

5609 201A St. / Langley City

Rezoning/ Development Permit Submittal

April 20, 2021

toad

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Design Team

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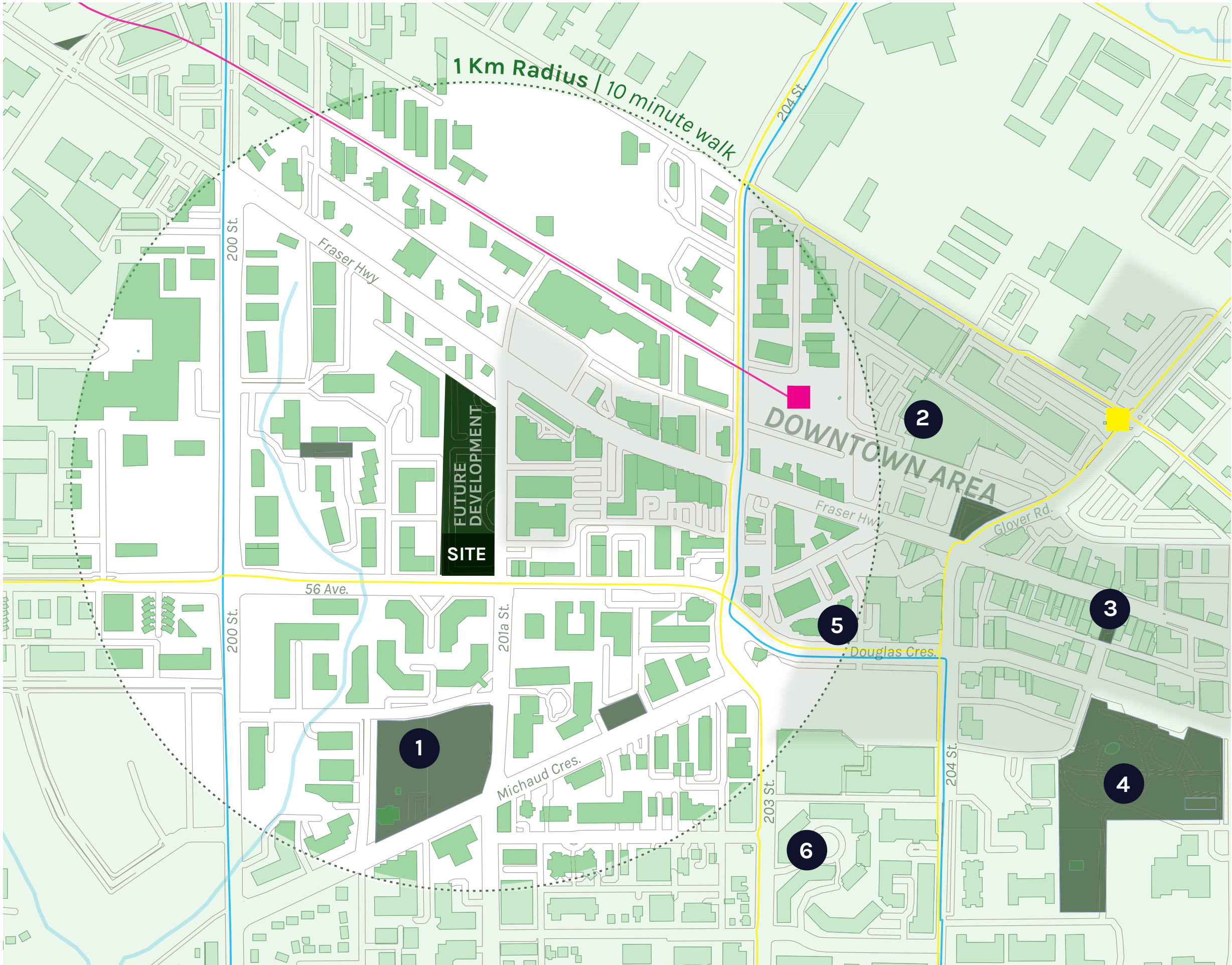
Location Map

Notable Sites

- 1 Linwood Park
- 2 Cascades Casino
- 3 McBurney Plaza
- 4 Douglas Park Community School
- 5 Timms Community Centre & Langley City Hall
- 6 Langley Lions Senior Citizens Housing Society

Legend

- Proposed Frequent Transit
- Conventional Bus
- Proposed SkyTrain





Project Data

Civic Address	5609 201A St.
Postal Code	V3A 1S9
PID	000-632-163
Legal Description	Plan 29687 Lot 62
Existing Zoning	RM2 (multiple residential medium density zone)
Proposed Zoning	RM3 (multiple residential high density zone)
Area	0.317 ha (34,166 SF)
Dimensions	cca 62.4 x 49.2m
Storeys	5
Max. Number of Units	62
	(198 units/ha.)
Variances Applied For	
Bylaw Exemptions	None
Building Area Definition	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 centre line of firewalls.
Gross Floor Area Definition	The area of the floor enclosed by the outside edge of the exterior walls of a building, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms.
First Storey	The uppermost storey having its floor area not more than 2 m above grade.
Finished Grade	The lowest average levels of the proposed grades adjacent to each exterior wall of a building.
Proposed Grade Definition	The average between the elevations immediately adjacent to the exterior building wall and the natural elevation sat the property line.
Building Height Definition	The vertical distance measured in metres from the floor of the first storey to the ceiling of the uppermost storey.
Minimum Building Elevation	9.70 m
Average Finished Grade	10.93 m
Lowest Average Grade	10.93 m
Building Height	18.89 m
1st Storey to Uppermost Floor	Max: 18 m, Proposed: 12.19 m
1st Storey to Uppermost Roof	Max: 25 m, Proposed: 17.07 m
Fire Access Route to Uppermost Floor Level	Max: 20 m, Proposed: 14.01 m
Site Area	(gross) 0.317 ha (34,166 SF)
Site Area	(net) 2864.7 m ² (30 835 SF)
Building Area	1190.9 m ² (12 818 SF)
Gross Floor Area	8,190 m ² (88,156 SF)
Balconies Floor Area	229.4 m ² (2,469 SF)
Site Coverage	(not including parkade) 38%
Site Coverage	(including parkade) 83%
Floor Space Ratio	(not including parkade) 1.74
Floor Space Ratio	(including parkade) 2.57
Density Allowable	62 units (198units/ha, 0.317 ha)
Density Proposed	62 units
Setbacks	North 7.22 m, South 3.53 (6.22) m, East 3.07 m, West 6.02 m
Storage	5.67m ³ of storage have been provided within each unit.

OCP Land Use Designation

Zoning Type	RM 3 - Multiple Residential High Density Zone (198units/ha)
Density	198 units/ha [80units/ac]
Max. Height	4 storeys
Min. Setback	7.5m
Max. Lot Coverage	40%
	(front, rear, exterior, interior)
Indoor Amenity Space	in the amount of 2.3m ² [24.76 ft ²] per dwelling unit for all buildings containing more than twenty units.



Gross Floor Area Summary

	Area (ft²)	Area (m²)	Area %
Circulation			
1st Level	2 974 SF	276.3 m²	5.1%
2nd Level	2 064 SF	191.7 m²	3.5%
3rd Level	2 061 SF	191.5 m²	3.5%
4th Level	2 080 SF	193.2 m²	3.6%
5th Level	2 123 SF	197.2 m²	3.4%
Circulation Total	11 302 SF	1 050.0 m²	19.1%
Indoor Amenity			
2nd Level	818 SF	76.0 m²	1.4%
5th Level	464 SF	43.1 m²	0.9%
Amenity Total	1 282 SF	119.1 m²	2.3%
Residential			
1st Level	9 390 SF	872.4 m²	15.9%
2nd Level	9 141 SF	849.2 m²	15.5%
3rd Level	10 275 SF	954.6 m²	17.4%
4th Level	10 281 SF	955.2 m²	17.4%
5th Level	7 216 SF	670.4 m²	12.4%
Residential Total	46 303 SF	4301.7 m²	78.6%
Area Total	58 887 SF	5470.8 m²	100%
Outdoor Amenity			
1st Level	3 181 SF	295.5 m²	
2nd Level	630 SF	58.6 m²	
5th Level	2115 SF	196.5 m²	
Amenity Total	5 926 SF	540.7 m²	

Unit Count Summary

One Bedroom Units	28	45%
Two Bedroom Units	28	45%
Three Bedroom Units	6	10%
Total	62	100%

Parking Requirements

Vehicle Parking Stalls Required (Bylaw req.)

	Units/SF	Factor	Total	10% reduction (Proximity to skytrain)
Tenant (3 Bedroom)	6	2.0	12.0	10.8
Tenant (2 Bedroom)	28	1.3	36.4	32.8
Tenant (1 Bedroom)	28	1.2	33.6	30.2
Visitor	62	0.2	12.4	11.2
Total Stalls			94.4	85

Bicycle Parking Stalls Required (Bylaw req.)

	Units/SF or BLDG Total	Factor	Total
Tenant (Unit)	62	0.5	31
Visitor (Bldg)	6	N/A	6
Total Stalls			37

Parking Provided

Vehicle Parking

	Small Car (max. 40%)	H/C (5%)	Standard (55%)	Total
Tenant	29	4	41	74
Visitor	4	1	6	11
Total Stalls	33	5	47	85

Bicycle Parking

Tenant (Unit)	31
Visitor (Bldg)	6
Total Stalls	37

Unit Floor Area Summary

Name	Unit Type	Area	Area (SQM)	# Bedrooms	Storage (SQM)	Storage (CBM)	Name	Unit Type	Area	Area (SQM)	# Bedrooms	Storage (SQM)	Storage (CBM)
Unit 101	TYPE A1	585 SF	54.3	One-bedroom	3.4 m²	9.15 m³	Unit 305	TYPE A2	510 SF	47.4	One-bedroom	2.8 m²	7.42 m³
Unit 102	TYPE B1	798 SF	74.1	Two-bedroom	3.7 m²	10.01 m³	Unit 306	TYPE B3	697 SF	64.7	Two-bedroom	4.1 m²	11.03 m³
Unit 103	TYPE A4	660 SF	61.3	One-bedroom	5.6 m²	15.09 m³	Unit 307	TYPE B4	706 SF	65.6	Two-bedroom	3.6 m²	9.76 m³
Unit 104	TYPE A2	510 SF	47.4	One-bedroom	2.8 m²	7.42 m³	Unit 308	TYPE A8	614 SF	57.1	One-bedroom	3.3 m²	8.77 m³
Unit 105	TYPE B3	697 SF	64.7	Two-bedroom	4.1 m²	11.03 m³	Unit 309	TYPE B8	888 SF	82.5	Two-bedroom	3.5 m²	9.31 m³
Unit 106	TYPE A5	551 SF	51.2	One-bedroom	3.1 m²	8.34 m³	Unit 310	TYPE A10	618 SF	57.4	One-bedroom	3.4 m²	9.01 m³
Unit 107 - ADAP.	TYPE A7 (ADAP.)	613 SF	57.0	One-bedroom	2.8 m²	7.51 m³	Unit 311	TYPE B9	875 SF	81.3	Two-bedroom	3.3 m²	8.98 m³
Unit 108 - ADAP.	TYPE B7 (ADAP.)	887 SF	82.4	Two-bedroom	7.7 m²	20.71 m³	Unit 312	TYPE A11	629 SF	58.4	One-bedroom	3.2 m²	8.53 m³
Unit 109 - ADAP.	TYPE A9 (ADAP.)	625 SF	58.1	One-bedroom	2.5 m²	6.83 m³	Unit 313	TYPE A3	628 SF	58.3	One-bedroom	3.3 m²	8.77 m³
Unit 110	TYPE B9	885 SF	82.3	Two-bedroom	3.5 m²	9.31 m³	Unit 314	TYPE B5	745 SF	69.2	Two-bedroom	3.0 m²	8.10 m³
Unit 111	TYPE A11	637 SF	59.2	One-bedroom	3.2 m²	8.53 m³	Unit 315	TYPE B6	716 SF	66.6	Two-bedroom	3.4 m²	9.25 m³
Unit 112	TYPE A3	628 SF	58.3	One-bedroom	3.3 m²	8.77 m³	Unit 401	TYPE C1	1354 SF	125.8	Three-bedroom	11.2 m²	30.24 m³
Unit 113	TYPE B5	745 SF	69.2	Two-bedroom	3.0 m²	8.10 m³	Unit 402	TYPE C3	1409 SF	130.9	Three-bedroom	4.7 m²	12.72 m³
Unit 114	TYPE A6	570 SF	52.9	One-bedroom	3.7 m²	9.82 m³	Unit 403	TYPE C5	1305 SF	121.3	Three-bedroom	5.5 m²	14.85 m³
Unit 201	TYPE A1	585 SF	54.3	One-bedroom	3.4 m²	9.15 m³	Unit 404	TYPE A12	526 SF	48.9	One-bedroom	2.2 m²	6.00 m³
Unit 202	TYPE B1	798 SF	74.1	Two-bedroom	3.7 m²	10.01 m³	Unit 405	TYPE A2	510 SF	47.4	One-bedroom	2.8 m²	7.42 m³
Unit 203	TYPE B2	743 SF	69.0	Two-bedroom	2.5 m²	6.81 m³	Unit 406	TYPE B3	697 SF	64.7	Two-bedroom	4.1 m²	11.03 m³
Unit 204	TYPE A2	510 SF	47.4	One-bedroom	2.8 m²	7.42 m³	Unit 407	TYPE B4	705 SF	65.5	Two-bedroom	3.6 m²	9.76 m³
Unit 205	TYPE B3	697 SF	64.7	Two-bedroom	4.1 m²	11.03 m³	Unit 408	TYPE A8	614 SF	57.1	One-bedroom	3.3 m²	8.77 m³
Unit 206	TYPE B4	706 SF	65.6	Two-bedroom	3.6 m²	9.76 m³	Unit 409	TYPE B8	886 SF	82.3	Two-bedroom	3.5 m²	9.31 m³
Unit 207	TYPE A8	614 SF	57.1	One-bedroom	3.3 m²	8.77 m³	Unit 410	TYPE A10	625 SF	58.1	One-bedroom	3.4 m²	9.01 m³
Unit 208	TYPE B8	888 SF	82.5	Two-bedroom	3.5 m²	9.31 m³	Unit 411	TYPE B9	885 SF	82.3	Two-bedroom	3.3 m²	8.98 m³
Unit 209	TYPE A10	625 SF	58.1	One-bedroom	3.4 m²	9.01 m³	Unit 412	TYPE A11	637 SF	59.2	One-bedroom	3.2 m²	8.53 m³
Unit 210	TYPE B9	885 SF	82.3	Two-bedroom	3.3 m²	8.98 m³	Unit 413	TYPE C2	1302 SF	121.0	Three-bedroom	7.4 m²	19.80 m³
Unit 211	TYPE A3	628 SF	58.3	One-bedroom	3.3 m²	8.77 m³	Unit 414	TYPE C4	1448 SF	134.5	Three-bedroom	2.8 m²	7.48 m³
Unit 212	TYPE B5	745 SF	69.2	Two-bedroom	3.0 m²	8.10 m³	Unit 415	TYPE C6	1447 SF	134.4	Three-bedroom	5.1 m²	13.77 m³
Unit 213	TYPE B6	716 SF	66.6	Two-bedroom	3.4 m²	9.25 m³	Unit 501	TYPE A2	510 SF	47.4	One-bedroom	2.8 m²	7.42 m³
Unit 301	TYPE A1	585 SF	54.3	One-bedroom	3.4 m²	9.15 m³	Unit 502	TYPE B3	694 SF	64.5	Two-bedroom	4.1 m²	11.03 m³
Unit 302	TYPE B1	798 SF	74.1	Two-bedroom	3.7 m²	10.01 m³	Unit 503	TYPE B4	710 SF	66.0	Two-bedroom	3.6 m²	9.76 m³
Unit 303	TYPE B2	739 SF	68.7	Two-bedroom	2.5 m²	6.81 m³	Unit 504	TYPE A13	531 SF	49.3	One-bedroom	2.6 m²	6.94 m³
Unit 304	TYPE A12	526 SF	48.9	One-bedroom	2.2 m²	6.00 m³	Unit 505	TYPE B10	701 SF	65.1	Two-bedroom	2.5 m²	6.73 m³

Existing Site Photos



Massing, Form & Character

The building is set on top of a semi-submerged parkade plinth with abundant, tiered landscaping to create a pleasant street facing edge articulated by private unit entrance stairs. The building has a modern tri-partite expression with the parkade base, the middle mass of the building and a ribbed-facade upper storey reminiscent of european mansard roofs. The overall language of the building is manifested by a persistent vertical line expression throughout, a collection of white & charcoal grey building ‘block’ forms with warm gold & wood accent colours.

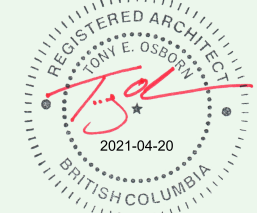
The building form steps in and out to create several intimate exterior courtyards, wrapping a larger courtyard on the northwest corner, where a variety of shared outdoor amenity space has been provided. The height steps down from five storeys to four storeys in the centre in order to allow more daylight into this central courtyard & provide a rooftop common amenity space. The resulting staggered building form allows the majority of units in the building to be corner units - maximizing air & light access by providing exterior windows and doors on two sides.

Attention has been paid to matching the setback of the neighbouring structure to the west in order to create harmony with neighbouring developments. The staggered building form also breaks the structure down into ‘blocks’ that are perceived as smaller, individual structures rather than one large building. These are further underscored with distinct yet complementary material palettes.

Fiber cement cladding will be used predominantly on the building exteriors. An off-white colour will be used to emphasize the taller corner forms, and a vertically-ribbed textured cladding will accentuate their upper storey. The corner Wood-clad inset balconies & soffits will introduce a warm accent to the colour scheme. Perforated metal guards & vertical slat screens in gold/bronze colour will further reinforce these warm elements. The remaining, shorter building ‘blocks’ will contrast by way of a charcoal gray colour, and a recessed upper storey.

