

7135-208 ST., LANGLEY B.C.



1 3D View 1
A100 SCALE:

Property Address

LOT 2 PLAN 68870 & LOT 3 PLAN 68869 SECTION 14 TOWNSHIP
8 NEW WESTMINTER DISTRICT
PID:000-996-815/PID:000-996-114

The land				
Total Area (Land)	80452.76	sq.ft	7474.30	m2
Lot Width ft (front)	295.50	ft.	90.07	m
Total Area(Buildings)	110602.05	sq.ft	10275.26	m2
Density NE Gordon Estate 4.2.9				
UPA (40-80 units per acre)	Lot Coverage		sq ft	m2
7474.30m2= 1.84 acre	Building 1		25635.96	2381.66
1.84 acrex80=147.2				
146units provided				
UPA 79.3 units/acre provided	Total		25635.96	2381.66
	LOT COVERAGE %			3%
	NET SITE AREA(m2)	5,352.40		44.5%

Required 1.2space/D.U.	6 space per building			175.20
Provided				206



2 3D View 2
A100 SCALE:

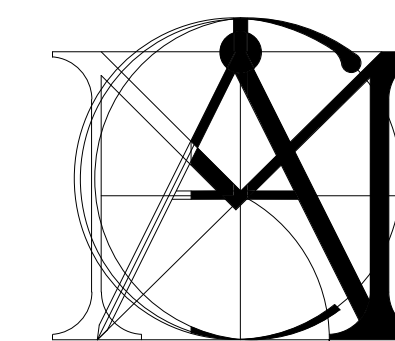
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Building 1		25,635.96	28,322.03	28,322.03	28,322.03		110,602.05	
Lot Coverage (NET)		25,635.96					110,602.05	10,275.26

Building 1	1657.00	4,994.00	3,691.00	3,691.00	3,691.00	17,724.00	1,646.61
gross floor are						128,326.05	

	level 1	level 2	level 3	level 4	total	
1 bedroom	3	3	3	3	12	1 BR
1 bedroom+den	20	25	25	25	95	1 BR+D
2 bedroom	3	1	1	1	6	2 BR
2 bedroom+den	4	4	4	4	16	2 BR+D
3 bedroom	2	2	2	2	8	3 BR
3 bedroom+den		3	3	3	9	3 BR+D
total	32	38	38	38	146	total

**7 units provided for
20 stalls**



MATTHEW CHENG
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Legend

DEVELOPMENT PERMIT[illegible]

146 UNITS-4 STOREY
APARTMENT

7135-208 ST., LANGLEY

COVER
PAGE/PROJECT
DATA

Project number	22 L AP 01
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale



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146 UNITS-4 STOREY
APARTMENT

SITE PLAN

A100.2

Scale	1/16" = 1'-0"
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208 STREET



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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This application proposes a 146-units Apartment & 4 storey Apartment at 7135-208 Street in a manner consistent with the current Willowbush community plan & North east Gordon estate neighborhood plan. The development will consist of 1,2 & 3-bedroom units of approximately 567s.f. to 941s.f., distributed throughout four-storey buildings, on a 1.84 acre parcel of land.

The Project's site spans 93.35 meters in depth from 208 Street to the neighbour to the East and from Future 71Ave, 90 meters to the north of the property. As such, the project consists of 1 structure with split levels fronting to the main road and the others fronting pedestrian access areas. Lining the perimeter of this property to the West are a Greenway dedication.

The development will be accessed through entry at the east, north west corner of the site and south. This access point to the development will provide a strong presence of pedestrian activity and street life. All ground oriented units are treated with fences and landscape in order to provide privacy and safety for the residents of this development and their use of its amenities.

While the internal road network entry to the south-west of the property will provide vehicular access to each individual units, these "roads" will be treated more as a pedestrian-oriented network of paths by slowing traffic within the development through several traffic-calming methods including but not limited to materiality. Through ground-oriented entrances to each units, it is believed that the use and observation of these pathways will be increased and create an individual neighbourhood and sense of community extending outside of the development to local amenities in the larger surrounding community.

