



### sheet schedule

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### Whittail Homes Ltd.

T 604.626.2214 | #104-3550 mt. lehman road v9a 4c4



### keystone architecture & planning ltd.

T 604.850.0577  
F 1.855.398.4578  
T 587.391.4768

300 - 33131 south fraser way  
abbotsford, bc v2s 2b1  
210 - 2120 4th street sw  
calgary, ab t2s 1w7  
e-mail: mail@keystonearch.ca  
website: keystonearch.ca

**KEYSTONE**  
ARCHITECTURE

**0.1.0 project data**

<b>PROJECT:</b>	GOSSELIN MIXED-USE
<b>PROPOSED ZONING:</b>	CD (COMPREHENSIVE DEVELOPMENT) ZONE
<b>EXISTING ZONING:</b>	C2 (SERVICE COMMERCIAL ZONE)
<b>CIVIC ADDRESS:</b>	20055 & 20059 FRASER HIGHWAY, THE CITY OF LANGLEY, BRITISH COLUMBIA
<b>LEGAL DESCRIPTION:</b>	PLAN NW13456 LOT A
<b>VARIANCES APPLIED FOR:</b>	
<b>BYLAW EXEMPTIONS:</b>	
<b>BUILDING AREA DEFINITION (BCBC 2018):</b>	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
<b>GROSS FLOOR AREA DEFINITION (ZONING):</b>	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.
<b>FINISHED GRADE DEFINITION (ZONING):</b>	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
<b>GRADE (BCBC 2018):</b>	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.
<b>PROPOSED GRADE (ZONING):</b>	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATIONS AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALL AT RIGHT ANGLES TO THE WALL, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
<b>STOREY (ZONING):</b>	THE SPACE BETWEEN A FLOOR LEVEL AND THE CEILING DIRECTLY ABOVE IT.
<b>FIRST STOREY (ZONING):</b>	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.
<b>HEIGHT DEFINITION (ZONING):</b>	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY, AND FOR ALL OTHER UNFINISHED MEASUREMENTS, THE NUMBER STOREYS FROM THE FIRST STOREY TO THE UPPERMOST STOREY.
<b>LOT COVERAGE (ZONING):</b>	THE HORIZONTAL AREA COVERED BY ALL BUILDINGS AND ENCLOSED STRUCTURES AND IS EXPRESSED AS A PERCENTAGE OF THE LOT AREA.
<b>AMENITY SPACE (ZONING):</b>	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.
<b>MAXIMUM BUILDING HEIGHT (ZONING &amp; BCBC 2018):</b>	ZONING: 4 STOREYS FOR RMS; TBD FOR CD BCBC: 6 STOREYS, 18m
<b>MAXIMUM BUILDING AREA (ZONING &amp; BCBC 2018)</b>	ZONING: NOT INDICATED BY RMS; TBD FOR CD BCBC: (3.2 x 2.5) NOT MORE THAN 1,500.0 M <sup>2</sup> IF 6 STOREYS IN BUILDING HEIGHT
<b>MAXIMUM LOT COVERAGE (ZONING)</b>	CURRENT ZONING C2 : 90% FUTURE CD ZONING: TBD
<b>MINIMUM BUILDING ELEVATION:</b>	REQUIRED - NOT INDICATED, PROPOSED - 9.31m
<b>LOWEST AVERAGE GRADE (BCBC 2018):</b>	12.46m
<b>PROPOSED BUILDING HEIGHT (BCBC 2018):</b>	6 STOREYS - 22.77m
<b>1ST STOREY TO UPPERMOST FLOOR LEVEL:</b>	MAXIMUM - 18m (BCBC 2018, GROUP C 3.2.2.50 (1)(c), GROUP D 3.2.2.58 (1)(c)) PROPOSED - 16.47m
<b>1ST STOREY TO UPPERMOST FLOOR:</b>	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
<b>FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:</b>	MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)), PROPOSED - 16.47m
<b>SITE AREA:</b>	26,263 SF (2,440 SM) (0.6029 ACRES)
<b>BUILDING AREA:</b>	16,881 SF (1,568 SM)
<b>LOT COVERAGE (BUILDING):</b>	16,881 SF / 26,263 SF = 64.3%
<b>GROSS FLOOR AREA (NOT INCLUDING PARKADE):</b>	89,986 SF (8,360 SM)
<b>(GROSS FLOOR AREA (PARKADE ONLY):</b>	21,828 SF (2,028 SM)
<b>FSR:</b>	89,986 SF / 26,263 SF (SITE AREA) = 3.43
<b>SETBACKS:</b>	NORTH, SOUTH AND WEST: 2m EACH; EAST: 0m
<b>AMENITY SPACE:</b>	REQUIRED: INDOOR AMENITY SPACE 2.9 SM (24.76 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS = 24.76 SF x 996 = 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 <sup>2</sup>	AREA %	AREA % PER LEVEL	COMMENTS
<b>1ST LEVEL</b>					
CIRCULATION	1535 SF	142.62 m <sup>2</sup>	1.7%	23%	
COMMERCIAL	4196 SF	389.81 m <sup>2</sup>	4.7%	63%	
SERVICE ROOMS/SHAFTS	160 SF	14.86 m <sup>2</sup>	0.2%	2%	
STORAGE	779 SF	72.34 m <sup>2</sup>	0.9%	12%	
	<b>6670 SF</b>	<b>619.63 m<sup>2</sup></b>	<b>7.4%</b>	<b>100%</b>	
<b>2ND LEVEL</b>					
CIRCULATION	2078 SF	193.06 m <sup>2</sup>	2.3%	13%	
INDOOR AMENITY	1215 SF	112.84 m <sup>2</sup>	1.3%	7%	
RESIDENTIAL	12122 SF	1129.00 m <sup>2</sup>	14.6%	80%	
	<b>16414 SF</b>	<b>1524.91 m<sup>2</sup></b>	<b>18.2%</b>	<b>100%</b>	
<b>3RD LEVEL</b>					
CIRCULATION	2078 SF	193.06 m <sup>2</sup>	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m <sup>2</sup>	15.9%	87%	
	<b>16414 SF</b>	<b>1524.91 m<sup>2</sup></b>	<b>18.2%</b>	<b>100%</b>	
<b>4TH LEVEL</b>					
CIRCULATION	2078 SF	193.06 m <sup>2</sup>	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m <sup>2</sup>	15.9%	87%	
	<b>16414 SF</b>	<b>1524.91 m<sup>2</sup></b>	<b>18.2%</b>	<b>100%</b>	
<b>5TH LEVEL</b>					
CIRCULATION	2078 SF	193.06 m <sup>2</sup>	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m <sup>2</sup>	15.9%	87%	
	<b>16414 SF</b>	<b>1524.91 m<sup>2</sup></b>	<b>18.2%</b>	<b>100%</b>	
<b>6TH LEVEL</b>					
CIRCULATION	2078 SF	193.06 m <sup>2</sup>	2.3%	13%	
RESIDENTIAL	14336 SF	1331.85 m <sup>2</sup>	15.9%	87%	
	<b>16414 SF</b>	<b>1524.91 m<sup>2</sup></b>	<b>18.2%</b>	<b>100%</b>	
<b>U/S MAIN ROOF STRUCT</b>					
CIRCULATION	1247 SF	115.83 m <sup>2</sup>	1.4%	100%	
	<b>1247 SF</b>	<b>115.83 m<sup>2</sup></b>	<b>1.4%</b>	<b>100%</b>	
<b>TOTAL GROSS FLOOR AREA</b>	<b>89986 SF</b>	<b>8360.01 m<sup>2</sup></b>	<b>100.0%</b>	<b>100.0%</b>	

