



Council approved DP 09-16 for a 4 Storey 7Unit apartment building in November 2016. There is a new owner proposing a 4-Storey Mixed Use building (6 apartments, 1 commercial). The new proposal's aesthetic is unchanged except for the Ground level, 203 Street Facade.

NORTH-EAST 3D RENDERING

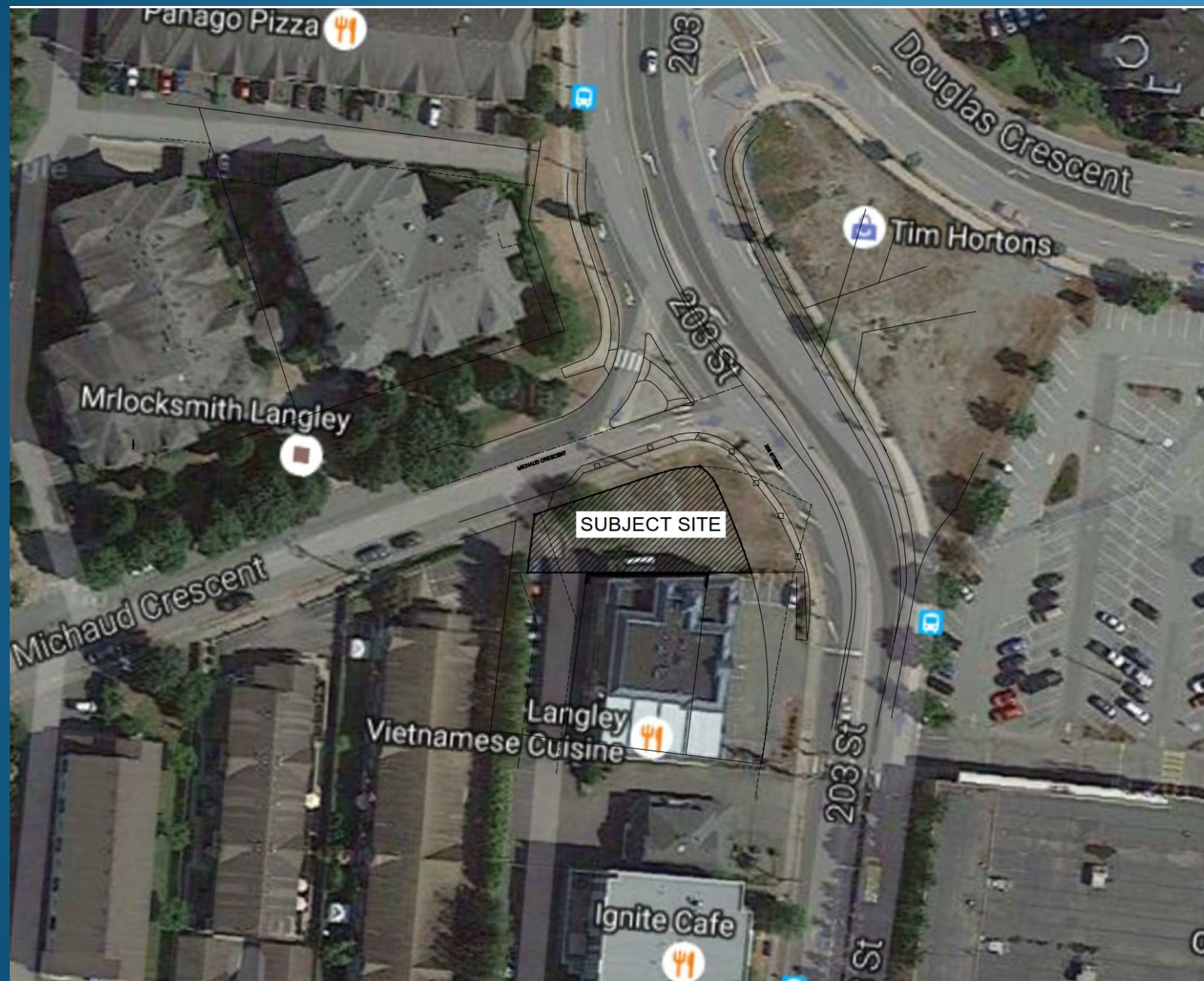
**David  
Danyluck  
Architect**

AIBC

*108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6*

**604 530-0978**





#### PROJECT DATA SHEET

Registered Owner: Tony Tran

Legal Description: Lot 376 DL 305 NWD PL NWP 46221

Address: 20286 Michaud Crescent

Architect: David Danyluck Architect AIBC

Lot Area: 578.69m<sup>2</sup> (0.057 Hc)

