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SD1.50	RENDERINGS				

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GOSSELIN MIXED USE

20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

COVER PAGE

SCALE:

ISSUED FOR DP APPLICATION

21-05-05 | REVISION #: 1
CITY OF LANGLEY
PROJECT NUMBER: 20-127



SD0.01

0.1.0 project data

PROJECT:	GOSSELIN MIXED-USE
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT) ZONE
EXISTING ZONING:	C2 (SERVICE COMMERCIAL ZONE)
CIVIC ADDRESS:	20055 & 20059 FRASER HIGHWAY, THE CITY OF LANGLEY, BRITISH COLUMBIA
LEGAL DESCRIPTION:	PLAN NWP13456 LOT A
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
FINISHED GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
GRADE (BCBC 2018):	THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING. EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE CONSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
PROPOSED GRADE(ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATIONS AT THE PROPERTY LINE. THESE MEASUREMENT SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALL AT RIGHT ANGLES TO THE WALL, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
STOREY (ZONING):	THE SPACE BETWEEN A FLOOR LEVEL AND THE CEILING DIRECTLY ABOVE IT.
FIRST STOREY (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METRES ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METRES ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY, AND FOR ALL OTHER USED WHERE MEASURED IN STOREYS, THE NUMBER STOREYS FROM THE FIRST STOREY TO THE UPPERMOST STOREY.
LOT COVERAGE (ZONING):	THE HORIZONTAL AREA COVERED BY ALL BUILDINGS AND ENCLOSED STRUCTURES AND IS EXPRESSED AS A PERCENTAGE OF THE LOT AREA.
AMENITY SPACE (ZONING):	AN INDOOR SPACE, PROVIDED IN A SINGLE LOCATION WITHIN A MULTIPLE-UNIT RESIDENTIAL DEVELOPMENT, SPECIFICALLY DESIGNED FOR USE BY ALL OF ITS RESIDENTS FOR CULTURAL, SOCIAL OR RECREATIONAL PURPOSES AND DOES NOT INCLUDE GUEST SUITES.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	ZONING: 4 STOREYS FOR RM3; TBD FOR CD BCBC: 6 STOREYS, 18m
MAXIMUM BUILDING AREA (ZONING & BCBC 2018)	ZONING: NOT INDICATED BY RM3; TBD FOR CD BCBC [3.2.2.50]: NOT MORE THAN 1,500 S.M. IF 6 STOREYS IN BUILDING HEIGHT
MAXIMUM LOT COVERAGE (ZONING)	CURRENT ZONING C2 : 90% FUTURE CD ZONING: TBD
MINIMUM BUILDING ELEVATION:	REQUIRED - NOT INDICATED, PROPOSED - 9.31m
LOWEST AVERAGE GRADE (BCBC 2018):	12.46m
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREYS - 22.77m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)](c), GROUP D 3.2.2.58 (1)](c)] PROPOSED - 16.47m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)](c), GROUP D 3.2.2.58 (2)](c). NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED - 22.77m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)]; PROPOSED - 16.47m
SITE AREA:	26,263 SF (2,440 SM) (0.6029 ACRES)
BUILDING AREA:	16,881 SF (1,568 SM)
LOT COVERAGE (BUILDING):	16,881 SF / 26,263 SF = 64.3%
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	89,986 SF (8,360 SM)
GROSS FLOOR AREA (PARKADE ONLY):	21,828 SF (2,028 SM)
FSR:	89,986 SF / 26,263 SF (SITE AREA) = 3.43
SETBACKS:	NORTH, SOUTH AND WEST: 2m EACH; EAST: 0m
AMENITY SPACE:	REQUIRED: INDOOR AMENITY SPACE 2.3 SM (24.76 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS. = 24.76 SF x 96 = 2,427 SF (230 SM) PROVIDED: 1,216 SF (113 SM) + 1,506 SF (140 SM) + 1,780 SF (165.4 SM) = 4,502 SF (418.3 SM)

0.2.0 gross floor area summary (by levels above grade)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	AREA % PER LEVEL	COMMENTS
1ST LEVEL					
CIRCULATION	1535 SF	142.62 m ²	1.7%	23%	
COMMERCIAL	4196 SF	389.81 m ²	4.7%	63%	
SERVICE ROOMS/SHAFTS	160 SF	14.86 m ²	0.2%	2%	
STORAGE	779 SF	72.34 m ²	0.9%	12%	
	6670 SF	619.63 m²	7.4%	100%	
2ND LEVEL					
CIRCULATION	2078 SF	193.06 m ²	2.3%	13%	
INDOOR AMENITY	1215 SF	112.84 m ²	1.3%	7%	
RESIDENTIAL	13121 SF	1219.00 m ²	14.6%	80%	
	16414 SF	1524.91 m²	18.2%	100%	
3RD LEVEL					
CIRCULATION	2078 SF	193.06 m ²	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m ²	15.9%	87%	
	16414 SF	1524.91 m²	18.2%	100%	
4TH LEVEL					
CIRCULATION	2078 SF	193.06 m ²	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m ²	15.9%	87%	
	16414 SF	1524.91 m²	18.2%	100%	
5TH LEVEL					
CIRCULATION	2078 SF	193.06 m ²	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m ²	15.9%	87%	
	16414 SF	1524.91 m²	18.2%	100%	
6TH LEVEL					
CIRCULATION	2078 SF	193.06 m ²	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m ²	15.9%	87%	
	16414 SF	1524.91 m²	18.2%	100%	
U/S MAIN ROOF STRUCT					
CIRCULATION	1247 SF	115.83 m ²	1.4%	100%	
	1247 SF	115.83 m²	1.4%	100%	
TOTAL GROSS FLOOR AREA	89986 SF	8360.01 m²	100.0%		

0.2.0a gross floor area summary (level P1 below grade)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	AREA % PER LEVEL	COMMENTS
P1 LEVEL					
CIRCULATION	505 SF	46.90 m ²	2.3%	2%	
PARKADE	20181 SF	1874.68 m ²	92.5%	92%	
STORAGE	1142 SF	106.07 m ²	5.2%	5%	INC. BIKE STORAGE
	21828 SF	2027.65 m²	100.0%	100%	
TOTAL GROSS FLOOR AREA	21828 SF	2027.65 m²	100.0%		

0.2.0b floor area summary (parkades)

LEVEL / AREA TYPE	AREA SF	AREA m ²	COMMENTS
P1 LEVEL			
PARKADE	20181 SF	1874.88 m ²	
	20181 SF	1874.88 m²	
1ST LEVEL			
PARKADE	15116 SF	1404.28 m ²	
	15116 SF	1404.28 m²	
TOTAL FLOOR AREA	35297 SF	3279.17 m²	

0.2.0c floor area summary (outdoor amenity)

LEVEL / AREA TYPE	AREA SF	AREA m ²	COMMENTS
2ND LEVEL			
OUTDOOR AMENITY	1506 SF	139.95 m ²	
	1506 SF	139.95 m²	
U/S MAIN ROOF STRUCT			
OUTDOOR AMENITY	1780 SF	165.35 m ²	
	1780 SF	165.35 m²	
TOTAL FLOOR AREA	3286 SF	305.30 m²	

0.2.0d floor area summary (garbage area)

LEVEL / AREA TYPE	AREA SF	AREA m ²	COMMENTS
1ST LEVEL			
GARBAGE AREA	557 SF	51.75 m ²	REQUIRED AREA: 524 SF (48.72m ²)
	557 SF	51.75 m²	
TOTAL FLOOR AREA	557 SF	51.75 m²	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	38	38.8%	
1 BED & FLEX	50	51.0%	
2 BED	10	10.2%	
TOTAL UNITS: 98		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A	1 BED	4	Not Enclosed		0 SF	0.00 m ²
UNIT A	1 BED	4	611 SF	57 m ²	2442 SF	226.91 m ²
UNIT A	1 BED	5	619 SF	57 m ²	3094 SF	287.46 m ²
UNIT A: 13					5537 SF	514.37 m²
UNIT A1	1 BED	5	684 SF	64 m ²	3418 SF	317.50 m ²
UNIT A1: 5					3418 SF	317.50 m²
UNIT A2	1 BED	5	648 SF	60 m ²	3238 SF	300.81 m ²
UNIT A2: 5					3238 SF	300.81 m²
UNIT A3	1 BED	5	755 SF	70 m ²	3777 SF	350.88 m ²
UNIT A3: 5					3777 SF	350.88 m²
UNIT A4	1 BED	5	632 SF	59 m ²	3161 SF	293.71 m ²
UNIT A4: 5					3161 SF	293.71 m²
UNIT A5	1 BED	5	726 SF	67 m ²	3630 SF	337.24 m ²
UNIT A5: 5					3630 SF	337.24 m²
UNIT B	1 BED & FLEX	35	681 SF	63 m ²	23830 SF	2213.92 m ²
UNIT B: 35					23830 SF	2213.92 m²
UNIT B1	1 BED & FLEX	5	661 SF	61 m ²	3307 SF	307.27 m ²
UNIT B1: 5					3307 SF	307.27 m²
UNIT B2	1 BED & FLEX	5	900 SF	84 m ²	4499 SF	418.00 m ²
UNIT B2: 5					4499 SF	418.00 m²
UNIT B3	1 BED & FLEX	4	744 SF	69 m ²	2976 SF	276.52 m ²
UNIT B3	1 BED & FLEX	1	826 SF	77 m ²	826 SF	76.75 m ²
UNIT B3: 5					3803 SF	353.27 m²
UNIT C	2 BED	5	994 SF	92 m ²	4971 SF	461.80 m ²
UNIT C: 5					4971 SF	461.80 m²
UNIT C1	2 BED	5	985 SF	91 m ²	4924 SF	457.43 m ²
UNIT C1: 5					4924 SF	457.43 m²
UNIT TOTALS: 98					68095 SF	6326.20 m²

0.5.0 parking summary

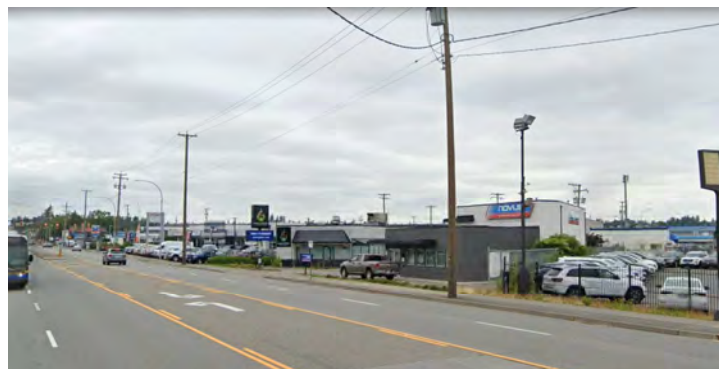
VEHICLE PARKING STALLS REQUIRED (AS PER NEW DRAFT ZONING BYLAW FOR CORE LOCATION REQUIREMENT)				
	UNITS / SF	FACTOR	REQUIRED	PROPOSED
RESIDENTIAL (1 BED AND 1 BED & FLEX)	88 UNITS	1 STALL PER 1 BED UNIT	88 STALLS	73 (P1) + 27 (LEVEL 1) = 100 STALLS (SEE PARKING ASSESSMENT)
RESIDENTIAL (2 BED)	10 UNITS	1.2 STALLS PER 2 BED UNIT	12 STALLS	
VISITOR	98 UNITS	0.15 STALL PER DU	0.15(98) = 14.7 = 15 STALLS	14 VISITOR, 5 COMMERCIAL, 1 SHARED STALL (SEE PARKING ASSESSMENT)
COMMERCIAL	397.4 SM (4,277 SF)	1.5 STALLS / 100 SM (1,076 SF)	1.5(3.97) = 5.96 = 6 STALLS	
TOTAL STALLS			121	120
		FACTOR / SIZE	REQUIRED	PROPOSED
ACCESSIBLE		5% OF TOTAL STALLS	0.05(121) = 6.05 = 6 STALLS	0.05(120) = 6 STALLS
SMALL CAR LOADING		60% MAX OF TOTAL STALLS	0.60(121) = 72.6 = 73 STALLS	68 STALLS (56.7% OF 120)
		9m x 3m x 3.6m (LWH)	1	1
ELECTRIC VEHICLE CHARGING			7 INSTALLED; REMAINING STALLS EV-READY	7 INSTALLED; REMAINING STALLS EV-READY
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)				
TENANT (UNIT) (CLASS 1)	98 UNITS	*0.5	49	60
VISITOR / EMPLOYEE (CLASS 2)		6 SPACES PER BUILDING	6	
NOTE: DU=DWELLING UNIT				

0.6.0 storage summary

STORAGE LOCKER REQUIREMENT BUILDING WITH ELEVATORS: A MINIMUM OF 5.67m ³ (200 f ³) PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8m (5.9ft)				
UNIT TYPE	ROOM NAME	AREA	# OF UNIT	COMMENTS
A	W/D, STORAGE	6.42m ³ /227 f ³	13	
A1	W/D, STORAGE	6.55m ³ /231.5 f ³	5	
A2	W/D, STORAGE	5.69m ³ /200.97 f ³	5	
A3	W/D, STORAGE	6.01m ³ /212.49 f ³	5	
A4	W/D, STORAGE	7.58m ³ /267.75 f ³	5	
A5	-	-	5	
B	W/D, STORAGE	6.42m ³ /230.4 f ³	35	STORAGE LOCKER (4' W X 6' D X 9' H = 216 f ³ /6.11m ³) IN P1/L1
B1	W/D, STORAGE	5.88m ³ /207.9 f ³	5	
B2	FLEX ROOM, STORAGE	18.5m ³ /654.39 f ³	5	
B3	W/D, STORAGE	9.11m ³ /321.75 f ³	5	
C	-	-	5	STORAGE LOCKER (4' W X 6' D X 9' H = 216 f ³ /6.11m ³) IN P1/L1
C1	-	-	5	STORAGE LOCKER (4' W X 6' D X 9' H = 216 f ³ /6.11m ³) IN P1/L1
TOTAL			98	



fraser hwy x 200 st looking east



fraser hwy looking north west



200a looking south



200 st x industrial ave looking east

location

THE PROPOSED DEVELOPMENT IS LOCATED IN THE TOWN OF LANGLEY EAST OF THE FRASER HIGHWAY AND 200 ST INTERSECTION. ALONG FRASER HIGHWAY LIES A SERIES OF AUTO SHOPS. TO THE EAST IS A CONVENIENTLY LOCATED SHOPPING CENTRE.

gosselin mixed use development location



location map

langley memorial hospital

langley regional airport

gosselin mixed use development location



aerial view looking east



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GOSSELIN MIXED USE

20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

CONTEXT PLANS

SCALE: N.T.S.



