



THE TERRACES (PHASE-3)

5453 - 198th Street and 19728, 19738, 19752, 19762, 19770, 19780 - 55 Avenue, Langley, BC

Proposed Townhouse Development

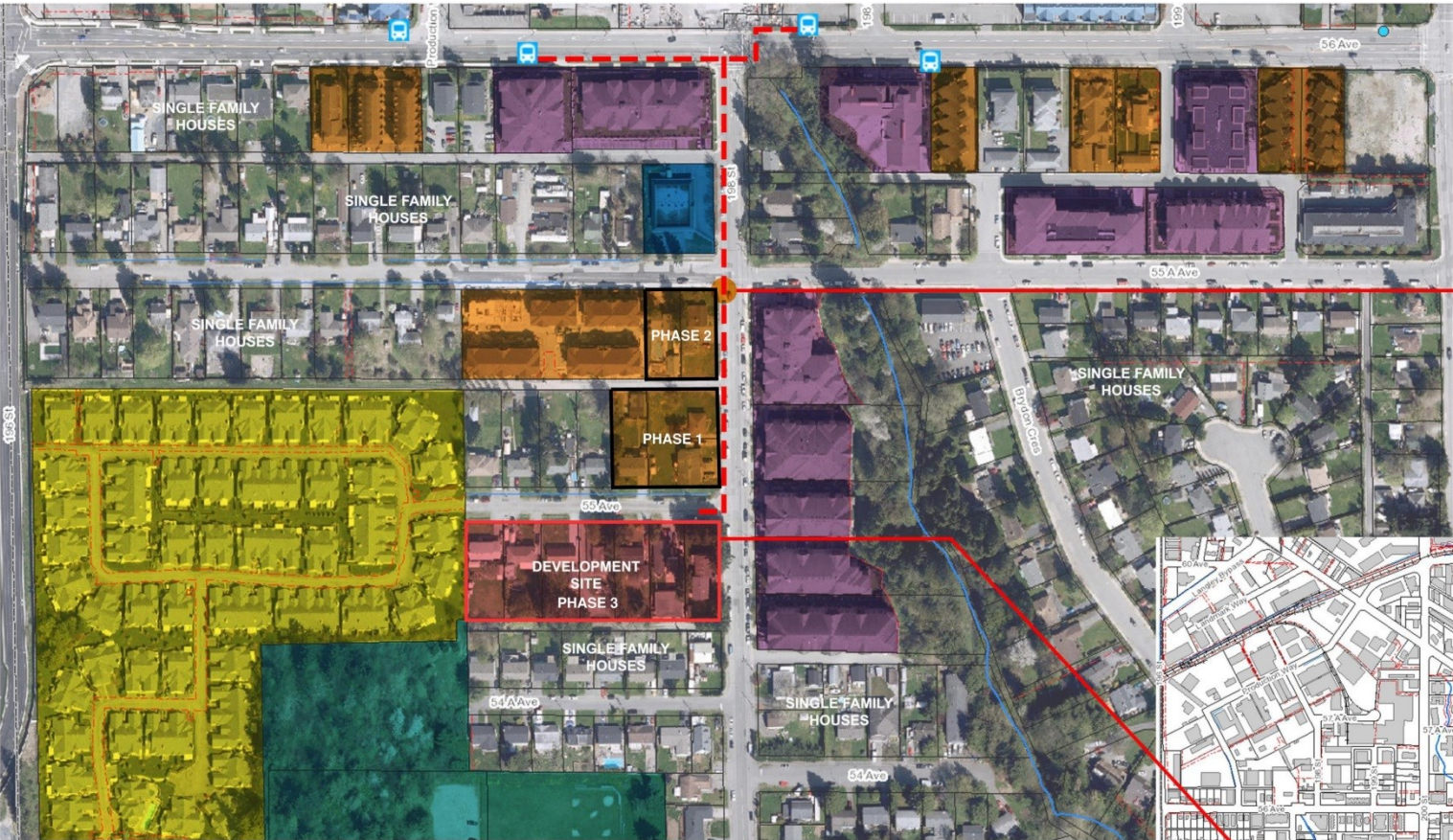
ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

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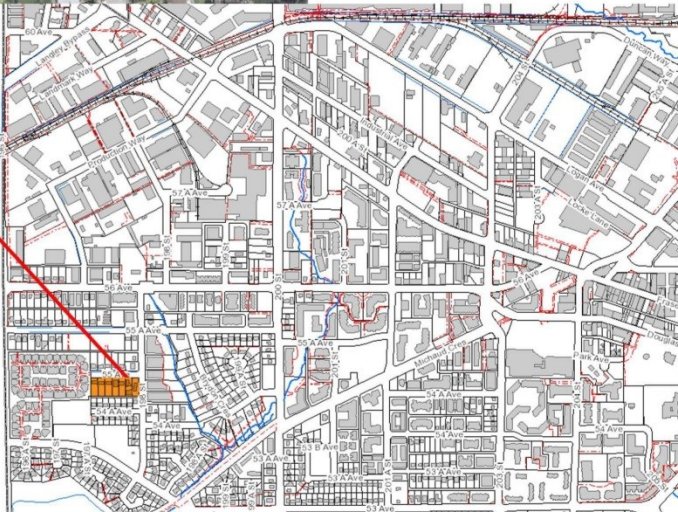


CONTEXT PLAN & NEIGHBOURHOOD ANALYSIS



DISTANCE FROM
DEVELOPMENT
SITE TO PUBLIC
BUS STOP IS
ABOUT 370m.