Lot Coverage: 84.9%

Gross Floor Area: 949.08m<sup>2</sup>

Floor Area Ratio: 2.58

Number of Dwelling Units: 6

Bedrooms / Dwelling Unit: 2x6 Units = 12

Parking Calculation: 7

Residential Provided: 6

Commercial Provided: 1

Height: 12.70m

Number of Storeys: 4

#### NEW BUILDING

PARKADE/1ST FLOOR EL: 144.96' (10.67m)  
 2ND FLOOR EL: 165.71' (14.33m)  
 3RD FLOOR EL: 175.81' (17.40m)  
 WALL PLATE EL: 183.88' (20.47m)  
 RIDGE EL: 196.61' (24.45m)

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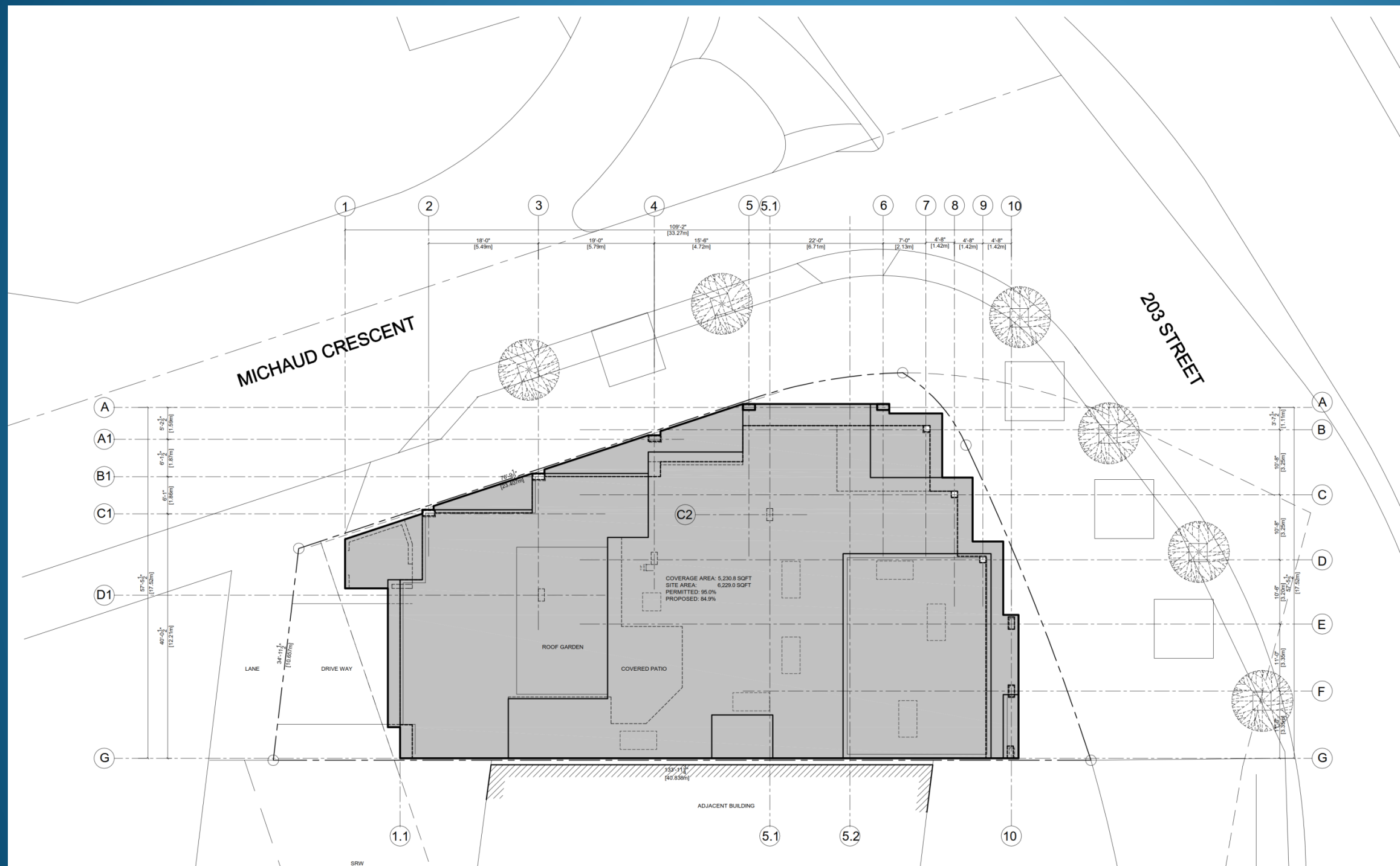
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The subject property at the SW corner of 203 St. and Michaud Cr. is a small remnant parcel created from the realignment of 203 St. in 2008. The site is Zoned C1 Downtown Commercial and is designated the same in the OCP.

