

# 26 UNIT TOWNHOUSE DEVELOPMENT

19608-19618-19630-19642, 56 AVENUE, LANGLEY



## CONTACT LIST:

### OWNER :

QUADSTAR DEVELOPMENT LTD.  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8  
TEL : 604 575 2214

### ARCHITECT :

F. ADAB ARCHITECTS INC.  
130 - 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, B.C. V7P 3R4  
TEL : 604 987 3003  
FAX : 604 987 3033

### SURVEYOR:

GREWAL & ASSOCIATES  
204-15299 68 AVENUE  
SURREY, B.C. V3S 2C1  
TEL : 604 597 8567

### CIVIL ENGINEER :

CENTRAS ENGINEERING LTD  
216-2630 CROYDON DR.  
SURREY, B.C. V3S 6T3  
TEL : 604 782 6927

### LANDSCAPE ARCHITECT:

M2 LANDSCAPING  
220-26 LORNE MEWS,  
NEW WESTMINSTER, B.C. V3M 3L7  
TEL : 604 553 0044  
FAX : 604 553 0045

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NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR RECONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**PROJECT INDEX -  
CONTACTS LIST**

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1798	

## PROJECT STATISTICS

### CIVIC ADDRESS :

19608, 56TH AVENUE, LANGLEY, BC.  
19618, 56TH AVENUE, LANGLEY, BC.  
19630, 56TH AVENUE, LANGLEY, BC.  
19642, 56TH AVENUE, LANGLEY, BC.

### LEGAL DESCRIPTION :

LOT 1, SECTION 3, TOWNSHIP 8, NWD PLAN 9565  
LOT 2, SECTION 3, TOWNSHIP 8, NWD PLAN 9565  
LOT 3, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50413, NWD PLAN 9565  
LOT 63, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50080, NWD PLAN 25734

### LOT AREA :

EXISTING : 39,516.44 SQ.FT.=3671.2 SQ.M.=0.91 ACRES

### ZONING :

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL  
PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -  
MEDIUM DENSITY RESIDENTIAL

### LOT COVERAGE :

PROVIDED : 17,571 SF = 44%

### FLOOR AREA :

PROVIDED : BLOCK 1 : 11,865 SQ.FT. = 1102.3 SQ.M.  
BLOCK 2 : 13,691 SQ.FT. = 1271.94 SQ.M.  
BLOCK 3 : 13,747 SQ.FT. = 1277.14 SQ.M.  
BLOCK 4 : 11,819 SQ.FT. = 11098.02 SQ.M.

**TOTAL : 51122 SQ.FT. = 4749.39 SQ.M.**

### FAR :

PROVIDED : 51122/39,516 = 1.29

### BUILDING HEIGHT :

ALLOWED : 3 STORIES  
PROVIDED : 3 STORIES

### SETBACKS :

PROVIDED : NORTH PL. : 14'-7" TO 15'-3"  
SOUTH PL. : 19'-0" TO 19'-6"  
WEST PL. : MIN. : 10'-5"  
MAX. : 28'-8"  
EAST PL. : MIN. : 10'-0"  
MAX. : 11'-0"

**NO. OF UNITS : 26**

### DENSITY :

ALLOWED : 70 UNITS/ACRE  
PROPOSED : 28.6 UNIT / ACRE

### PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 52 STALLS  
VISITORS : 0.2 / UNIT = 5  
PROVIDED : 2 STALLS / TOWNHOUSE : 52 STALLS  
VISITORS : 5



UNIT MIX									
UNIT TYPE	A	As	A1	B	B1	C	C1	Cs	TOTAL
NO OF BED RM.	2	2	3	3	4	2	3	2	-
NO OF UNIT	2	1	1	5	6	4	6	1	26
AREA (SQ.FT.)	1420	1546	1675	1460	1680	1260	1480	1348	-
TOTAL AREA (SQ.FT.)	2840	1546	1675	7300	10080	5040	8880	1348	38709

NO OF 2 BED RM. : 8  
NO OF 3 BED RM. : 12  
NO OF 4 BED RM. : 6



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1	01-03-18	ISSUED FOR REDZONING & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**STATISTICS  
CONTEXT PLAN**

