



201 STREET



SITE PLAN

1" = 20'-0"

DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

LOT AREA: 53,203 S.F. (4,943 S.M.) (1.2214 ACRES)

DENSITY: $1.2214 \times 80 = 97.7 = 98$ UNITS

UNIT COUNT:

STUDIO - 6 UNITS

1 BED - 41 UNITS

2 BED - 45 UNITS

3 BED - 6 UNITS

TOTAL = 98 UNITS

FLOOR AREA:

1st FLOOR AREA:

OVERALL = 23,907 S.F. (6,151 S.F. Circ. Etc.)

2nd FLOOR AREA:

OVERALL = 23,273 S.F. (4,554 S.F. Circ. Etc.)

3rd FLOOR AREA:

OVERALL = 23,297 S.F. (4,640 S.F. Circ. Etc.)

4th FLOOR AREA:

OVERALL = 23,547 S.F. (4,255 S.F. Circ. Etc.)

TOTAL FINISHED FLOOR AREA:

94,224 S.F. (1.75 FSR)

Saleable = 74,524 S.F.

Circulation/Amenity = 19,700 S.F.

% Efficiency = 79.1%

LUG PARKADE AREA = 47,423 S.F.

PARKING REQUIRED

1 BED = 1.2 stalls / unit

2 BED = 1.3 stalls / unit

3 BED = 2.0 stalls / unit

VISITOR = 0.2 stalls / unit

TENANT:

47 UNITS * 1.2 = 56.4

45 UNITS * 1.3 = 58.5

6 UNITS * 2.0 = 12.0

TOTAL REQUIRED = 126.9

= 127 STALLS

VISITOR:

98 UNITS * 0.2 = 19.6 = 20 STALLS

PARKING PROVIDED:

TENANT: 128 STALLS (IN PARKADE)

6 H/C

46 SMALL CAR (33% OF TOTAL)

73 STANDARD

VISITOR: 20 STALLS (IN PARKADE)

2 H/C

18 STANDARD

BIKE PARKING (0.5 SPACES / UNIT):

REQUIRED = 49 SPACES

PROVIDED = 52 SPACES

6 VISITOR BIKE STALLS PROVIDED

AMENITY SPACE (25 S.F. / UNIT):

REQUIRED:

25 S.F. * 98 = 2,450 S.F.

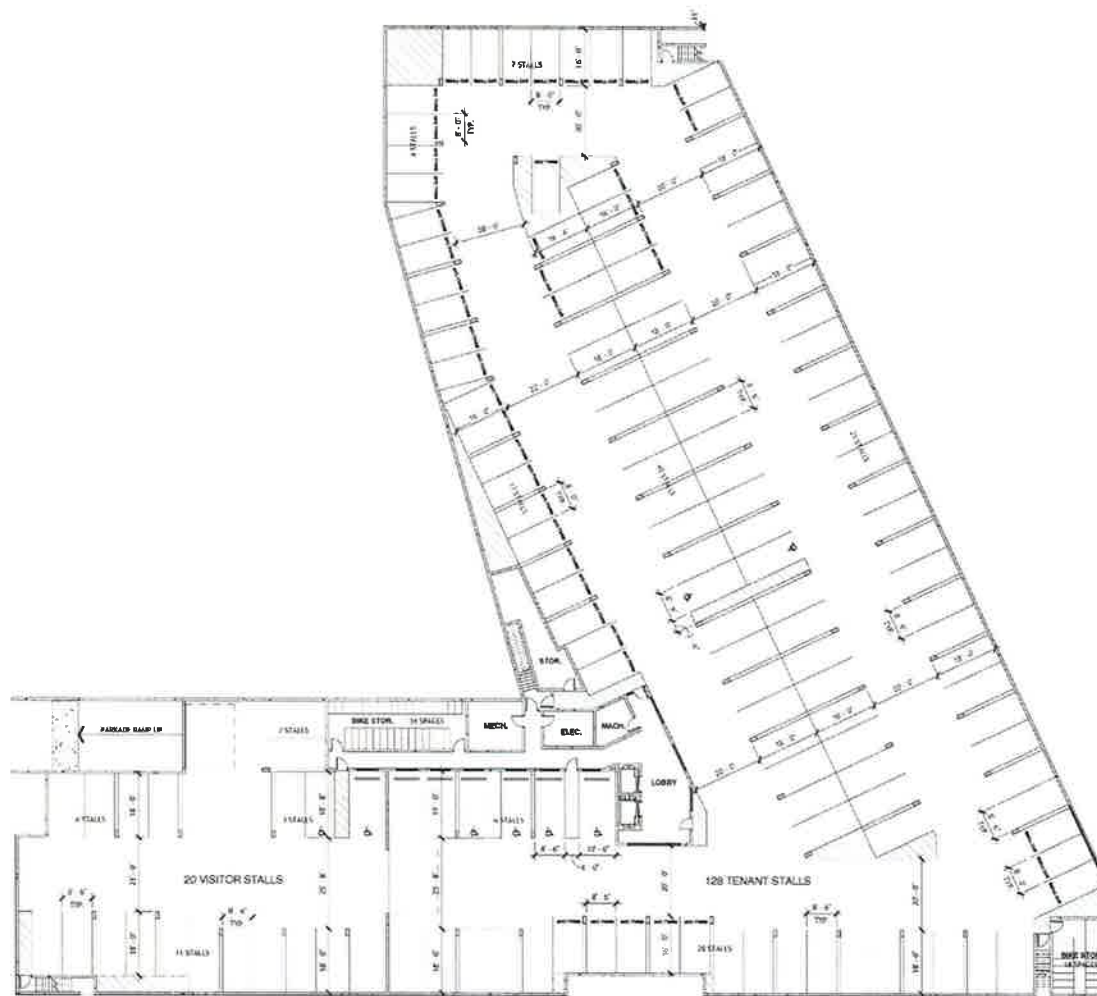
PROVIDED:

