7806 197 STREET
TOWNHOUSES DEVELOPMENT

7806, 197 St, Langley, BC



CONTACT LIST

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CIVIL CONSULTANTS	Gursimer Design & Mgmt.		Nirvair Bagri	(778) 895 6358
PROJECT OWNERS				
ARBORIST	Klimo & Associates	5565 15B Ave Delta BC, V4M 2H2	Francis Klimo	(604) 358 5562
AHJ	TOWNSHIP OF LANGLEY			

DRAWING INDEX - DOCUMENTATION

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ARCHITECTURE **PANEL** INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 |
ruchir@architecturepanel.com

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Project
Townhouse Development
7806 197 St.

Owner
1290334 BC LTD

Sheet Title
Cover Sheet

Total Sheets **13**	Sheet No. **A0.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BF**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	17-11-2023	DP Coordination
B	23-11-2023	DP Coordination
C	30-11-2023	DP Submission

Scale

PROJECT STATISTICS

PROJECT DATA

CIVIC ADDRESS	7806 197 St, TOWNSHIP OF LANGLEY, BC
LEGAL ADDRESS	LOT 6, SECTION 22, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP70469 PART NE 1/4.
PROPOSED USE	TOWNHOUSES
BASIS OF DESIGN	BCBC 2018
PROPOSED OCCUPANCY	RM-3A - MULTI-FAMILY RESIDENTIAL

DEVELOPMENT REPORT *(RM-3A ZONE)*

AREA CALCULATION	REQUIRED	PROPOSED	
BUILDING HEIGHT (STORIES)	4 (MAX)	3	
BUILDING HEIGHT (METERS)	15m (MAX)	12.57m.	
TOTAL PROPOSED UNITS		29 UNITS	
LOT AREA (GROSS)		8100.14 sq.m (87,1189 sq.ft)	
ENVIRONMENTAL DEDICATION		3597.36 sq.m (38,721.7 sq.ft)	
LOT AREA (NET)		4502.78 sq.m (48,468 sq.ft)	
BUILDINGS FOOTPRINT		1778.81 sq.m (19,147.11 sq.ft)	
LOT COVERAGE (NET)	40% (BLDG FOOTPRINT / NET LOT AREA)	39.50%	
LOT COVERAGE (GROSS)		20.55%	
AGE FRIENDLY AMENITY AREAS (AFAA)	3 sqm per Dwelling Unit (87 sqm)	93 sq.m	
INDOOR AMENITY AREA	3 sqm per Dwelling Unit (87 sqm)	88 sq.m	
PRIVATE AMENITY AREA	46 sqm per 3 bed unit (1,334 sqm)	1,636 sq.m	
ADAPTABLE UNITS	5% of Townhouse units (2)	2 units	
RESIDENTIAL PARKING (2/1DU)	58	58	
VISITOR PARKING (1/5DU)	6	6	
SETBACKS	**REQUIRED**	**PROPOSED**	
MINIMUM SETBACK PROVIDED			
NORTH	3 m (9' 10.125")	3 m (9' 10.125")	
SOUTH	3 m (9' 10.125")	3 m (9' 10.125")	
WEST	4.5 m (14' 9")	4.5 m (14' 9")	
EAST	4.5 m (14' 9")	65.3 m (214' 2")	