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	





1



3



4



2



**F. ADAB  
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NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**AERIAL MAP  
CONTEXT PHOTOS**

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

A-1.2







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PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19808-19818-19830-19842  
66 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

PERSPECTIVE VIEW

DATE: NOV 2017	SHEET NO:  <b>A-1.7</b>
SCALE: N/A	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	



### ***Exterior Finishes and Colours***

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on rich urban elements with brick being the dominant exposing material. Prefabricated panels in two different tones and hardy siding are introduced throughout the facades. Vinyl siding is not used in any areas.

The colours are selected with emphasis on dark and light grey panels, off-white siding and the natural wood colour in selected areas.

Widows and railings are back resulting in further contrast between the exterior finishing materials.



**CHESTNUT -**  
BY MUTUAL MATERIALS CO.



**PVC SIDING**  
HAZEL OAK  
REF #6 BY SAGIPER



**HARDIE PANEL**  
SW 9093 NEARLY BROWN -  
BY SHERWIN WILLIAMS



**HARDIE SIDING**  
SW 6099 SAND DOLLAR  
BY SHERWIN WILLIAMS



**BLOCK 4 FRONT ELEVATION**



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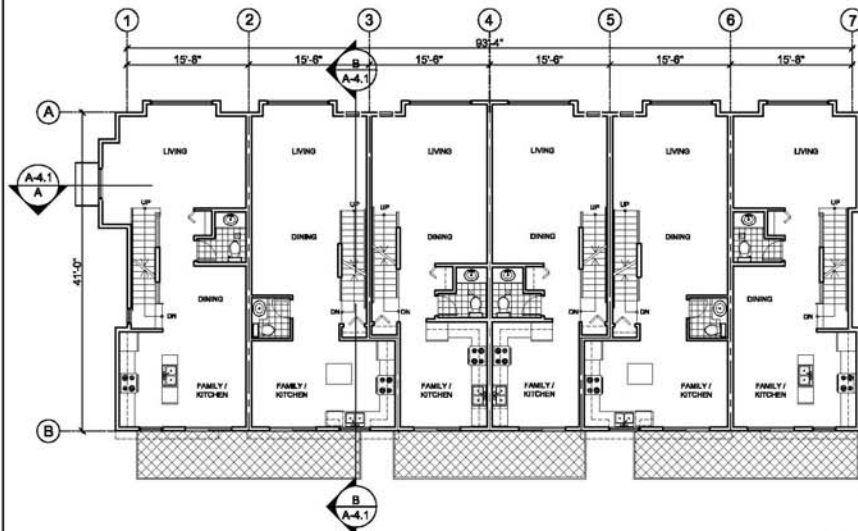
1	01-05-18	ISSUED FOR REZONING & CP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**28 UNIT TOWNHOUSE  
DEVELOPMENT**  
18006-10618-10630-10642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

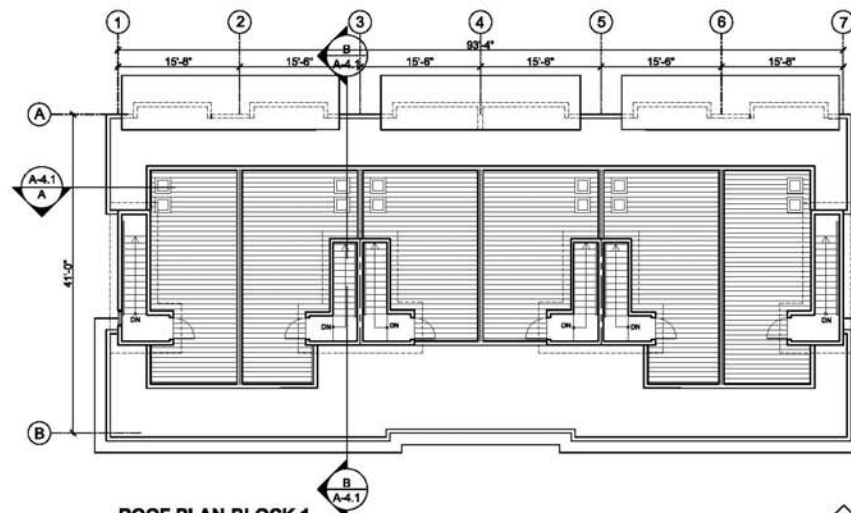
DRAWING TITLE:  
**EXTERIOR FINISH**

DATE: NOV 2017	SHEET NO:
SCALE: N/A	A-1.9
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1708	

