



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.

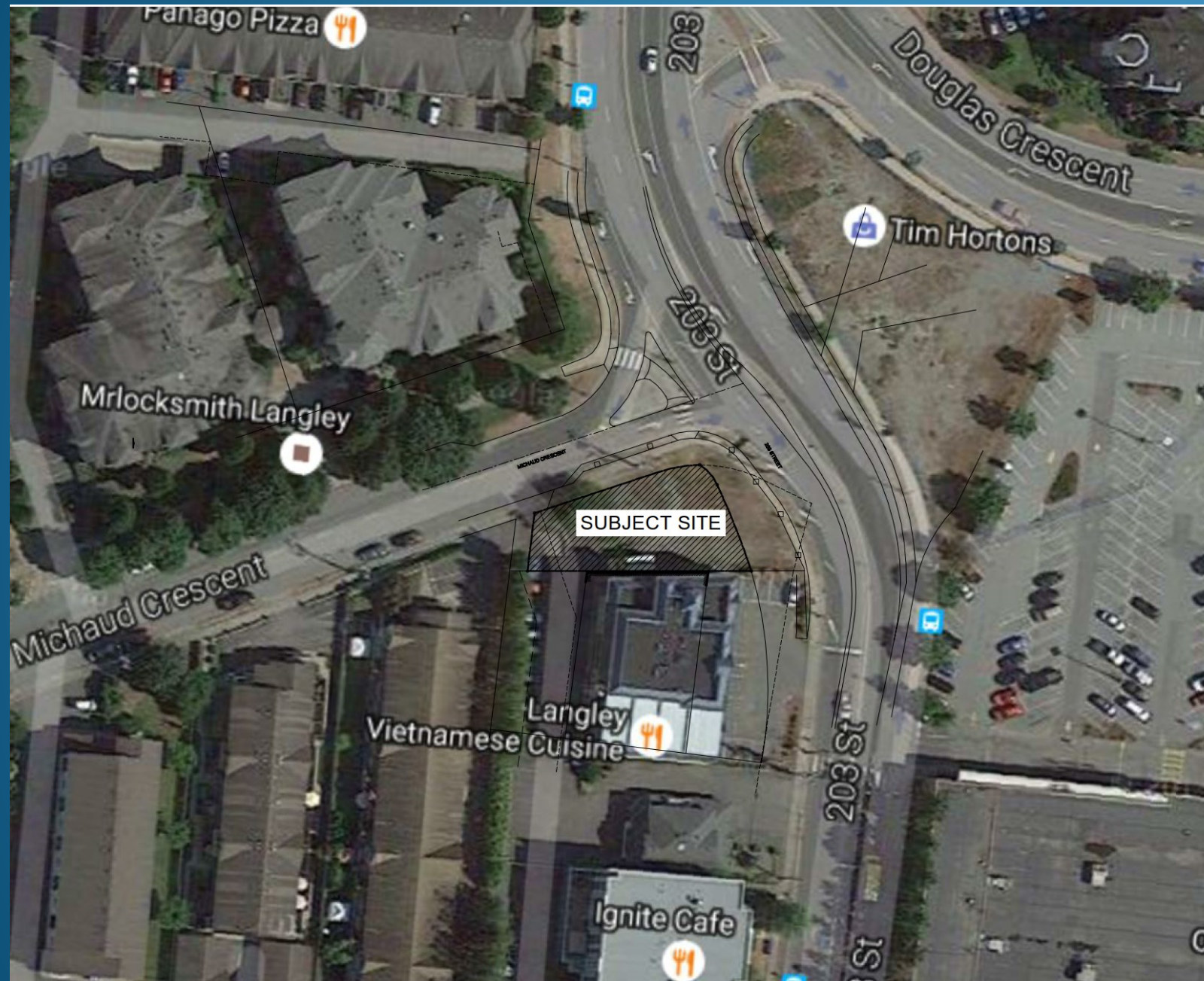
NORTH-EAST 3D RENDERING

**David
Danyluck
Architect**

AIBC

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

604 530-0978



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.

