



**5605 201A St. / Langley City**  
Rezoning/ Development Permit Submittal

April 19, 2022

**toad**

Tony Osborn Architecture + Design Inc.  
204 - 343 Railway Street  
Vancouver BC V6A 1A4  
604 363 3790 | [tony@toad.design](mailto:tony@toad.design)

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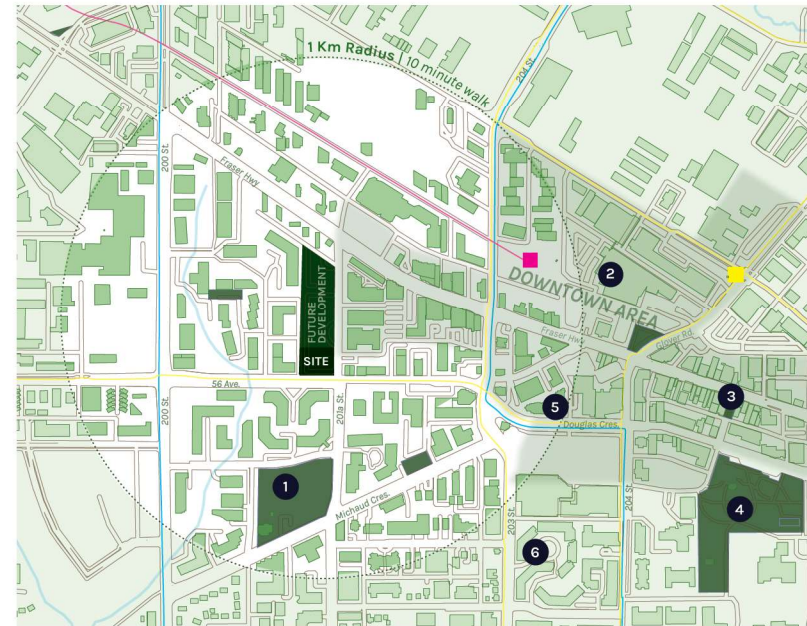
## Design Team

### Owner

Crossroads Enterprises  
5965 205a St.  
Langley City, BC, V3A 4E4  
604 514 4845  
mikegurel@gmail.com

### Architect

Tony Osborn Architecture + Design Inc.  
204 - 343 Railway Street  
Vancouver BC V6A 1A4  
604 363 3790  
tony@toad.design



## Location Map

### Notable Sites

- 1 Linwood Park
- 2 Cascades Casino
- 3 McBurrey 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



## Gross Floor Area Summary

|                          | Area (ft²)       | Area (m²)         | Area %       |
|--------------------------|------------------|-------------------|--------------|
| <b>Circulation</b>       |                  |                   |              |
| 1st Level                | 2 890 SF         | 268.5 m²          | 5.1%         |
| 2nd Level                | 2 048 SF         | 190.2 m²          | 3.5%         |
| 3rd Level                | 2 056 SF         | 191.0 m²          | 3.5%         |
| 4th Level                | 2 088 SF         | 193.9 m²          | 3.6%         |
| 5th Level                | 2 108 SF         | 195.8 m²          | 3.4%         |
| <b>Circulation Total</b> | <b>11 190 SF</b> | <b>1 038.6 m²</b> | <b>19.1%</b> |
| <b>Indoor Amenity</b>    |                  |                   |              |
| 2nd Level                | 821 SF           | 76.3 m²           | 1.4%         |
| 5th Level                | 524 SF           | 48.7 m²           | 0.9%         |
| <b>Amenity Total</b>     | <b>1 345 SF</b>  | <b>125.0 m²</b>   | <b>2.3%</b>  |
| <b>Residential</b>       |                  |                   |              |
| 1st Level                | 9 425 SF         | 873.0 m²          | 15.9%        |
| 2nd Level                | 9 151 SF         | 850.2 m²          | 15.5%        |
| 3rd Level                | 10 313 SF        | 958.1 m²          | 17.4%        |
| 4th Level                | 10 275 SF        | 954.6 m²          | 17.4%        |
| 5th Level                | 7 227 SF         | 671.4 m²          | 12.4%        |
| <b>Residential Total</b> | <b>46 391 SF</b> | <b>4309.9 m²</b>  | <b>78.6%</b> |
| <b>Area Total</b>        | <b>58 926 SF</b> | <b>5474.6 m²</b>  | <b>100%</b>  |
| <b>Outdoor Amenity</b>   |                  |                   |              |
| 1st Level                | 3 181 SF         | 295.5 m²          |              |
| 2nd Level                | 630 SF           | 58.6 m²           |              |
| 5th Level                | 215 SF           | 198.5 m²          |              |
| <b>Amenity Total</b>     | <b>5 926 SF</b>  | <b>540.7 m²</b>   |              |