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

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	AREA % PER LEVEL	COMMENTS
<b>P1 LEVEL</b>					
CIRCULATION	505 SF	46.90 m <sup>2</sup>	2.3%	2%	
PARKADE	20181 SF	1874.88 m <sup>2</sup>	92.5%	92%	
STORAGE	1142 SF	106.07 m <sup>2</sup>	5.2%	5%	INC. BIKE STORAGE
	<b>21828 SF</b>	<b>2027.86 m<sup>2</sup></b>	<b>100.0%</b>	<b>100%</b>	
<b>TOTAL GROSS FLOOR AREA</b>	<b>21828 SF</b>	<b>2027.86 m<sup>2</sup></b>	<b>100.0%</b>	<b>100.0%</b>	

**0.2.0b floor area summary (parkades)**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	COMMENTS
<b>P1 LEVEL</b>			
PARKADE	20181 SF	1874.88 m <sup>2</sup>	
	<b>20181 SF</b>	<b>1874.88 m<sup>2</sup></b>	
<b>1ST LEVEL</b>			
PARKADE	15116 SF	1404.28 m <sup>2</sup>	
	<b>15116 SF</b>	<b>1404.28 m<sup>2</sup></b>	
<b>TOTAL FLOOR AREA</b>	<b>95297 SF</b>	<b>9279.17 m<sup>2</sup></b>	

**0.2.0c floor area summary (outdoor amenity)**

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

### 0.2.0d floor area summary (garbage area)

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

### 0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	38	38.0%	
1 BED & FLEX	50	51.0%	
2 BED	10	10.2%	
<b>TOTAL UNITS: 98</b>		<b>100.0%</b>	

### 0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m <sup>2</sup> (1m <sup>2</sup> )	TOTAL UNIT AREA SF	TOTAL UNIT AREA m <sup>2</sup>
UNIT A	1 BED	4	Not Enclosed		0 SF	0.00 m <sup>2</sup>
UNIT A	1 BED	4	611 SF	57 m <sup>2</sup>	2442 SF	226.91 m <sup>2</sup>
UNIT A	1 BED	5	619 SF	57 m <sup>2</sup>	3094 SF	287.46 m <sup>2</sup>
<b>UNIT A: 13</b>					<b>5537 SF</b>	<b>514.37 m<sup>2</sup></b>
UNIT A1	1 BED	5	684 SF	64 m <sup>2</sup>	3418 SF	317.50 m <sup>2</sup>
<b>UNIT A1: 5</b>					<b>3418 SF</b>	<b>317.50 m<sup>2</sup></b>
UNIT A2	1 BED	5	648 SF	60 m <sup>2</sup>	3238 SF	300.81 m <sup>2</sup>
<b>UNIT A2: 5</b>					<b>3238 SF</b>	<b>300.81 m<sup>2</sup></b>
UNIT A3	1 BED	5	755 SF	70 m <sup>2</sup>	3777 SF	350.88 m <sup>2</sup>
<b>UNIT A3: 5</b>					<b>3777 SF</b>	<b>350.88 m<sup>2</sup></b>
UNIT A4	1 BED	5	692 SF	59 m <sup>2</sup>	3161 SF	293.71 m <sup>2</sup>
<b>UNIT A4: 5</b>					<b>3161 SF</b>	<b>293.71 m<sup>2</sup></b>
UNIT A5	1 BED	5	726 SF	67 m <sup>2</sup>	3630 SF	337.24 m <sup>2</sup>
<b>UNIT A5: 5</b>					<b>3630 SF</b>	<b>337.24 m<sup>2</sup></b>
UNIT B	1 BED & FLEX	35	681 SF	63 m <sup>2</sup>	23830 SF	2213.92 m <sup>2</sup>
<b>UNIT B: 35</b>					<b>23830 SF</b>	<b>2213.92 m<sup>2</sup></b>
UNIT B1	1 BED & FLEX	5	661 SF	61 m <sup>2</sup>	3307 SF	307.27 m <sup>2</sup>
<b>UNIT B1: 5</b>					<b>3307 SF</b>	<b>307.27 m<sup>2</sup></b>
UNIT B2	1 BED & FLEX	5	900 SF	84 m <sup>2</sup>	4499 SF	418.00 m <sup>2</sup>
<b>UNIT B2: 5</b>					<b>4499 SF</b>	<b>418.00 m<sup>2</sup></b>
UNIT B3	1 BED & FLEX	4	744 SF	69 m <sup>2</sup>	2976 SF	276.52 m <sup>2</sup>
UNIT B3	1 BED & FLEX	1	826 SF	77 m <sup>2</sup>	826 SF	76.75 m <sup>2</sup>
<b>UNIT B3: 5</b>					<b>3803 SF</b>	<b>353.27 m<sup>2</sup></b>
UNIT C	2 BED	5	994 SF	92 m <sup>2</sup>	4971 SF	461.80 m <sup>2</sup>
<b>UNIT C: 5</b>					<b>4971 SF</b>	<b>461.80 m<sup>2</sup></b>
UNIT C1	2 BED	5	985 SF	91 m <sup>2</sup>	4924 SF	457.43 m <sup>2</sup>
<b>UNIT C1: 5</b>					<b>4924 SF</b>	<b>457.43 m<sup>2</sup></b>
<b>UNIT TOTALS: 98</b>					<b>68095 SF</b>	<b>6326.20 m<sup>2</sup></b>

### 0.5.0 parking summary

VEHICLE PARKING STALLS REQUIRED (AS PER NEW DRAFT ZONING BYLAW FOR CORE LOCATION REQUIREMENT)	UNITS / SF		REQUIRED	PROPOSED
	UNITS	FACTOR	STALLS	STALLS
RESIDENTIAL (1 BED AND 1 BED & FLEX)	88 UNITS	1.51 ALL PER 1 BED UNIT	88 31 STALLS	73 (P/S) + 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	
<b>TOTAL STALLS</b>			<b>121</b>	<b>120</b>
ACCESSIBLE SMALL CAR (LOOKING)		5% OF TOTAL STALLS 60% MAX OF TOTAL STALLS 9m x 3m x 3.6m (LxWxH)	0.05(121) = 6.05 = 6 STALLS 0.60(121) = 72.6 = 73 STALLS 1	0.05(120) = 6 STALLS 68 STALLS (66.7% OF 120) 1
ELECTRIC VEHICLE CHARGING			7 (INSTALLED; REMAINING STALLS EV-READY)	7 (INSTALLED; REMAINING STALLS EV-READY)
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	REQUIRED	PROVIDED
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<sup>2</sup> (200 P) 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	6.43m <sup>2</sup> /227 P	13	
A1	W/D, STORAGE	6.55m <sup>2</sup> /231.5 P	5	
A2	W/D, STORAGE	5.69m <sup>2</sup> /200.97 P	5	
A3	W/D, STORAGE	6.01m <sup>2</sup> /212.49 P	5	
A4	W/D, STORAGE	7.58m <sup>2</sup> /267.75 P	5	
A5	W/D, STORAGE	6.42m <sup>2</sup> /230.4 P	5	STORAGE LOCKER (4' W X 6' D X 9' H = 216 P)/6.11m <sup>2</sup> IN P1/L1
B	FLEX ROOM, STORAGE	18.5m <sup>2</sup> /664.39 P	35	
B1	W/D, STORAGE	5.88m <sup>2</sup> /207.9 P	5	
B2	FLEX ROOM, STORAGE	18.5m <sup>2</sup> /664.39 P	5	
B3	W/D, STORAGE	9.11m <sup>2</sup> /321.75 P	5	
C	-	-	5	STORAGE LOCKER (4' W X 6' D X 9' H = 216 P)/6.11m <sup>2</sup> IN P1/L1
C1	-	-	5	STORAGE LOCKER (4' W X 6' D X 9' H = 216 P)/6.11m <sup>2</sup> IN P1/L1
<b>TOTAL</b>			<b>98</b>	