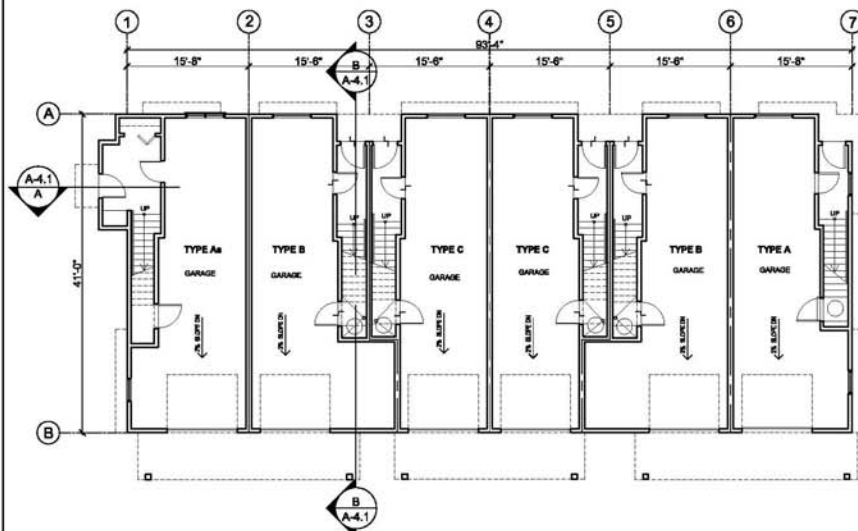




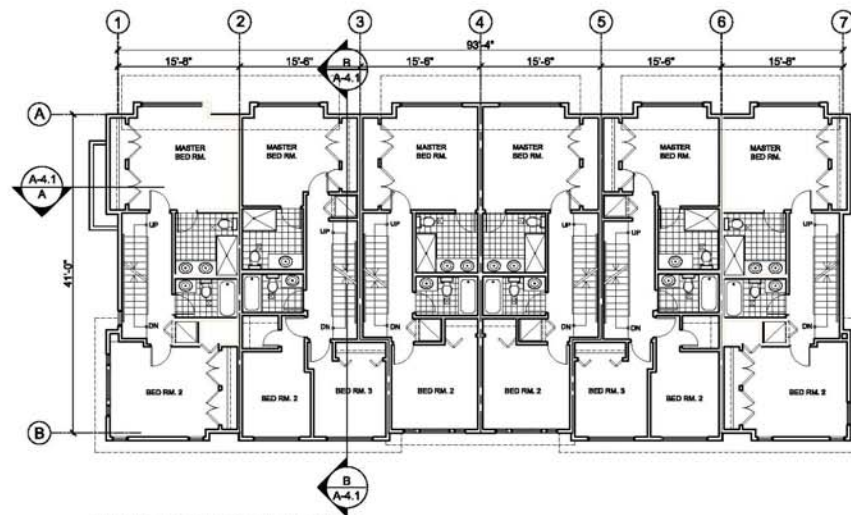
SECOND FLOOR PLAN-BLOCK 1



ROOF PLAN-BLOCK 1



FIRST FLOOR PLAN-BLOCK 1



THIRD FLOOR PLAN-BLOCK 1



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1	01-03-18	ISSUED FOR RECONCILING & DR
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19008-19018-19030-19042  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 1 FLOOR PLANS**

DATE:	NOV 2017	SHEET NO:
SCALE:	1/8"=1'-0"	<b>A-2.1a</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1798	



Many green building strategies have been incorporated into the project design including the following items:

8. The water consumption strategy is enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
9. Mechanical system is equipped with has heat recovery system 'HRV' for recycling the heat energy and domestic cold water line is used for sprinkler system.