- | | | | | | |
|--|---|---|--|---|---------------------------------|
|  | DEVELOPMENT SITE |  | MEDIUM DENSITY
MULTI-FAMILY
TOWNHOUSES |  | PARK AND
RECREATION |
|  | LOW DENSITY
MULTI-FAMILY
TOWNHOUSES |  | HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES |  | COMMUNITY SERVICES
(DAYCARE) |



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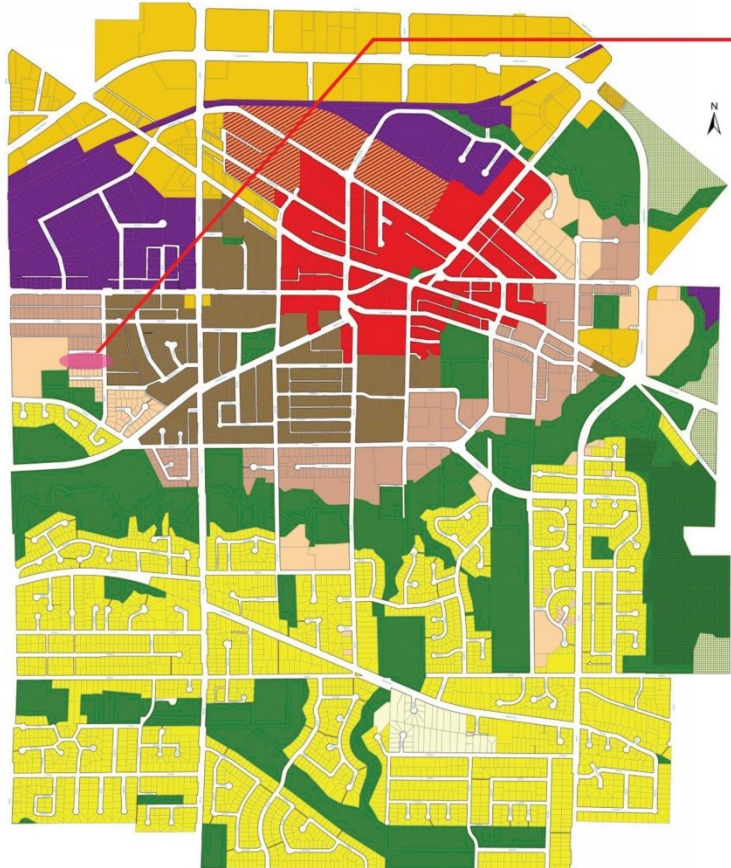
Proposed Townhouse Development

DP 0.0

CONTEXT PLAN
NEIGHBOURHOOD ANALYSIS
SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCES

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600 SCHEDULE "A" - LAND USE DESIGNATION MAP



PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

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

- THE PURPOSE OF THE OFFICIAL COMMUNITY PLAN IS TO GUIDE DECISION-MAKING BY OFFERING A LONG RANGE OUTLOOK ON THE CITY'S DEVELOPMENT.
- PROVIDES PROPERTY OWNERS AND DEVELOPERS WITH A REASONABLE DEGREE OF CERTAINTY CONCERNING LAND USE POLICIES AND FUTURE FORM AND CHARACTER OF DIFFERENT AREAS OF THE CITY.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED "MEDIUM DENSITY RESIDENTIAL" IN THE CITY'S OFFICIAL COMMUNITY PLAN.
- MEDIUM DENSITY RESIDENTIAL ALLOWS A DENSITY OF 70 UNITS PER ACRE (173 UNITS PER HECTARE) AND A BUILDING HEIGHT OF 4 STOREYS.
- THEREFORE, BASED UPON THE LOT AREA OF 1.922 ACRES, 134.5 MULTIPLE FAMILY RESIDENTIAL UNITS WOULD COMPLY WITH THE EXISTING CITY OCP BYLAW DESIGNATION.
- THE PROPOSED DEVELOPMENT CONSISTS OF 64 UNITS, A BUILDING HEIGHT OF 3 STOREYS.