3,958 S.F. (ON 1st & 2nd FLOORS)

STORAGE LOCKERS:

- EACH UNIT HAS A STORAGE ROOM PROVIDED

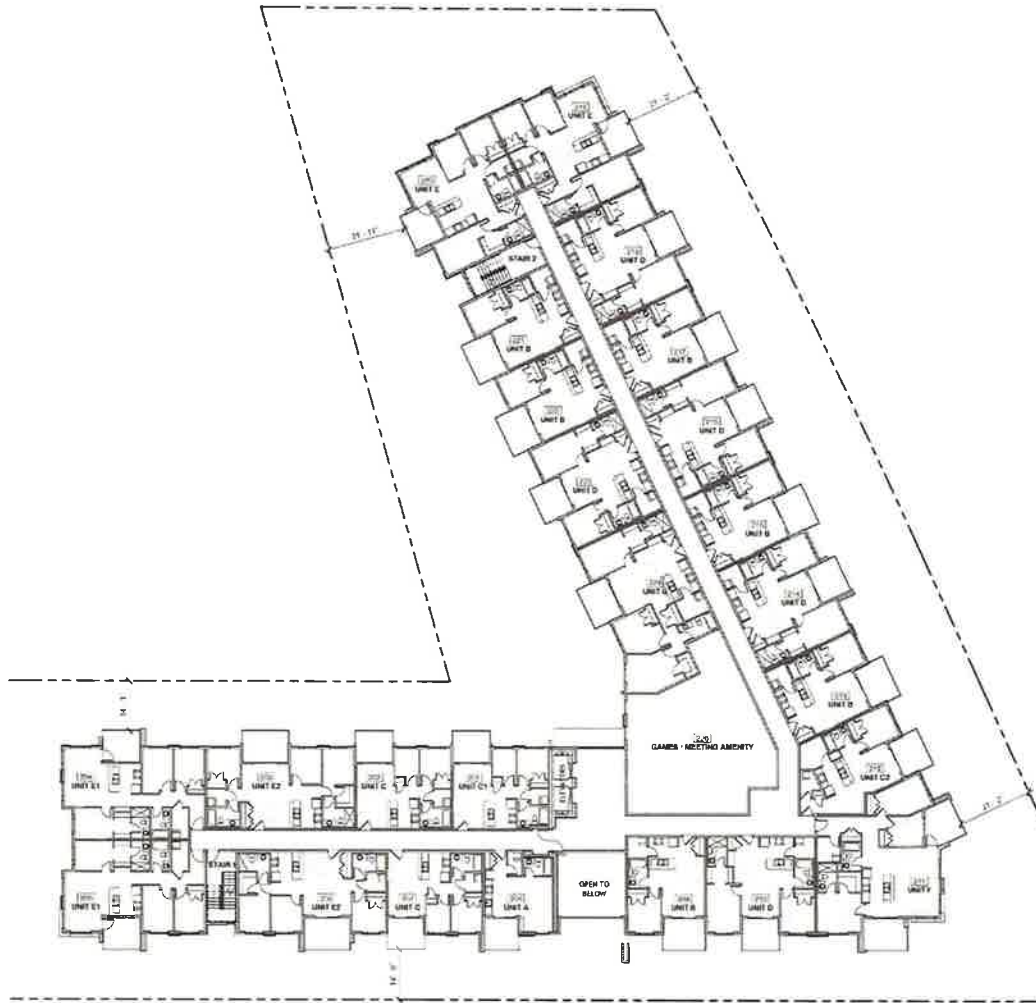
- 79 STORAGE LOCKERS PROVIDED ON 1st, 3rd & 4th FLOORS



