

PROPOSED TOWNHOUSES DEVELOPMENT

20354 71A & 7091 204 St. TOWNSHIP OF LANGLEY



CONTACT LIST

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PROJECT OWNERS	MetroVan Builder Group	Unit 1205, 22091 Fraserwood Way, Richmond, BC V6W 0A8	Bhupinder Johal	(604) 825 4651
ARBORIST	Mike Fadum and Associates Ltd.	Unit 105, 8277-129 Street, Surrey, BC	Mike Fadum	(778) 593 0300
AHJ	Township Of Langley			

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Project Number

TOL #08-14-0234

Project Name

Proposed Townhouse Development - 40 Units

Project Address

20354 71A & 7091 204 St

Owner

1317903 B.C. LTD

Total Sheets

24

Drawn By

MP/SS/SJ

AHJ

Township of Langley

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Status

DP Application

NOTE:

No

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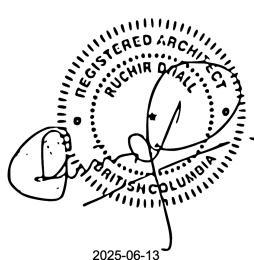
2024-11-12

2025-06-02

Issue Notes

DP Submission

DP Resubmission



Scale

Sheet Title

Cover Sheet

Sheet No.

A0.01

PROJECT STATISTICS

PROJECT DATA

CIVIC ADDRESS	20354 71A & 7091 204 St. TOWNSHIP OF LANGLEY
LEGAL ADDRESS	LOT 4, SECTION 14 TOWNSHIP 8, NWD, PLAN NWP7894 / LOT 62, SECTION 14, TOWNSHIP 8 NWD PLAN NWP40177
PROPOSED USE	MULTI-RESIDENTIAL
BASIS OF DESIGN	BCBC 2024
PROPOSED OCCUPANCY	CD (TOWNHOUSES BASED ON RM-3A)

DEVELOPMENT REPORT

AREA CALCULATION	REQUIRED	PROPOSED
BUILDING HEIGHT (STORIES)	3 (MAX)	3
BUILDING HEIGHT (METERS)	15m (MAX)	11560
TOTAL PROPOSED UNITS		40 UNITS
LOT AREA (GROSS)		7,829 sq.m (84,270.65 sq.ft)
NET DEDICATION		1,651.70 sq.m (17,778.75 sq.ft)
NET SITE AREA		6,177.30sq.m (66,491.9 sq.ft)
LOT COVERAGE (GROSS)	40%	0.29
DENSITY (UNITS PER ACRE) (#OF UNITS/LOT AREA IN ACRES)	40/1.934	21 UPA
TOTAL BUILT-UP AREA	N/A	5,424.29 sq.m (58,386.57 sq.ft)
F.A.R. (GROSS)	N/A	0.69
AGE FRIENDLY AMENITY AREAS (AFAA)	6 sqm per Dwelling Unit (240 sqm)	240.9 sq.m
ADAPTABLE UNITS	5% of Townhouse units	2 units
RESIDENTIAL PARKING (2/1DU)	74	74
TANDEM PARKING (2.3 PER UNIT)	6.9	7
VISITOR PARKING (1/5DU)	8	8
TOTAL	88.9	89
SMALL CAR PARKING (20%) VISITOR	1.6	2
SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH		4000
SOUTH		4000
WEST		8000
EAST		4500

TH - UNIT SUMMARY *

AREA CALCULATION	NO.OF BEDROOMS	NO. OF UNITS	LEVEL 1 (Excl Garage)	LEVEL 2	LEVEL 3	PROPOSED PER UNIT AREA (sq.m) Excl Garage
UNIT A	3	10	14.50 sqm	59.77 sqm	64.39 sqm	138.66 sq.m
UNIT A1	3	2	11.95 sqm	60.85 sqm	66.30 sqm	139.10 sq.m
UNIT A2	3	3	12.50 sqm	59.43 sqm	64.07 sqm	136.00 sq.m
UNIT A3	3	1	12.50 sqm	60.08 sqm	64.83 sqm	137.41 sq.m
UNIT A4	3	2	16.56 sqm	61.83 sqm	66.47 sqm	144.86 sq.m
UNIT B	3	7	15.74 sqm	56.40 sqm	60.86 sqm	133.00 sq.m
UNIT B1	3	2	13.79 sqm	55.33 sqm	59.75 sqm	128.87 sq.m
UNIT B2	3	1	13.80 sqm	54.89 sqm	59.42 sqm	128.11 sq.m
UNIT B3	3	1	13.76 sqm	59.77 sqm	65.52 sqm	139.05 sq.m
UNIT B4	3	1	17.43 sqm	55.08 sqm	59.49 sqm	132.00 sq.m
UNIT B5	3	3	13.88 sqm	54.32 sqm	58.80 sqm	127.00 sq.m
UNIT B6	3	1	13.80 sqm	55.52 sqm	60.44 sqm	129.76 sq.m
UNIT B7	3	1	13.82 sqm	54.73 sqm	59.19 sqm	141.14 sq.m
UNIT C	2	2	16.29 sqm	61.59 sqm	63.26 sqm	114.90 sq.m
UNIT C1	2	1	17.11 sqm	62.86 sqm	64.73 sqm	144.70 sq.m
UNIT D (ADAPTABLE UNIT)	3	1	16.90 sqm	70.88 sqm	76.92 sqm	164.70 sq.m
UNIT D1 (ADAPTABLE UNIT)	3	1	16.82 sqm	72.16 sqm	78.04 sqm	167.02 sq.m
TOTAL		40				

BUILT-UP AREA SUMMARY *

BUILDING NO.	LEVEL 1	LEVEL 2	LEVEL 3	GROSS FLOOR AREA (sq.m)	GROSS FLOOR AREA (sq.ft)
BUILDING 01	82.45 sq.m	359.36 sq.m	387.93 sq.m	829.74 sq.m	8,928.00 sq.ft
BUILDING 02	54 sq.m	239.05 sq.m	257.68 sq.m	550.73 sq.m	5,925.85 sq.ft
BUILDING 03	90.55 sq.m	335.82 sq.m	362.61 sq.m	788.98 sq.m	8,489.42 sq.ft
BUILDING 04	74.77 sq.m	284.3 sq.m	307.85 sq.m	666.92 sq.m	7,176.06 sq.ft
BUILDING 05	67.12 sq.m	241.12 sq.m	250.74 sq.m	558.98 sq.m	6,014.62 sq.ft
BUILDING 06	75.36 sq.m	306 sq.m	331.36 sq.m	712.72 sq.m	7,668.87 sq.ft
BUILDING 07	82.45 sq.m	359.36 sq.m	387.93 sq.m	829.74 sq.m	8,928.00 sq.ft
BUILDING 08	60.74 sq.m	233.91 sq.m	252.57 sq.m	486.48 sq.m	5,234.52 sq.ft
ELECTRICAL CLOSETS	13.21 sq.m				
TOTAL BUILT-UP AREA				5,424.29 sq.m	58,386.57 sq.ft

ZONING BY-LAW COMPLIANCE

VARIANCE REQUESTED

*GROSS AREA per TOL definition (excluding garages.)



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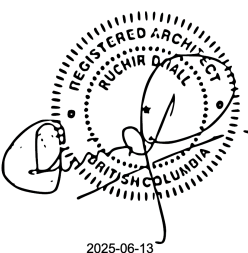
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Issue Notes

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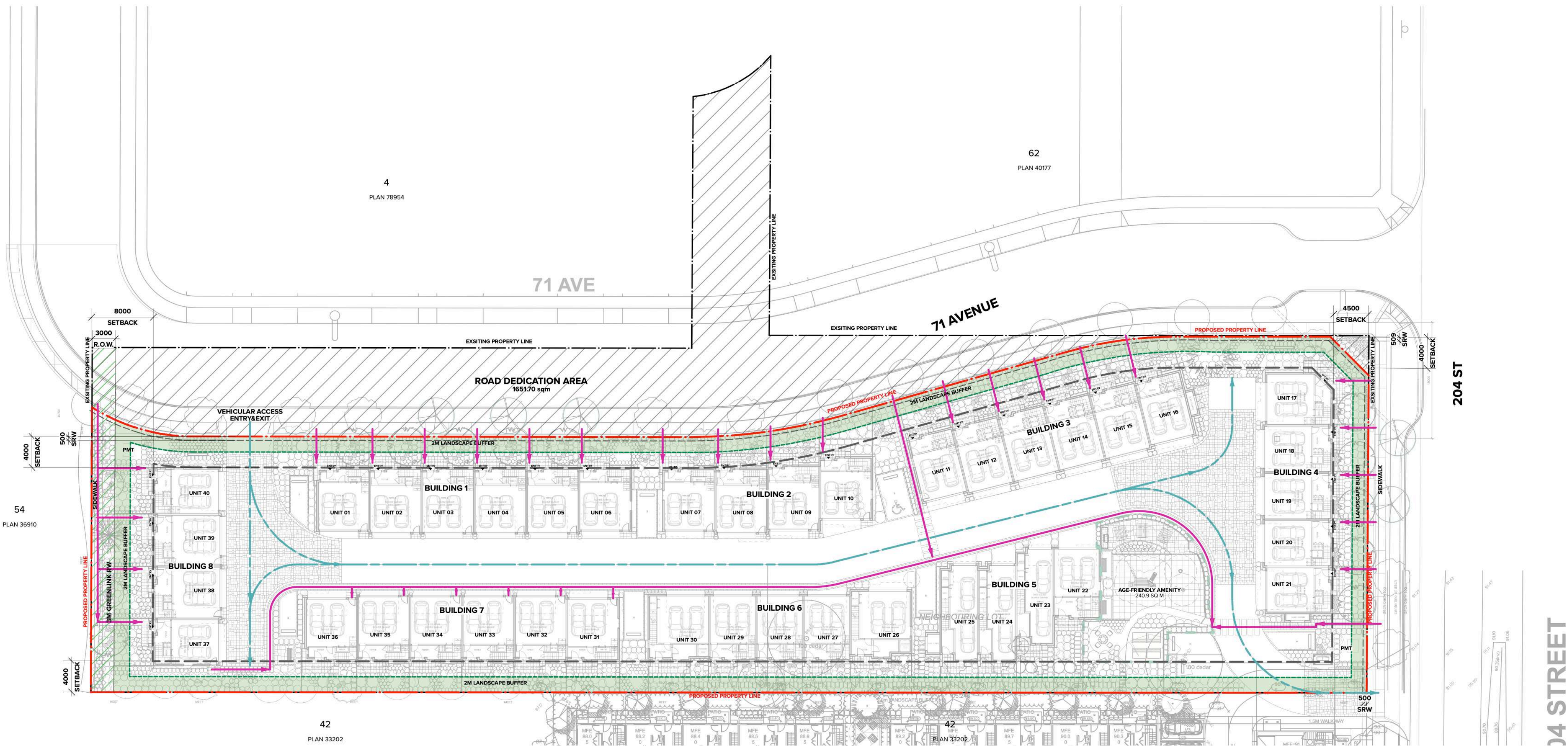
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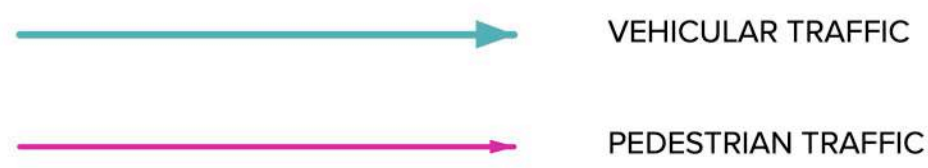
Project Statistics

Sheet No.

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1 TRAFFIC PLAN
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DESIGN RATIONALE

The proposed project is a multi-family residential development that is located in the Township of Langley with main access from 203 St and another pedestrian access at the other side. This project aims to provide housing that reflects the diversity of Willoughby Community. The project will add 40 dwelling units growing neighborhood.

The proposed development not only respected and responded to the urban character of the existing and approved neighborhoods, Willoughby Community, but also, created a distinctive architectural character through a unique interpretation of each townhouse colors and finishes at the front facade. The form and character of each building was developed to coordinate well with upcoming developments in the area. Units facing 203 St. and 204 St. are provided with direct access from the sidewalk. Furthermore, a continuous pedestrian connection is also provided with direct access from the sidewalk that will serve to provide easier access the rest of the units on site.

The 40 townhouse units are distributed into 8 building blocks with meandering driveway to create variety and jogged buildings to reduce canyon effect, all building elevations are highlighted with aluminum siding and hardie panels. Each unit has access to a private amenity area on private green space and roof deck. Each unit type also has balconies on second floor. A selection of different contrasting coloured sidings are intentionally utilized to let the buildings intertwine with the surrounding residential buildings.

The vehicular and the pedestrian traffic movement patterns are displayed in the attached graphic which will help the reader understand the site design criteria and the access points to the units as well as the shared amenity spaces.

The shared amenity areas are located at the Mid-East of the property with an age friendly amenity area comprising of play area, vegetable planters, picnic tables and a fire pit. The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The ample landscape buffers on the sides of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees are proposed to provide screening from neighboring properties.

We have tried to ensure that there aren't any residual spaces that can be used for unauthorized activity and offer threats to the security of the development. All the ground level patios are contained and separated and the other setback areas are planted with low bushes not offering any unwanted gathering opportunities and (or) risks.



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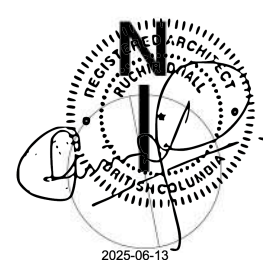
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Sheet Title

**Design
Rationale**

Sheet No.

A0.03



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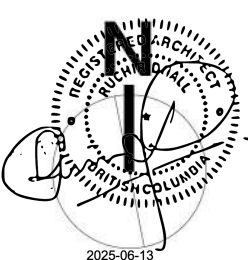
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2025-06-02

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Sheet Title

Site Plan

Sheet No.

A2.01

1

SITE PLAN & LEVEL 1

Scale: 1:250

42

PLAN 33202

42

PLAN 33202

4

PLAN 78954

62

PLAN 40177

3

ELEVATION

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4

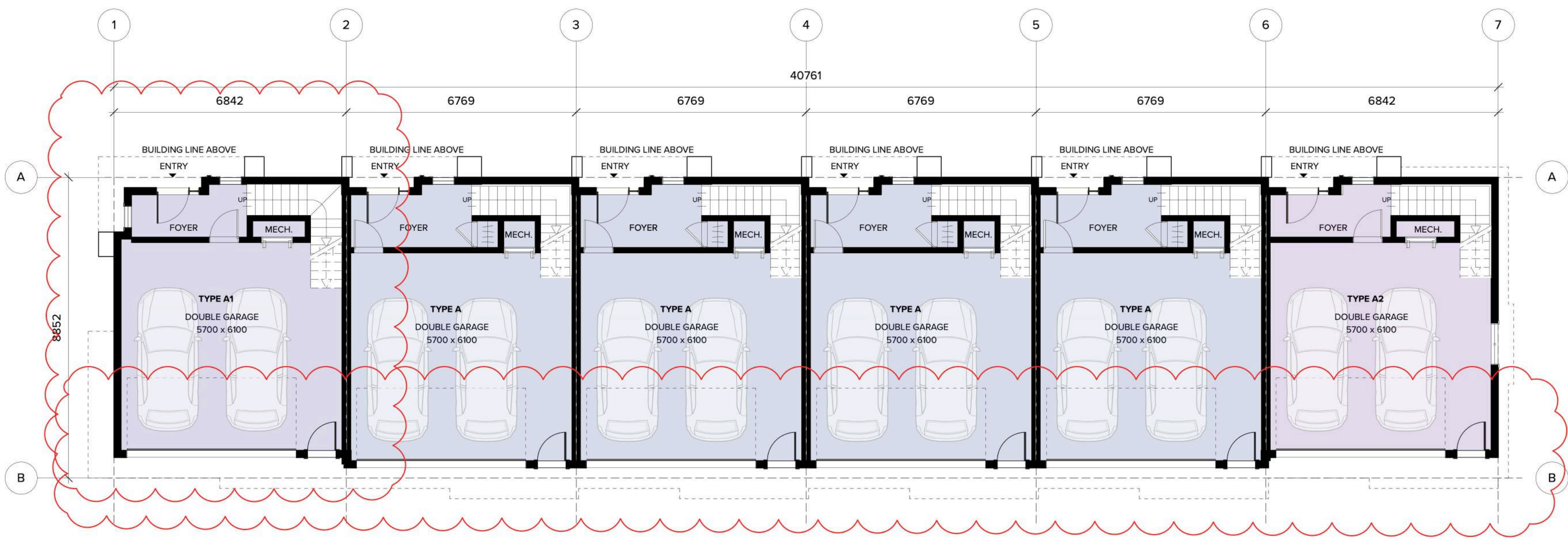
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SIGNAGE DETAILS - PLAN

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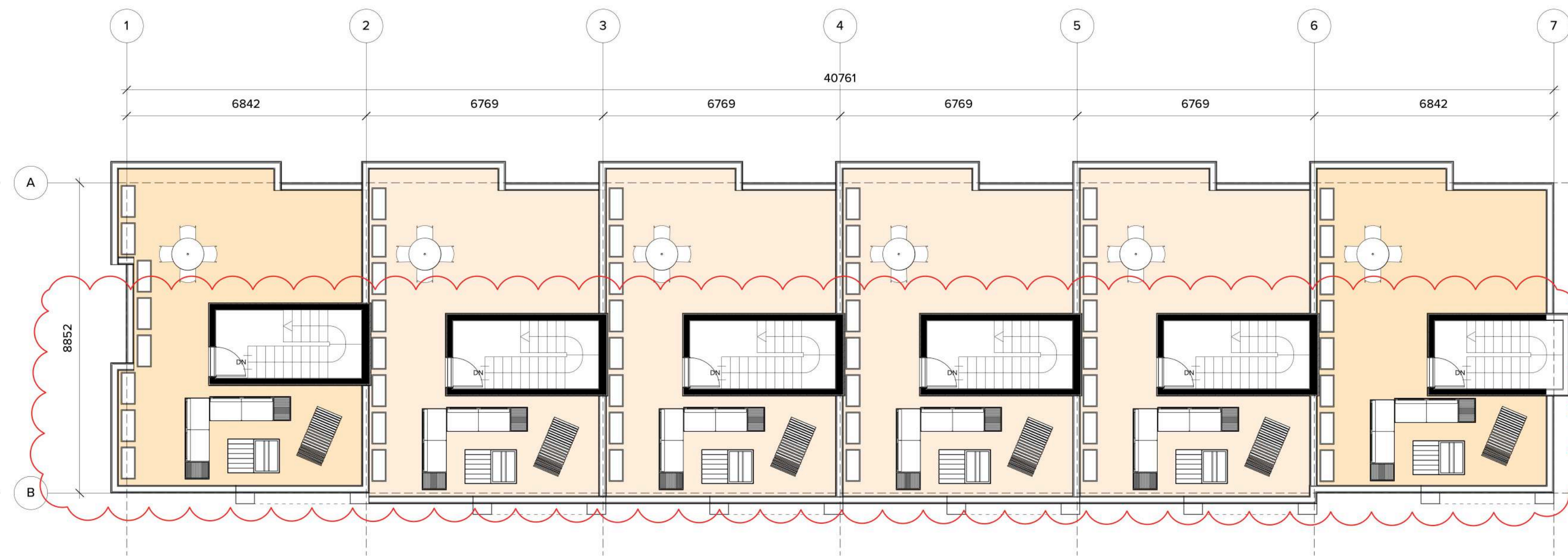
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3 BUILDING 1 - LEVEL 3
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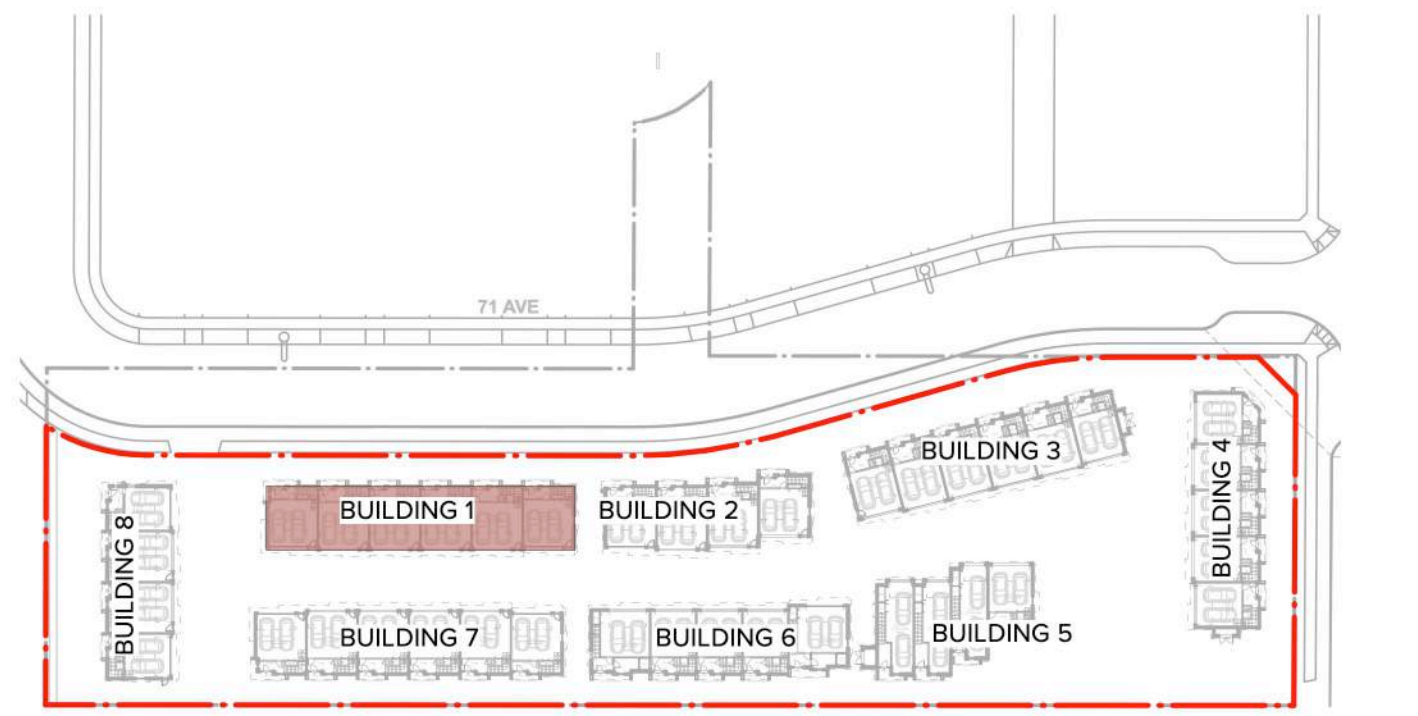


2 BUILDING 1 - LEVEL 2
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4 BUILDING 1 - ROOF PLAN
Scale: 1:100

NOTE:
PARKING GARAGES FOR ALL UNITS TO BE
ROUGHED-IN FOR LEVEL 2 EV CHARGING



5 KEY PLAN
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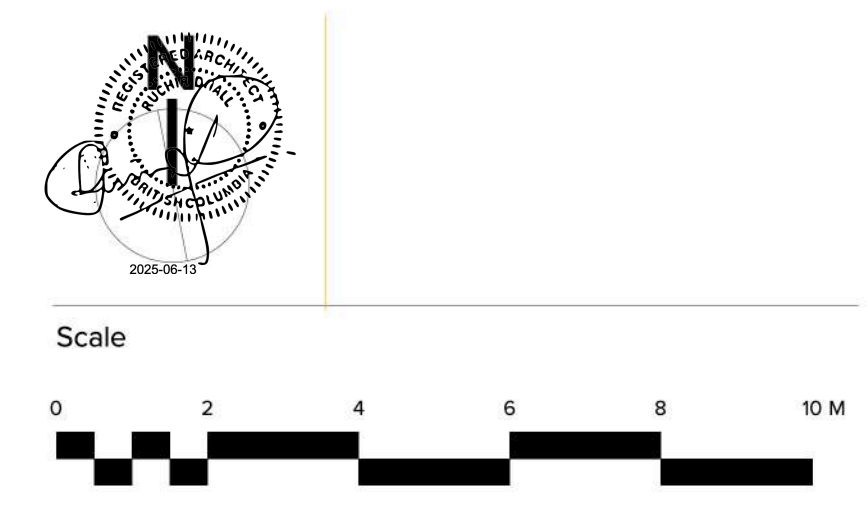


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A	2024-11-13	DP Submission
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Sheet Title
BUILDING 1 - FLOOR PLANS
Sheet No.
A3.01