	ALLOWED	PROPOSED
DENSITY	70 UNITS/ACRE	33.3 UNITS/ACRE
NUMBER OF UNIT	115.5 UNITS	64 UNITS
BUILDING HEIGHT	4 STOREY	3 STOREY

Adopted April 24, 2006
Map Amendment:
Bylaw No. 2600 - February 22, 2006
Bylaw No. 2610 - November 1, 2006
Bylaw No. 2617 - November 1, 2010
Bylaw No. 2618 - February 10, 2011
Bylaw No. 2619 - September 9, 2011



 MEDIUM DENSITY RESIDENTIAL

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FEBRUARY 5, 2018

Proposed Townhouse Development



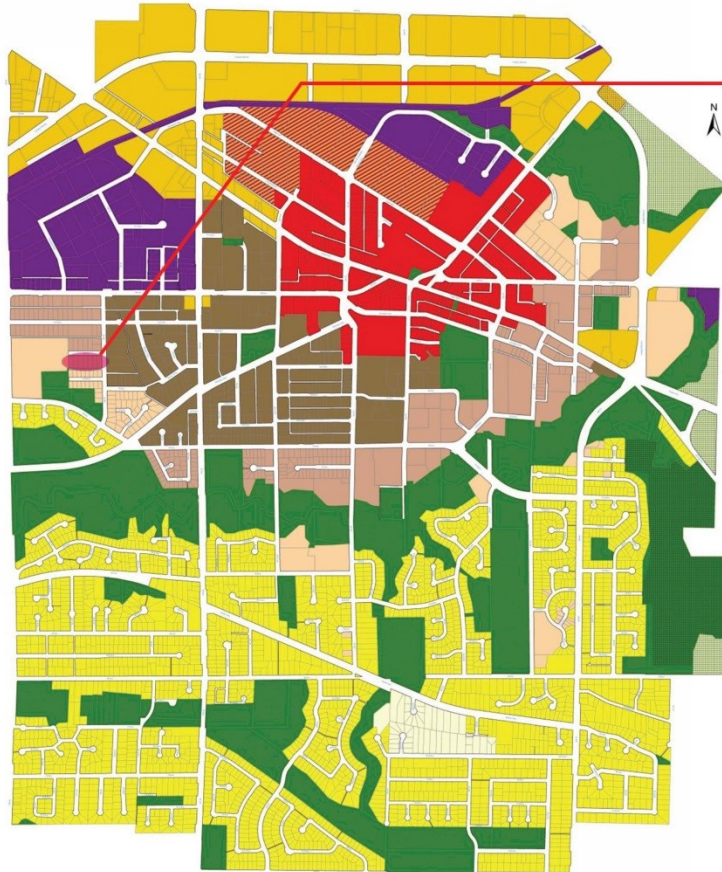
DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCES

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600 SCHEDULE "A" - LAND USE DESIGNATION MAP



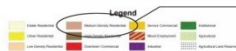
PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

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

THE CITY'S OCP BYLAW STATES:

- ☒ • "TOWNHOUSE UNITS SHOULD BE ORIENTED TOWARD PUBLIC ROADS"
- ☒ • "VEHICLE ACCESS SHOULD BE PROVIDED FROM INTERNAL ROADS OR LANES"
- ☒ • "AVOID PRESENTING GARAGE ENTRANCES TO PUBLIC ROADS WHERE POSSIBLE"
- ☒ • THEREFORE, THE PROPOSED DEVELOPMENT COMPLIES WITH THE CITY OF LANGLEY'S OFFICIAL COMMUNITY PLAN BYLAW.

Revised April 24, 2006
Map Amendments:
Bylaw No. 2005-0200 February 23, 2006
Bylaw No. 2005-0201 November 1, 2005
Bylaw No. 2005-0202 February 1, 2006
Bylaw No. 2005-0203 February 1, 2006
Bylaw No. 2005-0204 February 1, 2006
Bylaw No. 2005-0205 February 1, 2006
Bylaw No. 2005-0206 February 1, 2006