The internal pedestrian pathway accessing the courtyard to the north-west corner of site will be further strengthened by visually moving the path away from the street and lined with trees from the north. This will be accomplished by providing Landscape screening on all units facing pedestrian path, while creating a safer and more secure neighbourhood.

Through this vision of a pedestrian-oriented network of paths (or "roads"), it is believed that the idea of a series of ground-oriented entries into each unit will be facilitated and supportive of the It is believed that through this pedestrian-oriented network of "roads" and a supportive ground-oriented housing design that a strong sense of a neighbourhood will be formed.

The Willoughby Community Plan/North east Gordon estate neighborhood plan design guidelines have been addressed and have informed the design for these new development by accommodating the Green Link Infrastructure requirements while also providing an increase in density. These development have been designed so as to be at an appropriate scale and manner fitting of the local surrounding context while still being financially viable to provide affordable housing within Township of Langley.

While the whole development is a 4 storey in height from finished grade, the scale of these building has been decreased by utilizing the sloping grades of site.

The use of flat roofs was carefully considered and deployed as a means for reduced the massing and scale of these development in consideration of the shadowing and views of the neighbouring properties occupants and to maximize the roof deck as additional outdoor amenity areas. Further consideration was also given to the architectural design by identifying that a stronger relationship and appeal would be created by the introduction of building envelope articulation to create visual interest.

Lastly, the materiality of these development was deemed to be important to not only identify with the local surrounding neighbourhood but also durability and affordability to the resident. It was learned that 'Hardie' reveal panel would not only replicate the natural look seen in many apartment buildings, but would also provide the benefit of durability and lifespan required of long-term affordable housing today. Accompanying the board panel, several other materials such as 'Hardi' lap-siding and aluminum cladding were selected based upon their ability to replicate the natural material but more importantly their long-term performance in a wet climate. High quality wall claddings and brick finish are also introduced in the design of this project.