ISSUED FOR DP APPLICATION

21-05-05 REVISION #: 1
CITY OF LANGLEY
PROJECT NUMBER: 20-127



SD1.03

design rationale

project description

THIS PROPOSED DEVELOPMENT IS A MIXED-USE, SIX-STOREY BUILDING WITH 5 LEVELS OF WOOD-FRAMED RESIDENTIAL UNITS (98 TOTAL) ATOP A CONCRETE COMMERCIAL RETAIL AND OPEN-AIR PARKING PODIUM. THERE IS ALSO ONE LEVEL OF UNDERGROUND PARKING WHICH FILLS THE FOOTPRINT OF THE USABLE SITE AREA.

massing, form & character

THE BUILDING'S DESIGN EMERGED FROM THE DYNAMICS OF ITS SITE WITH ITS UNIQUE TRAPEZOIDAL SHAPE, RELATIVELY SMALL LOT SIZE, ADJACENCY TO A STATUTORY RIGHT OF WAY, AND ITS LOCATION ON THE FRASER HIGHWAY NEAR THE NW EDGE OF THE CITY. THESE CIRCUMSTANCES DEVELOPED THE OPPORTUNITY NOT ONLY TO DENSIFY THE SITE, BUT ALSO TO CREATE A WELCOMING AND ATTRACTIVE MIXED-USE DEVELOPMENT ALONG THE CITY OF LANGLEY'S FUTURE TRANSIT-ORIENTED GATEWAY.

TO MAXIMIZE DENSITY, THE MASS AND FORM OF THE BUILDING BEGAN BY FILLING THE SHAPE OF THE SITE, RESULTING IN SHARP SE AND NW CORNERS CONVERGING INTO THE SW "HINGE". FROM THERE, A VERTICAL RHYTHM OF WHITE "SOLIDS" AND DARK GREY "VOIDS" IS LIFTED AND SEPARATED FROM THE LEVEL 1 PARKADE AND COMMERCIAL RETAIL BY A DARK AND CONTINUOUS CANTILEVERED SIGNAGE BAND. ABOVE, LONG, INTERMITTENT RED AND GREY HORIZONTAL BANDS SERVE TO DEFINE AND REDUCE THE SCALE OF THE BUILDING'S FRAME WHILE ACCENTUATING ITS LENGTH. AT THE NE, A "COURT" IS CARVED OUT TO LET IN NATURAL DAYLIGHT AND VENTILATION TO THE INWARD-FACING UNITS.

THE BUILDING IS BRIGHT, BOLD, AND ENGAGING FOR ITS RESIDENTS AND THE CITY. LARGELY OPEN AROUND ITS BASE, RESIDENTS AND PASSERSBY CAN VIEW AND ACCESS THE AMENITY OF THE NEW COMMERCIAL RETAIL UNITS ALONG THE SOUTH. ADDITIONALLY, THE BUILDING HOUSES A FLEXIBLE INDOOR AMENITY ROOM, STAIRWELLS WITH PLENTIFUL NATURAL LIGHT FOR INDOOR EXERCISE, AND A ROOFTOP PATIO WHICH LOOKS OUT ON TO FRASER HIGHWAY TO THE SW AND THE MOUNTAINS TO THE NORTH.

environmental sustainability

THE DEVELOPMENT DEMONSTRATES ENVIRONMENTAL SUSTAINABILITY THROUGH:

- LARGE SOUTH AND WEST OVERHANGS TO REDUCE SOLAR HEAT GAIN AND ENERGY USE FROM AIR CONDITIONING DURING COOLING SEASONS;
- REDUCED OVERALL FENESTRATION TO WALL RATIO WITH SMALLER, MORE PRIVATE BEDROOM WINDOWS;
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS;
- WATER-EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS;
- NATURAL VENTILATION THROUGH OPERABLE WINDOWS;
- ENERGY-EFFICIENT HVAC SYSTEMS;
- STORAGE AND COLLECTION OF RECYCLABLES...

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. POTENTIAL DARK AREAS AND ACCESSES/EXITS WILL BE BRIGHTLY LIT WHILE MAIN ENTRANCES WILL BE CLEARLY-DEFINED, SECURE, AND ACCESSIBLE.

REFER ALSO TO THE ENCLOSED CPTED REPORT.



aerial view of gateway into the city of langley



pedestrian connection at south entrance



second floor outdoor amenity patio (open to northeast)



glazed north stair at northwest corner



fraser hwy streetscape

1/16" = 1'-0"



back alley streetscape

1/16" = 1'-0"



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GOSSELIN MIXED USE

20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

STREETSCAPES

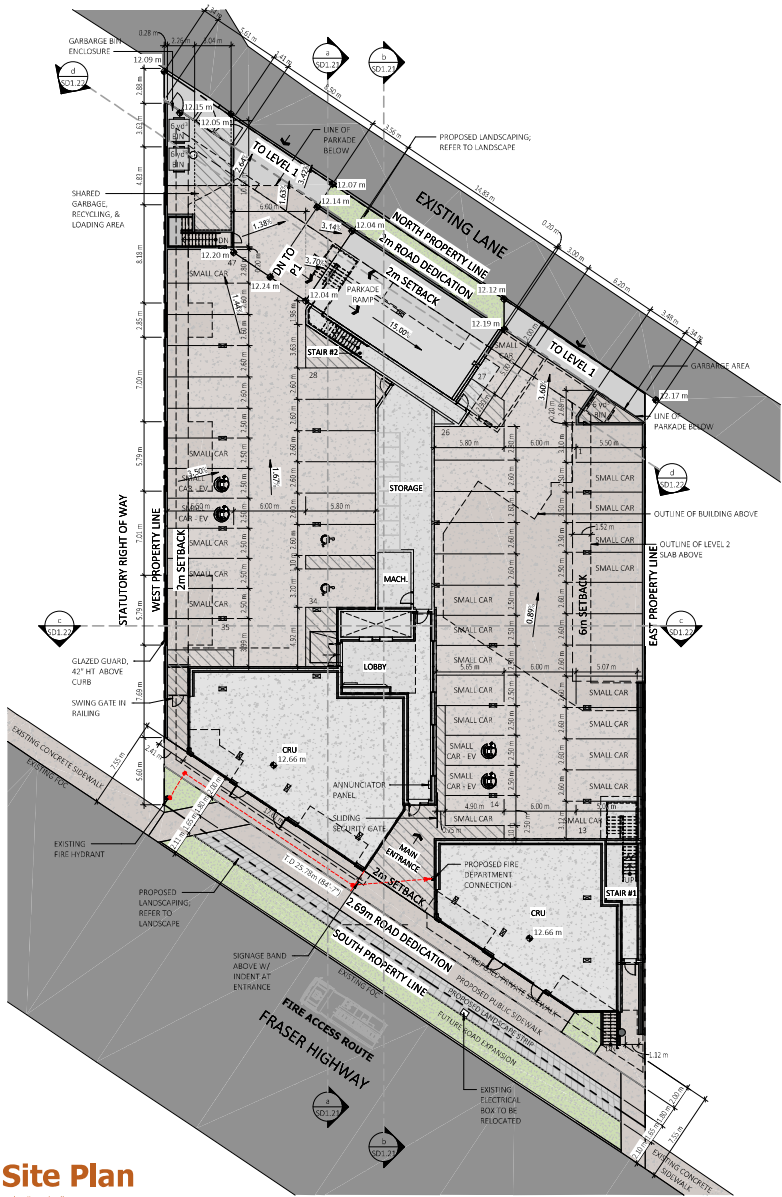
SCALE: 1/16" = 1'-0"

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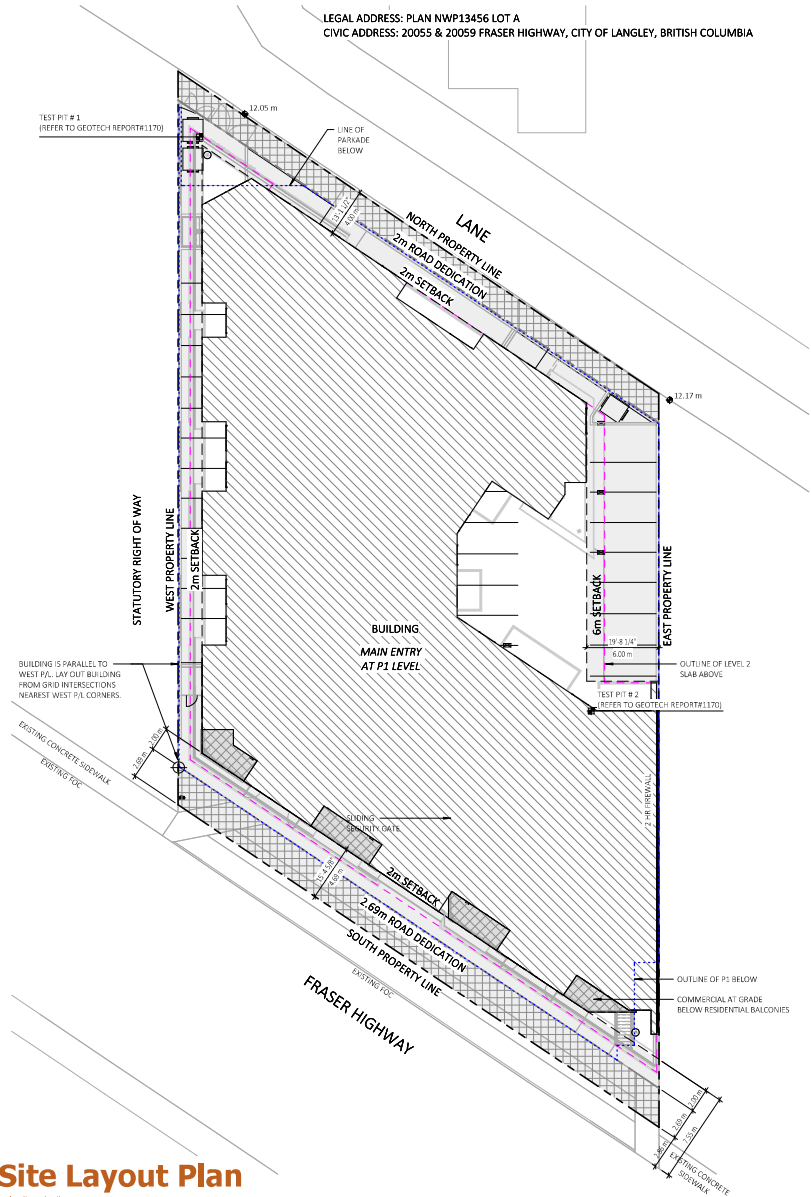


SD1.05



Site Plan

1/16" = 1'-0"



Site Layout Plan

1/16" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

SITE PLAN / SITE LAYOUT PLAN
SCALE: 1/16" = 1'-0"



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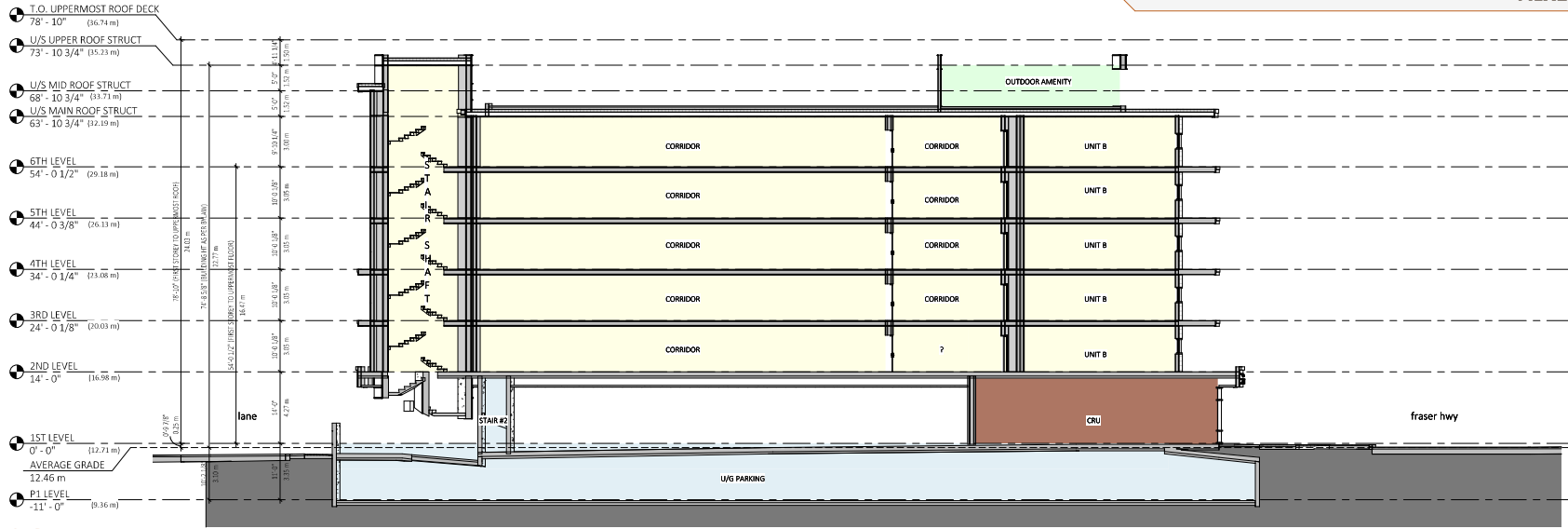
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OCCUPANCIES