 MEDIUM DENSITY RESIDENTIAL

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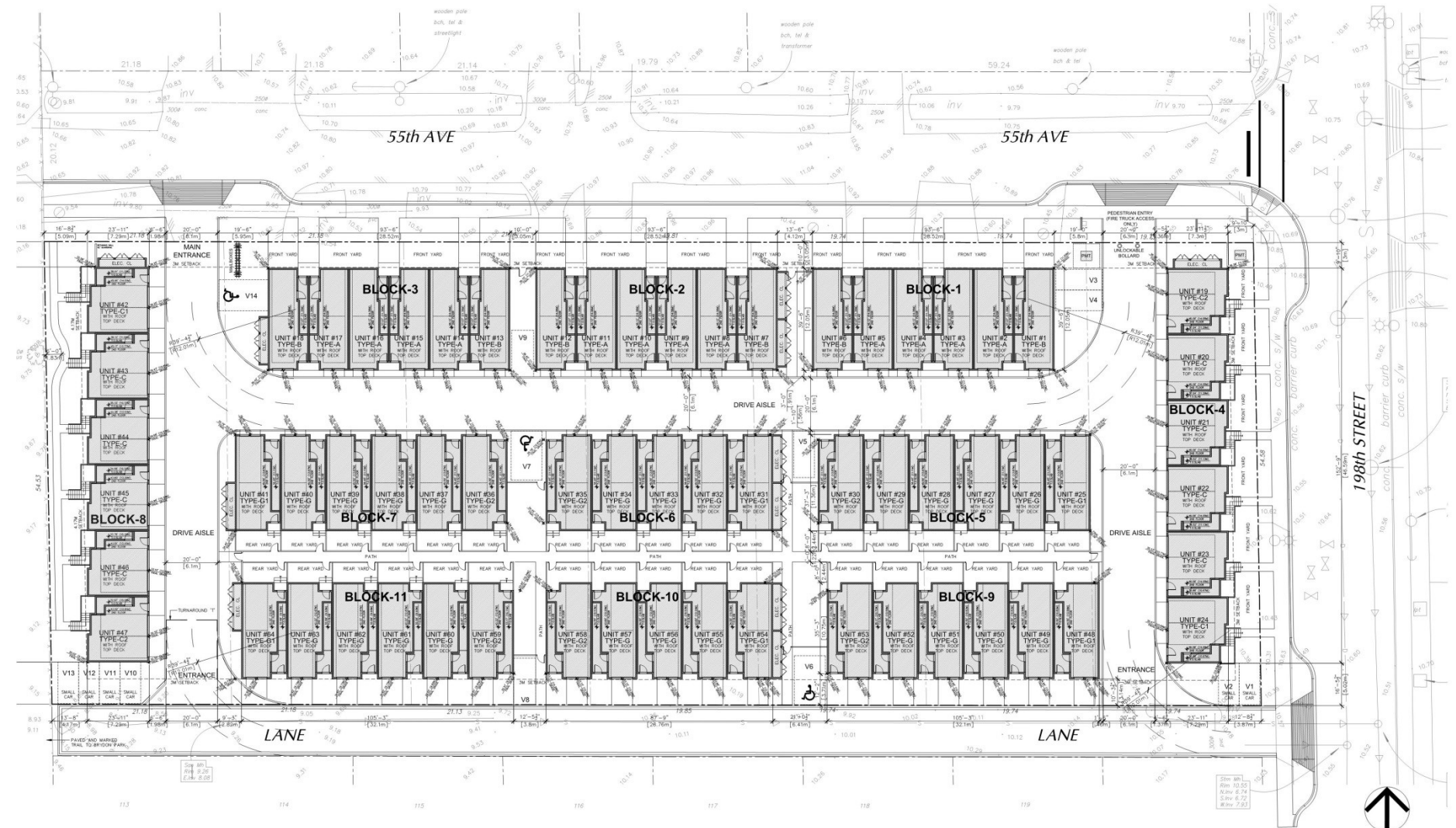


DP 0.0b

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

SITE PLAN



THE TERRACES (PHASE-3)

