

Thoughtfully created urban family homes.

This highly anticipated new complex of 8 townhomes is scheduled for delivery in Spring 2017. Located at 201A Street and 56th Avenue in downtown Langley City. Each townhouse will feature 3 bedrooms + den + double car garage with rooftop terraces.

Our Vision

At Jasman Rooftop Townhomes, our vision is to create beautiful, light and airy living spaces in the heart of the community. We partnered with trusted industry leaders to deliver a best-in-class

...

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Neighbourhood

What makes this neighbourhood unique? Langley City offers a unique urban community that incorporates parks and green space with a pedestrian-friendly downtown core that is sure to entice new residents! Jasman ...

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Floor Plans

The needs and desires of our customers are at the core of Jasman Rooftop Townhomes' design. Many sought-after features are included. Layout of the units is available to download.

[Read more »](#)

This is not an offering of sale. Any such offering can only be made with a disclosure statement. E.&O.E. © Copyright 2016 Jasman Rooftop Townhomes.



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Our Vision

At **Jasman Rooftop Townhomes**, our vision is to create beautiful, light and airy living spaces in the heart of the community. We partnered with trusted industry leaders to deliver a best-in-class modern design and structure.

Our customers' desires and lifestyles were top of mind when designing these homes. Every detail was meticulously considered – each unit features a contemporary kitchen, office space, laundry on the upper floor and private rooftop terraces for entertaining friends and family. The garages have ample space for two cars.

The community around the development is well established and will give future home owners an immediate sense of belonging.

We look forward to working with you to create your new home!



B C C O N D O S . N E T



[Home](#) » [About](#) » Key Partners

Key Partners

Key partners involved in the design and building of Jasman Rooftop Townhomes:

Jagpal Development Ltd. [↗](#) – An award winning full service commercial and residential construction company based out of White Rock, British Columbia. A family run business, bringing to the table over 45 years experience in the contracting/construction industry. They are the 2009 Georgie Award winners for Best New Kitchen \$40,000 – \$100,000 and Finalists for 2009 Best New Master Suite and the covenant award of Best Single Family Detached Home valued over \$2,000,000. Jagpal Development Ltd. strictly adheres to all industry rules and regulations and maintains strong skills and working relationships with their trade partners to deliver high quality work.

F. Adab Architects Inc. [↗](#) – Established in 1988, F. ADAB ARCHITECTS INC. has evolved into one of Vancouver's leading architectural firms, specializing in urban design, multi-family residential, commercial and mixed-use projects. They designed and rendered the project and are also responsible for project management.



