILITY SECTION 3.8.5. OF BCBC2024

LEGEND

ONE BEDROOM UNIT

TWO BEDROOM UNIT

CRU

1.7m in diameter Clear Floor Space (BCBC 2024)



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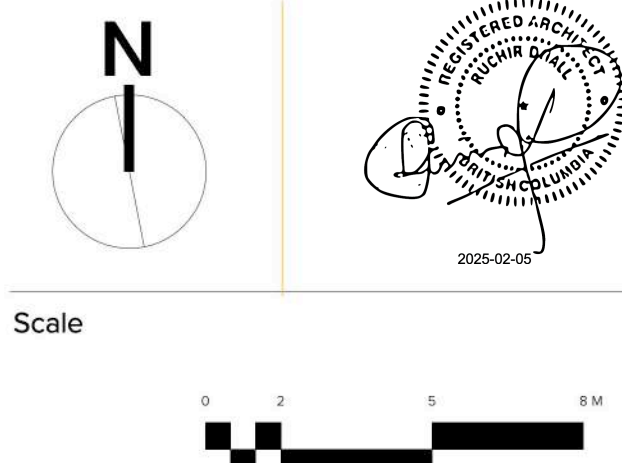
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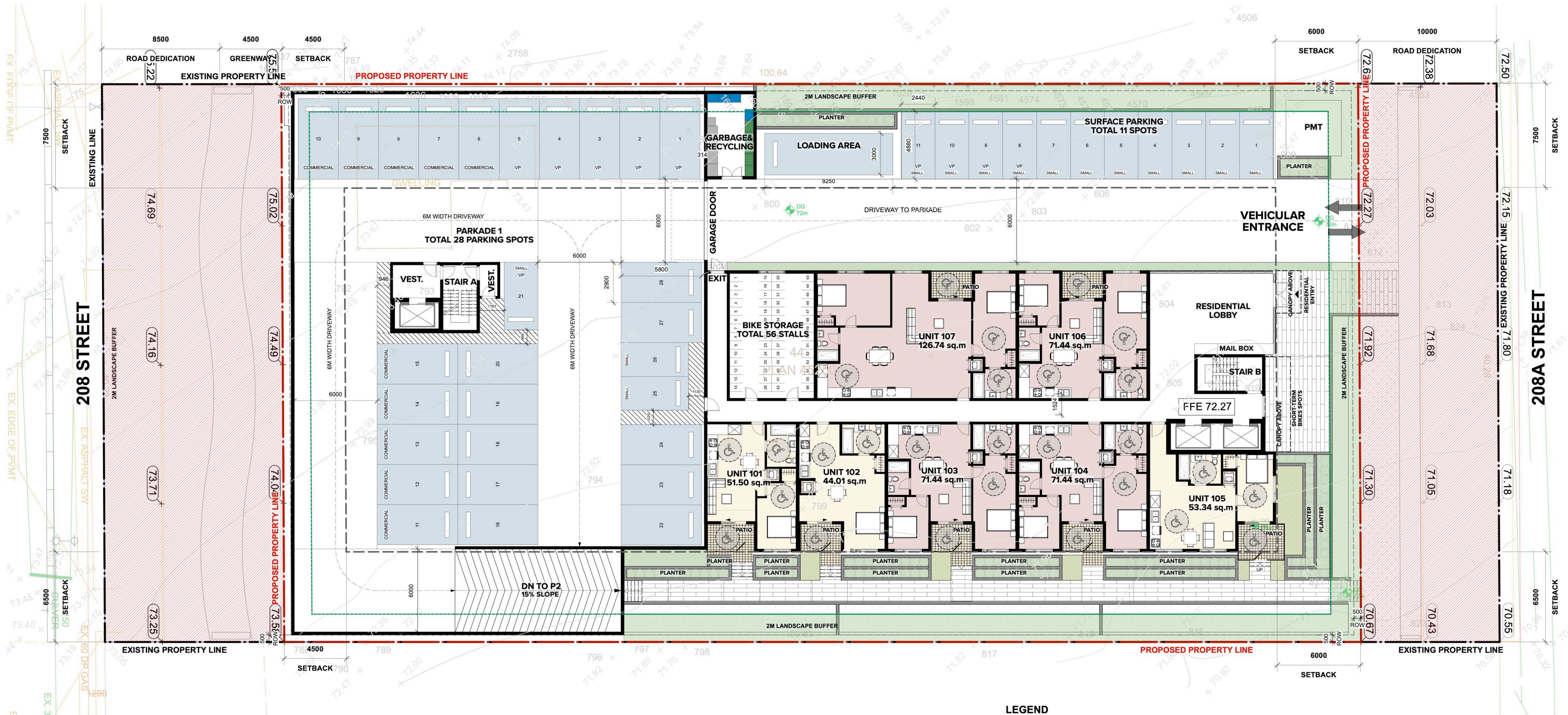
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RD	RD	DP APPLICATION
NOTE:		