An outdoor covered pavilion will rise on concrete columns supporting cross-laminated timber slabs with perforated metal guardrails. This will allow for a variety of activities to be enjoyed by neighbours year-round.

Design Rationale



Project Description

The proposed development is a five-storey, wood-frame-over-concrete-parkade, 62-unit residential apartment building with a focus on ample outdoor communal amenity space. Located at the corner of 201a Street and 56th Avenue with pedestrian access provided via stairs & ramp to the main entrance on 201a Street.

Environmental Sustainability

Sustainable features in the proposed development include bike racks and bike storage, ample green spaces on the ground floor and roof deck, water efficient landscaping and interior fixtures, a building form optimized for natural ventilation and daylighting, energy efficient HVAC systems, convenient facilities for recycling, use of renewable wood structural and finish materials, and reduction of the urban heat island effect by minimizing exterior parking and maximizing vegetation.

Crime Prevention Through Environmental Design

Passive surveillance is optimized throughout the development by maximizing windows and access to the perimeter outdoor spaces. Clear sightlines have been maintained from the parkade elevator lobby to most spaces within the parkade, including the trash and recycling room door. Two security gates have been provided within the parkade – one to access the visitor parking, and a second to access parking for residents. The building entry is very open and clearly visible from 201a Street. Required storage for the residential units has been provided within the units themselves to prevent theft.



south facade along 56th ave



Case Study

ALLURE - XXL origami
FRESH Architectures & ITAR architectures
Paris, France 2018

Case Study

Social Housing in Tours
Atelier du Pont
Tours, France 2019

Case Study

Green City Residential Building
Adrian Streich Architekten AR
Zurich, Switzerland 2017



Public Realm Interface

A number of strategies were employed to create a pleasant experience at the street interfacing edge of the building.

Tiered concrete parkade walls are textured to create a richness and visual interest. The tiering diminishes it's prominence.

Masonry planter wall utilized at the frontmost planters to create a sense of human scale and further tier the interface.

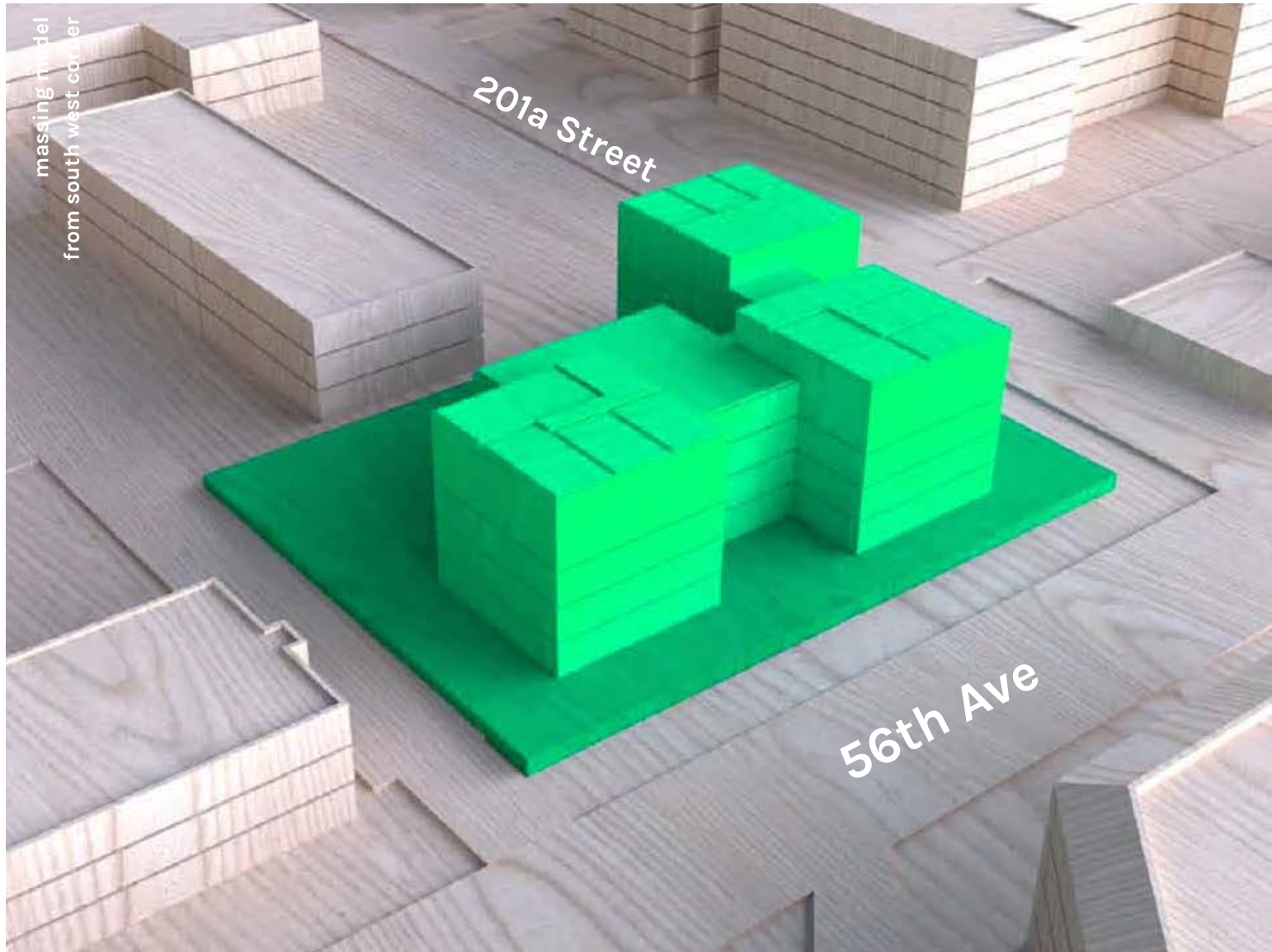
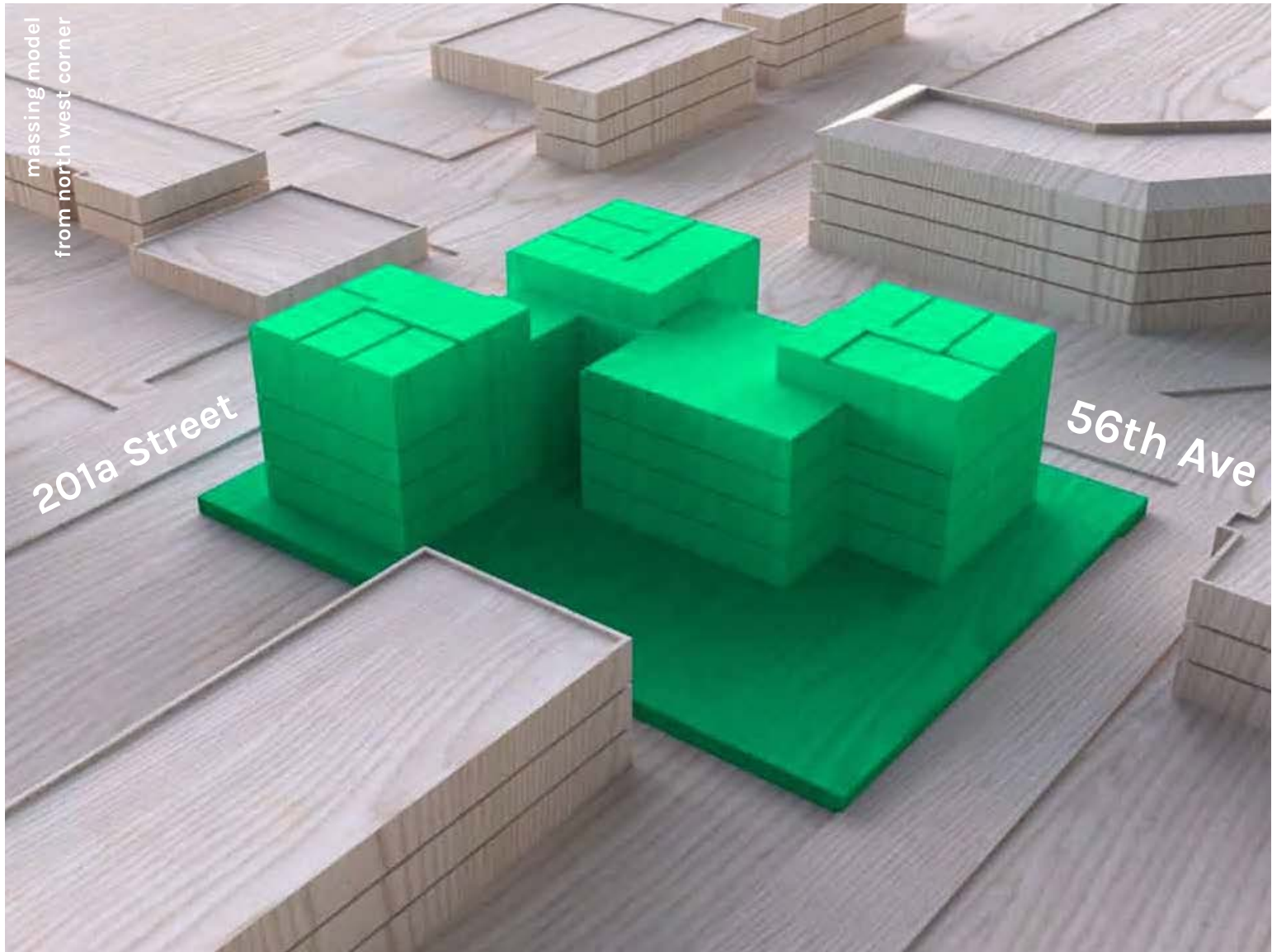
Ample variety of planting provided, masking the concrete wall and enabling proximity to nature for both the residents and the public at large.

Warm (gold & wood) accents on the main building mass including windows, guardrails, shading screens, inset balconies & soffits

Individual main-floor unit entry stairs further accentuate & break up the parkade wall mass. These will be perforated metal guardrails echoing the accent colour used on the building itself.



Massing Model





streetview from corner of 56th ave & 201a street

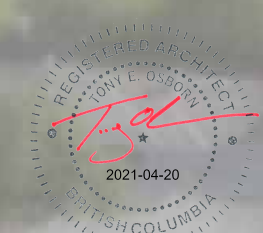


eastern facade with main entrance on 201a street



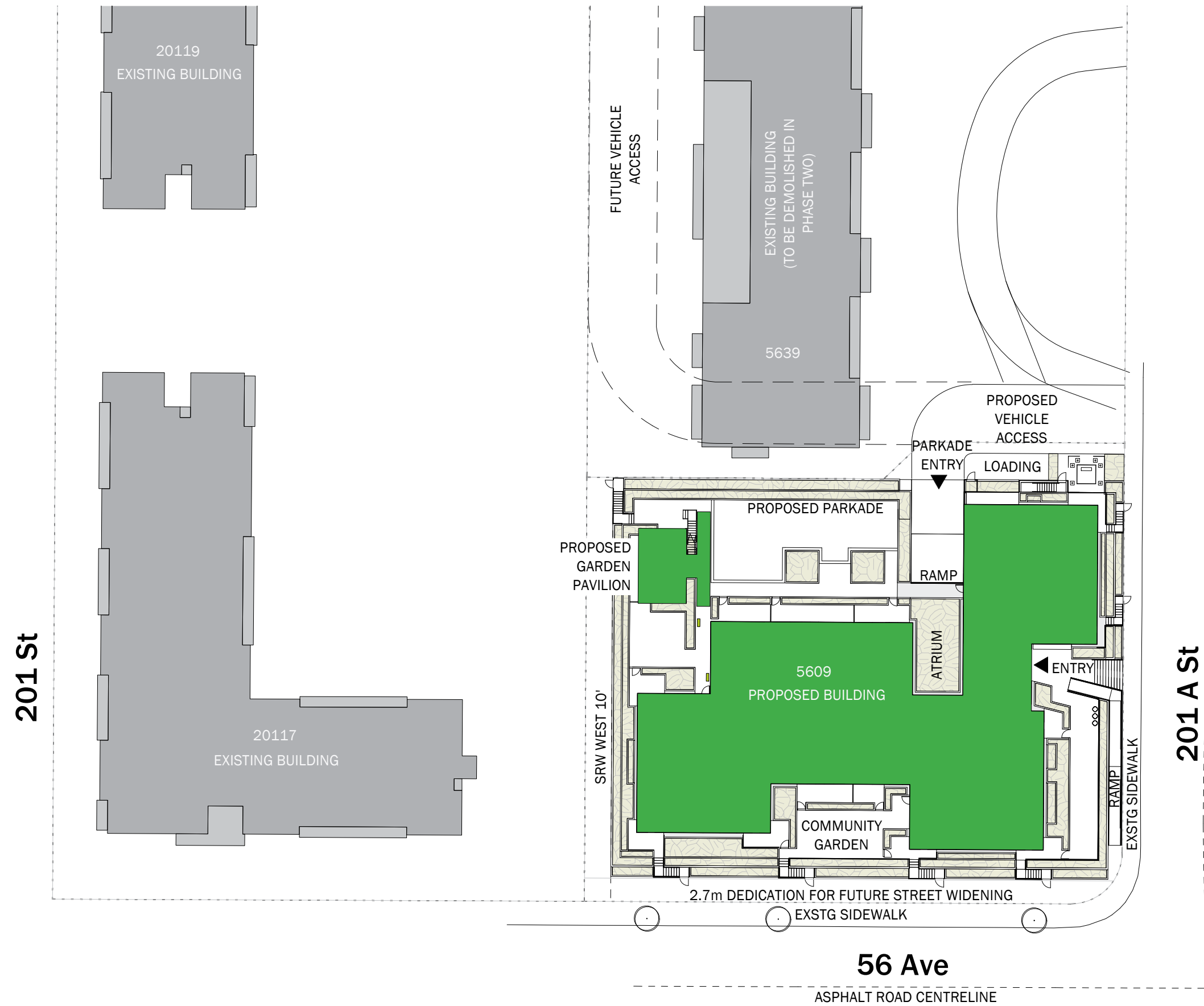


aerial view from corner of 56th ave & 201a street



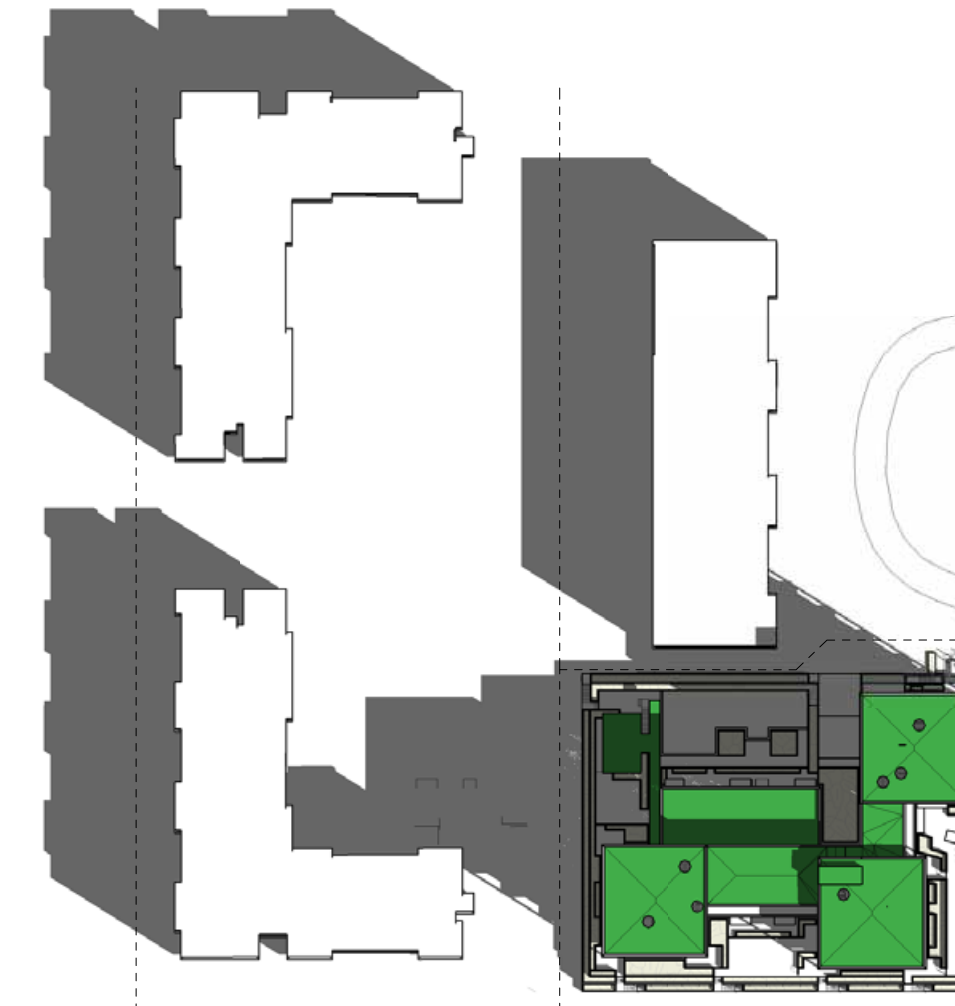
aerial view of courtyard amenity space at back of building