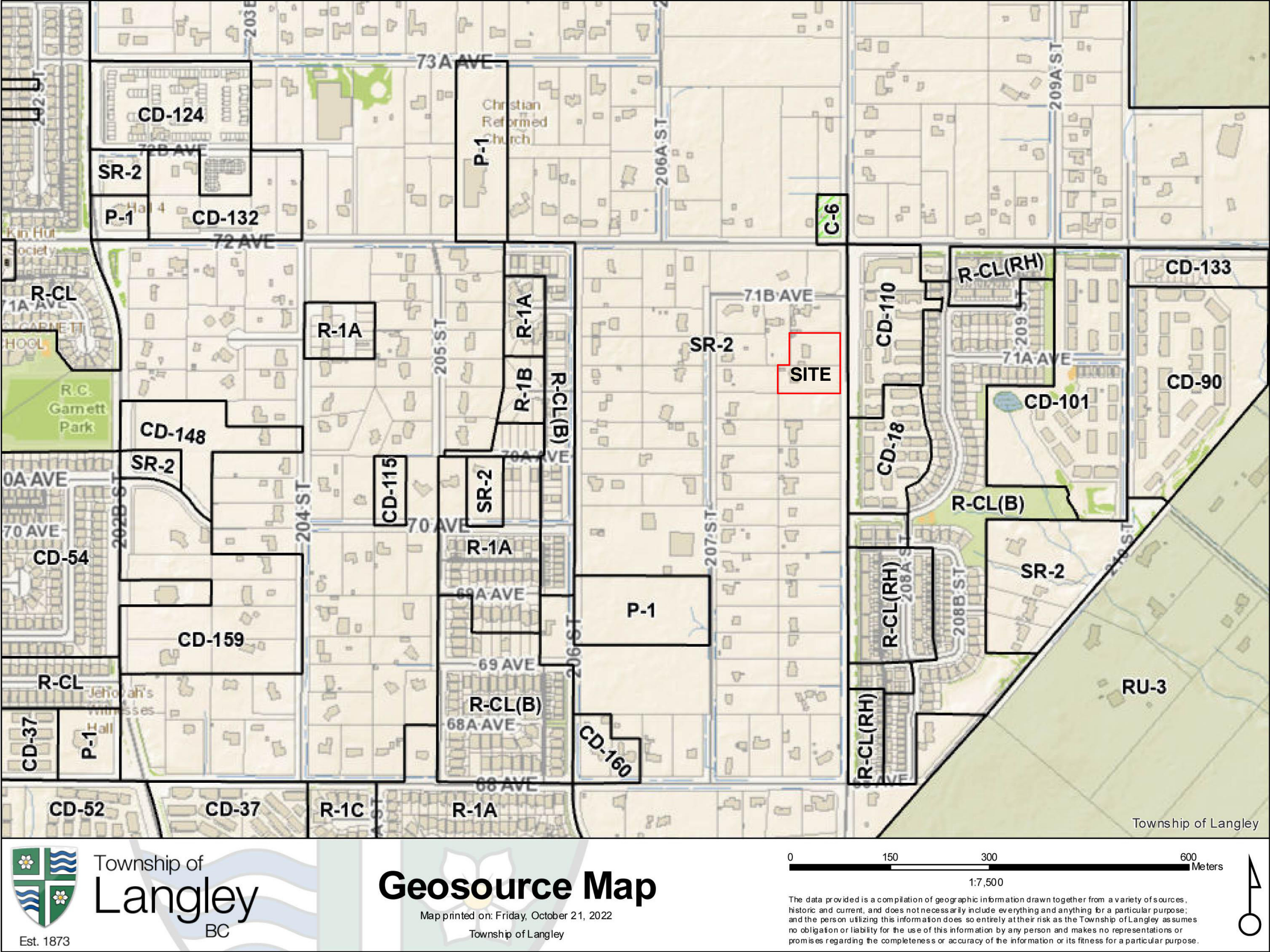
The landscape will require a minimum amount of watering after the establishment period. Some Urban Agriculture space has been proposed in the open amenity space where productive community gardening would be encouraged. Please refer to Landscape Plan and plant list.

Permeable paving is used wherever possible to maximize storm water infiltration. The use of Greenway as part of the development are integrated in the design of this project by orienting units facing this areas to create a pedestrian access to the greenspace. Outdoor amenities (Age friendly amenity) are also included in the landscape design. Planting, stamped paving and seating area are provided along 208 St & future 71 avenue to encourage pedestrian activity.

The following sustainable design features have been considered in the development:

- The development's landscape is designed as a drought tolerant landscape through the use of selected drought tolerant plants, mulches and compost materials. The landscape will require a minimum amount of watering after the establishment period.
- The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
- Construction techniques during the development phase will be employed to keep the air quality as high as possible.
- A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc., & will be delivered to an appropriate transfer station for recycle.
- Lighting level will be appropriate to create no light pollution to surrounding areas.

We believe that the proposed land use and development will enhance the community of both the immediate neighborhood within the Willoughby/North east Gordon Estate area and the greater community of the Township of Langley by providing not only the much needed commercial-residential development that is sensitively and attractively designed to accommodate the steadily continuing population growth



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DEVELOPMENT PERMIT

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7135-208 ST., LANGLEY

CONTEXT
PLAN/DESIGN
RATIONALE

Project number	22 L AP 01
Date	Issue Date
Drawn by	Author
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A100.3

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146 UNITS-4 STOREY
APARTMENT

STREETSCAPE

A100.4

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EAST ELEVATION (208 STREET) STREETSCAPE