KEY PLAN





6 UNITS  
RESIDENTIAL /  
COMMERCIAL  
BUILDING  
PROJECT  
ADDRESS: 20286  
MICHAUD  
CRESCENT  
LANGLEY

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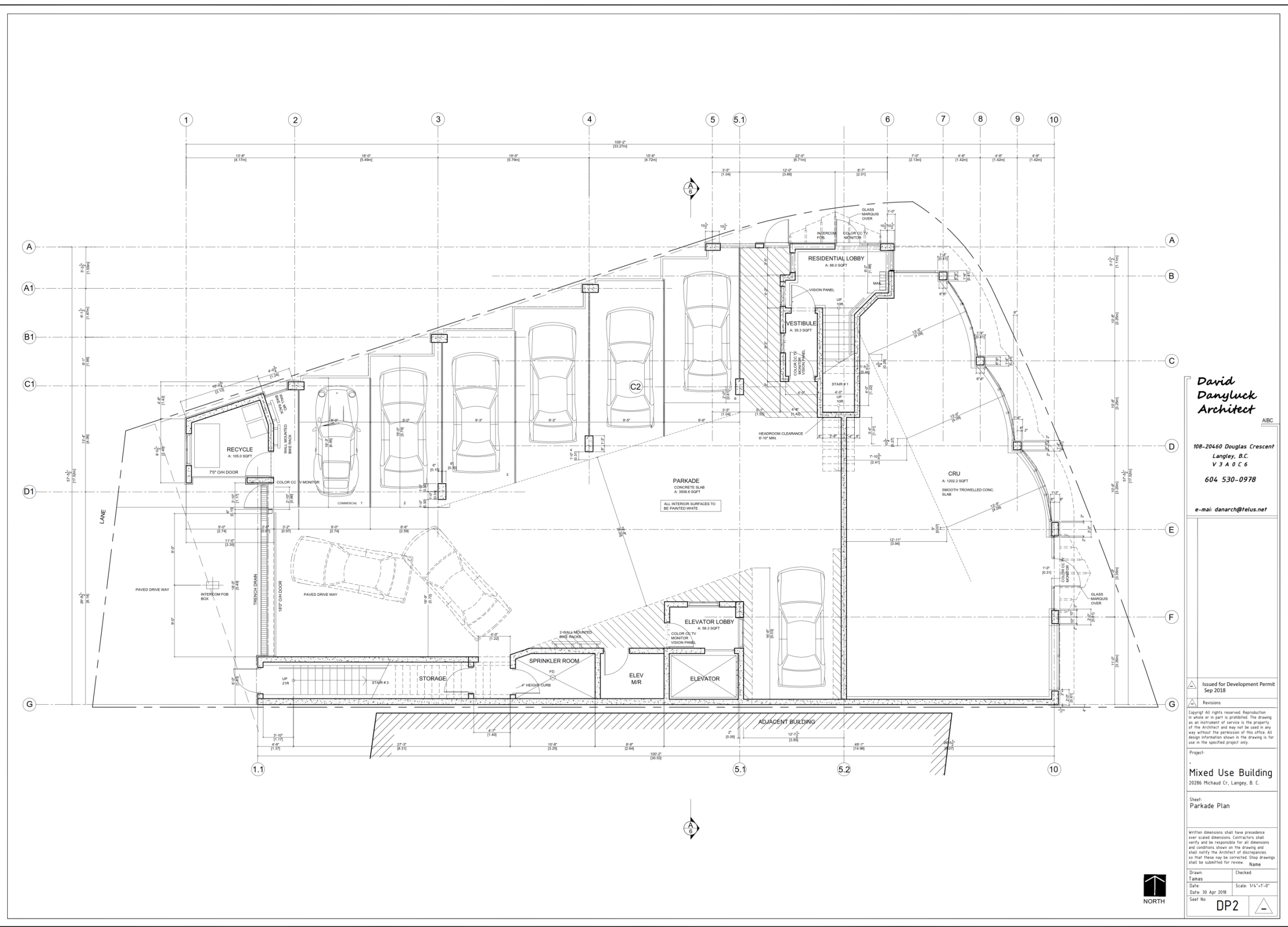
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The proposed development will feature 3 levels of Residential living over a Ground level Commercial Unit. Being a very constrained site, and in order to make this an economically viable development we are requesting 2 Variances: Reduction of the setbacks from 1.8 m to 0 m to the front and exterior yard setbacks (this variance was approved in the DP of 2016).  
Cash in lieu payment = \$22,500 for 3 deficient Commercial parking stalls.