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



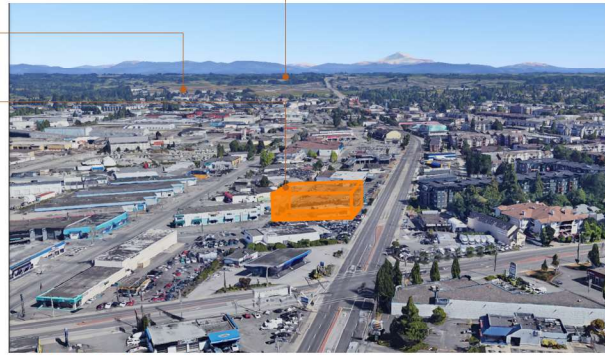
location map

equipment & garden supply save on food

shoppers drug mart scotia bank

langley memorial hospital langley regional airport

gosselin mixed use development location



aerial view looking east



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

CONTEXT PLANS  
SCALE: N.T.S.



ISSUED FOR DP APPLICATION  
21-05-00 REVISION #: 1  
CITY OF LANGLEY  
PROJECT NUMBER: 20-127



SD1.03

## design rationale

### project description

THIS PROPOSED DEVELOPMENT IS A MIXED-USE, SIX-STORY BUILDING WITH 4 LEVELS OF WOOD-FRAMED RESIDENTIAL UNITS (B1 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 DO FLOODED 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 BANES 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 PASSESERS 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, NICHE 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 (EDPT) 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 ACCESS/EXITS WILL BE BRIGITLY LIT WHILE MAIN ENTRANCES WILL BE CLEARLY DEFINED, SECURE, AND ACCESSIBLE.

REFER ALSO TO THE ENCLOSED EDPT 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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**GOSELIN MIXED USE**

2035 & 2039 FRASER HIGHWAY, CITY OF LANGLEY

**STREETSCAPES**

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

**ISSUED FOR DP APPLICATION**

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

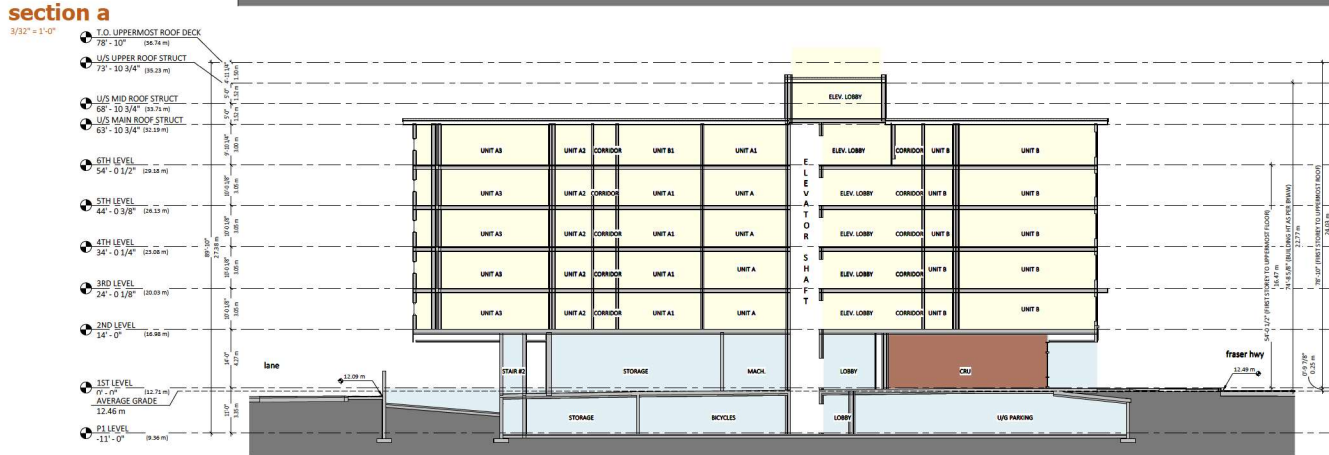
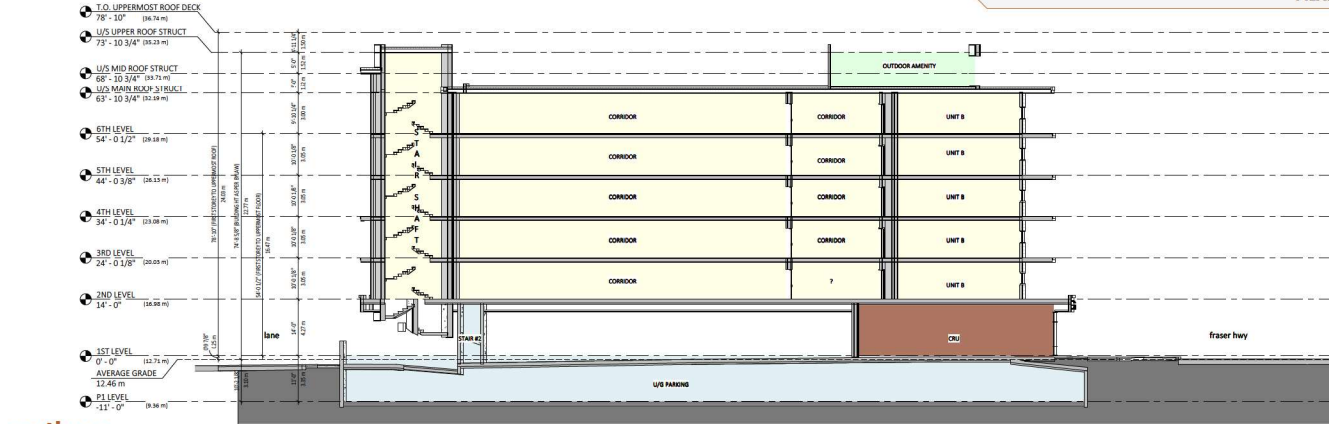