[Home](#) » [Floor Plans](#) » Floor Plans

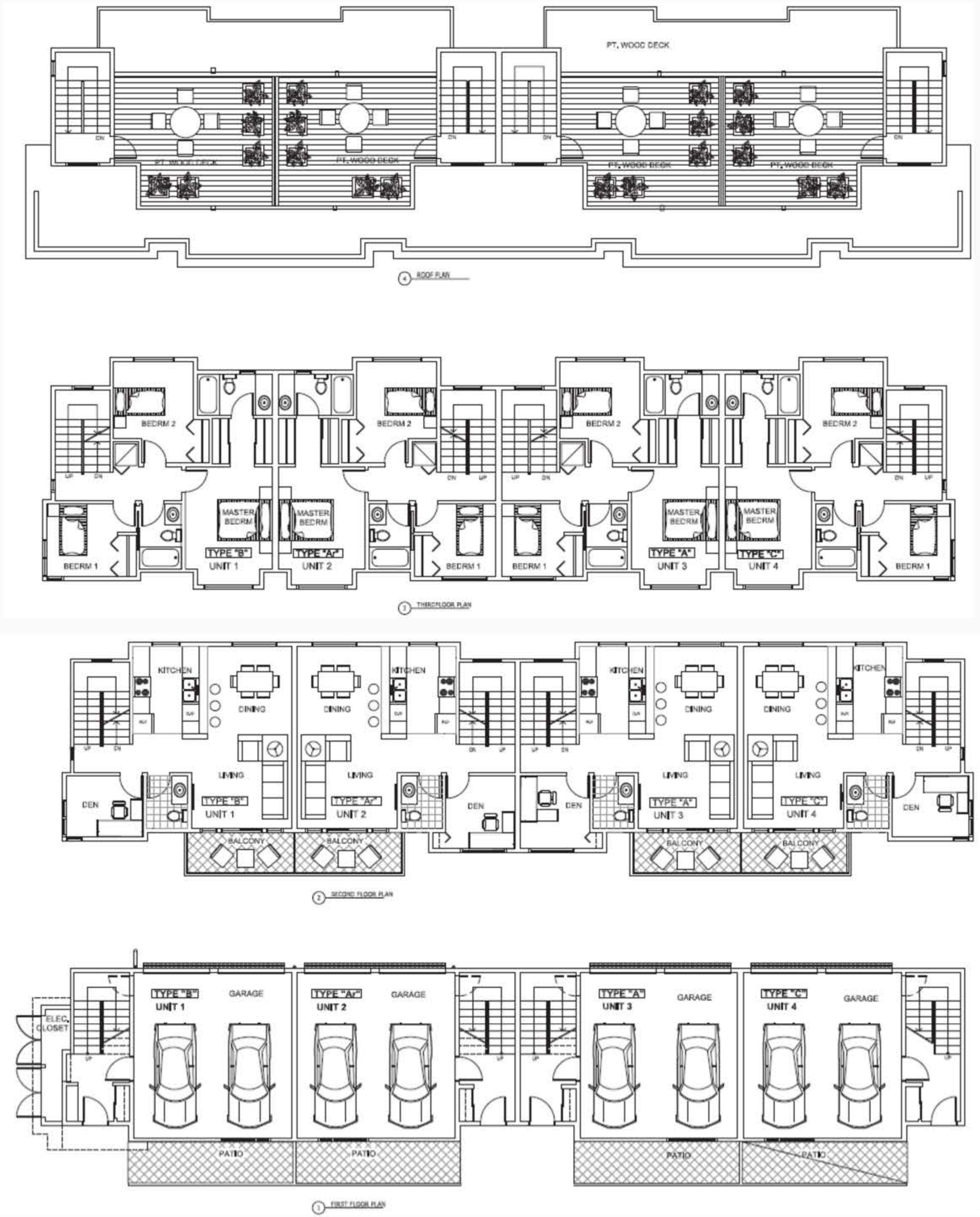
Floor Plans

The floor plans provided illustrate 1 block of 4 townhomes, the second block is similar.