- GROUP A2 - AMENITY
- GROUP C - RESIDENTIAL
- GROUP E - COMMERCIAL
- GROUP F3 - PARKADE

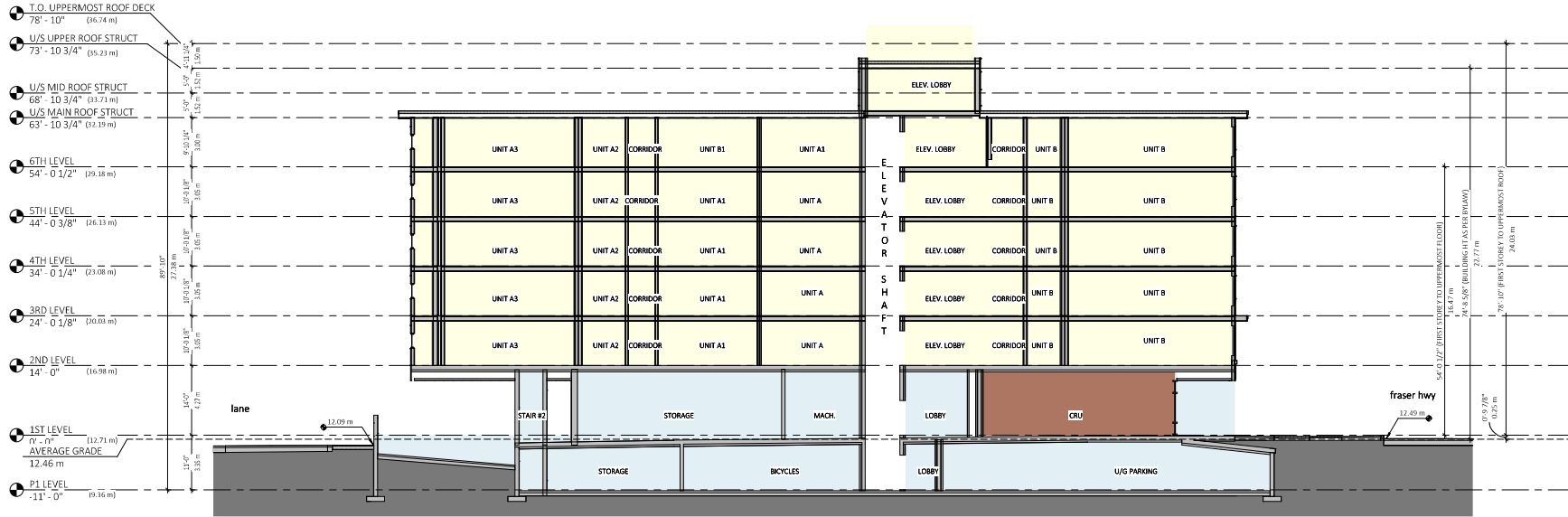
section a

3/32" = 1'-0"



section b

3/32" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

SITE SECTIONS
SCALE: 3/32" = 1'-0"

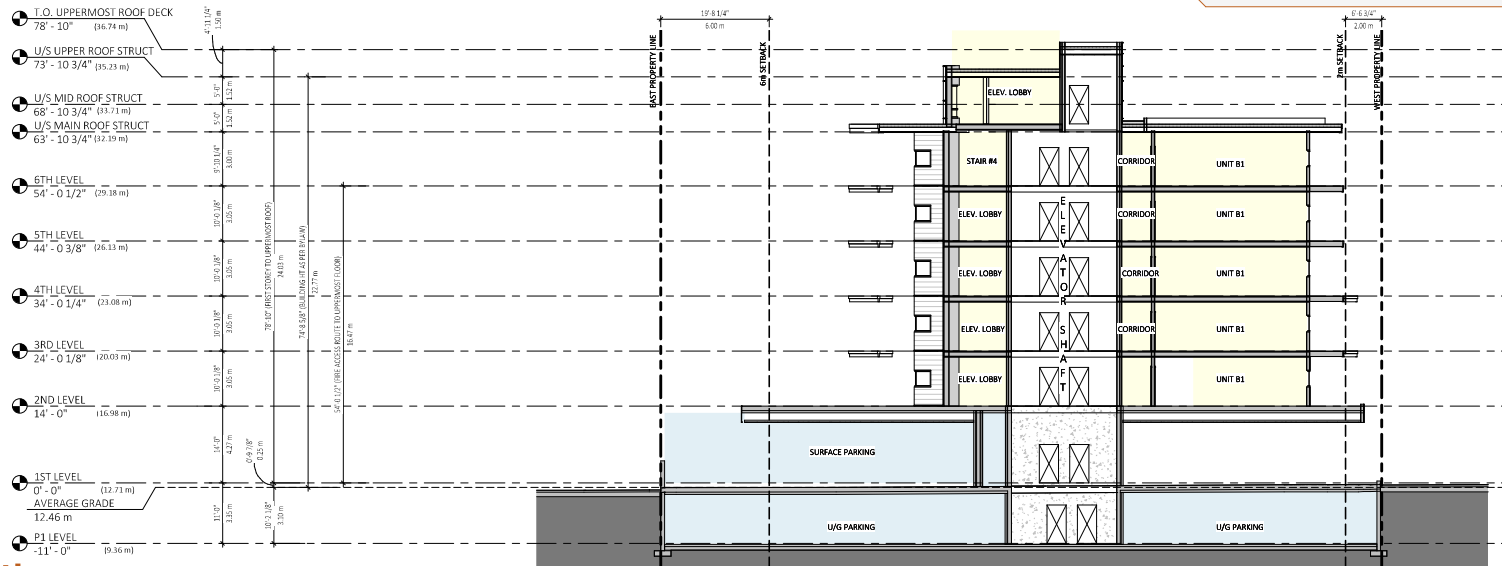
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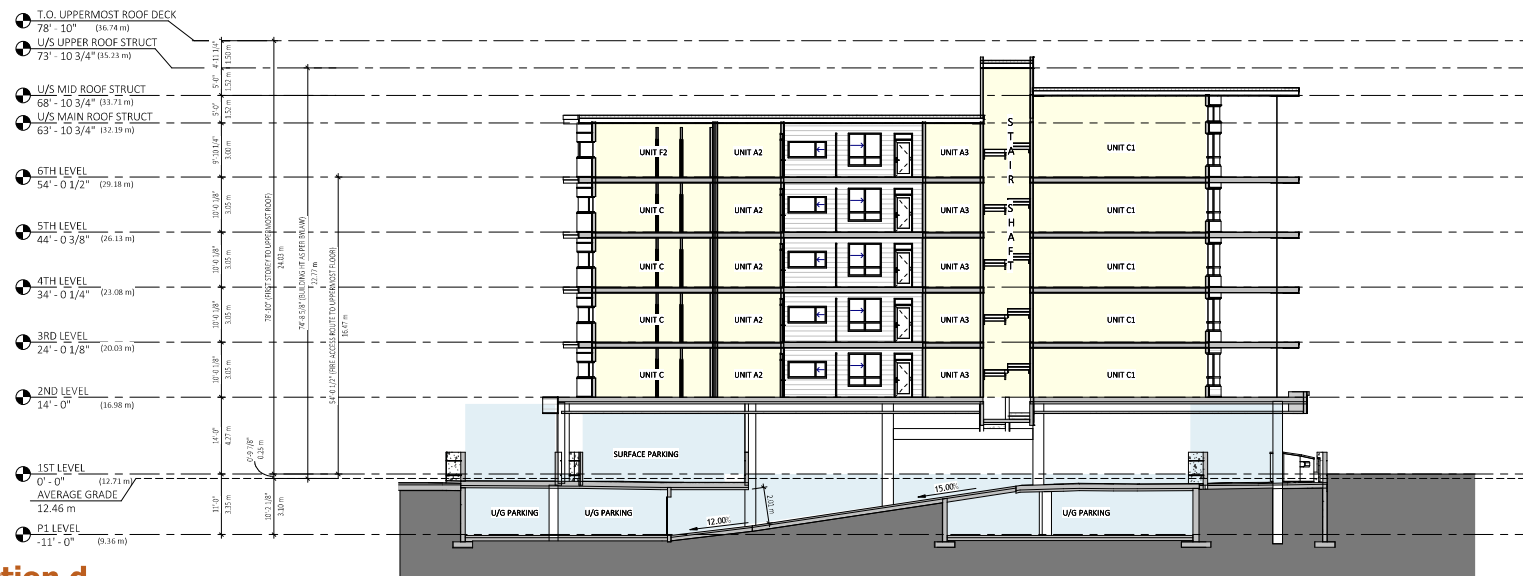
OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



section c

3/32" = 1'-0"



section d

3/32" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

SITE SECTIONS
SCALE: 3/32" = 1'-0"

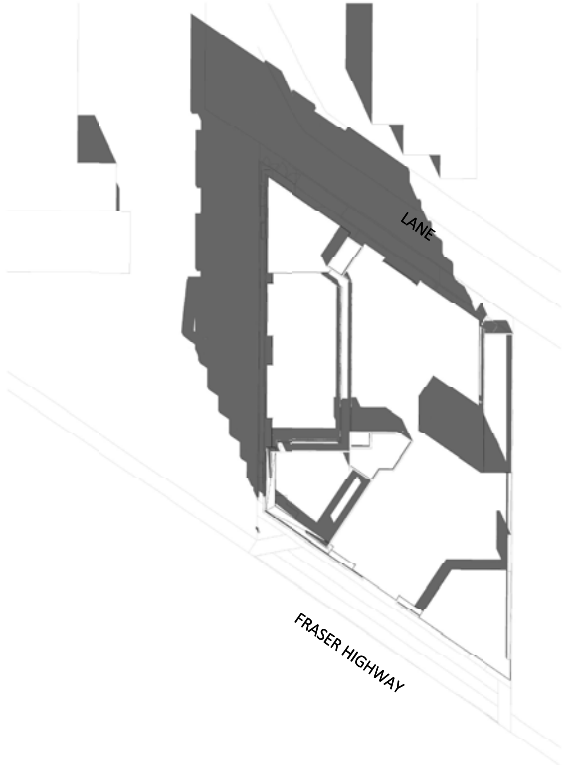
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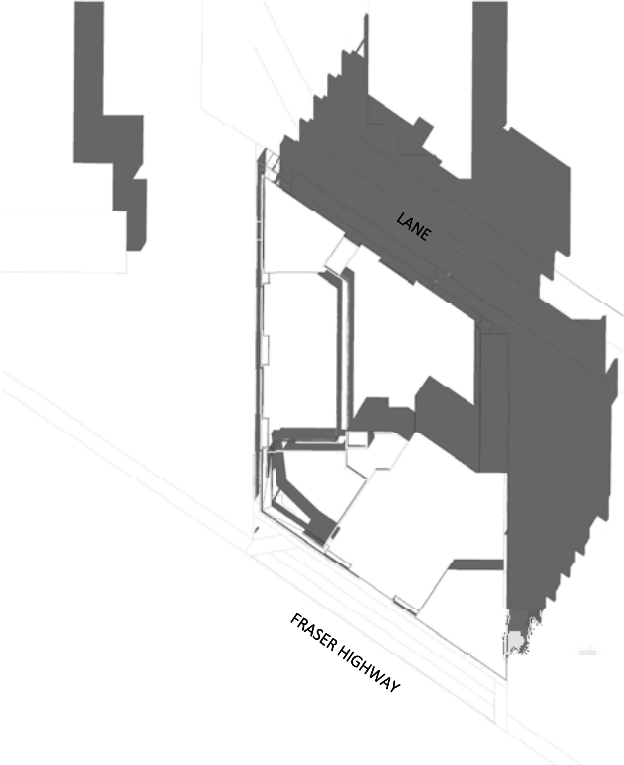
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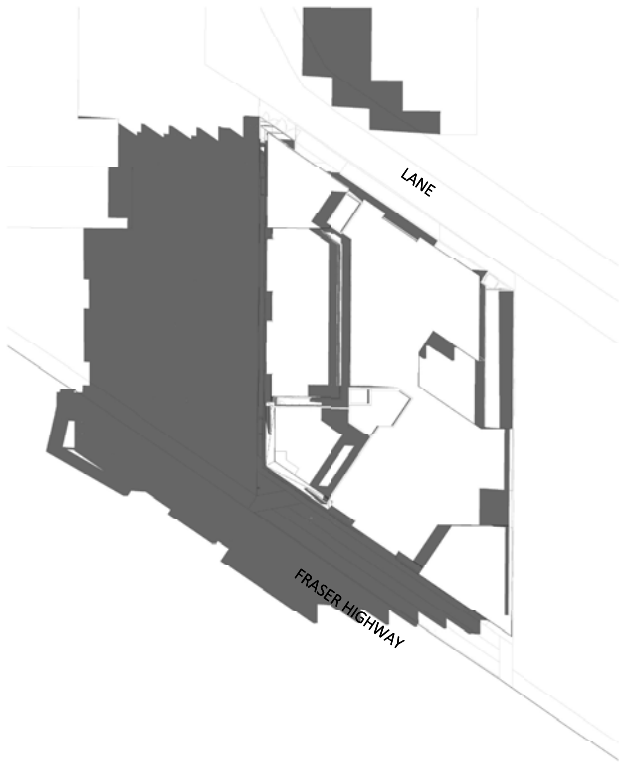
march 21 - 9am
1" = 30'-0"



march 21 - 12pm
1" = 30'-0"