## Unit Count Summary

|                     |           |             |
|---------------------|-----------|-------------|
| One Bedroom Units   | 28        | 45%         |
| Two Bedroom Units   | 28        | 45%         |
| Three Bedroom Units | 6         | 10%         |
| <b>Total</b>        | <b>62</b> | <b>100%</b> |

## 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                                  |
| <b>Total Stalls</b> |          |        | <b>94.4</b> | <b>85</b>                             |

### 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         |
| <b>Total Stalls</b> |                        |        | <b>37</b> |

## Parking Provided

### Vehicle Parking

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

### Bicycle Parking

|                     |           |
|---------------------|-----------|
| Tenant (Unit)       | 31        |
| Visitor (Bldg)      | 6         |
| <b>Total Stalls</b> | <b>37</b> |

## 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 B1         | 728 SF | 67.6       | Two bedroom | 3.4 m²        | 9.15 m³       | Unit 305 | TYPE A2   | 512 SF  | 47.6       | One-bedroom   | 2.6 m²        | 6.99 m³       |
| Unit 102       | TYPE A1         | 655 SF | 60.8       | One bedroom | 3.0 m²        | 8.04 m³       | Unit 306 | TYPE B3   | 699 SF  | 64.9       | Two bedroom   | 4.1 m²        | 11.03 m³      |
| Unit 103       | TYPE A4         | 600 SF | 55.3       | One bedroom | 3.6 m²        | 14.93 m³      | Unit 307 | TYPE B4   | 707 SF  | 65.7       | Two bedroom   | 3.6 m²        | 9.76 m³       |
| Unit 104       | TYPE A2         | 510 SF | 47.4       | One bedroom | 2.6 m²        | 6.99 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         | 951 SF | 88.1       | One bedroom | 3.1 m²        | 8.34 m³       | Unit 310 | TYPE A10  | 627 SF  | 58.3       | One bedroom   | 3.4 m²        | 9.01 m³       |
| Unit 107-ADAP. | TYPE A7 (ADAP.) | 613 SF | 57.0       | One bedroom | 2.9 m²        | 7.51 m³       | Unit 311 | TYPE B9   | 899 SF  | 82.5       | Two bedroom   | 3.3 m²        | 8.96 m³       |
| Unit 108-ADAP. | TYPE B7 (ADAP.) | 887 SF | 82.4       | Two bedroom | 7.7 m²        | 20.71 m³      | Unit 312 | TYPE A11  | 636 SF  | 59.2       | One bedroom   | 3.2 m²        | 8.53 m³       |
| Unit 109-ADAP. | TYPE A9 (ADAP.) | 627 SF | 58.3       | One bedroom | 2.5 m²        | 6.83 m³       | Unit 313 | TYPE A3   | 631 SF  | 58.6       | One bedroom   | 3.3 m²        | 8.77 m³       |
| Unit 110       | TYPE B9         | 889 SF | 82.5       | Two bedroom | 3.5 m²        | 9.31 m³       | Unit 314 | TYPE B5   | 747 SF  | 69.4       | Two bedroom   | 3.0 m²        | 8.10 m³       |
| Unit 111       | TYPE A11        | 639 SF | 59.4       | One bedroom | 3.2 m²        | 8.53 m³       | Unit 315 | TYPE B6   | 716 SF  | 66.5       | Two bedroom   | 3.4 m²        | 9.25 m³       |
| Unit 112       | TYPE A3         | 631 SF | 58.6       | One bedroom | 3.3 m²        | 8.77 m³       | Unit 401 | TYPE A12  | 518 SF  | 48.1       | One bedroom   | 2.2 m²        | 6.00 m³       |
| Unit 113       | TYPE B5         | 747 SF | 69.4       | Two bedroom | 2.0 m²        | 9.0 m³        | Unit 402 | TYPE A2   | 610 SF  | 56.7       | One bedroom   | 2.6 m²        | 6.99 m³       |
| Unit 114       | TYPE A6         | 590 SF | 54.9       | One bedroom | 4.0 m²        | 10.81 m³      | Unit 403 | TYPE B3   | 697 SF  | 64.7       | Two bedroom   | 4.1 m²        | 11.03 m³      |