SOUTH ELEVATION(ALONG FUTURE ROAD)
STREETSCAPE



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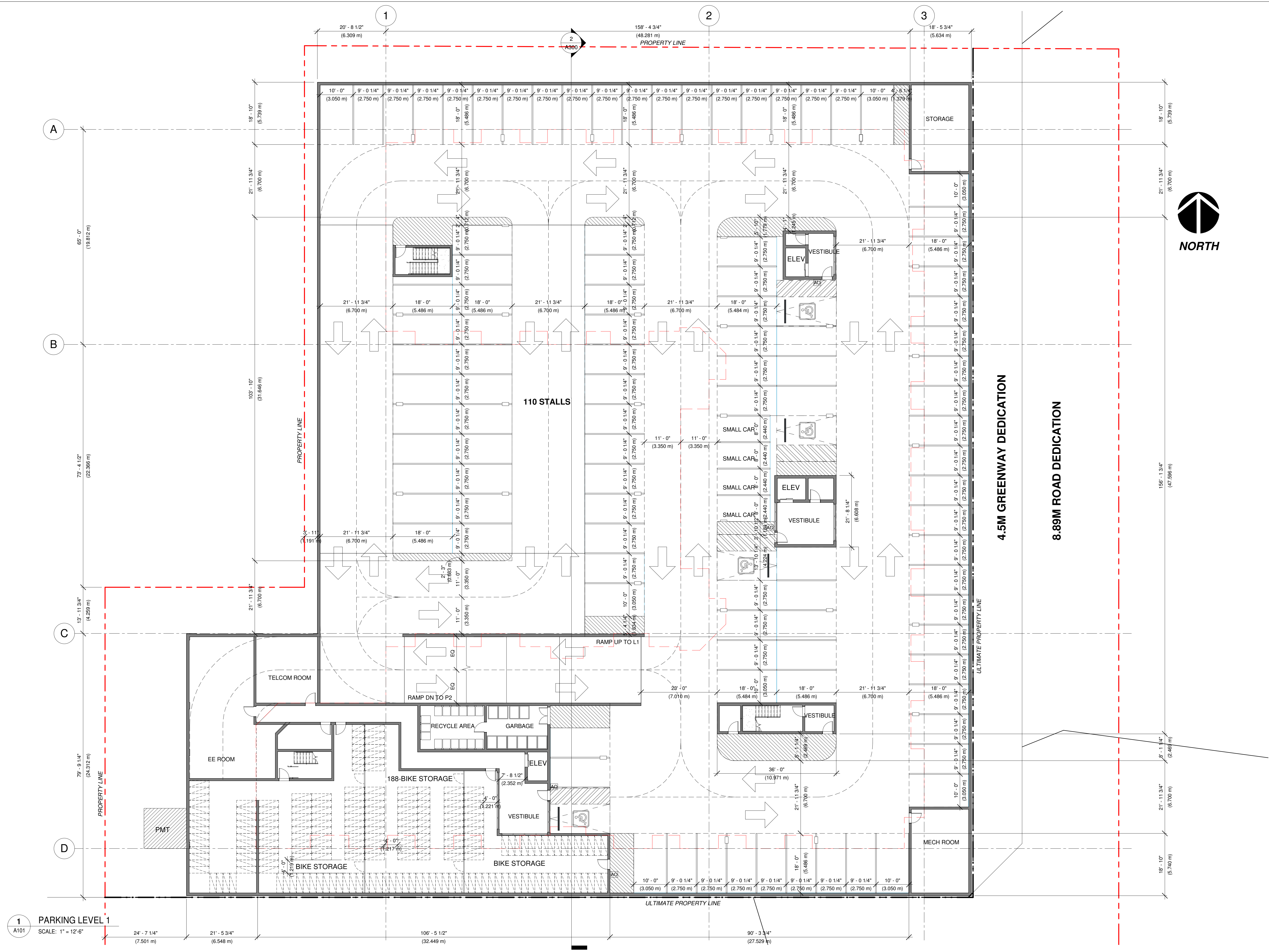
146 UNITS-4 STOREY
APARTMENT