Site Plan



1:500

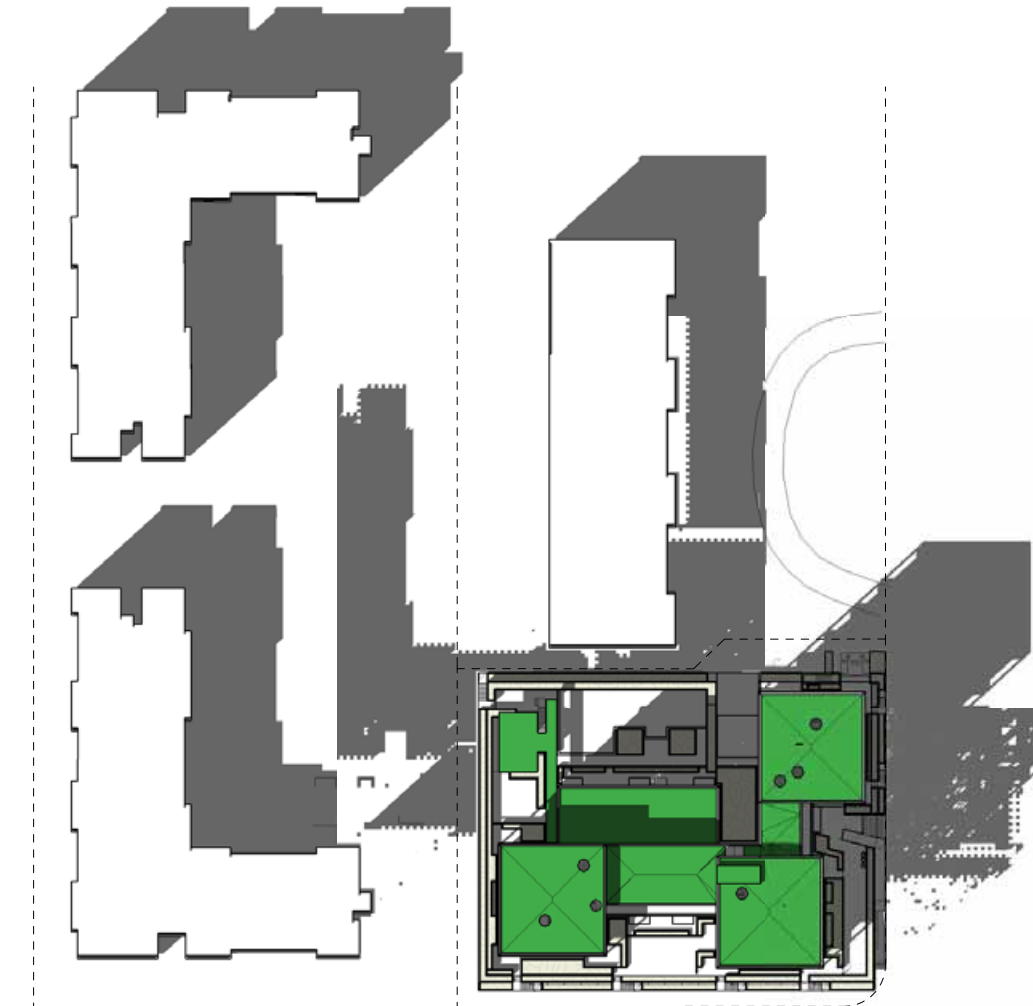
Shadow Analysis



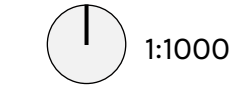
March 21 - 9 am



March 21 - 12 pm

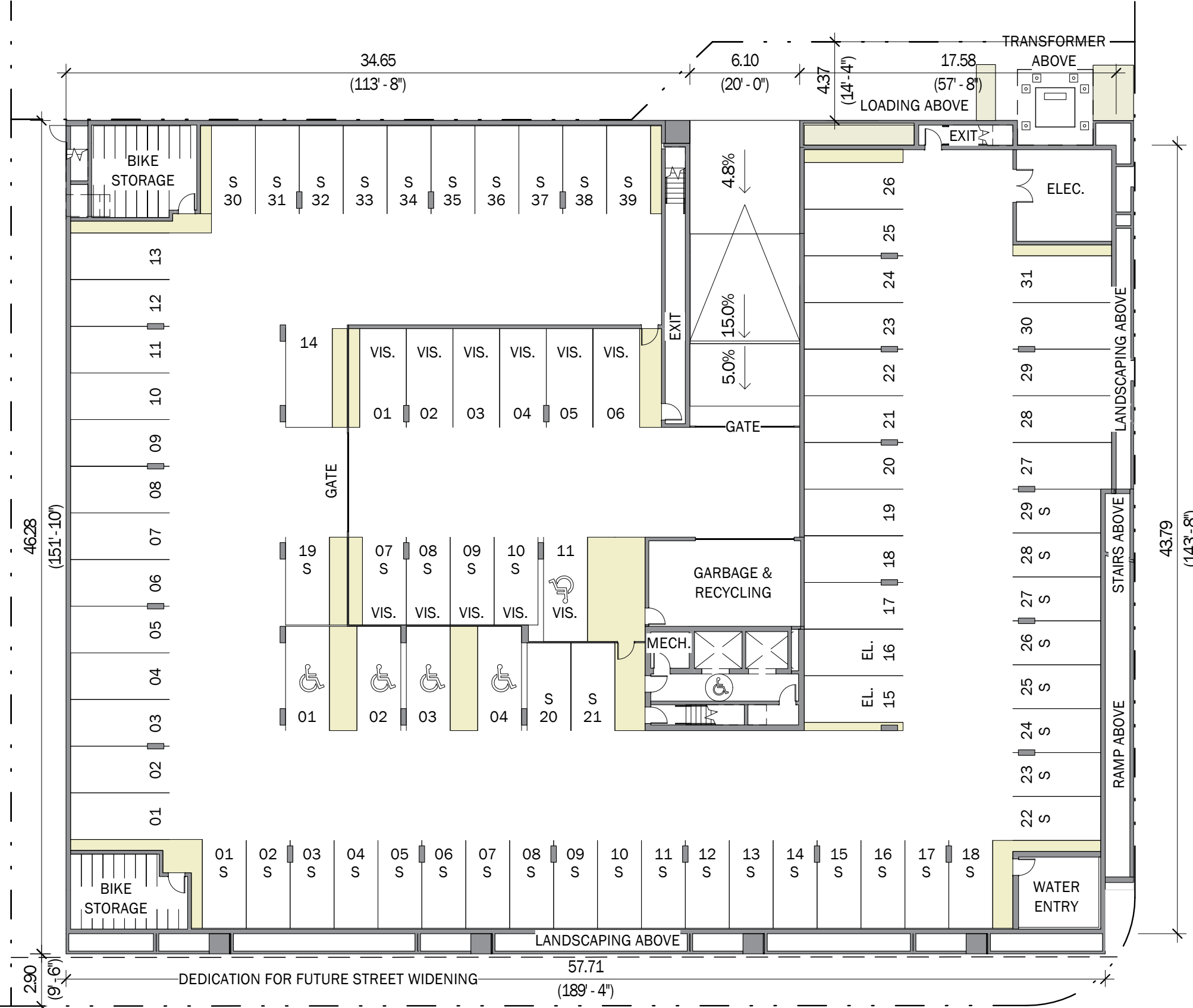


March 21 - 3 pm



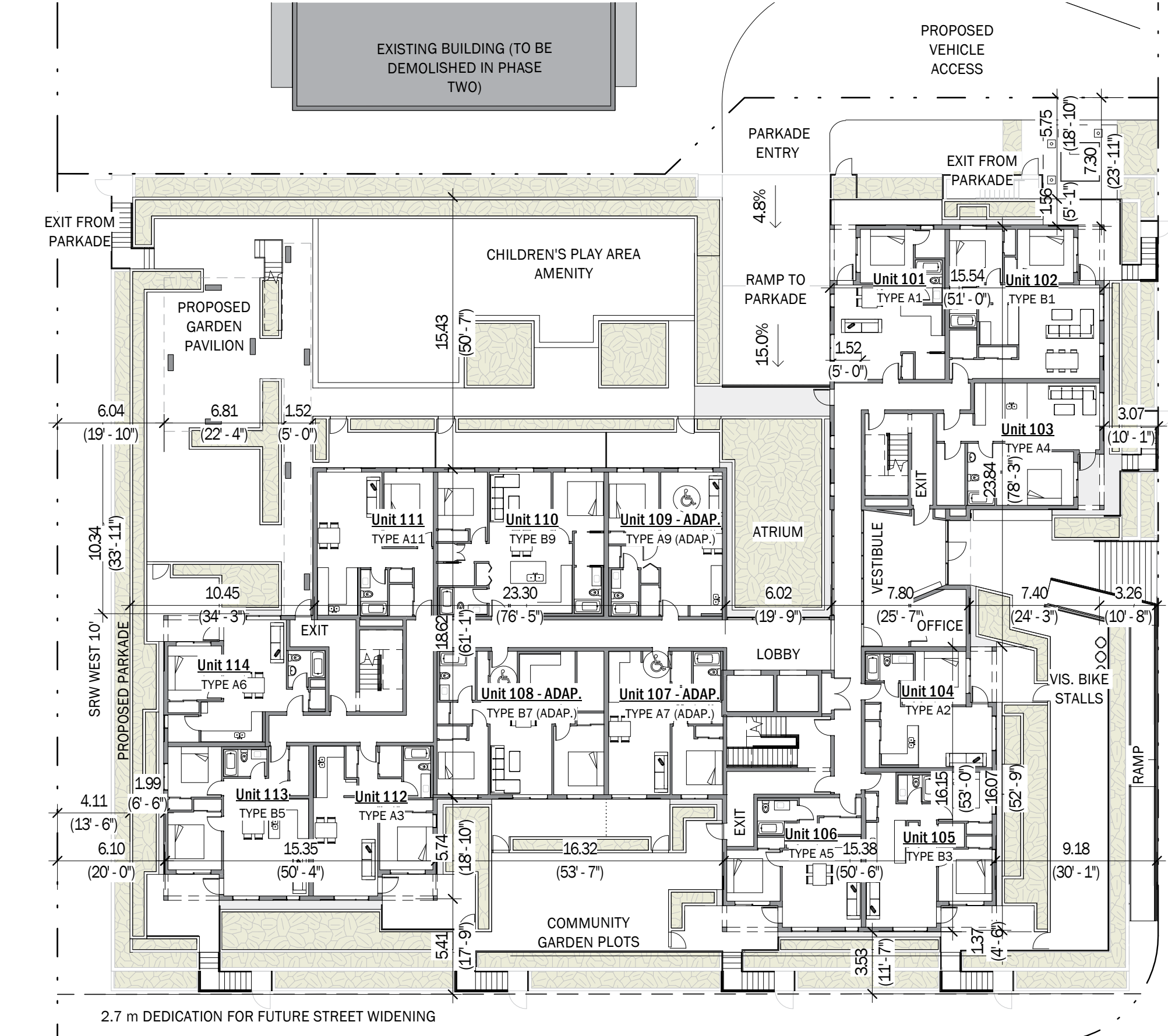
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Parkade



1:250

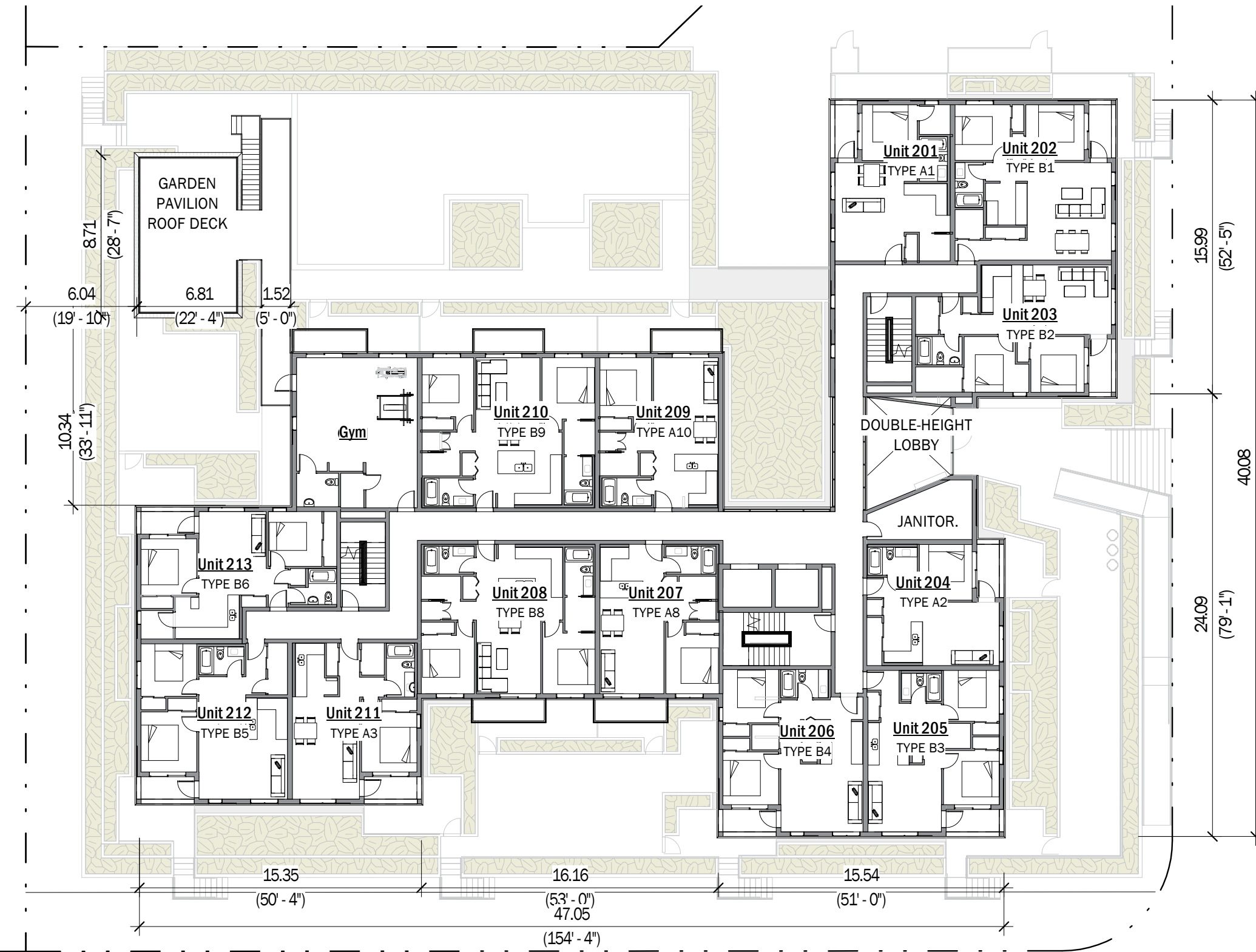
Ground Floor Plan



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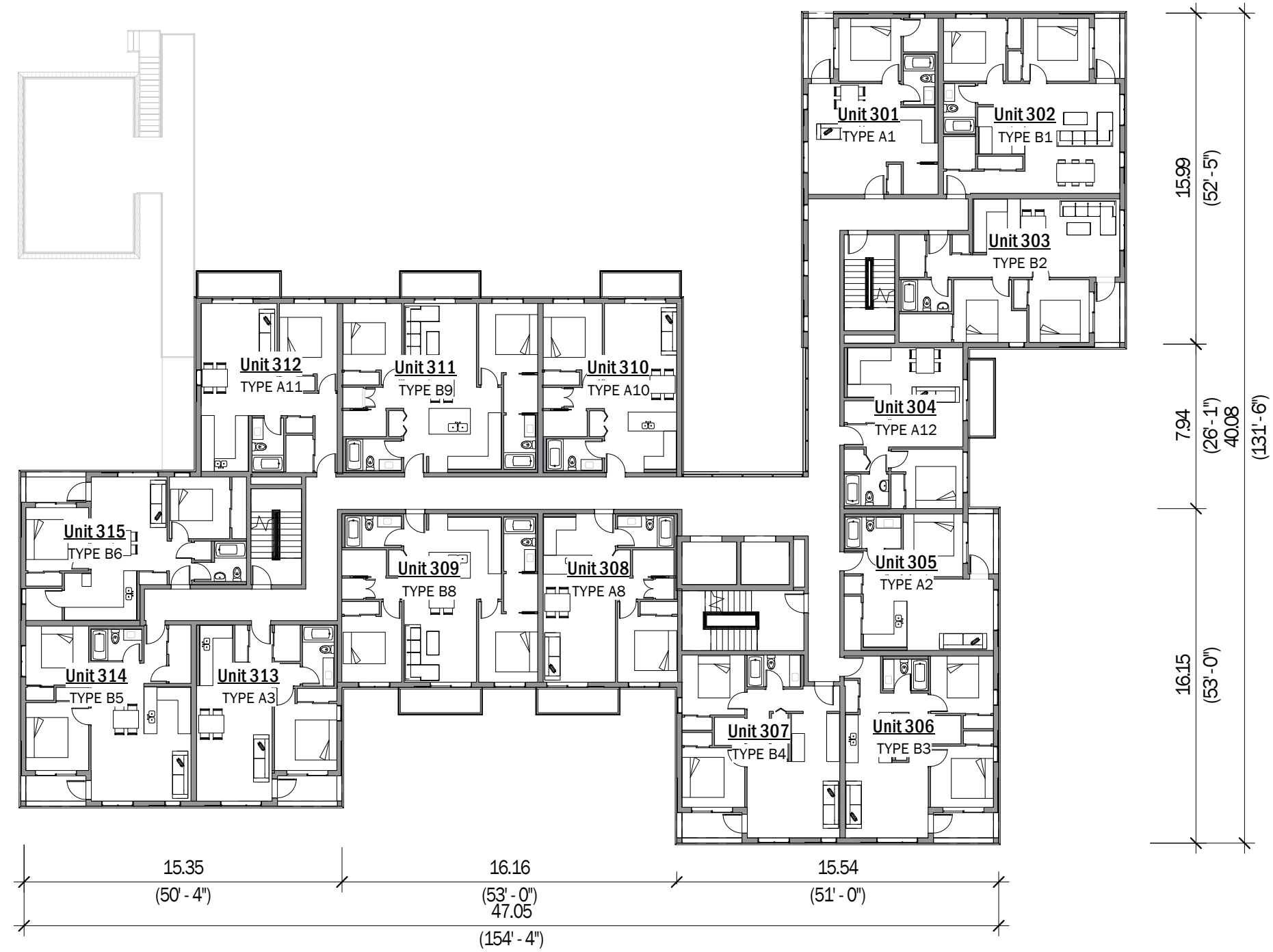