**SITE PLAN**



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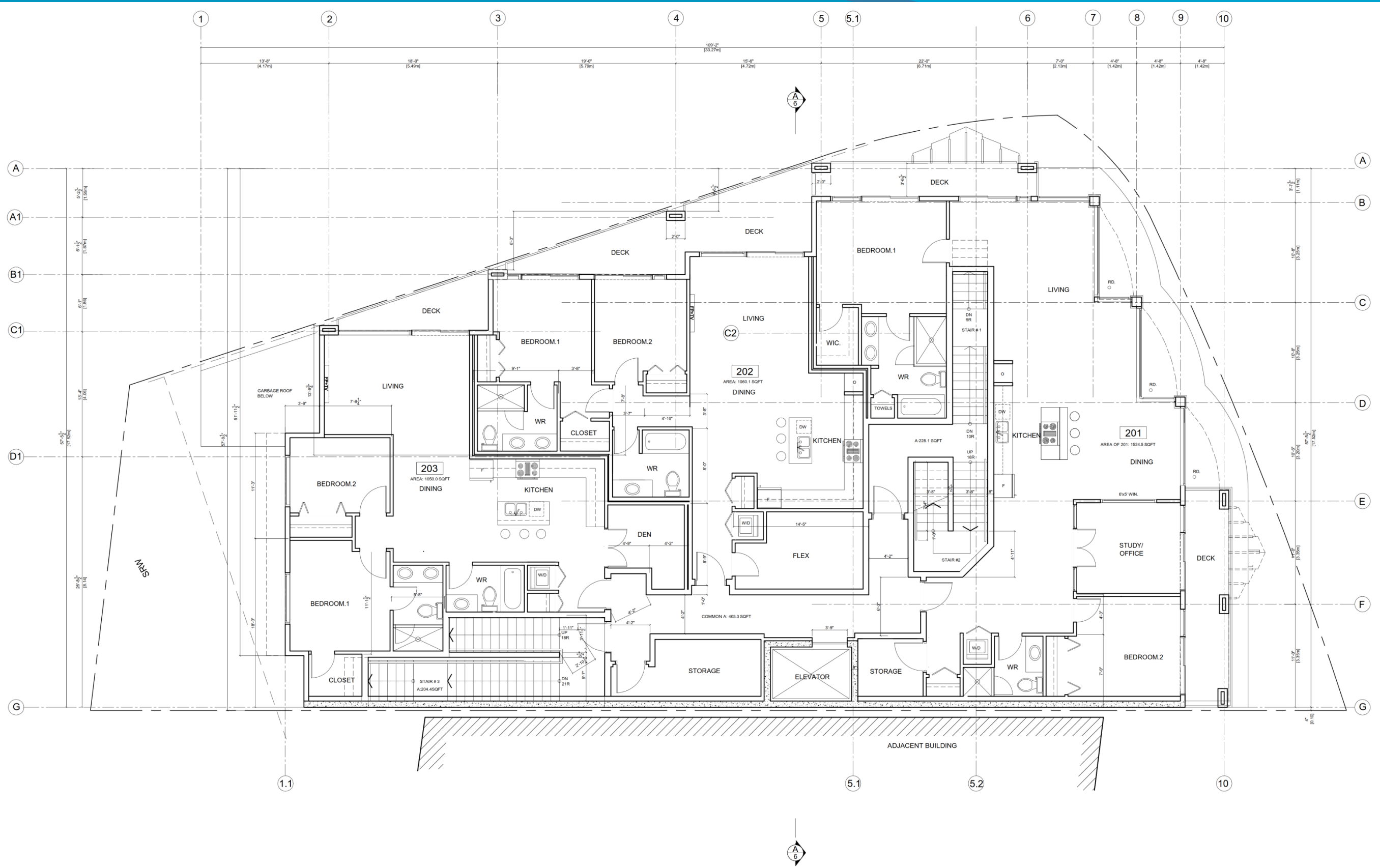
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Parking is at grade totally secure under the building. The site, being small, constrained and of an odd shape can provide 6 stalls for Residential use and 1 stall for Commercial use totaling 7 spaces. Entry for Residential use is from Michaud Crescent, entry to the Commercial space is from 203 Street. At grade Parking access is from the Lane off Michaud Crescent.