PARKING LEVEL 1

A101

Scale 1" = 12'-6"

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146 UNITS-4 STOREY
APARTMENT

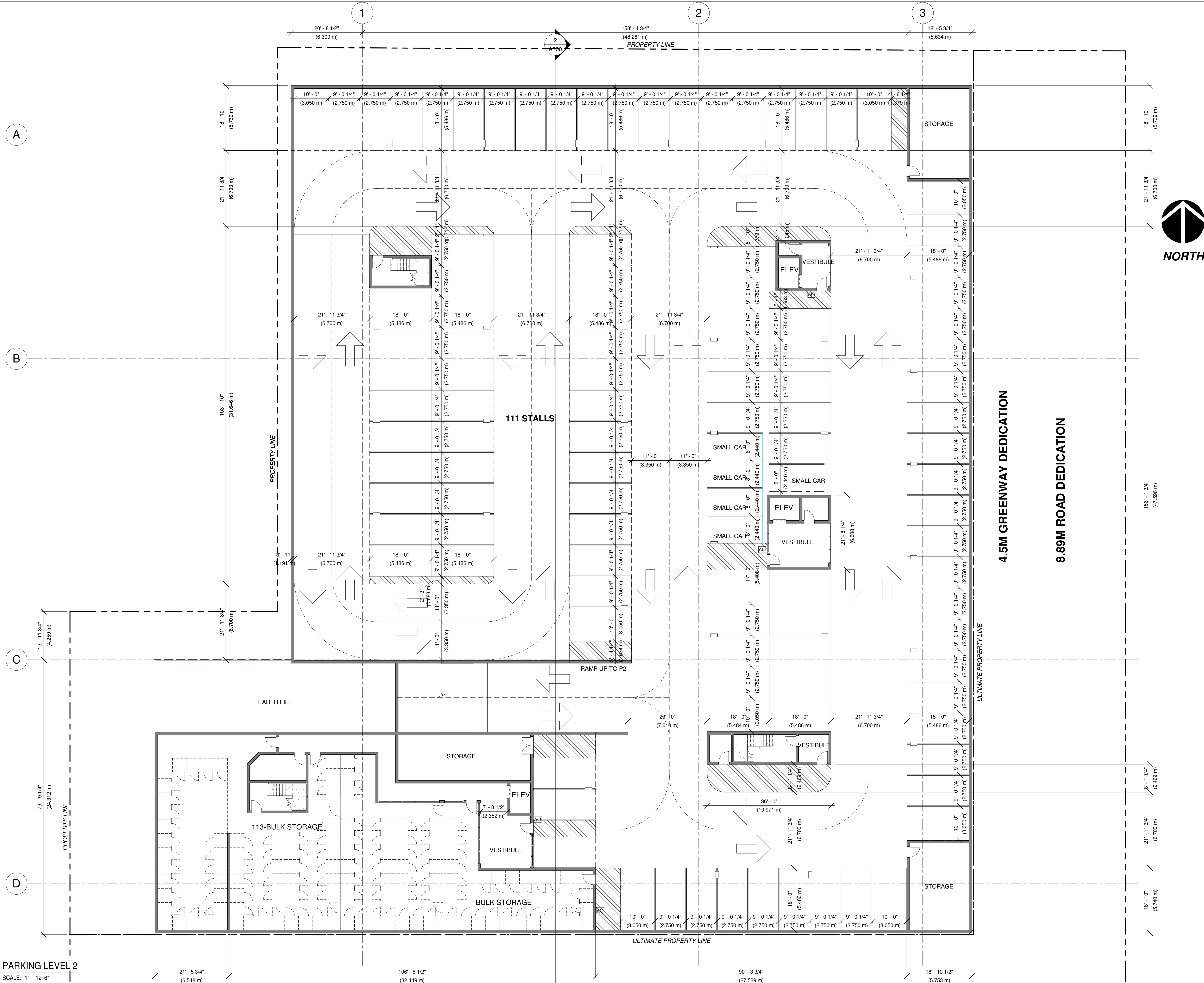
7135-208 ST., LANGLEY

PARKING LEVEL 2

Project number	22 L AP 01
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale 1" = 12'-6"