Second Floor Plan



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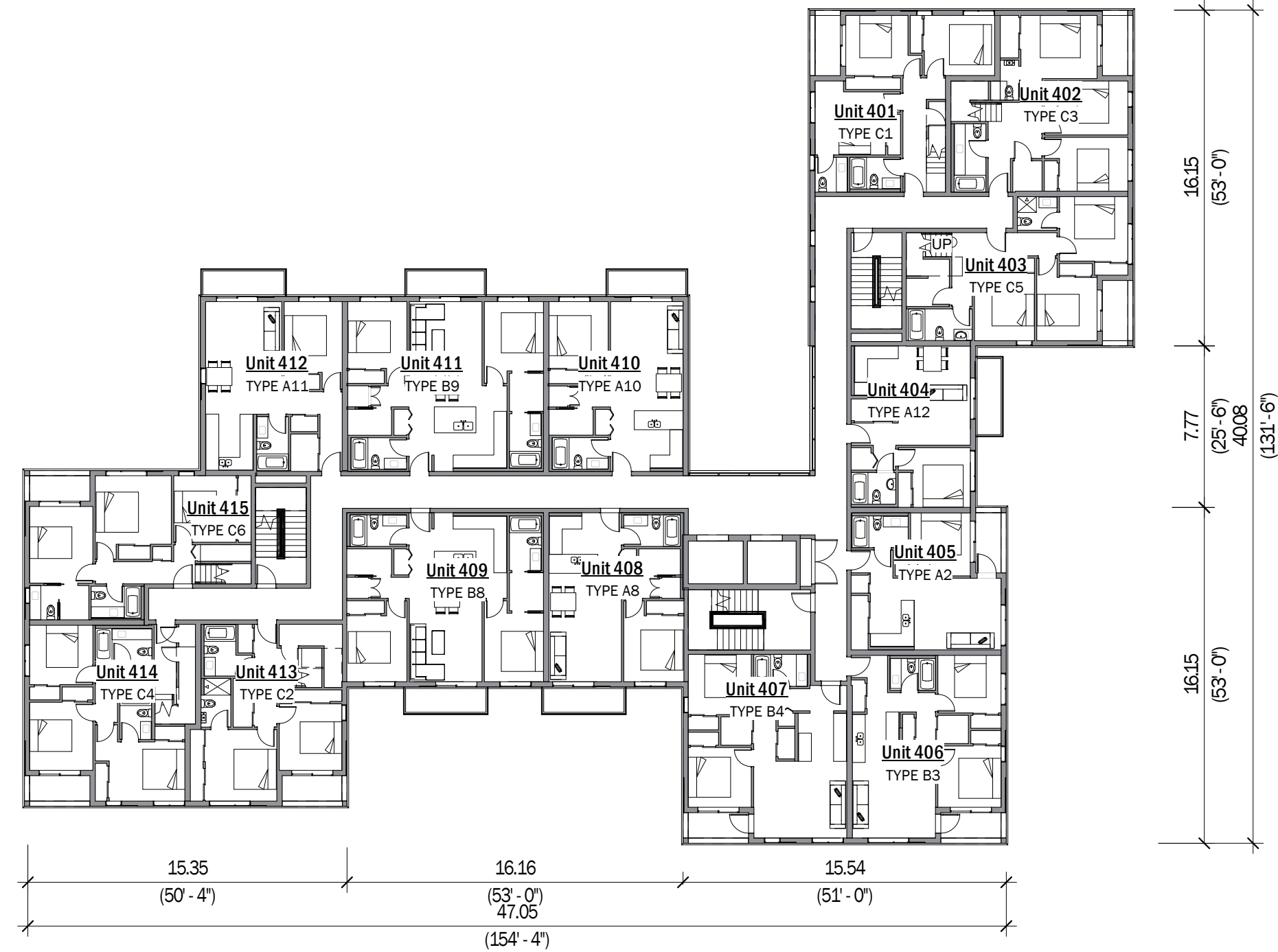
Third Floor Plan



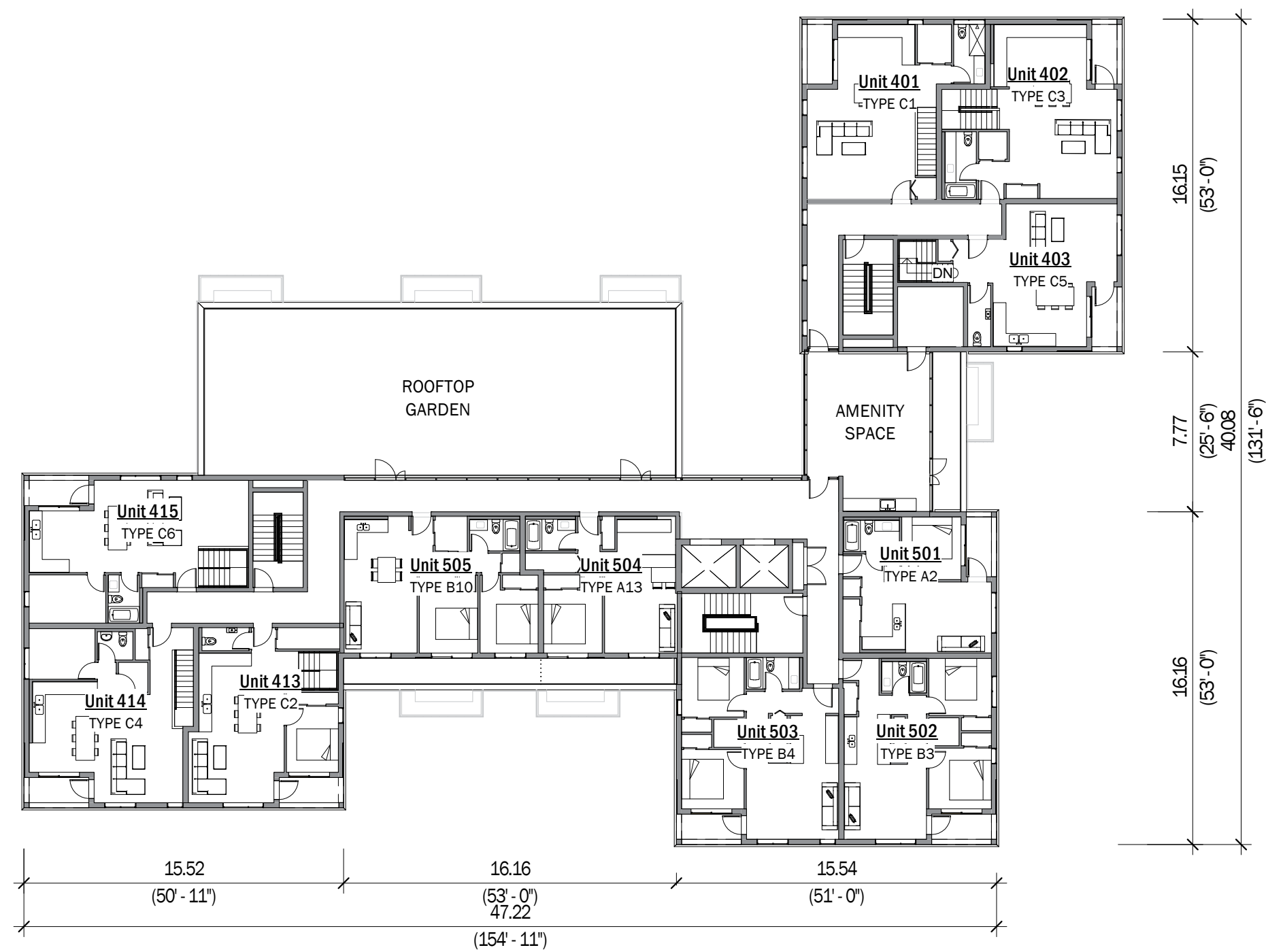
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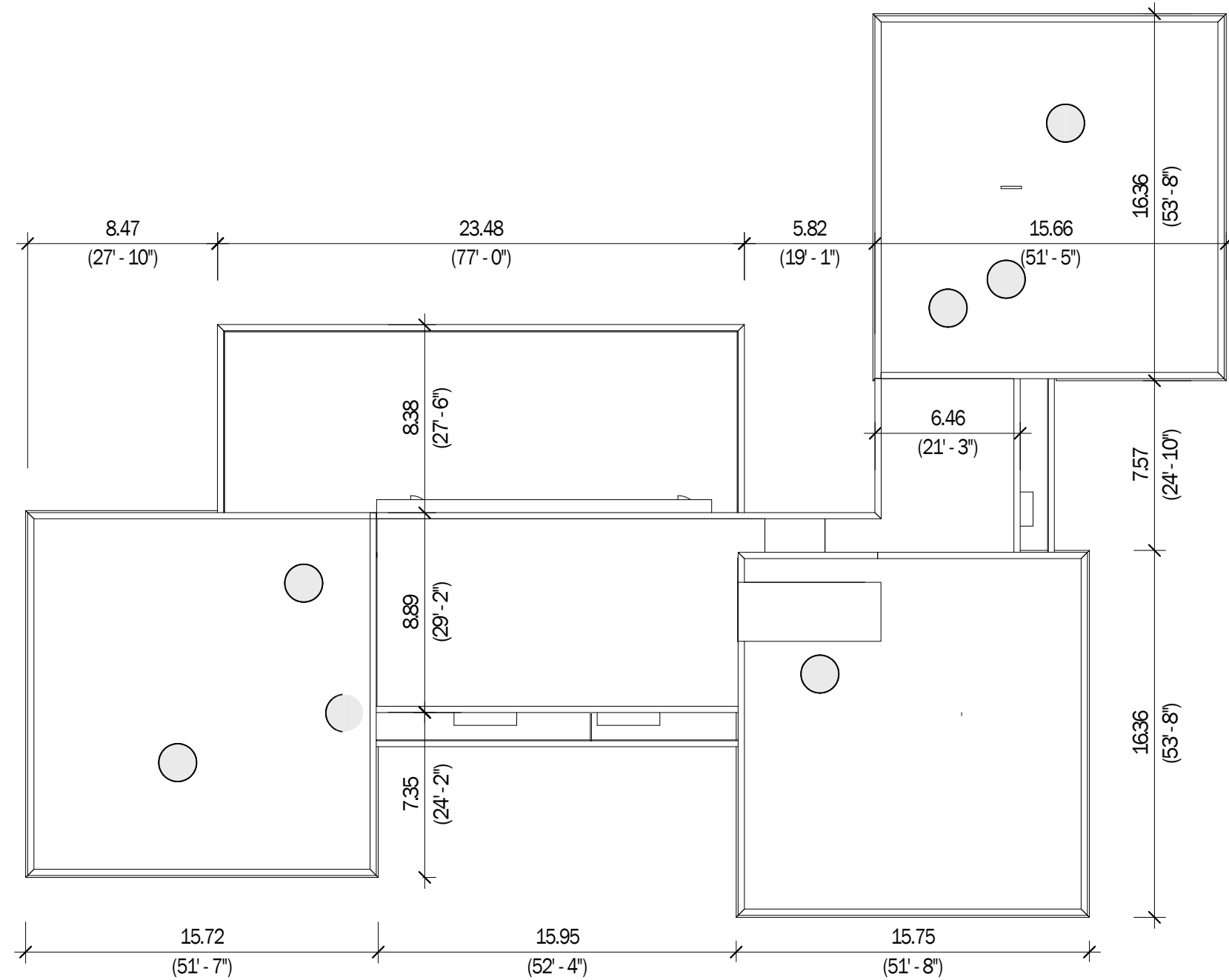
Fourth Floor Plan



Fifth Floor Plan



Roof Plan



1:250

Street Elevations



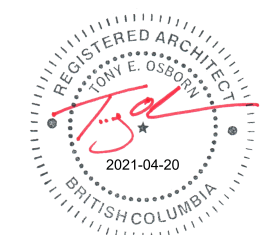
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South Elevation



1:175

North Elevation



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West Elevation



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East Elevation



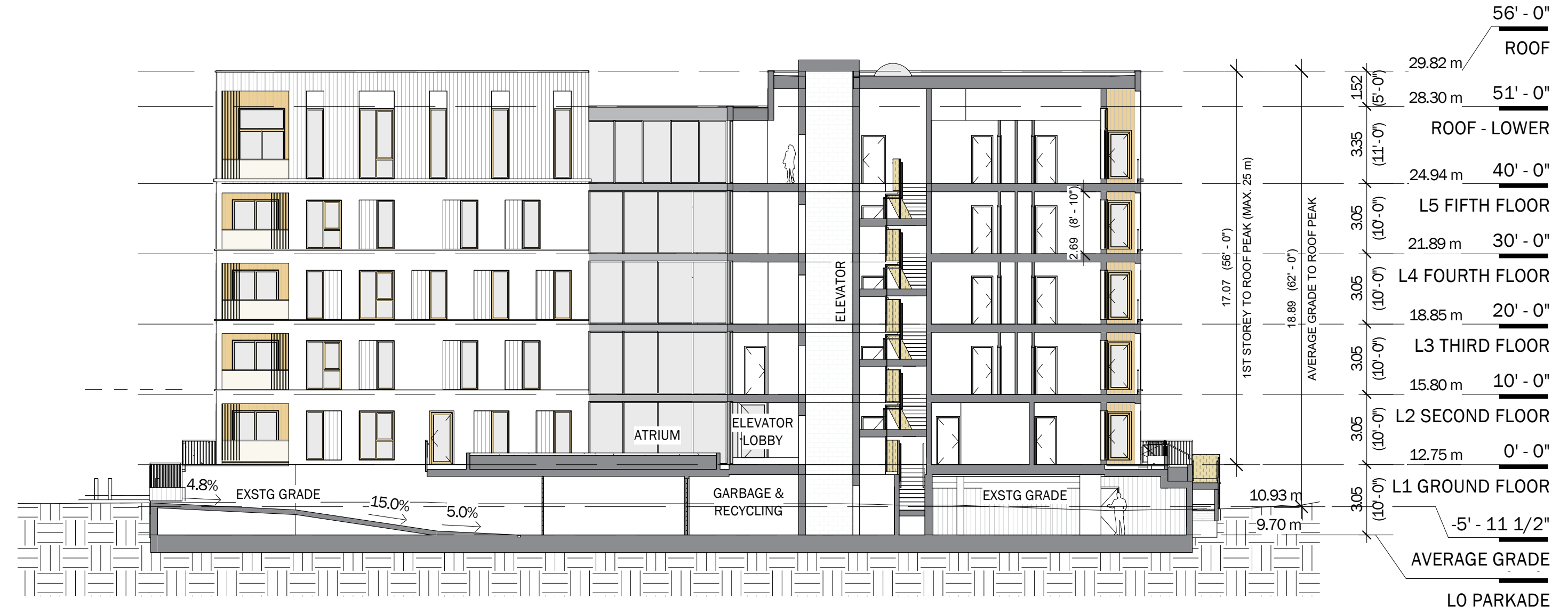
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Section A



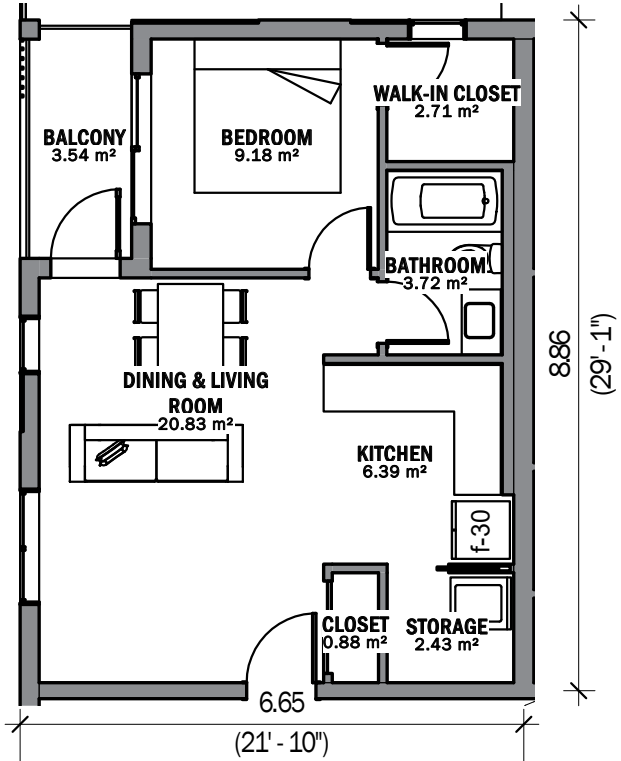
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Section B