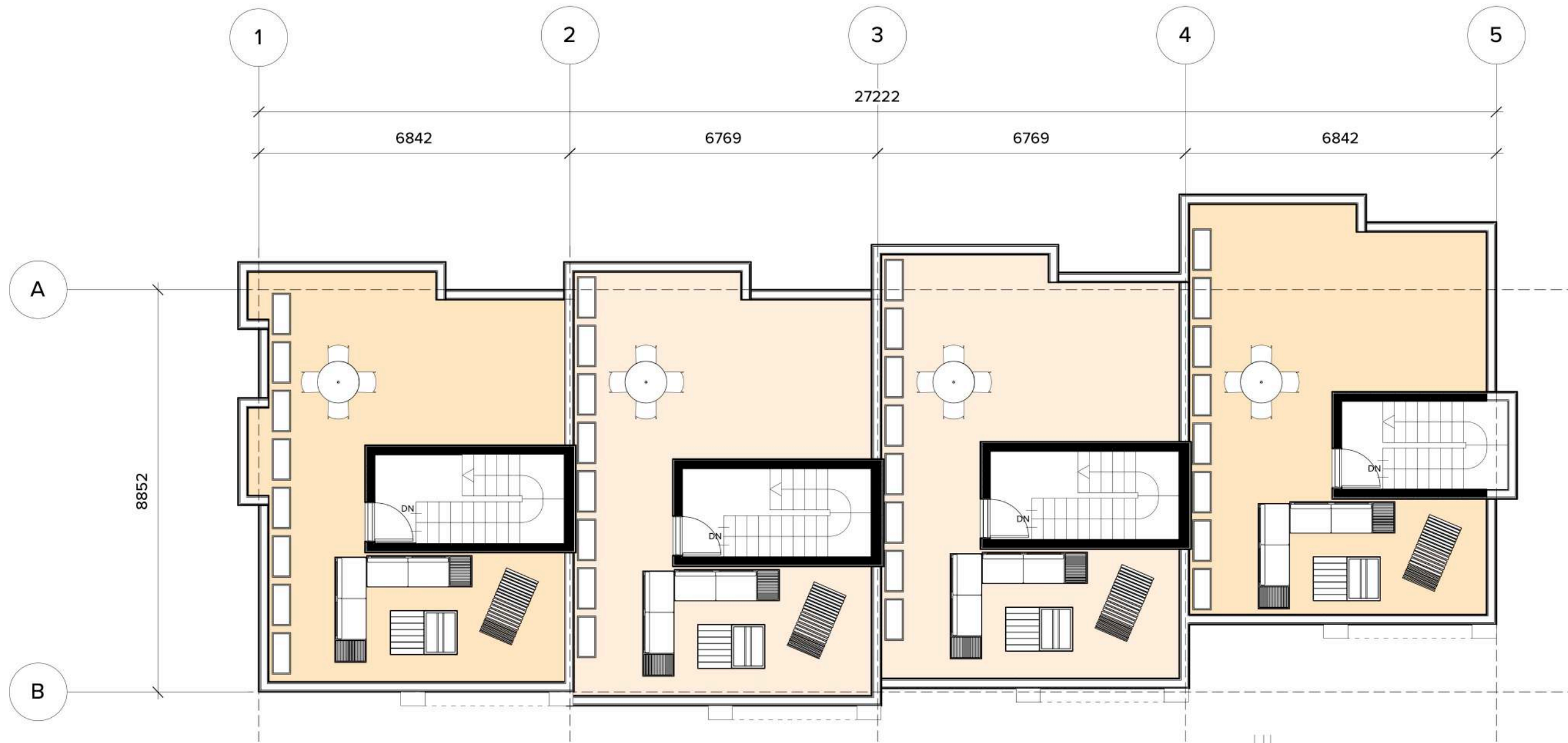
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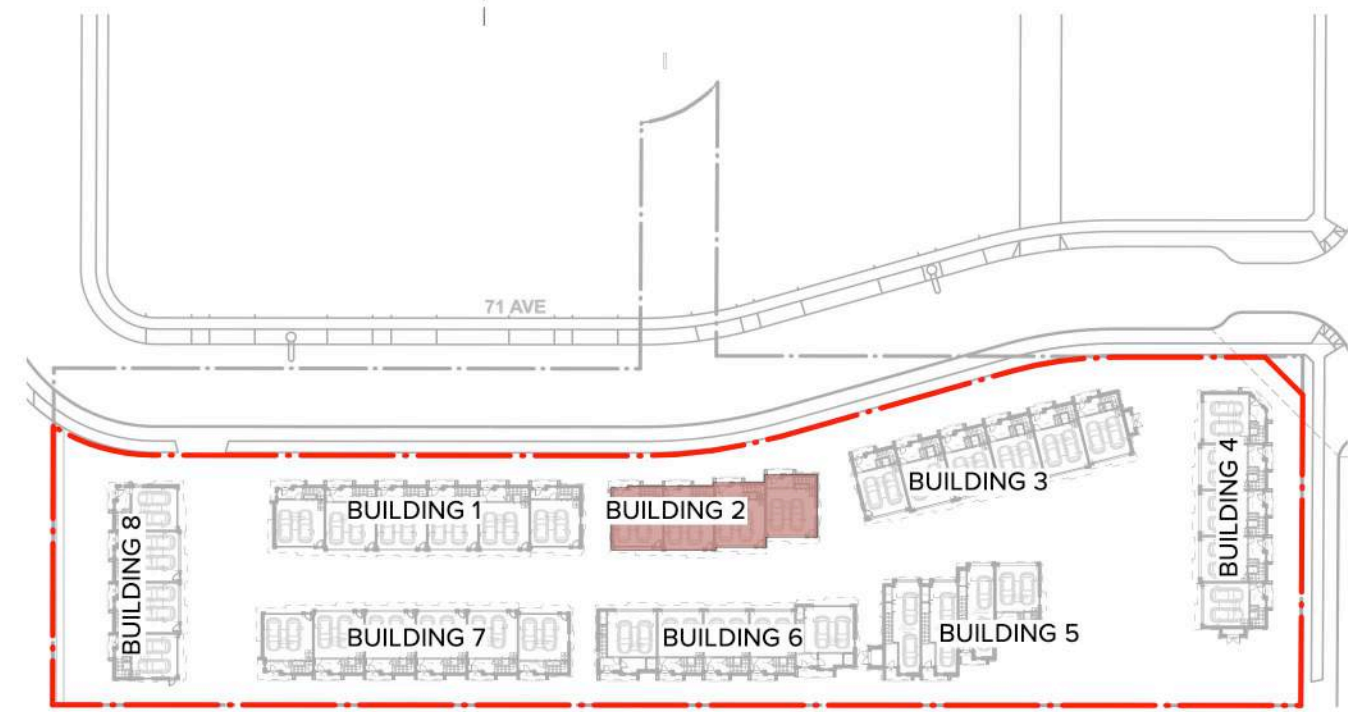
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2 BUILDING 2 - LEVEL 2
Scale: 1:100



4 BUILDING 2 - ROOF PLAN
Scale: 1:100



5 KEY PLAN
Scale: 1:1000

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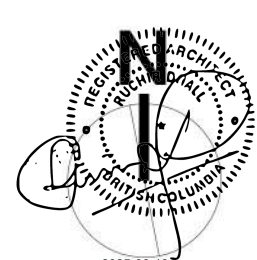
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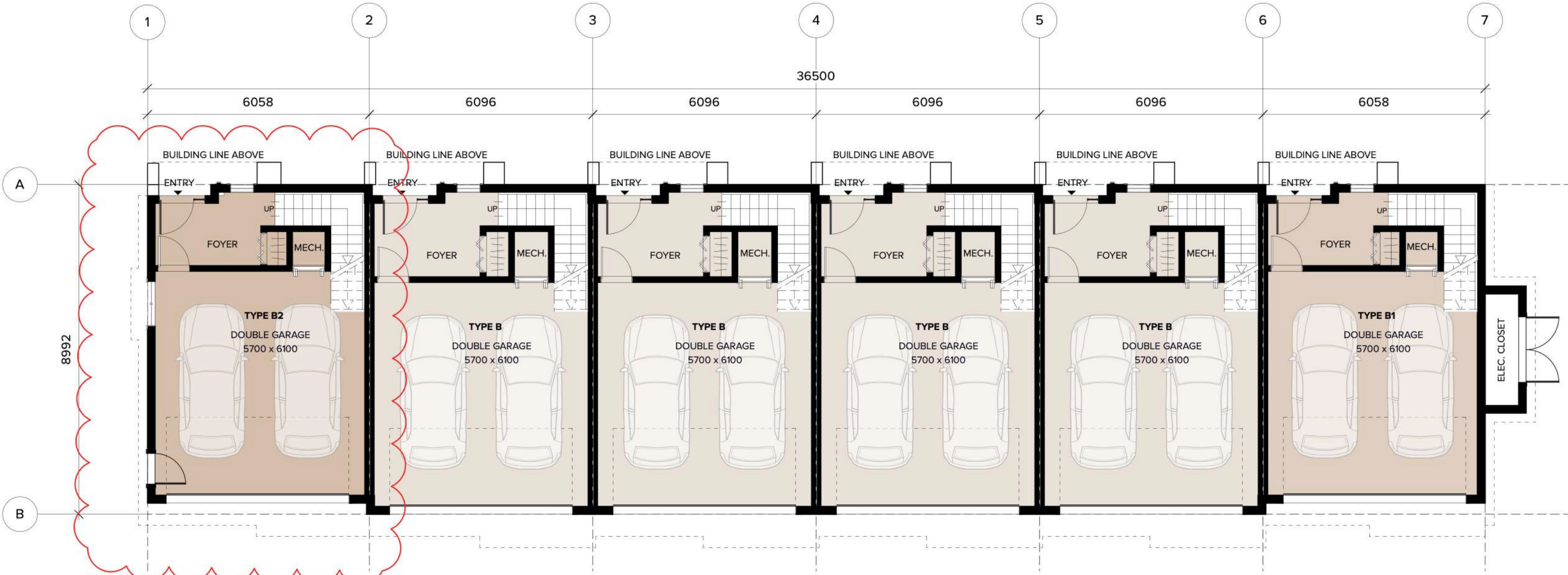


Sheet Title

**BUILDING 2 -
FLOOR PLANS**

Sheet No.

A3.02



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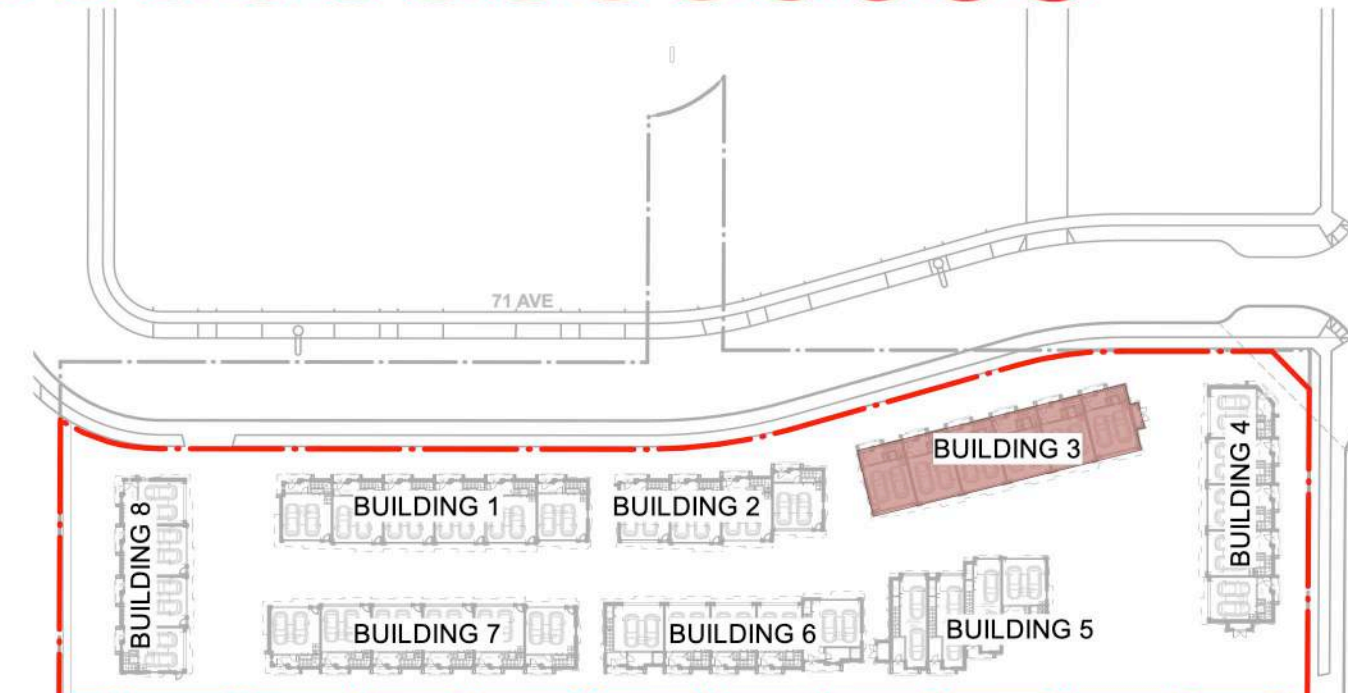
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2 BUILDING 3 - LEVEL 2
Scale: 1:100



4 BUILDING 3 - ROOF PLAN
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NOTE:
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5 KEY PLAN
Scale: 1:1000

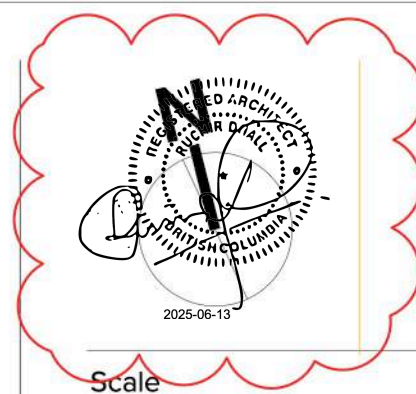


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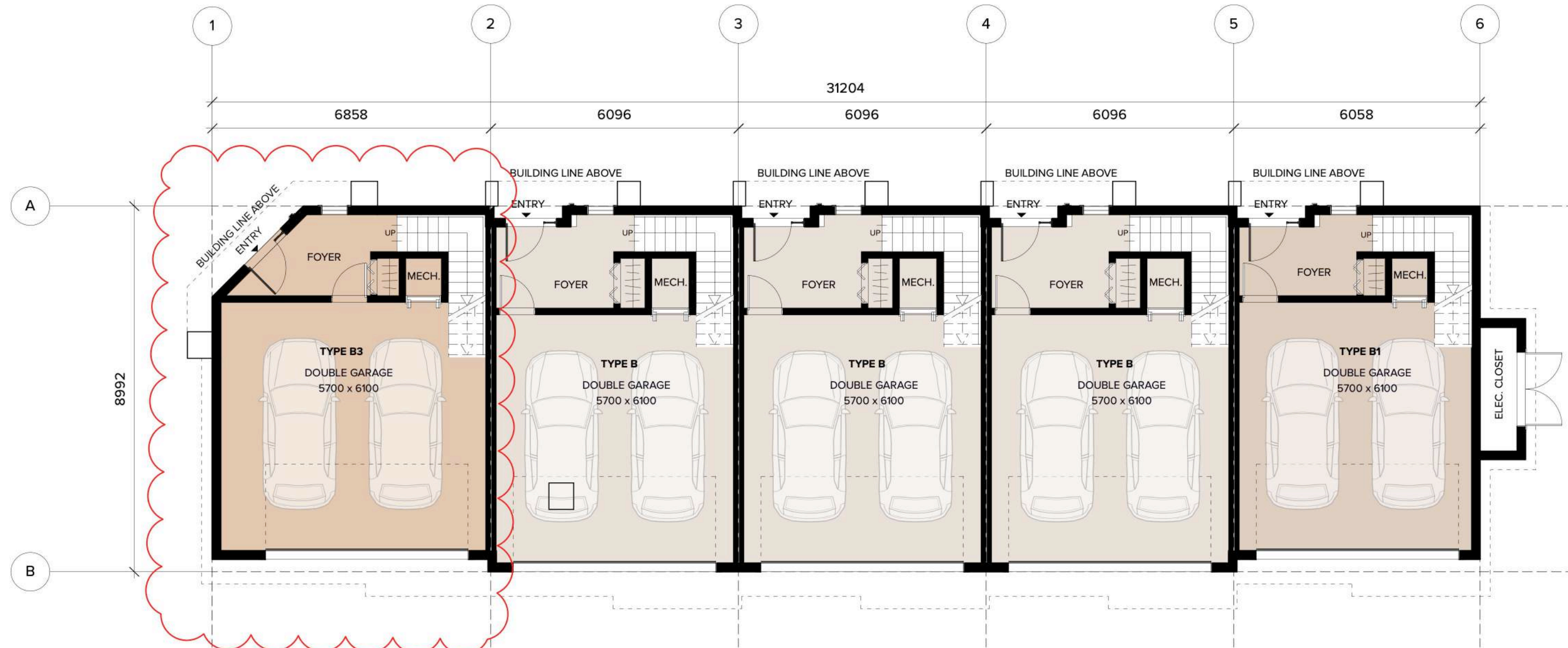
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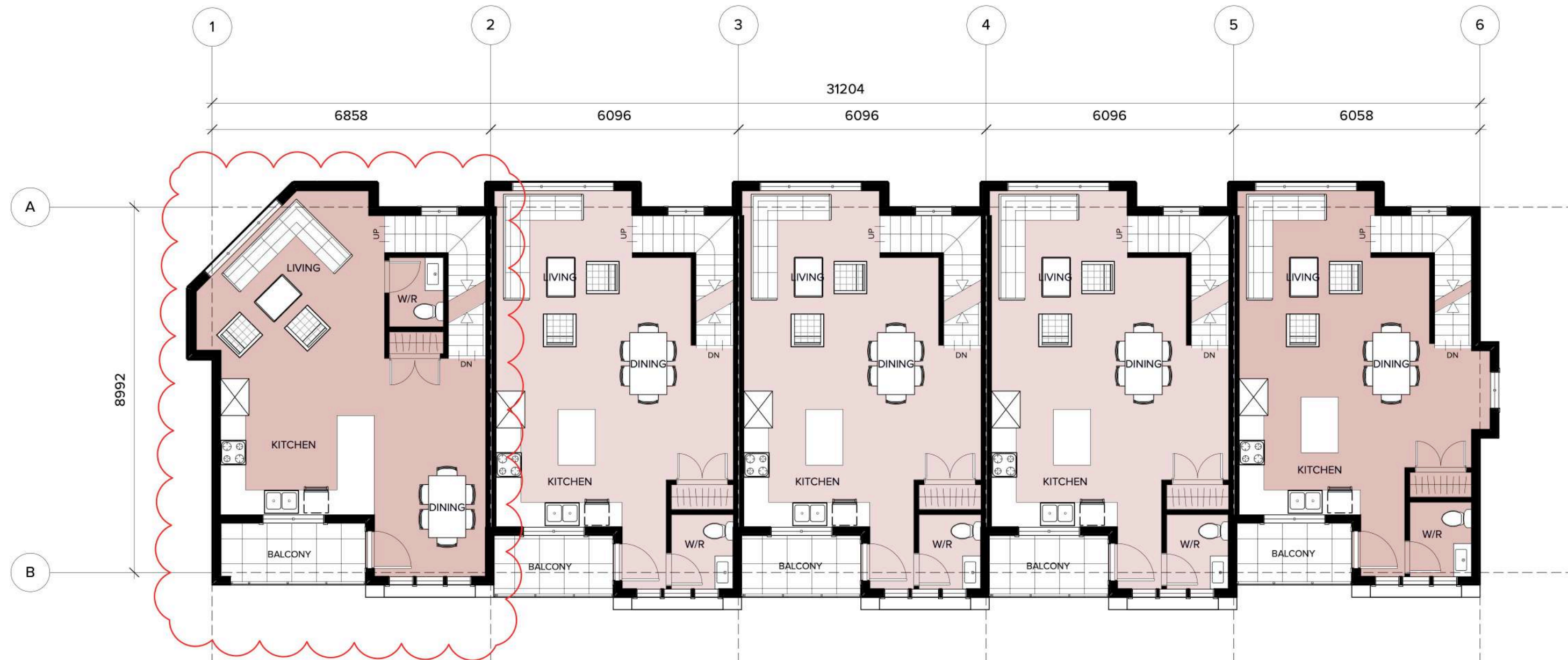
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Sheet No.
A3.03



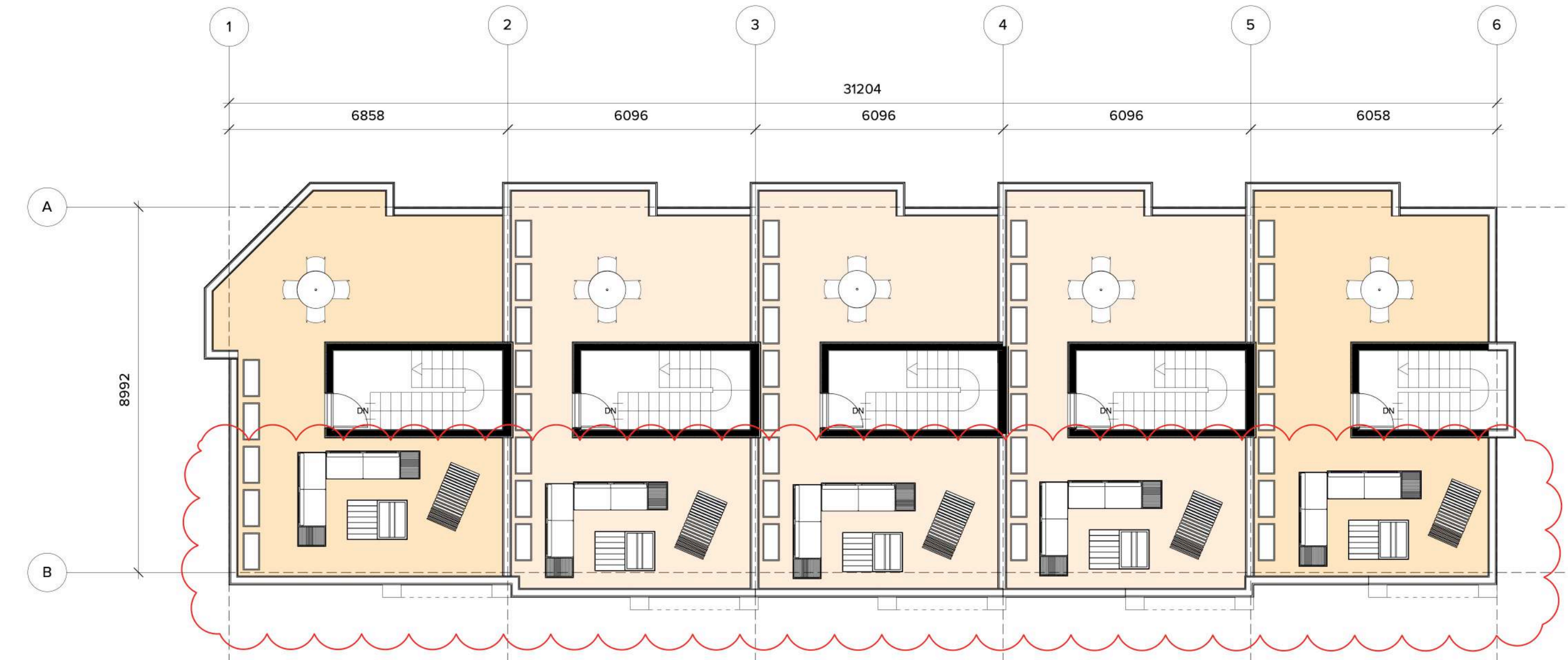
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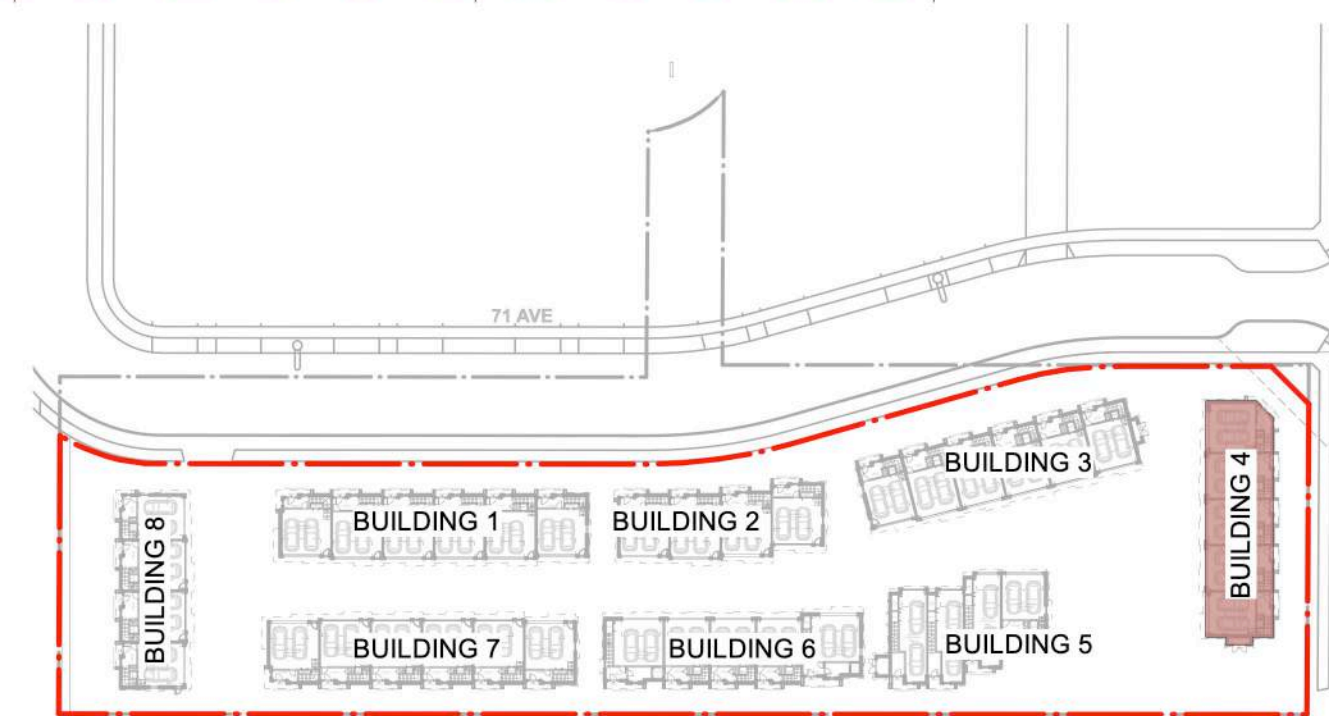
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2 BUILDING 4 - LEVEL 2
Scale: 1:100