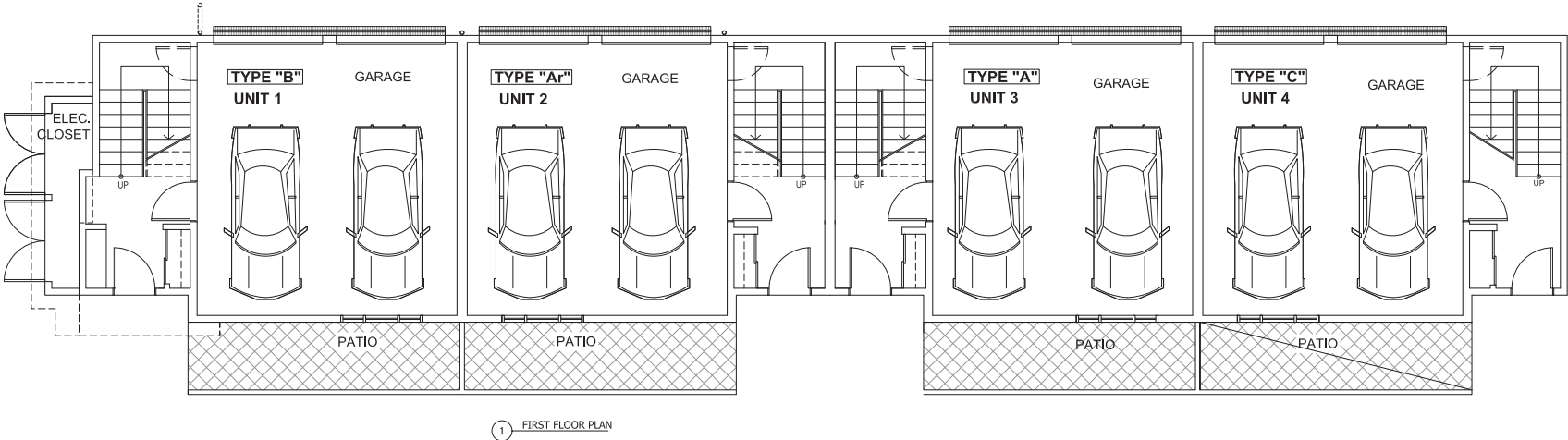
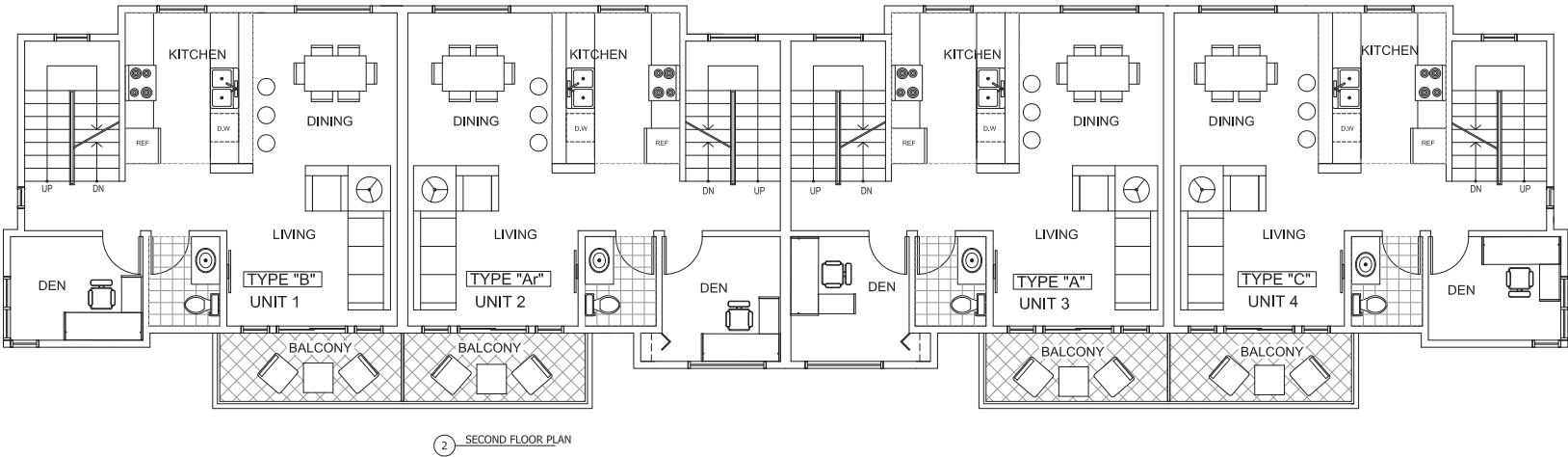
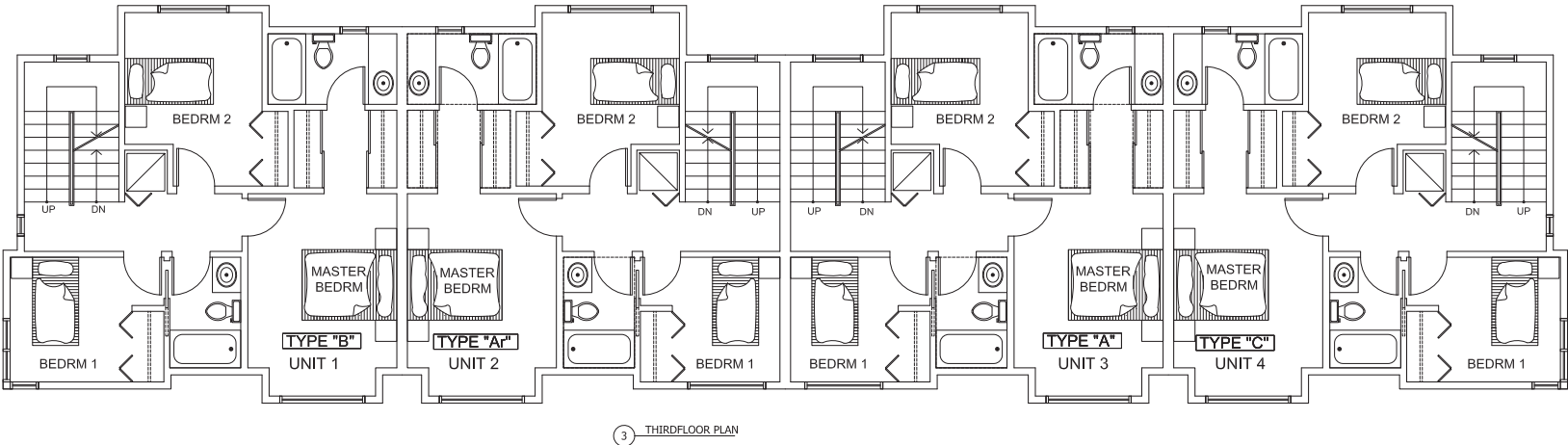
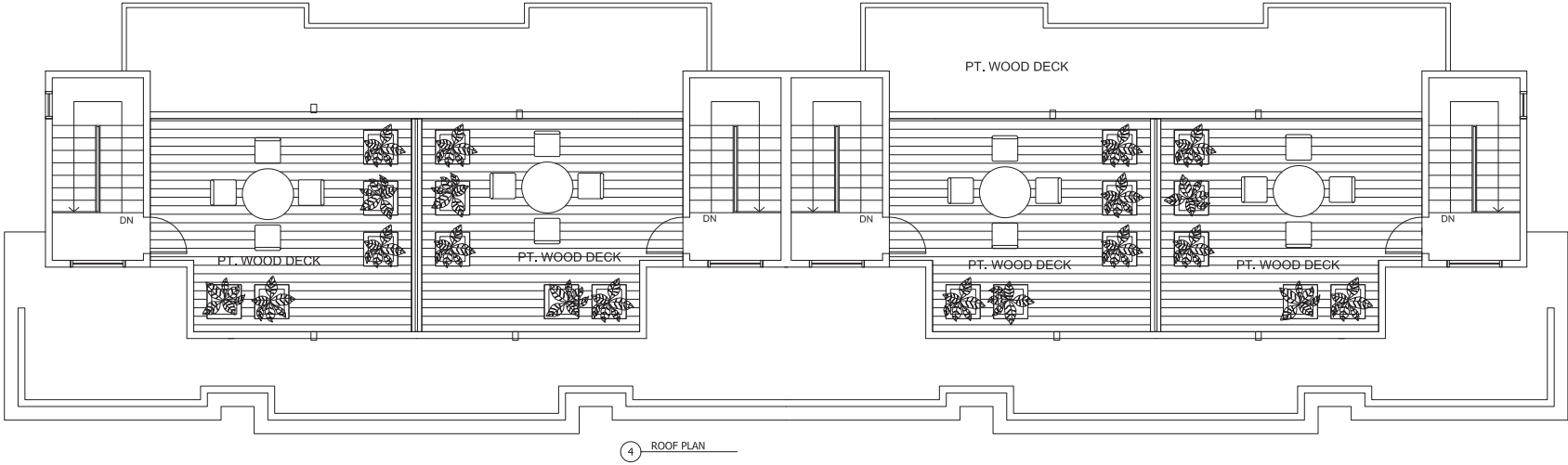
Each unit is approximately 1500 sq. feet and features 3 bedrooms + den + double car garage + private rooftop terrace and second level balcony. The site will also include 2 visitor parking spots for all to share.