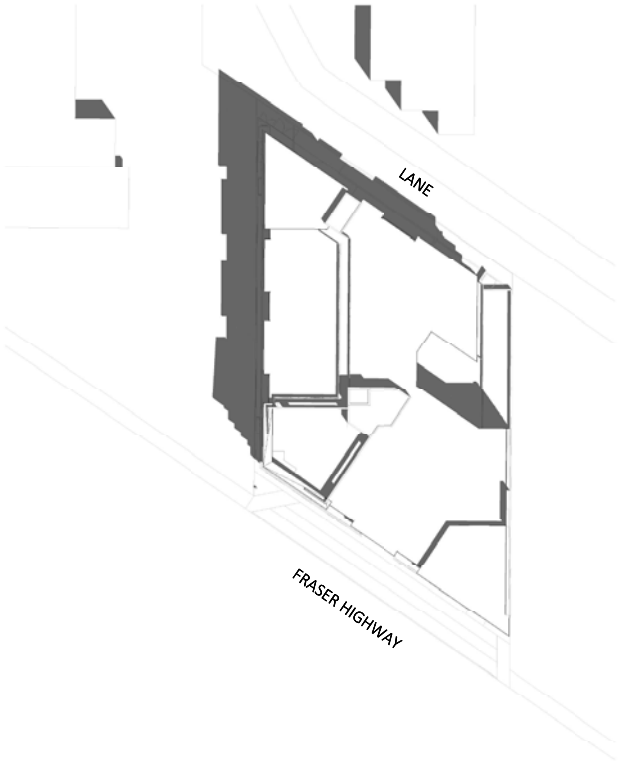


march 21 - 3pm
1" = 30'-0"



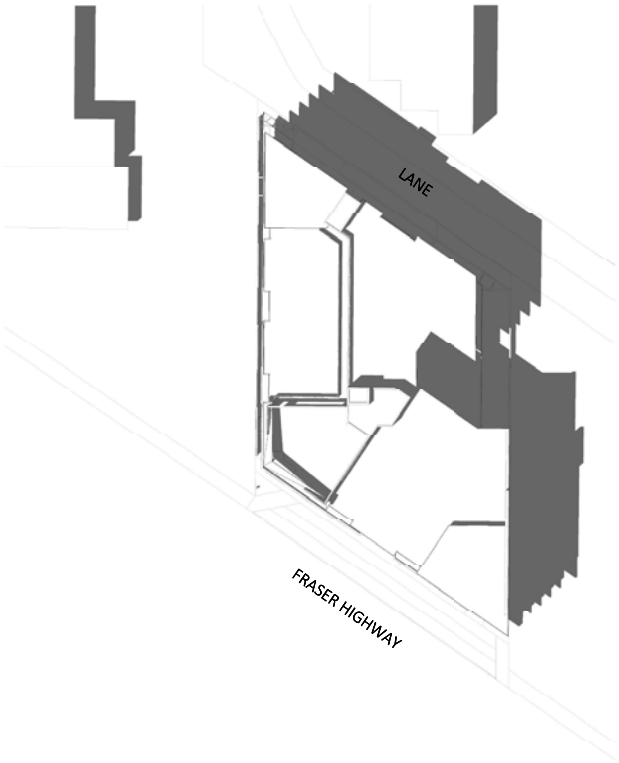
June 21 - 9 am

1" = 30'-0"



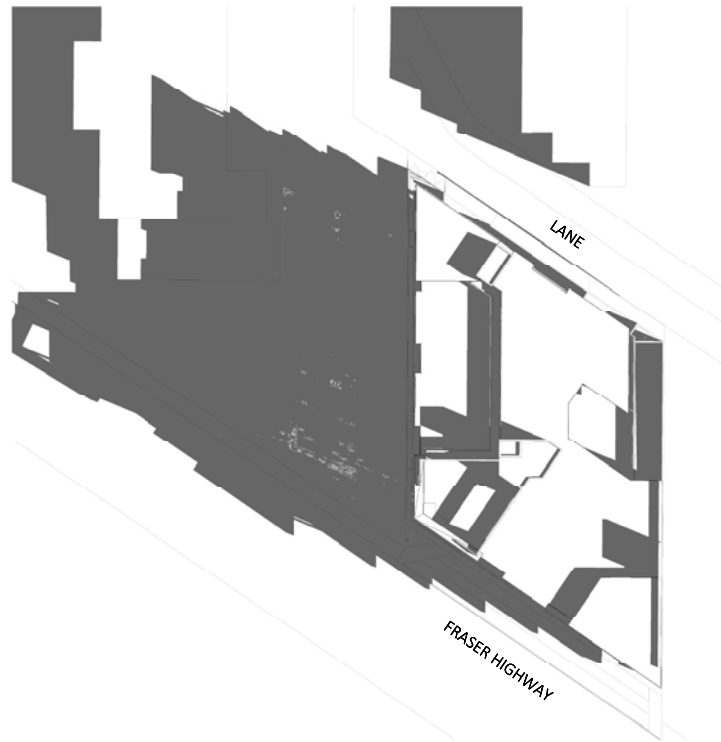
June 21 - 12 pm

1" = 30'-0"



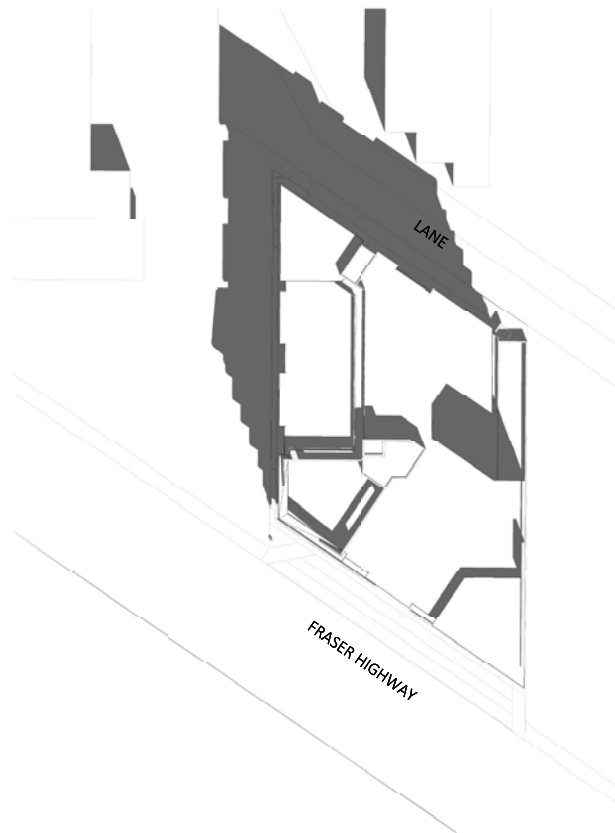
June 21 - 3 pm

1" = 30'-0"



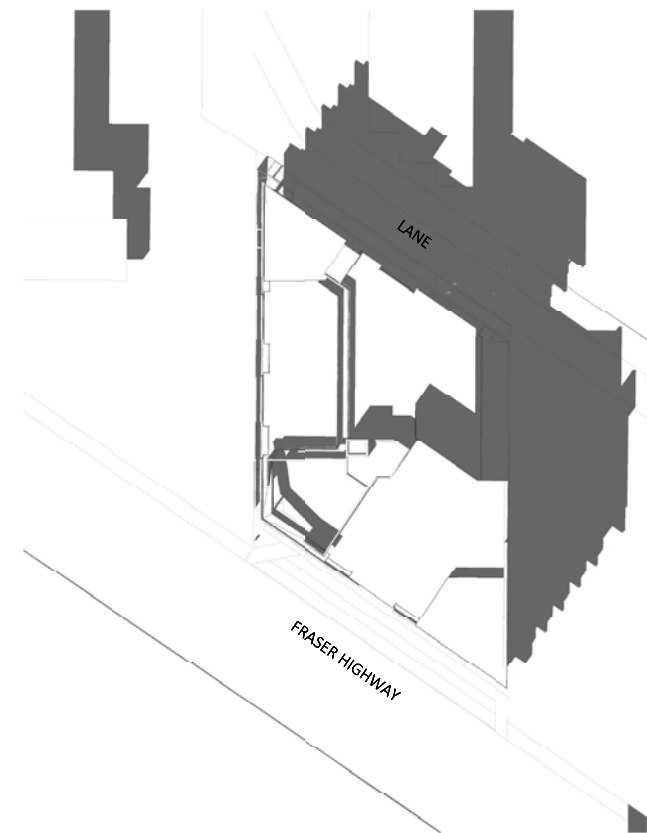
september 21 - 9pm

1" = 30'-0"



september 21 - 12 pm

1" = 30'-0"



september 21 - 3pm

1" = 30'-0"



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GOSSELIN MIXED USE

20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

SHADOW STUDY - SEPTEMBER

SCALE: N.T.S.



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21-05-05 REVISION #: 1
CITY OF LANGLEY
PROJECT NUMBER: 20-127

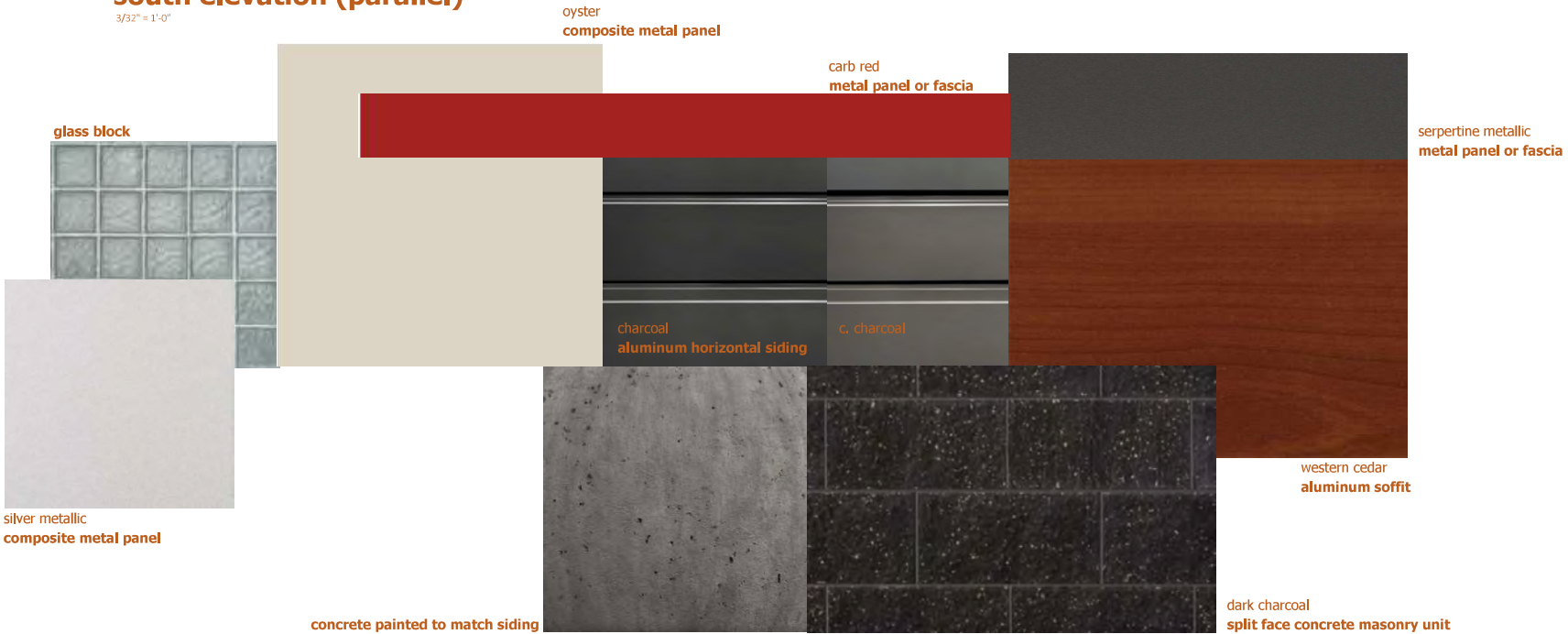


SD1.32



south elevation (parallel)