**SD1.05**



**OCCUPANCIES**

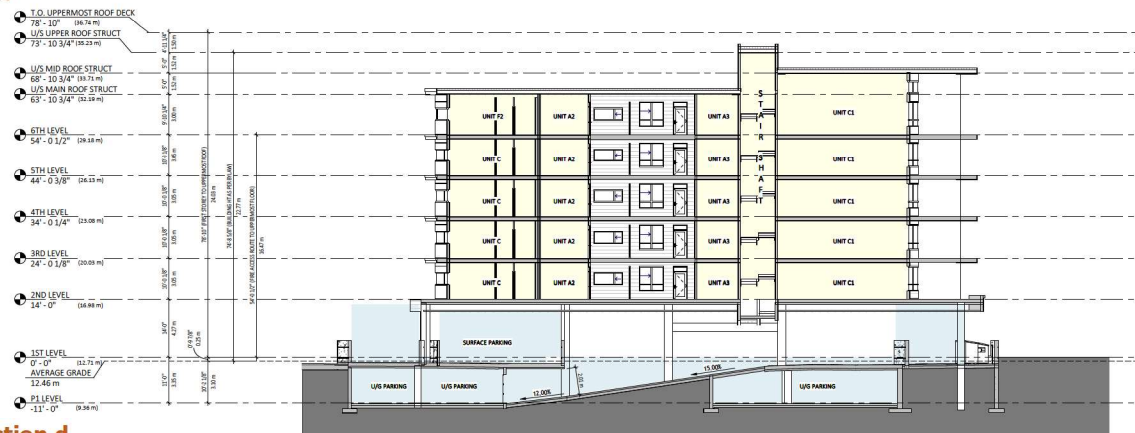
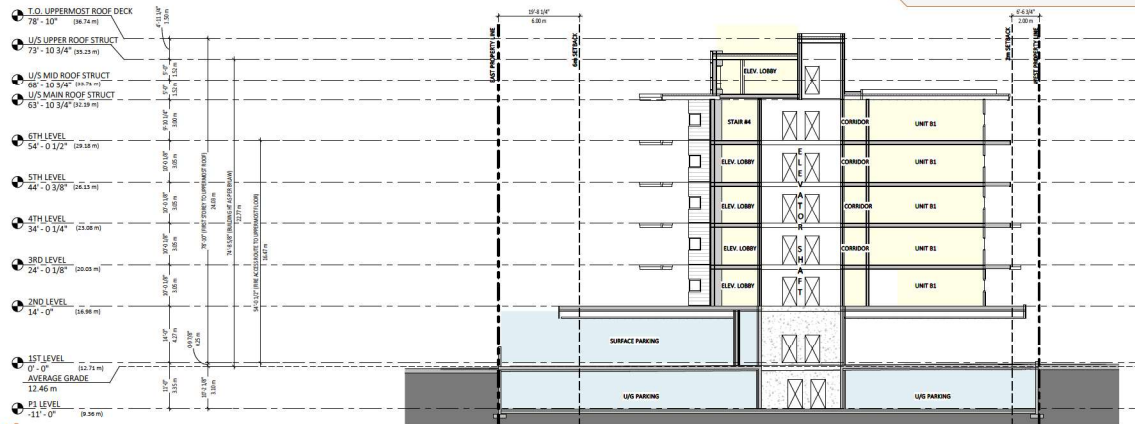
- GROUP A2 - AMENITY
- GROUP C - RESIDENTIAL
- GROUP E - COMMERCIAL
- GROUP F3 - PARKADE



**section b**  
3/32" = 1'-0"

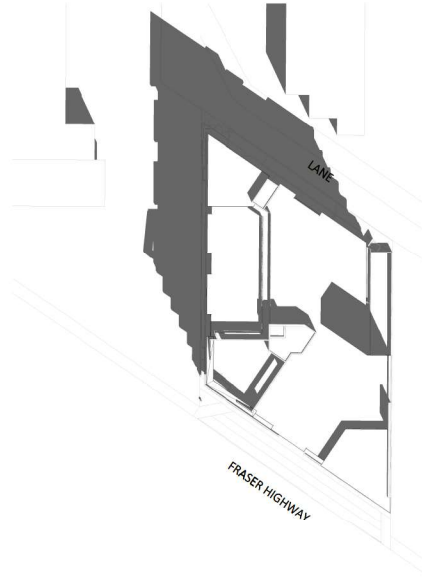
**OCCUPANCIES**

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE

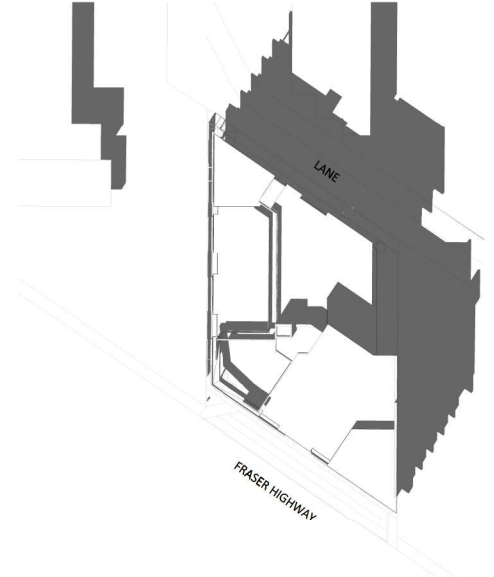




**march 21 - 9am**  
1" = 30'-0"

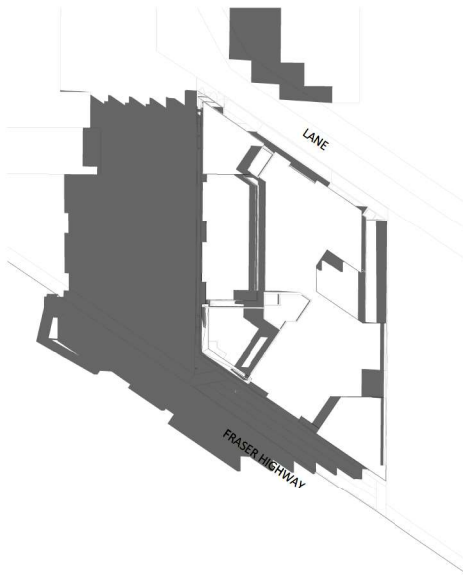


**march 21 - 12pm**  
1" = 30'-0"

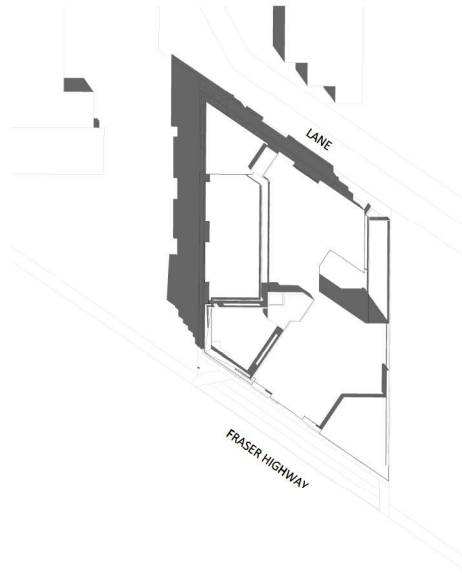


**march 21 - 3pm**  
1" = 30'-0"

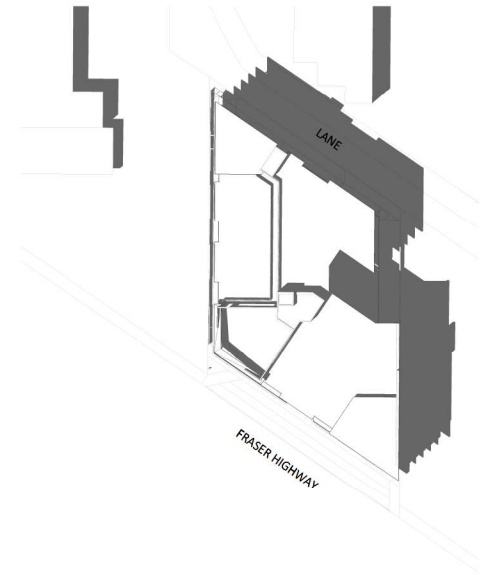




**june 21 - 9 am**  
1" = 30'-0"



**june 21 - 12 pm**  
1" = 30'-0"



**june 21 - 3 pm**  
1" = 30'-0"



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**GOSELIN MIXED USE**

2035 & 2039 FRASER HIGHWAY, CITY OF LANGLEY

**SHADOW STUDY - JUNE**

SCALE: N.T.S.

