







SITE PLAN
1" = 20'-0"

DESIGN DATA:

PROPOSED ZONING: CD ZONE (BASED ON RM3)

LOT AREA: 53,205 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 (INC. 4 H/C ADAPTABLE)
3 BED - 6 UNITS
TOTAL = 98 UNITS (INC. 4 H/C ADAPTABLE)

FLOOR AREA:

1st FLOOR AREA:
OVERALL = 23,607 S.F. (6,151 S.F. Circ. Etc.)
2nd FLOOR AREA:
OVERALL = 23,273 S.F. (4,654 S.F. Circ. Etc.)
3rd FLOOR AREA:
OVERALL = 23,697 S.F. (4,640 S.F. Circ. Etc.)
4th FLOOR AREA:
OVERALL = 23,647 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%

U/G 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
49 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

1 CEMENT BOARD (BOARD & BATTEN), VERTICAL PANEL SIDING - COLOUR: WEST GRAY	9 BRICK "STACK BOND" - 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 WALLS: - 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: "WOODSTOCK BROWN"	12 ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: "BLACK"	19 ALUMINUM STOREFRONT: - COLOUR: "CLEAR ANODIZED"
5 CEMENT BOARD, SMOOTH PANEL SIDING - "JAMES HARDIE", COLOUR: "NIGHT GRAY"	13 HEAVY TIMBER (PAINTED): - "BENJAMIN MOORE", COLOUR: "BARNBOARD GRANGE" (CC-572)	20 REVEAL: - "EASYTRIM", COLOUR: "CLEAR ANODIZED"
6 CEMENT BOARD, SMOOTH PANEL SIDING - "JAMES HARDIE", COLOUR: "IRON GRAY"	14 WOOD FASCIA BOARD (PAINTED): - "BENJAMIN MOORE", COLOUR: "WILLOW" (CC-542)	21 EXTERIOR METAL DOOR: - "BENJAMIN MOORE", COLOUR: "DARK GRAY"
7 CORRUGATED METAL (VERTICAL)	15 METAL FLASHING: - "SINTER", COLOUR: "COMMERCIAL BROWN"	22 PERFORATED VINYL SOFFITS: - "NATURAL", COLOUR: "SHARPLEWOOD"
8 BRICK "STACK BOND" - COLOUR: "YES"		23 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: 'WEST GRAY'	9	BRICK "STACK BOND" - COLOUR: 'BEACH SAND'
2	VINYL HORIZONTAL LAP SIDING (6" EXPOSURE): - 'ROYAL BUILDING PRODUCTS', COLOUR: 'WHITE'	10	WINDOW ALUMINUM: - COLOUR: 'DARK GRAY'
3	CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'BEACH SAND'	11	SLIDING PATIO DOOR VINYL: - COLOUR: 'DARK GRAY'
4	CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE): - COLOUR: 'WOODSTOCK BROWN'	12	ALUMINUM BALCONY RAILING WITH GLASS INSERT: - COLOUR: 'BLACK'
5	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'MOIST GRAY'	13	HEAVY TIMBER (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'BARNBOARD GRANGE' (CC-172)
6	CEMENT BOARD, SMOOTH PANEL SIDING - 'JAMES HARDIE', COLOUR: 'IRON GRAY'	14	WOOD FASCIA BOARD (PAINTED): - 'BENJAMIN MOORE', COLOUR: 'WILLOW' (CC-542)
7	CORRUGATED METAL (VERTICAL)	15	METAL FLASHING: - 'DENTEK', COLOUR: 'COMMERCIAL BROWN'
8	BRICK "STACK BOND" - COLOUR: 'RED'	16	EXTERIOR ALUMINUM RAILING: - COLOUR: 'BLACK'
		17	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
		18	ALUMINUM WALL PANEL - COLOUR: 'STONE GRAY'
		19	ALUMINUM STOREFRONT: - COLOUR: 'CLEAR ANODIZED'
		20	REVEAL: - 'EASTTRIM', COLOUR: 'CLEAR ANODIZED'
		21	EXTERIOR METAL DOOR: - 'BENJAMIN MOORE', COLOUR: 'DARK GRAY'
		22	PERFORATED VINYL SOFFITS: - 'KAYCAN', COLOUR: 'SANDLEWOOD'
		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

ADDITIONAL PROJECT FEATURES

Building Fire Protection:

- Owner has agreed to sprinkle the balconies of the 4th floor units which is above & beyond current code requirements.

H/C Accessibility:

- Owner has agreed to provide 4 H/C accessible units which is above & beyond bylaw requirements.

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:

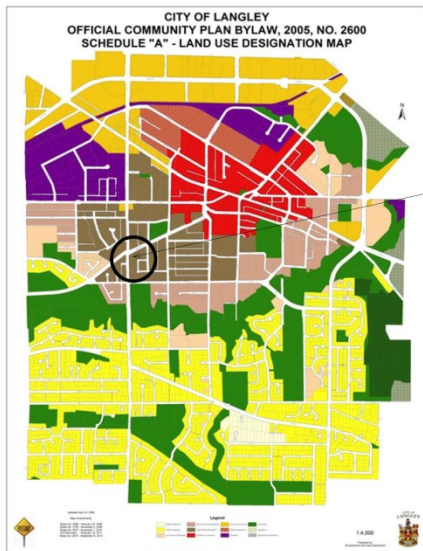
- We have located all of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

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-Thursday, February 2, 2017


Public Information Meeting for Proposed Apartment Development located at:
5393, 5455-5457 – 201 Street, Langley, BC (see below map)

Dear Neighbour,

You are invited to attend a Public Information Meeting to review and discuss the proposed development at 5393 and 5455-5457 – 201 Street Langley, BC. The intent of this Public Information Meeting is to seek input from the area residents on the proposed development and address any questions that may arise.

The proposal includes the following components:

- Rezoning from RM-1 and CD38 to CD45 Zone
- Current City of Langley Official Community Plan Designation: High-Density Multiple Family (Allowable density of 80 units per acre)
- Site Area: 1.2214 acres
- 98 Apartment Units ranging in size from 450 s.f. to 1200 s.f.



The meeting will be held at:
CASCADES CASINO – MICHAUD BANQUET ROOM
(Second Floor)
26383 Fraser Highway
Langley, BC

Date: Thursday, February 2, 2017
Time: 6:30 to 9:30 pm

Details regarding the proposed development will be presented at the Public Information Meeting. The proponent and project consultants will be available throughout the meeting to answer any questions and get your input on the proposal prior to proceeding to Council for further consideration.

"Please also note that this is NOT a Public Hearing Notice"

Please join us. Your thoughts are important to us. If you are unable to attend this meeting, or require additional information, please do not hesitate to contact the undersigned.

Sincerely,
Tannin Developments
604-533-2280 info@tannindev.com

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.