4 BUILDING 4 - ROOF PLAN
Scale: 1:100



5 KEY PLAN
Scale: 1:1000

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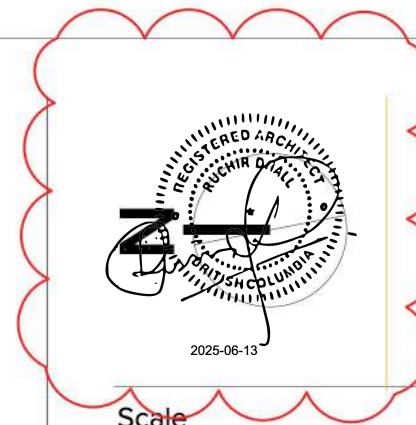
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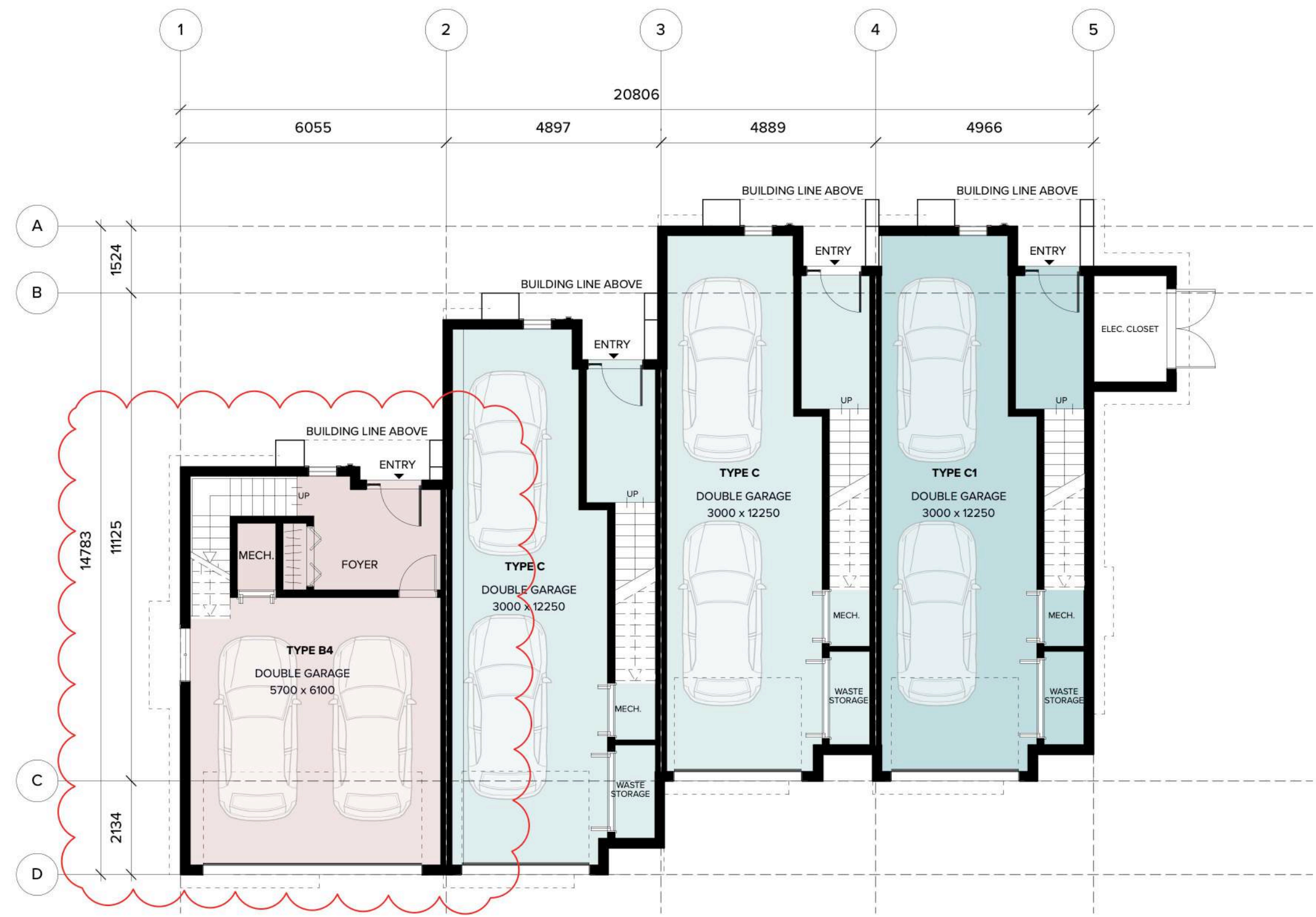


Sheet Title

**BUILDING 4 -
FLOOR PLANS**

Sheet No.

A3.04



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Scale: 1:100



3 BUILDING 5 - LEVEL 3
Scale: 1:100

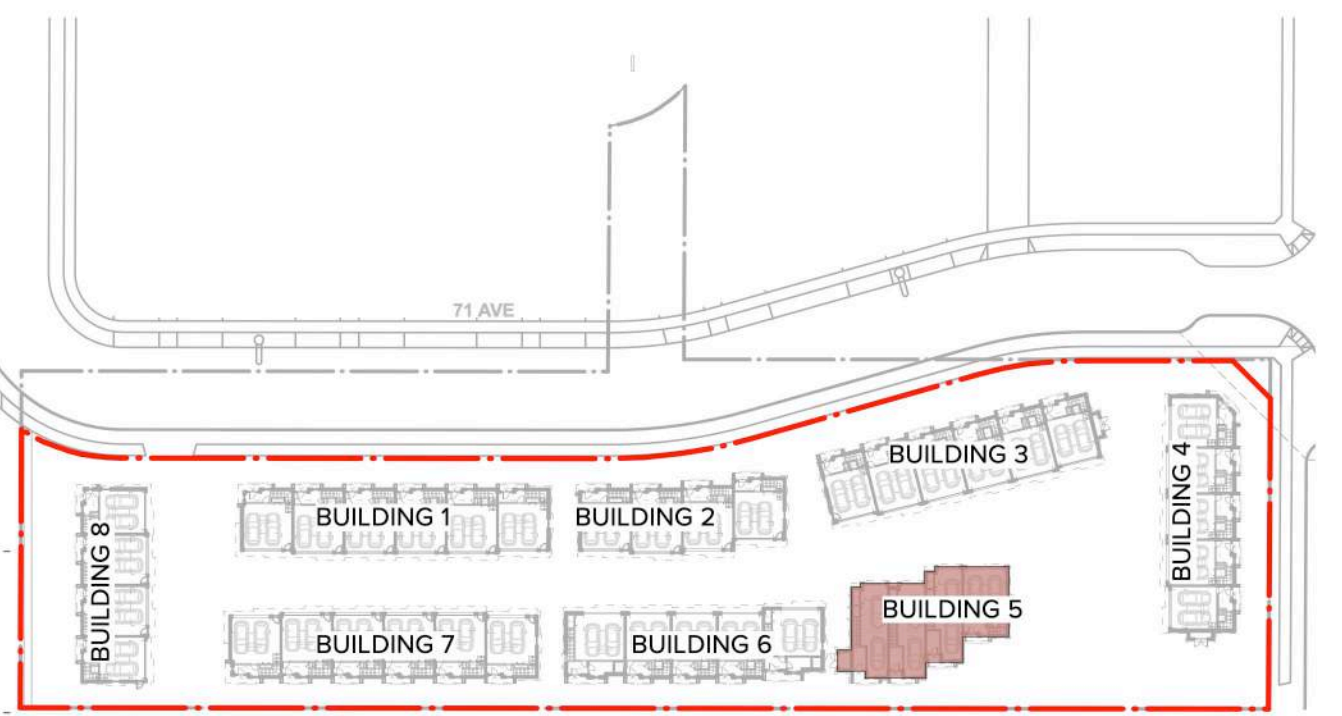


2 BUILDING 5 - LEVEL 2
Scale: 1:100



4 BUILDING 5 - ROOF PLAN
Scale: 1:100

NOTE:
PARKING GARAGES FOR ALL UNITS TO BE
ROUGHED-IN FOR LEVEL 2 EV CHARGING



5 KEY PLAN
Scale: 1:1000



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Project Number
TOL #08-14-0234

Project Name
Proposed Townhouse Development - 40 Units

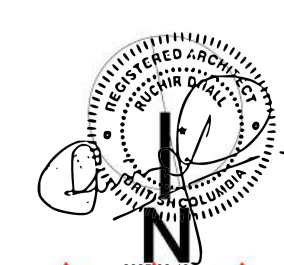
Project Address
20354 & 7091 204 St

Owner
1317903 B.C. LTD

Total Sheets	Drawn By	AHJ
24	MP/SS/SJ	Township of Langley
Reviewed By	Checked By	Status
RD	RD	DP Application

NOTE:

No	Date	Issue Notes
A	2024-11-13	DP Submission
B	2025-06-02	DP Resubmission

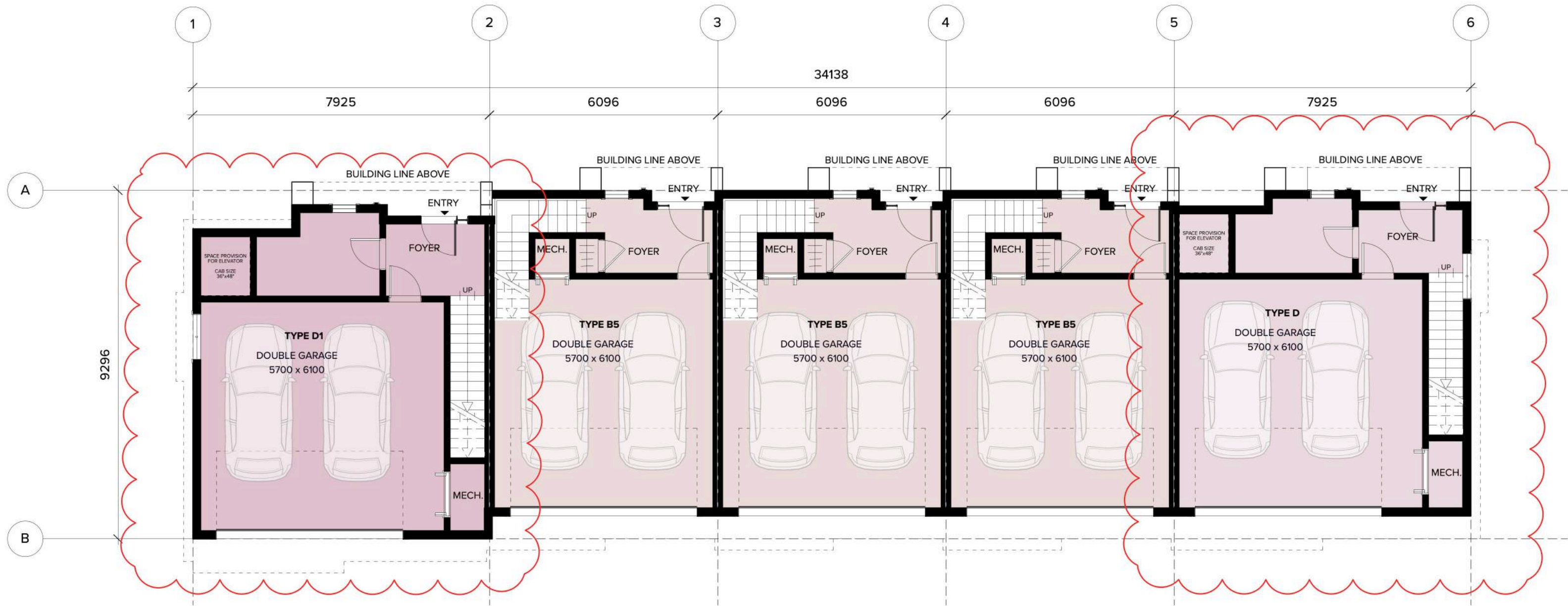


Sheet Title

**BUILDING 5 -
FLOOR PLANS**

Sheet No.

A3.05



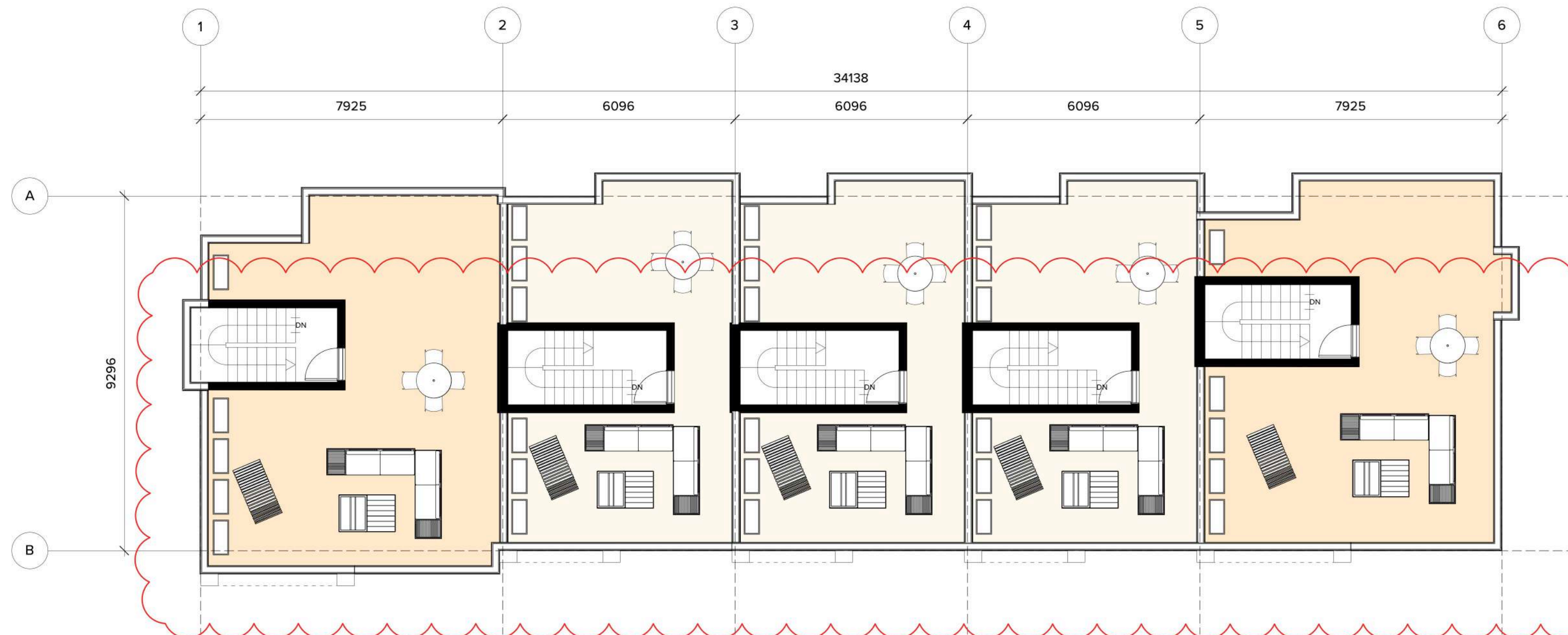
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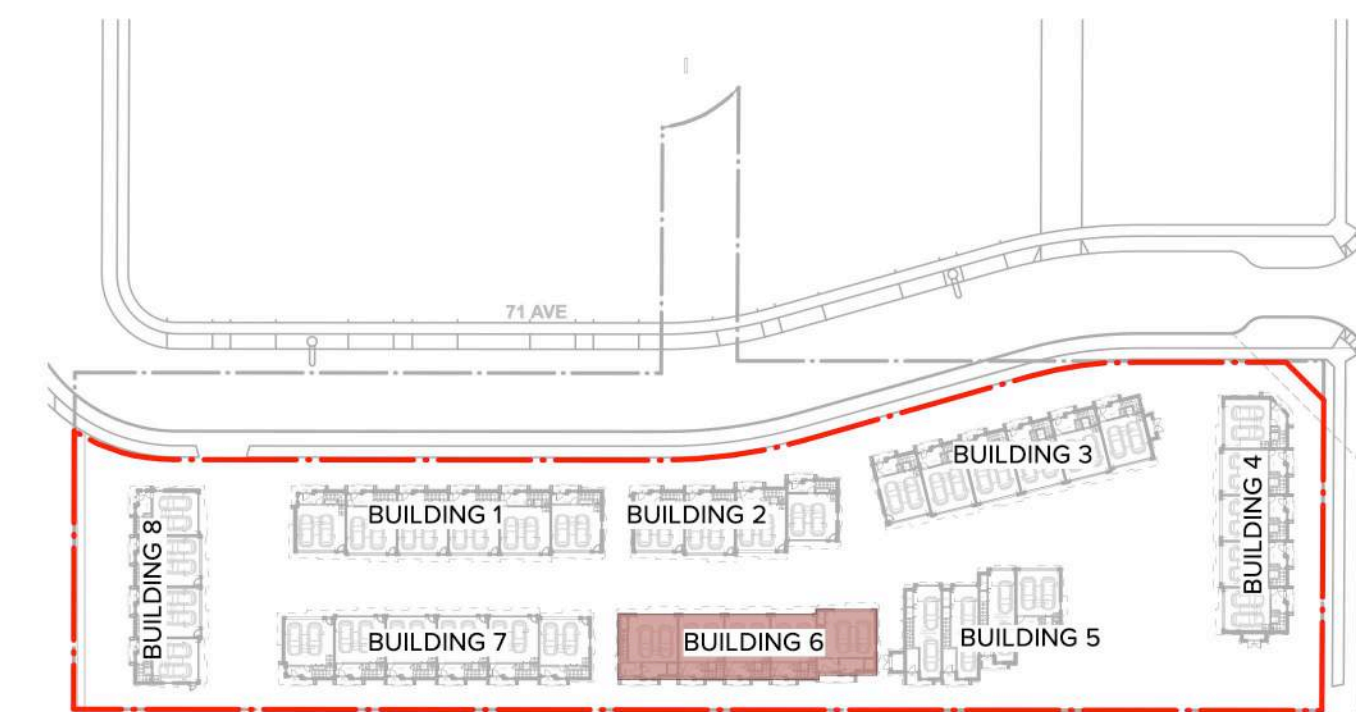
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Scale: 1:100



3 BUILDING 6 - LEVEL 3
Scale: 1:100



4 BUILDING 6 - ROOF PLAN
Scale: 1:100



5 KEY PLAN
Scale: 1:1000

NOTE:
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ROUGHED-IN FOR LEVEL 2 EV CHARGING



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Project Number

Project Name

Project Address

20354 71A & 7091 204 St

Owner

1317903 B.C. LTD

Total Sheets

24

Reviewed By

RD

NOTE:

Drawn By

MP/SS/SJ

Checked By

RD

AHJ

Township of Langley

Status

DP Application

No

A

B

Date

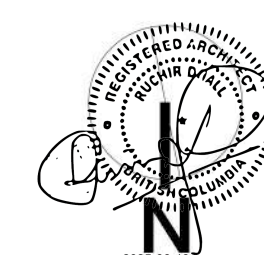
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2025-06-02

Issue Notes

DP Submission

DP Resubmission



Scale



Sheet Title

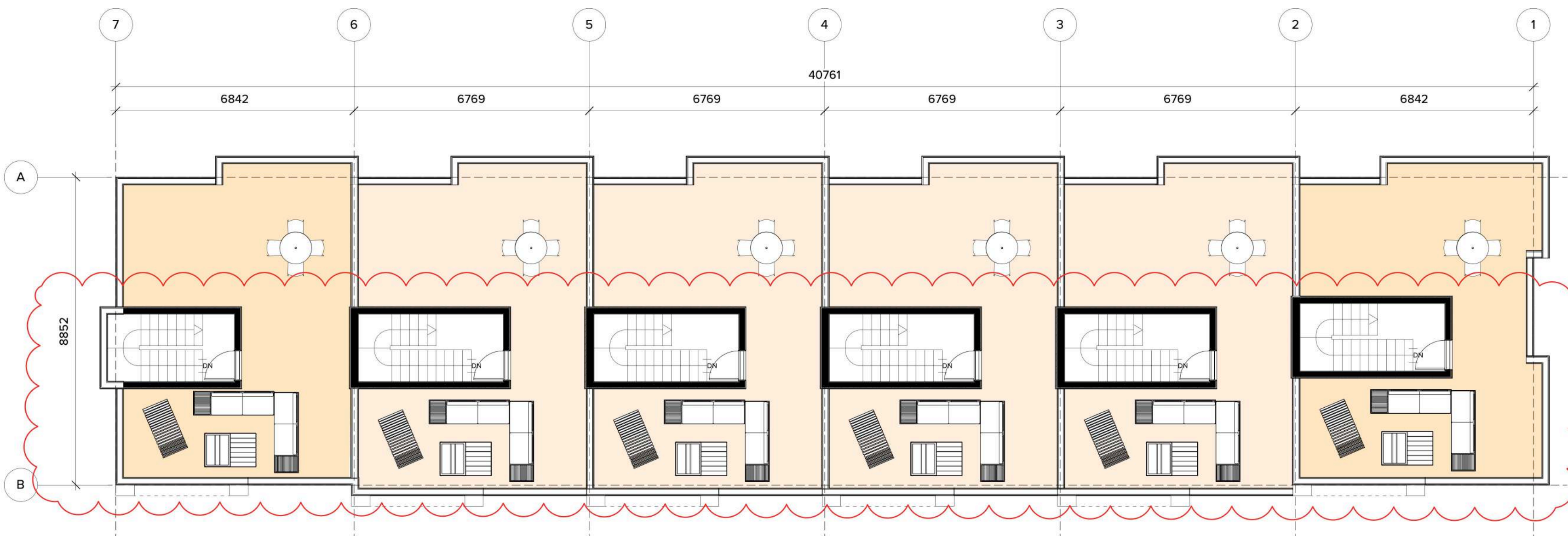
**BUILDING 6 -
FLOOR PLANS**

Sheet No.