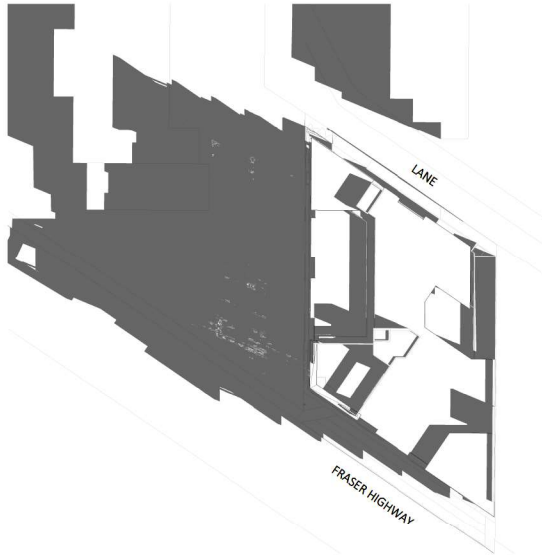


**ISSUED FOR DP APPLICATION**

23-05-05 REVISION R: 1  
CITY OF LANGLEY  
PROJECT NUMBER: 20-127



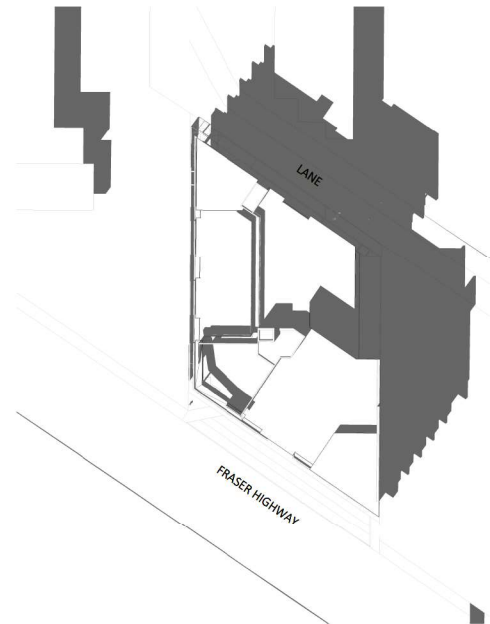
**SD1.31**



september 21 - 9pm  
1" = 30'-0"



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



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





**south elevation (parallel)**

3/32" = 1'-0"

**materials legend**

- 1 COMPOSITE METAL PANEL (W/ COLOUR-MATCHED SUBPANEL TRIM)
  - ALUCCORNDY: COLOUR: CREAM (EXISTE)
- 2 COMPOSITE METAL PANEL (W/ COLOUR-MATCHED SUBPANEL TRIM)
  - ALUCCORNDY: COLOUR: GREY (DESERTINE METALLIC)
- 3 ALUMINUM HORIZONTAL SIDING (W/ COLOUR-MATCHED TRIM)
  - LONGBOARD: COLOUR: GREY (CHARCOAL)
  - PROFILE: 8" V-GROOVE
- 4 ALUMINUM HORIZONTAL SIDING (W/ COLOUR-MATCHED TRIM)
  - LONGBOARD: COLOUR: GREY (C CHARCOAL)
  - PROFILE: 8" V-GROOVE
- 5 COMPOSITE METAL PANEL (RED ACCENT)
  - ALUCCORNDY: COLOUR: RED (CASH RED)
- 6 COMPOSITE METAL PANEL (LIGHT GRAY ACCENT)
  - ALUCCORNDY: COLOUR: SILVER (SILVER METALLIC)
- 7 PREFINISHED METAL SHADE SHAPE (W/ COLOUR-MATCHED SUBPANEL TRIM)
  - COLOUR: MATCH TO COMPOSITE METAL PANEL, RED
- 8 PREFINISHED METAL SHADE SHAPE (W/ COLOUR-MATCHED SUBPANEL TRIM)
  - COLOUR: MATCH TO CURP, SERPENTINE METALLIC
- 9 CONCRETE BLOCK (800 X 200 X 200)
  - TOP/COFFET: COLOUR: DARK CHARCOAL
  - TEXTURE: SPLIT FACE BLOCK
  - MORTAR COLOUR: CHARCOAL
- 10 GRANITE WALL (W/OUT CENTER)
  - COLOUR: PAINT MATCHED TO TRIM 1&2
- 11 CONCRETE COLUMN
  - COLOUR: WHITE
- 12 CURTAIN WALL, "KAWNEER", SISO UT SYSTEM 1
  - COLOUR: BLACK ANOZED C/W SPANIEL PANEL
- 13 STOREFRONT, "KAWNEER", TRIFAB 4520T
  - COLOUR: BLACK ANOZED C/W SWING 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 PRIVATE SCREEN W/ GLASS PANELS
  - GLASS: MEDIUM GRAY TINT
- 20 EXTERIOR METAL DOOR
  - "BENJAMIN MOORE", COLOUR: "CHARCOAL"
- 21 STAIR GUARDRAILS/HANDRAILS
  - "BENJAMIN 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: 8" V-GROOVE
- 24 GLASS BLOCK (7 3/4" X 7 3/4" W X 3 7/8" H)
  - TYPE: COLOUR: CLARITY (EXISTE) RB
- 25 ALUMINUM SOFFIT (W/ COLOUR-MATCHED TRIM)
  - LONGBOARD: COLOUR: WHITE
  - PROFILE: 8" V-GROOVE