TH - UNIT SUMMARY *

AREA CALCULATION	NO.OF BEDROOMS	NO. OF UNITS	LEVEL 1 (Excl Garage)	LEVEL 2	LEVEL 3	PROPOSED UNIT AREA (sq.m) Excl Garage	PROPOSED UNIT AREA (sq.ft)
UNIT A	3	12	17.06 sqm (183.63 sqft)	59.13 sqm (636.47 sqft)	61.86 sqm (665.86 sqft)	138.05 sq.m	1485.97 sq.ft
UNIT A1	3	4	17.06 sqm (183.63 sqft)	58.94 sqm (634.42 sqft)	61.68 sqm (663.92 sqft)	137.68 sq.m	1481.99 sq.ft
UNIT A2	3	4	17.06 sqm (183.63 sqft)	60.69 sqm (653.26sqft)	63.51 sqm (683.62 sqft)	141.26 sq.m	1520.52 sq.ft
UNIT A3	3	1	16.84 sqm (181.26 sqft)	50.06 sqm (538.84 sqft)	57.88 sqm (623.02 sqft)	124.78 sq.m	1343.13 sq.ft
UNIT A4	3	1	16.54 sqm (178.04 sqft)	62.88 sqm (676.83 sqft)	65.62 sqm (706.33 sqft)	145.04 sq.m	1561.21 sq.ft
UNIT B	3	2	17.13 sqm (184.42 sqft)	64.80 sqm (697.49 sqft)	68.05 sqm (732.48 sqft)	149.98 sq.m	1614.38 sq.ft
UNIT B1	3	1	17.01 sqm (183.09 sqft)	64.78 sqm (697.26 sqft)	68 sqm (731.95 sqft)	149.79 sq.m	1612.34 sq.ft
UNIT B2	3	1	17.01 sqm (183.09 sqft)	66.95 sqm (720.64 sqft)	70.31 sqm (756.81 sqft)	154.27 sq.m	1660.56 sq.ft
UNIT C	3	2	20.29 sqm (218.4 sq.ft)	62.88 sqm (676.83 sq.ft)	65.62 sqm (706.33 sq.ft)	148.79 sq.m	1601.58 sq.ft
UNIT C1	3	1	20.29 sqm (218.4 sq.ft)	64.74 sqm (696.86 sq.ft)	67.56 sqm (727.21 sq.ft)	152.59 sq.m	1642.48 sq.ft
TOTAL		29					

ZONING BY-LAW COMPLIANCE

VARIANCE REQUESTED

*GROSS AREA per TOL definition (excluding garages.)

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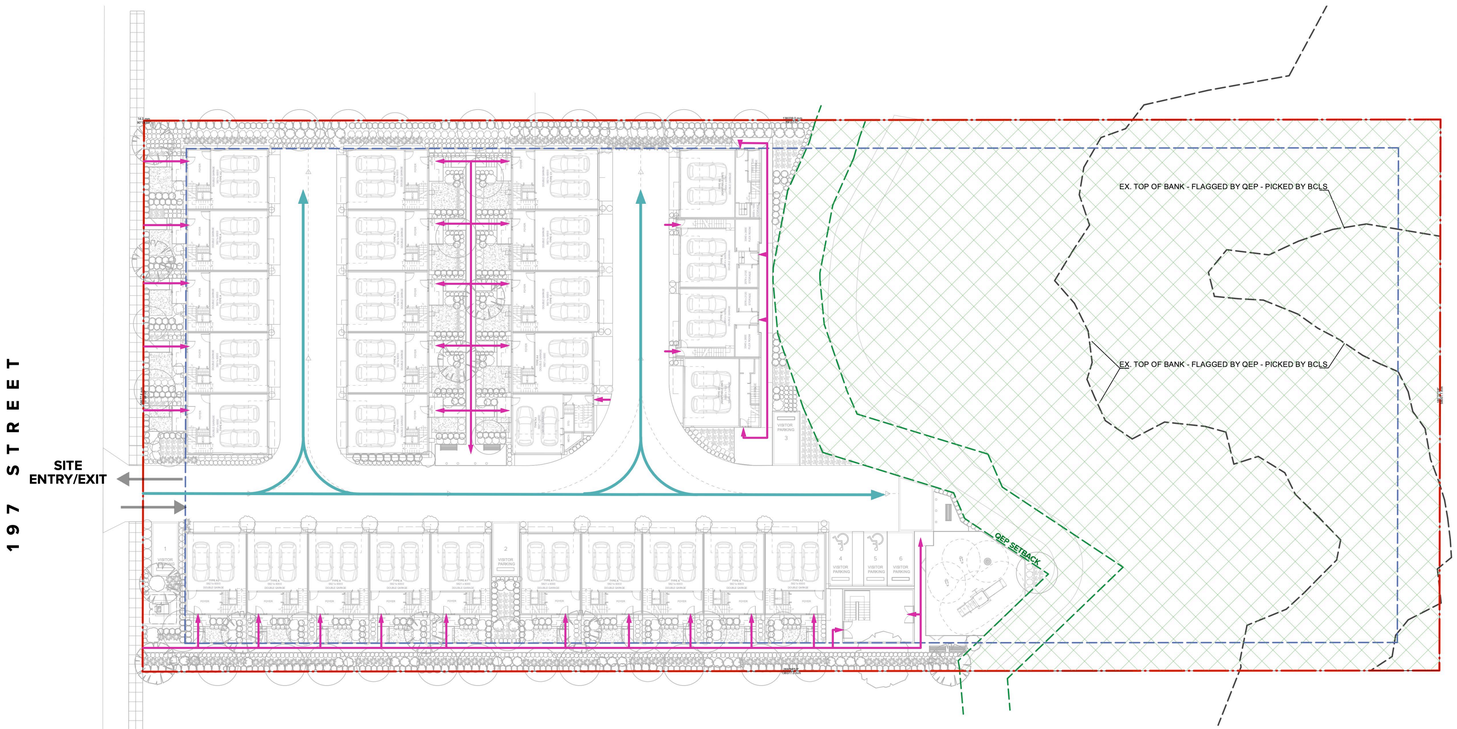
Owner
1290334 BC LTD