BASEMENT FLOOR PLAN
1/16" = 1'-0"



1st FLOOR PLAN
1/16" = 1'-0"



2nd FLOOR PLAN
1/16" = 1'-0"



3rd & 4th FLOOR PLAN
1/16" = 1'-0"



North West - Elevation
1" = 10'-0"



East - Elevation
1" = 10'-0"

MATERIAL LEGEND					
[7]	CEMENT BOARD BOARD & BATTEN, VERTICAL PANEL SIDING COLOUR: WEST GRAY	[9]	BRICK "STACK BOND" COLOUR: BRICK SAND	[26]	EXTERIOR ALUMINUM RAILING COLOUR: BLACK
[8]	VINYL HORIZONTAL LAP SIDING 6" EXPOSURE; - ROTAL BUILDING PRODUCTS, COLOUR: WHITE	[10]	WINDOW ALUMINUM COLOUR: CLEAR GRAY	[27]	CONCRETE WALL COLOUR: CLEAR SANDER
[11]	CEMENT BOARD HORIZONTAL LAP SIDING 6" EXPOSURE; COLOUR: BRICK SAND	[11]	SLIDING PATIO DOOR VINYL COLOUR: DARK GRAY	[28]	ALUMINUM WALL PANEL COLOUR: STONE GRAY
[12]	CEMENT BOARD HORIZONTAL LAP SIDING 6" EXPOSURE; COLOUR: WOODSTOCK BROWN	[12]	ALUMINUM BALCONY RAILING WITH GLASS INFILL COLOUR: BLACK	[29]	ALUMINUM STORMDOOR COLOUR: CLEAR ANGLEIDEAL
[13]	CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: NIGHT GRAY	[13]	HEAVY TIMBER (PAINTED): - BENJAMIN MOORE, COLOUR: "BARNWOOD GRANGE" (CC-171)	[30]	REINFORCING SHEATHING, COLOUR: CLEAR ANGLEIDEAL
[14]	CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: NIGHT GRAY	[14]	WOOD FASCIA BOARD (PAINTED): - BENJAMIN MOORE, COLOUR: YELLOW (CC-54)	[31]	EXTERIOR METAL DOOR: - BENJAMIN MOORE, COLOUR: DARK GRAY
[15]	CORRUGATED METAL VERTICAL: COLOUR: RED	[15]	METAL FLASHING: SIBERT, COLOUR: COMMERCIAL BROWN	[32]	PERFORATED VINYL SPLITTER - HUEBNER, COLOUR: SANDLINGWOOD
[16]	BRICK "STACK BOND" COLOUR: RED			[33]	CEMENT BOARD, SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR: ARCTIC WHITE



South - Elevation
1" = 10'-0"



West - Elevation
1" = 10'-0"



South East - Elevation
1" = 10'-0"



South West - Elevation
1" = 10'-0"