**oyster composite metal panel**

**carb red metal panel or fascia**

**gloss block**

**silver metallic composite metal panel**

**charcoal aluminum horizontal siding**

**c. charcoal**

**serpentine metallic metal panel or fascia**

**western cedar aluminum soffit**

**dark charcoal split face concrete masonry unit**

**concrete painted to match siding**



southeast perspective



southwest perspective



northeast perspective



northwest perspective



southeast aerial



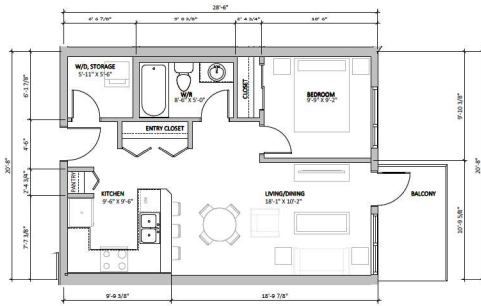
southwest aerial



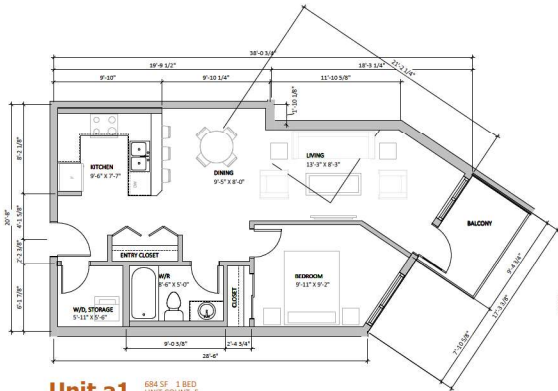
northeast aerial



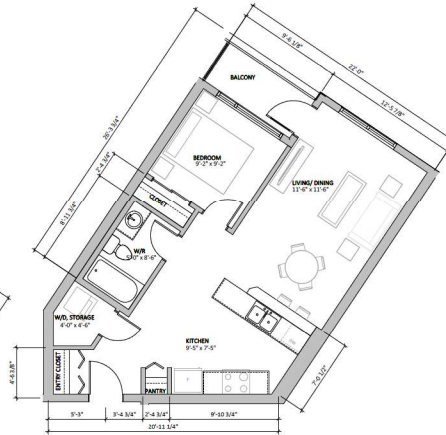
south perspective from across highway



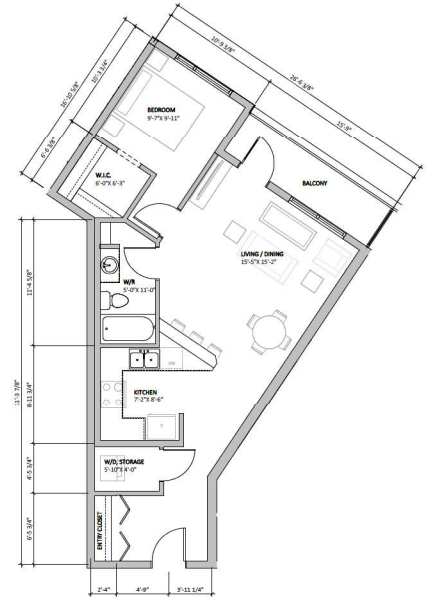
**Unit a** 610 SF - 1 BED  
UNIT COUNT: 13  
LEVEL: 2-6  
1/4" = 1'-0"



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



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

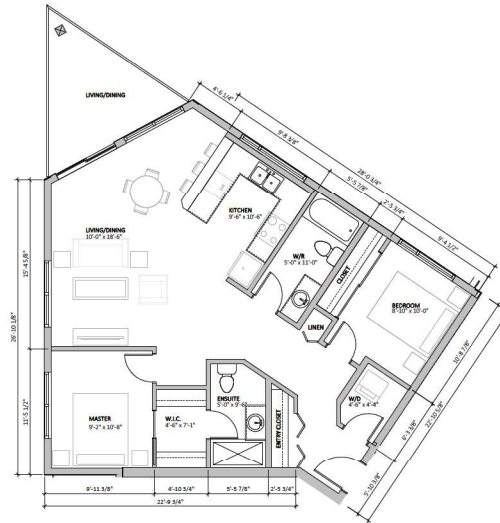
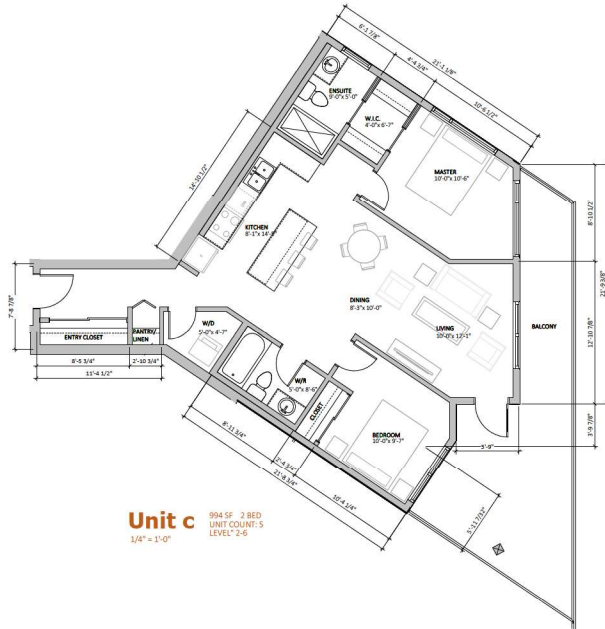


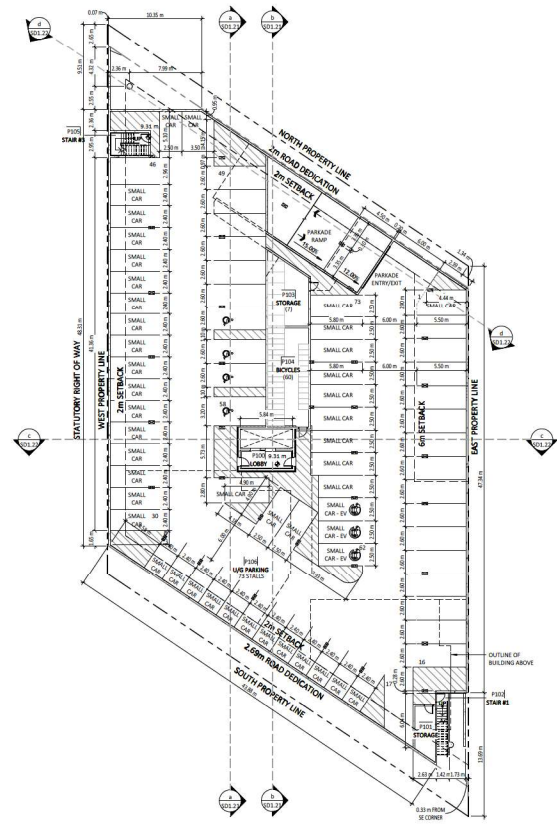
**Unit a3 - ADAPTABLE**  
755 SF - 1 BED  
UNIT COUNT: 5  
LEVEL: 2-6  
1/4" = 1'-0"



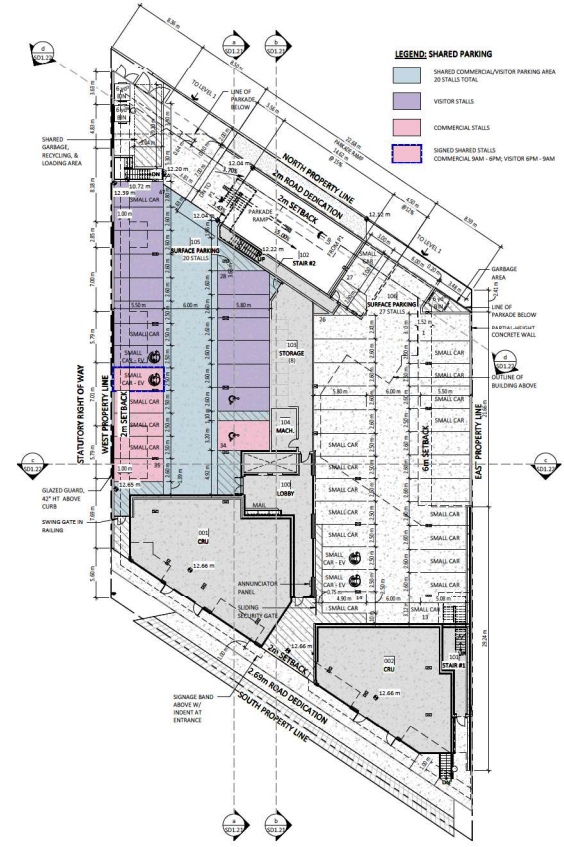








**Level P1**  
1/16" = 1'-0"



**LEGEND: SHARED PARKING**

- SHARED COMMERCIAL/VISITOR PARKING AREA  
30 STALLS TOTAL
- VISITOR STALLS
- COMMERCIAL STALLS
- SIGNED SHARED STALLS  
COMMERCIAL 4PM-6PM, VISITOR 6PM-9AM

