



# UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

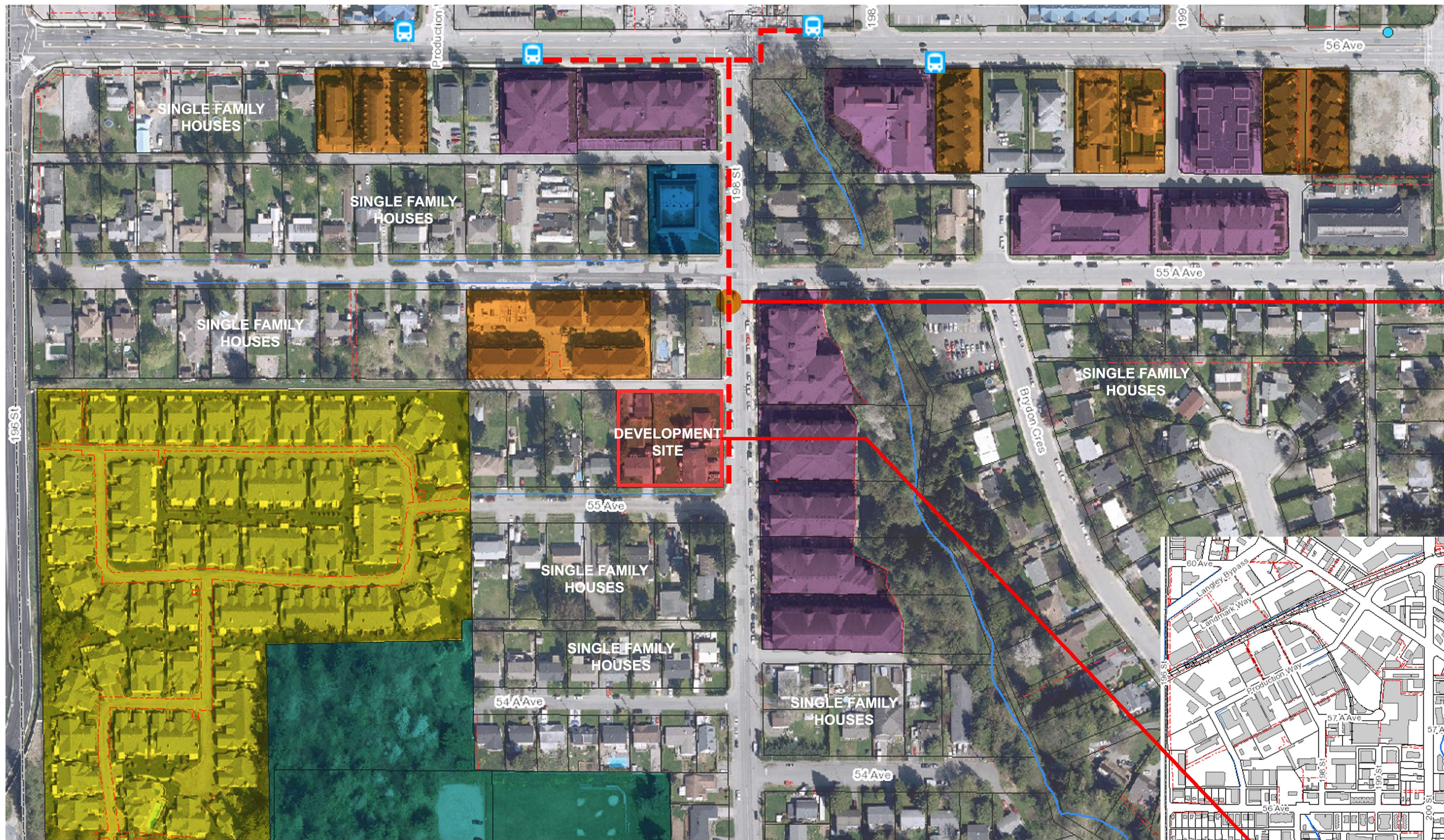
ATELIER PACIFIC ARCHITECTURE INC.  
NOVEMBER 14 2016

Proposed Townhouse Development



COVER PAGE





DISTANCE FROM  
DEVELOPMENT  
SITE TO PUBLIC  
BUS STOP IS  
ABOUT 350m  
(WITHIN 400m).



DEVELOPMENT SITE



MEDIUM DENSITY  
MULTI-FAMILY  
TOWNHOUSES



PARK AND  
RECREATION



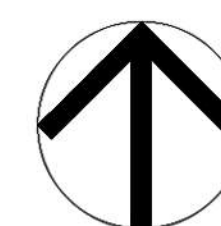
LOW DENSITY  
MULTI-FAMILY  
TOWNHOUSES



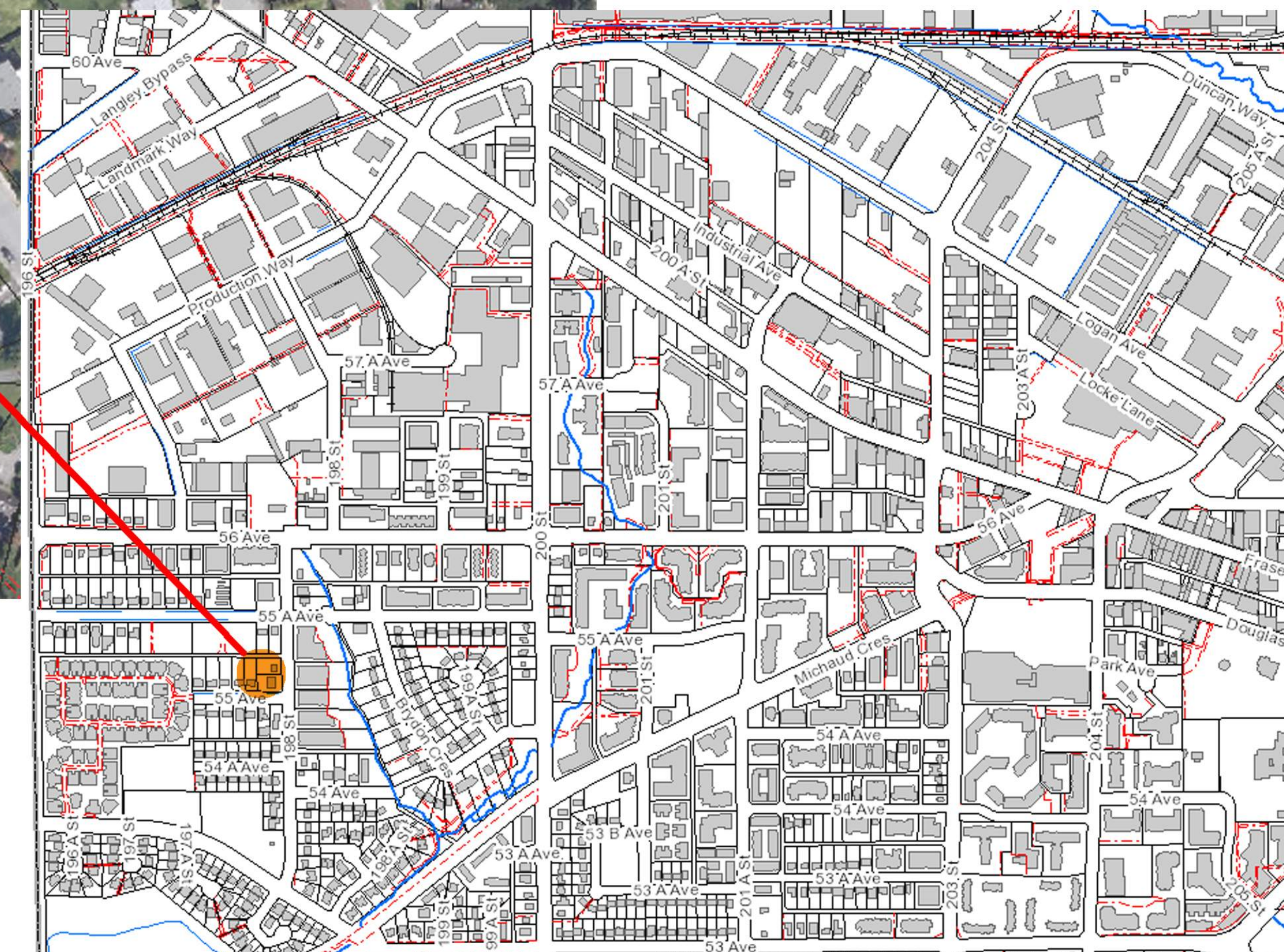
HIGH DENSITY  
MULTI-FAMILY  
TOWNHOUSES



COMMUNITY SERVICES  
(DAYCARE)



PROJECT  
NORTH



## UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

Proposed Townhouse Development

### DP 0.0

CONTEXT PLAN  
NEIGHBOURHOOD ANALYSIS

SCALE: N.T.S.



OFFICIAL COMMUNITY PLAN COMPLIANCE:

- MEDIUM DENSITY RESIDENTIAL=173 UNITS/HECTARE OR 56 UNITS ALLOWED, 28 UNITS PROPOSED;
- ENHANCE PUBLIC SIDEWALK STREETScape AND PROVIDE ATTRACTIVE ENVIRONMENT FOR PEDESTRIANS THROUGH ENTRY GATES, WALKWAYS, PORCH STATEMENTS AND LANDSCAPING;
- PEDESTRIAN SAFETY, ACCESSIBILITY AND VISIBILITY AT CROSSINGS THROUGH DEMARKED CROSSINGS AND MATERIAL CHANGES;
- SECURE BICYCLE PARKING FACILITIES PROVIDED IN EACH UNIT;
- ENHANCE NEIGHBORHOOD IMAGE AND PROTECT NEIGHBORHOOD STABILITY THROUGH STRATA AND PRIDE OF OWNERSHIP;
- GROUND ORIENTED UNITS FACING MUNICIPAL STREETS;

TRAFFIC/ CALMING & PARKING:

- ROAD WIDTH REDUCTION IN THE ULTIMATE CROSS-SECTION ALONG 55 AVENUE TO SLOW DOWN MOTORISTS, AS WELL AS A CORNER BULB AT 55TH AVE AND 198TH STREET;
- CREATE ON-STREET PARKING POCKETS ALONG 55 AVENUE AND 198 STREET;

CRIME PREVENTION TRHOUGH ENVIRONMENTAL DESIGN \*:

- THE OVERALL DESIGN THEME IS POSITIVE AND WILL PROJECT A SENSE OF OBSERVATION/ NATURAL SURVEILLANCE AND TERRITORIALITY ONTO THE LANE, 198th STREET AND 55th AVENUE;
- THE DEVELOPMENT WILL REMOVE TWO (2) EXISTING UNSIGHTLY PROPERTIES AND A VACANT LOT THAT PROJECT A SENSE OF DISORDER TO THE TRANSITIONING NEIGHBOURHOOD;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET WINDOWS FACING YARDS, STREETS/ INTERNAL ROADS;
- COVERED GARAGES HAVE DOORS FACING TOWNHOUSE WHERE POSSIBLE;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- WRAP THE UTILITY BOX IN A LAMINATE TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE THE PROPERTY LINE AND DETER INTRUDERS;
- 1.2m HIGH ALUMINUM FENCE AND GATE TO DEFINE AND CONTROL ACCESS INTO YARDS;
- VISITOR SPACE IN BUILDING BLOCK-3 IS SECURED WITH OVERHEAD GATE;
- ALL OUTDOOR SPACES ARE ABOVE GRADE AND CONTROLLED BY EACH UNIT;
- PAVING STONE WALKWAY ALONG NORTHERN MOST DRIVEWAYS WILL INCREASE PEDESTRIAN TRAFFIC AND CREATE A SAFER SPACE ;

\*SEE PROVIDED "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT.

SUSTAINABILITY FEATURES:

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION;
- NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERATE PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM, IF REQUIRED;
- HOMES WILL UTILIZE HEAT RECOVERY VENTILATION TO REDUCE ENERGY CONSUMPTION;
- WATER CONSERVATION THROUGH DUAL FLUSH TOILETS.

AESTHETICS / BUILDING COMPLIANCE:

- BUILDING DESIGN AND SITE PLANNING SHOULD COMPLEMENT ADJACENT MULTIFAMILY RESIDENTIAL DEVELOPMENT;
- HIGH QUALITY EXTERIOR FINISHES (HARDIE AND BRICKS) WILL BE USED TO ENSURE THE INTEGRITY OF THE BUILDING ENVELOPE AND TO PRESENT AN ATTRACTIVE APPEARANCE;
- 60 MINUTE SHEATHING PAPER WILL BE APPLIED TO ALL BUILDINGS;
- RCABC CERTIFICATION WILL BE REQUIRED FOR FLAT ROOF;
- ALL ASPHALT SHINGLE ROOFING MATERIAL SHALL HAVE A MINIMUM 40 YEAR PRODUCT WARRANTY - ALTERNATIVE MATERIALS WILL BE ASSESSED ON A CASE BY CASE BASIS;
- DIFFERENTIATE BETWEEN PUBLIC AND PRIVATE SPACES THROUGH USE OF GATES, FENCE AND LANDSCAPING;
- ENCOURAGE PRIVATE OUTDOOR LIVING SPACE THROUGH SECURED YARDS;
- ALL WOOD APPLICATIONS WILL BE PRESSURE TREATED;
- FENCING WILL BE WROUGHT IRON, ALUMINUM, OR APPROVED ALTERNATE AND RETAINING WALLS KEPT TO A MINIMUM HEIGHT;
- REQUIRED LOCK BOXES WILL BE RECESSED INTO THE BUILDING FACE;
- EXTERIOR EXIT DOOR HARDWARE WILL BE OF COMMERCIAL/LIGHT INDUSTRIAL QUALITY AND SHALL INCLUDED ASTRAGALS;
- ALL UNITS ARE GROUND ORIENTED UNITS;
- VEHICULAR ACCESS IS PROVIDED FROM THE INTERNAL ROAD OR LANE;
- RESIDENT PARKING IS PROVIDED IN ENCLOSED AND SECURED GARAGES ATTACHED TO INDIVIDUAL UNITS
- VISITOR PARKING IS PROVIDED AT-GRADE AND INFORMALLY WITH DRIVEWAY APRON;
- PRIVATE PATIOS AND ROOF DECKS ARE PROVIDED FOR EACH UNIT;
- PROPOSED 3-4 STOREY BUILDING HEIGHT AND MASSING IS IN PROPORTION TO OPEN SPACE.