| Unit 201       | TYPE B1         | 728 SF | 67.6       | Two bedroom | 3.4 m²        | 9.15 m³       | Unit 404 | TYPE B4   | 708 SF  | 65.9       | Two bedroom   | 3.6 m²        | 9.76 m³       |
| Unit 202       | TYPE A1         | 655 SF | 60.8       | One bedroom | 3.0 m²        | 8.04 m³       | Unit 405 | TYPE A8   | 614 SF  | 57.1       | One bedroom   | 3.3 m²        | 8.77 m³       |
| Unit 203       | TYPE B2         | 742 SF | 69.0       | Two bedroom | 2.5 m²        | 6.81 m³       | Unit 406 | TYPE B8   | 896 SF  | 82.3       | Two bedroom   | 3.5 m²        | 9.31 m³       |
| Unit 204       | TYPE A2         | 510 SF | 47.4       | One bedroom | 2.6 m²        | 6.99 m³       | Unit 407 | TYPE A10  | 624 SF  | 58.0       | One bedroom   | 3.4 m²        | 9.01 m³       |
| Unit 205       | TYPE B3         | 697 SF | 64.7       | Two bedroom | 4.1 m²        | 11.03 m³      | Unit 408 | TYPE B9   | 894 SF  | 82.1       | Two bedroom   | 3.3 m²        | 8.96 m³       |
| Unit 206       | TYPE B4         | 709 SF | 65.9       | Two bedroom | 3.6 m²        | 9.76 m³       | Unit 409 | TYPE A11  | 636 SF  | 59.0       | One bedroom   | 3.2 m²        | 8.53 m³       |
| Unit 207       | TYPE A8         | 614 SF | 57.1       | One bedroom | 3.3 m²        | 8.77 m³       | Unit 501 | TYPE C1   | 1456 SF | 135.3      | Three bedroom | 11.2 m²       | 30.24 m³      |
| Unit 208       | TYPE B8         | 889 SF | 82.5       | Two bedroom | 3.5 m²        | 9.31 m³       | Unit 502 | TYPE C3   | 1309 SF | 121.6      | Three bedroom | 4.7 m²        | 12.72 m³      |
| Unit 209       | TYPE A10        | 627 SF | 58.3       | One bedroom | 3.4 m²        | 9.01 m³       | Unit 503 | TYPE C5   | 1319 SF | 122.5      | Three bedroom | 5.5 m²        | 14.85 m³      |
| Unit 210       | TYPE B9         | 889 SF | 82.5       | Two bedroom | 3.3 m²        | 8.96 m³       | Unit 504 | TYPE A2   | 511 SF  | 47.5       | One bedroom   | 2.6 m²        | 6.99 m³       |
| Unit 211       | TYPE A3         | 631 SF | 58.6       | One bedroom | 3.3 m²        | 8.77 m³       | Unit 505 | TYPE B3   | 694 SF  | 64.5       | Two bedroom   | 4.1 m²        | 11.03 m³      |
| Unit 212       | TYPE B5         | 747 SF | 69.4       | Two bedroom | 3.0 m²        | 8.10 m³       | Unit 506 | TYPE B4   | 713 SF  | 66.3       | Two bedroom   | 3.6 m²        | 9.76 m³       |
| Unit 213       | TYPE B6         | 714 SF | 66.4       | Two bedroom | 3.4 m²        | 9.25 m³       | Unit 507 | TYPE A13  | 532 SF  | 49.4       | One bedroom   | 2.6 m²        | 6.94 m³       |
| Unit 301       | TYPE B1         | 728 SF | 67.6       | Two bedroom | 3.4 m²        | 9.15 m³       | Unit 508 | TYPE B10  | 701 SF  | 65.2       | Two bedroom   | 2.5 m²        | 6.73 m³       |
| Unit 302       | TYPE A1         | 655 SF | 60.8       | One bedroom | 3.0 m²        | 8.04 m³       | Unit 509 | TYPE C2   | 1306 SF | 121.4      | Three bedroom | 7.4 m²        | 19.89 m³      |
| Unit 303       | TYPE B2         | 744 SF | 69.1       | Two bedroom | 2.5 m²        | 6.81 m³       | Unit 510 | TYPE C4   | 1452 SF | 134.9      | Three bedroom | 2.9 m²        | 7.46 m³       |
| Unit 304       | TYPE A12        | 520 SF | 48.3       | One bedroom | 2.2 m²        | 6.00 m³       | Unit 511 | TYPE C8   | 1430 SF | 132.9      | Three bedroom | 5.1 m²        | 13.77 m³      |