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FEBRUARY 5, 2018

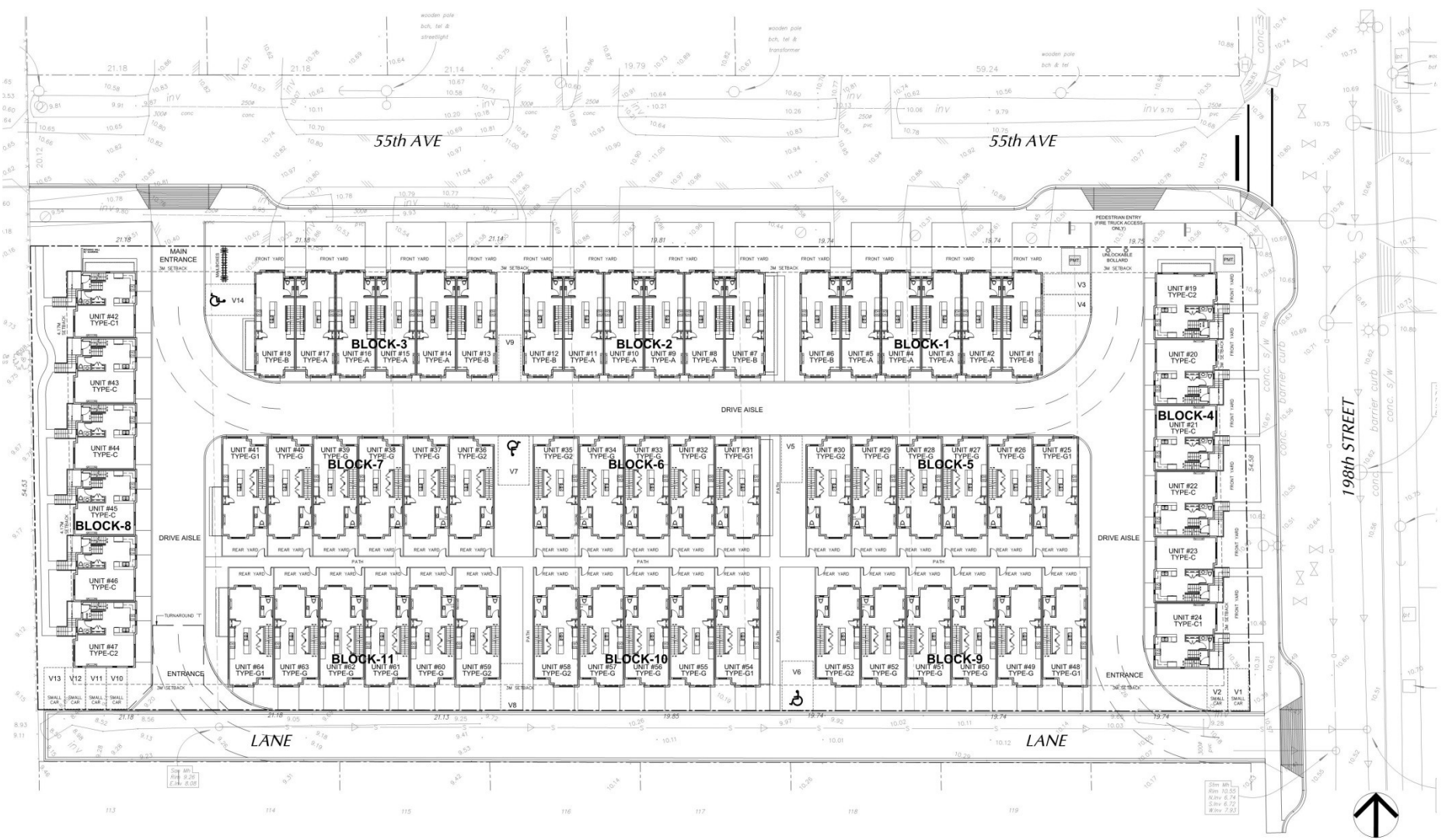
PROJECT
NORTH

DP 0.1

OVERALL SITE PLAN

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

SECOND FLOOR PLAN ON PROPERTY



THE TERRACES (PHASE-3)

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Proposed Townhouse Development

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DP 1.2

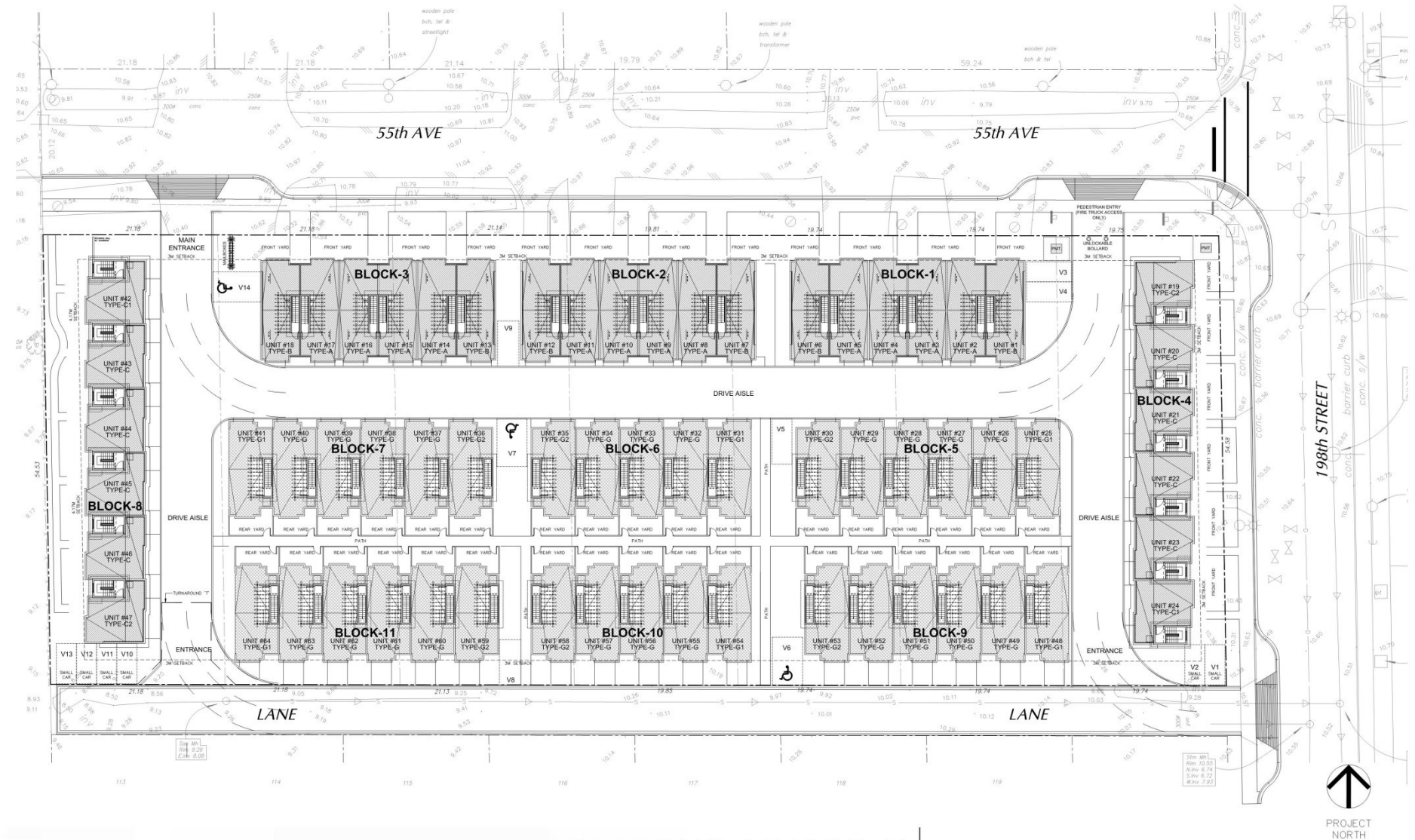
SECOND FLOOR PLAN ON PROPERTY

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



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

ROOF DECK PLAN ON PROPERTY



THE TERRACES (PHASE-3)