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: 578.69m² (0.057 Hc)

Lot Coverage: 84.9%

Gross Floor Area: 949.08m²

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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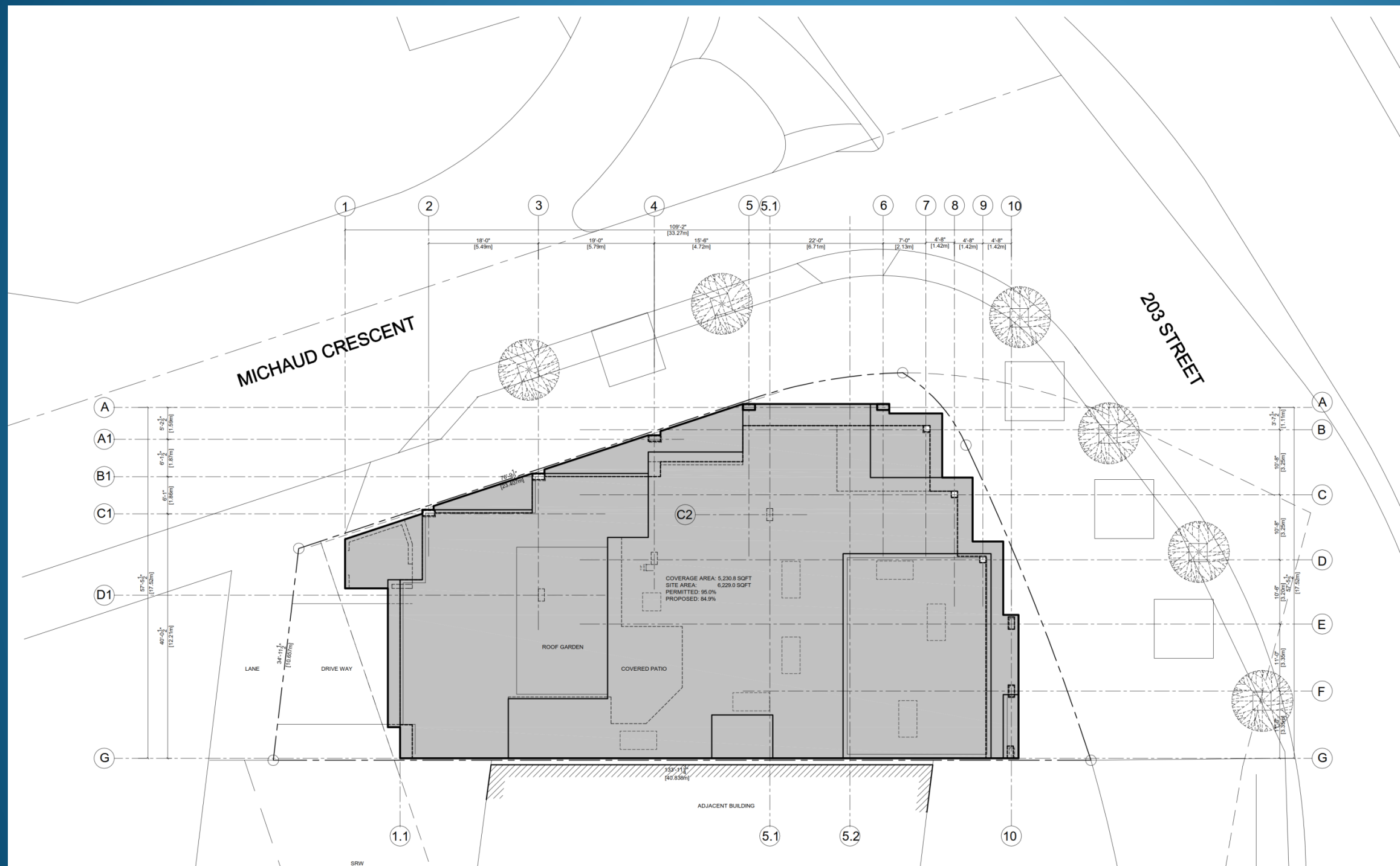
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KEY PLAN