## Existing Site Photos



Southwest View From Property



Northwest View From Property



201a St - South-West view of property



56ave & 201a St - West view of property



56ave & 201a St - North view of property

## Design Rationale



### 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 clay & 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 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.

### 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 55th ave

Inspiration



**Case Study**  
 ALLURE - XXL origami  
 FRESH Architecture & 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 its prominence.

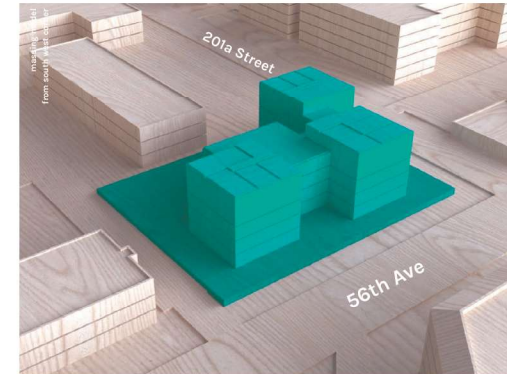
Masonry planter wall utilized at the frontmost planters to create a sense of human scale and further tier the interface.

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

Warm (clay & wood & light bronze) 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 & 30th street



eastern facade with main entrances on 30th street

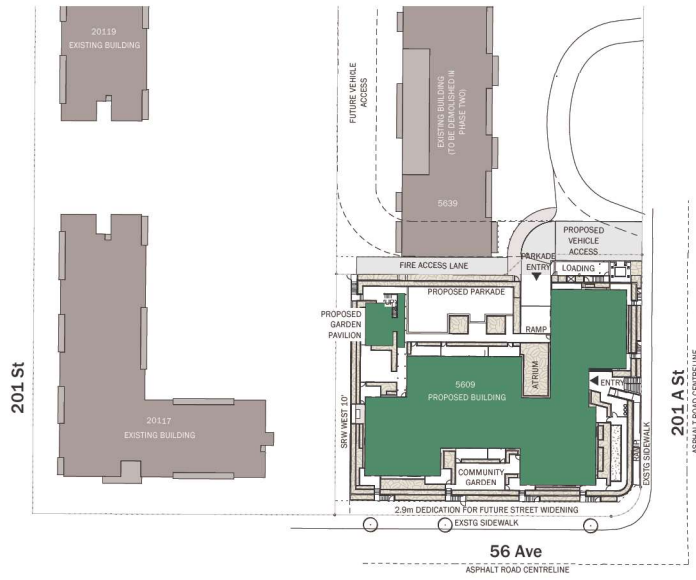


serial view from corner of 54th ave & 20th street

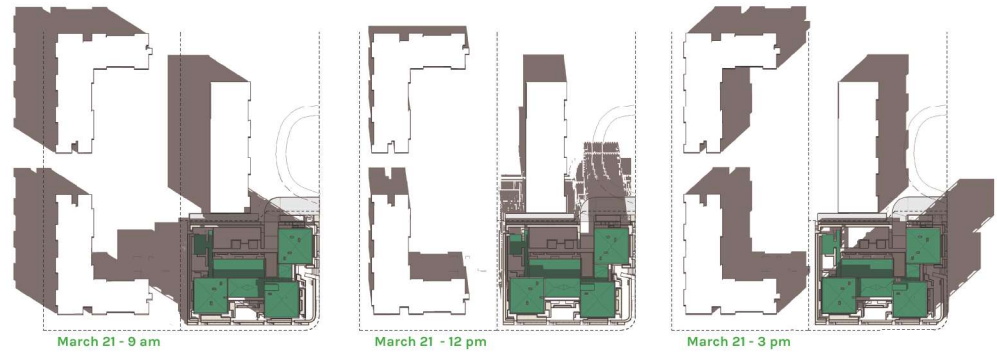


serial view of courtyard amenity space at back of building

## Site Plan



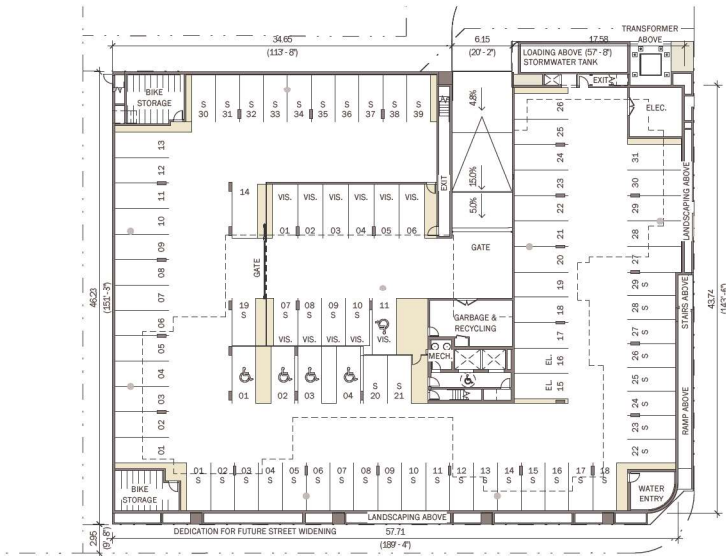
## Shadow Analysis



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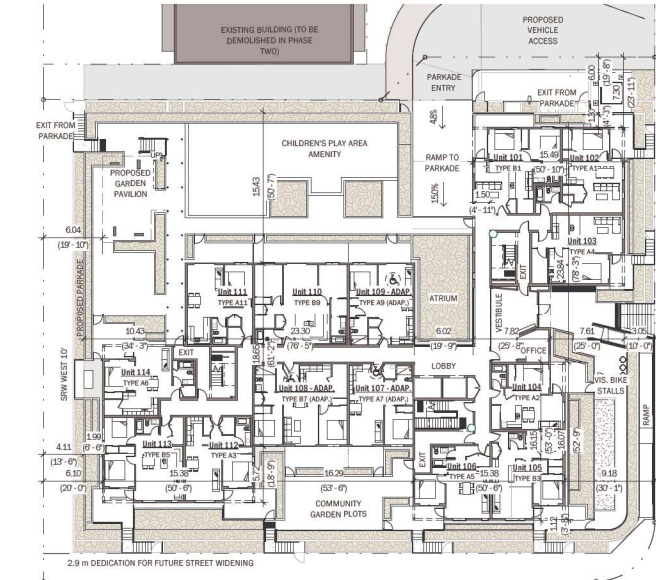
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Parkade



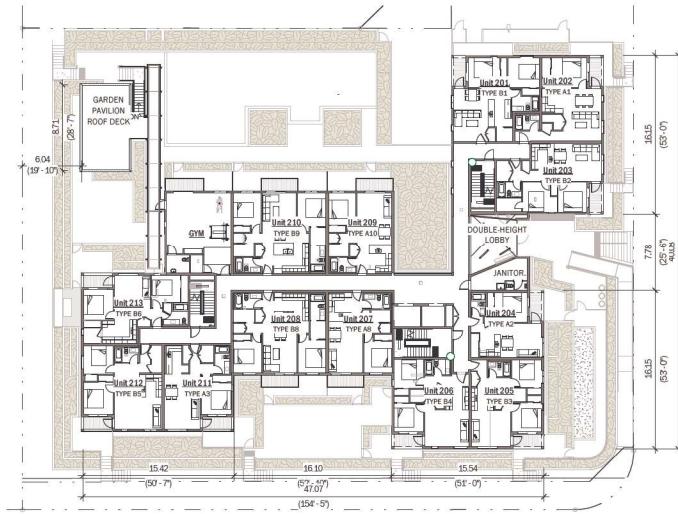
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Ground Floor Plan



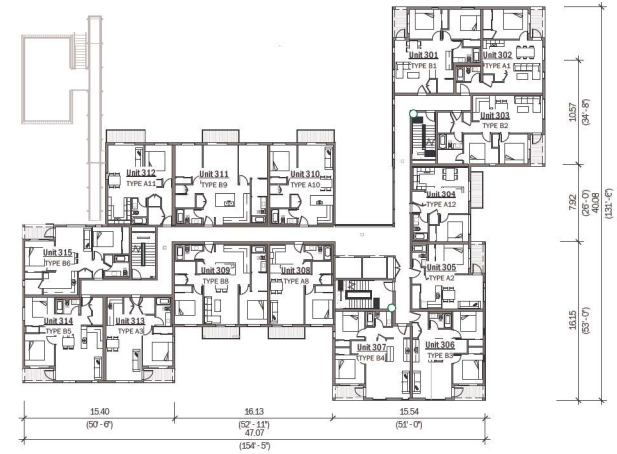
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## Second Floor Plan