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Sheet Title
**SITE PLAN /
LEVEL 2**

Sheet No.
A2.01



1 LEVEL 1
Scale: 1:150

ALL RESIDENTIAL UNITS CONFORMING TO
ADAPTABILITY SECTION 3.8.5. OF BCBC2024

LEGEND

- ONE BEDROOM UNIT&STUDIO
- TWO BEDROOM UNIT
- CRU
- 1.7m in diameter Clear Floor Space (BCBC 2024)



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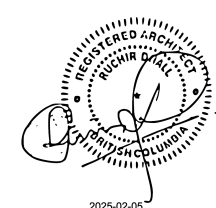
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NOTE:



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Status

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No

Date

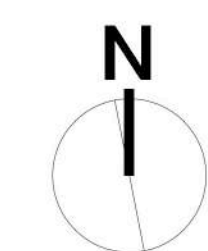
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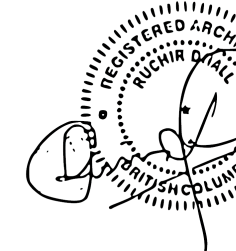
ISSUED FOR CLIENT REVIEW

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Scale

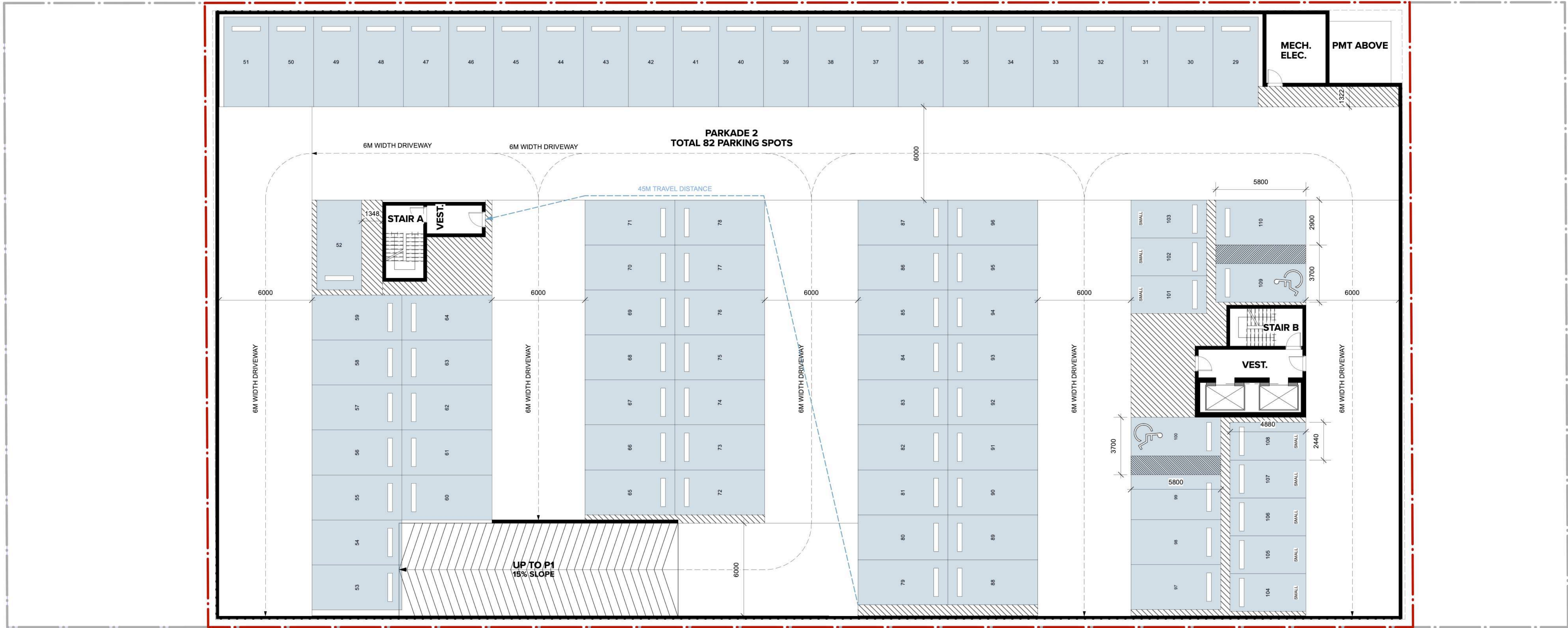


Sheet Title

**SITE PLAN /
LEVEL 1**

Sheet No.

A2.02



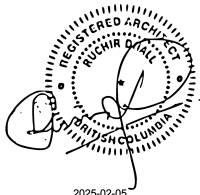
1 PARKADE PLAN
Scale: 1:150



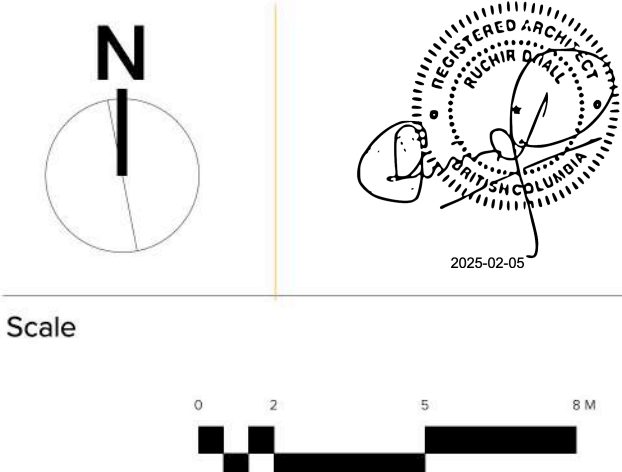
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Sheet Title
PARKADE PLAN
Sheet No.
A2.03



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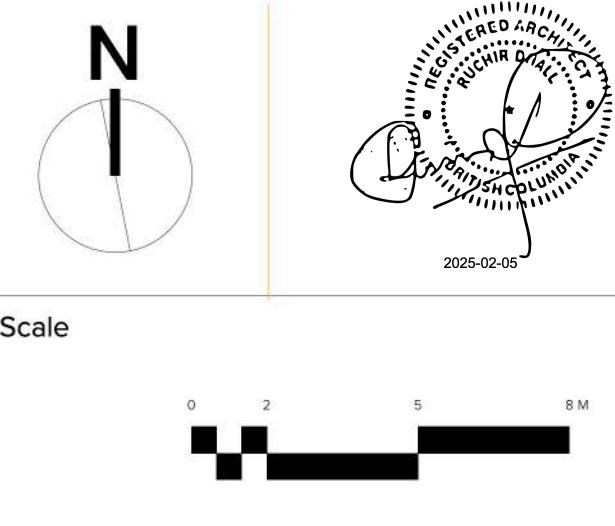
Owner
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RD	RD	DP APPLICATION

NOTE:

2025-02-06

No	Date	Issue Notes
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Sheet Title
LEVEL 3 PLAN

Sheet No.
A2.04



1 LEVEL 4 & 5 PLAN
Scale: 1:150



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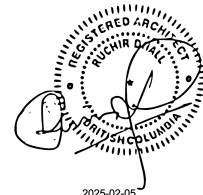
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NOTE:

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RD



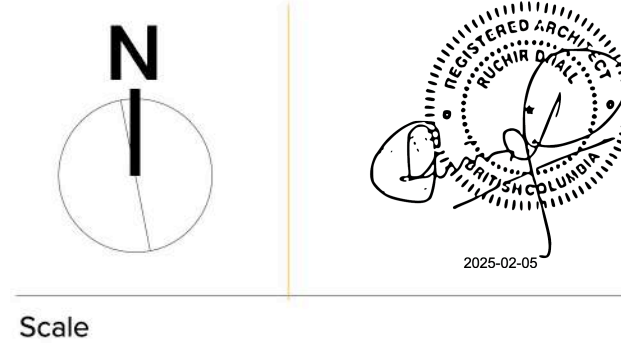
AHJ

TOWNSHIP OF LANGLEY

Status

DP APPLICATION

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Sheet Title

**LEVEL 4 & 5
PLAN**

Sheet No.

A2.05



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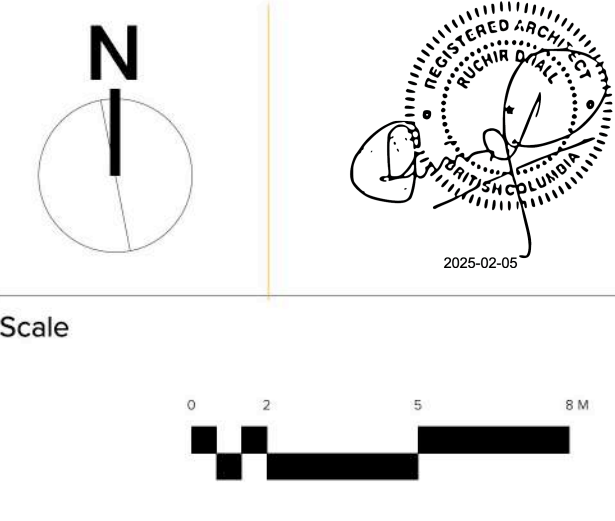
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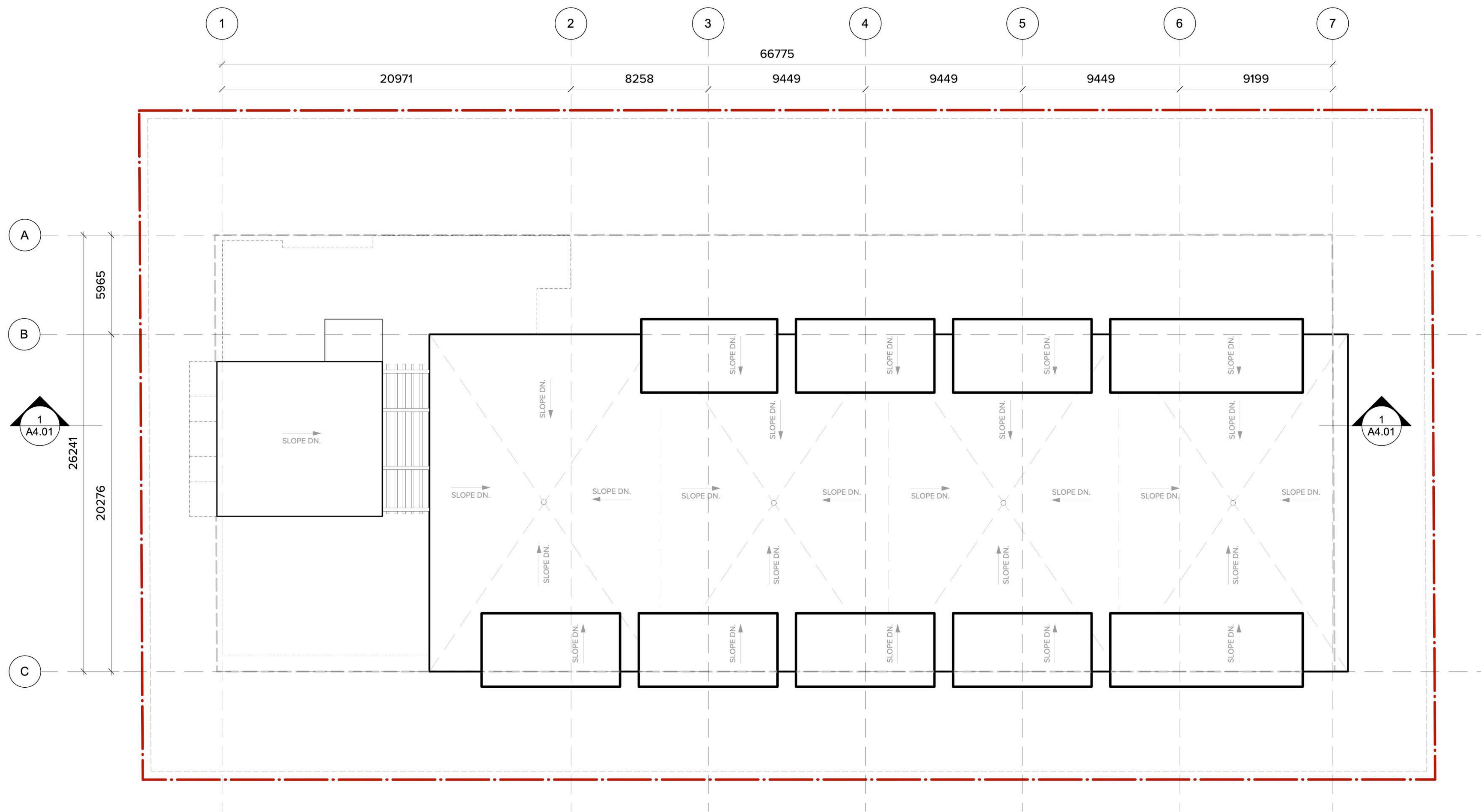
2025-02-06