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

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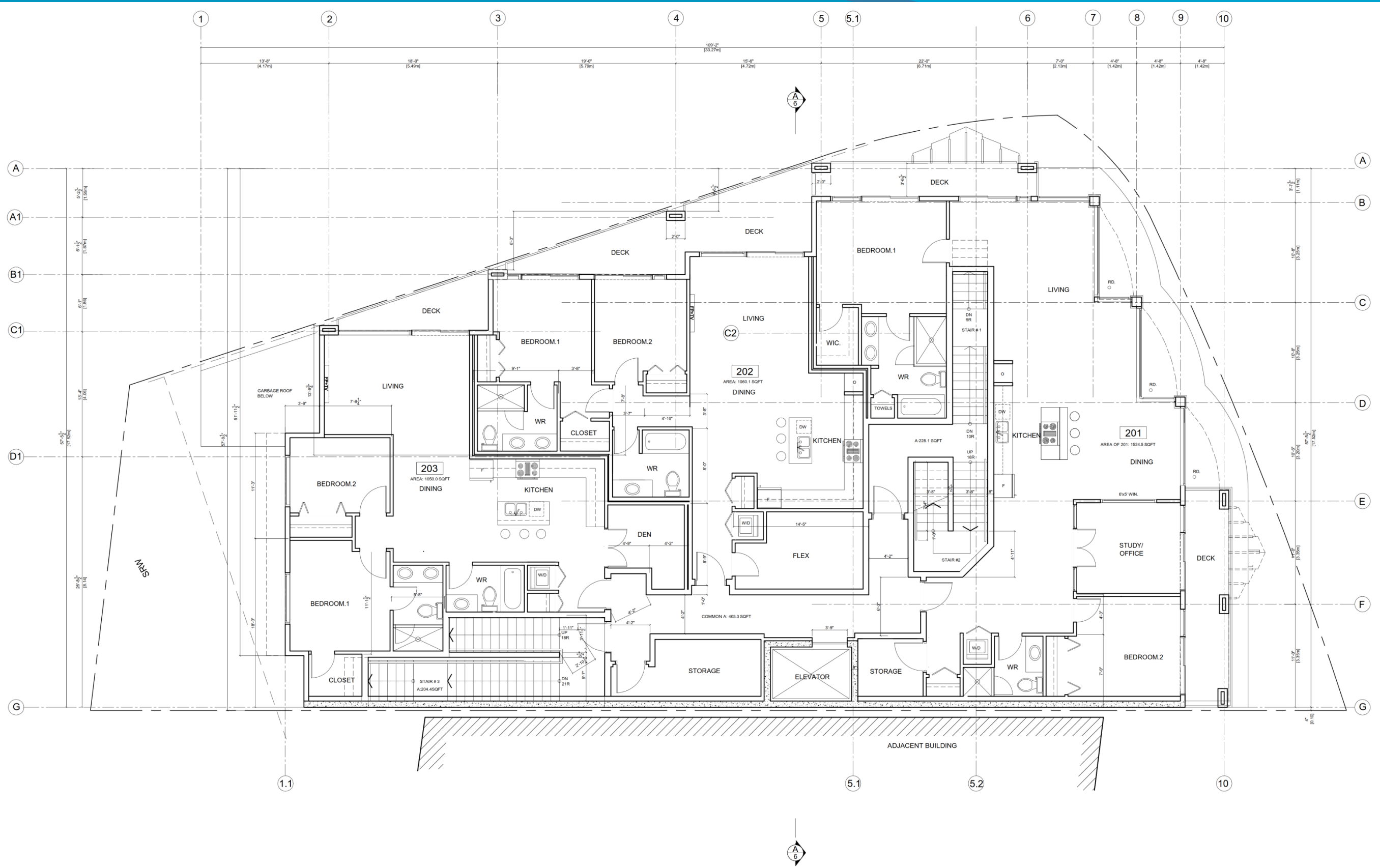
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The proposed development will feature 3 levels of Residential living over a Ground level Commercial Unit. Being a very constrained site, and in