Sheet Title
Project Statistics

Total Sheets **13**	Sheet No. **A0.02**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BF**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
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Scale



1 Traffic Plan
Scale: 1:300

DESIGN RATIONALE

The proposed project is a multi-family residential development that is located in the Township of Langley with access from 197 St. This project aims to provide affordable housing that reflects the diversity of the surrounding community. The project will add 29 dwelling units growing neighborhood.

The form and character of each building was developed to coordinate well with upcoming developments in the area. Units facing 197 st are provided with direct access from the sidewalk. Furthermore, walkways on North and South are also provided with direct access from the sidewalk that will serve to provide easier acces the rest of the units on site.

Each unit has access to a private amenity area on roof and private green space. Each unit type also has balconies on each floor. A selection of white and gray color palette with Earthy colored bricks 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 South East end of the property with an outdoor playground and a two-storey indoor amenity building. The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The ample landscape buffers on the North and South sides of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees are proposed to provide screening from neighboring properties.

The East side of the lot is dedicated for the Environment where there is a creek and we've deligently worked with a Qualified Environmental Professional to ensure adequate Environmental setbacks are provided on site.

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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Design Rationale

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N

Scale



1 Site Plan
Scale: 1:200

SPACE LEGEND

- Circulation
- Unit Type A
- Unit Type A1
- Unit Type A2
- Unit Type A3
- Unit Type A4
- Unit Type B
- Unit Type B1 (Adaptable unit)
- Unit Type B2 (Adaptable unit)
- Unit Type C
- Unit Type C1
- Property Line
- Building Setback per RM-3A
- QEP Setback

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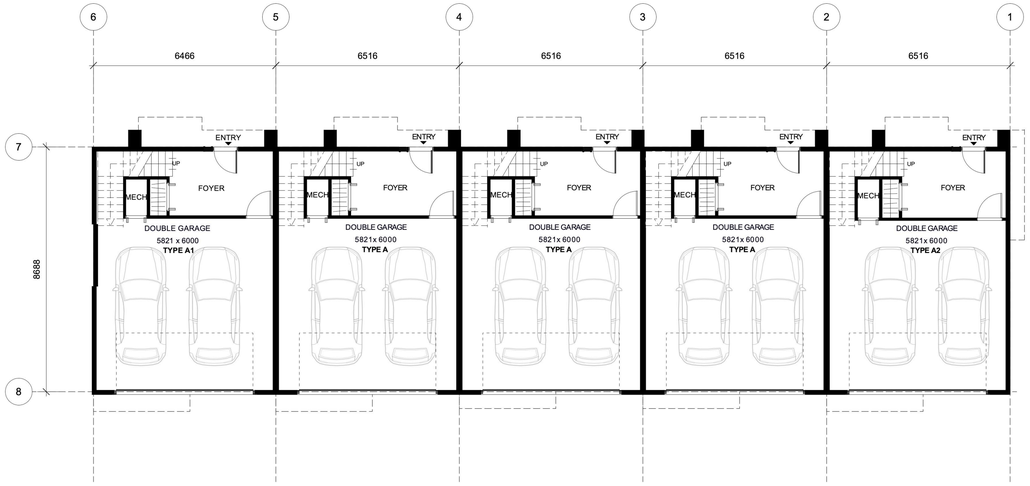
Sheet Title
Site Plan

Total Sheets **13**	Sheet No. **A2.01**	Contractors	Consultants **Architecture Panel Inc.**
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N