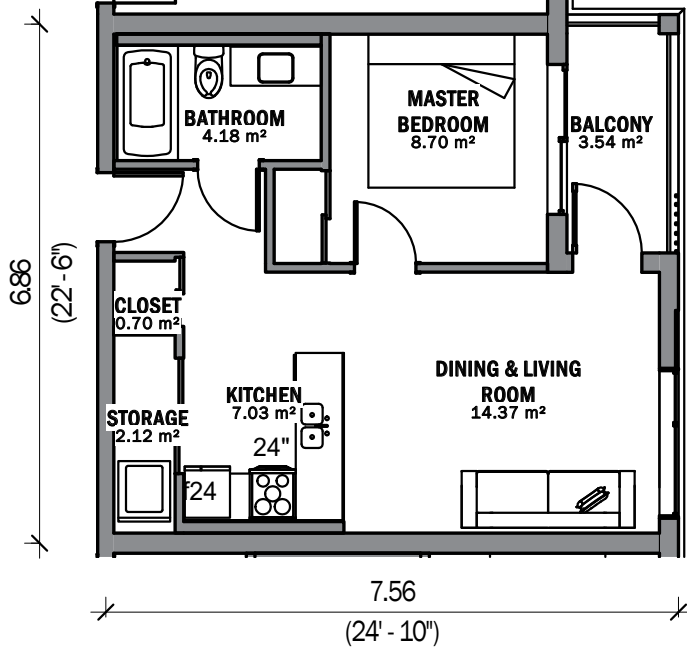


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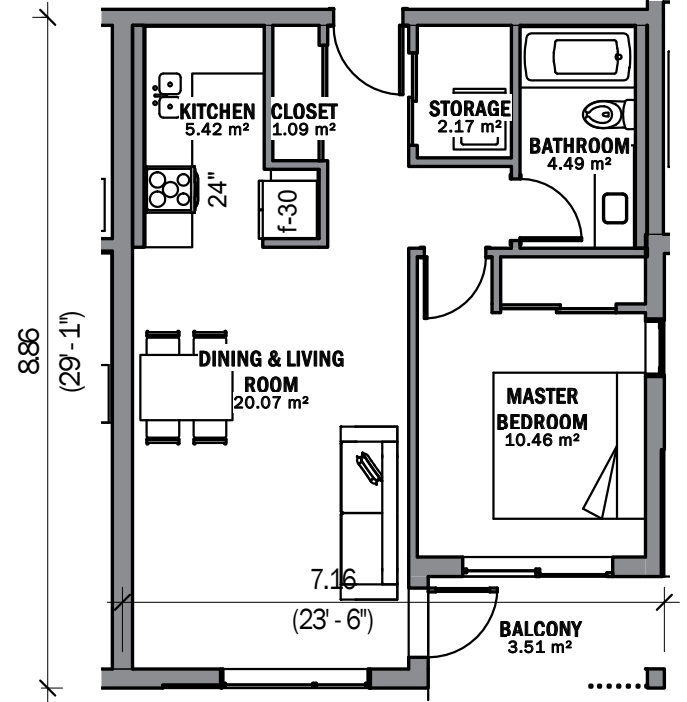
Unit Types



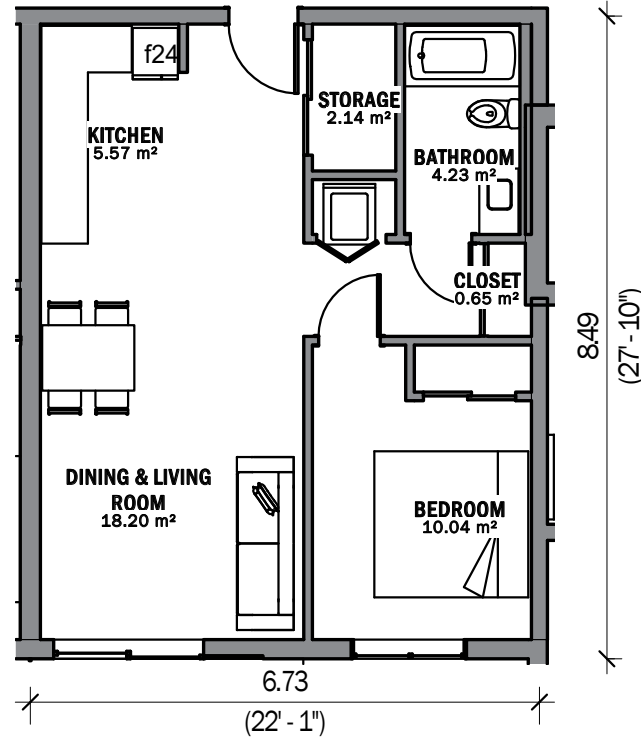
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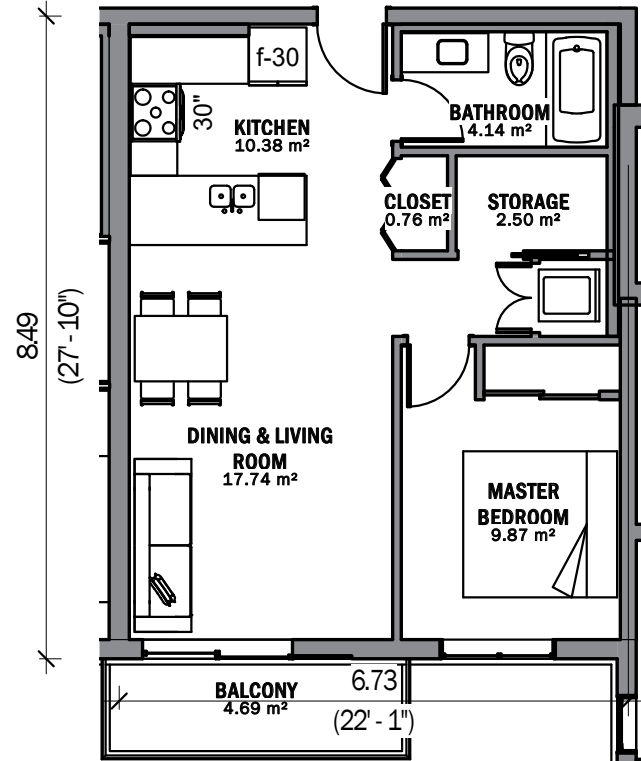
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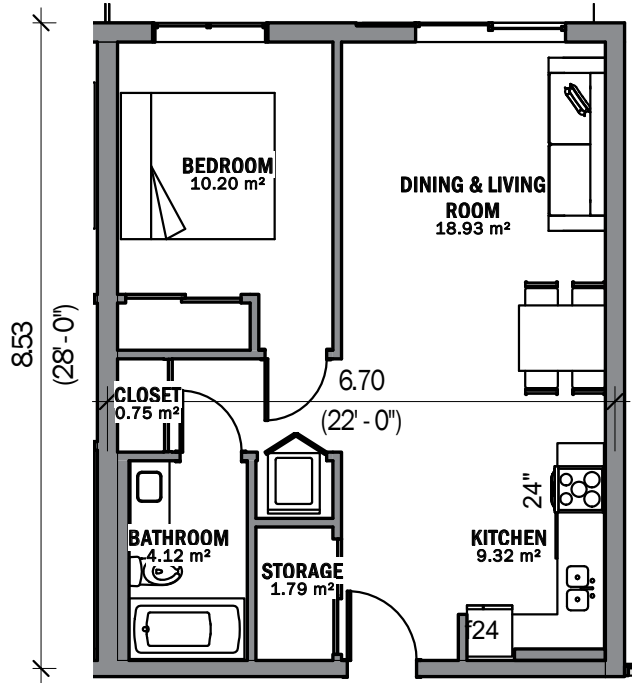
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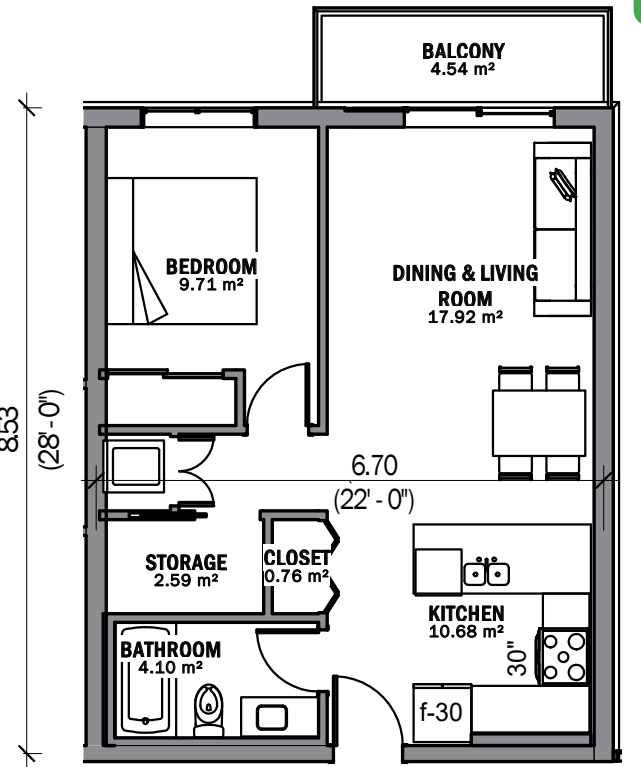
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TYPE A8
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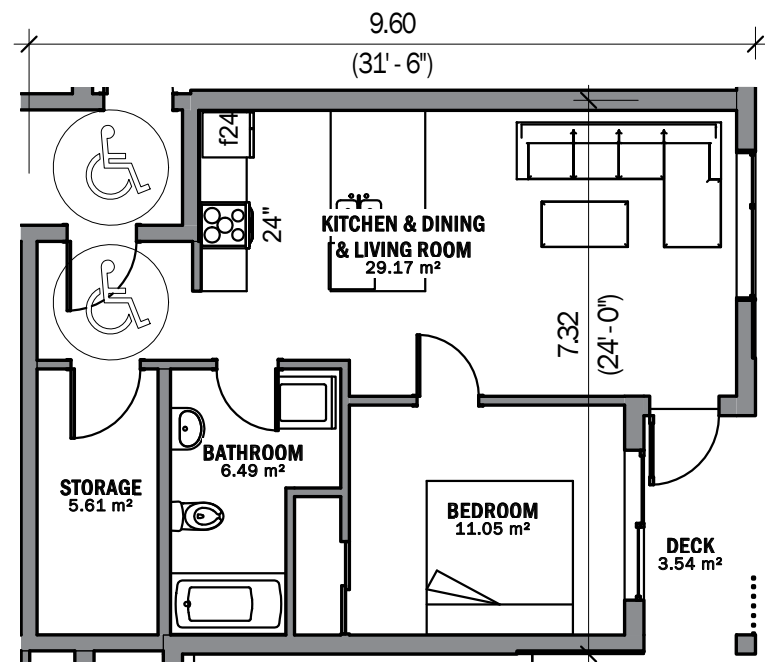
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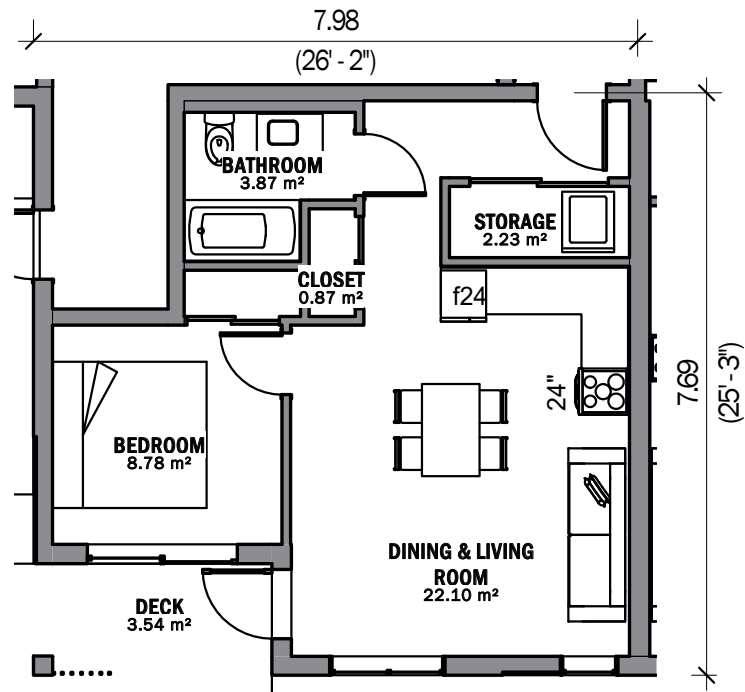
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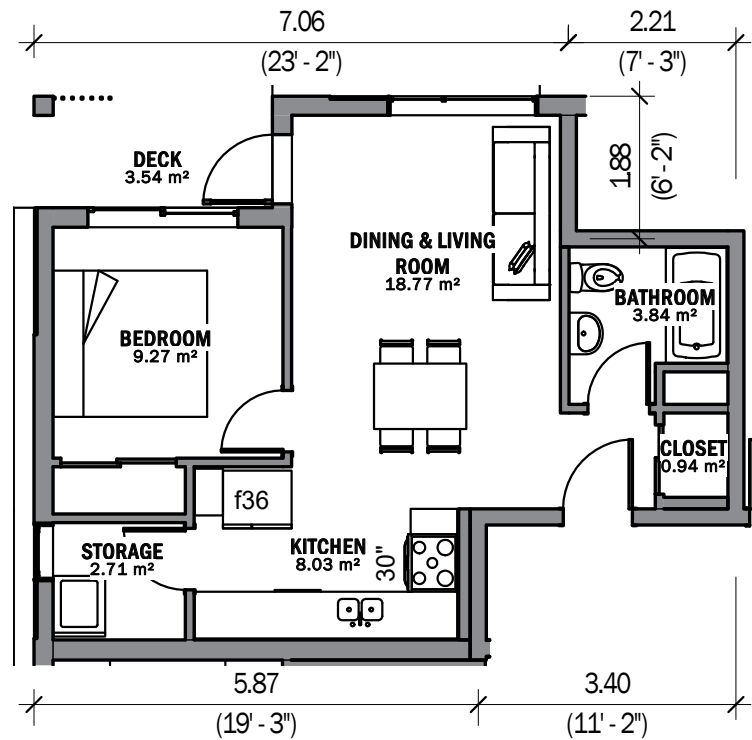
Unit Types



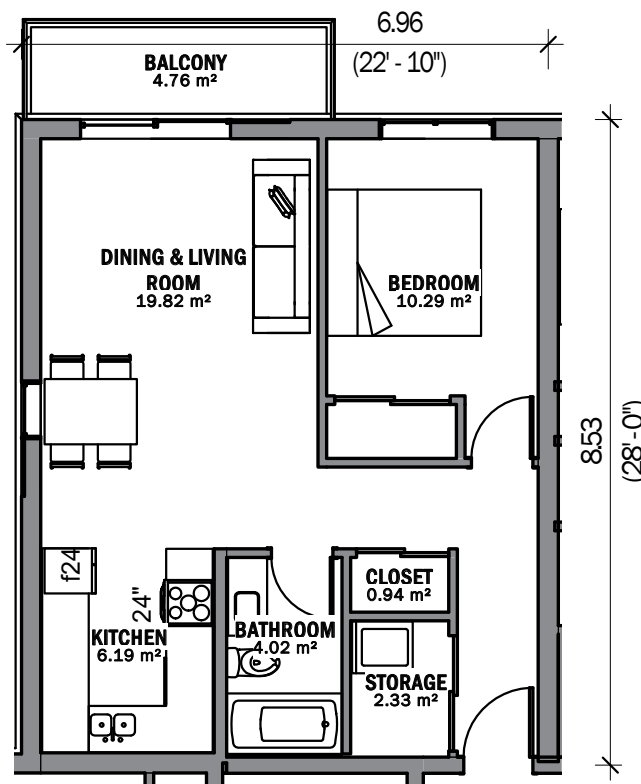
TYPE A4
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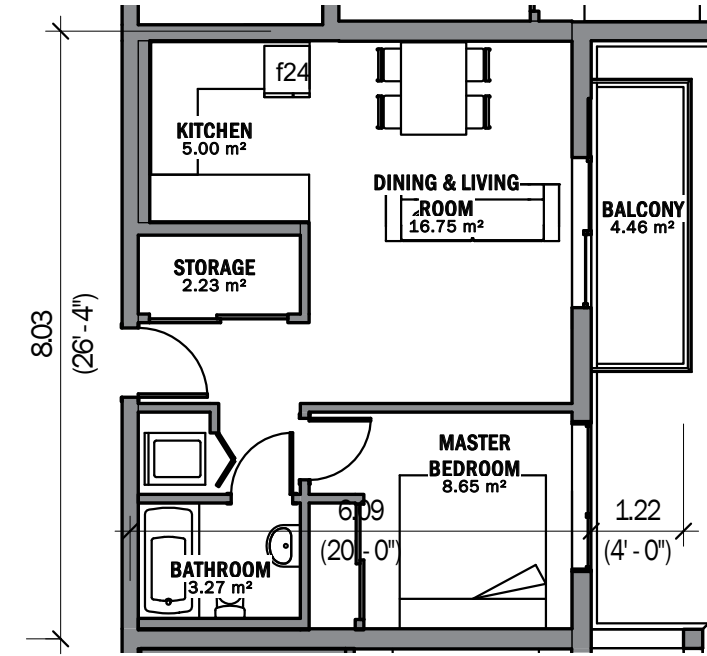
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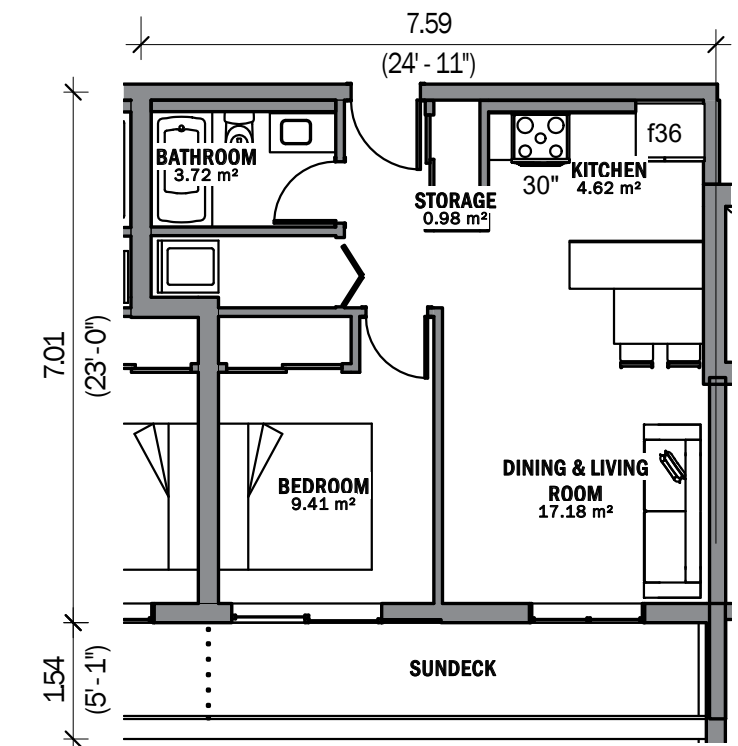
TYPE A6
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TYPE A11
1: 100