**PARKING/ COMMERCIAL PLAN**



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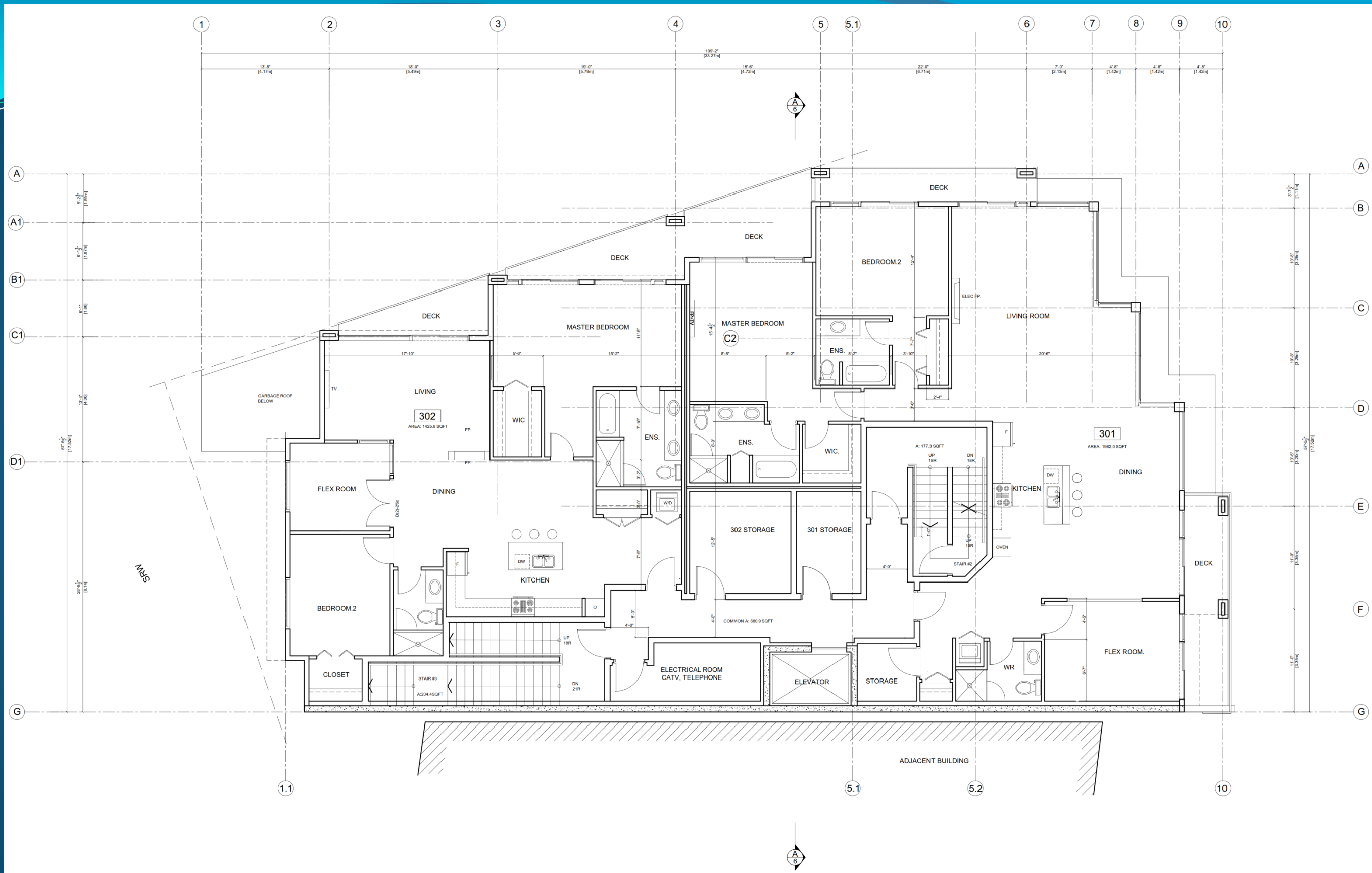
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2<sup>nd</sup> Floor Plan has 3 Units, 2 Bedrooms