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**26 UNIT TOWNHOUSE**  
**DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
**FOR:**  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DATE: NOV 2017	SHEET NO:  <b>A-1.5</b>
SCALE: NA	
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1706	

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development. Architectural and the landscape designs have incorporated the recommendations in their designs.

***The proposed CPTED measure fall into the following categories:***

### *Provision of access and perimeter control*

- Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership
- The windows and the balconies along the 56 Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces
- Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system

- The simplicity of the massing and its orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people
- The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site
- Brick has been introduced at the base of the buildings representing a durable and high quality base free of graffiti
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.



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1	01-03-18	ISSUED FOR REASONING & OP.
NO.	DATE	REVISION / ISSUED

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**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

**FOR:**  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
DESIGN RATIONALE :  
CPTED

DATE: NOV 2017	SHEET NO:  <b>A-1.6</b>
SCALE: N/A	
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1706	



# **TREE SCHEDULE**

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 17087	PLANTED SIZE / REMARKS
4	GARRETTIA NODICAERIS	NODICA CYTISUS		2.5H PL. B&B
2	CORDON FLORIDA NUBIA	PINK FLOWERING DOORWOOD		80H CAL. B&B
4	LEUCOMER STYRAULIA ANKELIT	COLUMBIAN SHEET IRON		70H CAL. L&H 50D B&B
4	PRINIA J. TIDORINGA HAZENOP	HAZENING GREENT		80H CAL. B&B L&H 50D
1	STYRAUL JAPONICUS	JAPANESE SPOONBELL		3H B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SUBMITTALS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNIMPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

## **56 AVENUE**

**196 STREET**



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V3M 3L7  
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NO.	DATE	REVISION DESCRIPTION	DR.
1	DEC 18, 2017	REVISED PER CITY REPORT	EN
2	JAN 10, 2018	REVISED PER CITY REPORT	EN
3	JAN 10, 2018	REVISED PER CITY REPORT	EN
4	JAN 10, 2018	REVISED PER CITY REPORT	EN
5	JAN 10, 2018	REVISED PER CITY REPORT	EN
6	JAN 10, 2018	REVISED PER CITY REPORT	EN
7	JAN 10, 2018	REVISED PER CITY REPORT	EN
8	JAN 10, 2018	REVISED PER CITY REPORT	EN
9	JAN 10, 2018	REVISED PER CITY REPORT	EN
10	JAN 10, 2018	REVISED PER CITY REPORT	EN

PROJECT:  
**26 TOWNHOUSE DEVELOPMENT**  
196 STREET & 56 AVENUE  
LANGLEY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: DEC 18, 2017	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	<b>L1</b>
DRAWN: EN	
DESIGN: EN	
CHECK: HLTW	
M2LA PROJECT NUMBER:	JOB NO. 17 087