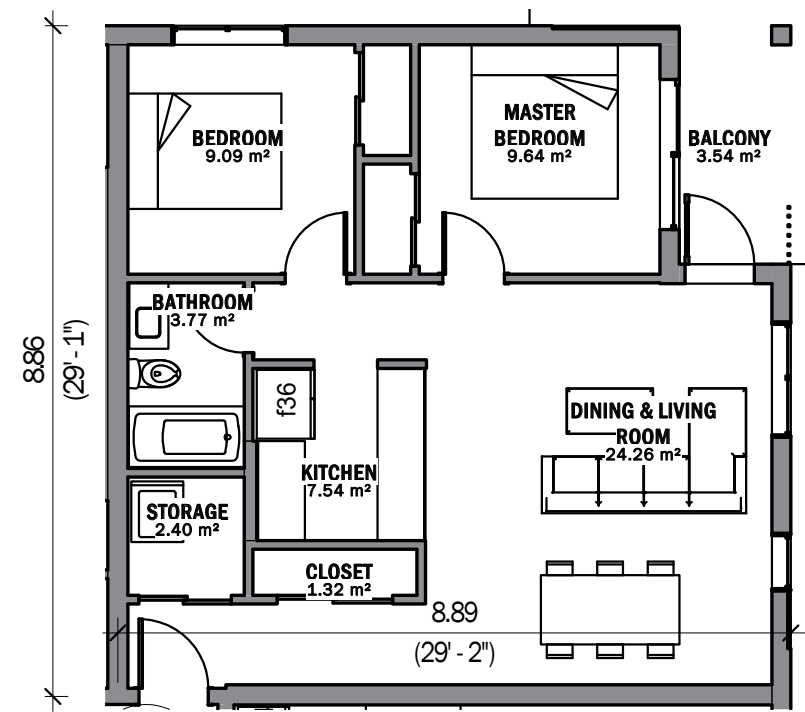


TYPE A12
1: 100

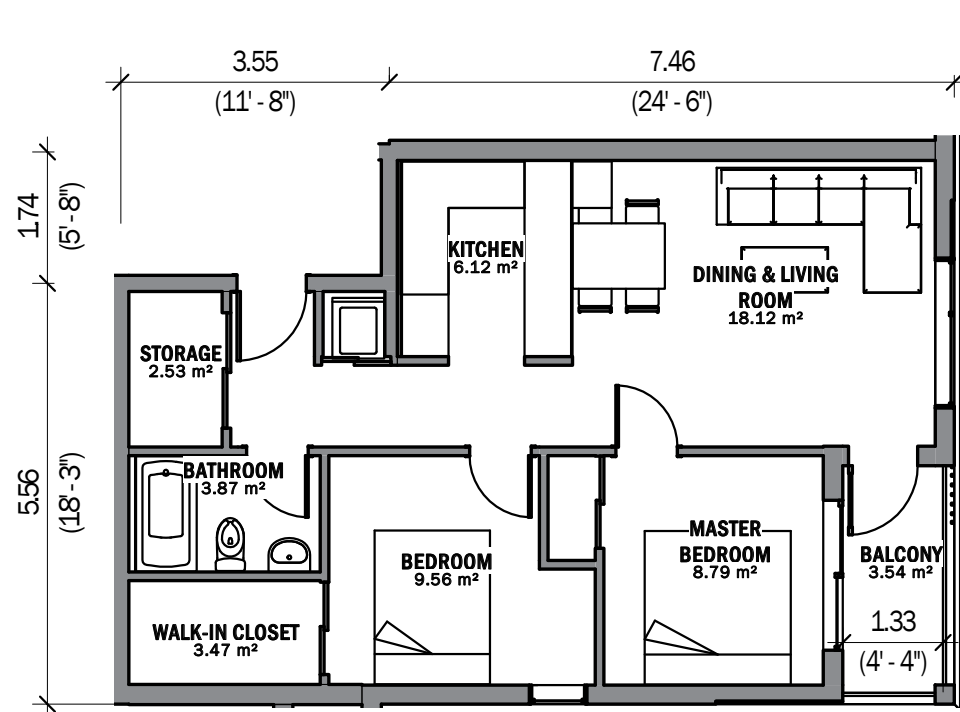


TYPE A13
1: 100

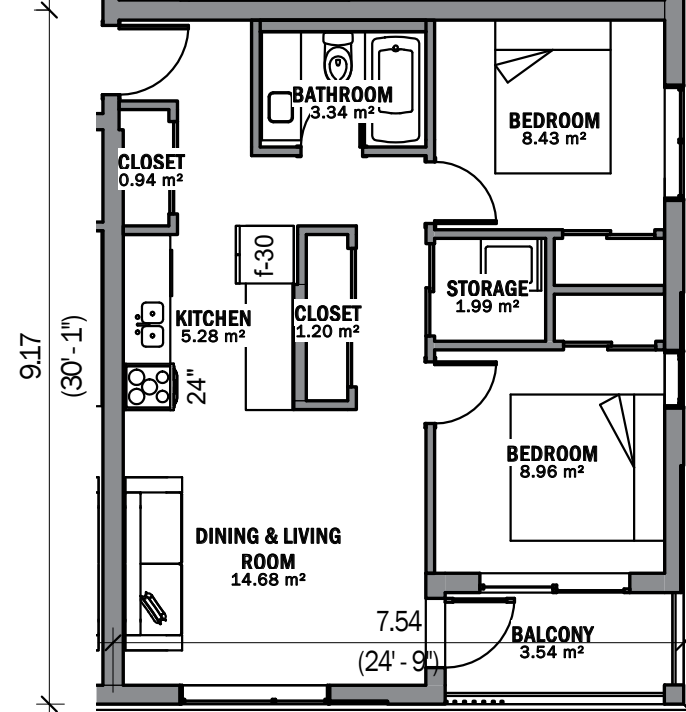
Unit Types



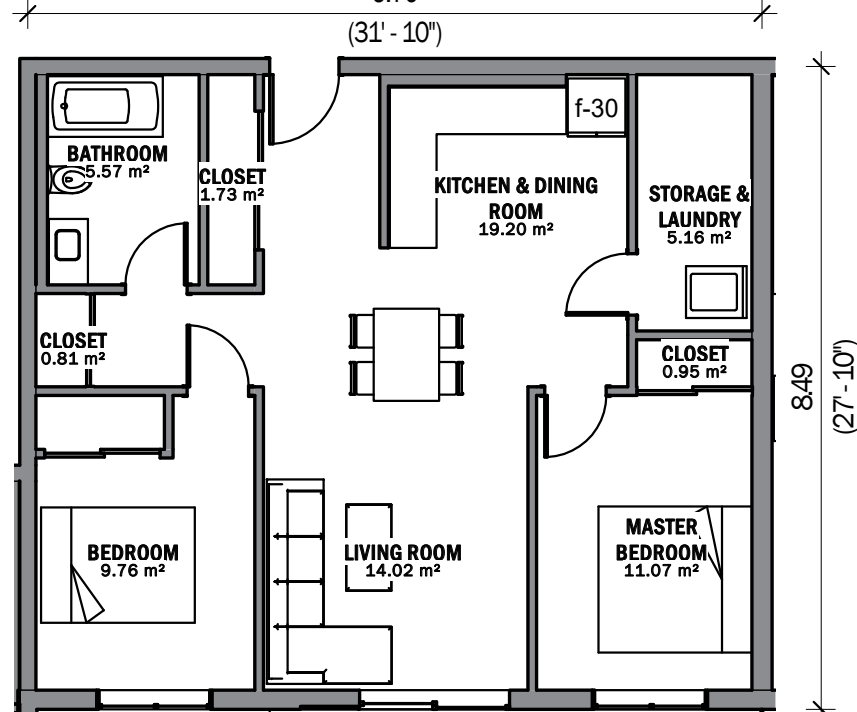
TYPE B1
1 : 100



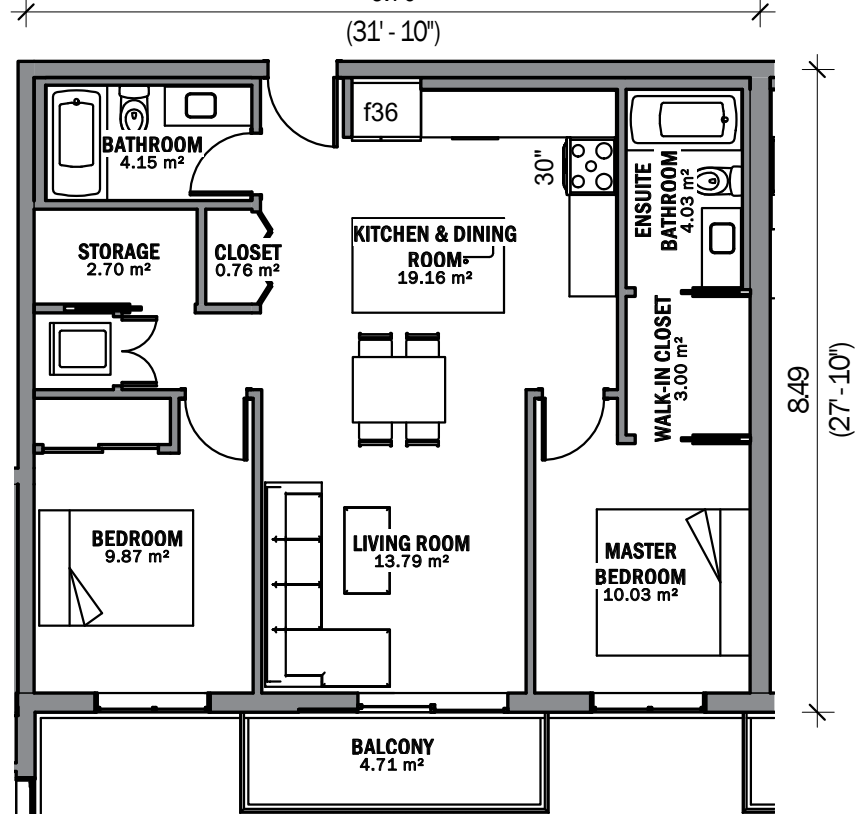
TYPE B2
1 : 100



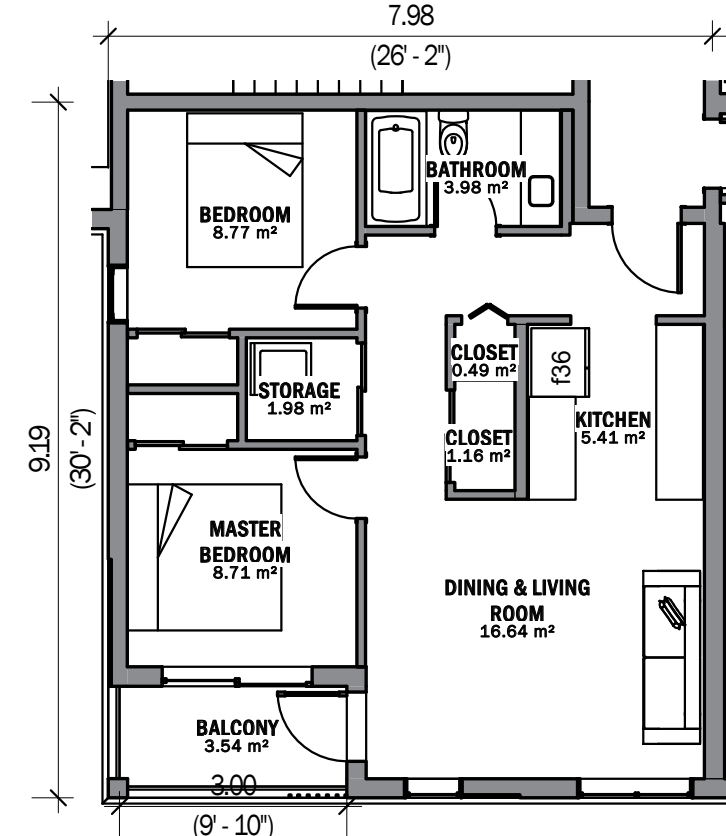
TYPE B3
1 : 100



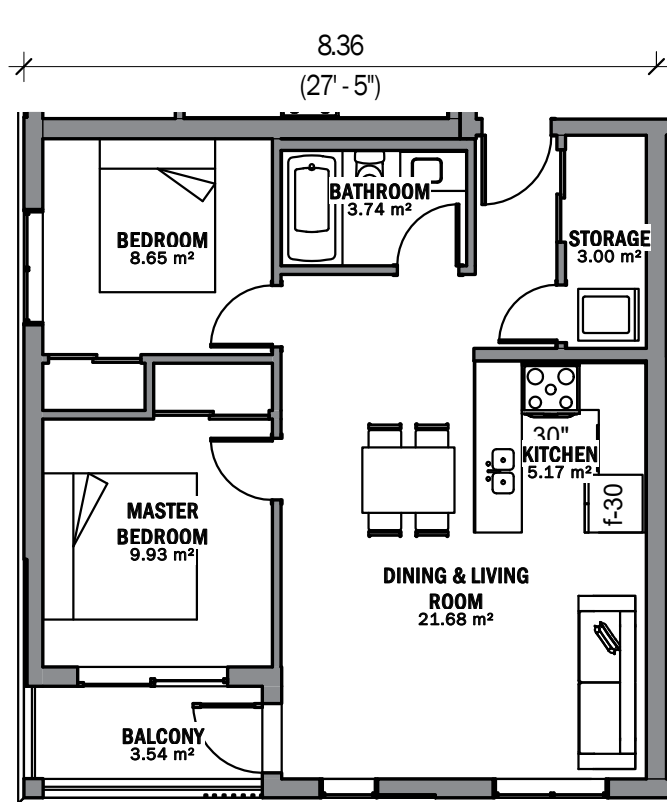
TYPE B7 - ADAP.
1 : 100



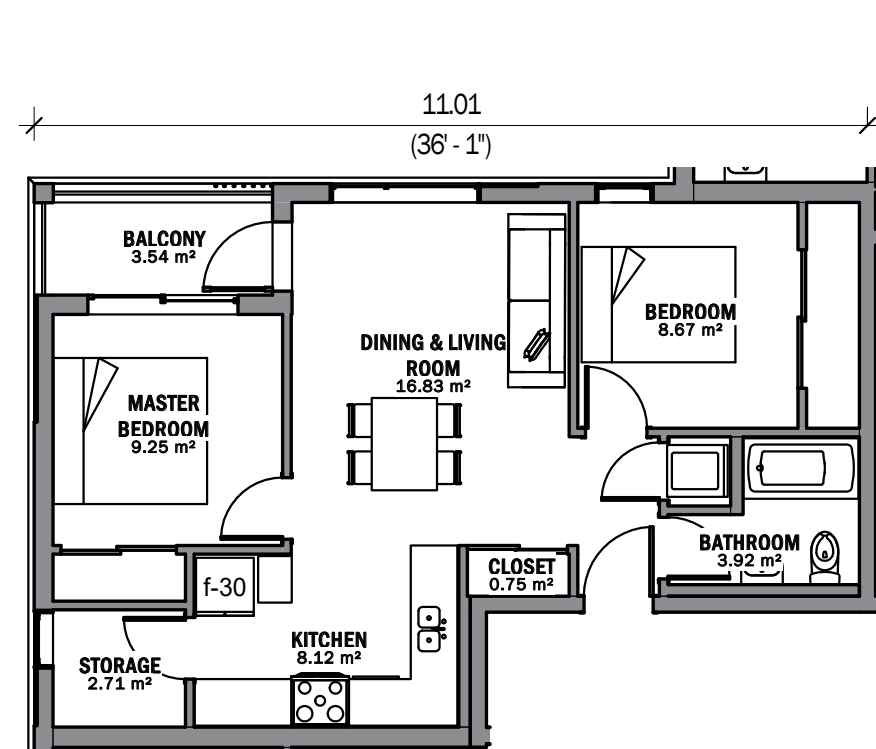
TYPE B8
1 : 100



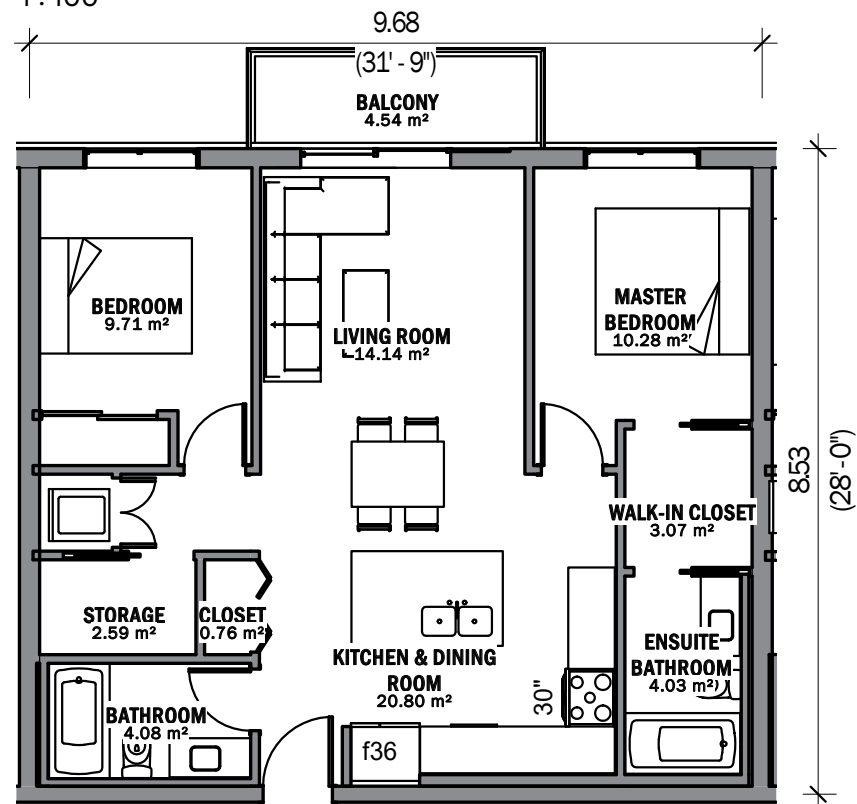
TYPE B4
1 : 100



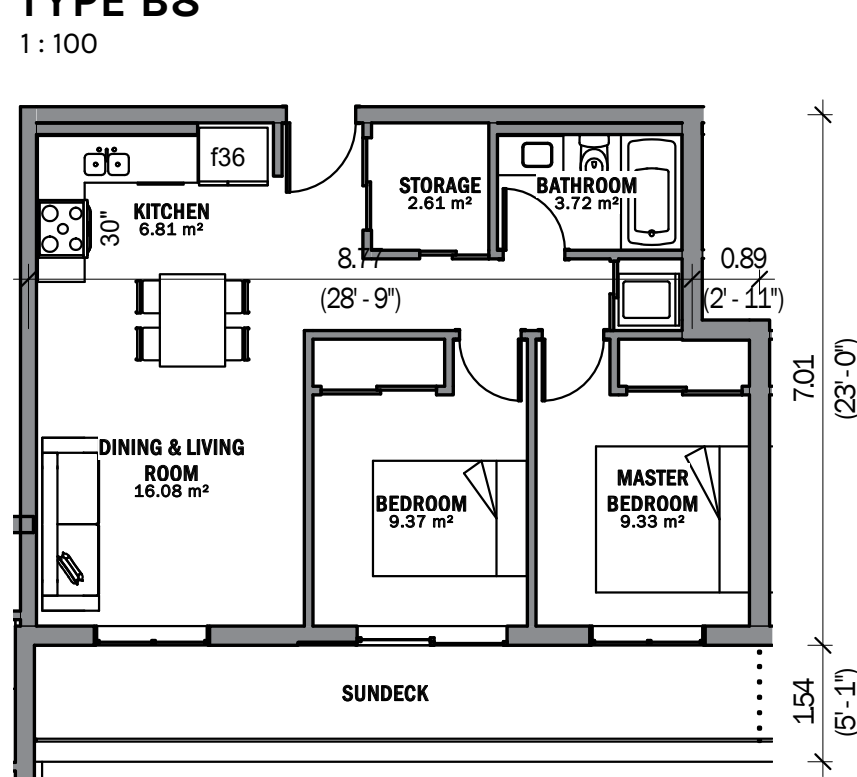
TYPE B5
1 : 100



TYPE B6
1 : 100



TYPE B9
1 : 100

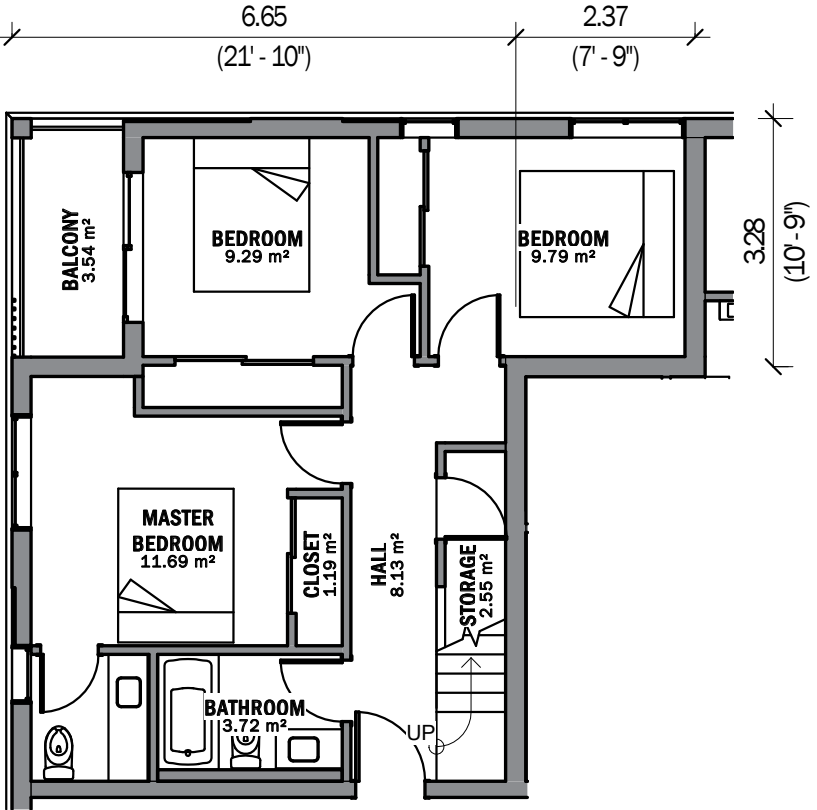


TYPE B10
1 : 100

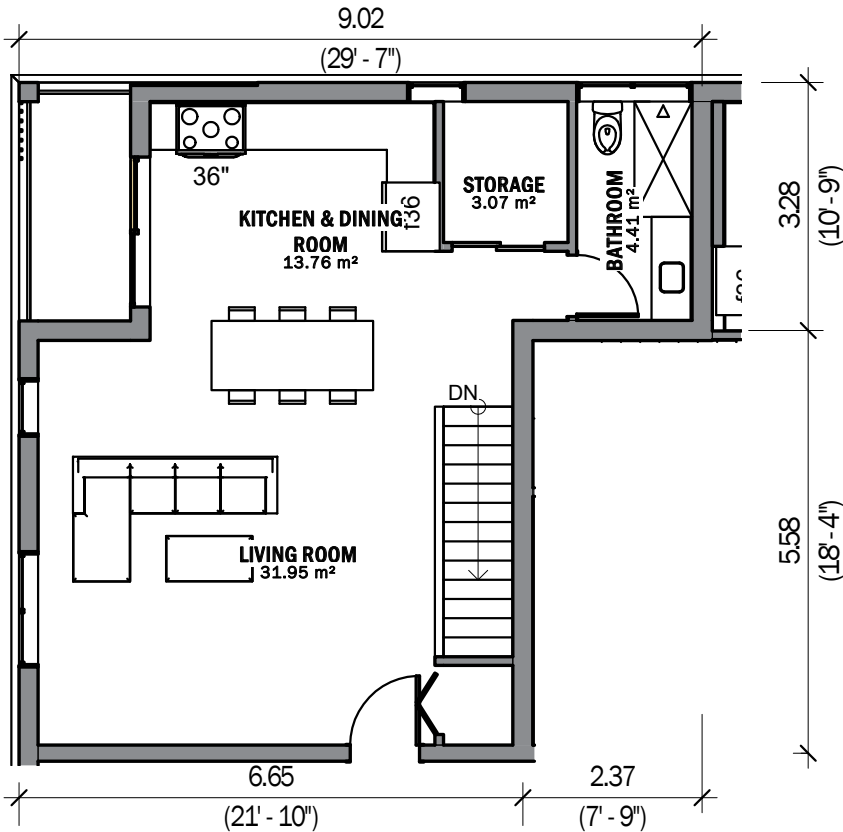
Unit Types



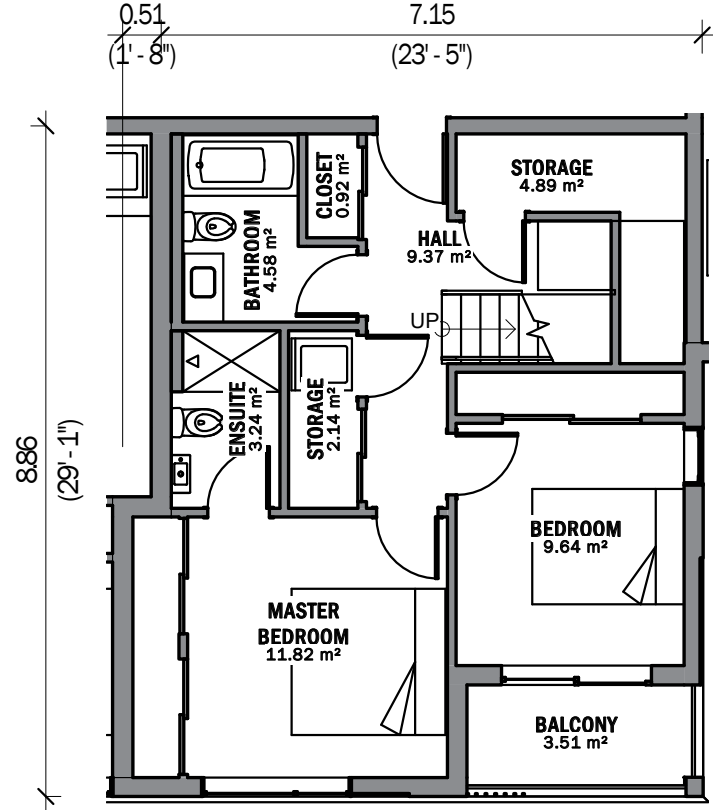
Unit Types



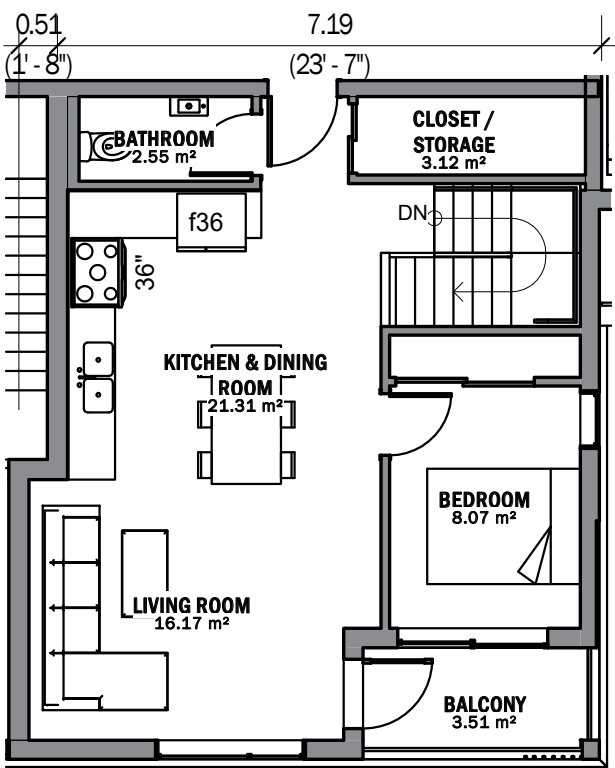
TYPE C1 - 4TH FLOOR
1: 100



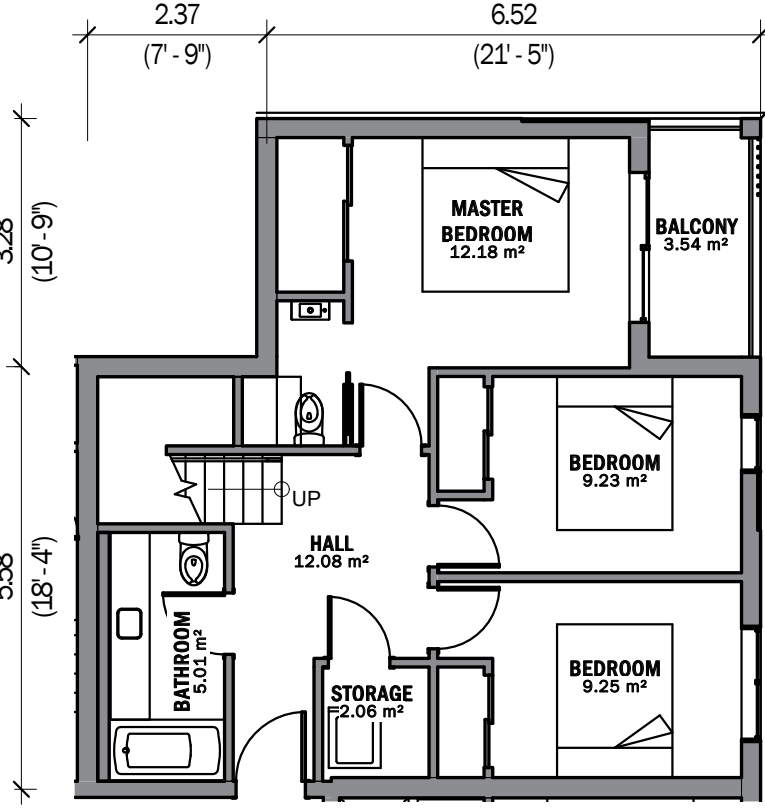
TYPE C1- 5TH FLOOR
1: 100



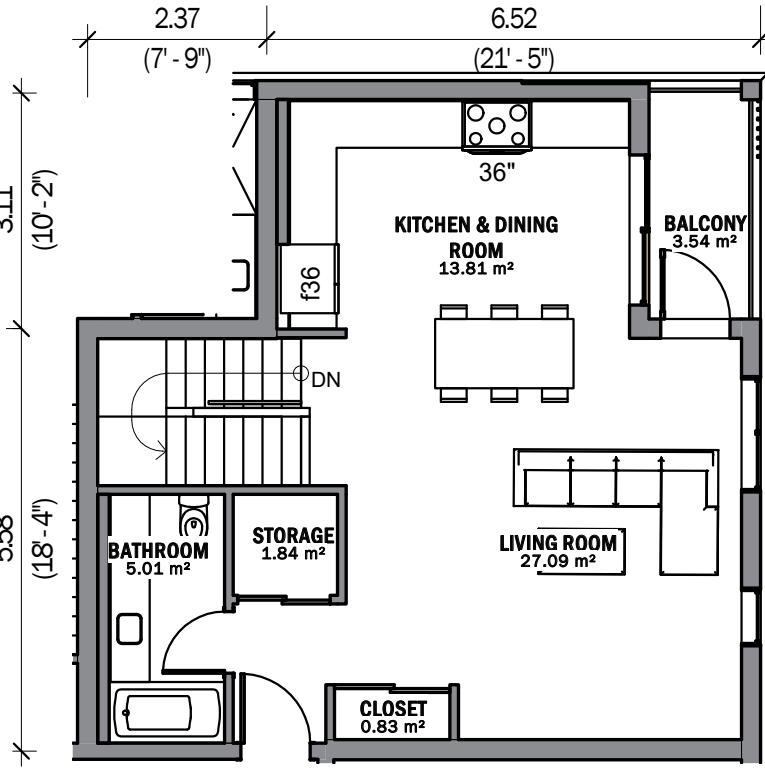
TYPE C2 - 4TH FLOOR
1: 100