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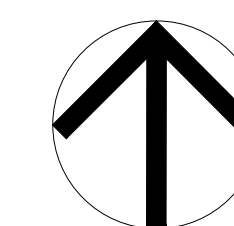
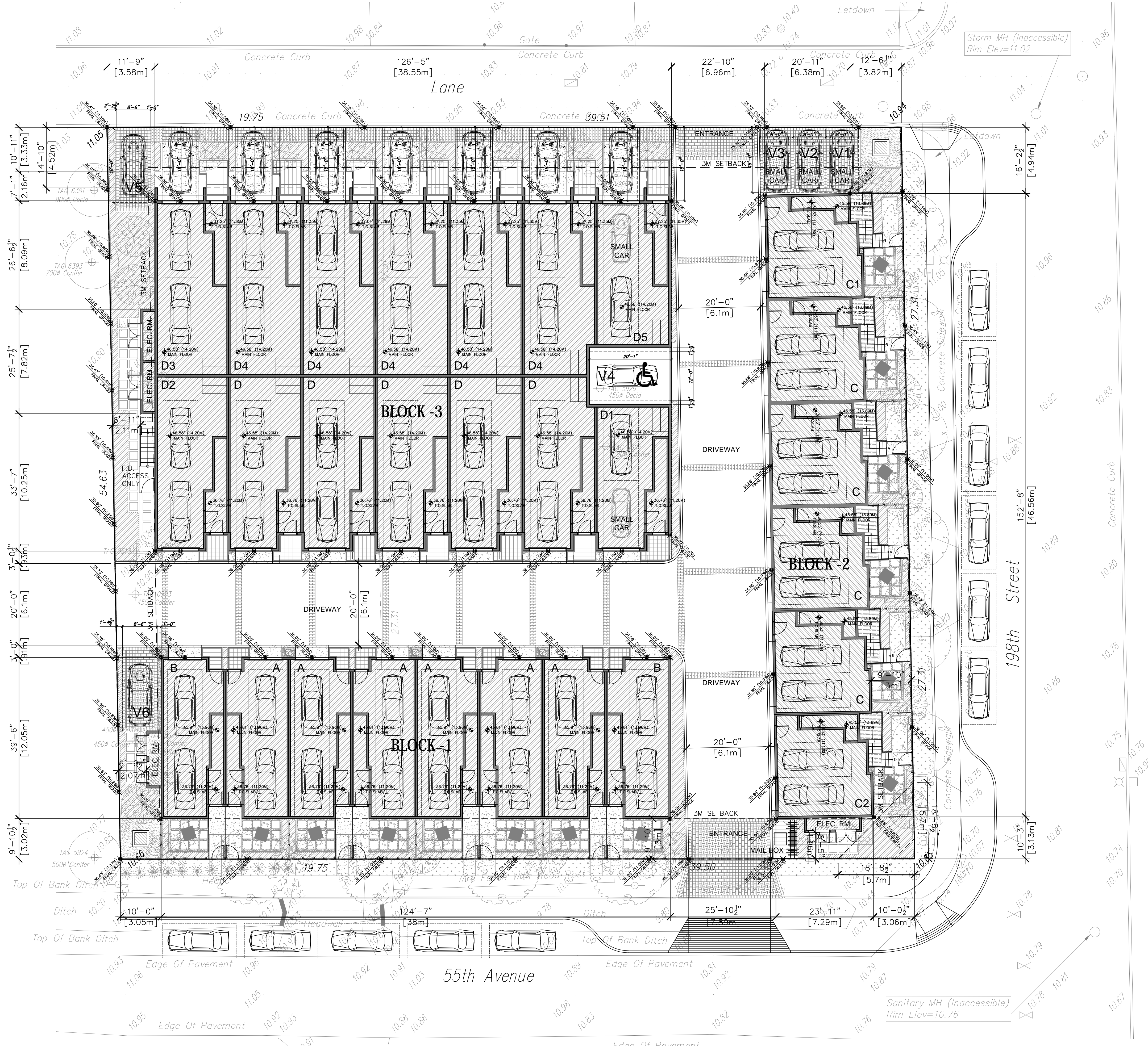


DP 0.0a

OFFICIAL COMMUNITY PLAN  
COMPLIANCE

SCALE: N.T.S.





PROJECT  
NORTH

# UPTOWN VILLAGE

Proposed Townhouse Development

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ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

## DP 0.1

SITE PLAN

SCALE: 1:150





PROJECT DATA

ARCHITECT'S INFO.:ATELIER PACIFIC ARCHITECTURE INC.

PHONE NUMBER:604 662 8689

FAX NUMBER: 604 662 8655

LEGAL DESCRIPTION:LOT A & LOT B, SECTION 3 TOWNSHIP 8, NWD PLAN 16536

LOT 3, SECTION 3 TOWNSHIP 8, NWD PLAN 12439

CIVIC ADDRESS:5501, 5503, 5509 198TH STREET AND 19771 55TH AVE., LANGLEY, B.C.

SITE LOCATION:LOTS AT NORTHWEST CORNER OF THE INTERSECTION OF 198TH STREET AND 55TH AVE.,  
LANGLEY, B.C.

EXISTING ZONING:RS1

PROPOSED ZONING:CD

PROPOSED HOUSING TYPE:28 TOWNHOUSE UNITS

GROSS LOT AREA: 34792 SF=3232.28 SM

UNIT YIELD: 28 TOWNHOUSE UNITS (6-8 CLUSTERS)

GROSS FLOOR AREA:3683.27 SM

NUMBER OF DWELLING & RESIDENTIAL DENSITY PER HECTARE86.6 UNITS/HA (35.04 UNITS/ACRE)

SITE COVERAGE:	0.60 (1939.5 SM)
BUILDING HEIGHT:	4 STOREY (10.99M-13.08M)
SETBACKS:	
SOUTH SETBACK:	(55TH AVE.) 3.0M
WEST SETBACK:	(INTERIOR) 3.05M
NORTH SETBACK:	(LANE) 3.33M
EAST SETBACK:	(198TH STREET) 3.0M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
PARKING:		
RESIDENTIAL PARKING SPACE:	56 @ 2/UNIT	63 (INCLUDING 8 SMALL CAR)
VISITOR PARKING SPACE:	5.6 @ 0.2/UNIT	6 (INCLUDING 3 SMALL CAR & 1 H/C)
ACCESSIBLE PARKING SPACE:	(5%) 0.28	1
TOTAL PARKING SPACES:	61.88	69
INDOOR AMENITY SPACE:	64.4 SM	0
AVERAGE GRADE CALCULATION:		
EXISTING AVERAGE GRADE AT PROPERTY LINE:	(11.05+10.66+10.85+10.94)/4=10.88 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-A,B	(11.0+11.0+11.0+11.0)/4=11.0 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-C	(10.93+10.93+10.93+10.93)/4=10.93 M	
AVERAGE GRADING ADJACENT TO BUILDING TYPE-D	(11.0+11.0+11.15+11.15)/4=11.08 M	

UNIT DISTRIBUTION:			
UNIT TYPES	APPROX. UNIT AREA	# OF UNIT	TOTAL AREA
A	130.00 SM (1399.39 SF)	6	780.0 SM (8396.34 SF)
B	162.22 SM (1746.15 SF)	2	324.44 SM (3492.3 SF)
C	158.78 SM (1709.15 SF)	4	635.12 SM (6836.6 SF)
C1	159.75 SM (1719.52 SF)	1	159.75 SM (1719.52 SF)
C2	159.45 SM (1716.36 SF)	1	159.45 SM (1716.36 SF)
D	116.51 SM (1254.11 SF)	5	582.55 SM (6270.55 SF)
D1	116.33 SM (1252.18 SF)	1	116.33 SM (1252.18 SF)
D2	119.85 SM (1290.09 SF)	1	119.85 SM (1290.09 SF)
D3	114.52 SM (1232.66 SF)	1	114.52 SM (1232.66 SF)
D4	114.66 SM (1234.18 SF)	5	573.30 SM (6170.90 SF)
D5	117.88 SM (1268.85 SF)	1	117.88 SM (1268.85 SF)
TOTAL:		28	3683.27 SM (39646.35 SF)

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ATELIER PACIFIC ARCHITECTURE INC.  
NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.2

PROJECT DATA

SCALE: N.T.S.



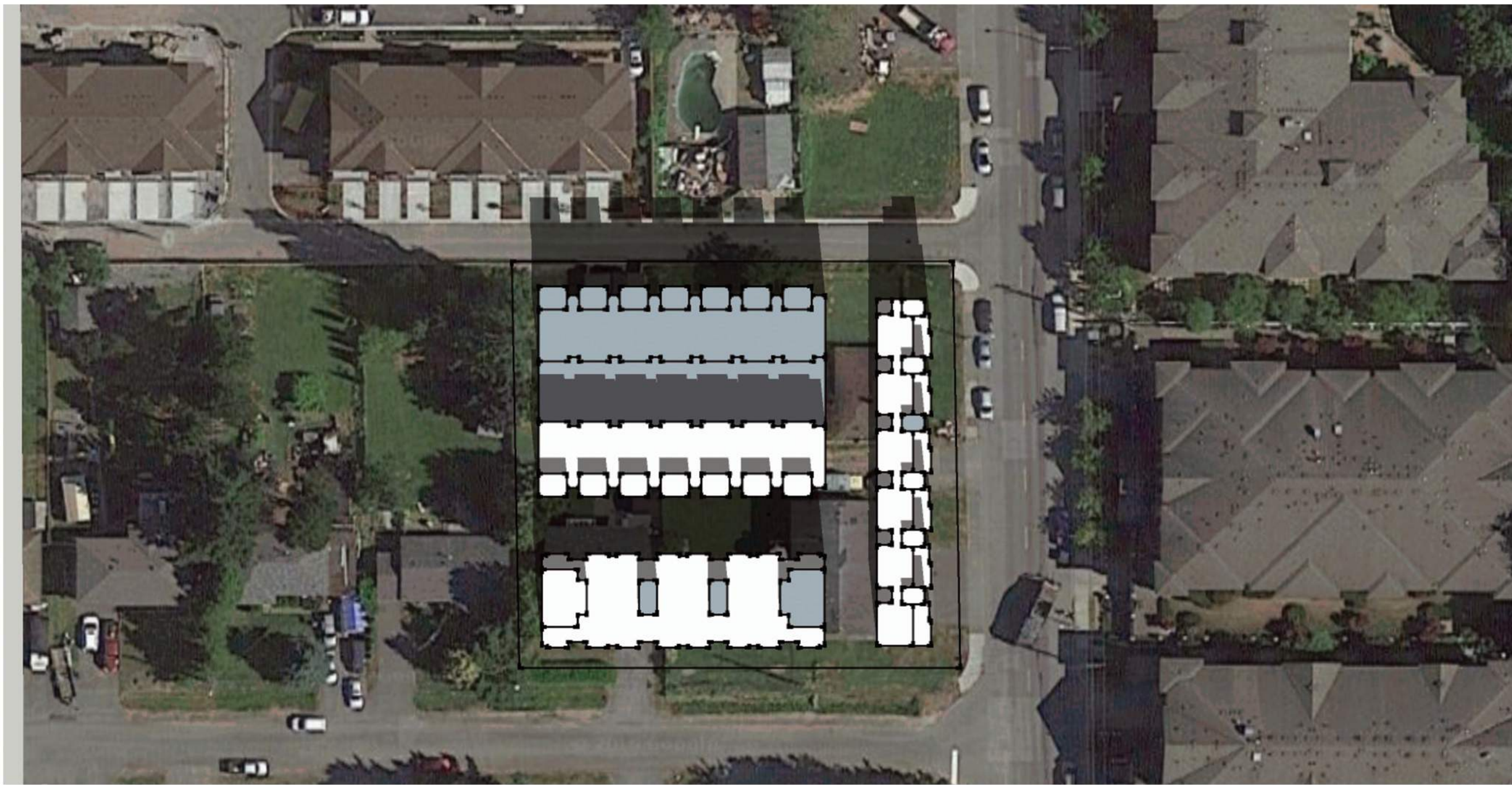
PROJECT DATA SHEET  
(DWELLING UNIT BREAKDOWN BY UNIT TYPE):

TOWN HOUSE TYPE	TYPE "A" TENDANT (sf)	TYPE "B" TENDANT (sf)	TYPE "C" SIDE BY SIDE (sf)	TYPE "C1" SIDE BY SIDE (sf)	TYPE "C2" SIDE BY SIDE (sf)	TYPE "D" TENDANT (sf)	TYPE "D1" TENDANT (sf)	TYPE "D2" TENDANT (sf)	TYPE "D3" TENDANT (sf)	TYPE "D4" TENDANT (sf)	TYPE "D5" TENDANT (sf)	FLOOR AREA AMOUNT (sf)
GROUND FLOOR (EXCLUDED GARAGE):	97.32	97.32	75.83	77.73	75.83	121.19	119.8	134.47	100.28	101.26	113.23	
SECOND FLOOR:	620.99	625.99	580.46	583.07	583.07	566.46	566.17	577.81	566.17	566.46	577.81	
THIRD FLOOR:	621.05	626	580.46	583.07	583.07	566.46	566.21	577.81	566.21	566.46	577.81	
FOURTH FLOOR:	60.03	396.84	398.77	400.76	400.76	0	0	0	0	0	0	
ROOF:			73.63	74.89	73.63	0	0	0	0	0	0	
GARAGE EXCLUSION:	492.06	497	504.63	505.34	507.24	692.77	694.16	568.28	631.39	630.15	528.68	
UNIT SUBTOTAL (GARAGE EXCLUDED):	1399.39	1746.15	1709.15	1719.52	1716.36	1254.11	1252.18	1290.09	1232.66	1234.18	1268.85	
UNIT SUBTOTAL (GARAGE INCLUDED):	1891.45	2243.15	2213.78	2224.86	2223.6	1946.88	1946.34	1858.37	1864.05	1864.33	1797.53	
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	
TOTAL GROSS FLOOR AREA (GARAGE EXCLUDED):	8396.34	3492.3	6836.6	1719.52	1716.36	6270.55	1252.18	1290.09	1232.66	6170.9	1268.85	39646.35
TOTAL GROSS FLOOR AREA: (GARAGE INCLUDED)	11348.7	4486.3	8855.12	2224.86	2223.6	9734.4	1946.34	1858.37	1864.05	9321.65	1797.53	55660.92