2<sup>ND</sup> FLOOR PLAN





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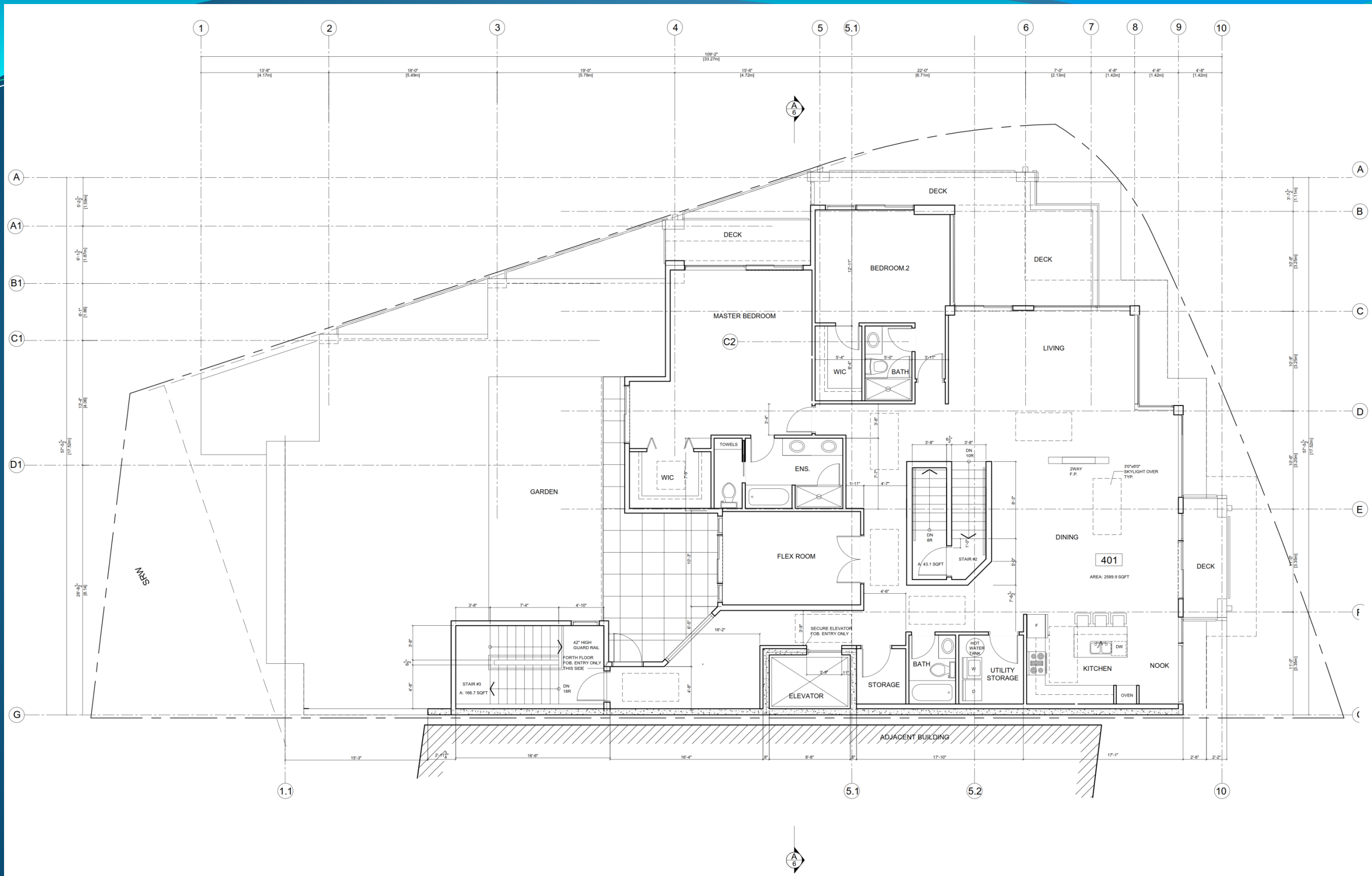
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3<sup>rd</sup> Floor Plan has 2 Units, 2 Bedrooms

3RD FLOOR PLAN



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4<sup>th</sup> Floor 2 Bedroom Penthouse Unit has a roof Deck and a Roof Garden  
Unit size varies from 1050 to 2590 sq. ft. All Units have large decks facing East and North

**4TH FLOOR PLAN**



# COLOR CHART OF CEMENT PANEL SIDING

	EQUITONE NATURAL N 162
	EQUITONE NATURAL NU 861
	EQUITONE TECTIVA TE 60
	EQUITONE NATURAL N 331
	WINDOW FRAMES, RAILINGS BLACK TYP

203 Street Elevation and Lane Elevation The shape of the property determined the shape of the building-exaggerated stepping at the street corner ties the land, streetscape and building into a single entity.