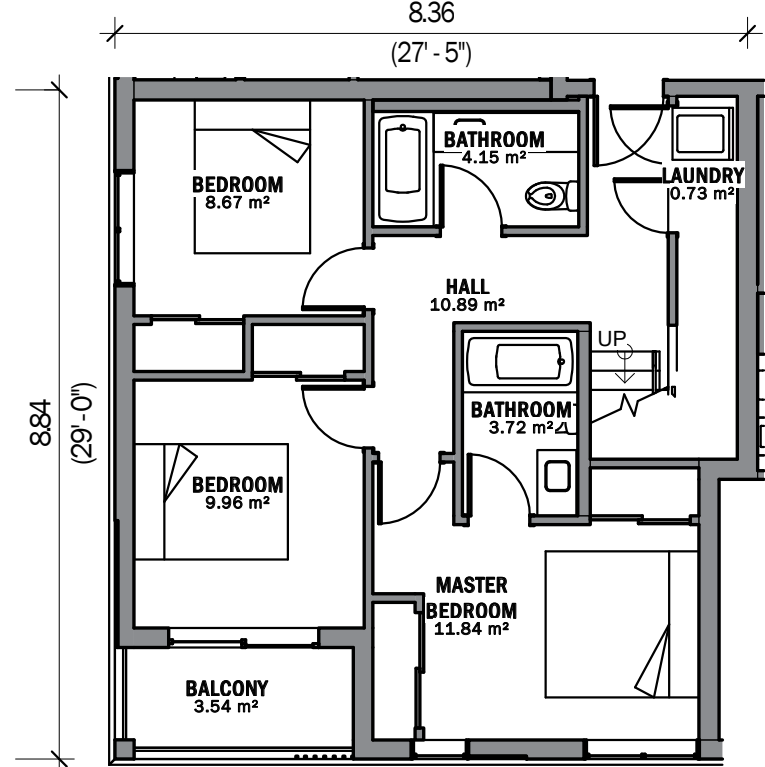
TYPE C2- 5TH FLOOR
1: 100



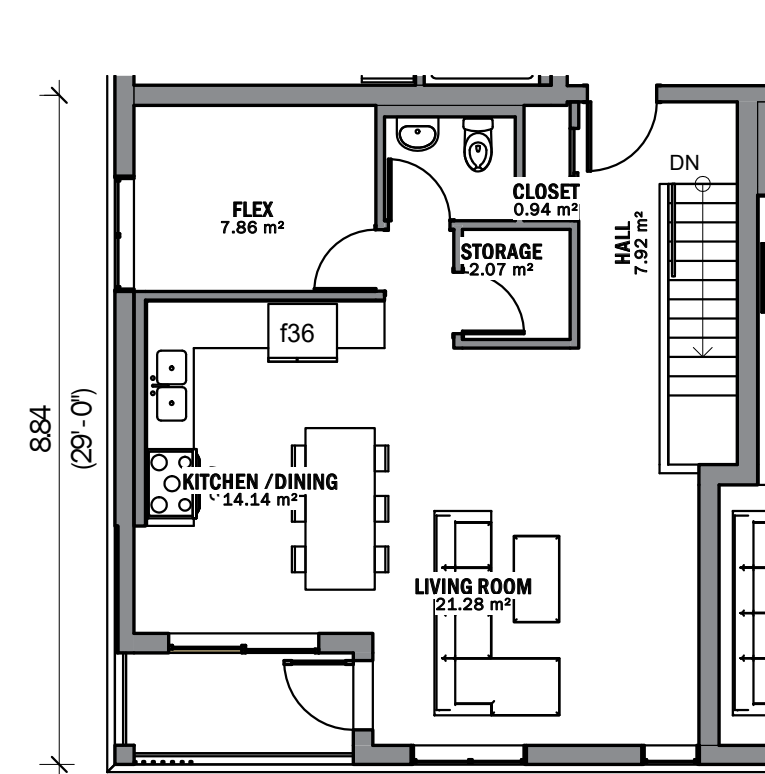
TYPE C3 - 4TH FLOOR
1: 100



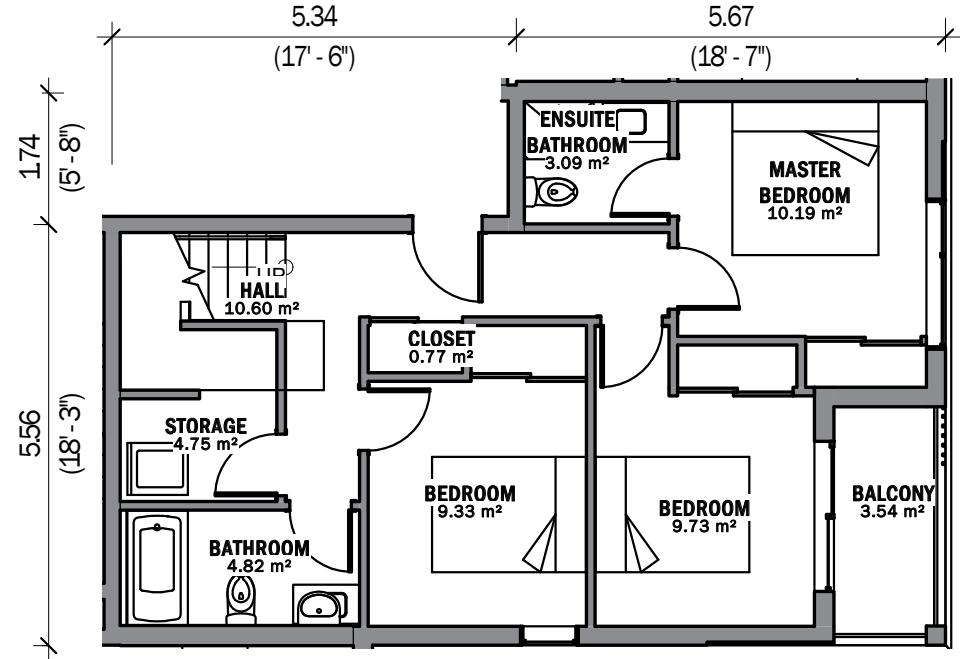
TYPE C3- 5TH FLOOR
1: 100



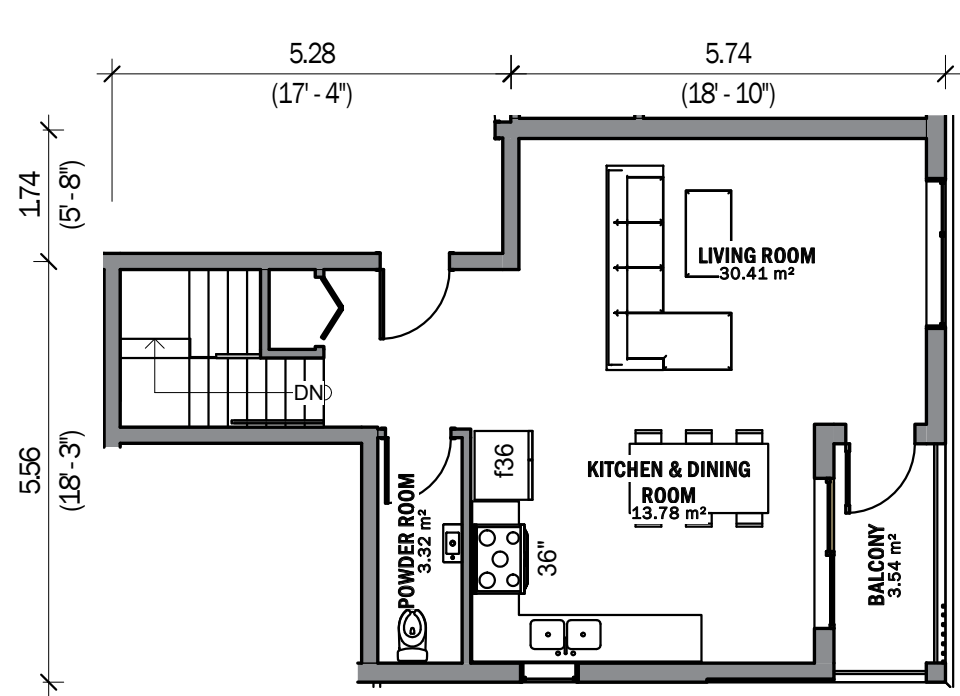
TYPE C4 - 4TH FLOOR
1: 100



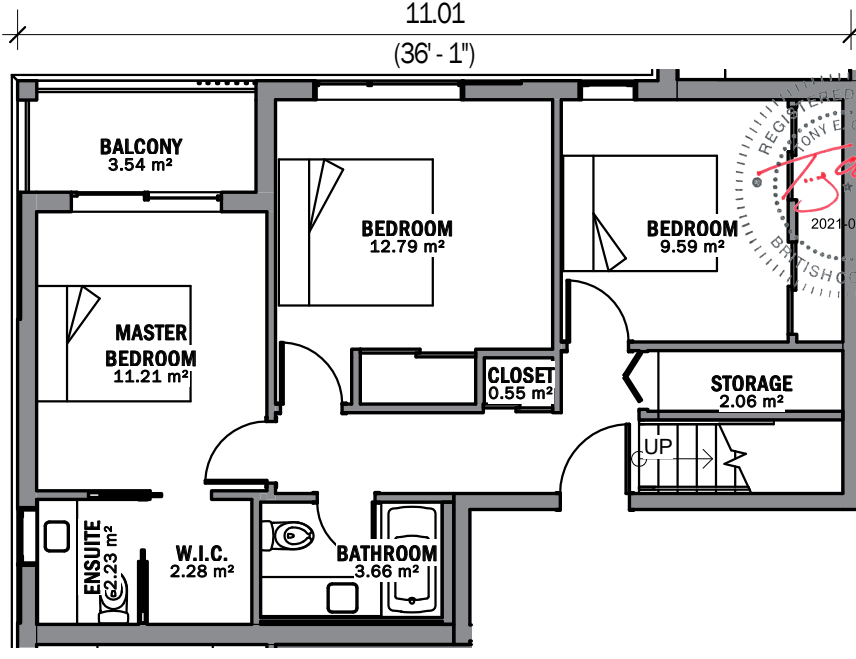
TYPE C4 - 5TH FLOOR
1: 100



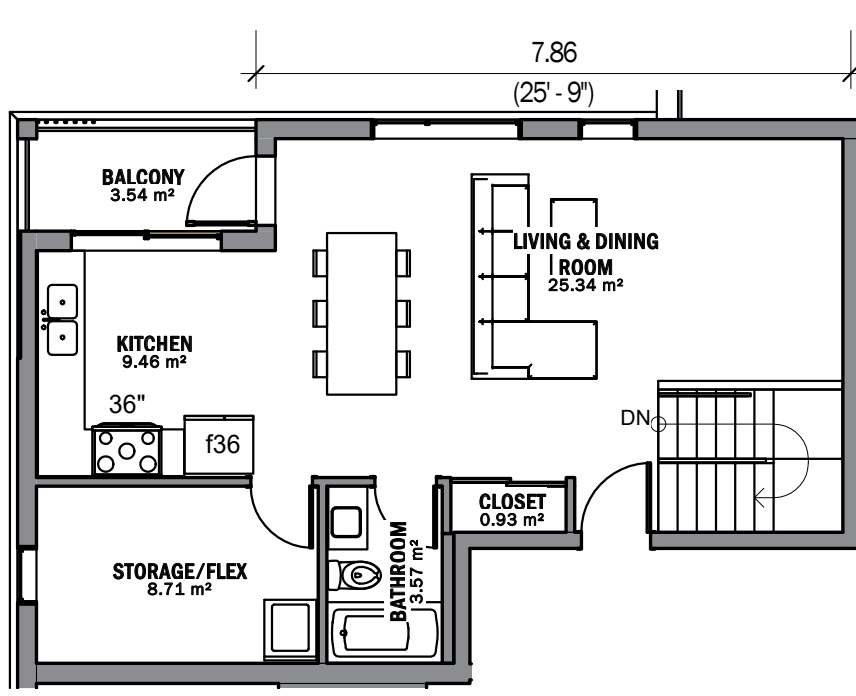
TYPE C5 - 4TH FLOOR
1: 100



TYPE C5 - 5TH FLOOR
1: 100

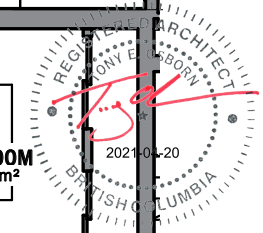


TYPE C6 - 4TH FLOOR
1: 100



TYPE C6 - 5TH FLOOR
1: 100

Unit Types



Future Development Design Rationale

Existing Trees

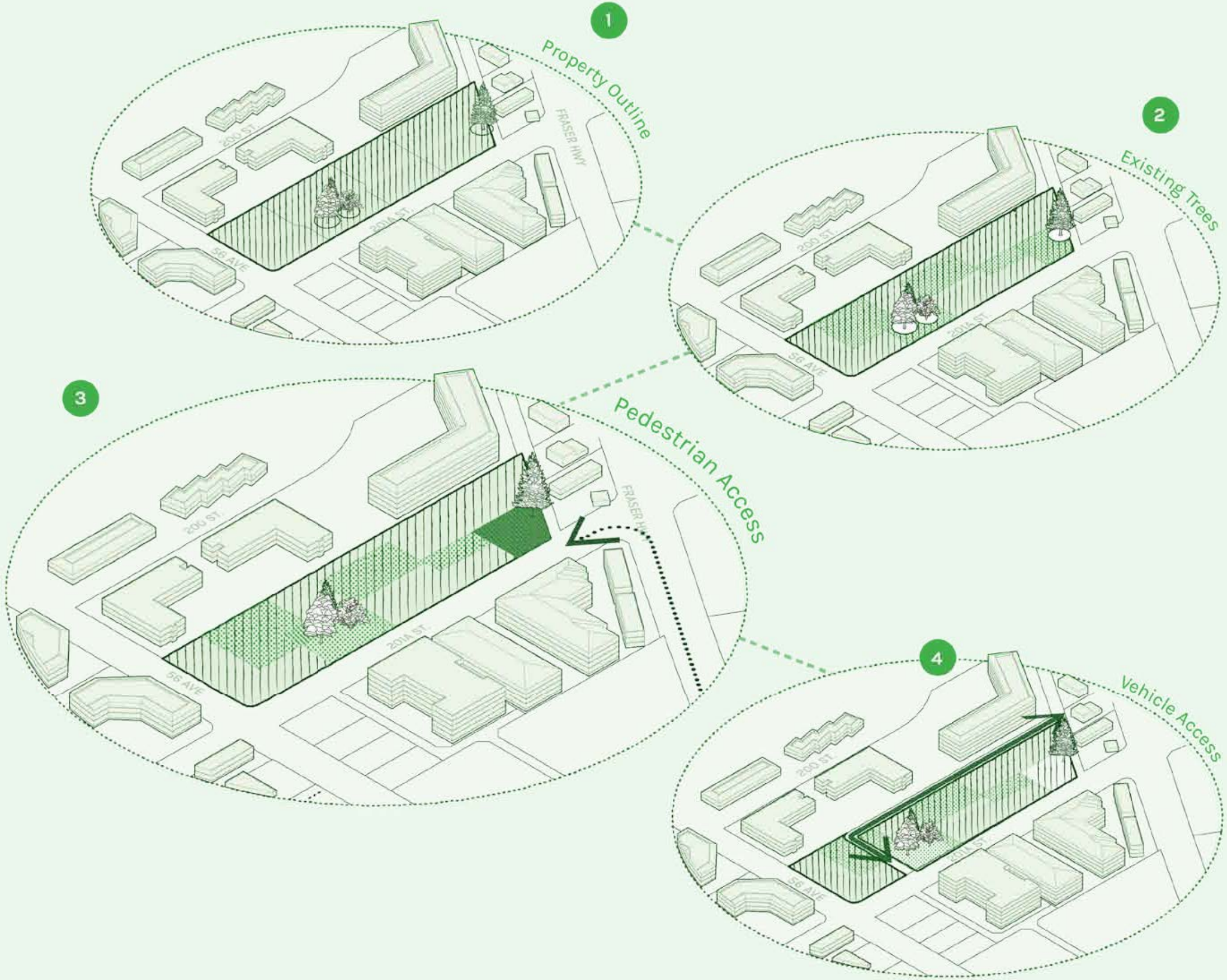
The team has identified several well established trees on the propoerty that would ideally be maintained during the next development phases. In doing so, the trees begin to determine the ideal green spaces found throughout the property.

Pedestrian Access

The Northeast corner of the site has been identified as the ideal location for the "plazalet" - a publicly-accessible green space and entry point.