order to make this an economically viable development we are requesting 2 Variances: Reduction of the setbacks 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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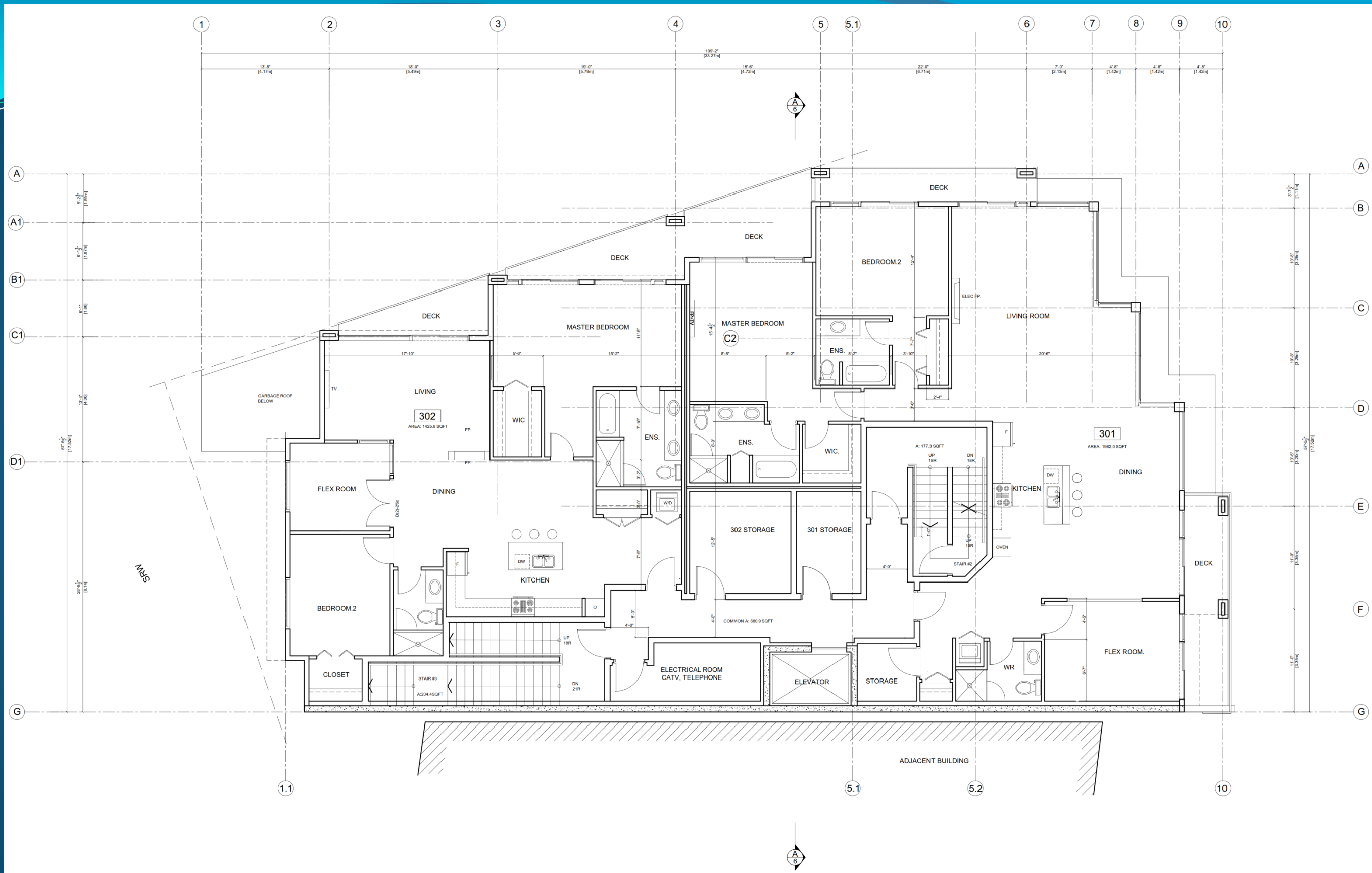
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2nd Floor Plan has 3 Units, 2 Bedrooms