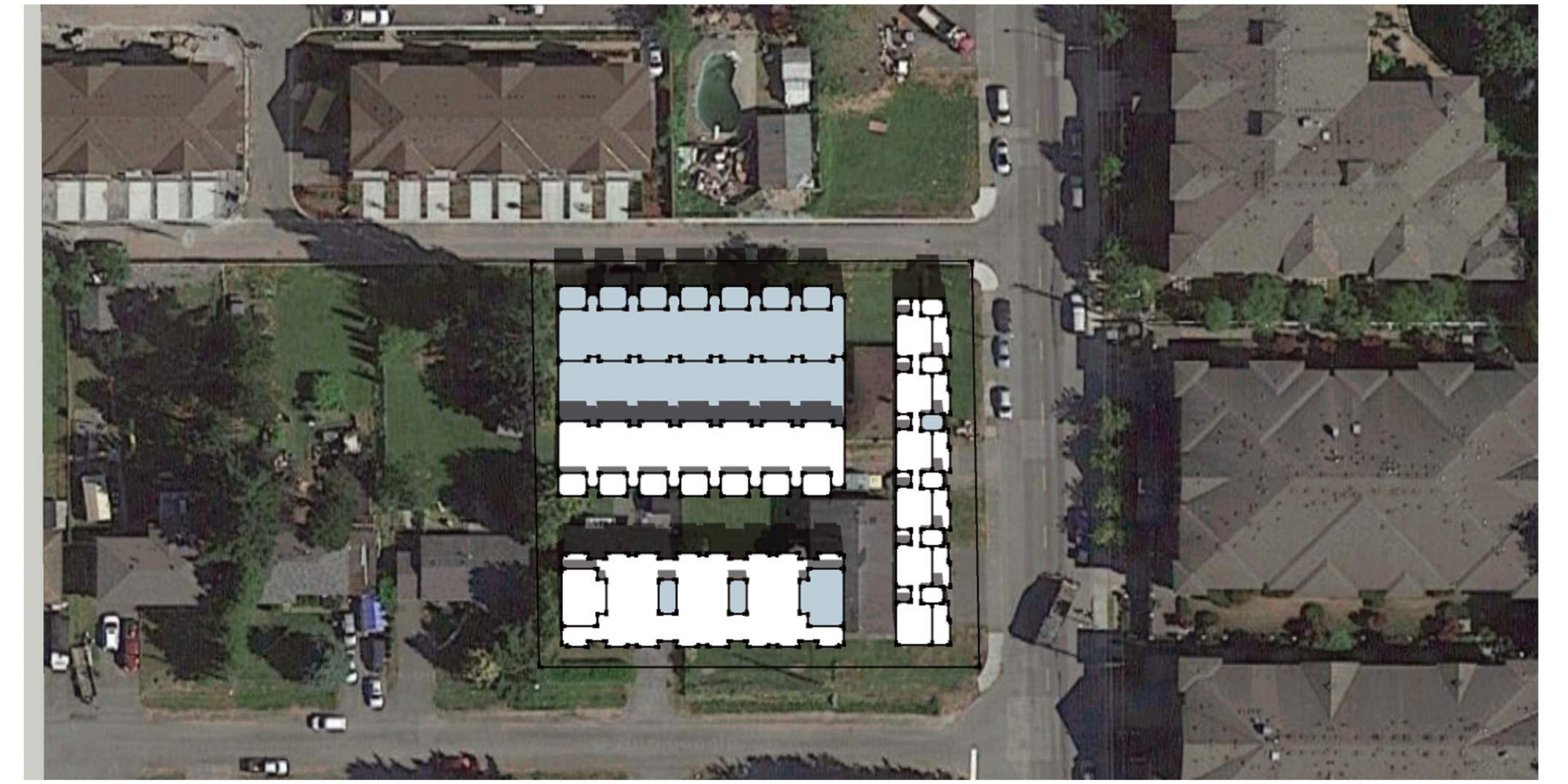
PROJECT DATA SHEET  
(YARD AREA AND ROOF DECK AREA):

TOWN HOUSE TYPE	TYPE "A"	TYPE "B"	TYPE "C"	TYPE "C1"	TYPE "C2"	TYPE "D"	TYPE "D1"	TYPE "D2"	TYPE "D3"	TYPE "D4"	TYPE "D5"	AREA AMOUNT (sf)
FRONT YARD:	145.3	146.7	277.3	280.6	277.3							
REAR YARD:						299.5	227.8	230	227.8	299.5	230	
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	28
TOTAL YARD AREA:	871.8	293.4	1109.2	280.6	277.3	1497.5	227.8	230	227.8	1497.5	230	6742.9
ROOF DECK:	560	97.8	512.9	515.1	516.5							
TOTAL: 28UNITS	6	2	4	1	1	5	1	1	1	5	1	28
TOTAL ROOF DECK AREA:	3360	195.6	2051.6	515.1	516.5							6638.8

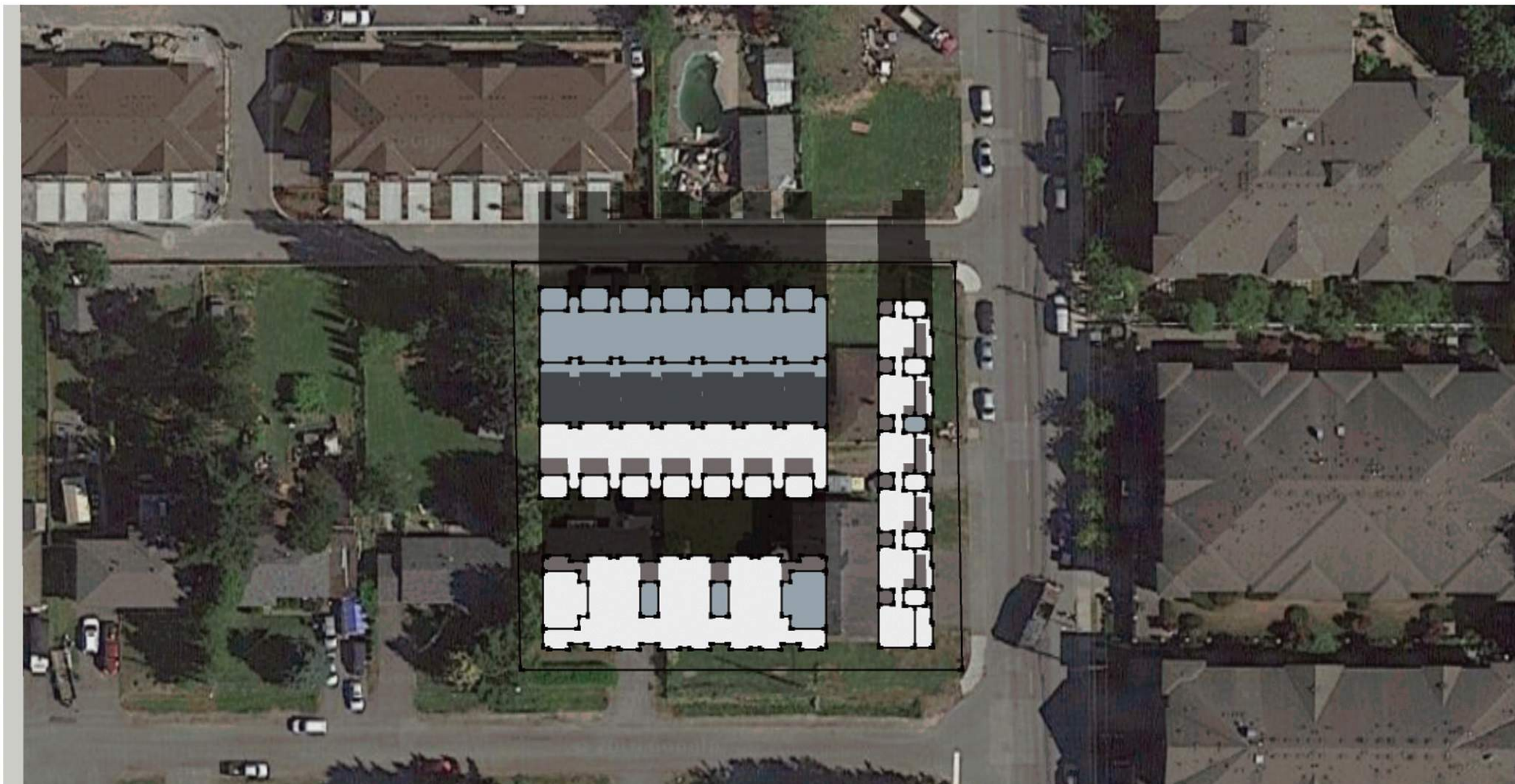




MARCH 21 (12:00PM)



JUNE 22 (12:00PM)



SEPTEMBER 23 (12:00PM)



DECEMBER 22 (12:00PM)

# UPTOWN VILLAGE

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.  
NOVEMBER 14 2016

Proposed Townhouse Development



DP 0.3

SHADOW ANALYSIS

SCALE: N.T.S.

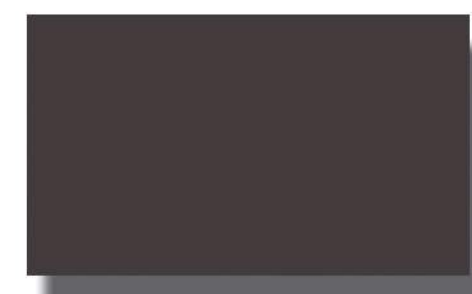




**SOUTH ELEVATION OF BLOCK-1 (FACING 55TH AVE)**



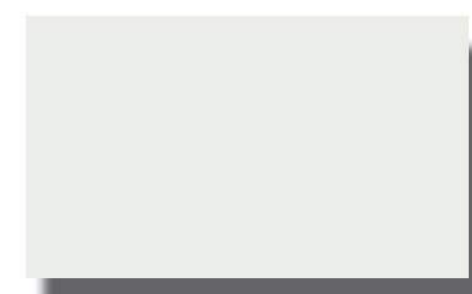
**SOUTH ELEVATION OF BLOCK-2**



FASCIA BOARD  
METAL RAILING  
CHARCOAL



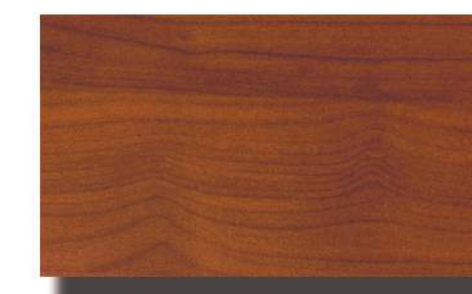
CULTURED BRICK  
USED BRICK  
HIGH DESERT



HARDIE PANEL-1  
WHITE



HARDIE PANEL-1  
GRAY



HARDIE SIDING  
STAIN WOOD GRAIN  
CEDAR COLOR



ENTRY DOOR,  
GARAGE DOOR  
STAIN WOOD GRAIN  
DARK OAK

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**DP 0.4**

COLOR ELEVATIONS

SCALE: 1:75

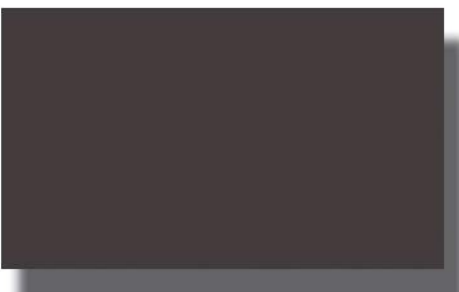




EAST ELEVATION OF BLOCK-2 (FACING 198TH STREET)



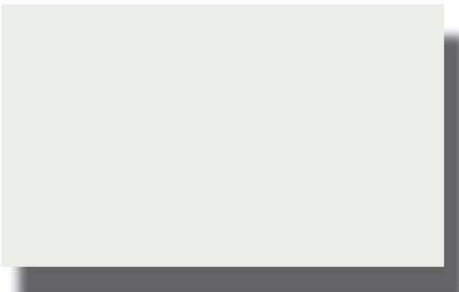
DRIVEWAY ELEVATION OF BLOCK-3



FASCIA BOARD  
METAL RAILING  
CHARCOAL



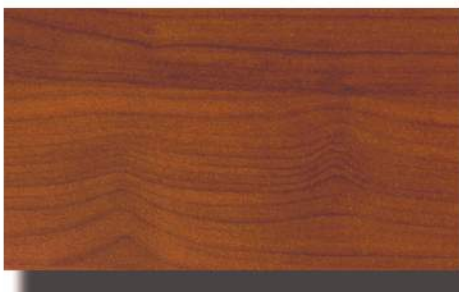
CULTURED BRICK  
USED BRICK  
HIGH DESERT



HARDIE PANEL-1  
WHITE



HARDIE PANEL-1  
GRAY



HARDIE SIDING  
STAIN WOOD GRAIN  
CEDAR COLOR



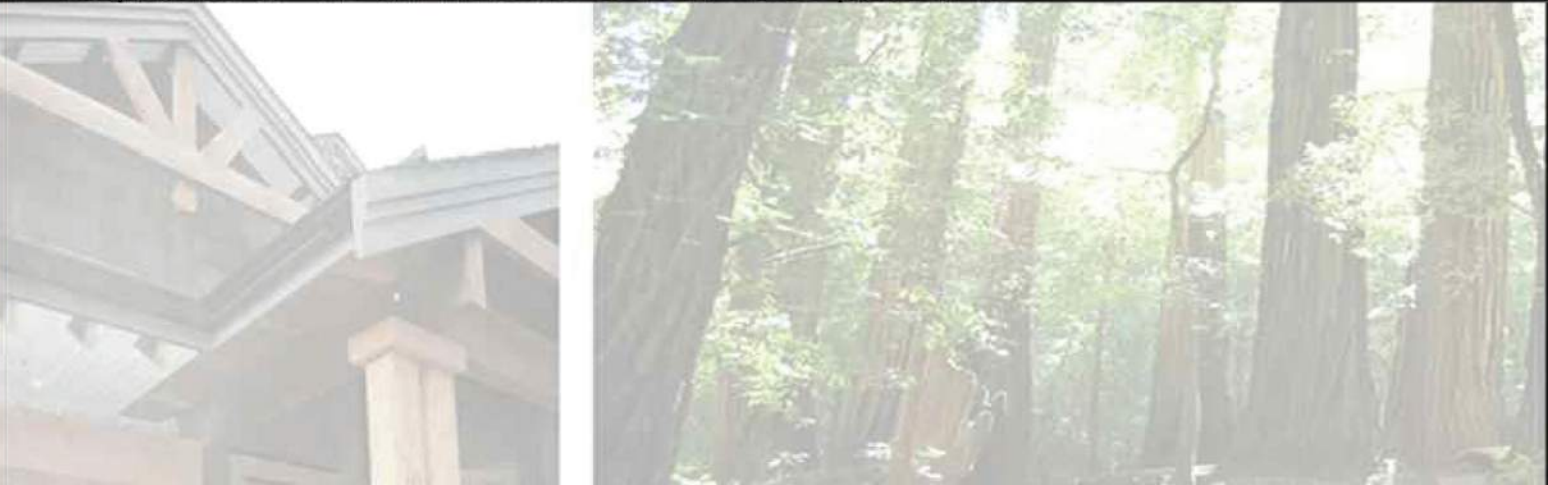
ENTRY DOOR,  
GARAGE DOOR  
STAIN WOOD GRAIN  
DARK OAK