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

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



**ISSUED FOR DP APPLICATION**  
21-05-05 REVISION #: 1  
CITY OF LANGLEY  
PROJECT NUMBER: 20-127



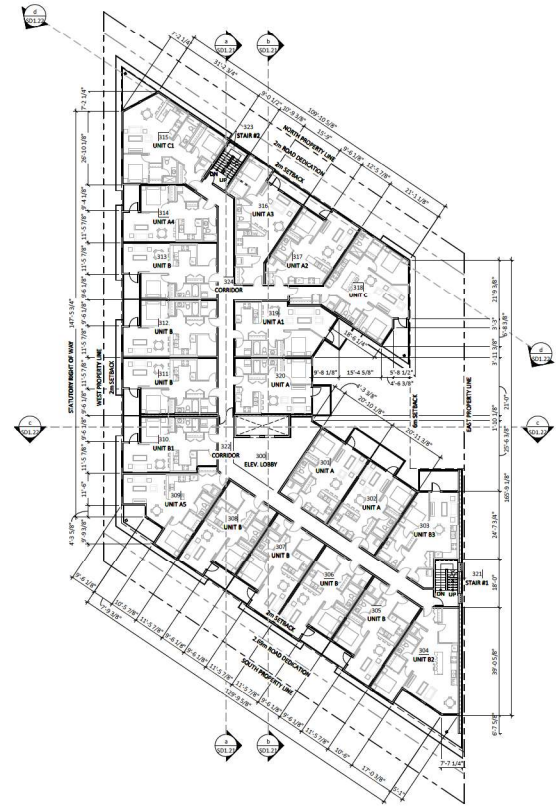
SD3.00



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

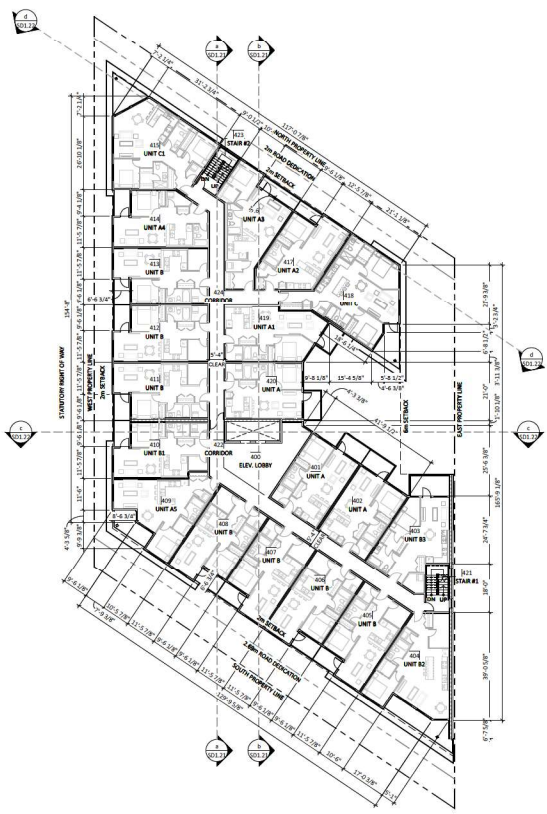


**Level 2**  
1/16" = 1'-0"

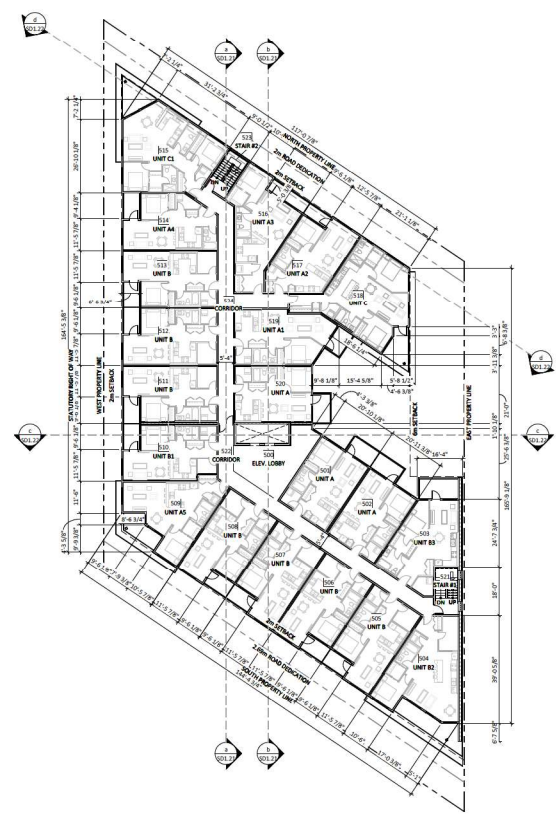


**Level 3**  
1/16" = 1'-0"





**4th level**  
1/16" = 1'-0"



**5th level**  
1/16" = 1'-0"

**LEVEL 4 / LEVEL 5 PLANS**  
SCALE: 1/16" = 1'-0"



**ISSUED FOR DP APPLICATION**  
21-05-05 REVISION #: 1  
CITY OF LANGLEY  
PROJECT NUMBER: 20-127

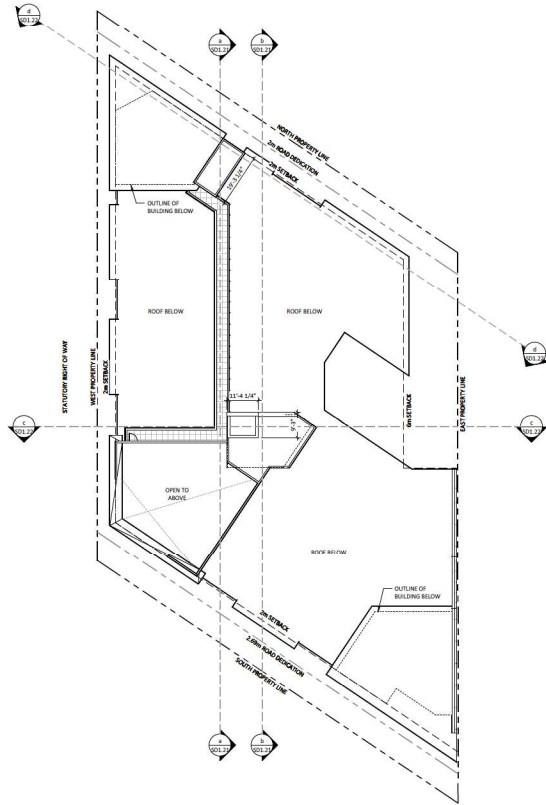


SD3.02



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





**Upper Roof Level**  
1/16" = 1'-0"





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 (COLOUR-MATCHED 'SUIPANEL' TRIM)  
- ALU-COORDING: COLOUR: CREAM (EXISTE)
- 2 COMPOSITE METAL PANEL (COLOUR-MATCHED 'SUIPANEL' TRIM)  
- ALU-COORDING: COLOUR: GREY (DESERTINE METALLIC)
- 3 ALUMINUM HORIZONTAL SINGS (W/ COLOUR-MATCHED TRIM)  
- LONGBOARD: COLOUR: GREY (CHARCAL)  
- PROFILE: 6" V-GROOVE
- 4 ALUMINUM HORIZONTAL SINGS (W/ COLOUR-MATCHED TRIM)  
- LONGBOARD: COLOUR: GREY (C. CHARCAL)  
- PROFILE: 6" V-GROOVE
- 5 COMPOSITE METAL PANEL (RED ACCENT)  
- ALU-COORDING: COLOUR: RED (SAR RED)
- 6 COMPOSITE METAL PANEL (LIGHT GRAY ACCENT)  
- ALU-COORDING: COLOUR: SILVER (SILVER DESERT METALLIC)
- 7 PREFINISHED METAL BRASS SHAPE (W/ COLOUR-MATCHED 'SUIPANEL' TRIM)  
- COLOUR: MATCH TO COMPOSITE METAL PANEL, RED
- 8 PREFINISHED METAL BRASS SHAPE (W/ COLOUR-MATCHED 'SUIPANEL' TRIM)  
- COLOUR: MATCH TO CAP, DESERTINE METALLIC
- 9 CONCRETE BLOCK (800 X 200 X 200 mm)  
- TOP/FACE: COLOUR: DARK CHARCAL  
- TEXTURE: BRIT FACE BLOCK  
- MORTAR COLOUR: CHARCAL
- 10 FRICKATE WALL (WITH FINISH: ADVANT)  
- COLOUR: PAINT MATCHED TO 'SUIPANEL'
- 11 CONCRETE COLUMN:  
- COLOUR: WHITE
- 12 CURTAIN WALL 'KAWNEER', 5000 UT SYSTEM 1  
- COLOUR: BLACK ANODIZED C/PW PANEL
- 13 STOREFRONT 'KAWNEER', TRIFAB 45/50  
- COLOUR: BLACK ANODIZED C/PW INDOOR DOORS
- 14 WINDOW VINYL  
- COLOUR: CHARCAL, EXT. / WHITE (INT.)
- 15 SLIDING PATIO DOOR W/ TRANSOM VINYL:  
- COLOUR: CHARCAL, EXT. / WHITE (INT.)
- 16 SWINGING PATIO DOOR W/ TRANSOM VINYL:  
- COLOUR: CHARCAL, EXT. / WHITE (INT.)
- 17 ALUMINUM DECK RAILING W/ GLASS PANELS:  
- COLOUR: CHARCAL; GLASS: LIGHT GRAY TINT
- 18 ALUMINUM DECK RAILING W/ PERFORATED METAL PANELS:  
- COLOUR: CHARCAL
- 19 PRINCEY SCREEN W/ GLASS PANELS:  
- COLOUR: MATCH TO DECK RAILING  
- GLASS: MEDIUM CLARITY TINT
- 20 EXTERIOR METAL DOOR:  
- 'BENJAMIN MOORE', COLOUR: 'CHARCAL'
- 21 STAR GUARDRAILS/HORIZONTALS:  
- 'BENJAMIN MOORE', COLOUR: 'CHARCAL'
- 22 PREFINISHED METAL CAP FLASHING:  