2ND FLOOR PLAN



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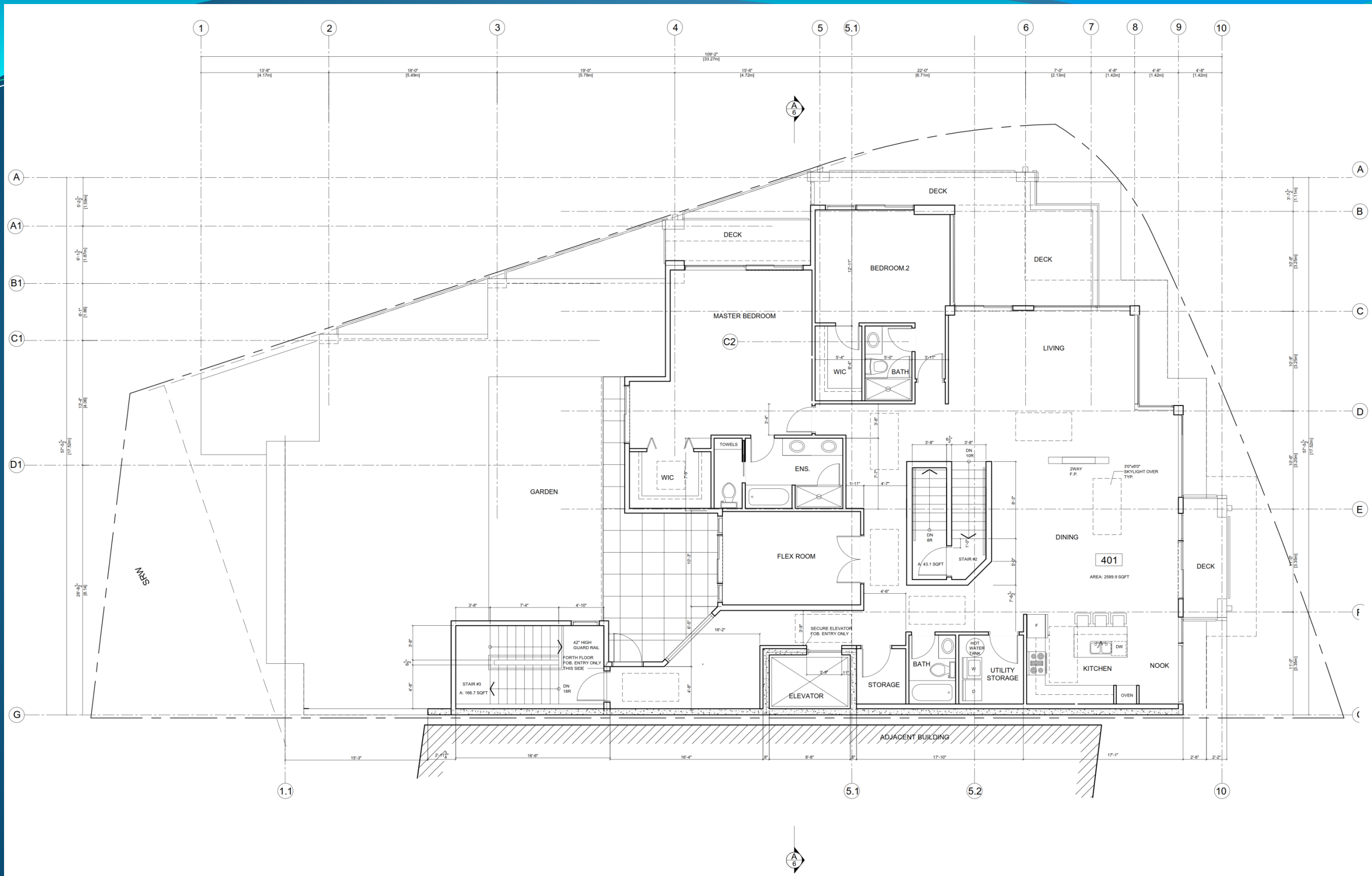
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3rd Floor Plan has 2 Units, 2 Bedrooms