A3.06



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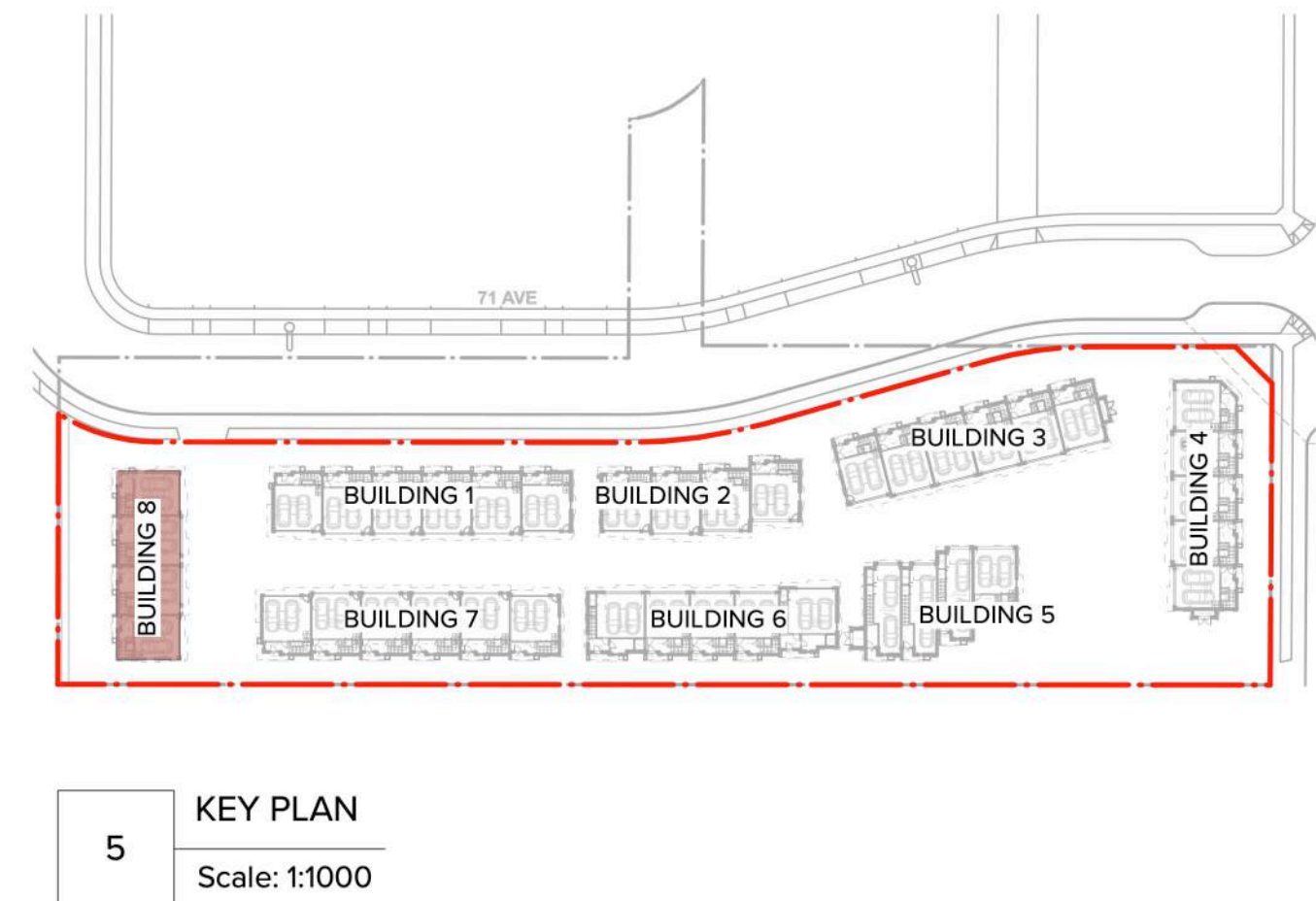
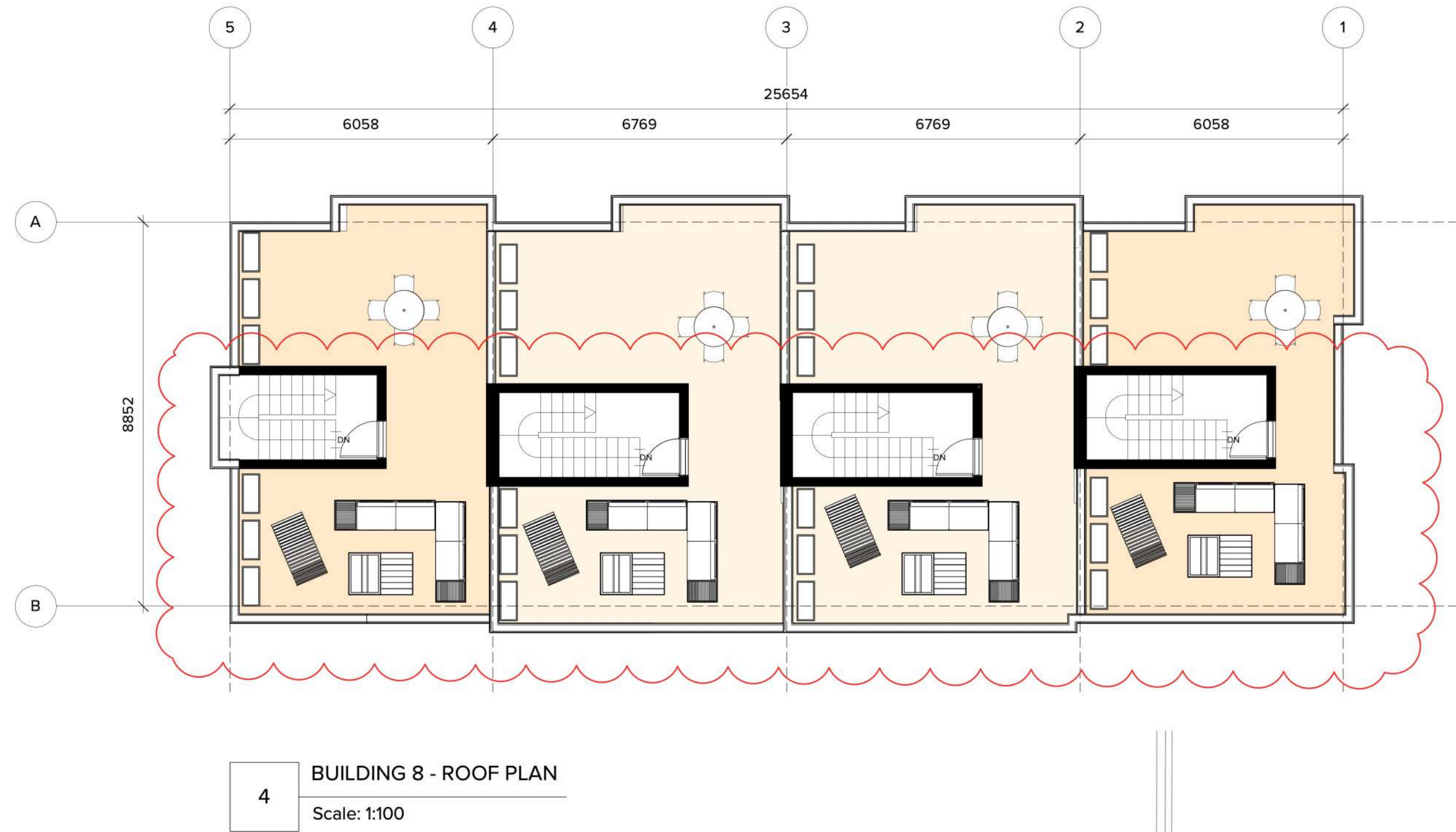
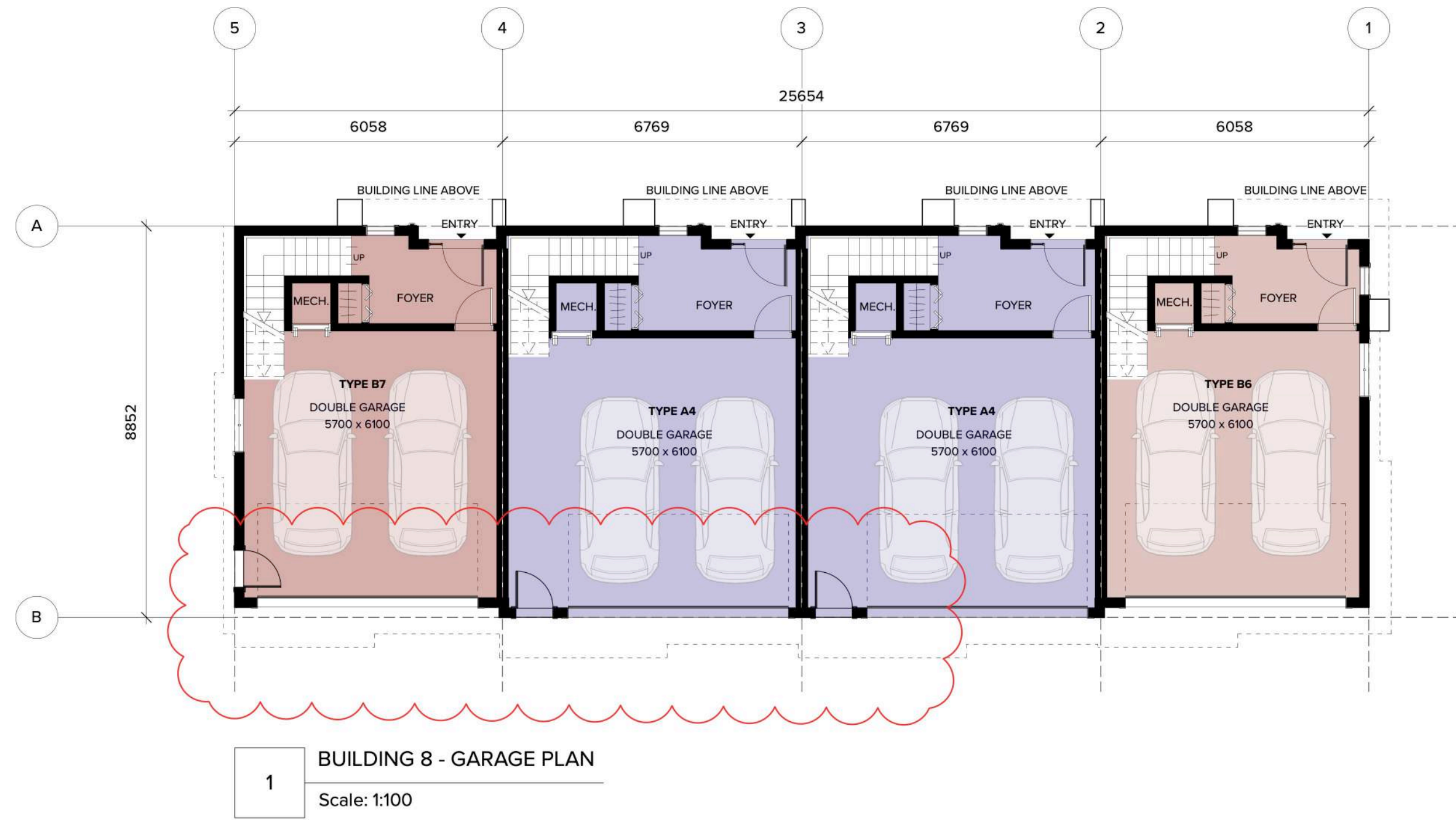


4	BUILDING 7 - ROOF PLAN
	Scale: 1:100



5 KEY PLAN
Scale: 1:1000





NOTE:
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ROUGHED-IN FOR LEVEL 2 EV CHARGING



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Project Number

TOL #08-14-0234

Project Name

Proposed Townhouse Development - 40 Units

Project Address

20354 71A & 7091 204 St

Owner

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Total Sheets

24

Drawn By

MP/SS/SJ

Reviewed By

RD

RD

NOTE:

AHJ

Township of Langley

Status

DP Application

No

Date

A

2024-11-13

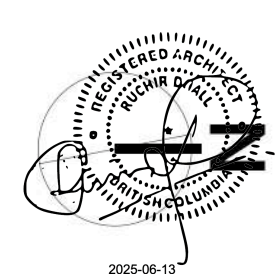
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2025-06-02

Issue Notes

DP Submission

DP Resubmission



Scale



Sheet Title

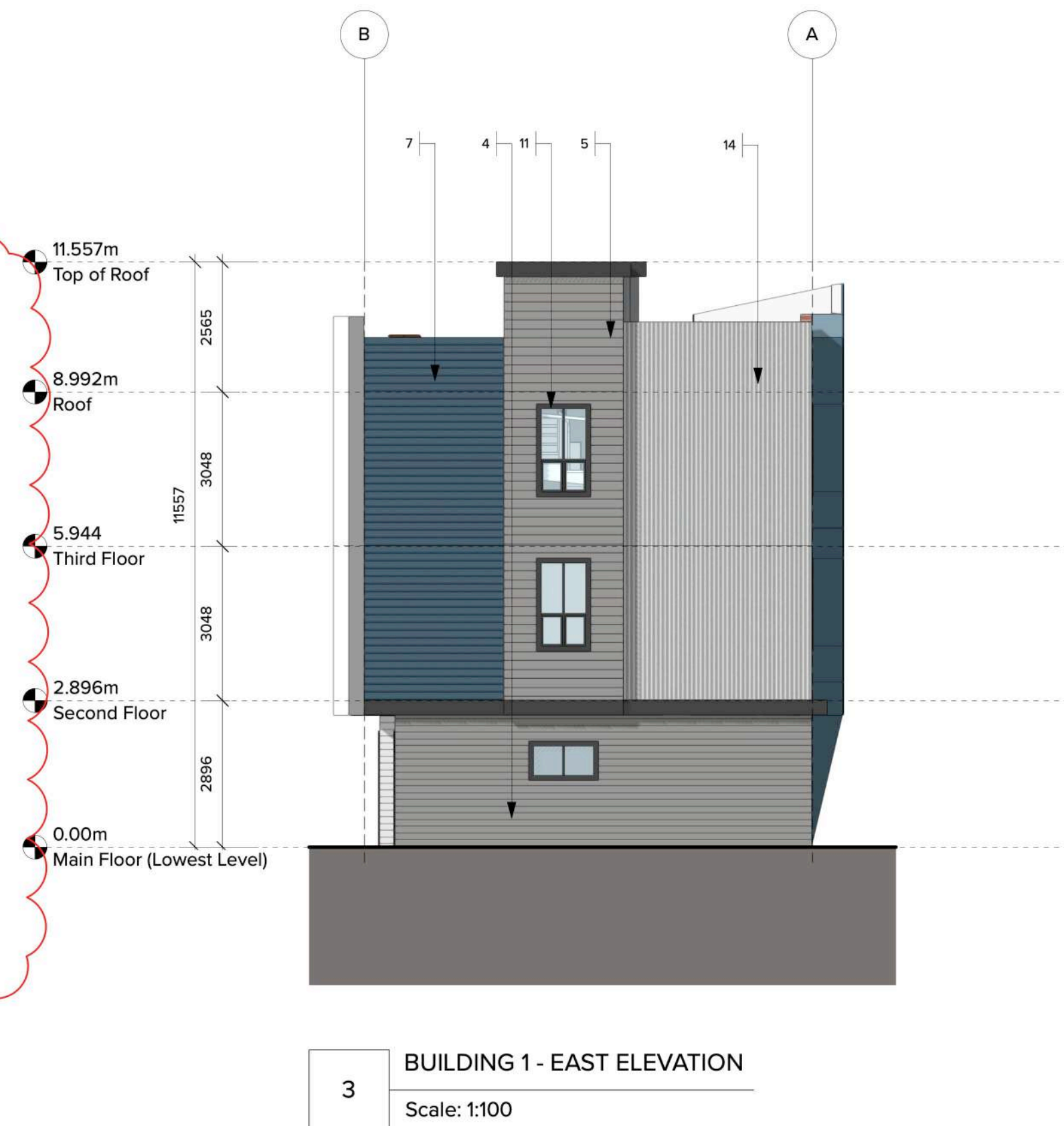
**BUILDING 8 -
FLOOR PLANS**

Sheet No.

A3.08



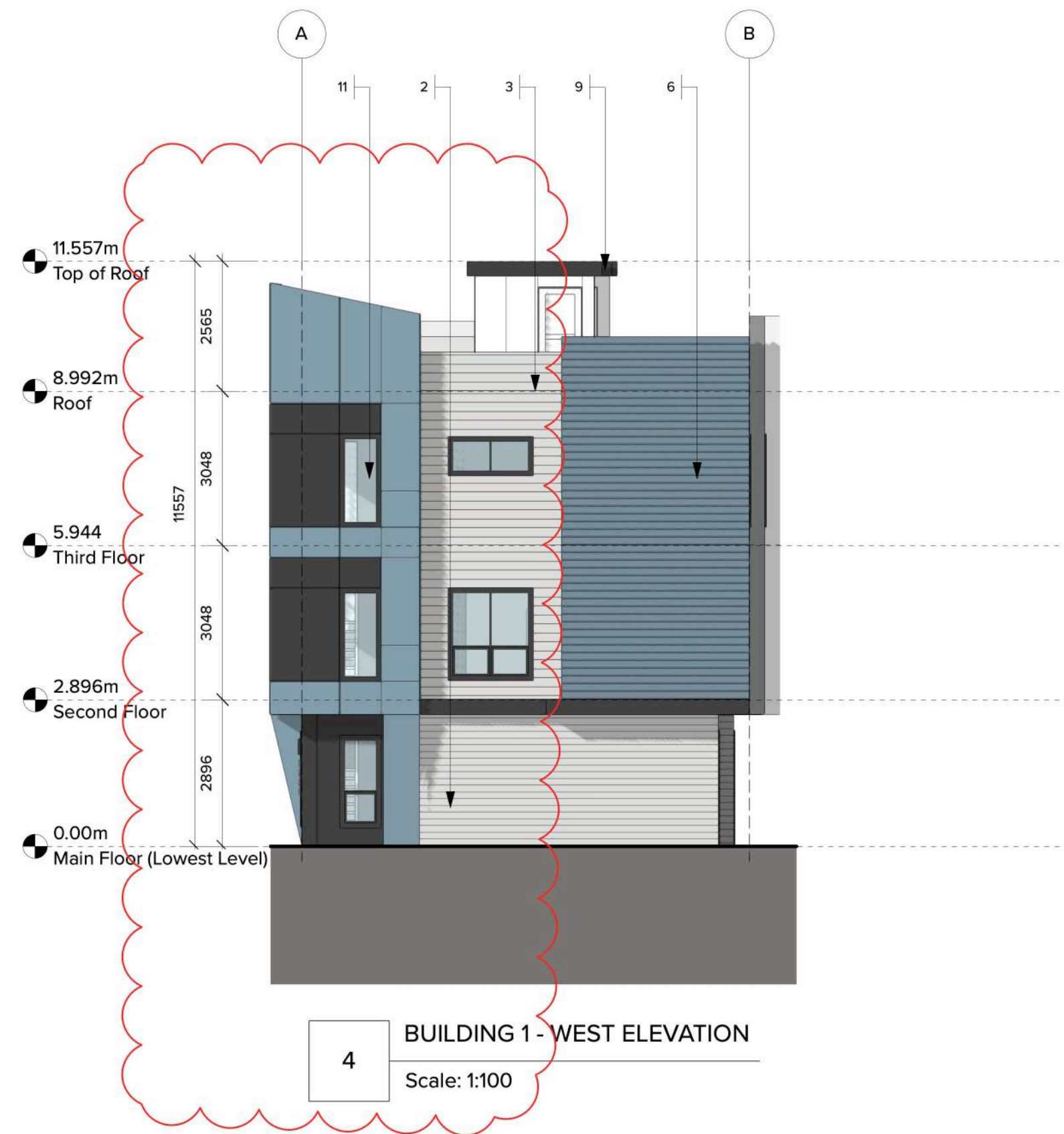
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Scale: 1:100



3 BUILDING 1 - EAST ELEVATION
Scale: 1:100



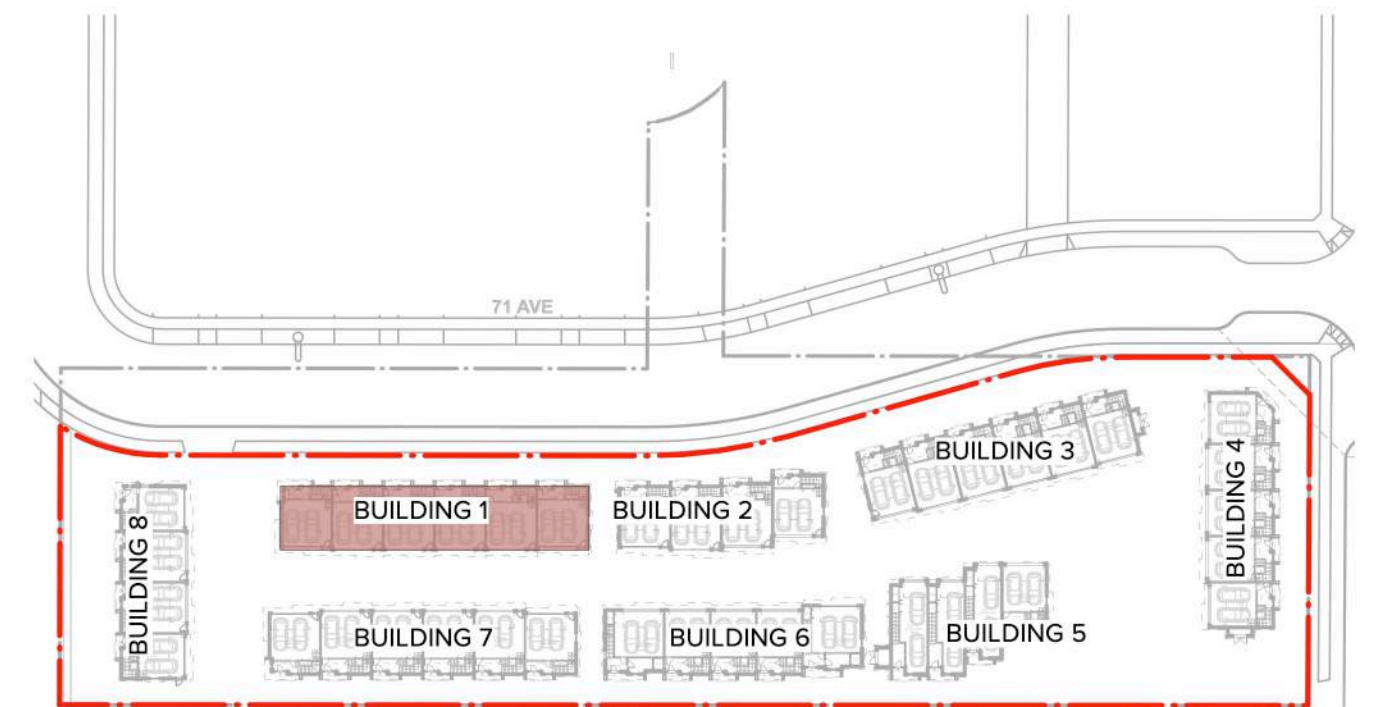
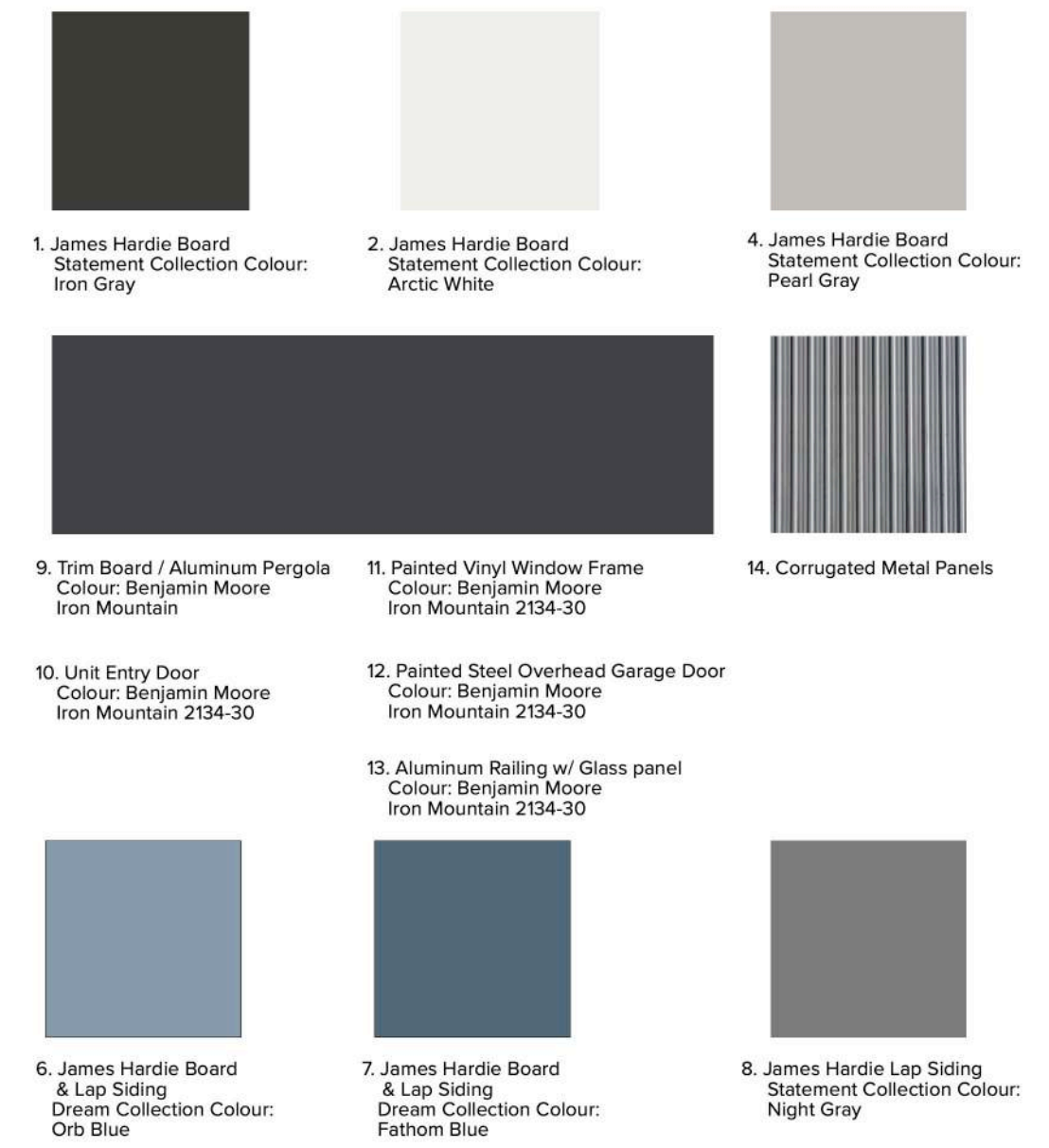
2 BUILDING 1 - SOUTH ELEVATION
Scale: 1:100