5453 - 198th Street and 19728, 19738, 19752, 19762, 19770, 19780 - 55 Avenue, Langley, BC

Proposed Townhouse Development

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

PROJECT
NORTH

DP 1.4

ROOF DECK ON PROPERTY

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

PARKING PLAN



THE TERRACES (PHASE-3)

Proposed Townhouse Development

5453 - 198th Street and 19728, 19738, 19752, 19762, 19770, 19780 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 05, 2018



PROJECT NORTH

DP 0.5

PARKING PLAN

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



SUSTAINABILITY FEATURES:

ON SITE:

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION
- EXTERIOR LIGHTING TO BE LED – DARK SKY COMPLIANT.
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERANT PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM.

THE TERRACES (PHASE-3)

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Proposed Townhouse Development





SUSTAINABILITY FEATURES:

WITHIN UNITS:

- HEAT RECOVERY SYSTEM TO REDUCE ENERGY CONSUMPTION;
- DUAL FLUSH TOILETS;
- ENERGY STAR EFFICIENT APPLIANCES.
- ROUGH-INS IN GARAGE FOR ELECTRIC CAR

CONSTRUCTION:

- INCORPORATING CONSTRUCTION TECHNIQUES TO PROTECT AIR QUALITY TO REDUCE SITE DISTURBANCE;
- RECYCLE PLAN FOR WASTE BUILDING MATERIALS.

THE TERRACES (PHASE-3)

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Proposed Townhouse Development





CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN:

(REPORT BY: LIAHONA SECURITY CONSORTIUM INC.)

- HIGH QUALITY DESIGN TO IMPROVE EXISTING SITE CONDITION
- CREATE A SENSE OF OBSERVATION/NATURAL SURVEILLANCE AND TERRITORIALITY ON 198th STREET, 55th AVE., AND LANE;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET BY WINDOW FACING YARDS, STREETS, INTERNAL DRIVEWAYS;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- LAMINATE WRAPPED UTILITY BOX TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE PRIVATE PROPERTY AND DETER INTRUDERS;
- 1.2m HIGH FENCE AND GATE BETWEEN BUILDINGS TO DEFINE AND CONTROL ACCESS INTO YARDS;
- ALL OUTDOOR SPACES TO BE PRIVATE, ABOVE GRADE AND CONTROLLED BY EACH UNIT;
- SPACE BELOW THE EXTERIOR STAIRS TO BE ENCLOSED.

THE TERRACES (PHASE-3)

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ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



STREETSCAPE AND COLOURED ELEVATIONS:



MATERIAL & COLOUR SCHEME-A



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-3)

5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

Proposed Townhouse Development



DP 0.6

COLOUR ELEVATION

SCALE: 3/16"=1'-0"

STREETSCAPE AND COLOURED ELEVATIONS:



NORTH ELEVATION OF BLOCK-1 & 3 (FACING 55 AVE.)

MATERIAL & COLOUR SCHEME-B



FASCIA BOARD
METAL RAILING
CHARCOAL



CULTURED BRICK
USED BRICK
HIGH DESERT



HARDIE PANEL
(JAMES HARDIE)
(ARCTIC WHITE)



HARDIE PANEL
(JAMES HARDIE)
(AGED PEWTER)



HARDIE SIDING
WOODTONE
OLD CHERRY



ENTRY DOOR,
GARAGE DOOR
STAIN WOOD GRAIN
DARK OAK

THE TERRACES (PHASE-3)

5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

Proposed Townhouse Development



DP 0.6b

COLOUR ELEVATION

SCALE: 3/16"=1'-0"

STREETSCAPE AND COLOURED ELEVATIONS:



MATERIAL & COLOUR SCHEME-A



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

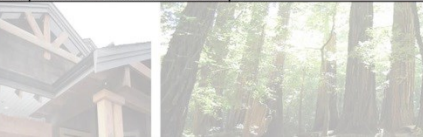
THE TERRACES (PHASE-3)

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ATELIER PACIFIC ARCHITECTURE INC.