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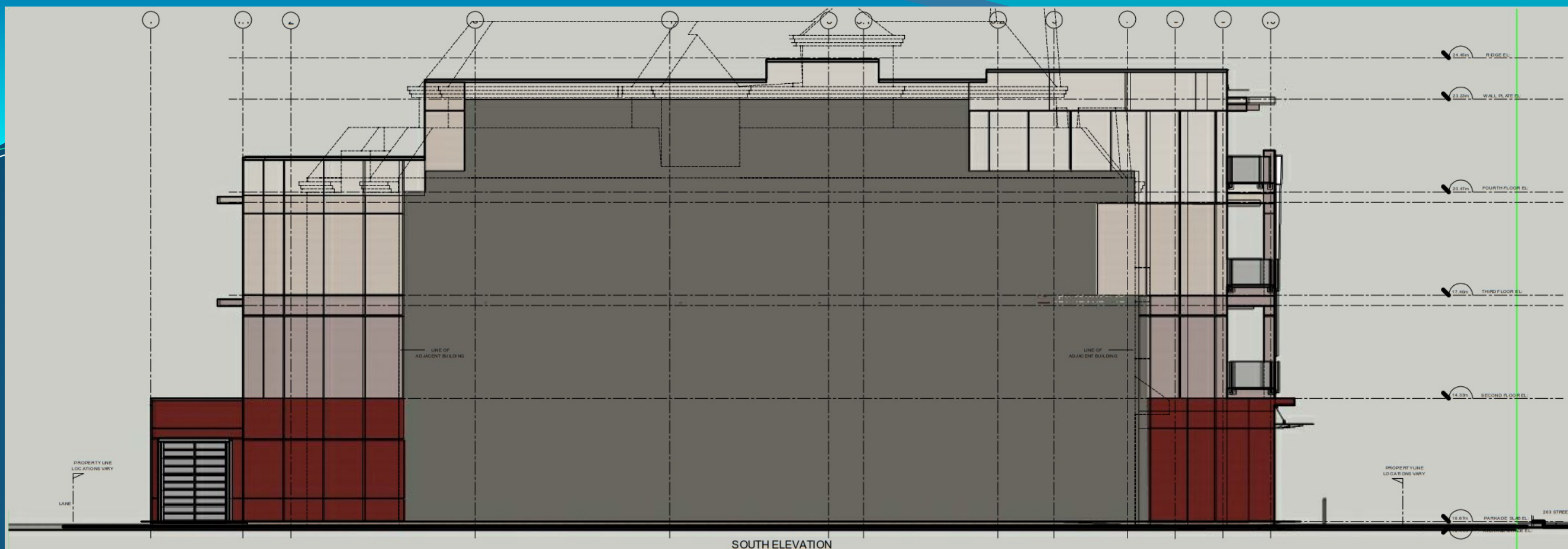
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EAST AND WEST ELEVATIONS



Michaud Crescent Elevation  
Colors chosen are inspired from colors of a dried flower petal in the same sequence as presented on the building. Hint of Art Deco in the facades—Adjoining triangular shapes expressed in 2 colours5 Long, tapered, façade mounted back lit Torches.2 Glass triangulated Marquis over the Residential and Commercial entries.



SOUTH ELEVATION



NORTH ELEVATION (MICHAUD CRESCENT)

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NORTH AND SOUTH ELEVATIONS



**Crime Prevention Through Environmental Design  
(CPTED) Principles**

**Natural Surveillance:**

- Clear viewing points from the residential unit windows, balconies, lobby and parkade (inside and outside)
- Secure under-building parking for Residents and CRU
- Street lighting will evenly illuminate all public areas

**Natural Access Control:**

- There is 1 clearly defined secure main entry on Michaud Crescent
- Exit doors from the building have access only from the interior side
- The tenant parkade access is gated and FOB controlled by residents and for visitors

**-Territoriality:**

- Clearly defined residential spaces are expressed by large windows and balconies overlooking the streets

**Maintenance and Management:**

- It is recommended that the owner initiate programs such as:
- Building maintenance program to repair/ remove any vandalism or graffiti within 48 hours
  - Community spirit programs such as Block Watch which will heighten the sense of home



LIAHONA  
SECURITY

**Project Sustainability Principles**

**Bike parking:**

- 4 tenant bike stalls provided in the parkade

**New Energy Code Requirements:**

- The building will 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:**

- All parking is under the building, limiting the amount of surface asphalt to the Lane
- A roof garden/ landscape area will be provided on the 4<sup>th</sup> floor level to reduce heat island effect

**Water Conservation:**

- Ultra-low flush or dual flush toilets
- Roof garden uses irrigation system with central control and rain sensors