MATERIAL LEGEND					
1	CEMENT BOARD, BOARD & BATTEN, VERTICAL PANEL Siding COLOUR: 'MIST GRAY'	9	BRICK 'TUCK POINT' COLOUR: 'BEACH SAND'	16	EXTERIOR ALUMINUM RAILING COLOUR: 'BLACK'
2	VINYL, HORIZONTAL LAP Siding (4" EXPOSURE) TOTAL BUILDING PRODUCTS, COLOUR: 'WHITE'	10	WINDOW ALUMINUM COLOUR: 'DARK GRAY'	17	CONCRETE WALL COLOUR: 'CLEAR SEALER'
3	CEMENT BOARD, HORIZONTAL LAP Siding (4" EXPOSURE) COLOUR: 'BEACH SAND'	11	SLIDING PATIO DOOR VINYL COLOUR: 'DARK GRAY'	18	ALUMINUM WALL PANEL COLOUR: 'STONE GRAY'
4	CEMENT BOARD, HORIZONTAL LAP Siding (4" EXPOSURE) COLOUR: 'WOOD-TOO BROWN'	12	ALUMINUM BALCONY RAILING WITH GLASS INSERT COLOUR: 'BLACK'	19	ALUMINUM STO REFRONT COLOUR: 'CLEAR ANODIZED'
5	CEMENT BOARD, SMOOTH PANEL Siding JAMES HARDIE, COLOUR: 'MIST GRAY'	13	HEAVY TIMBER (PAINTED) BENJAMIN MOORE, COLOUR: 'SUNSHINE ORANGE' (CC 972)	20	REVEAL TAYLOR, COLOUR: 'CLEAR ANODIZED'
6	CEMENT BOARD, SMOOTH PANEL Siding JAMES HARDIE, COLOUR: 'IRON GRAY'	14	WOOD FENCE BEAMS (PAINTED) BENJAMIN MOORE, COLOUR: 'WILLOW' (CC 143)	21	EXTERIOR METAL DOOR BENJAMIN MOORE, COLOUR: 'DARK GRAY'
7	CORRUGATED METAL (VERTICAL)	15	METAL FLASHING GENTEK, COLOUR: 'COMMERCIAL BROWN'	22	PERFORATED VINYL SOFFITS TAYLOR, COLOUR: 'SANDWOOD'
8	BRICK 'TUCK POINT' COLOUR: 'RED'	23	CEMENT BOARD, SMOOTH PANEL Siding JAMES HARDIE, COLOUR: 'ARCTIC WHITE'		



201 STREET & MICHAUD CRESCENT



201 STREET



MICHAUD CRESCENT



MAIN ENTRANCE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents and visitors. Visitor parking is secured from resident parking.
- Site lighting will evenly illuminate all public areas

Natural Access Control:

- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

Territoriality

- Each 1st floor unit has a private grassed yard area, which increases the sense of ownership

Maintenance & Management

- Owner will initiate programs, such as:
 - Landscape maintenance program, to avoid overgrowth
 - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 52 tenant bike stalls provided in the parkade
- 6 visitor bike stalls provided at the main entry

Electric Car Parking:

- We have made allowance for 10 electric car parking stalls in the parkade

New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

Heat Island Effect:

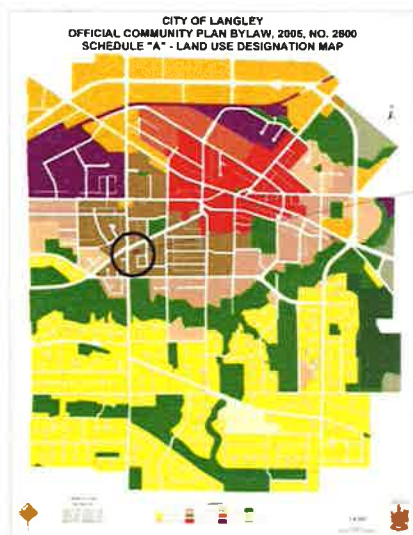
- We have located all of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

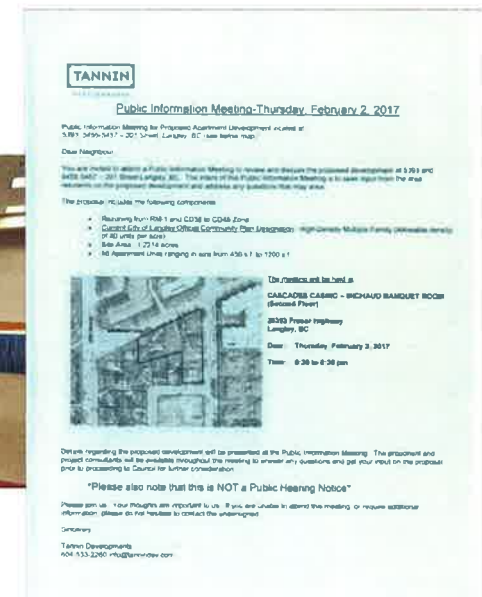
- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.
198 x 0.4943 Ha = 98 units max.

98 units proposed

- Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL



PUBLIC INFORMATION MEETING

- 450 notices were sent out to neighboring residences.
- 40 +/- people attended the meeting.
- Attendees were generally excited about the project:
 - Happy to see the bare land and vacant homes developed into an attractive neighborhood friendly development.
 - Excited that the previously orphaned corner duplex lot will be included in the development.
- Some concerns were:
 - Increased density in the neighborhood.
 - ** we meet the OCP land use designation of high density.
 - Parking provided for the development.
 - ** we meet the zoning bylaw requirements for resident and visitor parking.