4 BUILDING 1 - WEST ELEVATION
Scale: 1:100

Material Legend

- JAMES HARDIE BOARD
Statement Collection Colour:
Iron Gray
- JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Arctic White
- JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Arctic White
- JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Pearl Gray
- JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Pearl Gray
- JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Orb Blue
- JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Fathom Blue
- JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Night Gray
- Trim Board / Aluminum Pergola
Benjamin Moore: Iron Mountain
- Unit Entry Door
Frame Colour: Benjamin Moore
Iron Mountain 2134-30
- Painted Vinyl Window Frame
Colour: Benjamin Moore
Iron Mountain 2134-30
- Painted Steel Overhead Garage Door
Colour: Benjamin Moore
Iron Mountain 2134-30
- Aluminum Railing w/ Glass panel
Colour: Benjamin Moore
Iron Mountain 2134-30
- Corrugated Metal Panel



5 KEY PLAN
Scale: 1:1000



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Project Number
TOL #08-14-0234

Project Name
Proposed Townhouse Development - 40 Units

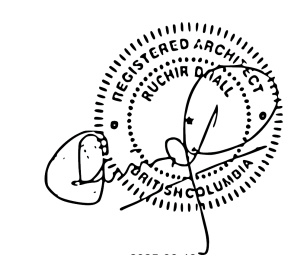
Project Address
20354 71A & 7091 204 St

Owner
1317903 B.C. LTD

Total Sheets	Drawn By	AHJ
24	MP/SS/SJ	Township of Langley
Reviewed By	Checked By	Status
RD	RD	DP Application

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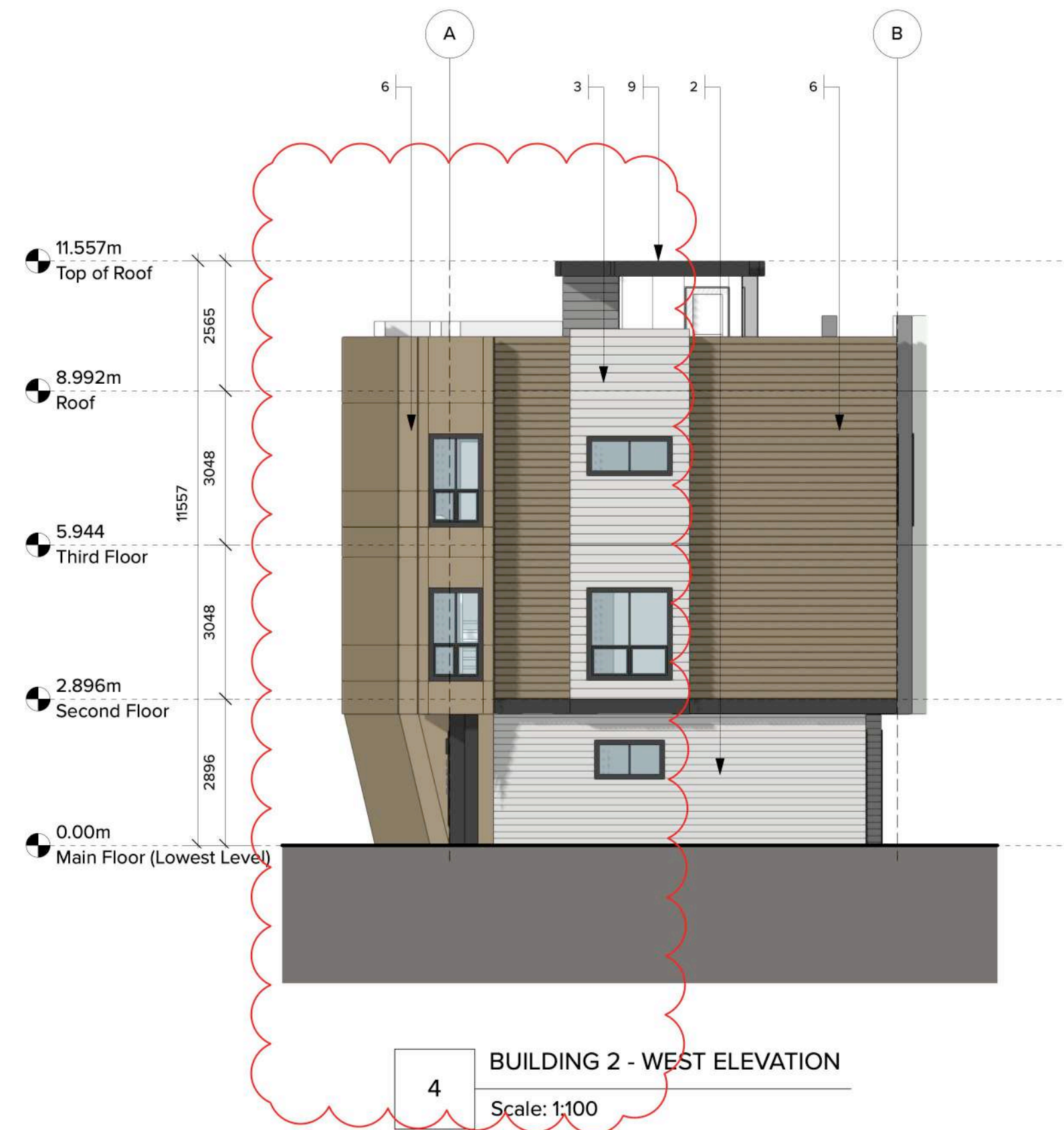


Sheet Title

**BUILDING 1 -
ELEVATIONS**

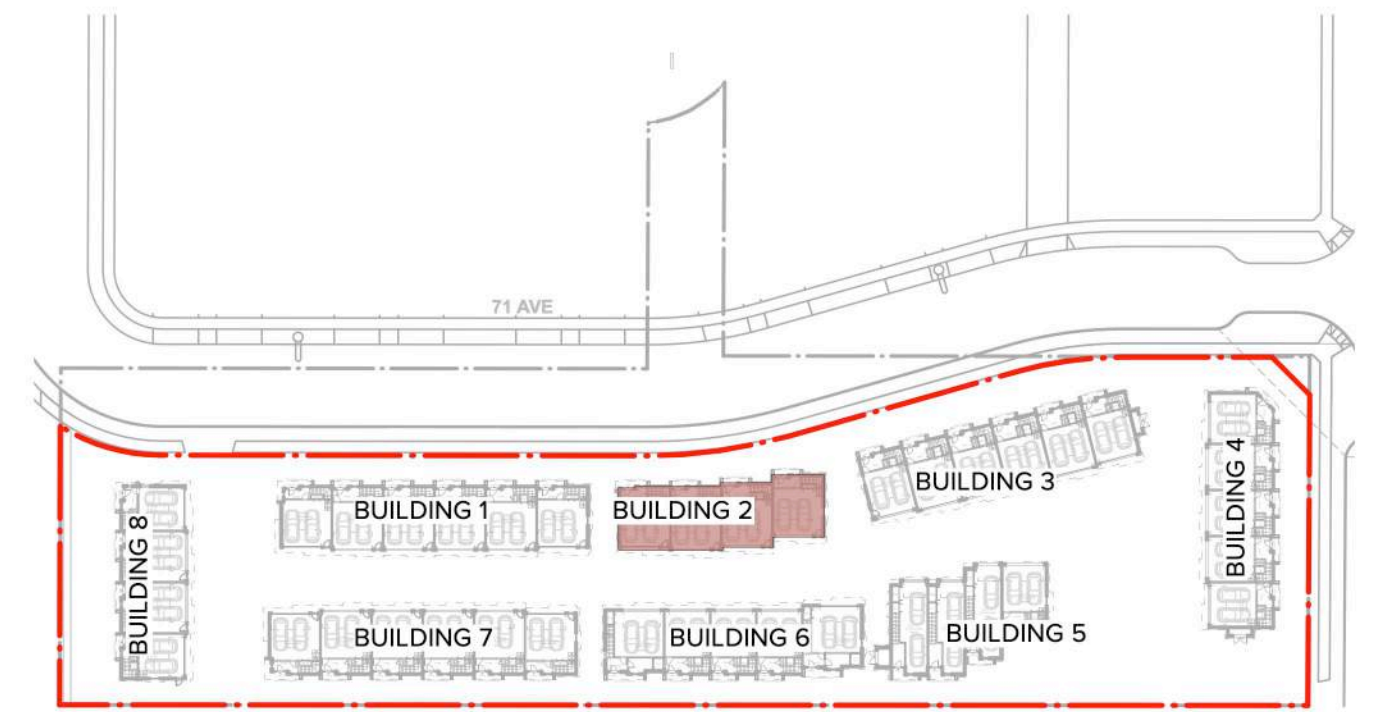
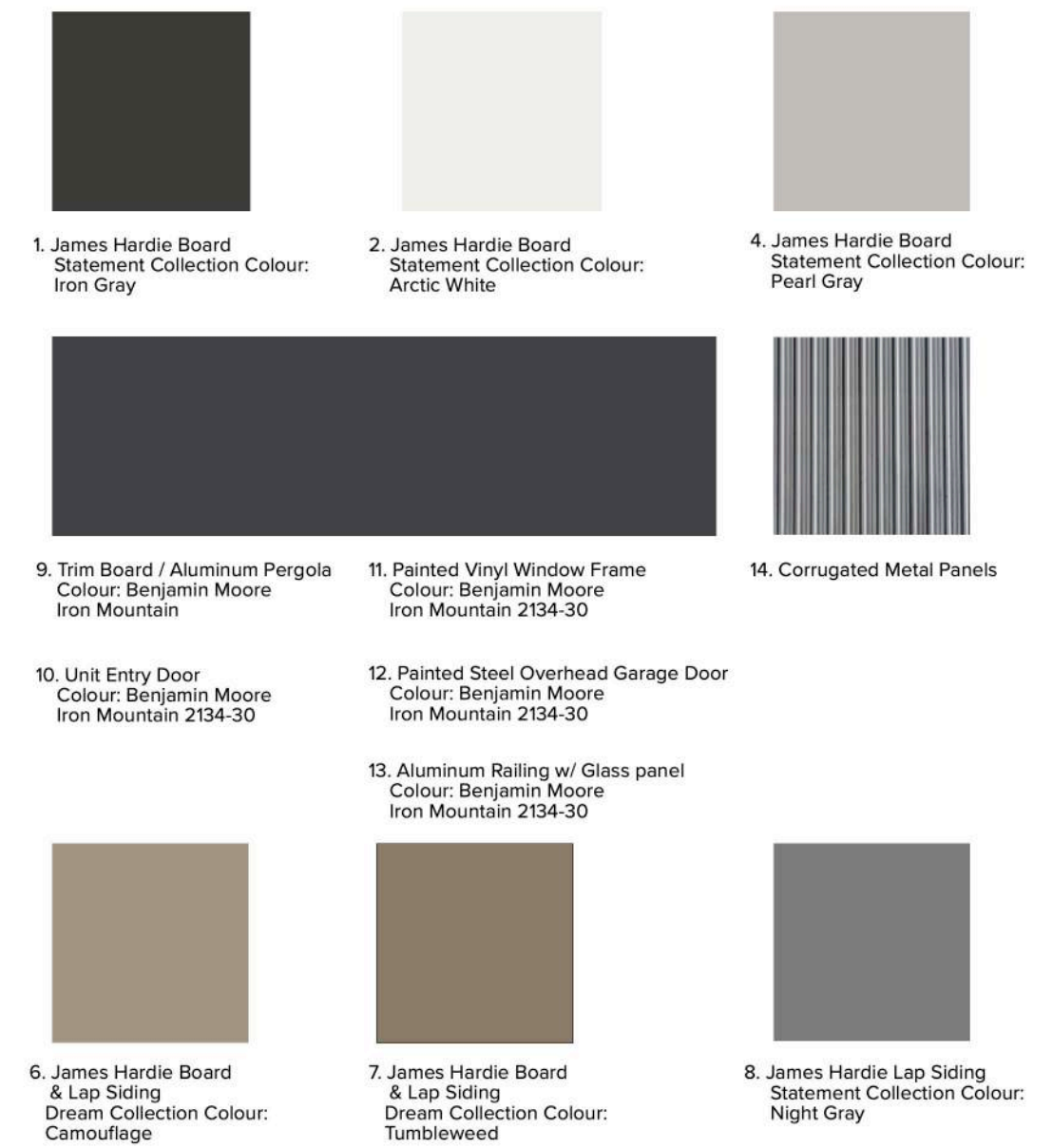
Sheet No.

A4.01



Material Legend

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Iron Gray
- JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Arctic White
- JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Arctic White
- JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Pearl Gray
- JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Pearl Gray
- JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Camouflage
- JAMES HARDIE BOARD & LAPSIDING
Dream Collection Color:
Tumbleweed
- JAMES HARDIE LAPSIDING
Statement Collection Color:
Night Gray 6"
- Trim Board / Aluminum Pergola
Benjamin Moore: Iron Mountain
- Unit Entry Door
Frame Colour: Benjamin Moore
Iron Mountain 2134-30
- Painted Vinyl Window Frame
Colour: Benjamin Moore
Iron Mountain 2134-30
- Painted Steel Overhead Garage Door
Colour: Benjamin Moore
Iron Mountain 2134-30
- Aluminum Railing w/ Glass panel
Colour: Benjamin Moore
Iron Mountain 2134-30
- Corrugated Metal Panel



5 KEY PLAN
Scale: 1:1000



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Project Number
TOL #08-14-0234

Project Name
Proposed Townhouse Development - 40 Units

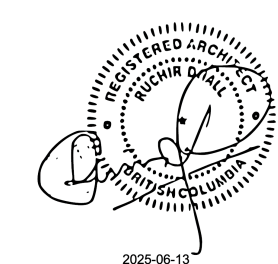
Project Address
20354 71A & 7091 204 St

Owner
1317903 B.C. LTD

Total Sheets	Drawn By	AHJ
24	MP/SS/SJ	Township of Langley
Reviewed By	Checked By	Status
RD	RD	DP Application

NOTE:

No	Date	Issue Notes
A	2024-11-13	DP Submission
B	2025-06-02	DP Resubmission



Sheet Title

**BUILDING 2 -
ELEVATIONS**

Sheet No.

A4.02



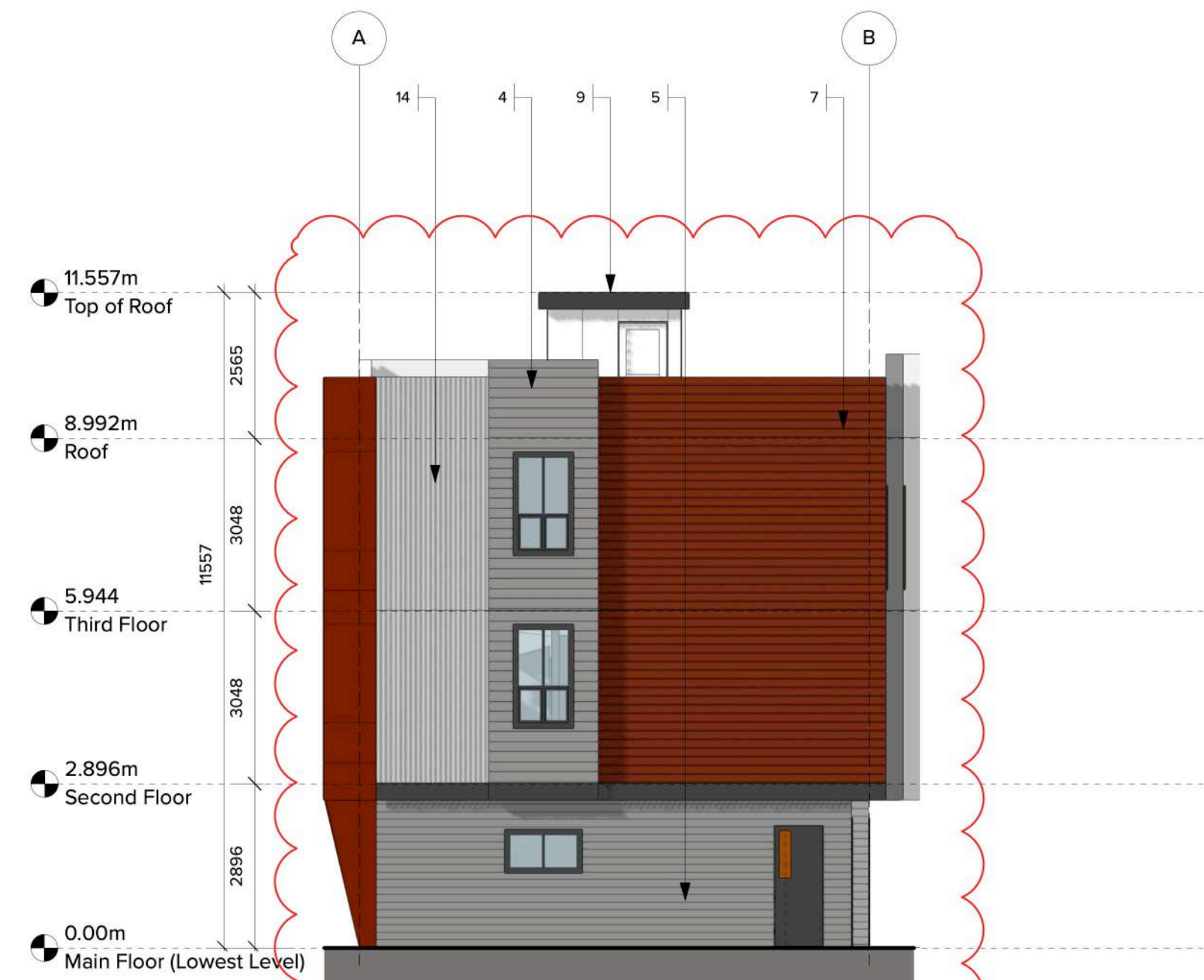
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Scale: 1:100



2 BUILDING 3 - SOUTH ELEVATION
Scale: 1:100



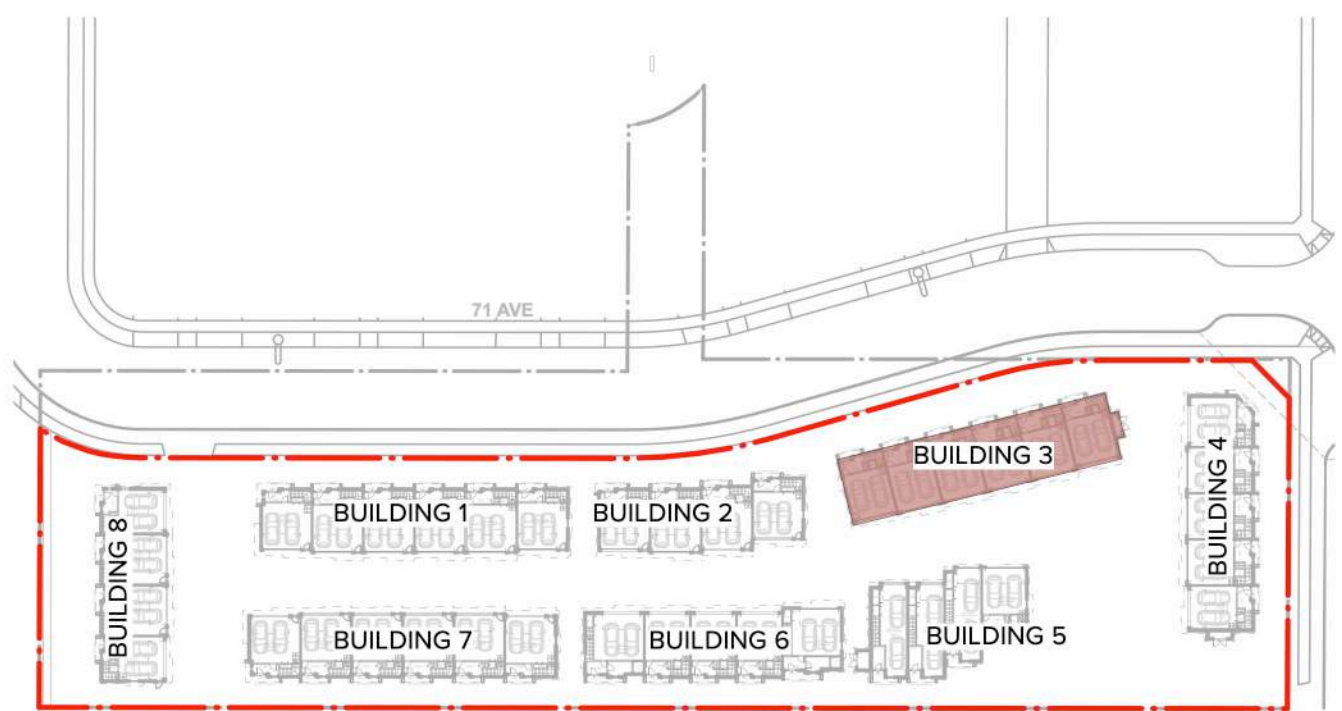
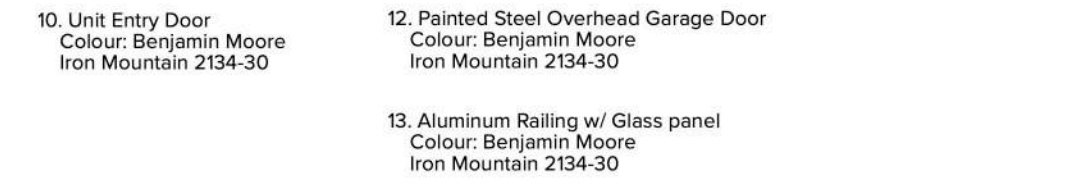
3 BUILDING 3 - EAST ELEVATION
Scale: 1:100