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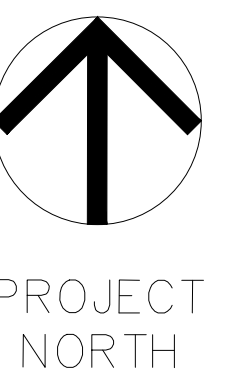
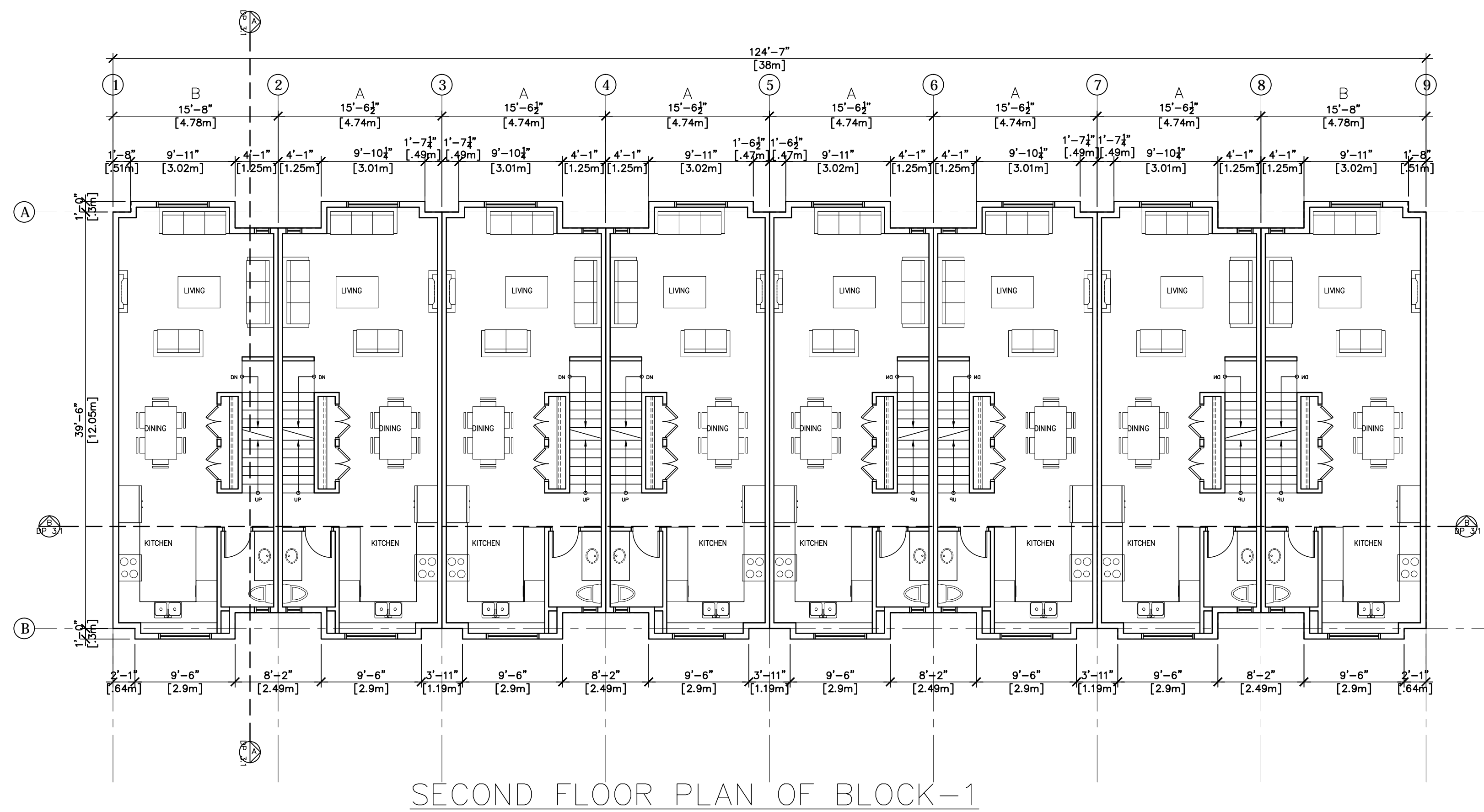
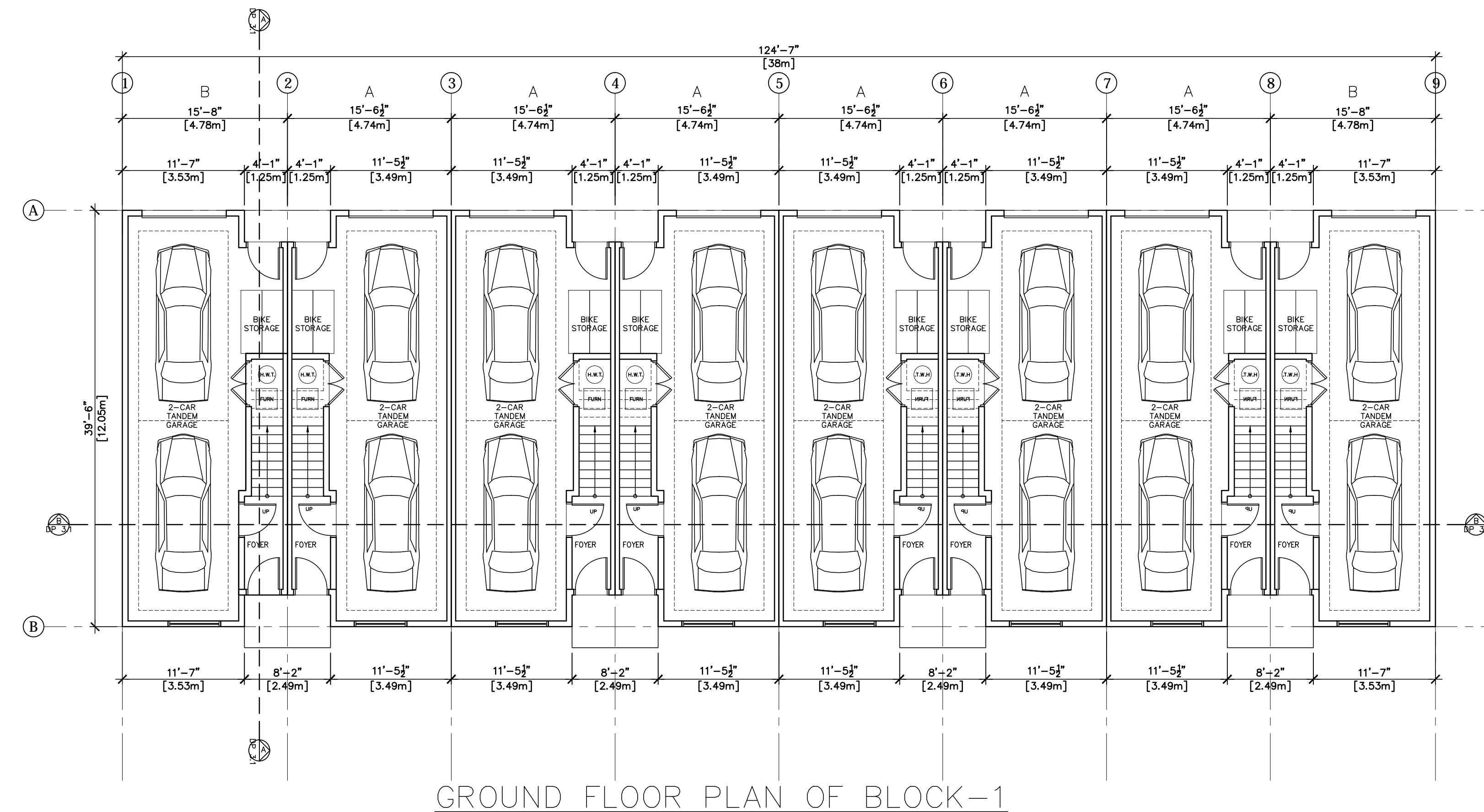


DP 0.5

COLOR ELEVATIONS

SCALE: 1:75





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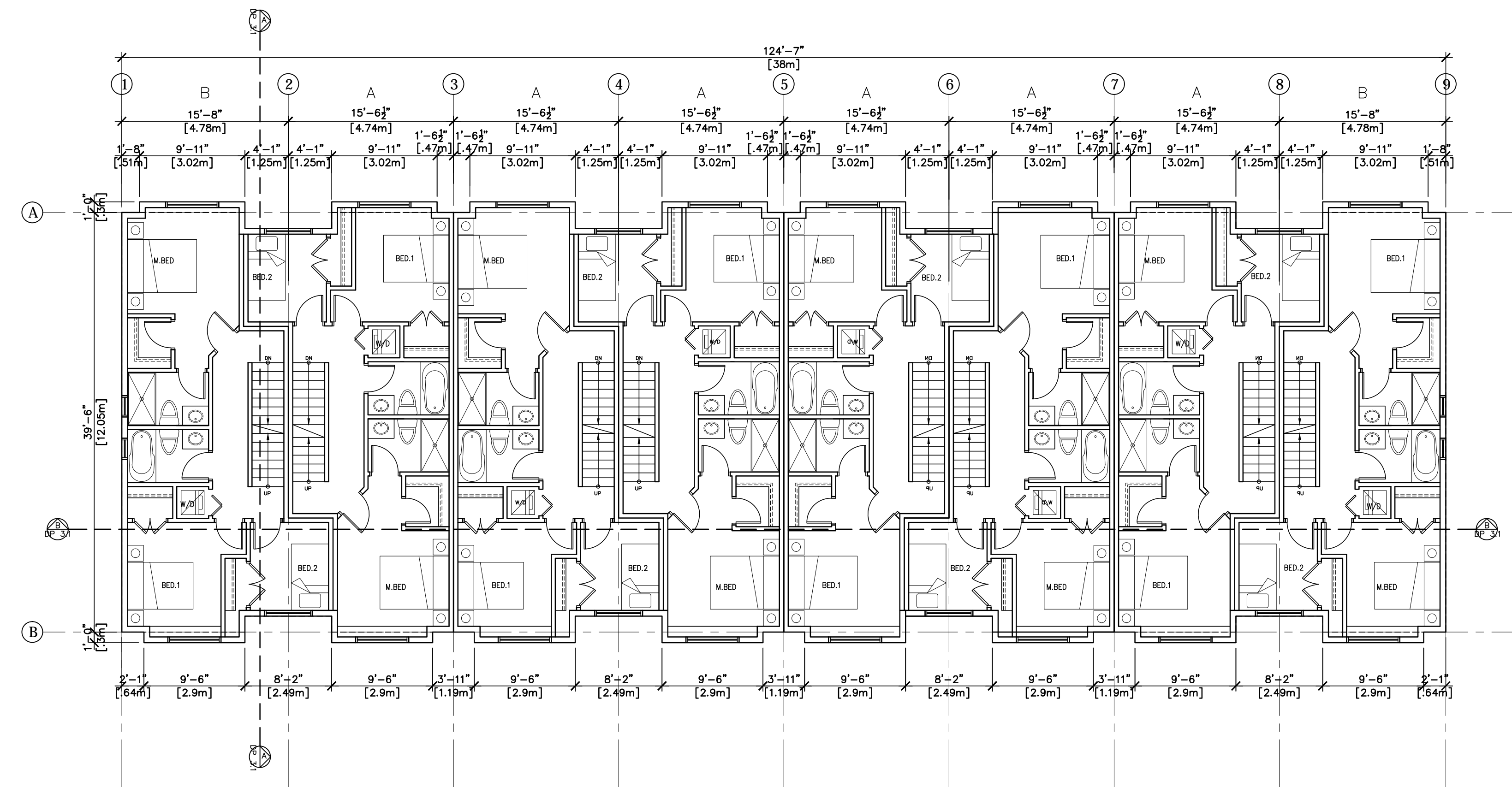
## DP 1.1