Click on the link below to access the floor plans:

[Floor Plan](#)



3 BEDROOMS + DEN + DOUBLE GARAGE



*APPROXIMATE SQUARE FOOTAGE 1500 PER UNIT

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Specifications

All units come equipped with appliances (dishwasher, refrigerator and stove)

Interior Finishes:

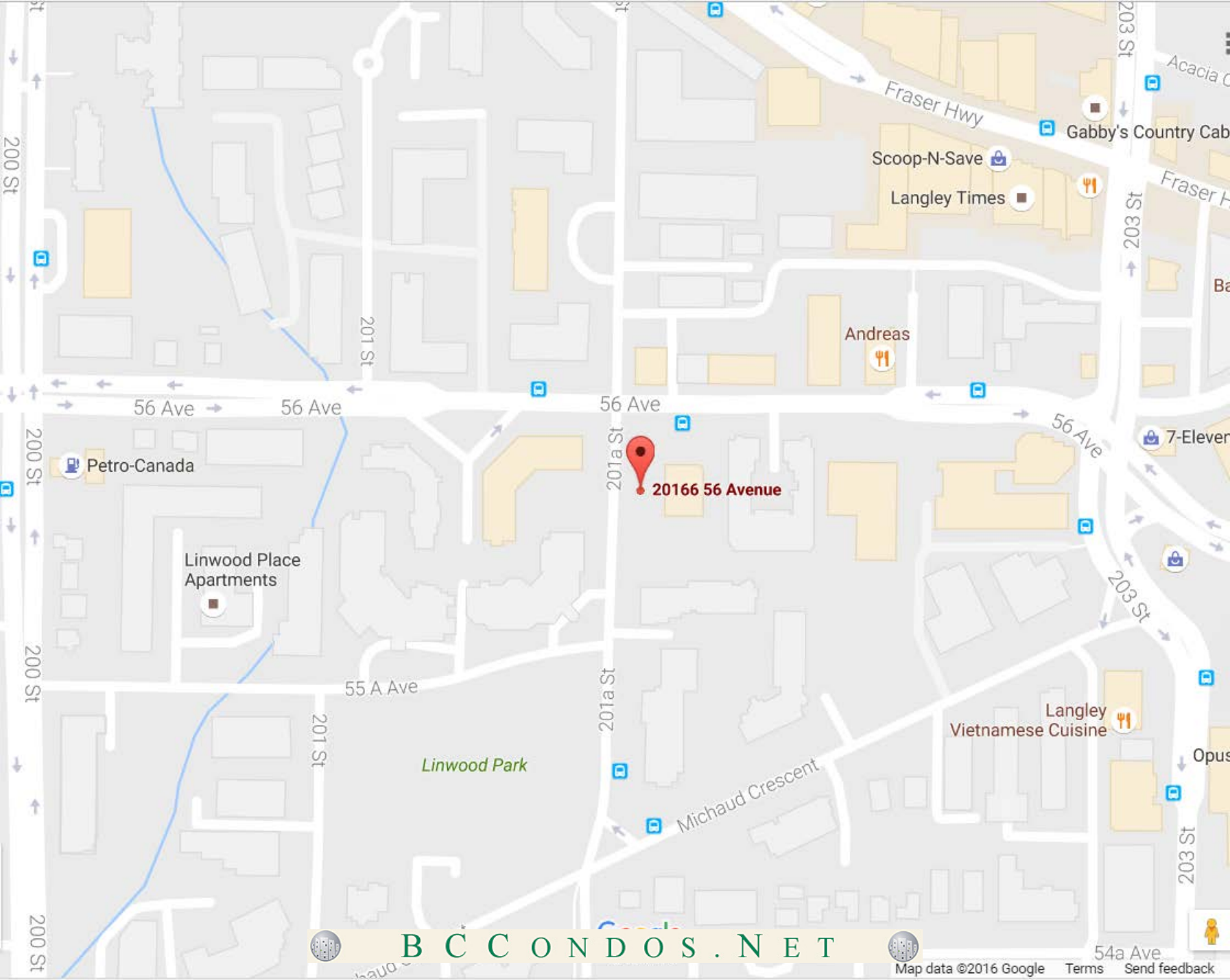
- Painting of walls
- Bathroom and kitchen cabinets
- Quartz counter tops in the kitchen and bathrooms
- Bathroom fixtures, mirror and shower doors
- Hardwood floor on main floor (including kitchen)
- Carpet in bedrooms
- Porcelain tile in the entry way and bathrooms
- Backsplash in kitchen
- Porcelain tile in the showers
- Closet shelving
- Fire sprinklers

Exterior Finishes:

- Paving stones
- Plants and landscaping
- Seeding & sodding
- Lattice
- Garage doors and openers

This is a short list of inclusions, additional customization may be available for an additional cost.





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Neighbourhood

What makes this neighbourhood unique?

Langley City offers a unique urban community that incorporates parks and green space with a pedestrian-friendly downtown core that is sure to entice new residents!

Jasman Rooftop Townhomes located at **201A Street and 56TH Avenue** are walking distance to popular coffee shops, grocery stores, and restaurants.

- Save-On-Foods & Safeway
- Starbucks & Tim Hortons
- BC Liquor & Beer Store
- Shoppers Drug Mart
- Cactus Club Cafe Restaurant

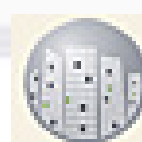
Close by is the soon to be expanded and renovated [Willowbrook Shopping Centre](#) [Walmart](#), Costco and other big box retailers.



This is the perfect location for today's active families with numerous recreational facilities in the area such as: [Timms Recreation Center](#) [Langley Twin Rinks](#) and Al Anderson Swimming Pool. Its close proximity to parks, such as Douglas Park and the newly improved Linwood Park which features a community garden, sports field and dog off-leash area. In addition, the homes are conveniently located by all grade schools; Nicomekl Elementary School, HD Stafford Middle School and Langley Secondary School.

Need a night out? Head to the [Cascades Casino](#) or catch a WHL hockey game at the [Langley Events Centre](#). If your looking to head downtown Vancouver, it takes 30 minutes from your doorstep – easy access to Highway 1, Highway 10, Fraser Highway and major bus routes (320, 341, 501). The project is also situated only 15-20 minutes from the U.S. borders (Aldergrove and Pacific Highway).