1
A102

A102

PARKING LEVEL 2

SCALE: 1" = 12'-6"

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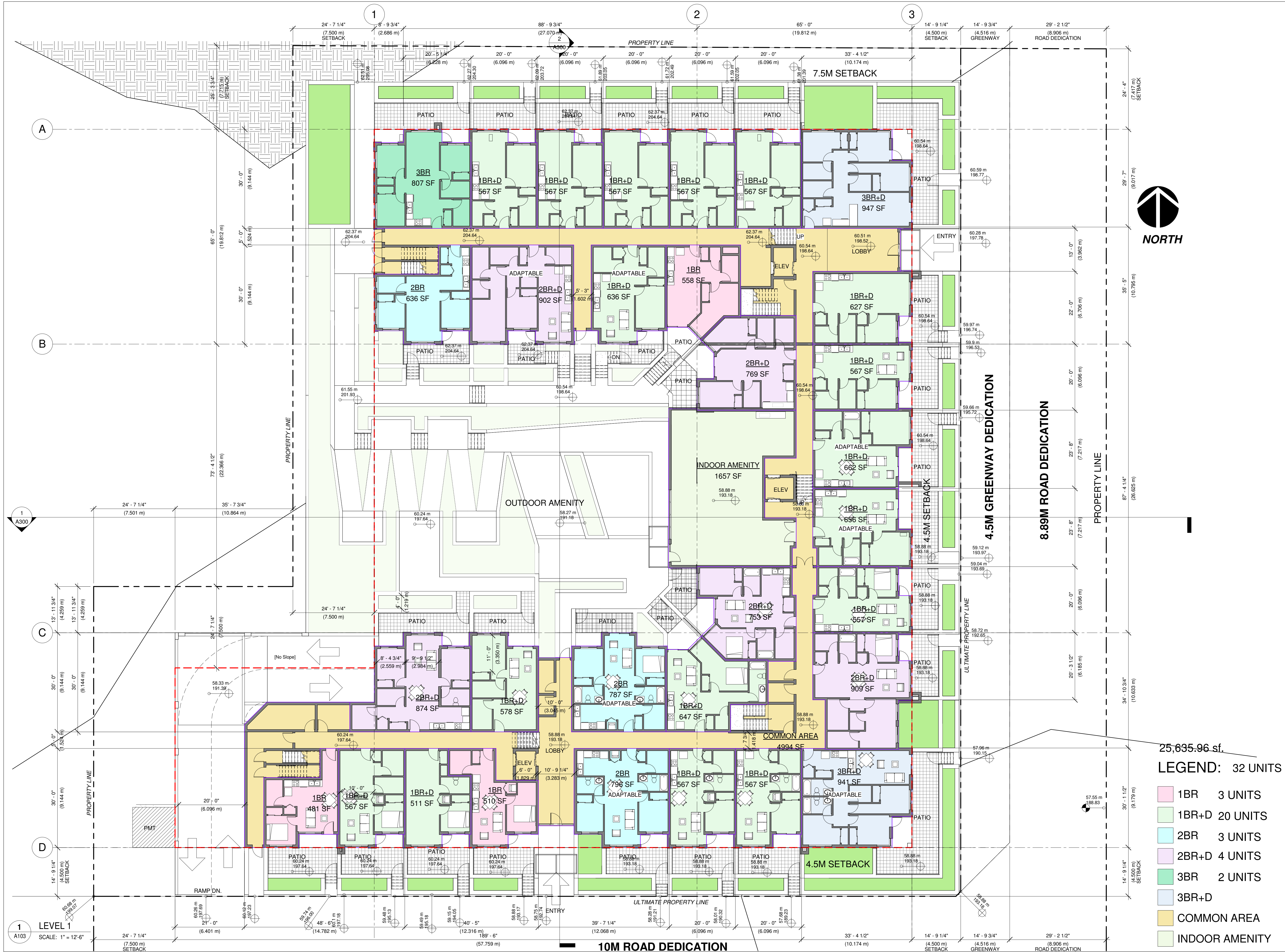
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LEVEL 1