FLOOR PLANS

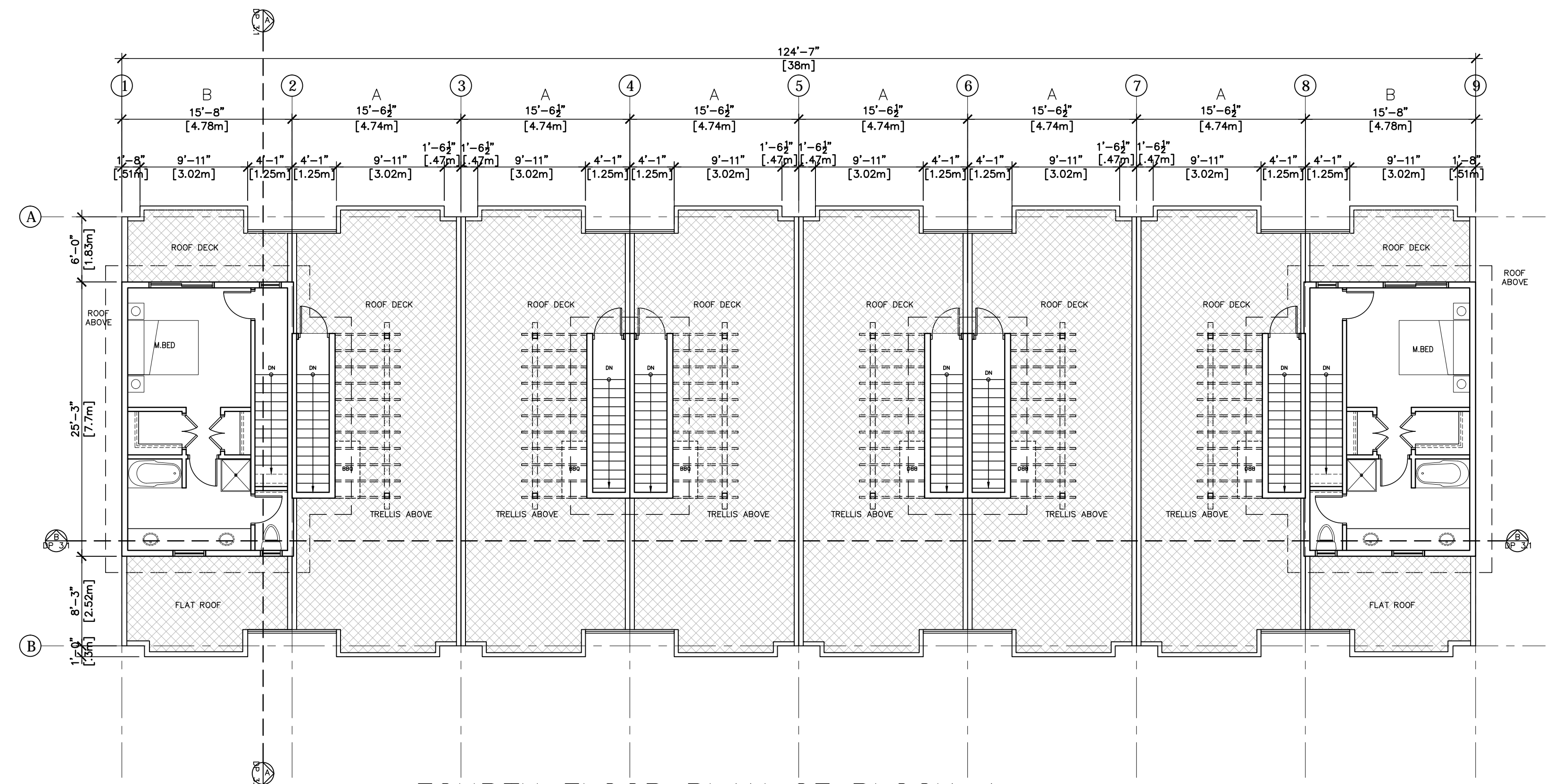
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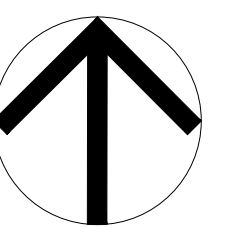




THRID FLOOR PLAN OF BLOCK-1



FOURTH FLOOR PLAN OF BLOCK-1



PROJECT  
NORTH

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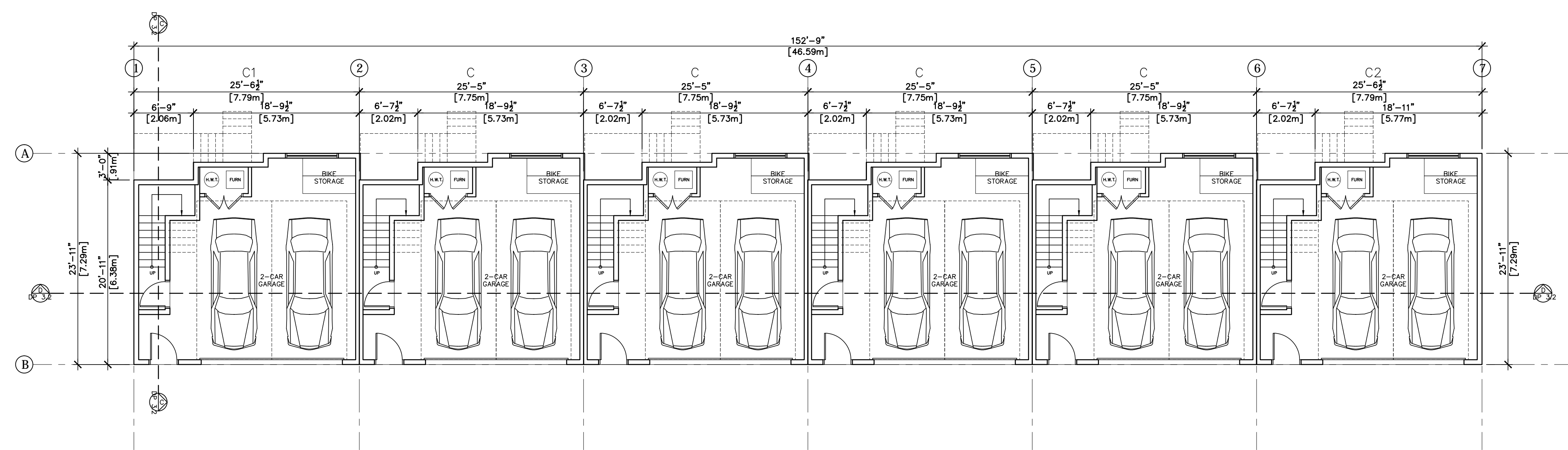
## DP 1.2

FLOOR PLANS

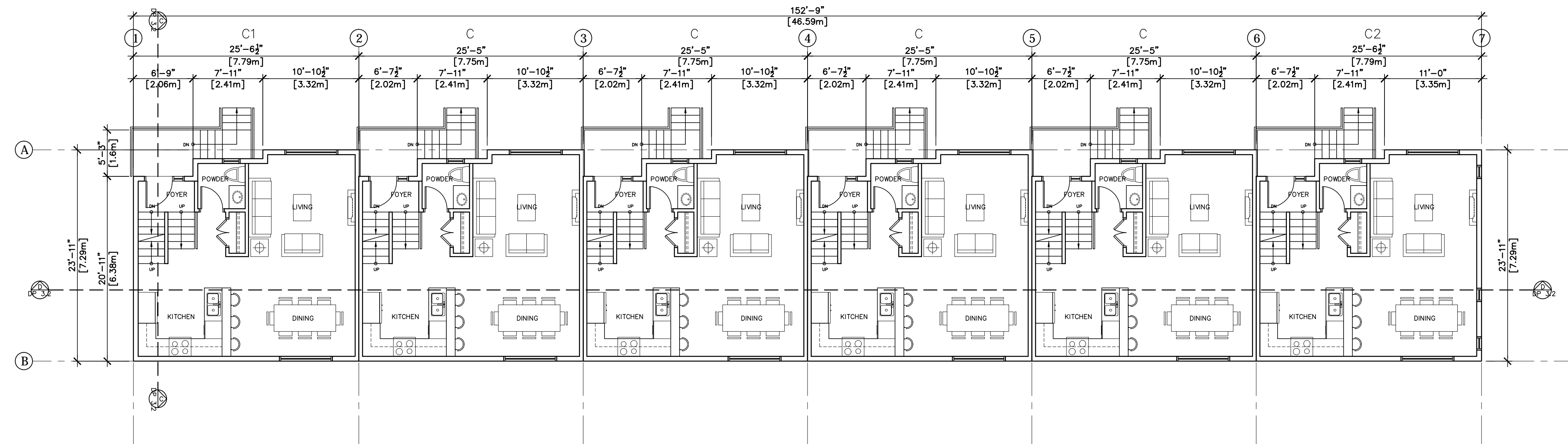
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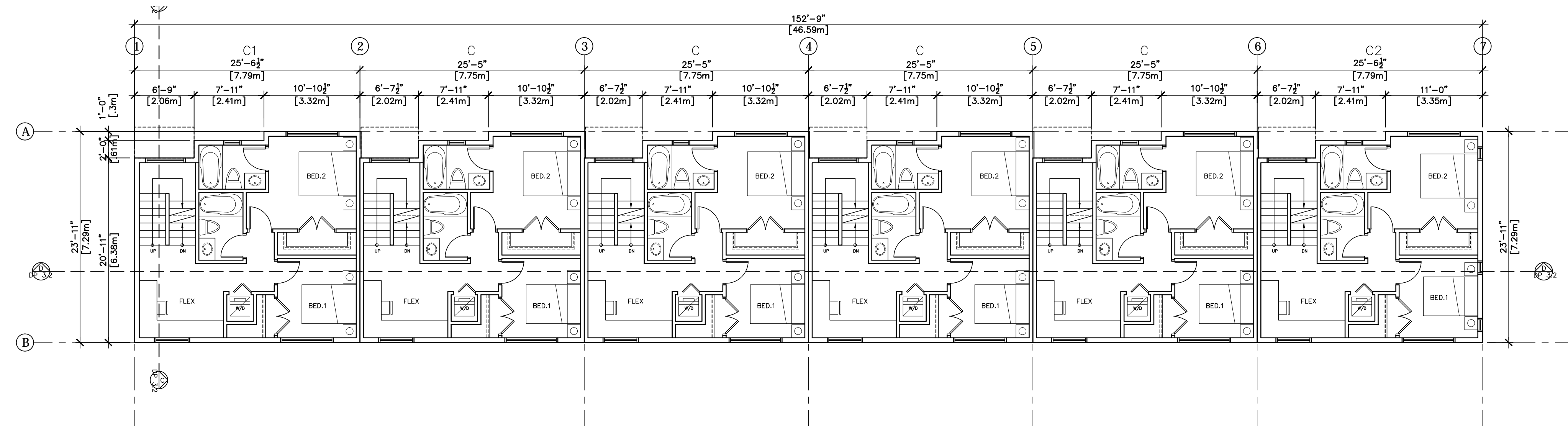




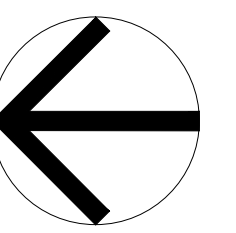
GROUND FLOOR PLAN OF BLOCK-2



SECOND FLOOR PLAN OF BLOCK-2



THIRD FLOOR PLAN OF BLOCK-2



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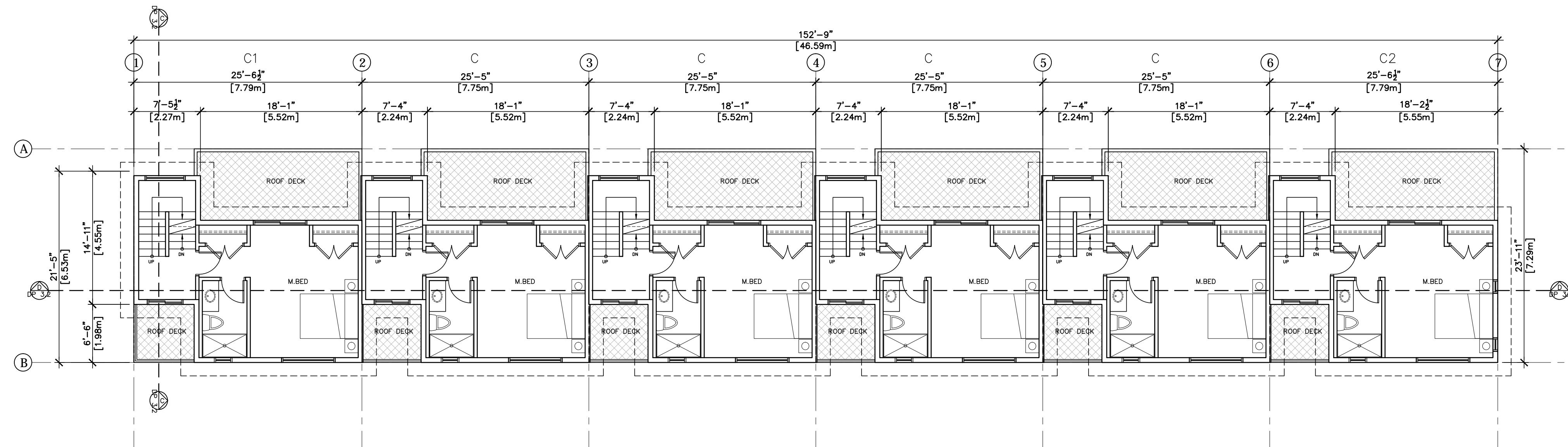
## DP 1.3

FLOOR PLANS

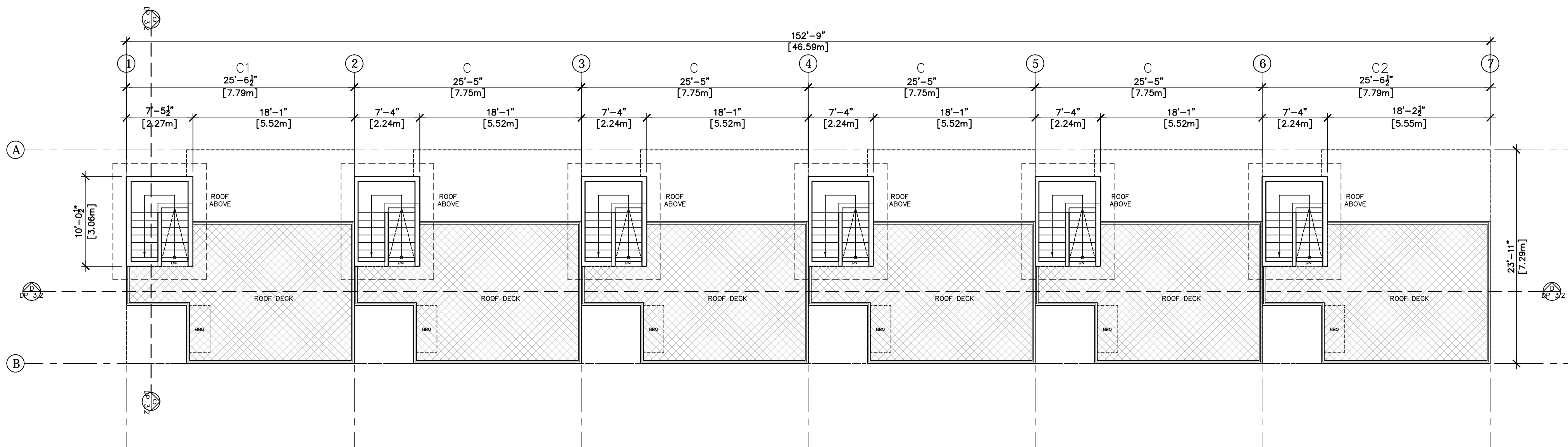
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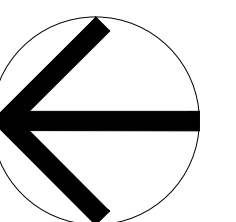