DECEMBER 15th, 2017

Proposed Townhouse Development



DP 0.7

COLOUR ELEVATION

SCALE: 3/16"=1'-0"

STREETSCAPE AND COLOURED ELEVATIONS:



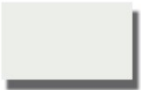
MATERIAL & COLOUR SCHEME-B



FASCIA BOARD
METAL RAILING
CHARCOAL



CULTURED BRICK
USED BRICK
HIGH DESERT



HARDIE PANEL
(JAMES HARDIE)
(ARCTIC WHITE)



HARDIE PANEL
(JAMES HARDIE)
(AGED PEWTER)



HARDIE SIDING
WOODTONE
OLD CHERRY



ENTRY DOOR,
GARAGE DOOR
STAIN WOOD GRAIN
DARK OAK

THE TERRACES (PHASE-3)

5453 - 198th Street and 19728,19738,19752,19762,19770,19780 - 55 Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

FEBRUARY 5, 2018

Proposed Townhouse Development



DP 0.6c

COLOUR ELEVATION

SCALE: 3/16"=1'-0"

PUBLIC INFORMATION MEETING

THE APPLICATION TOOK THE INITIATIVE TO HOST A PUBLIC INFORMATION MEETING TO INTRODUCE THE PROJECT TO THE NEIGHBOURS.

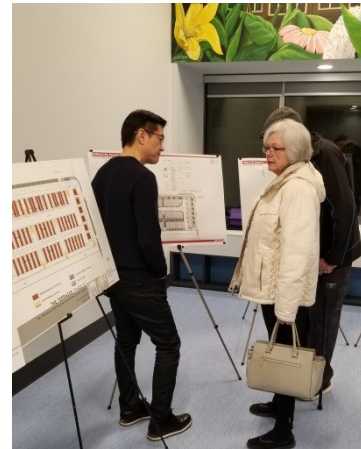
- RESIDENTS WITHIN 100m RADIUS WERE INVITED;
- THERE WAS GENERAL SUPPORT FOR THE DEVELOPMENT.

CONCERNS & COMMENTS:

- ELIMINATE THE SOUTH END OF SINGLE-CAR ON STREET PARKING POCKET ON 55 AVENUE

SOLUTION/ DISCUSSION:






- THE SINGLE CAR POCKET WILL BE ELIMINATED. THE BULB-OUT WILL BE EXTENDED TO THE END OF 55 AVENUE.






TREE SCHEDULE

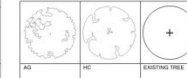
LEGEND - TERRACES 3

[illegible]

KEY	REF.	DESCRIPTION
		1.2m HIGH ALUMINUM/WOOD FENCE ON PONY WALL
		1.2m HIGH WOOD FENCE
		GUARDRAILS AS PER ARCH

KEY	REF.	DESCRIPTION
		SOD See Critical Landscape Notes for Specifications
		SHRUB PLANTING

OFF-SITE TREE LEGEND



TREES					
QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACE
4	AG	<i>Acer glabrate</i> 'Red November'	Red November Amur Maple	B&D: 6cm caliper, 1.8m std	As shown
4	HC	<i>Halesia carolina</i>	Carolina Silverbell	B&D: 6cm caliper, 1.8m std	As shown

- Pavers with accent band at entrance (TYP)
- Mailbox and trellis.
- ✓ See Arch.

1:250



Drawing Title:
SITE & TREE PLAN - GROUND LEVEL



VDZ Project #:
DP2017-57

Drawing #: L-03

4	JW	ISSUED FOR ADP	FEB 6 2018
3	JW	ISSUED FOR REVISED-DP	DEC 15 2017
2	JW	ISSUED FOR REVISED-DP	NOV 30 2017
1	JW	ISSUED FOR DP	NOV 17 2017
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:

The Terraces Phase 3

Location:

5453 - 198th Street and
19770, 19780 - 55 Avenue,

Langley, British Columbia

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Drawn: LJ
MM

Checked:	
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JW	
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Approved:	Original Sheet Size:
DJ	24"x36"

Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE
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1:250

LANDSCAPE DESIGN:

TREE SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	QTY
	Acer palmatum 'Sango Kaku' / Coral Bark Maple	B&B	6cm			6
	Amelanchier x grandiflora 'Princess Diana' / Princess Diana Serviceberry	B&B	6cm	1.8m std	Single Leader	67
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	4cm			15
	Picea glauca pendula / Weeping White Spruce	B&B		3.0m ht	Single Leader	15
	Picea pungens 'Bakeri' / Bakeri Spruce	B&B		3.0m ht	Single Leader	11

LEGEND - TERRACES 3

KEY	REF.	DESCRIPTION
	1 LD-02	CONCRETE SLAB
	5 LD-02	PAVER WALKWAYS Material: Pavers - Standard Series Size: Nominal 300x300x50mm Colour: Natural Bedding: 50mm Border: Pavers Colour: Indian Summer Manufacturer: Bay Pavers Product: Pavers
	1 LD-02	VEHICULAR PAVERS Material: Concrete Standard Series Size: Standard Colour: 1:1.5 Green x 80mm Manufacturer: Absolut Concrete Product: Pavers
	1 LD-02	HYDRAPRESSED SLABS Material: Concrete Standard Series Size: Standard Colour: 1:1.5 Green x 80mm Manufacturer: Absolut Concrete Product: Pavers
	5 LD-02	ROOFTOP HYDRAPRESSED SLABS Material: Concrete Standard Series Size: Standard Colour: 1:1.5 Green x 80mm Manufacturer: Absolut Concrete Product: Pavers
	5 LD-02	PATHWAY PAVERS Material: Concrete Standard Series Size: Standard Colour: 1:1.5 Green x 80mm Manufacturer: Absolut Concrete Product: Pavers
	5 LD-02	Pattern: Pavers Colour: Indian Summer Manufacturer: Bay Pavers Product: Pavers