17087-05-02



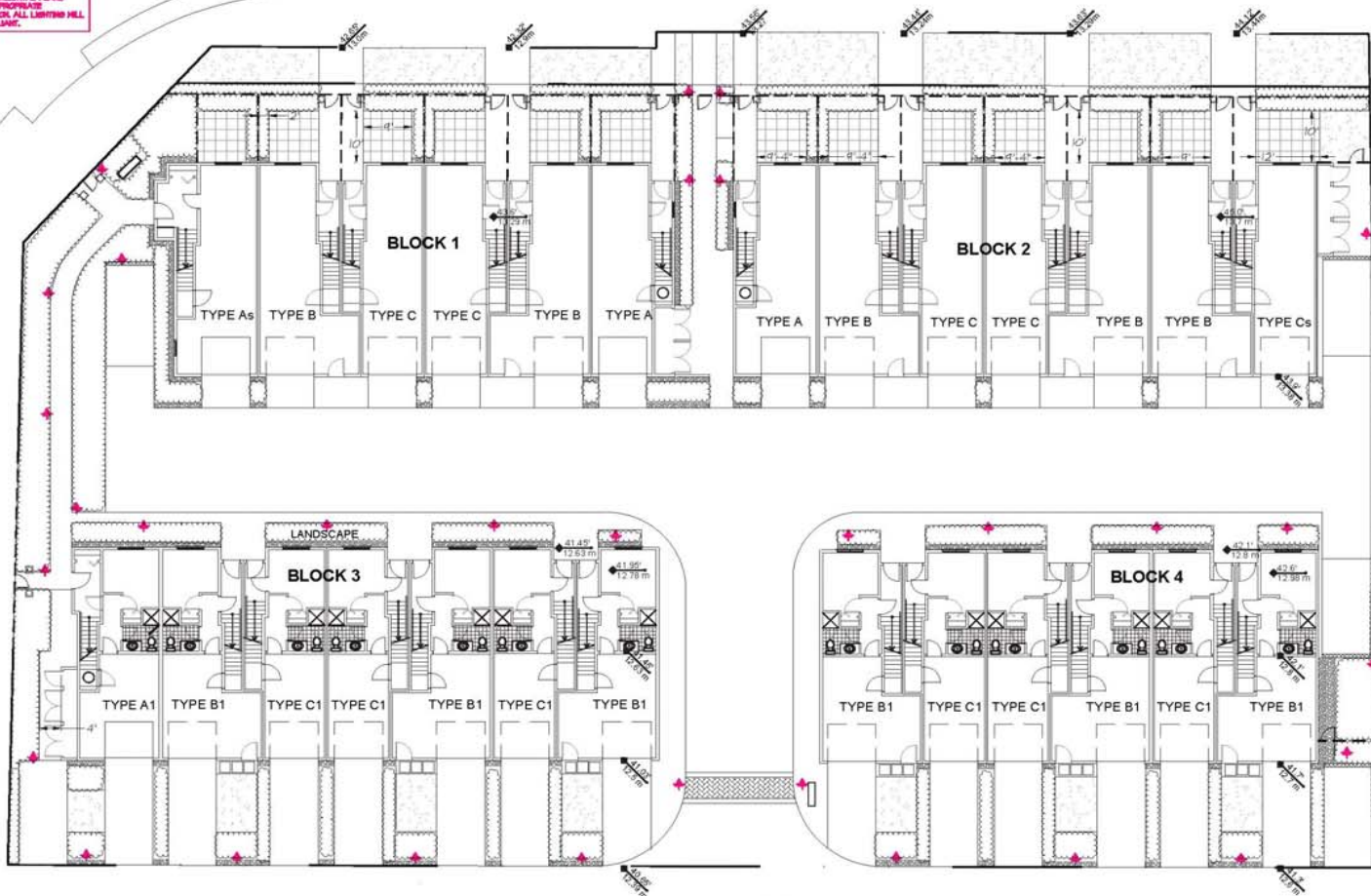


**56 AVENUE**

196 STREET

**BOLLARD LIGHT**

ALL LIGHTING TO BE THE SAME WHITE LIGHT SOURCE, FULLY OFF AND DIRECTED TO THE HORIZONTAL PLANE WHILE PROVIDING APPROPRIATE VERTICAL ILLUMINATION. ALL LIGHTING WILL BE DARK SKY COMPLIANT.



LANE



LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: [office@m2la.com](mailto:office@m2la.com)

[illegible]

3	JAN 2008	REV AS PER NEW SITE PLAN	DN
2	JAN 2008	REVISED PER COTED REPORT	PN
1	DEC 2007	PRELIMINARY PLAN	DN
NO.	DATE	REVISION DESCRIPTION	OR.

NO.	DATE	REVISION DESCRIPTION	OR.
-----	------	----------------------	-----

SEAL:

PROJECT: \_\_\_\_\_

## 26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE  
LANGLEY, BC

DRAWING TITLE: \_\_\_\_\_

## LIGHTING PLAN

DATE: DEC 13, 2017	DRAWING NUMBER:
--------------------	-----------------

SCALE: 3/32"=1'-0"

13

DESIGN: RW

DESIGN: 01	R
UNIT: 14.01	

DRUG: ALTH	CP:
DATE: 01/01/2000	TIME: 15:00

M2LA PROJECT NUMBER: JOB NO. 17 087