FOURTH FLOOR PLAN OF BLOCK-2



ROOF PLAN OF BLOCK-2



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NORTH

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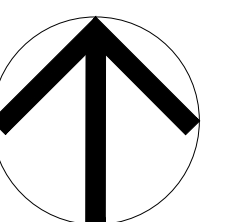
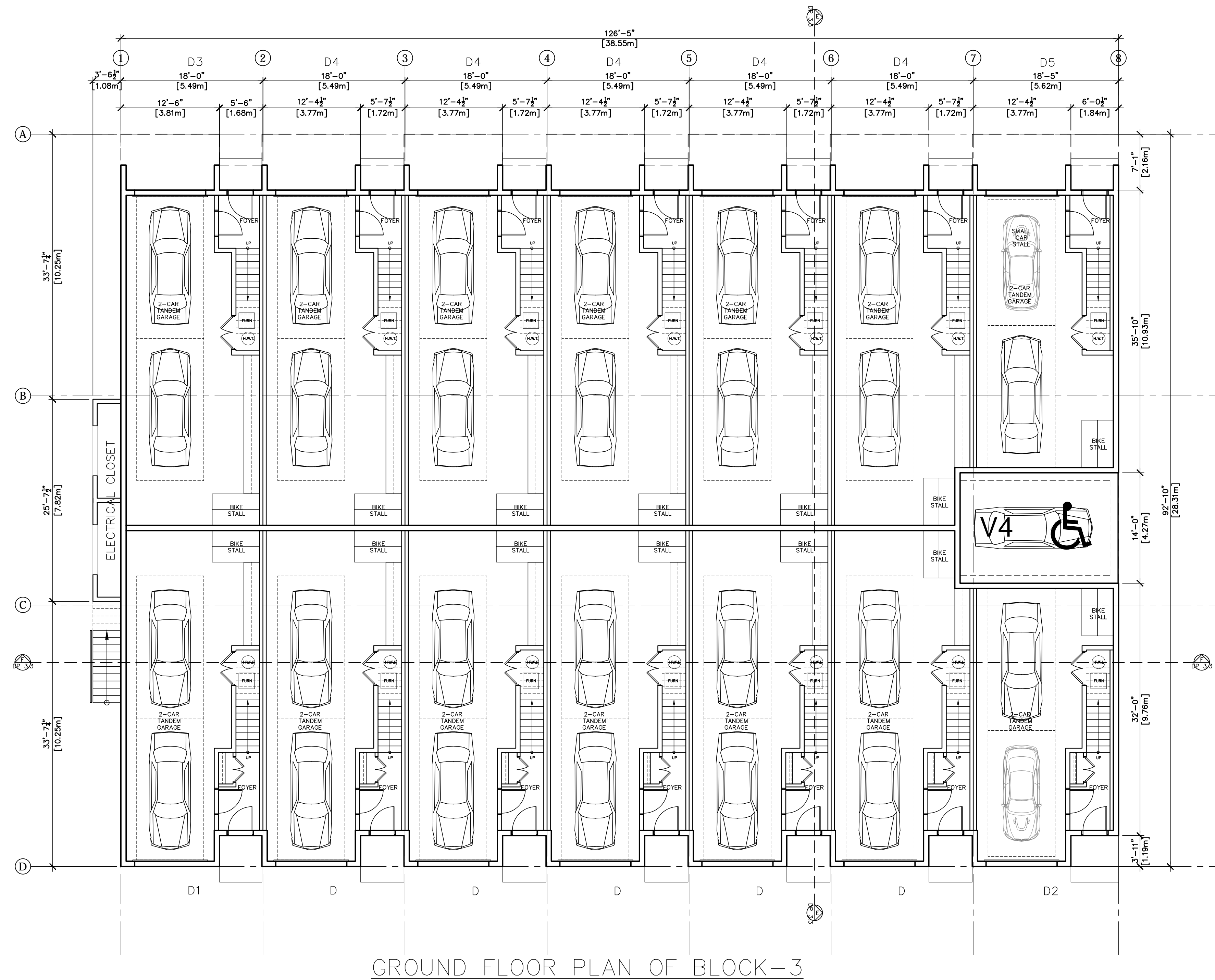


## DP 1.4

FLOOR PLANS

SCALE: 1:100





PROJECT  
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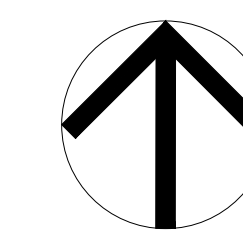
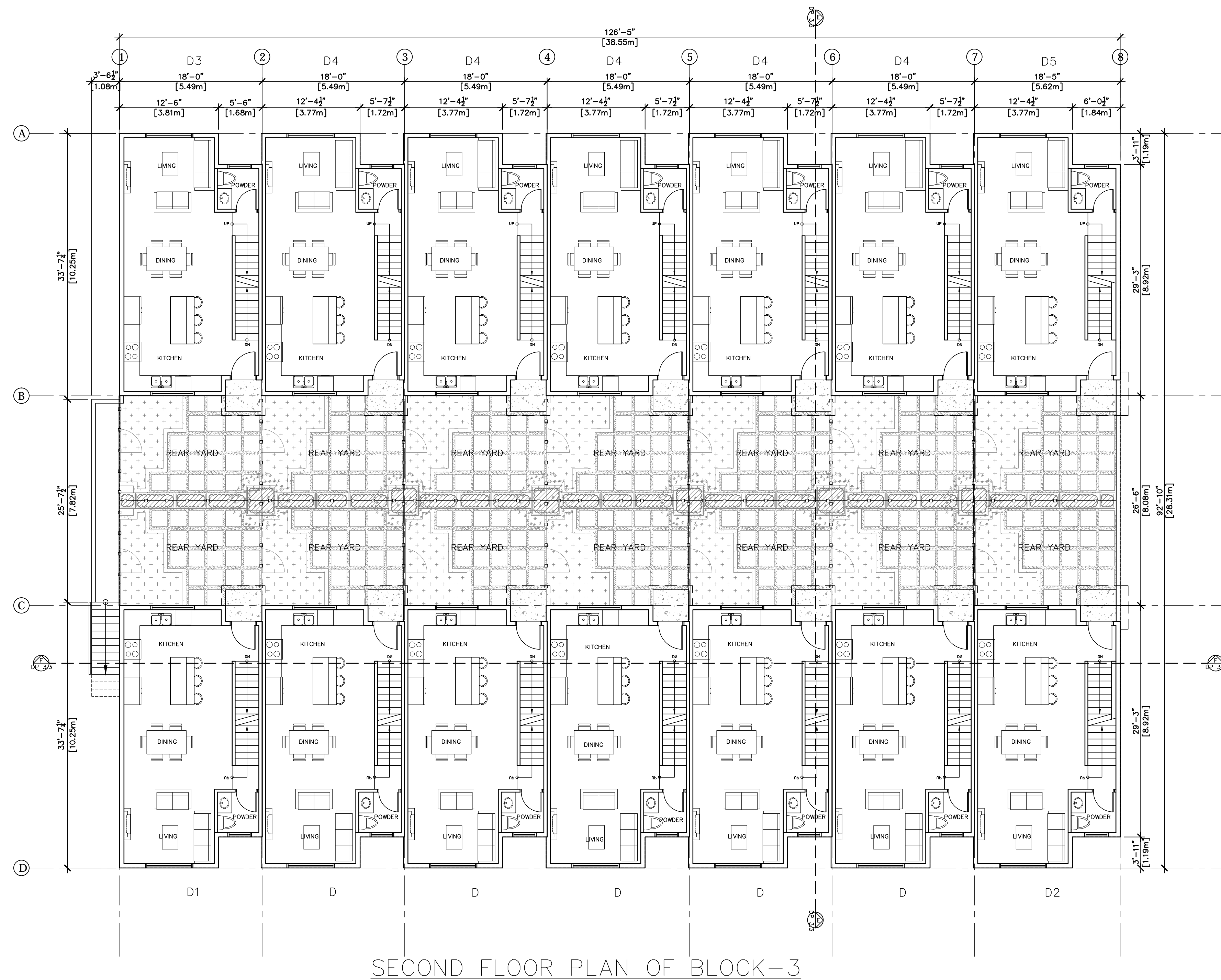
## DP 1.5

FLOOR PLANS

SCALE: 1:100







PROJECT  
NORTH

# UPTOWN VILLAGE

Proposed Townhouse Development

5501, 5503 and 5509 - 198th Street and 19771 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.  
NOVEMBER 14 2016

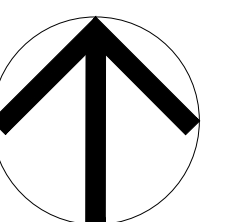
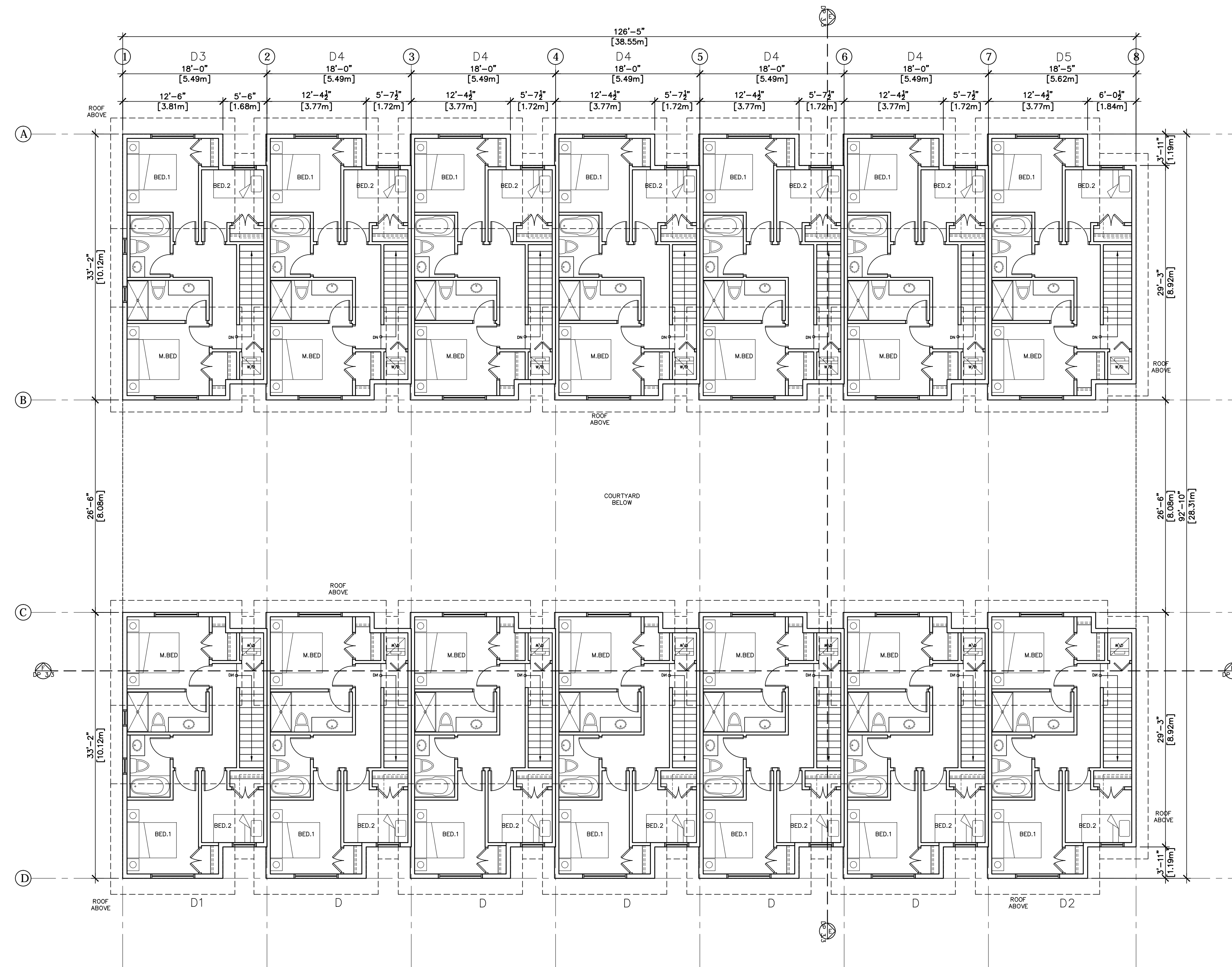