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A	14 JAN 2025	ISSUED FOR CLIENT REVIEW
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Sheet Title
LEVEL 6 PLAN

Sheet No.
A2.06



1 ROOF PLAN
Scale: 1:150



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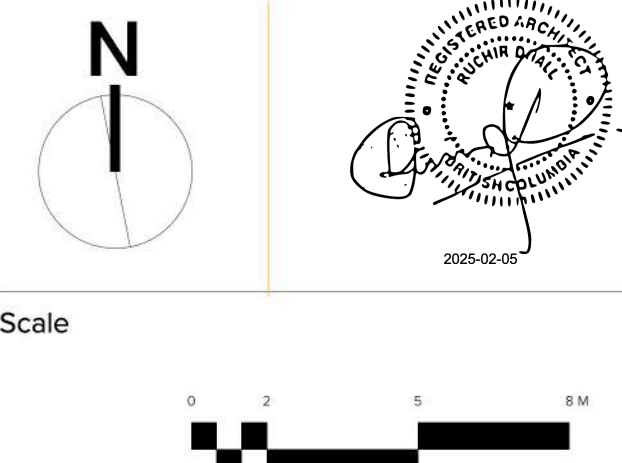
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Sheet Title
ROOF PLAN

Sheet No.
A2.07



1 NORTH ELEVATION
Scale: 1:150



2 WEST ELEVATION
Scale: 1:150

MATERIAL LEGEND

1. JAMES HARDIE - HARDIEPLANK SIDING
COLOUR - JAMES HARDIE ASH GRAY
2. JAMES HARDIE - HARDIPLANK LAP SIDING
COLOUR - JAMES HARDIE FARMHOUSE WHITE
3. JAMES HARDIE - HARDIE ARCHITECTURAL PANEL
COLOUR - JAMES HARDIE FARMHOUSE WHITE
4. NORTEM - ACM PANELS
COLOUR - MATTE GRAY
5. JAMES HARDIE - HARDIEPANEL VERTICAL SIDING
COLOUR - JAMES HARDIE CURATED CREAM
6. LONGBOARD - EXTRUDED ALUMINUM PANELS
COLOUR - DARK NATIONAL WALNUT
7. FACE BRICK STACKED
COLOUR - MANGANESE IRONSPOT
8. GENTEK - ROOF FASCIA
SMOOTH - BLACK