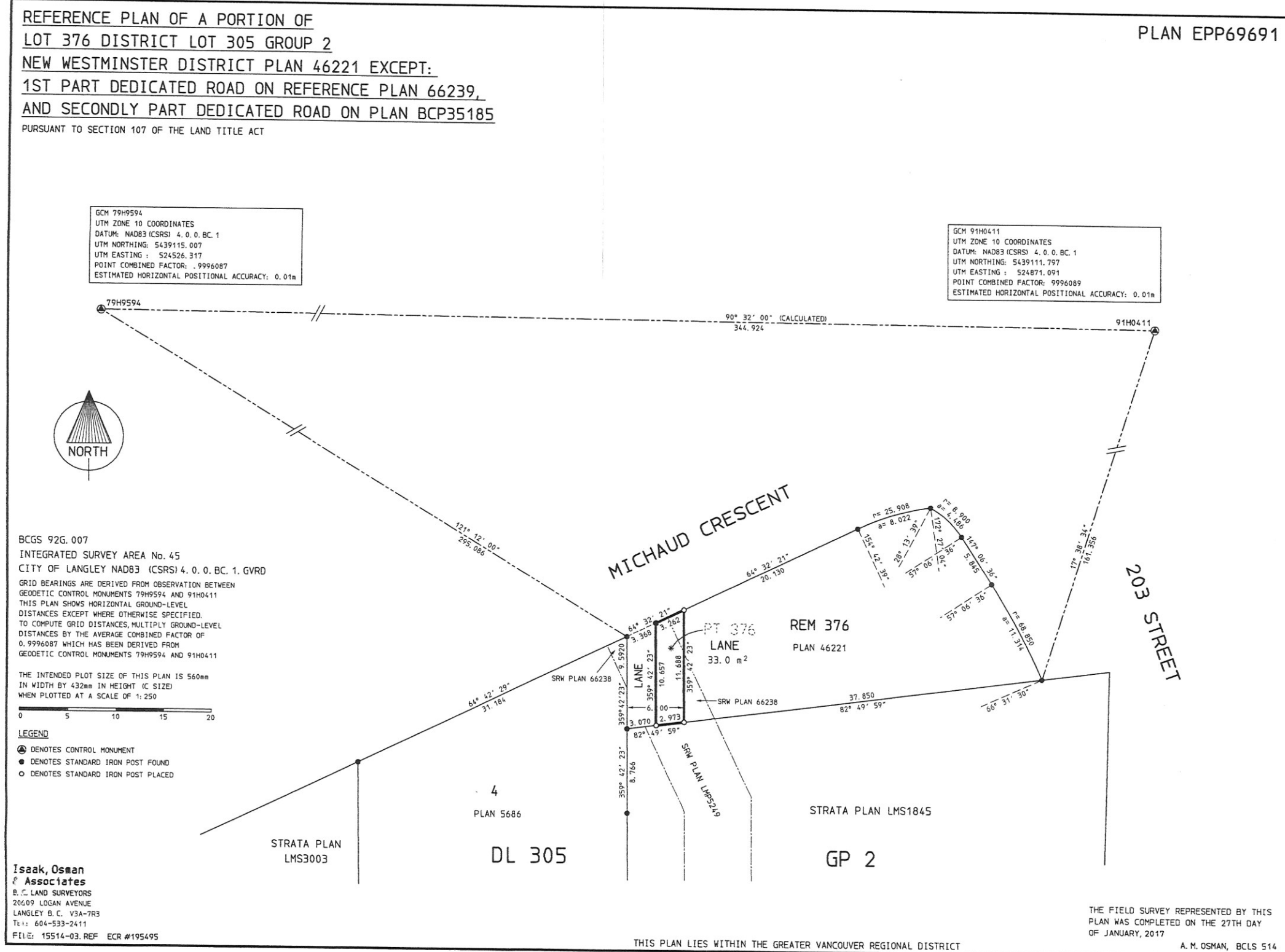


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SECURITY

Incorporated into the design are several CPTED recommendations from our security consultant Liahona. In the consultant’s opinion the revised proposal with the security strategies incorporated will be a Positive Activity Generator that will relate well to the on-site property, immediate adjacencies and the surrounding ¼ km area of CPTED influence.

CPTED AND SUSTAINABILITY PROVISIONS





The Owner dedicated last year a portion of the property for Lane upgrading off Michaud, further reducing the site size and creating more design restrictions, in particular on-site parking. The City will receive \$83,700 in off-site works, \$93,436 in DCC's, \$12,000 CAC's and \$22,500 cash in lieu of parking fees with this DP application.

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ROAD DEDICATION AT LANE





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In closing, we believe the presence of this mixed-use building will be a positive and attractive addition to the City of Langley's Downtown Master Plan success.

**NORTH-EAST 3D RENDERING**