Scale
0 4 8 12 M



1 BUILDINGS 1, 2, 5 & 6 - GARAGE PLAN

Scale: 1:100



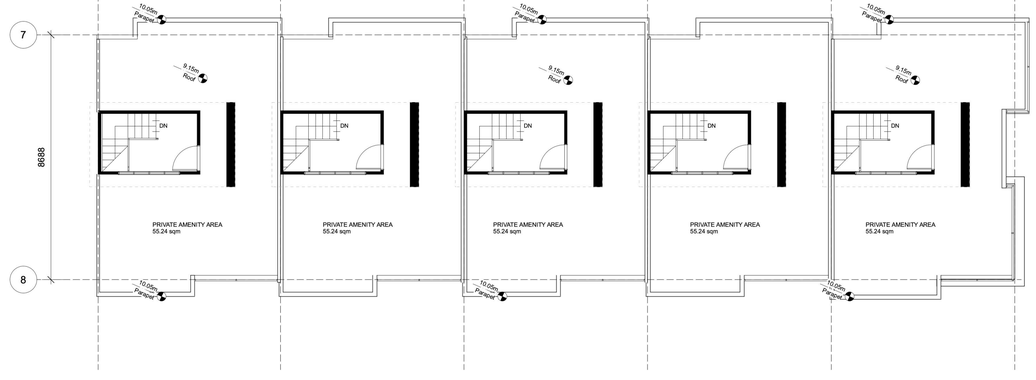
2 BUILDINGS 1, 2, 5 & 6 - SECOND FLOOR PLAN

Scale: 1:100



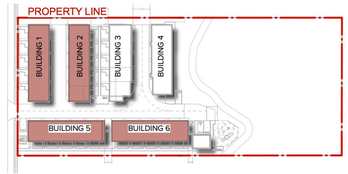
3 BUILDINGS 1, 2, 5 & 6 - THIRD FLOOR PLAN

Scale: 1:100



4 BUILDINGS 1, 2, 5 & 6 - ROOF PLAN

Scale: 1:100



5 KEY PLAN

Scale: 1:1200

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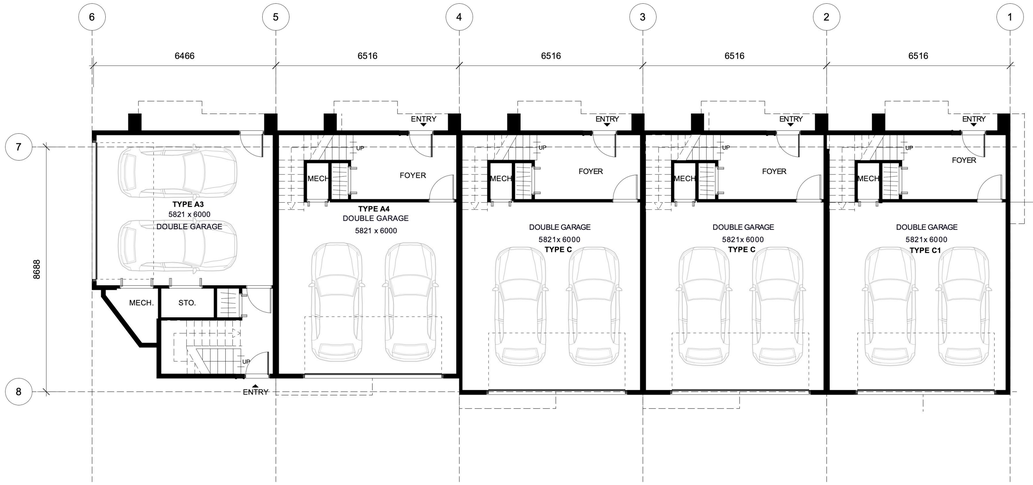
Sheet Title
BUILDINGS 1, 2, 5 & 6-FLOOR PLANS

Total Sheets **13**	Sheet No. **A3.01**	Contractors	Consultants **Architecture Panel Inc.**
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Scale

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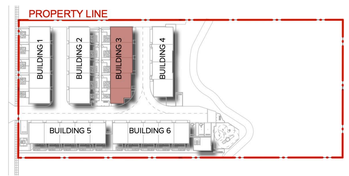
1 BUILDING 3- GARAGE PLAN