3RD FLOOR PLAN



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4th 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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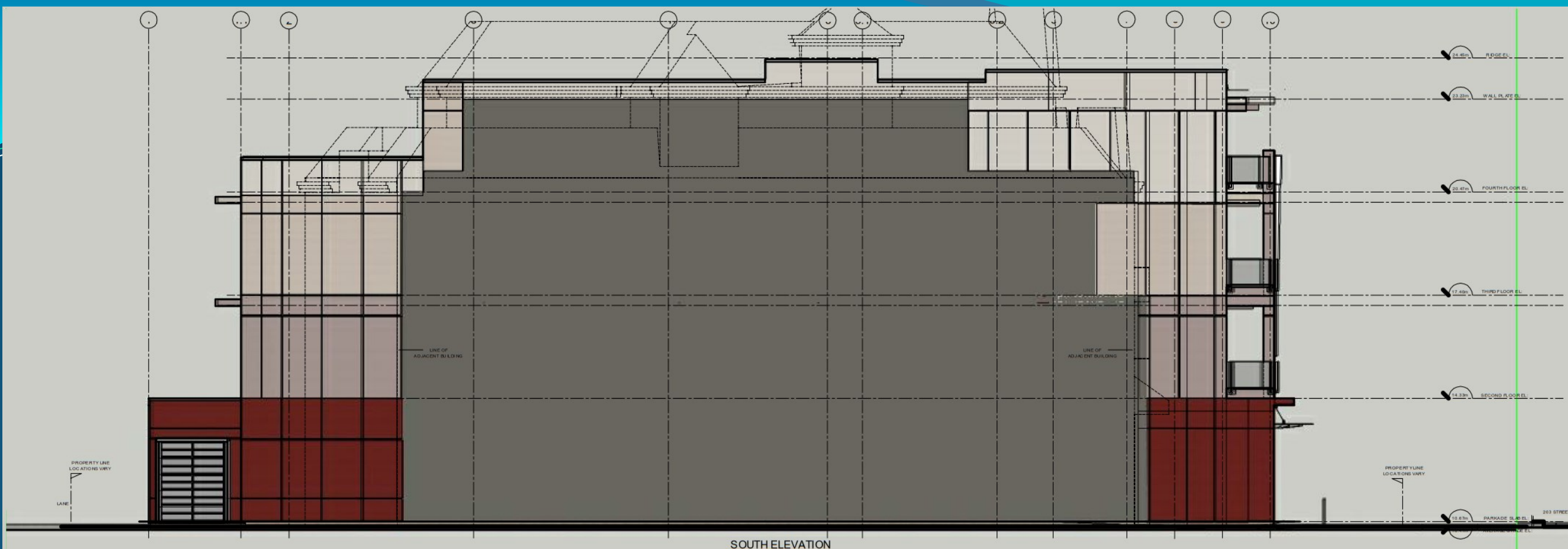
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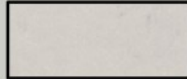
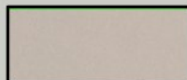
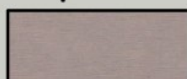

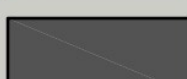
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EAST AND WEST ELEVATIONS

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.