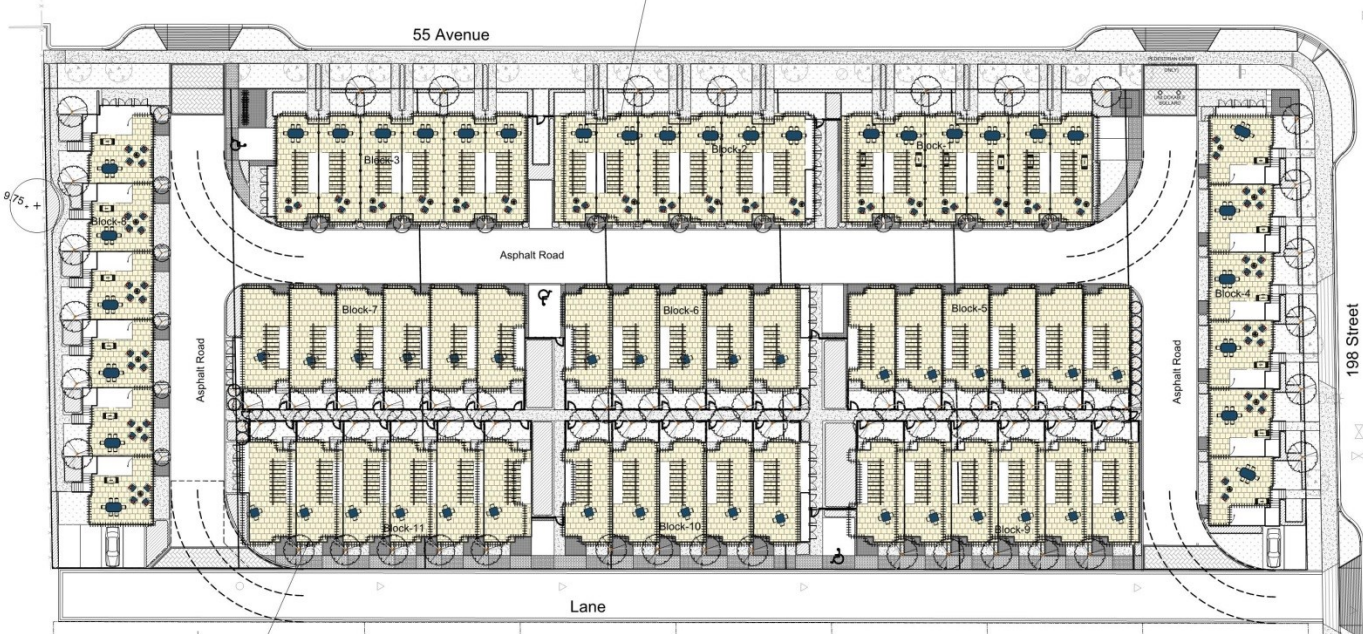
KEY	REF.	DESCRIPTION
	1 LD-01	2m HIGH ALUMINUM WOOD FENCE ON PONY WALL
	1 LD-02	3m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.

KEY	REF.	DESCRIPTION
		SOD See Critical Landscape Notes for Specifications
	3-5 LD-01	SHRUB PLANTING

OFF-SITE TREE LEGEND	
	EXISTING TREE

TREES	QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	1	LD	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	1.8m std	As shown
4	4	LD	Picea glauca pendula	Weeping White Spruce	3.0m ht	As shown

Rooftop patios hydrapressed slabs and guardrail around. Guardrail by Arch. Site furnishings by homeowner.



Hydrapressed slabs on pedestal. Typ. of all on podium patios. Site furnishings by homeowner.

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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Urban Design & Landscape Architecture
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info@vzai.com



Drawing Title:
SITE PLAN - ROOFTOP



Project:
The Terraces Phase 3
Location:
5453 - 198th Street and
19770, 19780 - 55 Avenue,
Langley, British Columbia

DP2017-57

Drawing #:
L-04

No.	By	Description	Date
4	JW	ISSUED FOR ADP	FEB 6 2018
3	JW	ISSUED FOR REVISED DP	DEC 15 2017
2	JW	ISSUED FOR REVISED DP	NOV 30 2017
1	JW	ISSUED FOR DP	NOV 17 2017

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Checked: JW	
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Scale:
1:250
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BRYDON PARK ACCESS

THE GREEN BELT BETWEEN THE END OF LANE AND 54A AVENUE IS A NUISANCE GATHERING SPACE THAT FACILITATES LOITERING, DRINKING AND DRUG USE.



Image #1 Hot Spot Activity



- IMPROVING/ UPGRADING THE PARK WILL BENEFIT THE NEARBY RESIDENTS.
- DEVELOPER WILL CONTRIBUTE TO THE CITY OF LANGLEY TO ENHANCE THE WESTERN HALF OF BRYDON PARK.