3/32" = 1'-0"



materials legend

- 1. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: CREAM (OYSTER)
- 2. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: GREY (SERPENTINE METALLIC)
- 3. ALUMINUM HORIZONTAL SIDING (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (CHARCOAL)
- PROFILE: 6" V GROOVE
- 4. ALUMINUM HORIZONTAL SIDING (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (C. CHARCOAL)
- PROFILE: 6" V GROOVE
- 5. COMPOSITE METAL PANEL (RED ACCENT)
- ALUCOBOND - COLOUR: RED (CARB RED)
- 6. COMPOSITE METAL PANEL (LIGHT GRAY ACCENT)
- ALUCOBOND - COLOUR: SILVER (SILVER METALLIC)
- 7. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO COMPOSITE METAL PANEL - RED
- 8. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO CARP - SERPENTINE METALLIC
- 9. CONCRETE BLOCK (150 X 150 X 350)
- EXPOSURE: COLOUR: DARK CHARCOAL
- TEXTURE: SPLIT FACE BLOCK
- MORTAR COLOUR: CHARCOAL
- 10. CONCRETE WALL WITH CONTROL JOINTS
- COLOUR: PAINT MATCHED TO ITEM 3A
- 11. CONCRETE COLUMNS
- COLOUR: WHITE
- 12. CURTAIN WALL: "KAWNEER" - 6000 UT SYSTEM 1
- COLOUR: "BLACK ANODIZED" CFW SPANDREL PANEL
- 13. STOREFRONT: "KAWNEER" TRIFAB 45LUT
- COLOUR: "BLACK ANODIZED" CFW SAVING DOORS
- 14. WINDOW VINYL
- COLOUR: "CHARCOAL EXT." / WHITE INT.
- 15. SLIDING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: "CHARCOAL EXT." / WHITE INT.
- 16. SWINGING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: "CHARCOAL EXT." / WHITE INT.
- 17. ALUMINUM DECK RAILING W/ GLASS PANELS
- COLOUR: "CHARCOAL"; GLASS: LIGHT GRAY TINT
- 18. ALUMINUM DECK RAILING W/ PERFORATED METAL PANELS
- COLOUR: "CHARCOAL"
- 19. PRIVACY SCREEN W/ GLASS PANELS
- COLOUR: MATCH TO DECK RAILING
- GLASS: MEDIUM GRAY FROST
- 20. EXTERIOR METAL DOOR: "BERNARDINI KECORE" - COLOUR: "CHARCOAL"
- 21. STAIR GUARDRAILS/HANDRAILS: "BERNARDINI KECORE" - COLOUR: "CHARCOAL"
- 22. PREFINISHED METAL CAP FLASHING
- COLOUR: MATCH TO ADJACENT MATERIAL
- 23. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: WESTERN CEDAR
- PROFILE: 6" V GROOVE
- 24. GLASS BLOCK (7 3/4" X 7 3/4" X 3 7/8")
- SEVES: COLOUR: CLARITY (THICKSET 90)
- 25. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: WHITE
- PROFILE: 6" V GROOVE



southeast perspective



southwest perspective



northeast perspective



northwest perspective



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

RENDERINGS
SCALE: N.T.S.

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SD1.50



southeast aerial



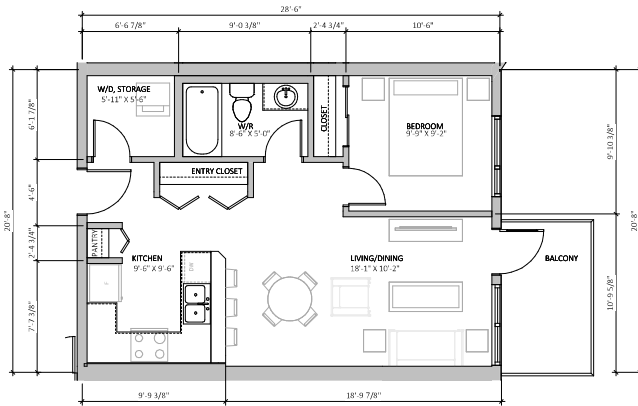
southwest aerial



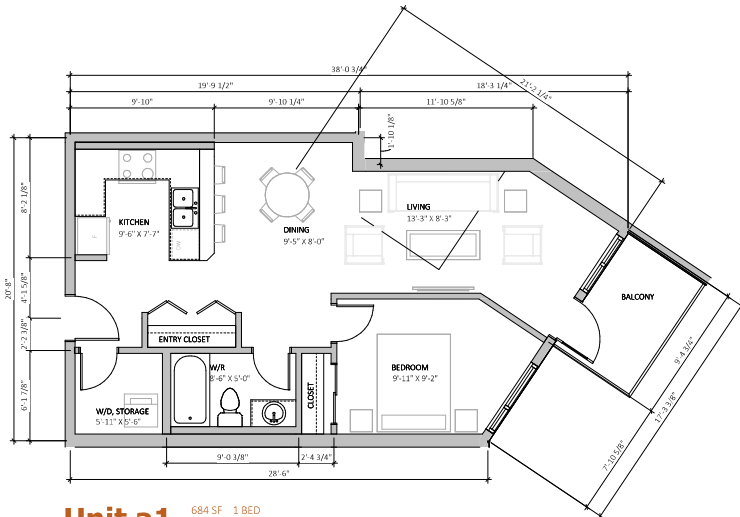
northeast aerial



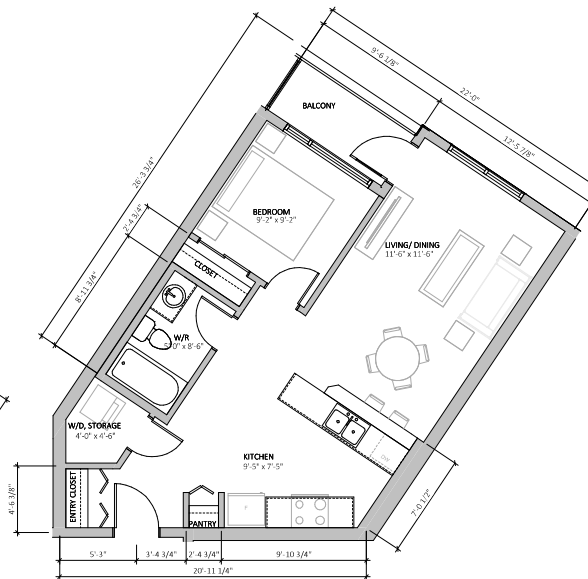
south perspective from across highway



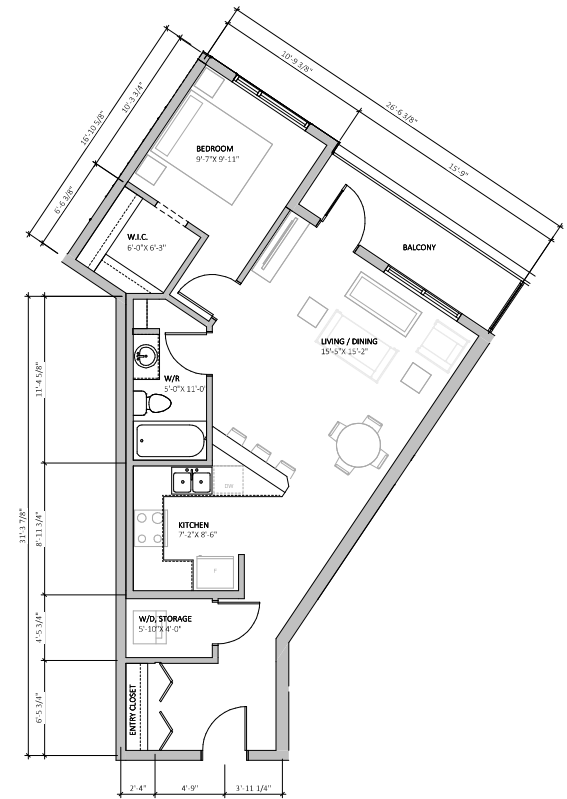
Unit a 619 SF 1 BED
UNIT COUNT: 13
LEVEL: 2-6
1/4" = 1'-0"



Unit a1 684 SF 1 BED
UNIT COUNT: 5
LEVELS: 2-6
1/4" = 1'-0"



Unit a2 648 SF 1 BED
UNIT COUNT: 5
LEVEL: 2-6
1/4" = 1'-0"



Unit a3 - ADAPTABLE 755 SF 1 BED
UNIT COUNT: 5
LEVEL: 2-6
1/4" = 1'-0"



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GOSSELIN MIXED USE

20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

UNIT PLANS

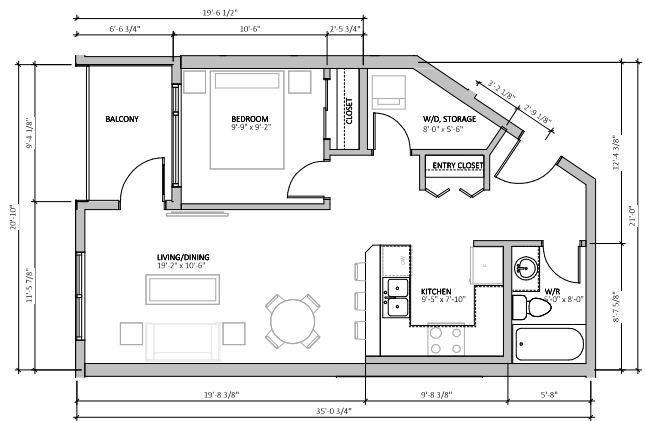
SCALE: 1/4" = 1'-0"

ISSUED FOR DP APPLICATION

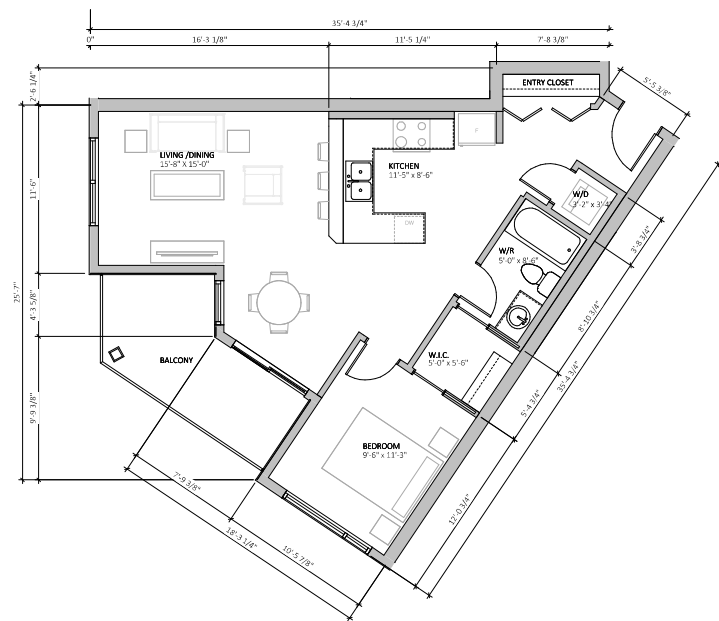
21-05-05 REVISION #: 1
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PROJECT NUMBER: 20-127



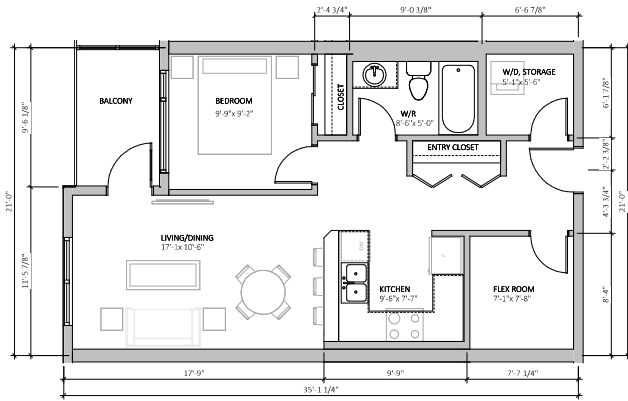
SD2.01



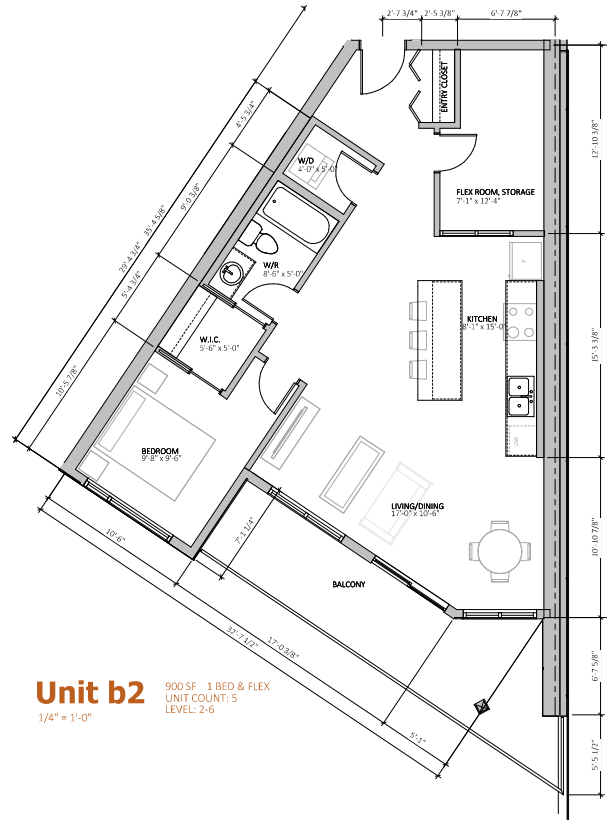
Unit a4 632 SF 1 BED
UNIT COUNT: 5
LEVEL: 2-6
1/4" = 1'-0"