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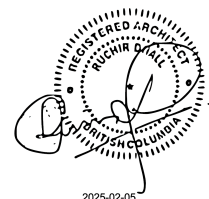
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AHJ

TOWNSHIP OF LANGLEY

Status

DP APPLICATION

No

A

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Date

14 JAN 2025

04 FEB 2025

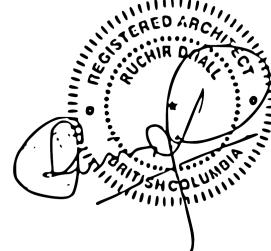
Issue Notes

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Scale



Sheet Title

ELEVATION 1

Sheet No.

A3.01



MATERIAL LEGEND

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COLOUR - JAMES HARDIE ASH GRAY
2. JAMES HARDIE - HARDIPLANK LAP SIDING
COLOUR - JAMES HARDIE FARMHOUSE WHITE
3. JAMES HARDIE - HARDIE ARCHITECTURAL PANEL
COLOUR - JAMES HARDIE FARMHOUSE WHITE
4. JAMES HARDIE - HARDIEPANEL VERTICAL SIDING
COLOUR - JAMES HARDIE FARMHOUSE WHITE
5. JAMES HARDIE - HARDIEPANEL VERTICAL SIDING
COLOUR - JAMES HARDIE CURATED CREAM
6. LONGBOARD - EXTRUDED ALUMINUM PANELS
COLOUR - DARK NATIONAL WALNUT
7. FACE BRICK STACKED
COLOUR - MANGANESE IRONSPOT
8. GENTEK - ROOF FASCIA
SMOOTH - BLACK



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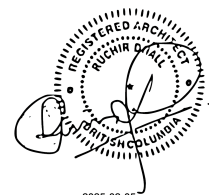
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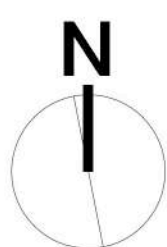
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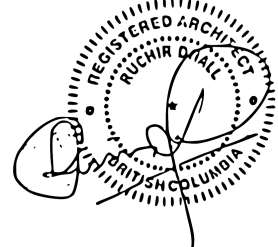
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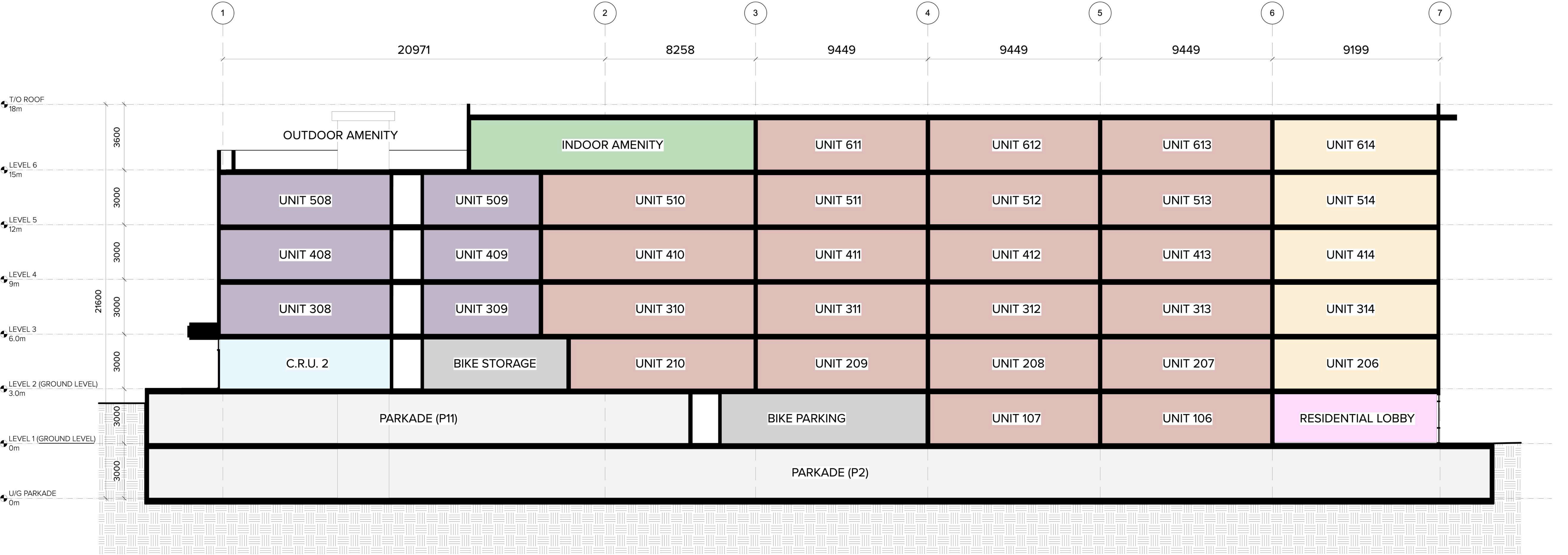