4 BUILDING 3 - WEST ELEVATION
Scale: 1:100

Material Legend

- JAMES HARDIE BOARD
Statement Collection Colour:
Iron Gray
- JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Arctic White
- JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Arctic White
- JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Pearl Gray
- JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Pearl Gray
- JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Terrain
- JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Rusty Nail
- JAMES HARDIE LAPSIDING
Statement Collection Colour:
Night Gray 6"
- Trim Board / Aluminum Pergola
Benjamin Moore: Iron Mountain
- Unit Entry Door
Frame Colour: Benjamin Moore
Iron Mountain 2134-30
- Painted Vinyl Window Frame
Colour: Benjamin Moore
Iron Mountain 2134-30
- Painted Steel Overhead Garage Door
Colour: Benjamin Moore
Iron Mountain 2134-30
- Aluminum Railing w/ Glass panel
Colour: Benjamin Moore
Iron Mountain 2134-30
- Corrugated Metal Panel



5 KEY PLAN
Scale: 1:1000



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Project Address
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Owner
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Total Sheets
24

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RD

Drawn By
MP/SS/SJ

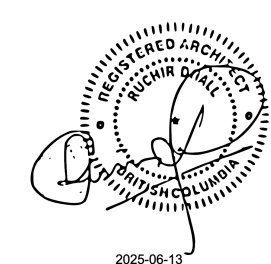
NOTE:

AHJ
Township of Langley

Checked By
RD

Status
DP Application

No	Date	Issue Notes
A	2024-11-13	DP Submission
B	2025-06-02	DP Resubmission

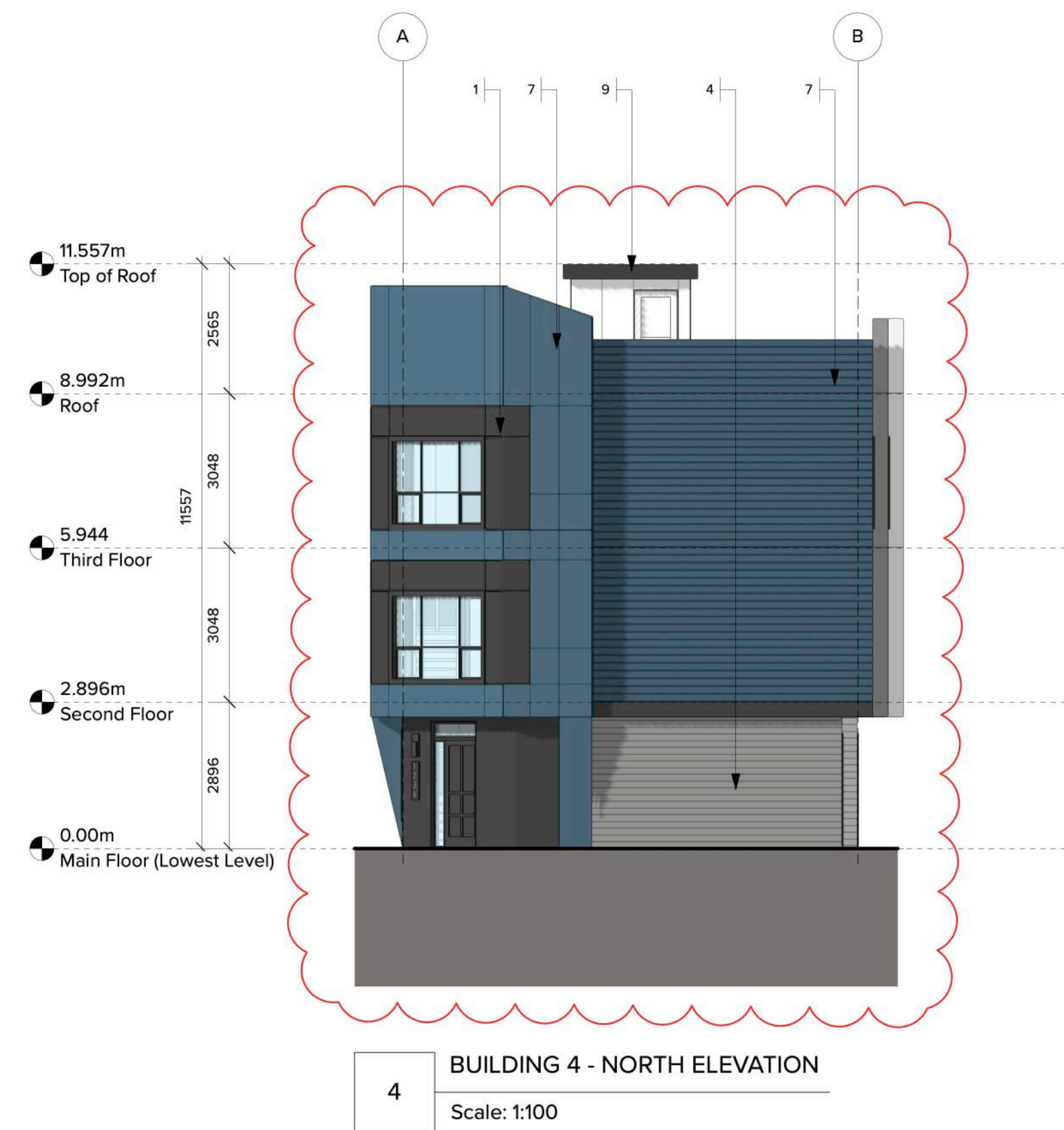
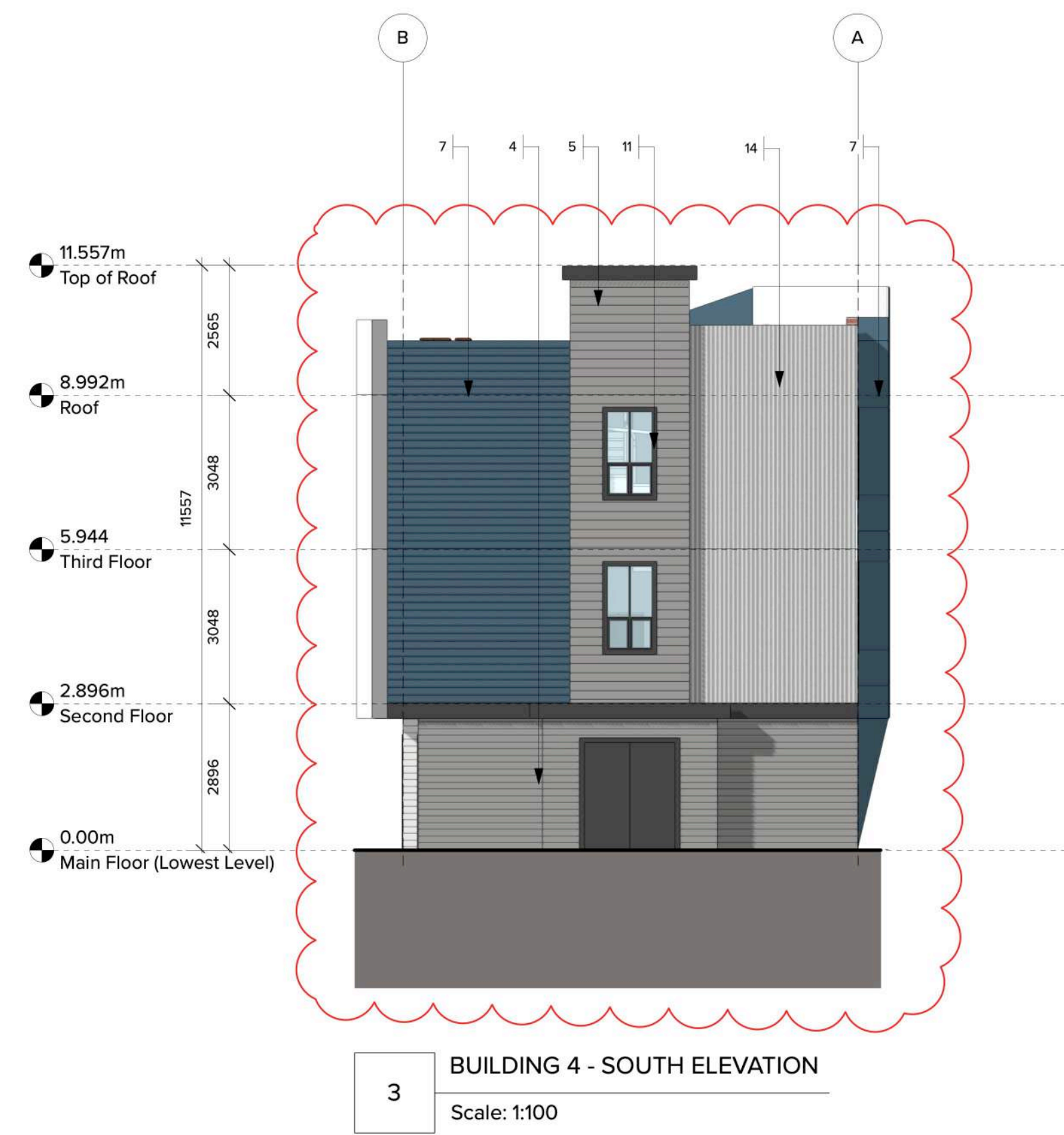


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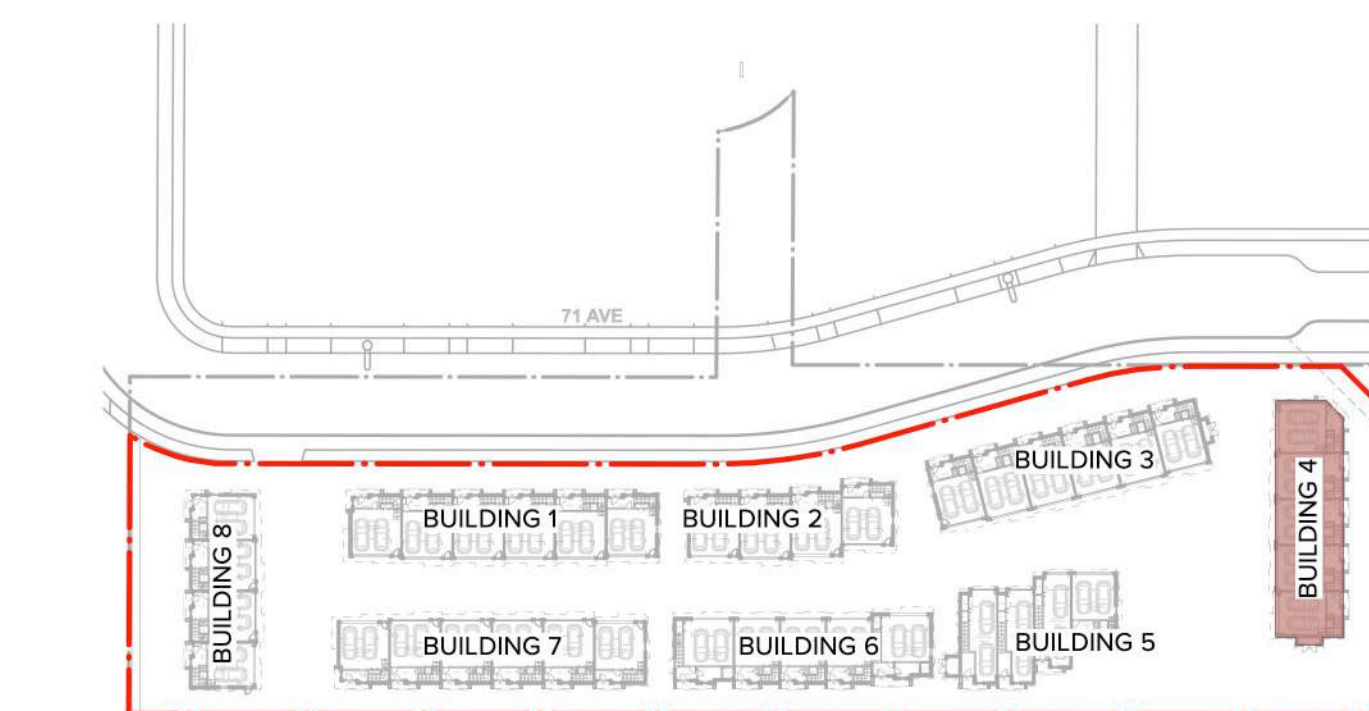
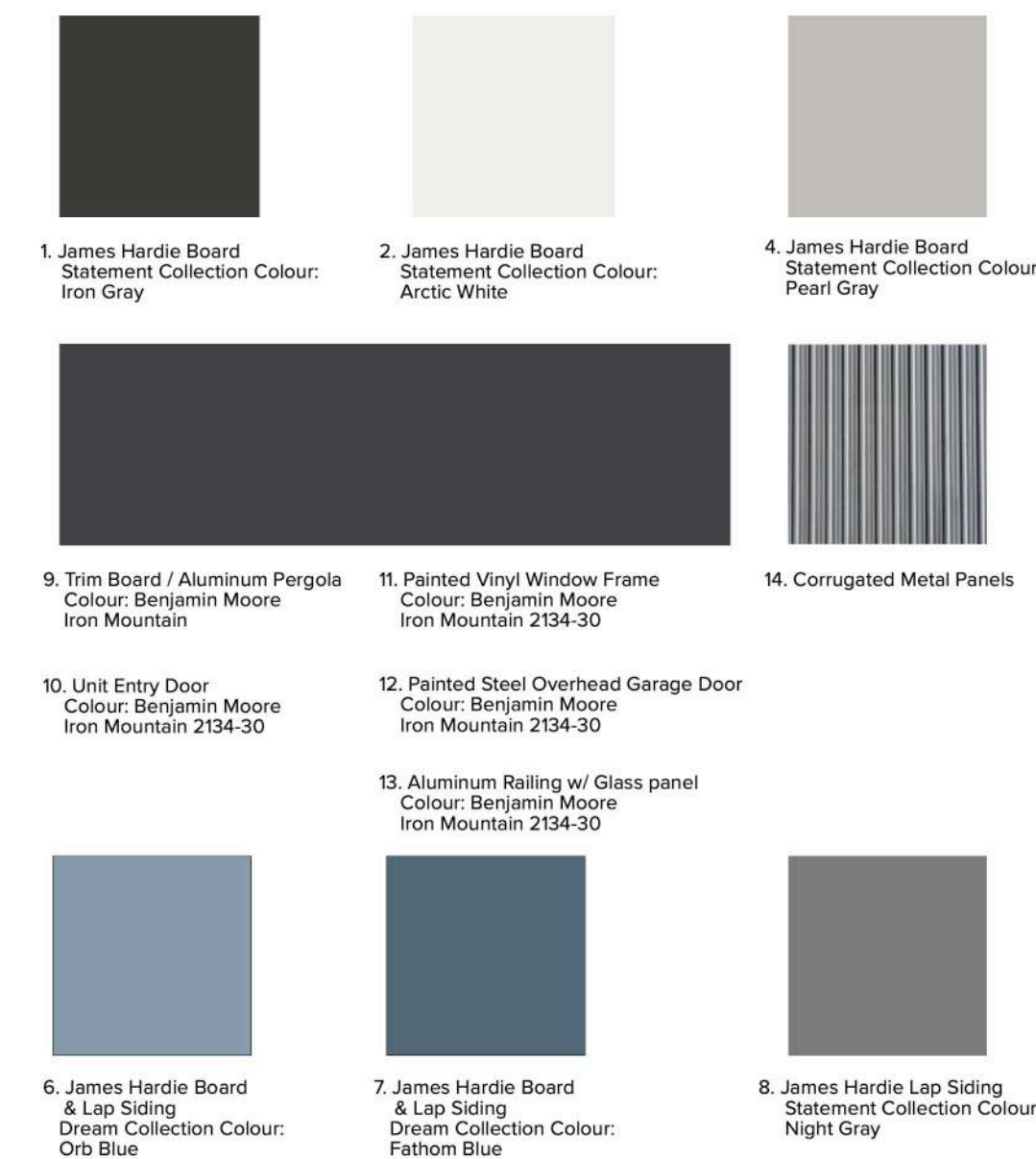
**BUILDING 3 -
ELEVATIONS**

Sheet No.

A4.03



- Material Legend**
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Iron Gray
 - JAMES HARDIE BOARD
Statement Collection Colour:
Arctic White
 - JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Arctic White
 - JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Pearl Gray
 - JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Pearl Gray
 - JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Orb Blue
 - JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Fathom Blue
 - JAMES HARDIE BOARD & LAPSIDING
Statement Collection Colour:
Night Gray 6"
 - Trim Board / Aluminum Pergola
Benjamin Moore: Iron Mountain
 - Unit Entry Door
Frame Colour: Benjamin Moore
Iron Mountain 2134-30
 - Painted Vinyl Window Frame
Colour: Benjamin Moore
Iron Mountain 2134-30
 - Painted Steel Overhead Garage Door
Colour: Benjamin Moore
Iron Mountain 2134-30
 - Aluminum Railing w/ Glass panel
Colour: Benjamin Moore
Iron Mountain 2134-30
 - Corrugated Metal Panel

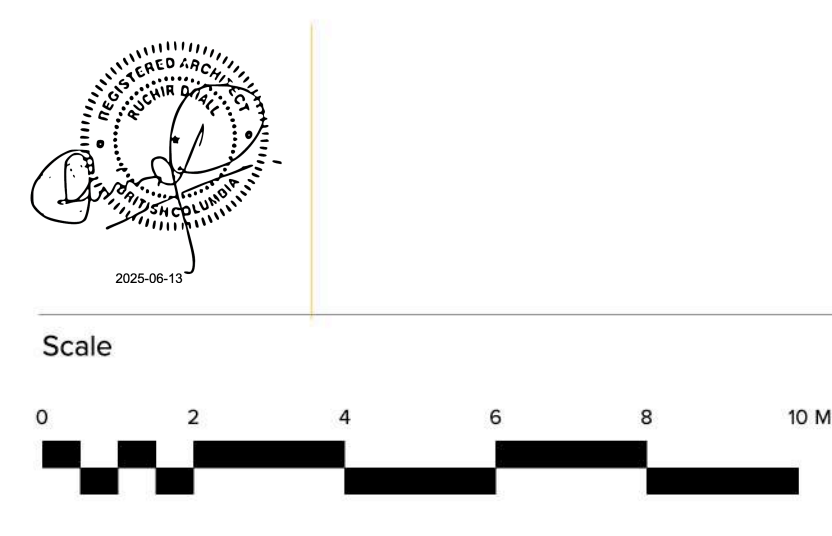


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Project Address
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Owner
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Total Sheets
24
Reviewed By
RD
NOTE:
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MP/SS/SJ
Checked By
RD
AHJ
Township of Langley
Status
DP Application

No	Date	Issue Notes
A	2024-11-13	DP Submission
B	2025-06-02	DP Resubmission



Sheet Title
BUILDING 4 - ELEVATIONS
Sheet No.
A4.04



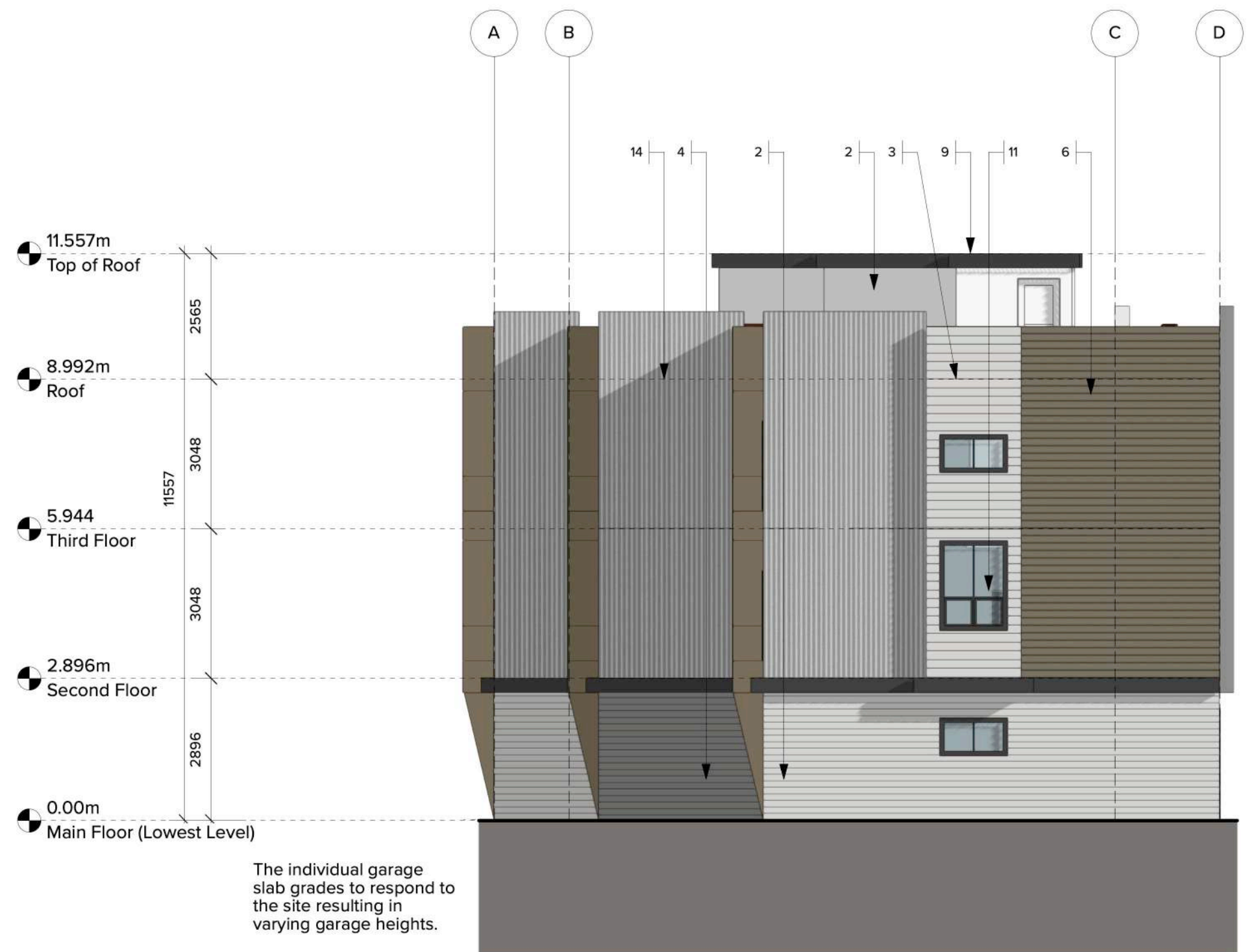
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Scale: 1:100