1/250

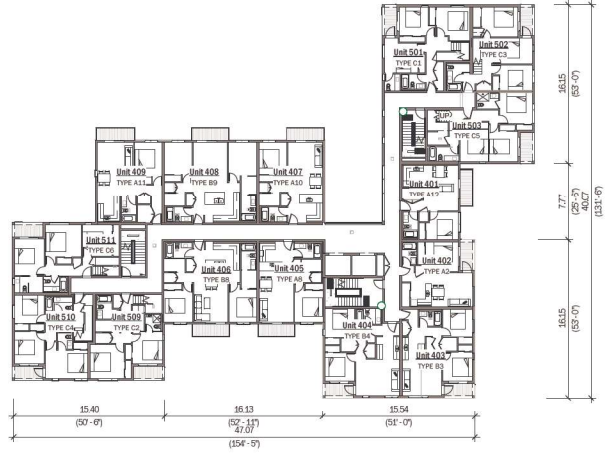
## Third Floor Plan



1/250

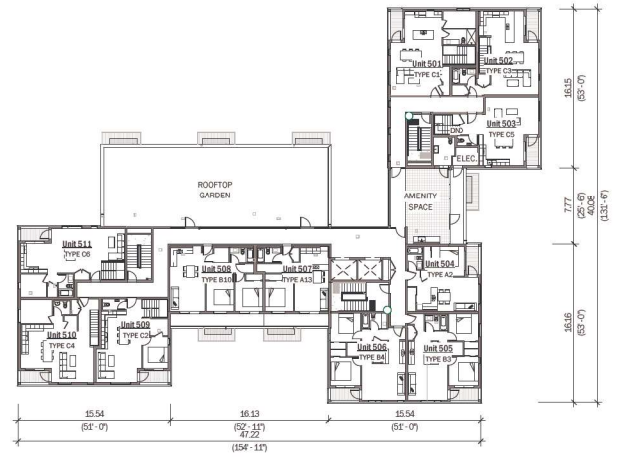


Fourth Floor Plan



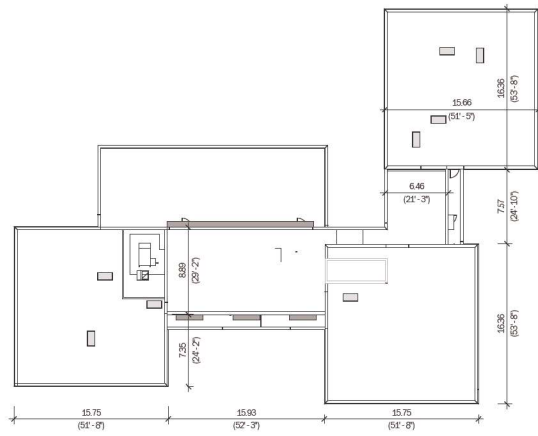
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Fifth Floor Plan



1:250

Roof Plan



1:250

Street Elevations



1:400

South Elevation



1:175

North Elevation



1:175

West Elevation



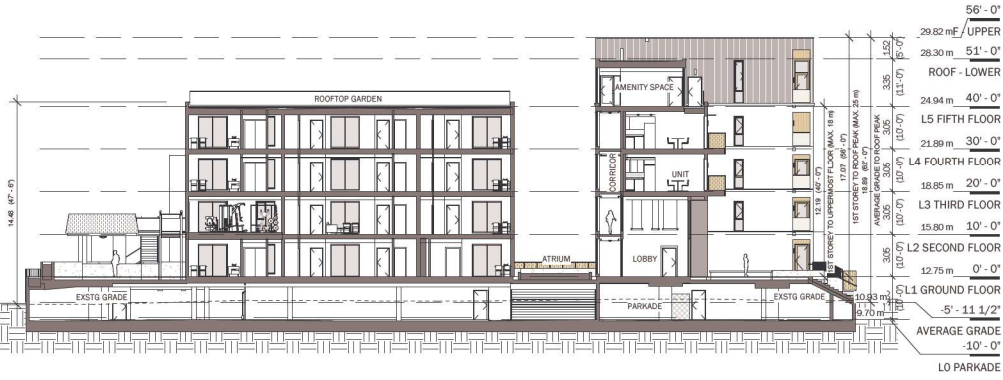
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East Elevation



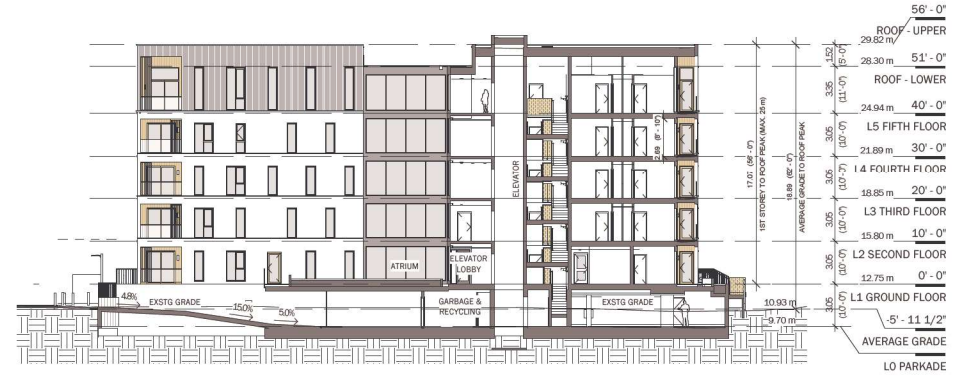
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Section A



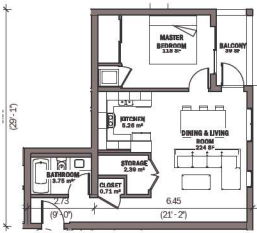
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Section B

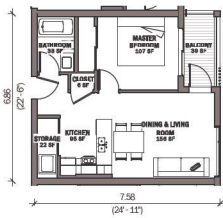


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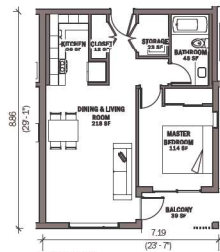
Unit Types