With this area so well established, you will feel right at home in your new neighbourhood!



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NEWS

Townhouse complex planned for problematic area of City



An artist’s conceptual drawing shows what an eight-unit townhouse complex project proposed for the corner of 201A Street and 56 Avenue would look like. The design features private rooftop gardens and two-car garages in 1,500 square-foot units. The long, narrow shape of the lot, pictured below, created a unique challenge for designers.

— Image Credit: Supplied Image

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by - Langley Times
posted Feb 18, 2015 at 8:00 AM — updated Feb 18, 2015 at 9:25 AM

A plan to breathe new life into one of the City of Langley’s more troublesome corners was greeted with a mix of enthusiasm and caution by members of council on Monday night.

At its Monday (Feb. 16) meeting, council issued a development permit for the construction of an eight-unit townhouse complex on a strip of land at the corner of 56 Avenue and 201A Street — an area that is somewhat notorious for illicit drug use and prostitution.

At a public hearing earlier in the meeting, architect Fred Adab and landscape architect Mary Chan presented a plan for the development on behalf of the property owner, Jasbir Singh, who operates the Stop and Shop convenience store on the opposite side of 56 Avenue.

The lot, which is long and very narrow, presented a unique challenge for designers, said Adab.

The solution came in a plan for two buildings of four units each, to be constructed in a single line fronting 201A Street, with driveway and parking access at the rear of the property.

The eight three-storey units will be 1,500 square feet, including three bedrooms and a den. Each unit will boast a private rooftop garden with lattices and a two-car garage.

The development is geared toward “affluent” people who are downsizing from a detached house, but don’t want to live in a tiny apartment or townhouse, said Adab.

The proposal includes skirting the property with 40 trees and 750 shrubs — all drought-tolerant, said Chan, during a brief presentation.



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Only one person spoke at the public hearing. A resident of the condominium complex at 20145 55A Ave., located across the street from the proposed development, complimented the architect on the design, but told council she is concerned about the impact that eight new units might have on already limited parking in the area. She asked whether any measures could be taken to designate street parking as resident-only.

“It’s a lovely building,” she said. “I like the urban design and the gardens.”

“I agree with the parking issue,” said Councillor Dave Hall. “But to give credit to the developer, these are two-car garages with no opportunity to tandem park in the back.”

At the same time, he said, there is always the concern that one half of the garage will be used as storage space. And with three-bedroom units, he added, it’s safe to assume there will be two cars.

“What other storage capacity do the units have to accommodate storage versus using the garage,” Hall asked the architect.

Adab replied the design for the units does not include designated storage space, but added that the closets are quite large.

While most of council focused on the appeal of the design, one member suggested several safety improvements could be made.

Councillor Val van den Broek, who worked as a co-ordinator at the Langley City community police office before running for council, had concerns about security in the area.

Noting that the building’s target market is upscale buyers, van den Broek told Adab, “You will not reach them if they know anything about the area.”

“She’s not wrong,” said the same resident who had spoken earlier, from her seat in the gallery.

“It’s one of those areas,” said van den Broek. “That area at night, I’m not sure if you’ve been there . . . I recommend gating the driveway.”

Adab replied that it is up to the City’s planning department to determine whether they want the complex to have a gate.

“Personally, I don’t see this site to be fenced and gated. It doesn’t look that nice in an urban setting,” he said.

Citing CPTED — Crime Prevention Through Environmental Design — principles, van den Broek also voiced concern about a so-called “dead man zone” at the back of the property, where drug use and prostitution could take place.

That area is only about 10 square feet and is surrounded by chain link fence, replied the developer, adding the corner will likely house an electrical transformer.

Van den Broek noted that chain link can be easily cut.

She also expressed reservations about a plan to plant trees on both sides of the sidewalk, saying they could create a visual barrier.

Chan replied that the lowest branches of the trees will be six feet off the ground, in keeping with CPTED guidelines, while the shrubs will be selected to provide both privacy and good visibility.

“You still have to be careful of natural surveillance from people driving by on the street,” said van den Broek.

Councillor Gayle Martin took the opposite view, stating she liked the idea of all the trees.

“This is a 500 per cent improvement,” she said. “A lot of the problems on that corner will disappear because of this Class A development.”

“This is a creative way to manage a difficult property,” commented Councillor Paul Albrecht.

“It’s a nice looking development,” said Mayor Ted Schaffer. “It should clean up the area quite a bit.”

Dan Ferguson/Langley Times

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