COLOR CHART OF CEMENT PANEL SIDING

-  EQUITONE NATURAL N 162
-  EQUITONE NATURAL NU 861
-  EQUITONE TECTIVA TE 60
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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 4th floor level to reduce heat island effect

Water Conservation:

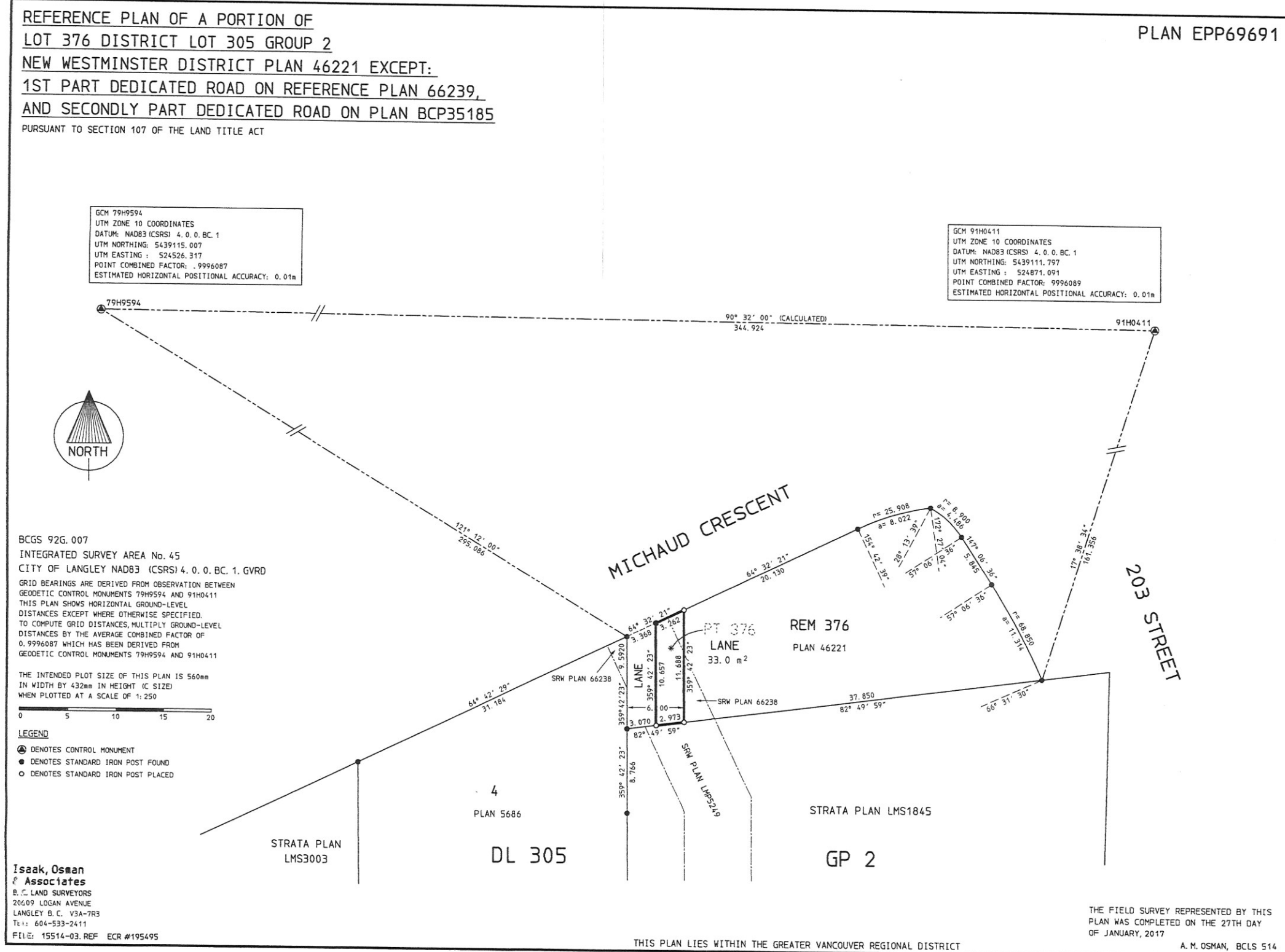
- Ultra-low flush or dual flush toilets
- Roof garden uses irrigation system with central control and rain sensors



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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.

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