TYPE A1  
1:100



TYPE A2  
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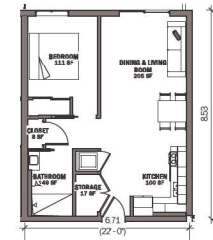
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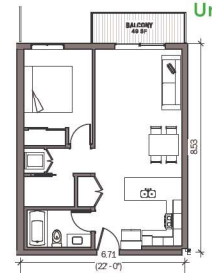
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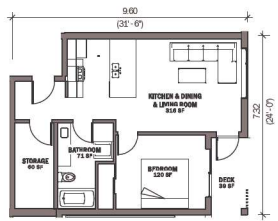
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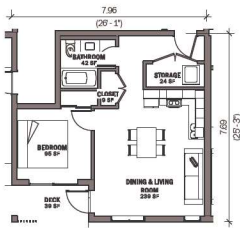
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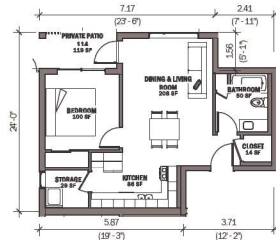
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TYPE A4  
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TYPE A5  
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TYPE A6  
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TYPE A11  
1:100



TYPE A12  
1:100

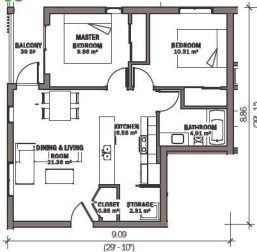


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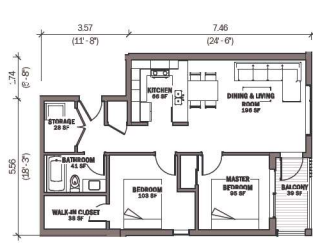
Unit Types



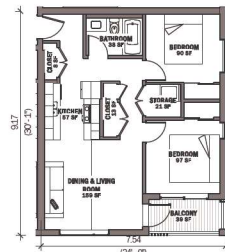
Unit Types



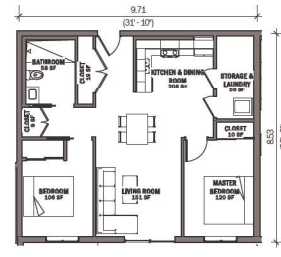
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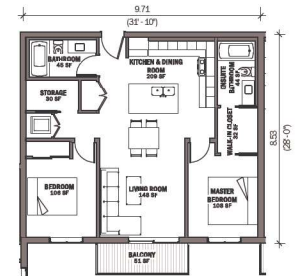
TYPE B2  
1:100



TYPE B3  
1:100



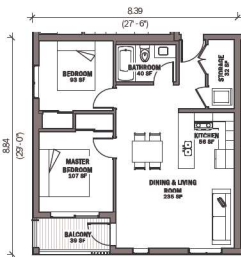
TYPE B7 - ADAP.  
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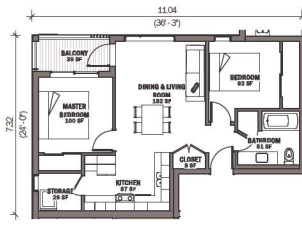
TYPE B8  
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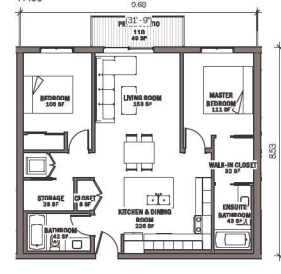
TYPE B4  
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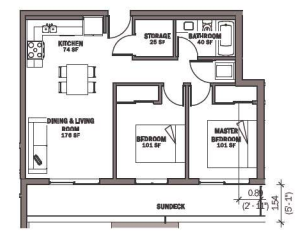
TYPE B5  
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TYPE B6  
1:100



TYPE B9  
1:100

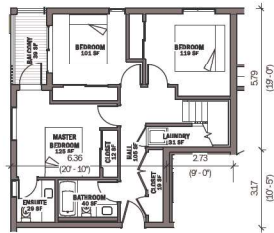


TYPE B10  
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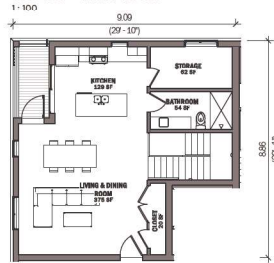
Unit Types