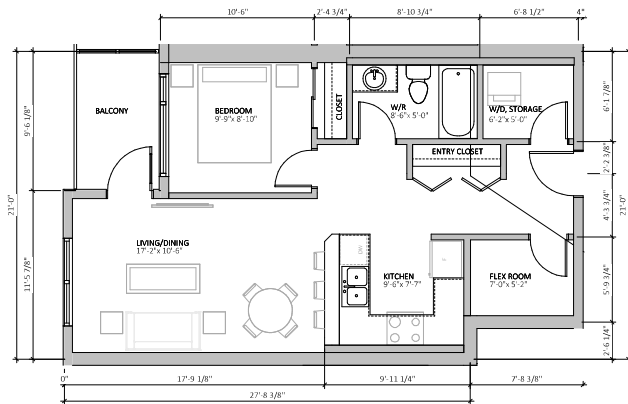
Unit a5 726 SF 1 BED
UNIT COUNT: 5
LEVEL: 2-6
1/4" = 1'-0"



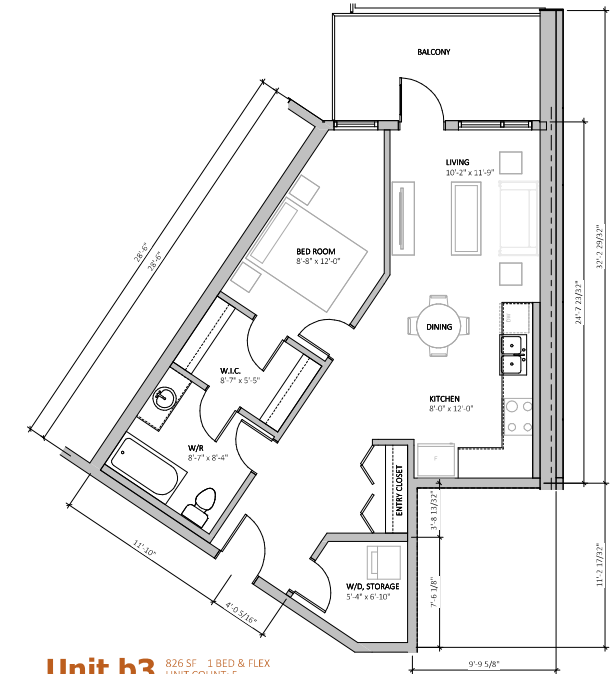
Unit b 681 SF 1 BED & FLEX
UNIT COUNT: 35
LEVEL: 2-6
1/4" = 1'-0"



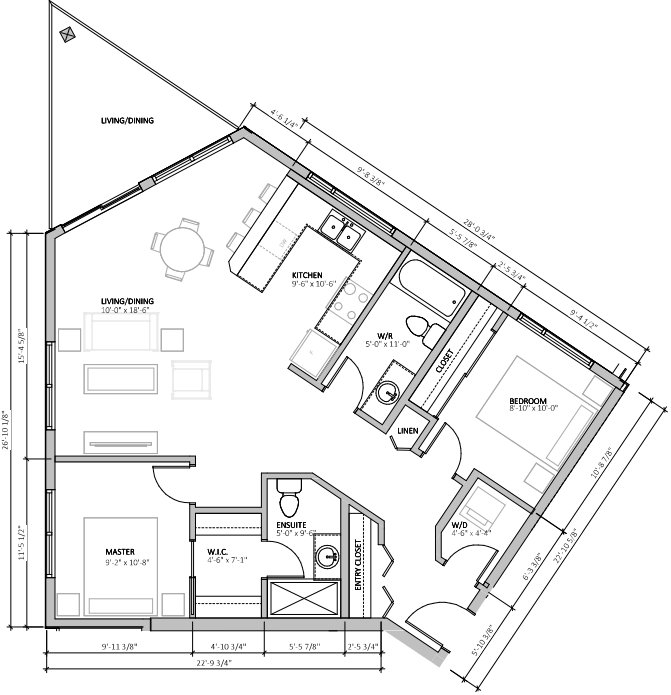
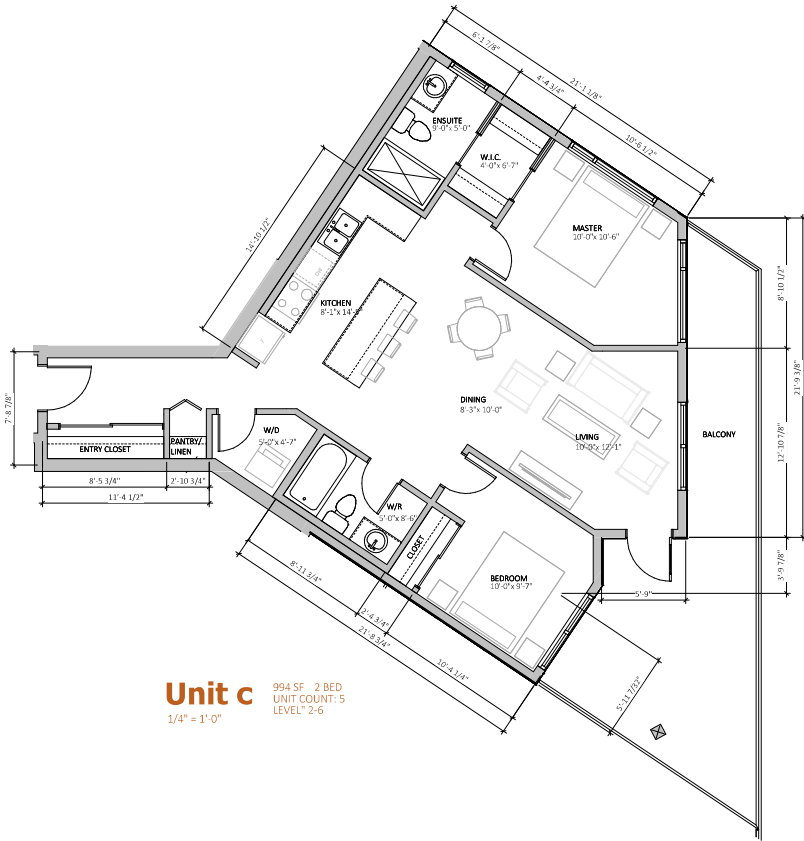
Unit b2 900 SF 1 BED & FLEX
UNIT COUNT: 5
LEVEL: 2-6
1/4" = 1'-0"

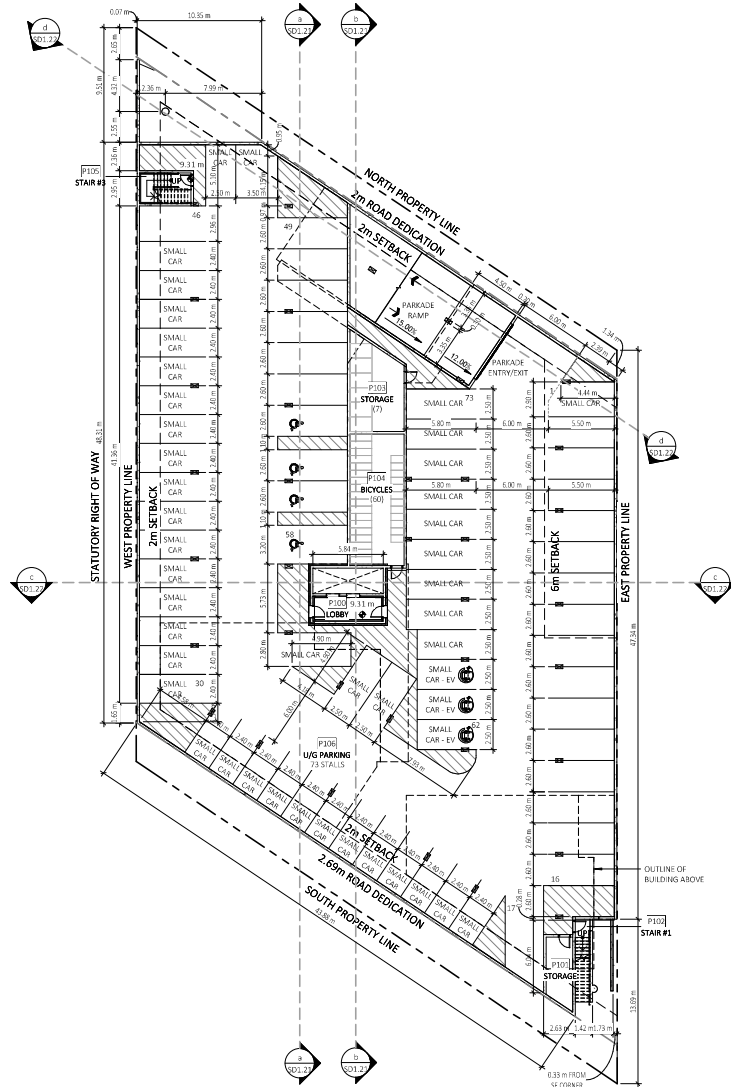


Unit b1 661 SF 1 BED & FLEX
UNIT COUNT: 5
LEVEL: 2-6
1/4" = 1'-0"

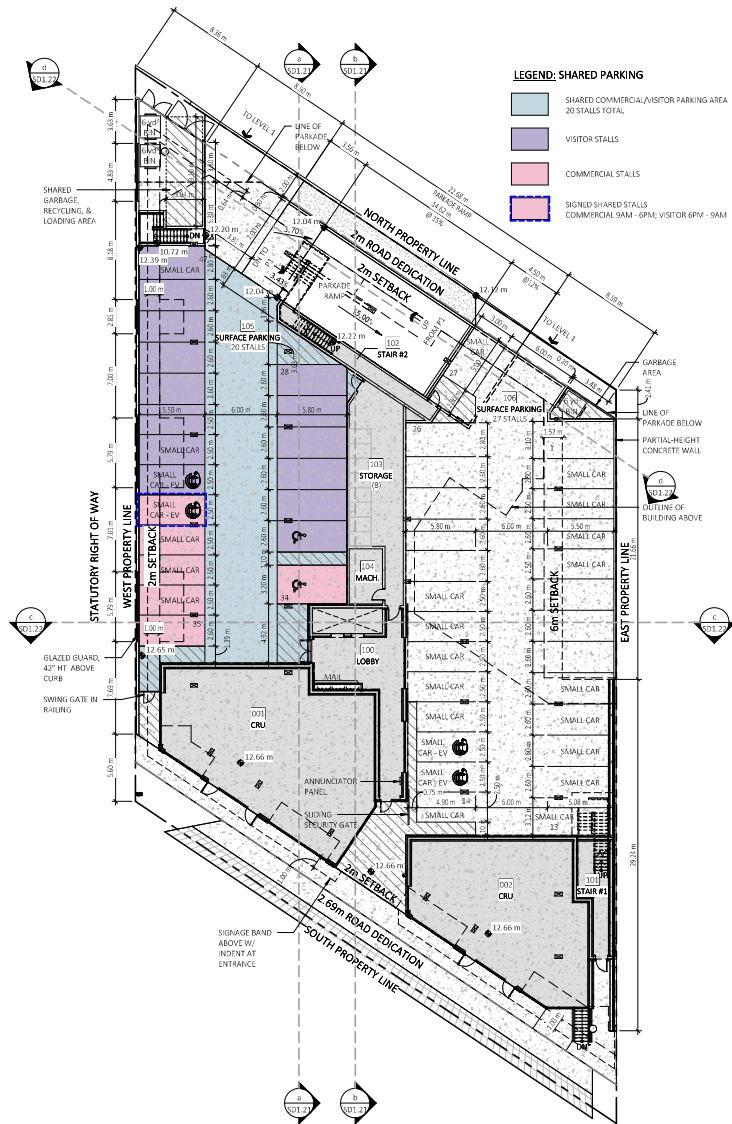


Unit b3 826 SF 1 BED & FLEX
UNIT COUNT: 5
LEVEL: 2-6
1/4" = 1'-0"





Level P1
1/16" = 1'-0"



Level 1
1/16" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

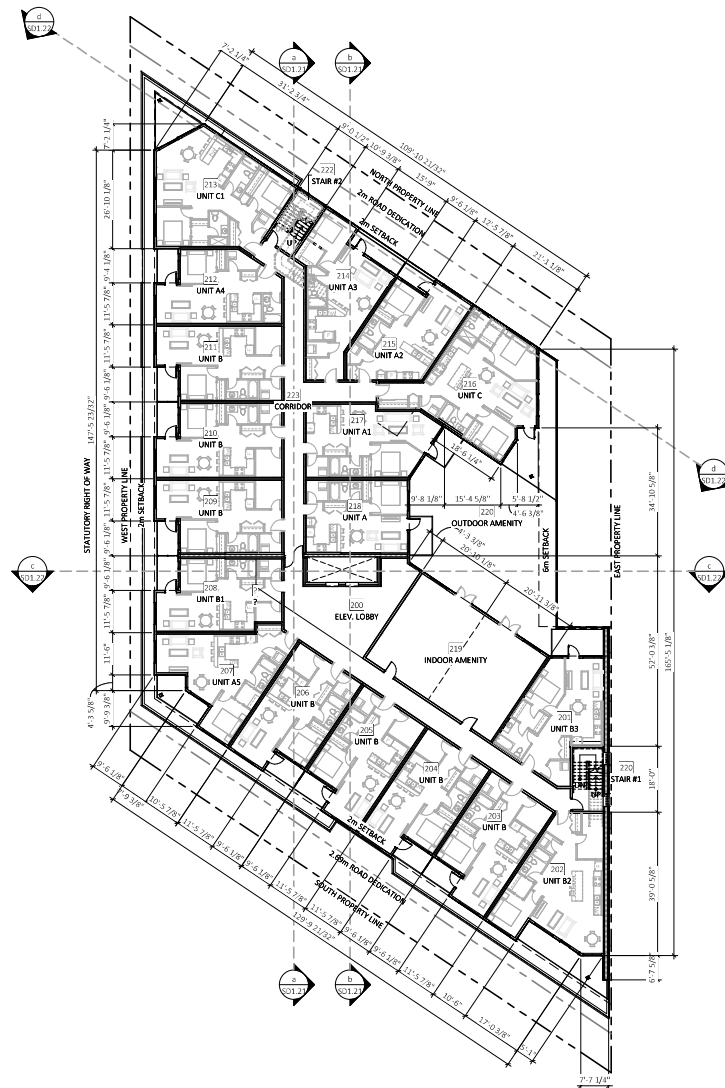
LEVEL P1 / LEVEL 1 PLAN
SCALE: 1/16" = 1'-0"