## DP 1.6

FLOOR PLANS

SCALE: 1:100





PROJECT  
NORTH

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NOVEMBER 14 2016

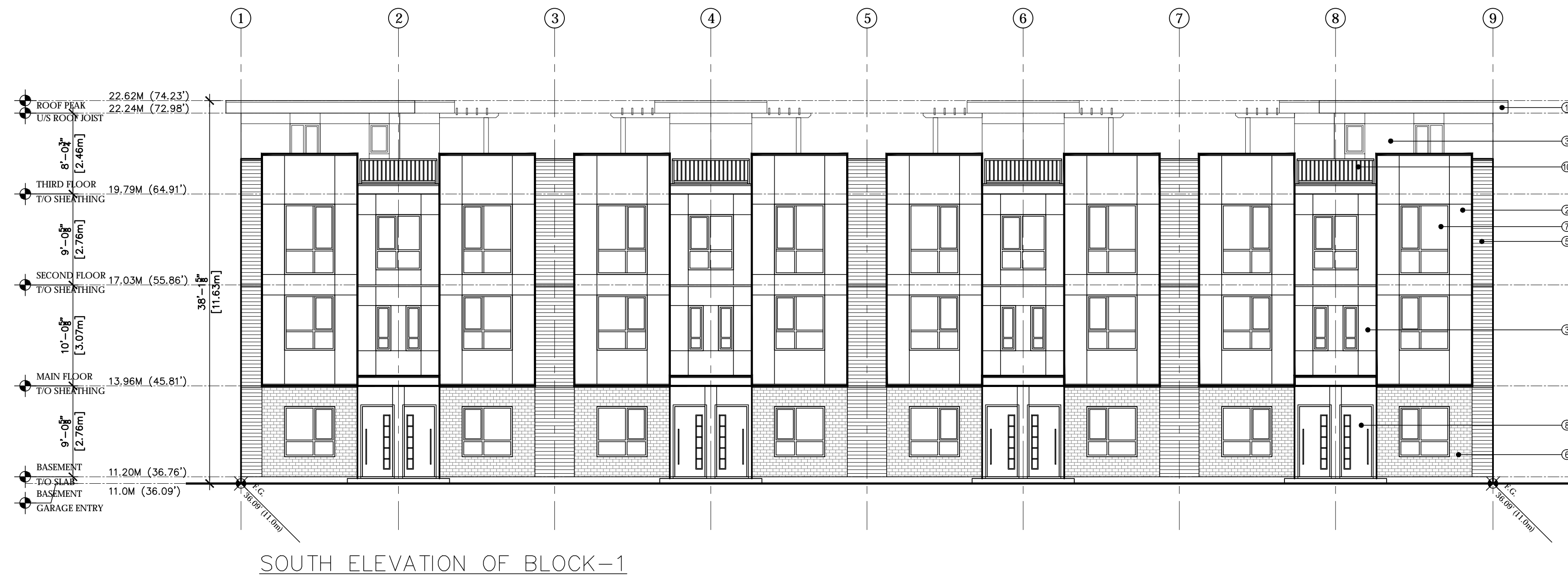
## DP 1.7

FLOOR PLANS

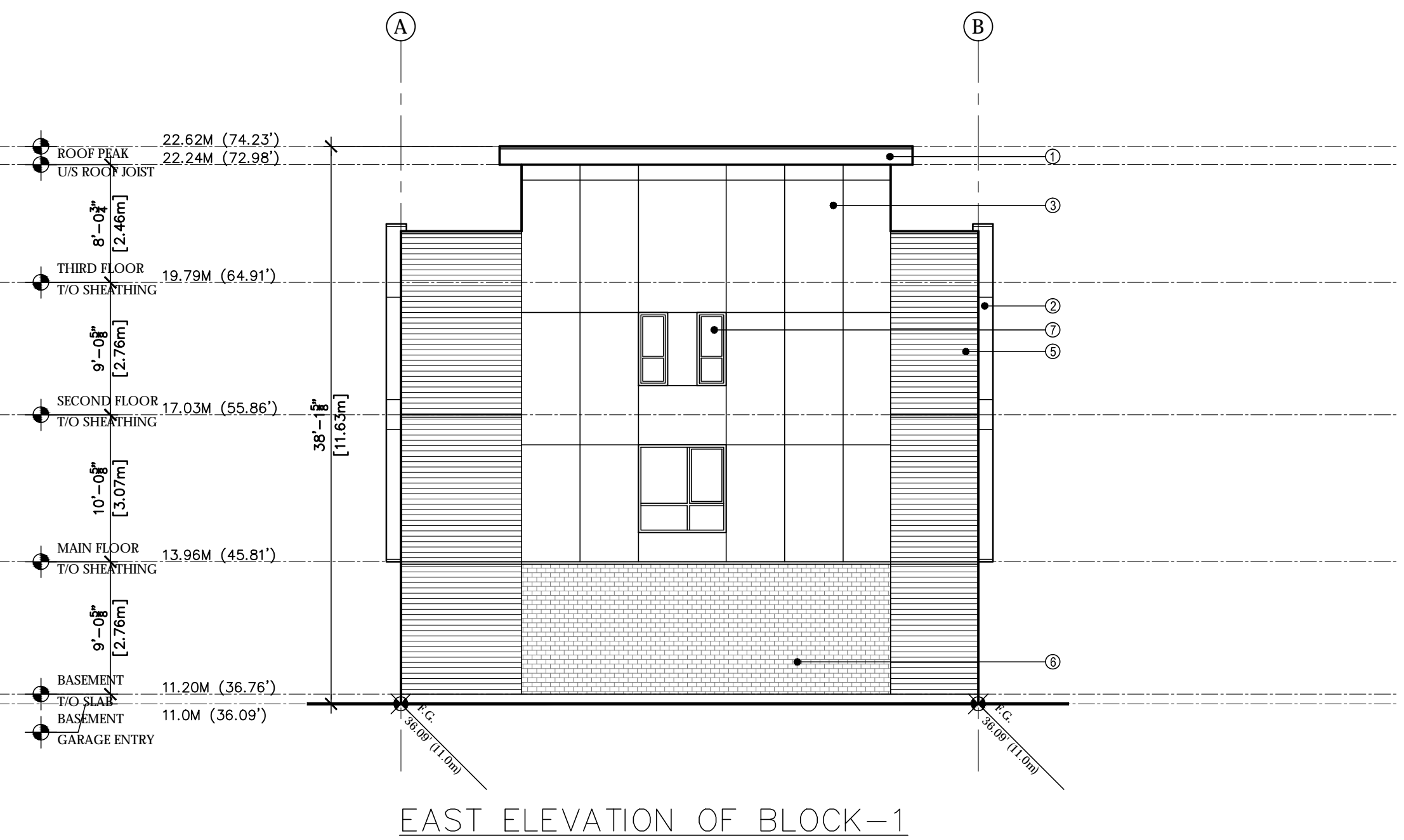
SCALE: 1:100







SOUTH ELEVATION OF BLOCK-1

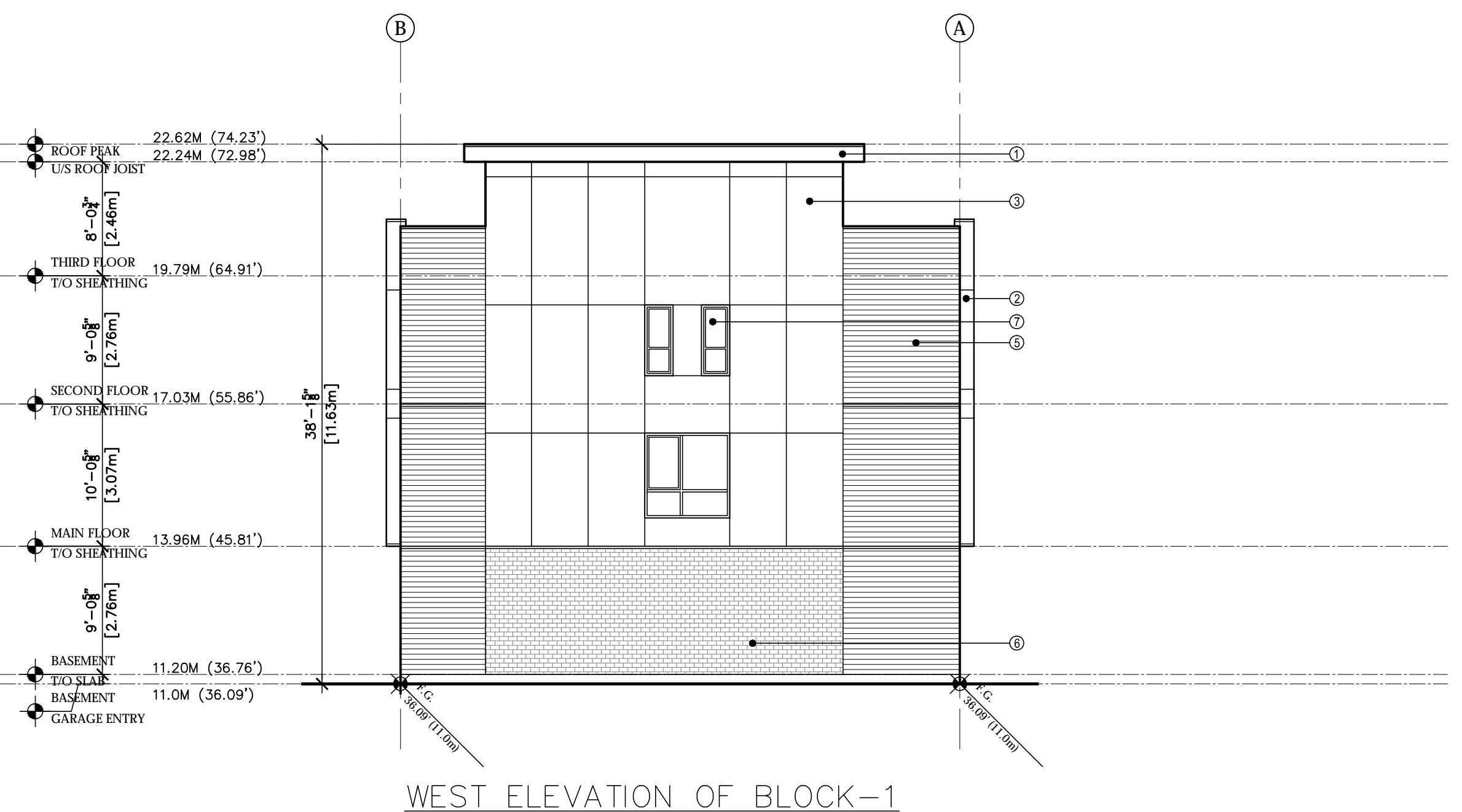


EAST ELEVATION OF BLOCK-1

MATERIALS LEGEND	
① PAINTED WOOD FASCIA BOARD	⑥ RED BRICK VENEER
② FIBER CEMENT PANELING (GRAY)	⑦ VINYL WINDOW
③ FIBER CEMENT PANELING (WHITE)	⑧ PAINTED / STAINED FIBER GLASS ENTRY DOOR
④ FIBER CEMENT PANELING (RED)	⑨ INSULATED GARAGE DOOR
⑤ FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩ ALUMINUM RAILING



NORTH ELEVATION OF BLOCK-1



WEST ELEVATION OF BLOCK-1

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NOVEMBER 14 2016

Proposed Townhouse Development



DP 2.1

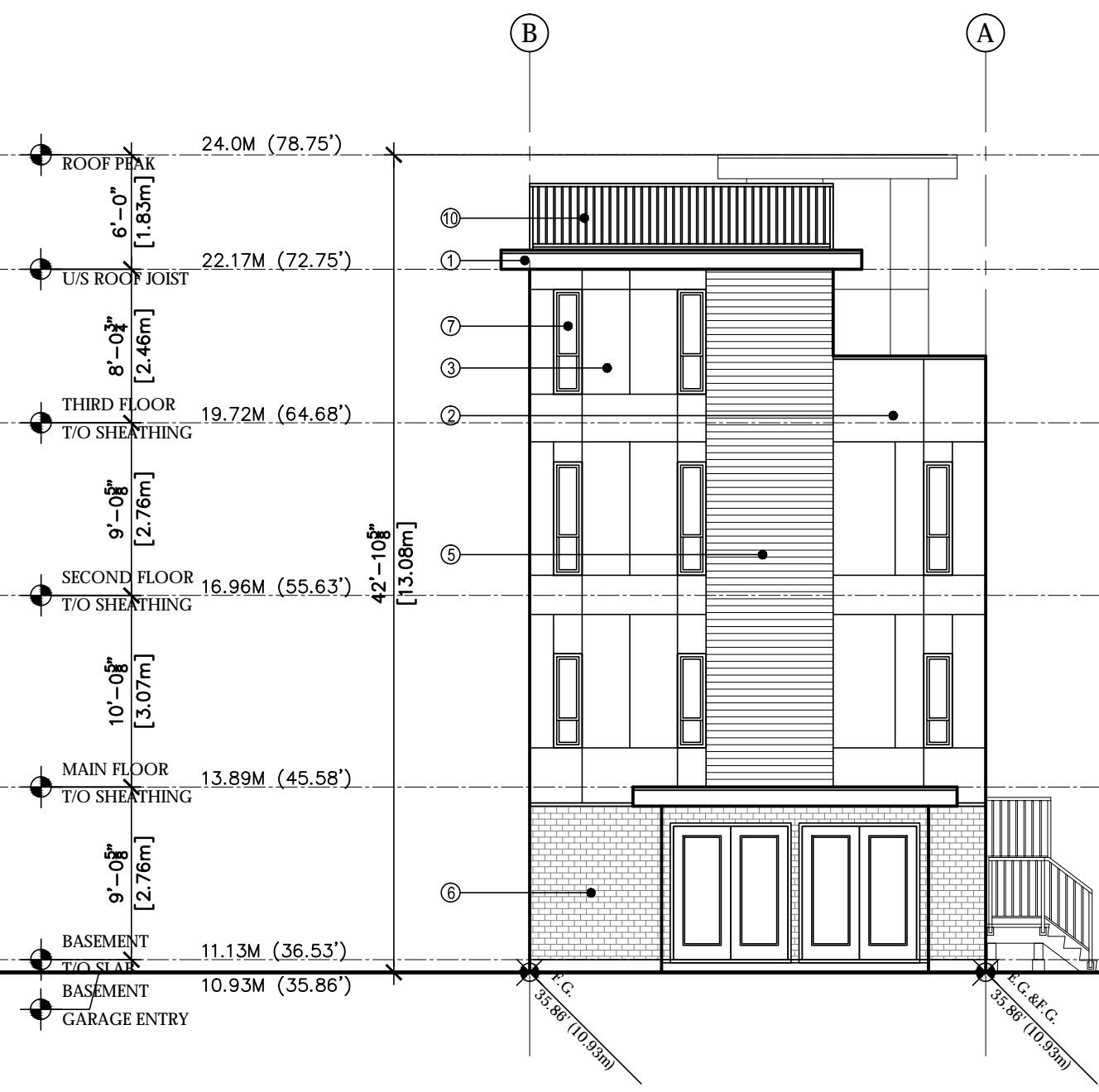
ELEVATIONS

SCALE: 1:100





EAST ELEVATION OF BLOCK-2  
(FACING 198TH STREET)