2 BUILDING 5 - NORTH ELEVATION
Scale: 1:100

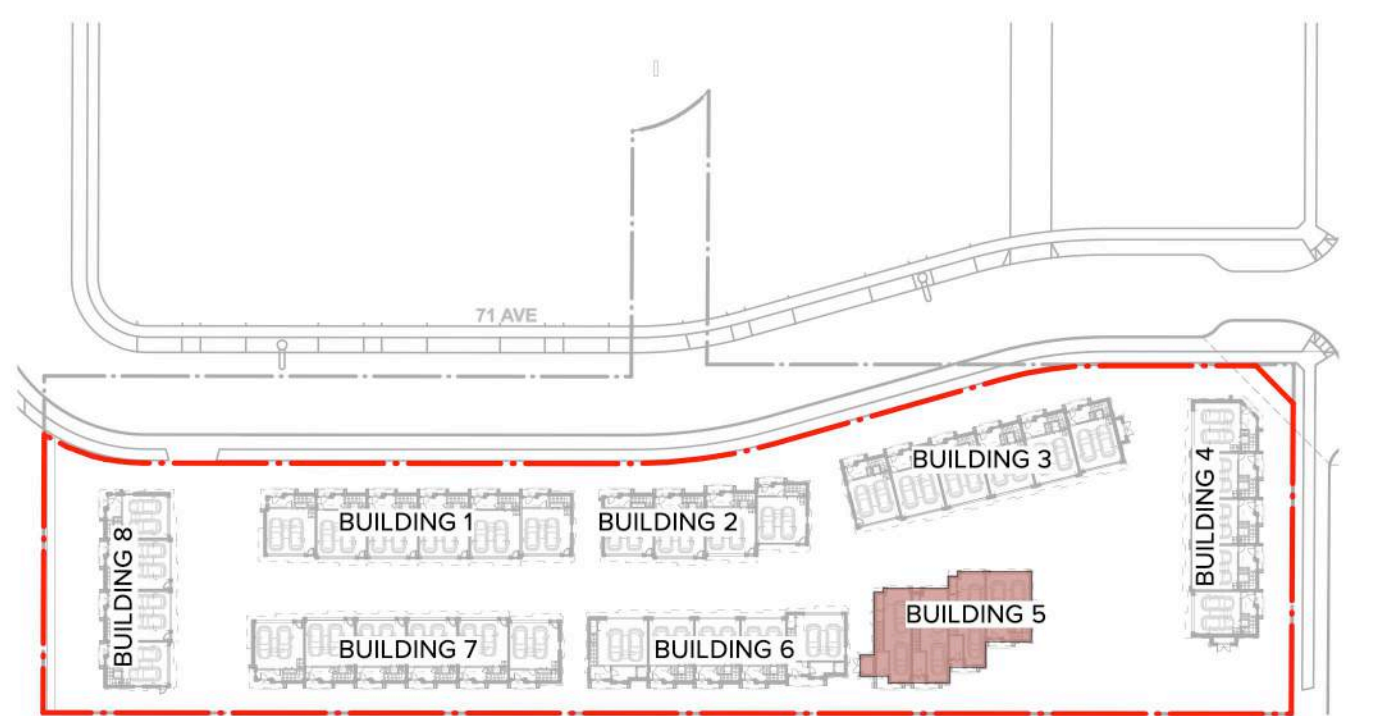
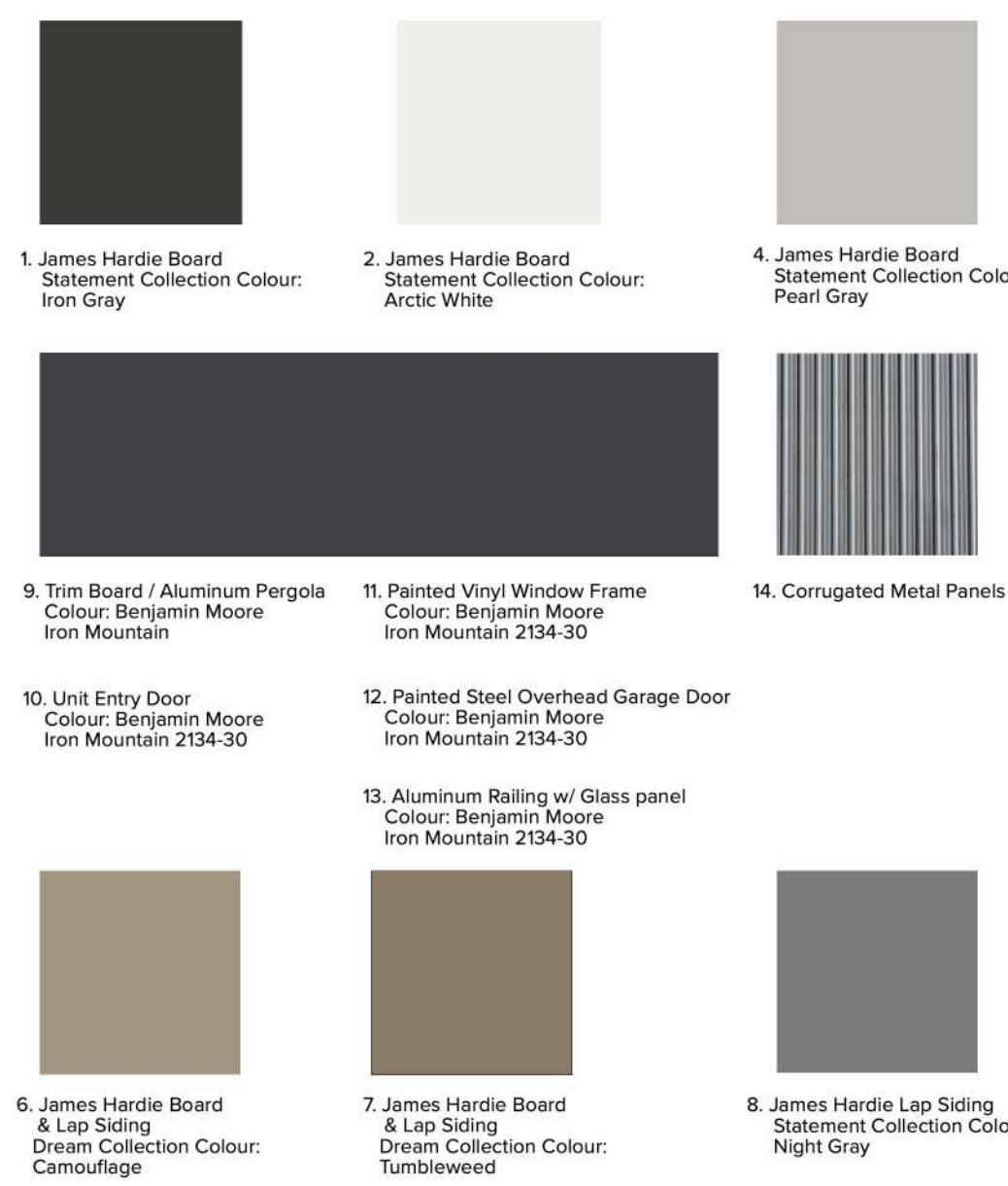


3 BUILDING 5 - WEST ELEVATION
Scale: 1:100



4 BUILDING 5 - EAST ELEVATION
Scale: 1:100

- Material Legend**
- JAMES HARDIE BOARD
Statement Collection Colour:
Iron Gray
 - JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Arctic White
 - JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Arctic White
 - JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Pearl Gray
 - JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Pearl Gray
 - JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Camouflage
 - JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Tumbleweed
 - JAMES HARDIE BOARD & LAPSIDING
Statement Collection Colour:
Night Gray 6"
 - Trim Board / Aluminum Pergola
Benjamin Moore: Iron Mountain
 - Unit Entry Door
Frame Colour: Benjamin Moore
Iron Mountain 2134-30
 - Painted Vinyl Window Frame
Colour: Benjamin Moore
Iron Mountain 2134-30
 - Painted Steel Overhead Garage Door
Colour: Benjamin Moore
Iron Mountain 2134-30
 - Aluminum Railing w/ Glass panel
Colour: Benjamin Moore
Iron Mountain 2134-30
 - Corrugated Metal Panel



5 KEY PLAN
Scale: 1:1000



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Project Number

TOL #08-14-0234

Project Name

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Project Address

20354 & 7091 204 St

Owner

1317903 B.C. LTD

Total Sheets

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Reviewed By

RD

NOTE:

Drawn By

MP/SS/SJ

Checked By

RD

AHJ

Township of Langley

Status

DP Application

No

A

B

Date

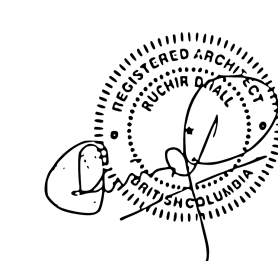
2024-11-13

2025-06-02

Issue Notes

DP Submission

DP Resubmission



Scale



Sheet Title

**BUILDING 5 -
ELEVATIONS**

Sheet No.

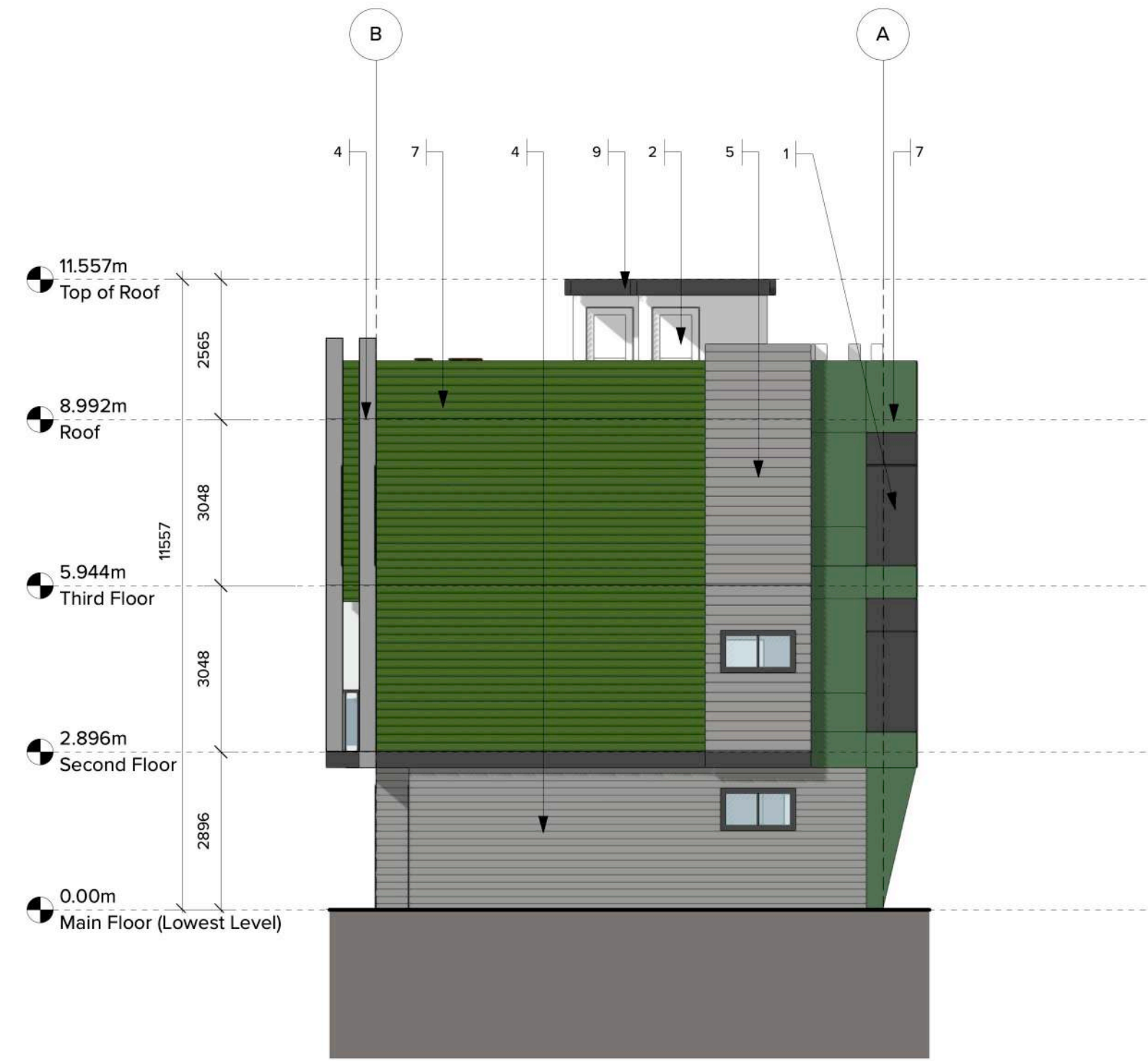
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Scale: 1:100



2 BUILDING 6 - NORTH ELEVATION
Scale: 1:100



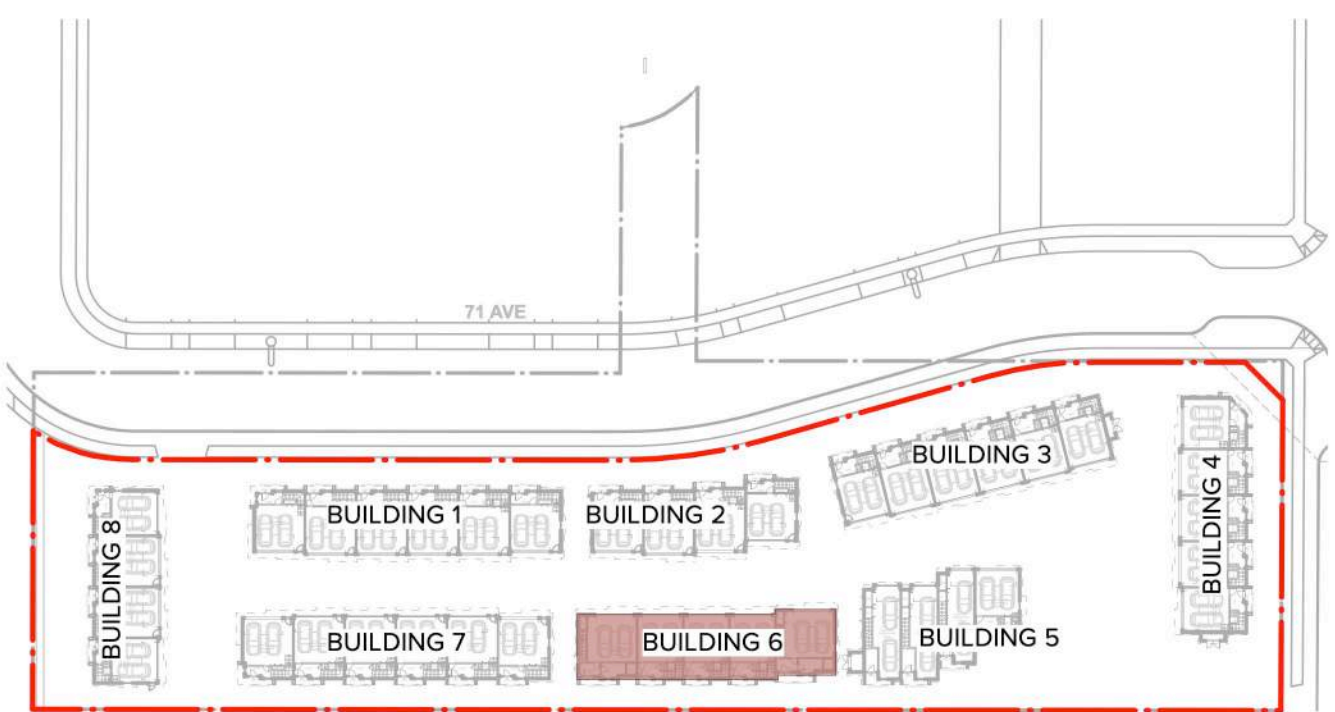
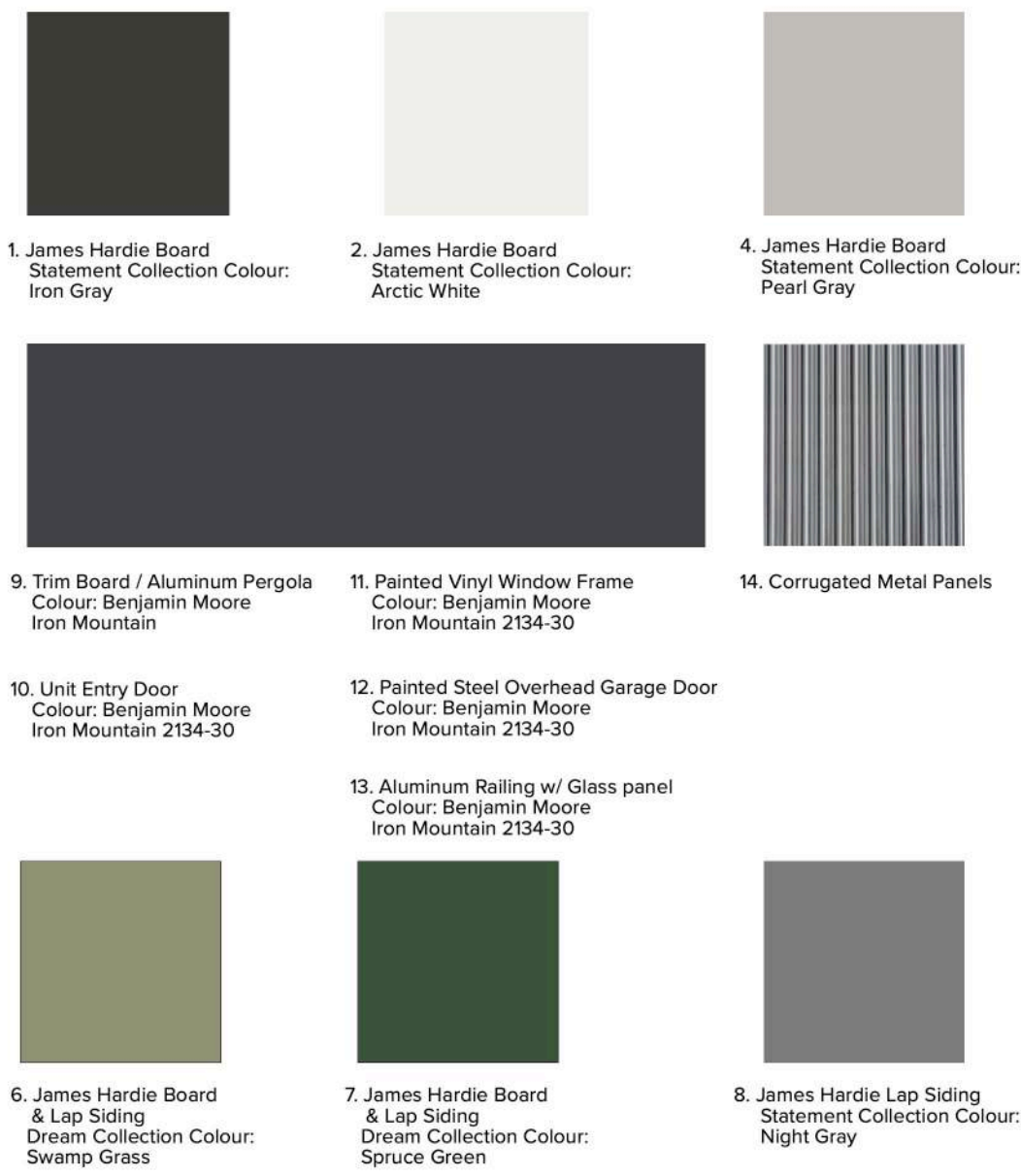
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4 BUILDING 6 - EAST ELEVATION
Scale: 1:100

Material Legend

1. JAMES HARDIE BOARD
Statement Collection Colour:
Iron Gray
2. JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Arctic White
3. JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Arctic White
4. JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Pearl Gray
5. JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Pearl Gray
6. JAMES HARDIE BOARD & LAPSIDING
Dream Collection Color:
Swamp Grass
7. JAMES HARDIE BOARD & LAPSIDING
Dream Collection Color:
Spruce Green
8. JAMES HARDIE BOARD & LAPSIDING
Statement Collection Colour:
Night Gray 6"
9. Trim Board / Aluminum Pergola
Benjamin Moore: Iron Mountain
10. Unit Entry Door
Frame Colour: Benjamin Moore
Iron Mountain 2134-30
11. Painted Vinyl Window Frame
Colour: Benjamin Moore
Iron Mountain 2134-30
12. Painted Steel Overhead Garage Door
Colour: Benjamin Moore
Iron Mountain 2134-30
13. Aluminum Railing w/ Glass panel
Colour: Benjamin Moore
Iron Mountain 2134-30
14. Corrugated Metal Panel



5 KEY PLAN
Scale: 1:1000



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC
604 385 3600 | ruchir@architecturepanel.com

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Project Number

Project Name

Project Address

20354 71A & 7091 204 St

Owner

1317903 B.C. LTD

Total Sheets

24

Reviewed By

RD

NOTE:

Drawn By

MP/SS/SJ

Checked By

RD

AHJ

Township of Langley

Status

DP Application

No

A

B

Date

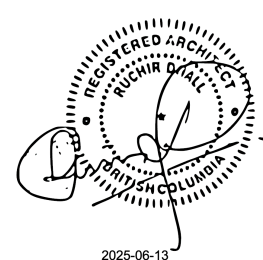
2024-11-13

2025-06-02

Issue Notes

DP Submission

DP Resubmission



Scale



Sheet Title

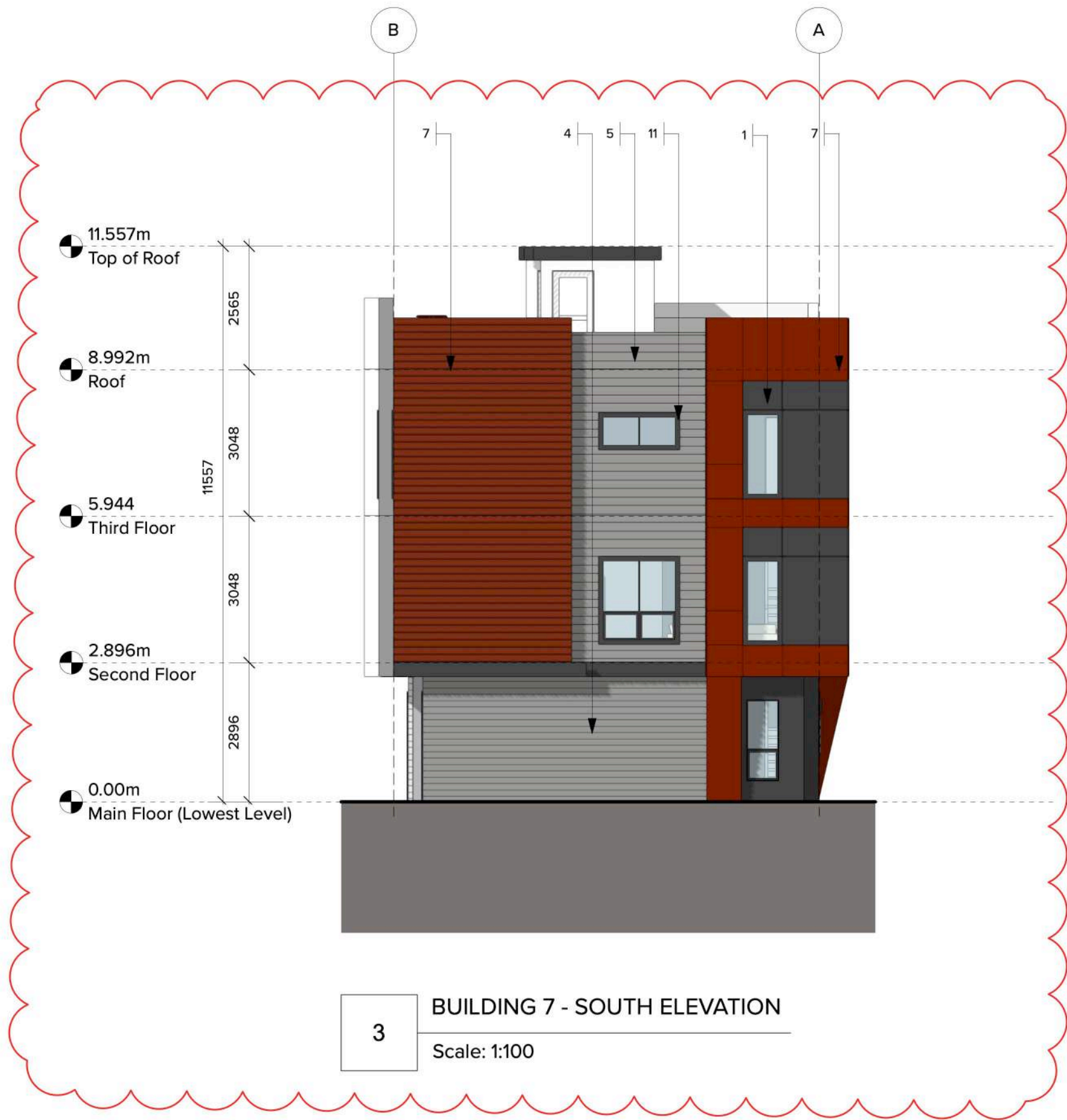
BUILDING 6 -
ELEVATIONS

Sheet No.