Scale: 1:100



2 BUILDING 3- SECOND FLOOR PLAN

Scale: 1:100



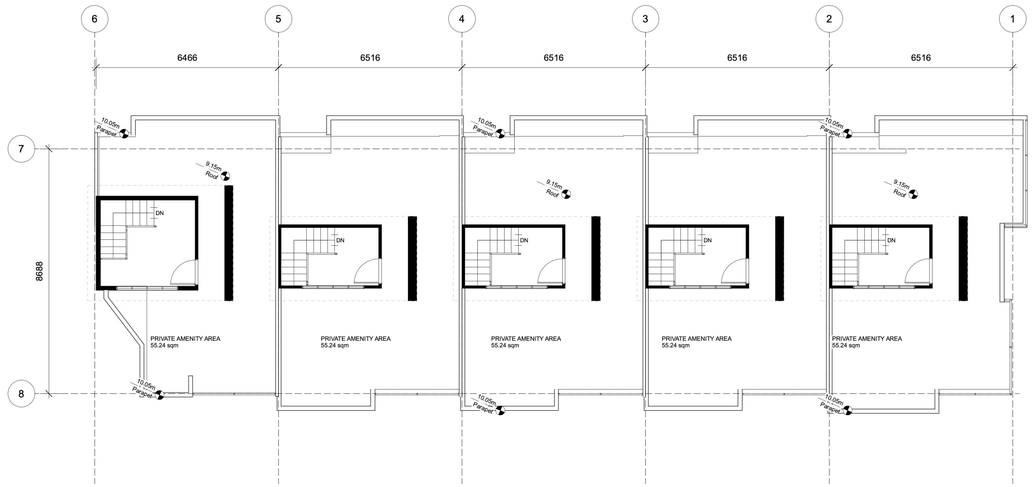
5 KEY PLAN

Scale: 1:1200



3 BUILDING 3- THIRD FLOOR PLAN

Scale: 1:100



4 BUILDING 3- ROOF PLAN

Scale: 1:100

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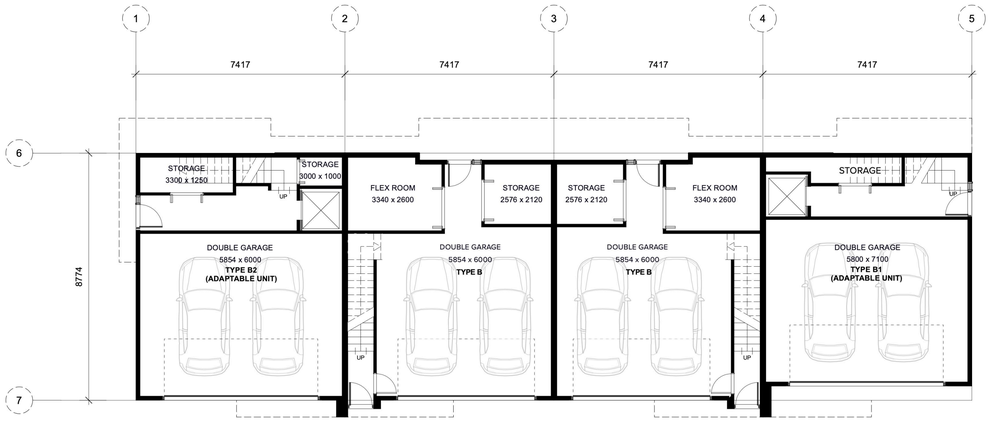
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BUILDING 3-FLOOR PLANS