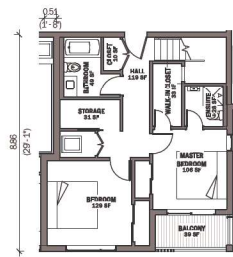
Unit Types



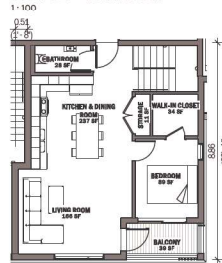
TYPE C1 - 4TH FLOOR



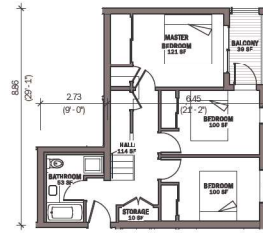
TYPE C1 - 5TH FLOOR



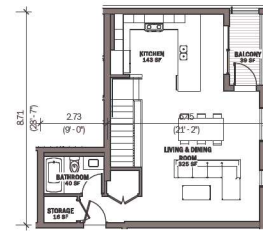
TYPE C2 - 4TH FLOOR



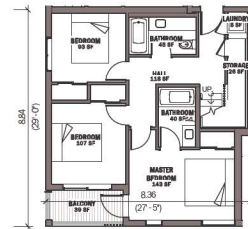
TYPE C2 - 5TH FLOOR



TYPE C3 - 4TH FLOOR



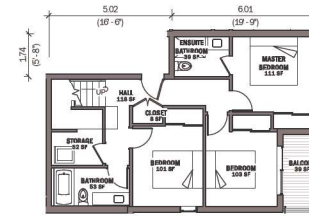
TYPE C3 - 5TH FLOOR



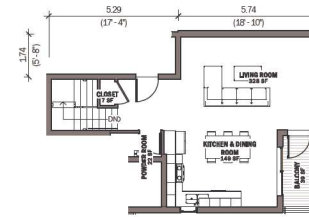
TYPE C4 - 4TH FLOOR



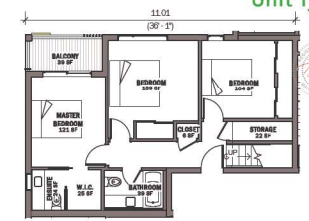
TYPE C4 - 5TH FLOOR



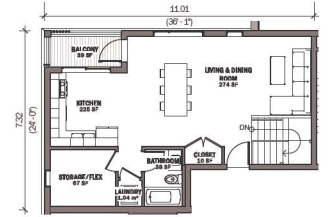
TYPE C5 - 4TH FLOOR



TYPE C5 - 5TH FLOOR



TYPE C6 - 4TH FLOOR



TYPE C6 - 5TH FLOOR

Unit Types



## Future Development Design Rationale

### Existing Trees

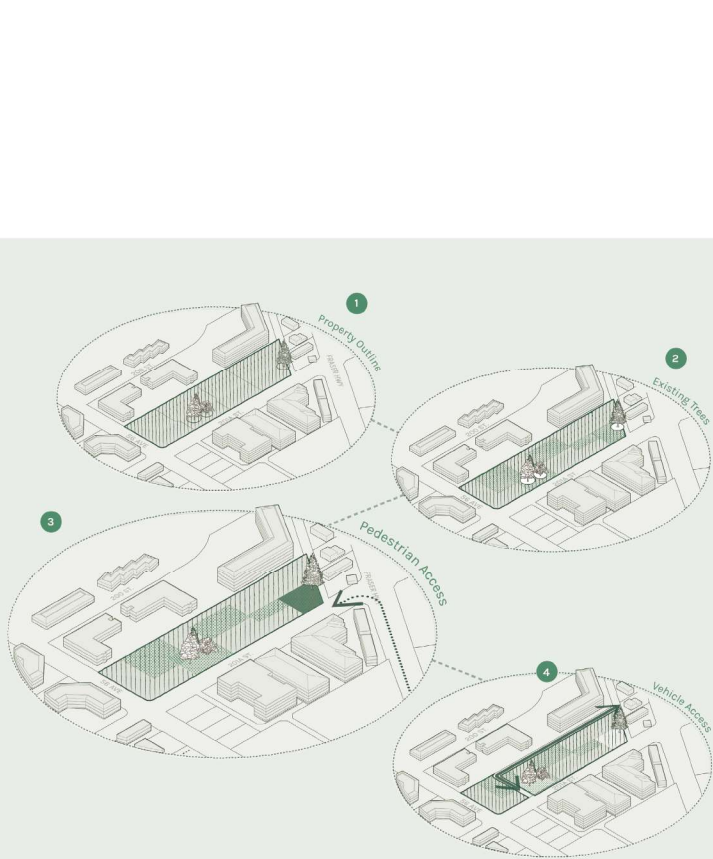
The team has identified several well established trees on the property that would ideally be maintained during the next development phases. In doing so, the trees begin to determine the ideal green spaces found throughout the property.

### Pedestrian Access

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

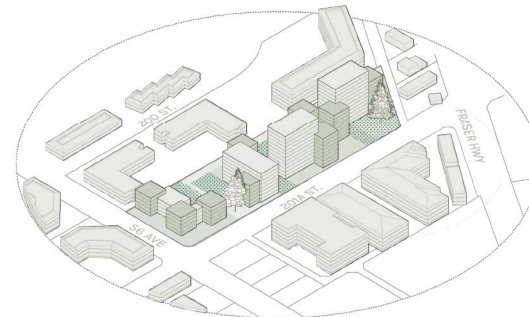
### Vehicle Access

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 interest through contrast.



## Alternative Massings