A4.06



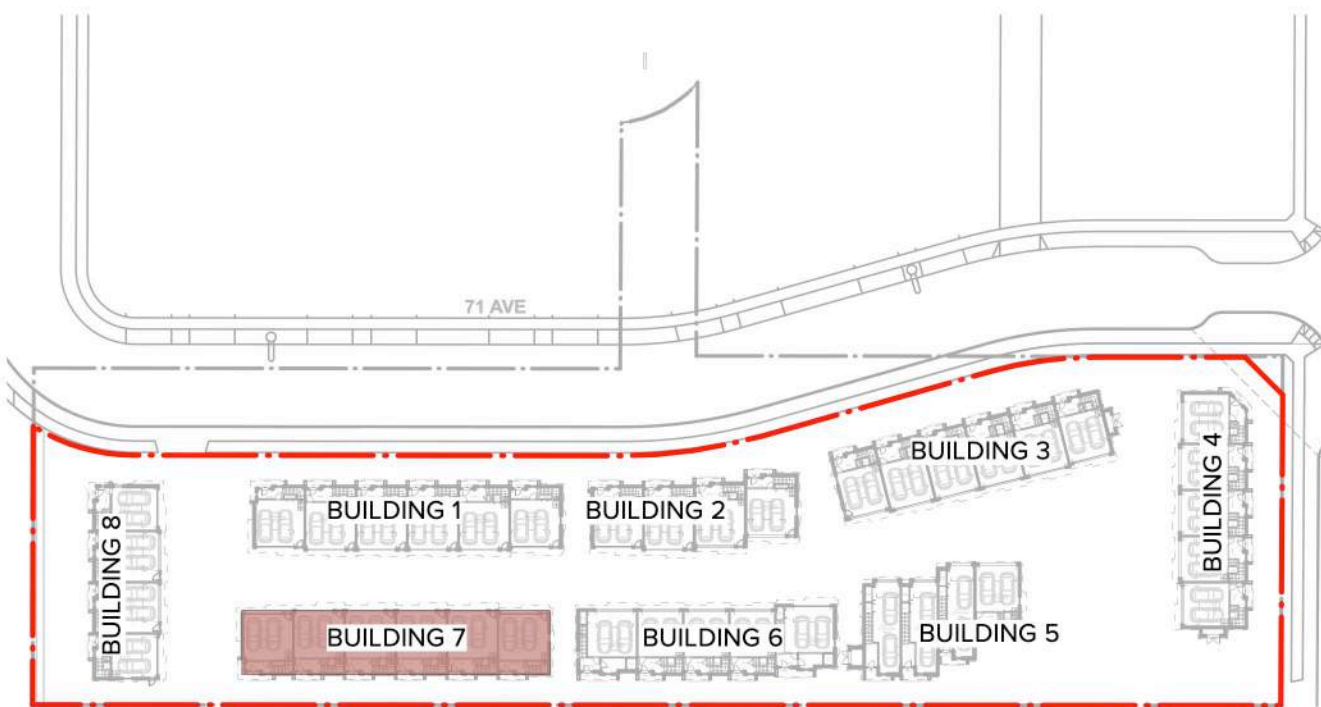
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Scale: 1:100



3 BUILDING 7 - SOUTH ELEVATION
Scale: 1:100

Material Legend

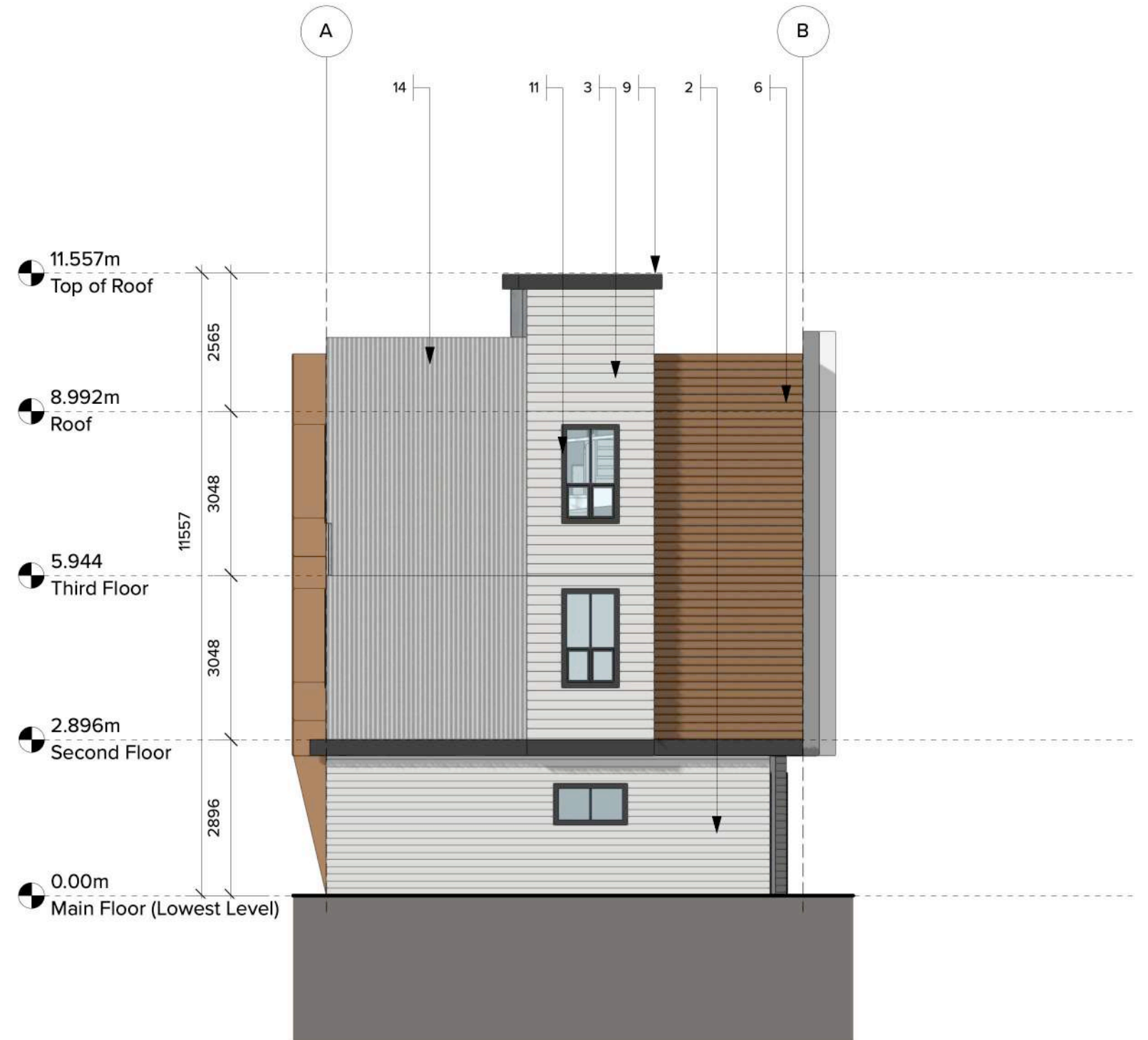
1. JAMES HARDIE BOARD
Statement Collection Colour:
Iron Gray
2. JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Arctic White
3. JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Arctic White
4. JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Pearl Gray
5. JAMES HARDIE LAP SIDING (6")
Statement Collection Colour:
Pearl Gray
6. JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Terrain
7. JAMES HARDIE BOARD & LAPSIDING
Dream Collection Colour:
Rusty Nail
8. JAMES HARDIE LAP SIDING (8")
Statement Collection Colour:
Night Gray 6"
9. Trim Board / Aluminum Pergola
Benjamin Moore: Iron Mountain
10. Unit Entry Door
Frame Colour: Benjamin Moore
Iron Mountain 2134-30
11. Painted Vinyl Window Frame
Colour: Benjamin Moore
Iron Mountain 2134-30
12. Painted Steel Overhead Garage Door
Colour: Benjamin Moore
Iron Mountain 2134-30
13. Aluminum Railing w/ Glass panel
Colour: Benjamin Moore
Iron Mountain 2134-30
14. Corrugated Metal Panel



5 KEY PLAN
Scale: 1:1000



2 BUILDING 7 - WEST ELEVATION
Scale: 1:100



4 BUILDING 7 - NORTH ELEVATION
Scale: 1:100



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Project Number
TOL #08-14-0234

Project Name
Proposed Townhouse Development - 40 Units

Project Address
20354 71A & 7091 204 St

Owner
1317903 B.C. LTD

Total Sheets
24

Reviewed By
RD

Drawn By
MP/SS/SJ

NOTE:

Drawn By
MP/SS/SJ

Checked By
RD

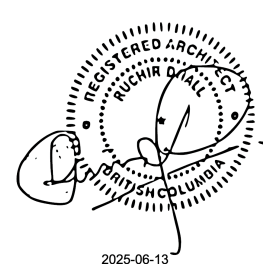
AHJ

Township of Langley

Status

DP Application

No	Date	Issue Notes
A	2024-11-13	DP Submission
B	2025-06-02	DP Resubmission



Scale



Sheet Title

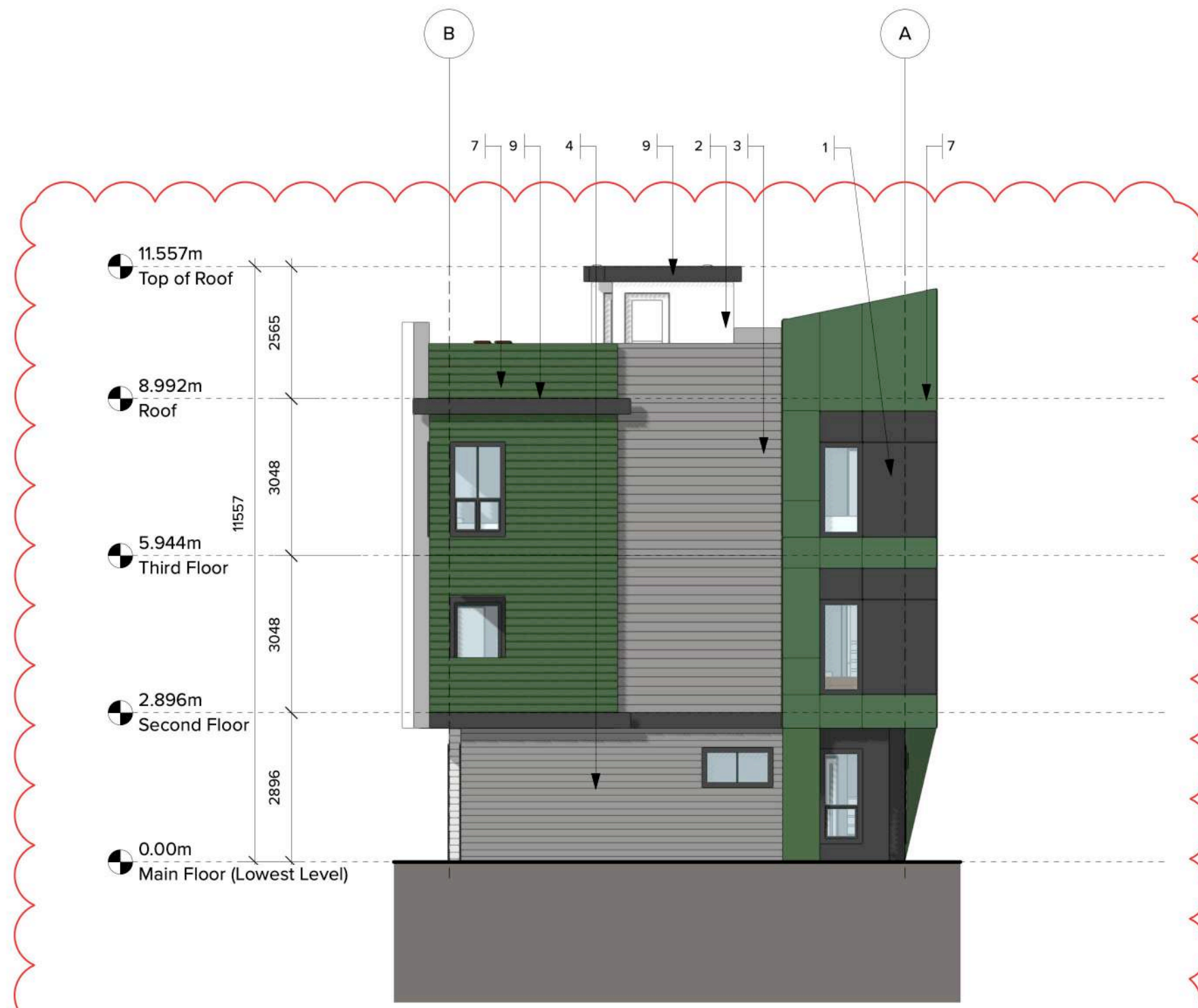
**BUILDING 7 -
ELEVATIONS**

Sheet No.

A4.07



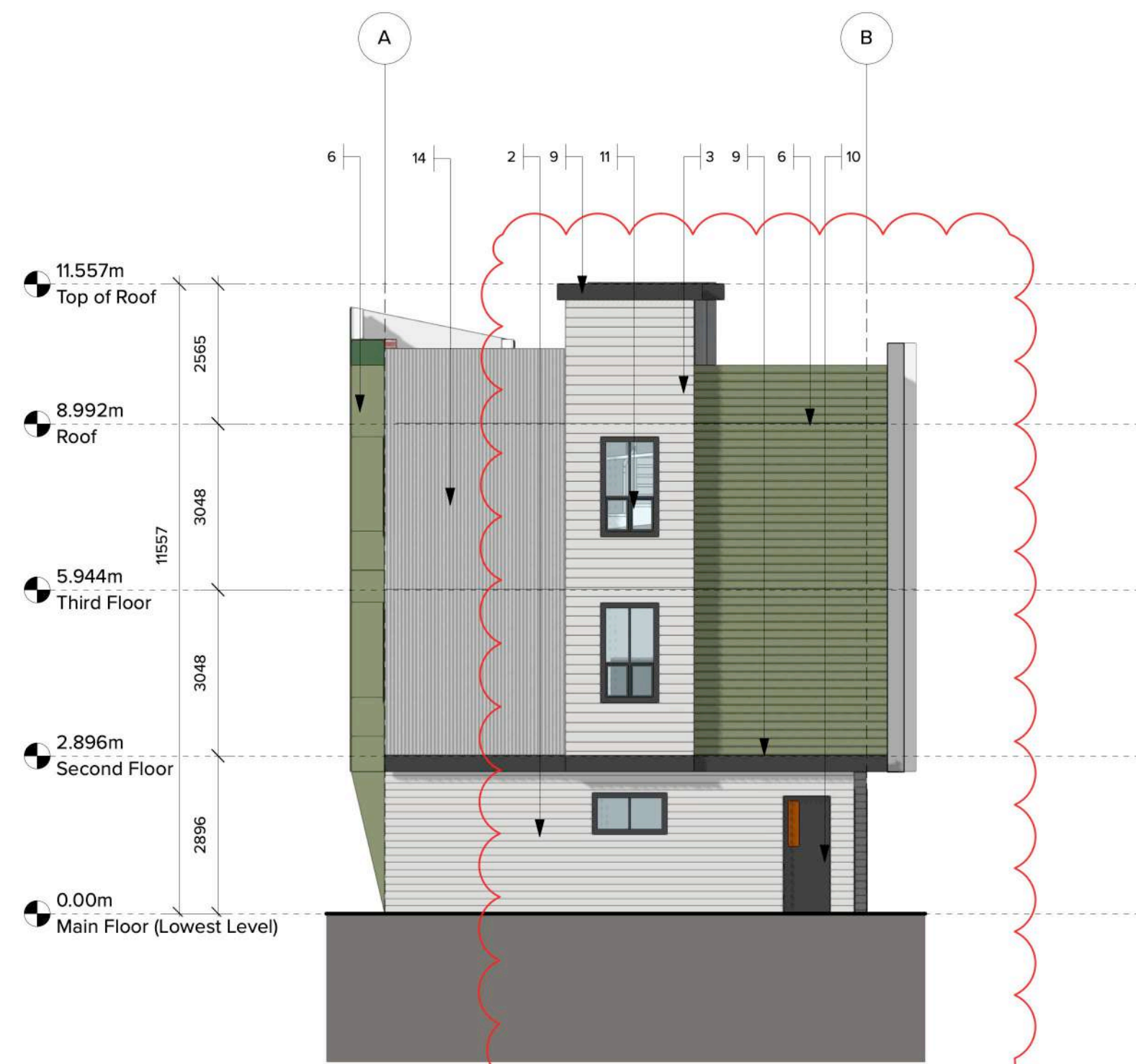
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Scale: 1:100



3 BUILDING 8 - NORTH ELEVATION
Scale: 1:100



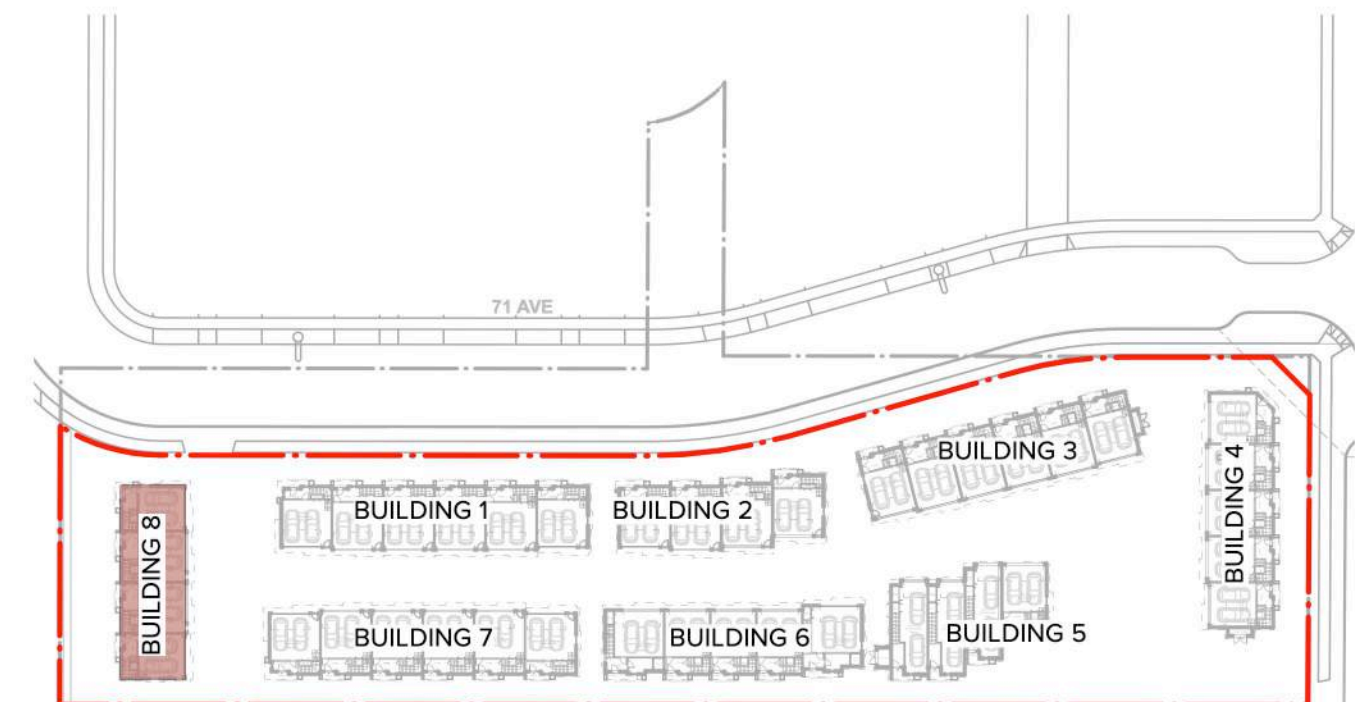
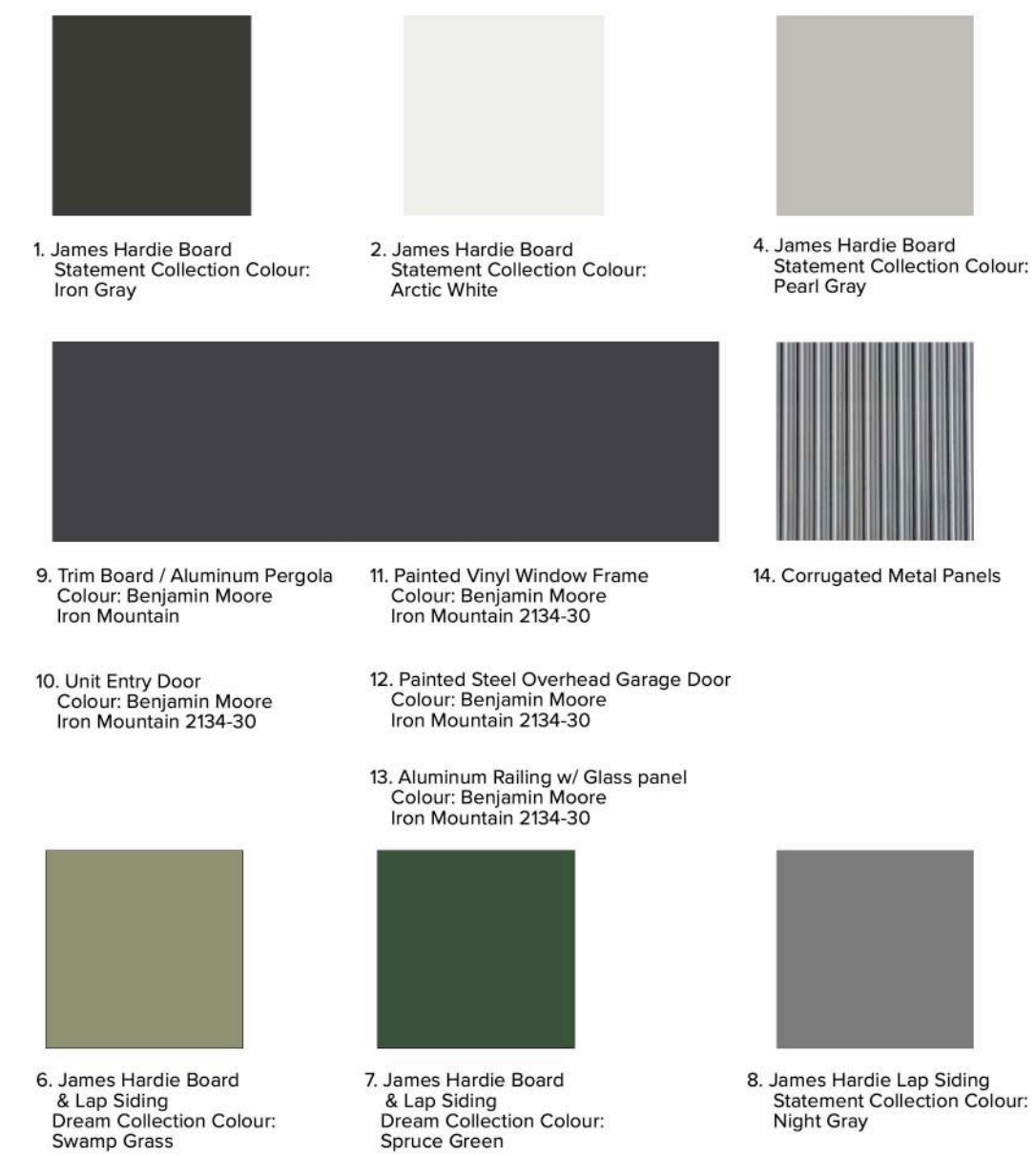
2 BUILDING 8 - EAST ELEVATION
Scale: 1:100



4 BUILDING 8 - SOUTH ELEVATION
Scale: 1:100

Material Legend

1. JAMES HARDIE BOARD
Statement Collection Colour:
Iron Gray
2. JAMES HARDIE BOARD & LAP SIDING (4")
Statement Collection Colour:
Arctic White
3. JAMES HARDIE LAP SIDING (6")
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Scale: 1:1000



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NOTE:

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AHJ

Township of Langley

Status

DP Application

No

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Date

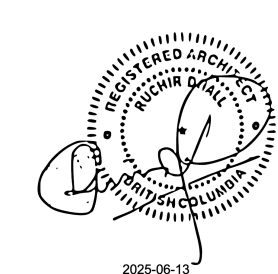
2024-11-13

2025-06-02

Issue Notes

DP Submission

DP Resubmission



Scale



Sheet Title

**BUILDING 8 -
ELEVATIONS**

Sheet No.

A4.08



1 VIEW OF BUILDING 1 FROM 71 AVE.
Scale: NTS



2 VIEW OF BUILDING 8 FROM GREENLINK (WEST)
Scale: NTS



3 ARIEL VIEW
Scale: NTS



4 VIEW OF BUILDING 4 FROM 204 ST.
Scale: NTS



5 VIEW OF BUILDING 4 FROM 204 ST.
Scale: NTS



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Status

DP Application

NOTE:

No

A

Date

2024-11-12

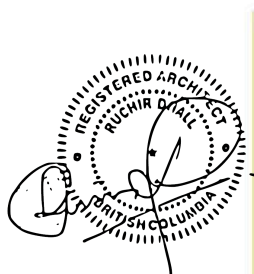
Issue Notes

DP Submission

B

2025-06-02

DP Resubmission



Scale

Sheet Title

Renders

Sheet No.

A5.01