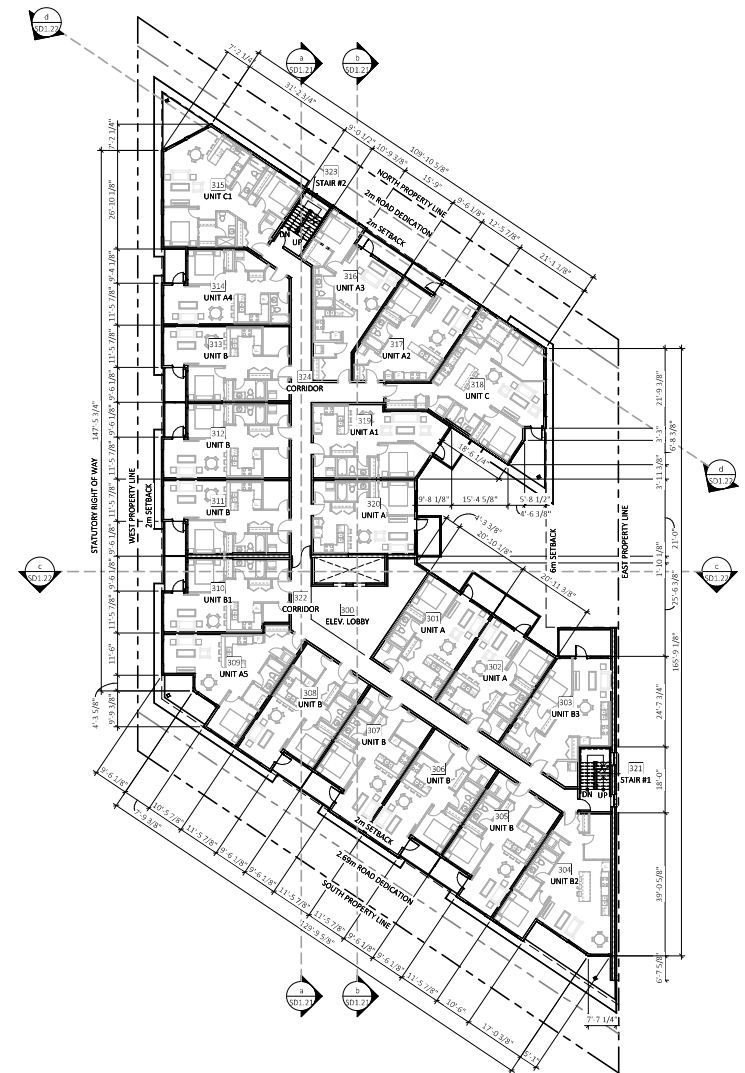
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PROJECT NUMBER: 20-127



SD3.00



Level 2
1/16" = 1'-0"



Level 3
1/16" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

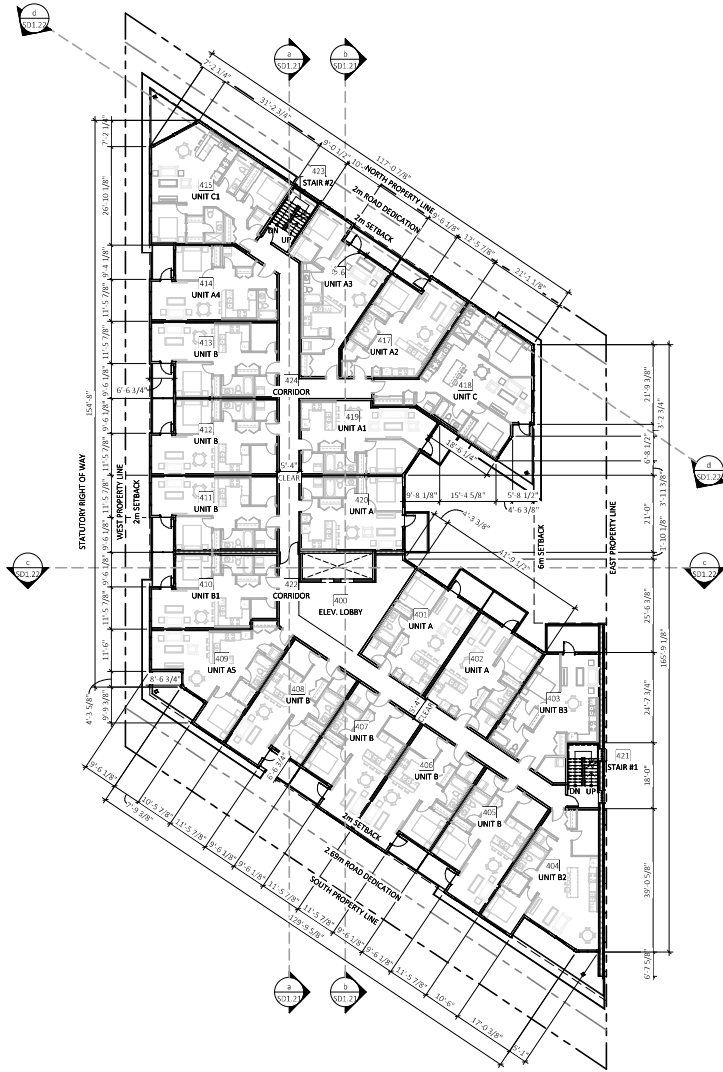
LEVEL 2 / LEVEL 3 PLANS
SCALE: 1/16" = 1'-0"



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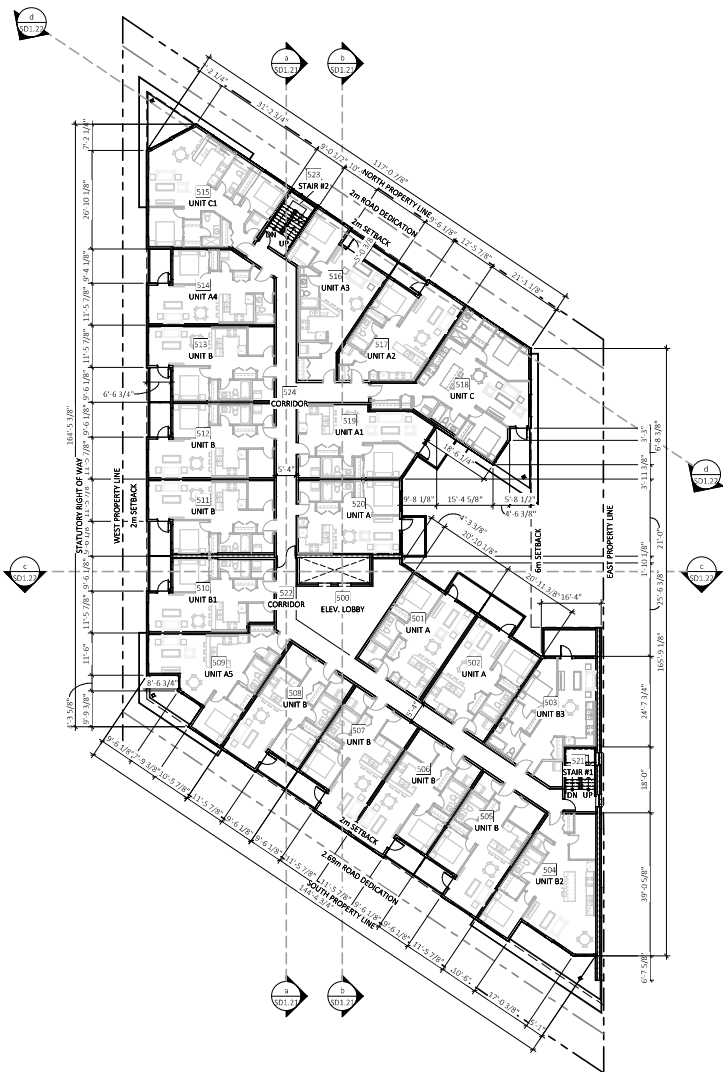


SD3.01



4th level

1/16" = 1'-0"



5th level

1/16" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

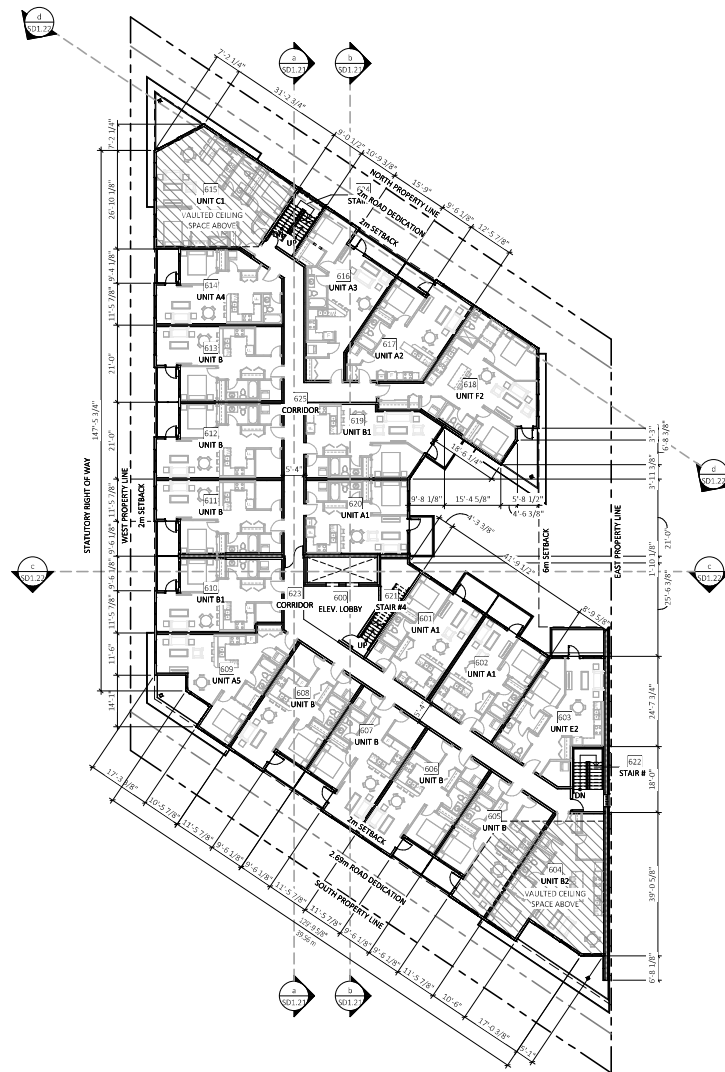
LEVEL 4 / LEVEL 5 PLANS
SCALE: N.T.S.