A103

scale 1" = 12'-6"

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[illegible]

LEVEL 2-4

A104

Scale 1" = 12'-6"



LEGEND: 38 UNITS

- | | |
|-------------|----------|
| 1BR | 3 UNITS |
| 1BR+D | 25 UNITS |
| 2BR | 1 UNITS |
| 2BR+D | 4 UNITS |
| 3BR | 2 UNITS |
| 3BR+D | 3 UNITS |
| COMMON AREA | |



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146 UNITS-4 STOREY
APARTMENT

7135-208 ST., LANGLEY

ELEVATIONS

Project number	22 L AP 01
Date	Issue Date
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A200

Scale $3/32" = 1'-0"$

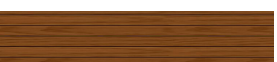
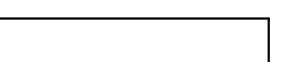
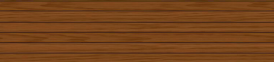
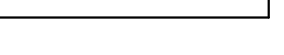


2 SOUTH ELEVATION (ALONG FUTURE ROAD)
A200 SCALE: 3/32" = 1'-0"



1 EAST ELEVATION (208 STREET)
A200 SCALE: 3/32" = 1'-0"

LEGEND:

A		HARDIE REVEAL PANEL 2.0 ABALONE BENJAMIN MOORE 2108-60	D		AL-13 PLANK ALUMINUM CLADDING WITH POWDER COATED WOOD GRAIN- MAPLE	G		HARDIE REVEAL PANEL ARCTIC WHITE JH10-20	J		MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK
B		HARDIE LAP SIDINGS DIOR GRAY BENJAMIN MOORE 2133-40	E		OYSTER WHITE W/ SPECK GLAZED GLEN- GERY-I-XL FACE BRICK	H		HARDIE PANEL 2.0 DIOR GRAY BENJAMIN MOORE 2133-40			
C		HARDIE REVEAL PANEL 2.0 EVENING BLUE PAINT FINISH	F		WINDOW FRAME BENJAMIN MOORE ABYSS 2128-20	I		HARDIE PANEL 2.0 BENJAMIN MOORE -CASCADE MOUNTAIN			



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146 UNITS-4 STOREY
APARTMENT

ELEVATIONS

A201

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A		HARDIE REVEAL PANEL 2.0 ABALONE BENJAMIN MOORE 2108-60	D		AL-13 PLANK ALUMINUM CLADDING WITH POWDER COATED WOOD GRAIN- MAPLE	G		HARDIE REVEAL PANEL ARCTIC WHITE JH10-20	J		MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK
B		HARDIE LAP SIDINGS DIOR GRAY BENJAMIN MOORE 2133-40	E		OYSTER WHITE W/ SPECK GLAZED GLEN- GERRY-I-XL FACE BRICK	H		HARDIE PANEL 2.0 DIOR GRAY BENJAMIN MOORE 2133-40			
C		HARDIE REVEAL PANEL 2.0 EVENING BLUE PAINT FINISH	F		WINDOW FRAME BENJAMIN MOORE ABYSS 2128-20	I		HARDIE PANEL 2.0 BENJAMIN MOORE -CASCADE MOUNTAIN			



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146 UNITS-4 STOREY
APARTMENT

SECTIONS

A300

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