- COLOUR: MATCH TO ADJACENT MATERIAL
- 23 ALUMINUM SPLIT (W/ COLOUR-MATCHED TRIM)  
- LONGBOARD: COLOUR: WESTERN OAK  
- PROFILE: 6" V-GROOVE
- 24 GLASS BLOCK (7 1/2" X 7 1/2" X 3 7/8")  
- 'SUEY', COLOUR: CLARITY (CONCRETE BR)
- 25 ALUMINUM SPLIT (W/ COLOUR-MATCHED TRIM)  
- LONGBOARD: COLOUR: WHITE  
- PROFILE: 6" V-GROOVE



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GOSELIN MIXED USE

2005S & 2005N FRASER HIGHWAY, CITY OF LANGLEY

BUILDING ELEVATIONS

SCALE: As indicated

ISSUED FOR DP APPLICATION

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



SD4.01



north elevation

1" = 10'-0"



north 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 'SQUARE' TRIM)
  - ALUCOBOND: COLOUR: CREAM (EXIST)
- 2 COMPOSITE METAL PANEL (W/ COLOUR-MATCHED 'SQUARE' TRIM)
  - ALUCOBOND: COLOUR: GREY (DESIGNER METALLIC)
- 3 ALUMINUM HORIZONTAL SINGS (W/ COLOUR-MATCHED TRIM)
  - LONGBOARD: COLOUR: GREY (CHARCOAL)
  - PROFILE: 6" V-GROOVE
- 4 ALUMINUM HORIZONTAL SINGS (W/ COLOUR-MATCHED TRIM)
  - LONGBOARD: COLOUR: GREY (C. CHARCOAL)
  - PROFILE: 6" V-GROOVE
- 5 COMPOSITE METAL PANEL, RED ACCENT
  - ALUCOBOND: COLOUR: RED (C&R RES)
- 6 COMPOSITE METAL PANEL, LIGHT GRAY ACCENT
  - ALUCOBOND: COLOUR: SILVER (SILVER METALLIC)
- 7 PREFINISHED METAL BRASS SHAPE (W/ COLOUR-MATCHED 'SQUARE' TRIM)
  - COLOUR: MATCH TO COMPOSITE METAL PANEL, RED
- 8 PREFINISHED METAL BRASS SHAPE (W/ COLOUR-MATCHED 'SQUARE' TRIM)
  - COLOUR: MATCH TO BRASS (DESIGNER METALLIC)
- 9 CONCRETE BLOCK (800 X 200 X 200)
  - 'TOPOFRETT': COLOUR: DARK CHARCOAL
  - TEXTURE: BRUT FACE BLOCK
  - MORTAR COLOUR: CHARCOAL
- 10 FIBROCEMENT WALL (WITH 'CONCRETE' FINISH)
  - COLOUR: PAINT MATCHED TO 'CONCRETE'
- 11 CONCRETE COLUMNING
  - COLOUR: 'WHITE'
- 12 CURTAIN WALL 'WANNER', SISOOT SYSTEM 3
  - COLOUR: BLACK ANODIZED C/W PANEL PANEL
- 13 STOREFRONT 'WANNER', TRIFAB 450T
  - COLOUR: BLACK ANODIZED C/W SWING DOORS
- 14 WINDOW VINYL
  - COLOUR: CHARCOAL, EXT. / WHITE INT.
- 15 SLIDING PATIO DOOR W/ TRANSLUC VINYL
  - COLOUR: CHARCOAL, EXT. / WHITE INT.
- 16 SLIDING PATIO DOOR W/ TRANSLUC 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 PRINCEY SCREEN W/ GLASS PANELS
  - COLOUR: MATCH TO DECK RAILING
  - GLASS: MEDIUM TINT
- 20 EXTERIOR METAL DOOR
  - 'BENJAMIN MOORE', COLOUR: 'CHARCOAL'
- 21 STAR GUARDRAILS/HORIZONTALS
  - 'BENJAMIN MOORE', COLOUR: 'CHARCOAL'
- 22 PREFINISHED METAL CAP FLASHING
  - COLOUR: MATCH TO ADJACENT MATERIAL
- 23 ALUMINUM SPLIT (W/ COLOUR-MATCHED TRIM)
  - LONGBOARD: COLOUR: WESTERN OAK
  - PROFILE: 6" V-GROOVE
- 24 GLASS BLOCK (7 1/2" X 7 1/2" X 3 7/8")
  - 'S&W': COLOUR: CLARITY (EXIST) PG
- 25 ALUMINUM SPLIT (W/ COLOUR-MATCHED TRIM)
  - LONGBOARD: COLOUR: 'WHITE'
  - PROFILE: 6" V-GROOVE



east elevation

1" = 10'-0"



west elevation

1" = 10'-0"