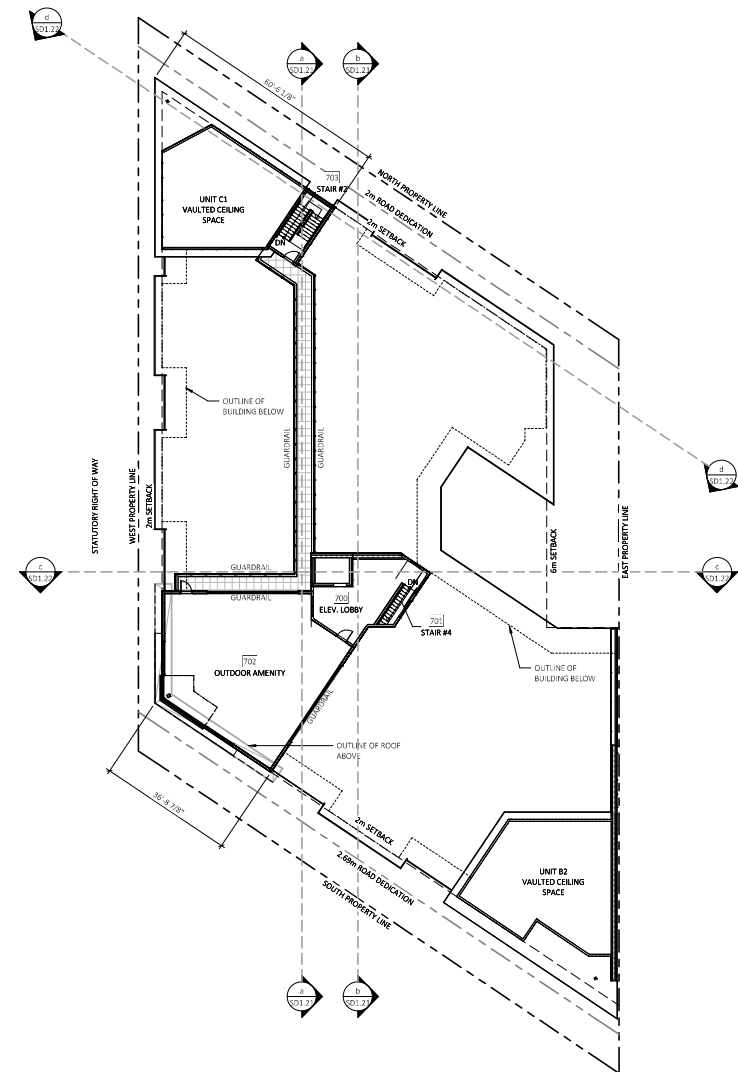
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SD3.02



Level 6
1/16" = 1'-0"



Main Roof Level
1/16" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

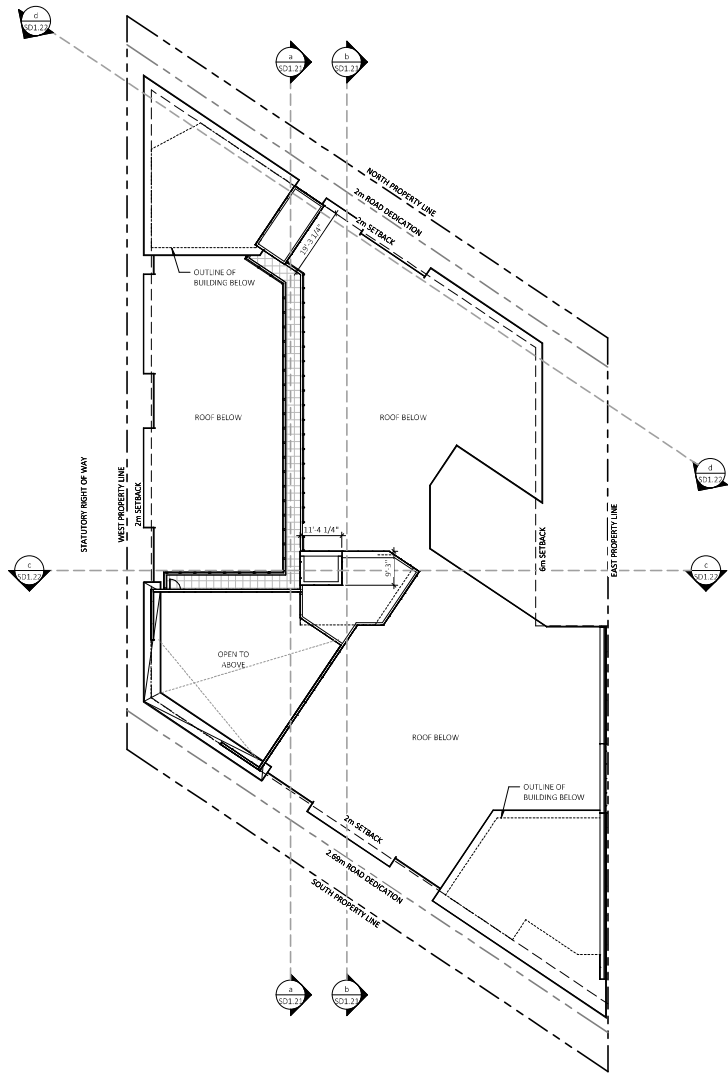
LEVEL 6 / ROOF LEVEL PLAN
SCALE: 1/16" = 1'-0"



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SD3.03



Upper Roof Level

1/16" = 1'-0"



GOSSELIN MIXED USE
20055 & 20059 FRASER HIGHWAY, CITY OF LANGLEY

UPPER ROOF LEVEL PLAN
SCALE: N.T.S.



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CITY OF LANGLEY
PROJECT NUMBER: 20-127



SD3.04



south elevation

1" = 10'-0"



south elevation (parallel)

1" = 10'-0"

* WHERE PROPERTY OR SETBACK LINES ARE SHOWN, THEY ARE APPROXIMATE AND FOR REPRESENTATION PURPOSES ONLY; REFER TO PLANS.

materials legend

1. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: CREAM (OYSTER)
2. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: GREY (SERPENTINE METALLIC)
3. ALUMINUM HORIZONTAL SIDING (W/ COLOUR-MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (CHARCOAL)
- PROFILE: 6" V-GROOVE
4. ALUMINUM HORIZONTAL SIDING (W/ COLOUR-MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (C. CHARCOAL)
- PROFILE: 6" V-GROOVE
5. COMPOSITE METAL PANEL (RED ACCENT)
- ALUCOBOND - COLOUR: RED (CARR RED)
6. COMPOSITE METAL PANEL (LIGHT GRAY ACCENT)
- ALUCOBOND - COLOUR: SILVER (SILVER METALLIC)
7. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR-MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO COMPOSITE METAL PANEL - RED
8. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR-MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO CMP - SERPENTINE METALLIC
9. CONCRETE BLOCK (800 X 1300 X 3500)
- EXPOSED - COLOUR: DARK CHARCOAL
- TEXTURE: SPLIT FACE BLOCK
- MORTAR COLOUR: CHARCOAL
10. CONCRETE WALL WITH CONTROL JOINTS
- COLOUR: PAINT MATCHED TO ITEM 13A
11. CONCRETE COLUMNS
- COLOUR: WHITE
12. CURTAIN WALL: "KAWNEER" 1600 UT SYSTEM 1
- COLOUR: "BLACK ANODIZED" CFW SPANDREL PANEL
13. STOREFRONT: "KAWNEER" TRIFAB 45LUT
- COLOUR: "BLACK ANODIZED" CFW SAVING DOORS
14. WINDOW VINYL
- COLOUR: "CHARCOAL EXT. / WHITE INT."
15. SLIDING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: "CHARCOAL EXT. / WHITE INT."
16. SWINGING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: "CHARCOAL EXT. / WHITE INT."
17. ALUMINUM DECK RAILING W/ GLASS PANELS
- COLOUR: "CHARCOAL" GLASS: LIGHT GRAY TINT
18. ALUMINUM DECK RAILING W/ PERFORATED METAL PANELS
- COLOUR: "CHARCOAL"
19. PRIVACY SCREEN W/ GLASS PANELS
- COLOUR: MATCH TO DECK RAILING
- GLASS: MEDIUM GRAY FROST
20. EXTERIOR METAL DOOR
- "BERNARDIN MOORE" COLOUR: "CHARCOAL"
21. STAIR GUARDRAILS/HANDRAILS
- "BERNARDIN MOORE" COLOUR: "CHARCOAL"
22. PREFINISHED METAL CAP FLASHING
- COLOUR: MATCH TO ADJACENT MATERIAL
23. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: WESTERN CEDAR
- PROFILE: 6" V-GROOVE
24. GLASS BLOCK (7 3/4" X 7 3/4" W X 3 7/8" H)
- SEVES - COLOUR: CLARITY (THICKSET 90)
25. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: WHITE
- PROFILE: 6" V-GROOVE



north elevation

1" = 10'-0"

- materials legend**
- 1. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: CREAM (OYSTER)
 - 2. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: GREY (SERPENTINE METALLIC)
 - 3. ALUMINUM HORIZONTAL SIDING (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (CHARCOAL)
- PROFILE: 6" V GROOVE
 - 4. ALUMINUM HORIZONTAL SIDING (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (C. CHARCOAL)
- PROFILE: 6" V GROOVE
 - 5. COMPOSITE METAL PANEL (RED ACCENT)
- ALUCOBOND - COLOUR: RED (CARR RED)
 - 6. COMPOSITE METAL PANEL (LIGHT GRAY ACCENT)
- ALUCOBOND - COLOUR: SILVER (SILVER METALLIC)
 - 7. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO COMPOSITE METAL PANEL - RED
 - 8. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO CMP - SERPENTINE METALLIC
 - 9. CONCRETE BLOCK (150 X 150 X 3500)
- EXPOSURE: COLOUR: DARK CHARCOAL
- MORTAR COLOUR: CHARCOAL
 - 10. CONCRETE WALL WITH CONTROL JOINTS
- COLOUR: PAINT MATCHED TO ITEM 24
 - 11. CONCRETE COLUMNS
- COLOUR: WHITE
 - 12. CURTAIN WALL: "KAWNEER" 1600 UT SYSTEM 1
- COLOUR: "BLACK ANODIZED" C/PW SPANDREL PANEL
 - 13. STOREFRONT: "KAWNEER" TRIFAB 45LUT
- COLOUR: "BLACK ANODIZED" C/PW SAVING DOORS
 - 14. WINDOW VINYL
- COLOUR: "CHARCOAL EXT. / WHITE INT."
 - 15. SLIDING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: "CHARCOAL EXT. / WHITE INT."
 - 16. SWINGING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: "CHARCOAL EXT. / WHITE INT."
 - 17. ALUMINUM DECK RAILING W/ GLASS PANELS
- COLOUR: "CHARCOAL"
 - 18. ALUMINUM DECK RAILING W/ GLASS PANELS
- COLOUR: "CHARCOAL"
 - 19. EXTERIOR METAL DOOR
- "BERNARDINI MEDIE" COLOUR: "CHARCOAL"
 - 20. STAIR GUARDRAILS/HANDRAILS
- "BERNARDINI MEDIE" COLOUR: "CHARCOAL"
 - 21. PREFINISHED METAL CAP FLASHING
- COLOUR: MATCH TO ADJACENT MATERIAL
 - 22. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: WESTERN CEDAR
- PROFILE: 6" V GROOVE
 - 23. GLASS BLOCK (7 3/4" X 7 3/4" X 3 7/8")
- SEVES: COLOUR: CLARITY (THICKSET 90)
 - 24. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- PROFILE: 6" V GROOVE



north elevation (parallel)

* WHERE PROPERTY OR SETBACK LINES ARE SHOWN, THEY ARE APPROXIMATE AND FOR REPRESENTATION PURPOSES ONLY; REFER TO PLANS.

1" = 10'-0"



east elevation

1" = 10'-0"

- materials legend**
- 1. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: CREAM (OYSTER)
 - 2. COMPOSITE METAL PANEL (W/ COLOUR MATCHED QUICKPANEL TRIM)
- ALUCOBOND - COLOUR: GREY (CHARCOAL)
 - 3. ALUMINUM HORIZONTAL SIDING (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (CHARCOAL)
- PROFILE: 6" V GROOVE
 - 4. ALUMINUM HORIZONTAL SIDING (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: GREY (C. CHARCOAL)
- PROFILE: 6" V GROOVE
 - 5. COMPOSITE METAL PANEL (RED ACCENT)
- ALUCOBOND - COLOUR: RED (CARB RED)
 - 6. COMPOSITE METAL PANEL (LIGHT GRAY ACCENT)
- ALUCOBOND - COLOUR: SILVER (SILVER METALLIC)
 - 7. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO COMPOSITE METAL PANEL - RED
 - 8. PREFINISHED METAL BRAKE SHAPE (W/ COLOUR MATCHED QUICKPANEL TRIM)
- COLOUR: MATCH TO CMP - SERPENTINE METALLIC
 - 9. CONCRETE BLOCK (800 X 1300 X 3500)
- EXPOSURE: COLOUR: DARK CHARCOAL
- TEXTURE: SPLIT FACE BLOCK
- MORTAR COLOUR: CHARCOAL
 - 10. CONCRETE WALL WITH CONTROL JOINTS
- COLOUR: PAINT MATCHED TO ITEM "24"
 - 11. CONCRETE COLUMNS
- COLOUR: WHITE
 - 12. CURTAIN WALL - KAWNEER - 1600 UT SYSTEM 1
- COLOUR: BLACK ANODIZED C/PW SPANDREL PANEL
 - 13. STOREFRONT - KAWNEER - TRIFAB 45LUT
- COLOUR: BLACK ANODIZED C/PW SAVING DOORS
 - 14. WINDOW VINYL
- COLOUR: CHARCOAL EXT. / WHITE INT.
 - 15. SLIDING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: CHARCOAL EXT. / WHITE INT.
 - 16. SWINGING PATIO DOOR W/ TRANSOM VINYL
- COLOUR: CHARCOAL EXT. / WHITE INT.
 - 17. ALUMINUM DECK RAILING W/ GLASS PANELS
- COLOUR: CHARCOAL; GLASS: LIGHT GRAY TINT
 - 18. ALUMINUM DECK RAILING W/ PERFORATED METAL PANELS
- COLOUR: CHARCOAL
 - 19. PRIVACY SCREEN W/ GLASS PANELS
- COLOUR: MATCH TO DECK RAILING
- GLASS: MEDIUM GRAY FROST
 - 20. EXTERIOR METAL DOOR
- BRISMANI MOORE - COLOUR: CHARCOAL
 - 21. STAIR GUARDRAILS/HANDRAILS
- BRISMANI MOORE - COLOUR: CHARCOAL
 - 22. PREFINISHED METAL CAP FLASHING
- COLOUR: MATCH TO ADJACENT MATERIAL
 - 23. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: WESTERN CEDAR
- PROFILE: 6" V GROOVE
 - 24. GLASS BLOCK (7 3/4" X 7 3/4" X 3 7/8")
- SEVES - COLOUR: CLARITY (THICKSET 90)
 - 25. ALUMINUM SOFFIT (W/ COLOUR MATCHED TRIM)
- LONGBOARD - COLOUR: WHITE
- PROFILE: 6" V GROOVE



west elevation

1" = 10'-0"