Sheet Title

ELEVATION 2

Sheet No.

A3.02



1 LONGITUDE SECTION
Scale: 1:96

- RESIDENTIAL LOBBY
- 3 BED RESIDENTIAL UNIT
- 2 BED RESIDENTIAL UNIT
- 1 BED RESIDENTIAL UNIT
- INDOOR AMENITY
- PARKADE
- COMMERCIAL UNIT



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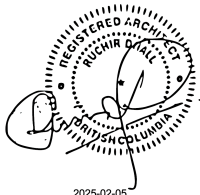
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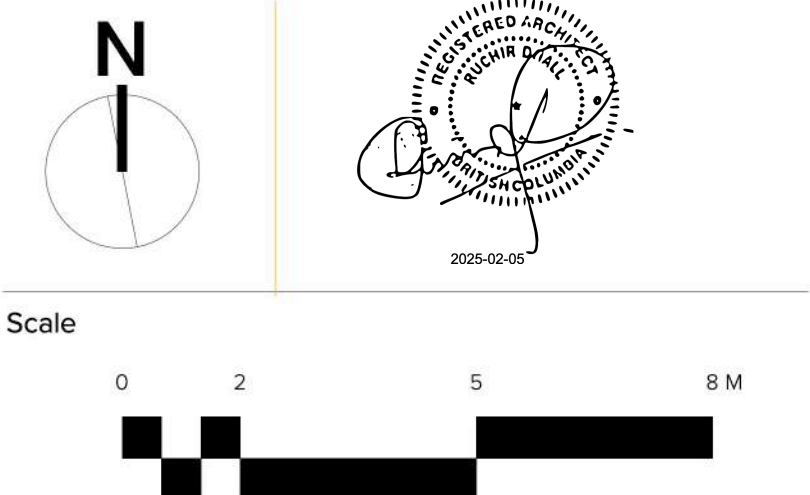
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Sheet Title
SECTION

Sheet No.
A4.01



RENDER IMAGE #1



RENDER IMAGE #2



RENDER IMAGE #3



RENDER IMAGE #4



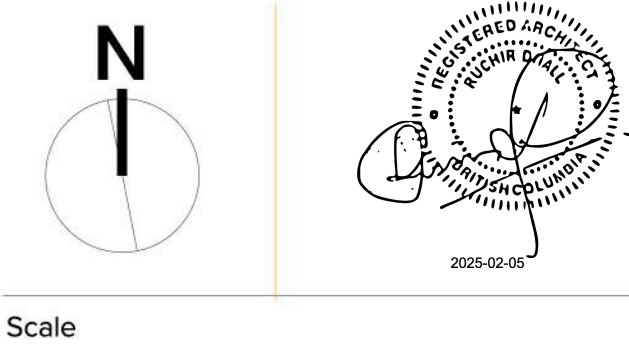
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Sheet Title
RENDERS
Sheet No.
A5.01