Total Sheets **0**	Sheet No. **A3.02**	Contractors	Consultants **Architecture Panel Inc.**
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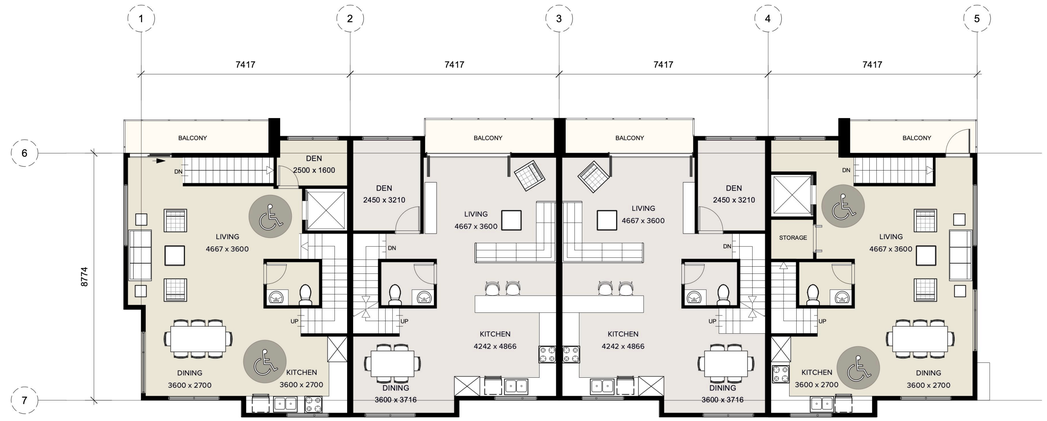
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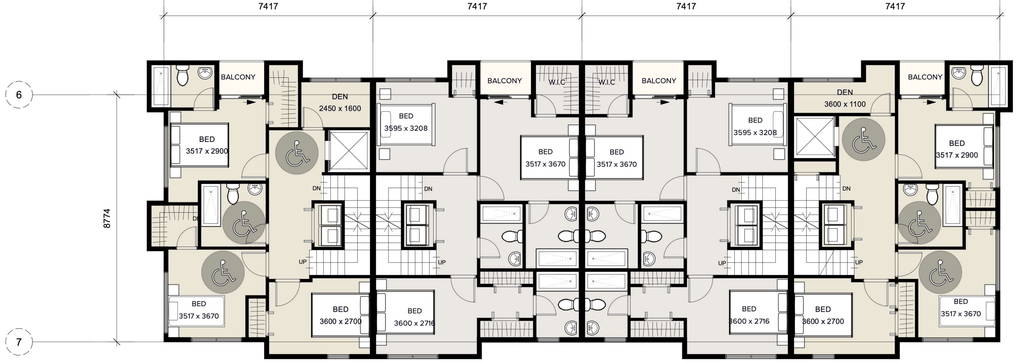
1 BUILDING 04 - GARAGE PLAN

Scale: 1:100



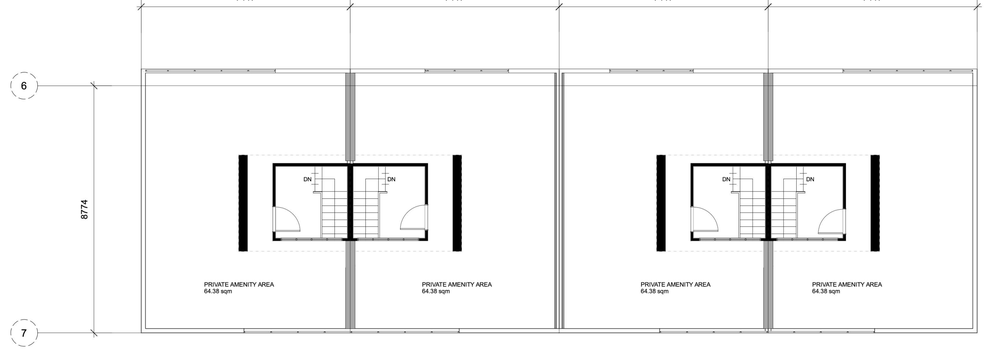
2 BUILDING 04 - SECOND FLOOR PLAN

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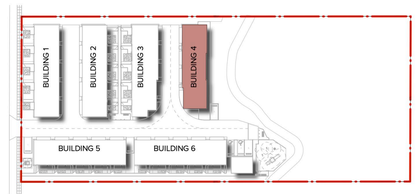
3 BUILDING 04 - THIRD FLOOR PLAN

Scale: 1:100



4 BUILDING 04 - THIRD FLOOR PLAN

Scale: 1:100



5 KEY PLAN

Scale: 1:1000

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Sheet Title
BUILDING 04 -FLOOR PLANS

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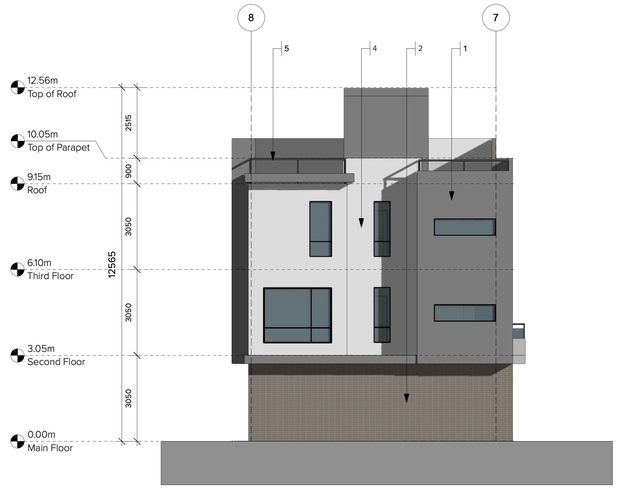
Scale



The individual garage slab grades to respond to the site resulting in varying garage heights.