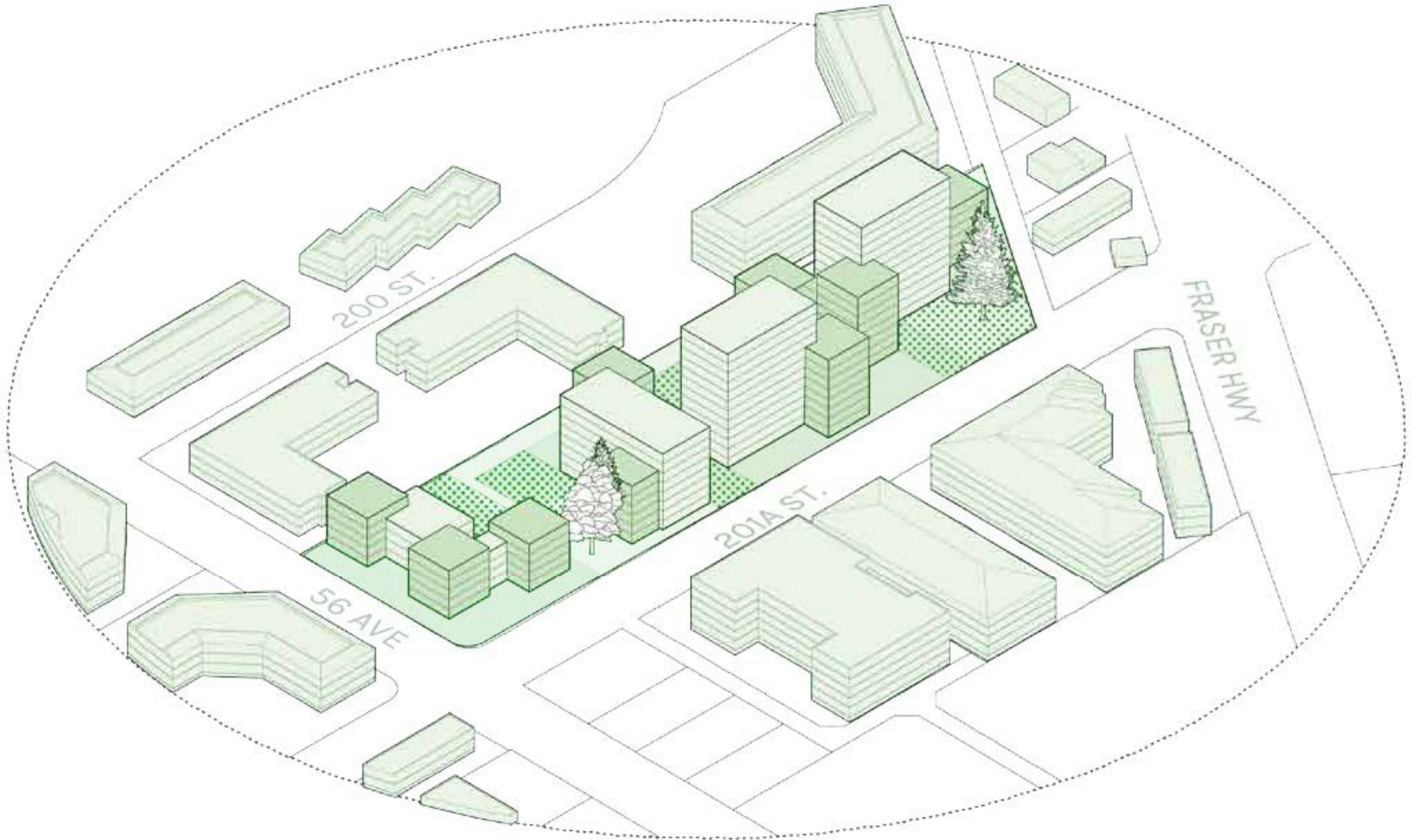
Vehicle Access

Access to the underground parkades will be provided via a vehicle access route with one entry/ exit point on 201a Street, and the other on the adjacent lane to the north. This route will also provide emergency vehicle and garbage and recycling vehicle access."



Massing Study

A massing strategy of perfectly square blocks, connected by four-storey infill has been proposed for the southern-most site and current phase of development. Continuing this formal language, the massing for the future structures will continue this strategy, while inverting the role of each component. Larger masses of twelve storeys are softened and articulated by square blocks that are smaller in scale. These elements are deployed on the northern properties to produce the same effects as as on the southern site - enclosure of outdoor "room," humanizing the scale of the development, and providing visual intrtrest through contrast.



Alternative Massings