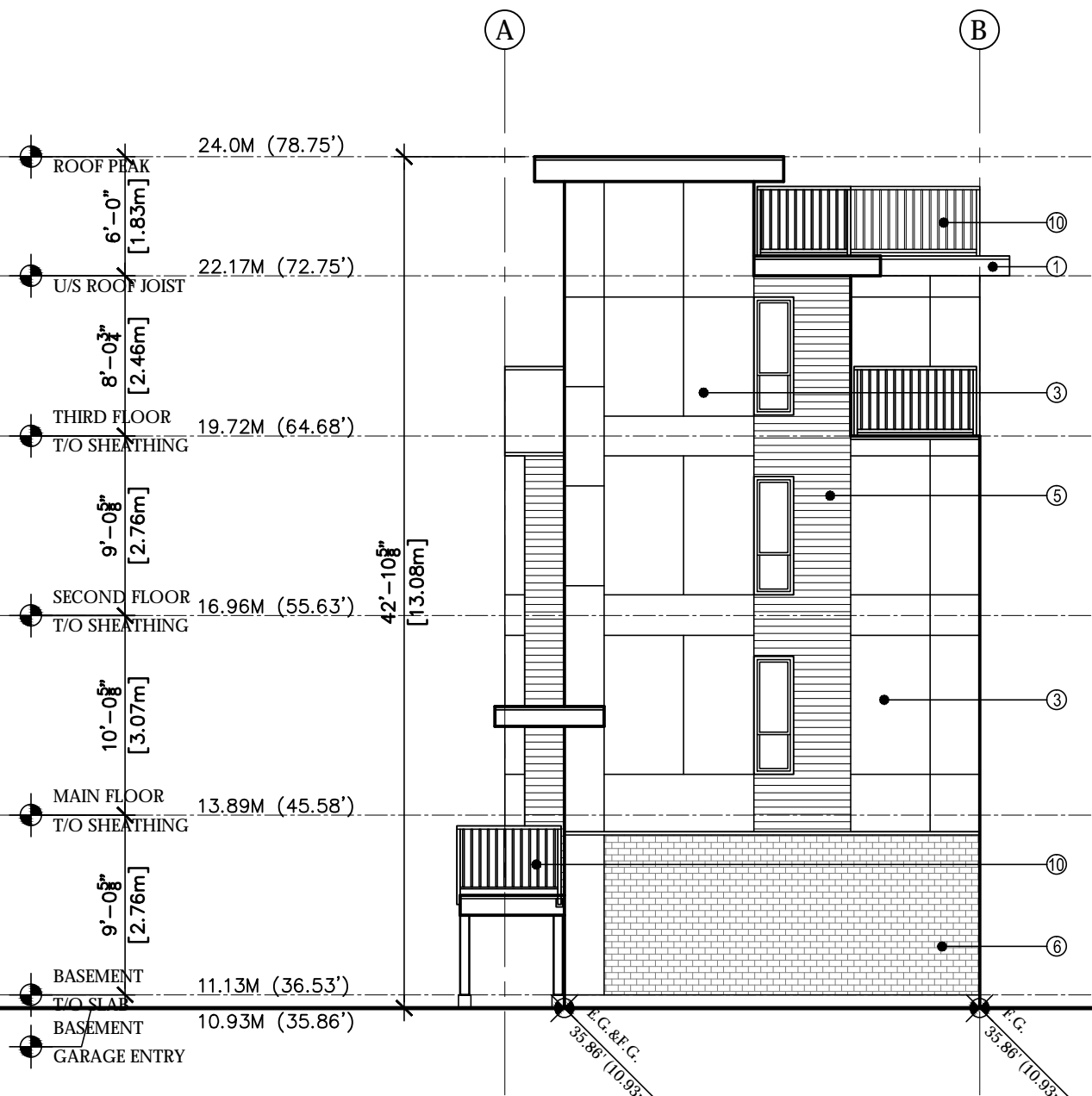


SOUTH ELEVATION OF BLOCK-2

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD	⑥	RED BRICK VENEER
②	FIBER CEMENT PANELING (GRAY)	⑦	VINYL WINDOW
③	FIBER CEMENT PANELING (WHITE)	⑧	PAINTED / STAINED FIBER GLASS ENTRY DOOR
④	FIBER CEMENT PANELING (RED)	⑨	INSULATED GARAGE DOOR
⑤	FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩	ALUMINUM RAILING



WEST ELEVATION OF BLOCK-2



NORTH ELEVATION OF BLOCK-2

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ATELIER PACIFIC ARCHITECTURE INC.  
NOVEMBER 14 2016

Proposed Townhouse Development



DP 2.2

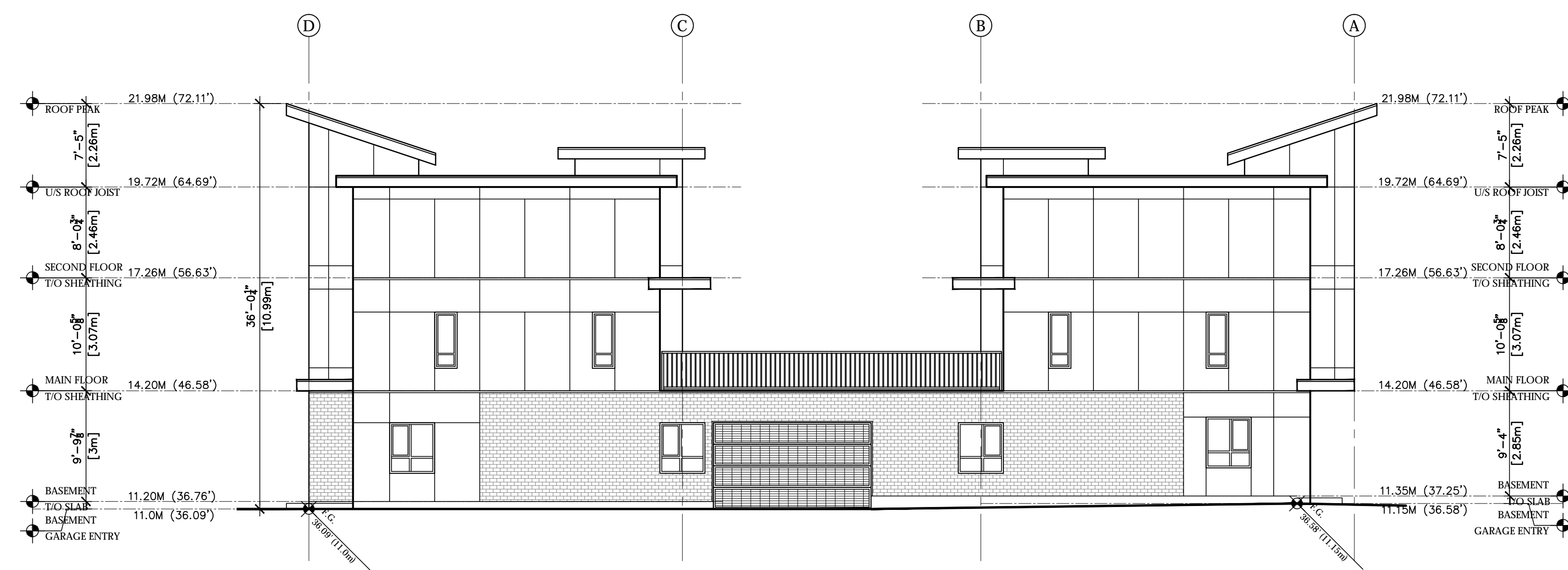
ELEVATIONS

SCALE: 1:100





DRIVEWAY ELEVATION OF BLOCK-3

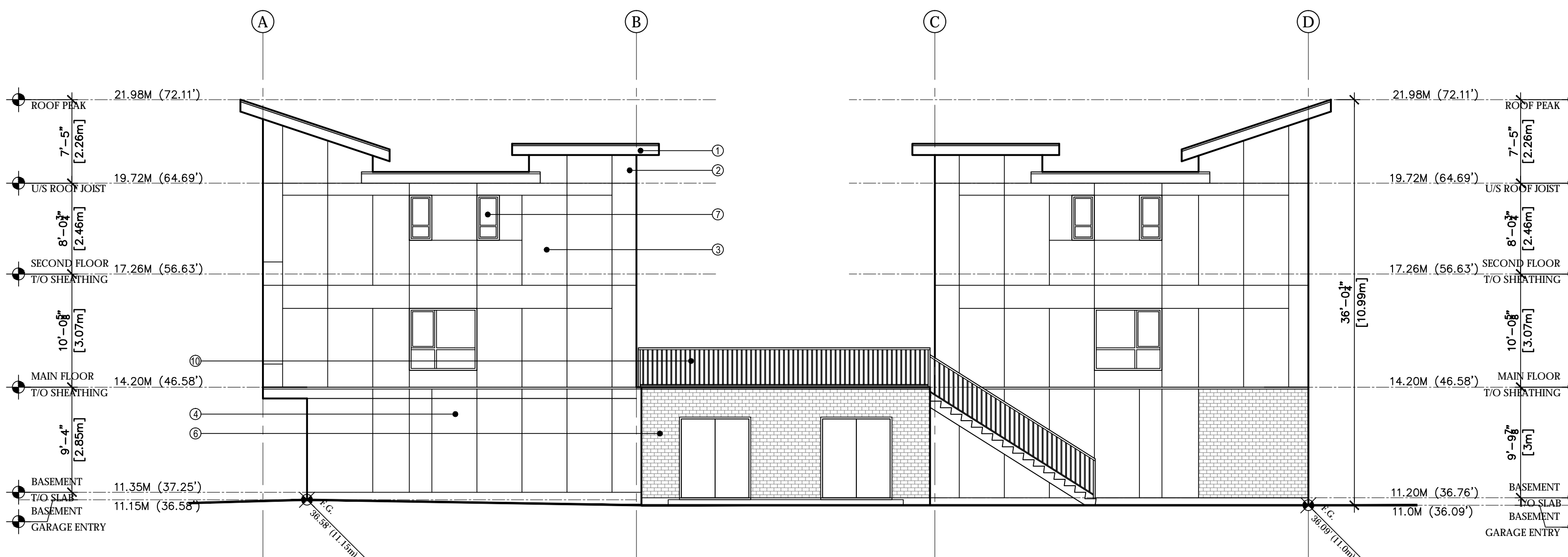


WEST ELEVATION OF BLOCK-3

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD	⑥	RED BRICK VENEER
②	FIBER CEMENT PANELING (GRAY)	⑦	VINYL WINDOW
③	FIBER CEMENT PANELING (WHITE)	⑧	PAINTED / STAINED FIBER GLASS ENTRY DOOR
④	FIBER CEMENT PANELING (RED)	⑨	INSULATED GARAGE DOOR
⑤	FIBER CEMENT HORIZONTAL SIDING (WOOD STAINED)	⑩	ALUMINUM RAILING



COURTYARD ELEVATION OF BLOCK-3



EAST ELEVATION OF BLOCK-3

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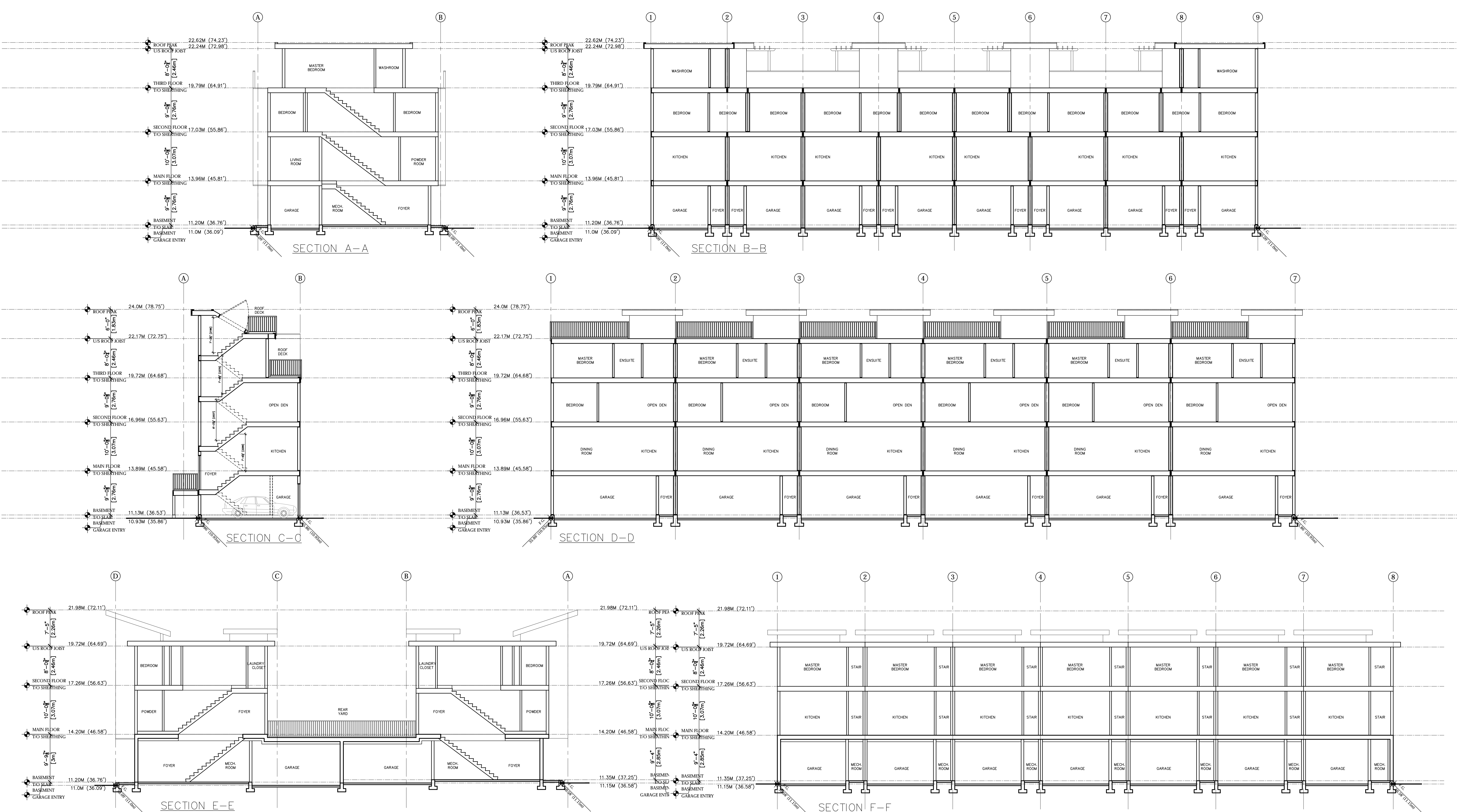


## DP 2.3

ELEVATIONS

SCALE: 1:100





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ATELIER PACIFIC ARCHITECTURE INC.

NOVEMBER 14 2016

## DP 3.1

SECTIONS

SCALE: 1:100