2 WEST ELEVATION - (BUILDING 1)

Scale: 1:100



3 NORTH ELEVATION - (BUILDING 1)

Scale: 1:100

Material Legend

1 Hardie Panels
Light Mist

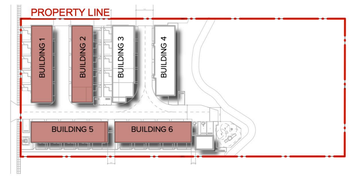
2 Face Brick
Sandstone Light (Endicott)

3 ACM Panel
Pearl White (SJ-8841)

4 Hardie Panels
Arctic White

5 Railing- Black powder coated panel with tempered frosted glass

6 Painted Fascia Board
Metropolitan AF-690 (Benjamin Moore)



5 KEY PLAN

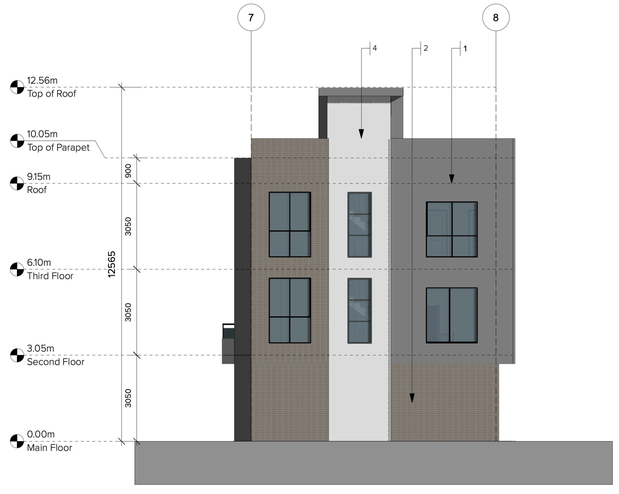
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The individual garage slab grades to respond to the site resulting in varying garage heights.

1 EAST ELEVATION - (BUILDING 1)

Scale: 1:100



4 SOUTH ELEVATION - (BUILDING 1)

Scale: 1:100

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BUILDINGS 1, 2, 5 & 6-ELEVATIONS

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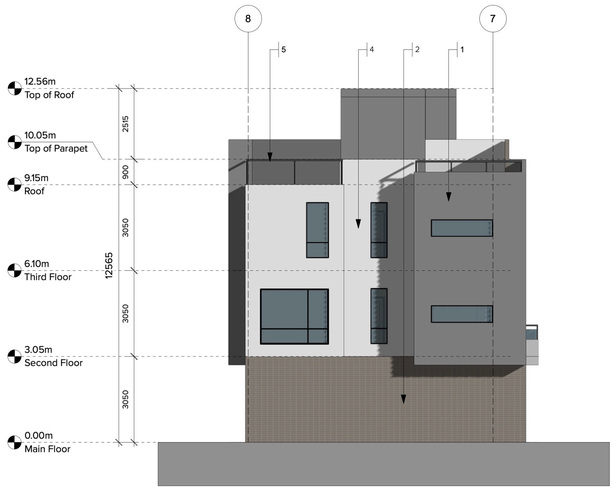
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Scale
0 1 3 4 6 M



The individual garage slab grades to respond to the site resulting in varying garage heights.

2 WEST ELEVATION
Scale: 1:100



3 NORTH ELEVATION
Scale: 1:100



The individual garage slab grades to respond to the site resulting in varying garage heights.

1 EAST ELEVATION
Scale: 1:100



4 SOUTH ELEVATION
Scale: 1:100

Material Legend

1 Hardie Panels
Light Mist

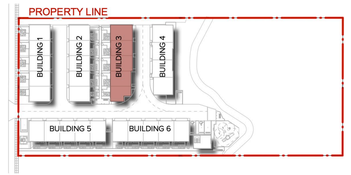
2 Face Brick
Sandstone Light (Endicott)

3 ACM Panel
Pearl White (SJ-8841)

4 Hardie Panels
Arctic White

5 Railing- Black powder coated panel with tempered frosted glass

6 Painted Fascia Board
Metropolitan AF-690 (Benjamin Moore)



5 KEY PLAN
Scale: 1:1200

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1 493 Foster Street, White Rock, BC | 6047831 450 | ruchir@ architecturepanel.com

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Project
Townhouse Development
7806 197 St.

Owner
1290334 BC LTD

Sheet Title
BUILDING 3-ELEVATIONS

Total Sheets **0**	Sheet No. **A4.02**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BF**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	17-11-2023	DP Application
B	23-11-2023	DP Coordination
C	04-12-2023	DP Submission

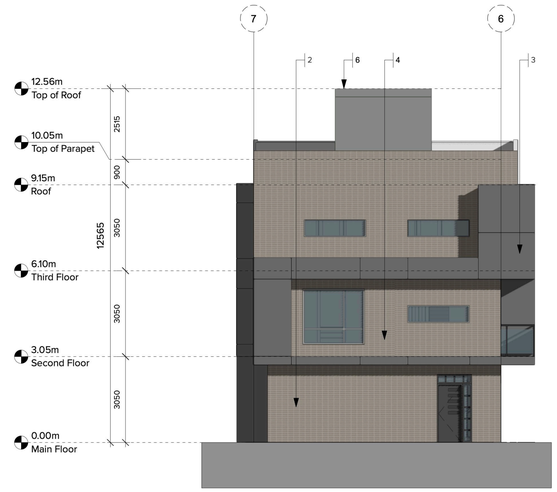
Scale
0 1 3 4 6 M



The individual garage slab grades to respond to the site resulting in varying garage heights.

2 EAST ELEVATION

Scale: 1:100



3 NORTH ELEVATION

Scale: 1:100

Material Legend

1 Hardie Panels
Light Mist

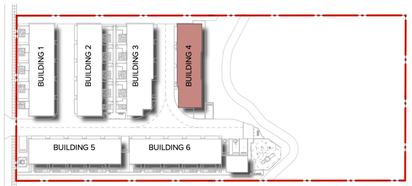
2 Face Brick
Sandstone Light (Endicott)

3 Hardie Panels
Night Gray

4 Hardie Panels
Arctic White

5 Railing- Black powder coated panel with tempered frosted glass

6 Painted Fascia Board
Metropolitan AF-690 (Benjamin Moore)



5 KEY PLAN

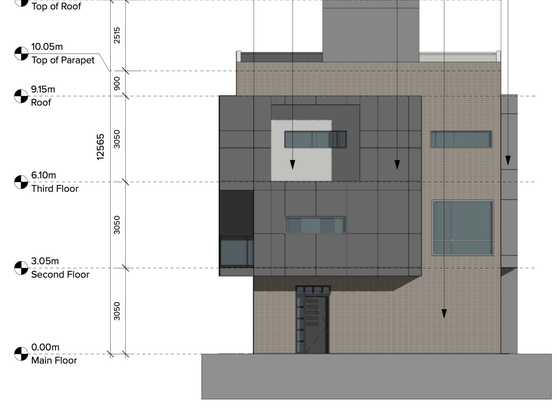
Scale: 1:1000



The individual garage slab grades to respond to the site resulting in varying garage heights.

1 WEST ELEVATION

Scale: 1:100



4 SOUTH ELEVATION

Scale: 1:100

ARCHITECTURE **PANEL** INC.

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Project
Townhouse Development
7806 197 St.

Owner
1290334 BC LTD

Sheet Title
BUILDING 04- ELEVATIONS

Total Sheets **13**	Sheet No. **A4.03**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **SD**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	17-11-2023	DP Application
B	23-11-2023	DP Coordination
C	04-12-2023	DP Submission

Scale

0 1 3 4 6 M



1 SITE ENTRY FROM 197 ST LOOKING NORTH EAST

Scale: Actual Size



2 SITE ENTRY FROM 197 ST LOOKING SOUTH EAST

Scale: Actual Size



3 BUILDING 01 FRONTING 197 ST

Scale: Actual Size



4 VIEW OF BUILDING 02 AND WALKWAY TO PRIVATE BACKYARDS

Scale: Actual Size

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Project
Townhouse Development
7806 197 St.

Owner
1290334 BC LTD

Sheet Title
Renders

Total Sheets **13**	Sheet No. **A5.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **BF**	Checked By **RD**	AHJ **Township of Langley**	Documents **DP Application**
Reviewed By **RD**	Status **DP Application**		

No	Date	Issue Notes
A	17-11-2023	DP Coordination
B	23-11-2023	DP Coordination
C	04-12-2023	DP Submission

Scale