

**DEVELOPMENT PERMIT APPLICATION** 

# **MULTI FAMILY DEVELOPMENT**

20239 & 20247, 54A Avenue, Langley City, British Columbia



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## LOCATION





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### **PROJECT TEAM**

ARCHITECT - PARAMORPH ARCHITECTURE INC.

308-9639 137A Street Surrey,BC V3T0M1 (604) 608-0161 info@paramorph.com

**SURVEYOR - TARGET LAND SURVEYING** 

Surrey, BC (604) 583-6161

**LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT** 

2686 6th Avenue East Vancouver, BC V5M 1R3 (604) 720-0048 david@davidstyko.com CIVIL - CENTRAS ENGINEERING LTD.

218 - 2630 Croydon Drive Surrey, BC V3S 6T3 (778)879-7602 aman@centras.ca

ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.

7763 McGregor Avenue Burnaby, BC V5J 4H4 (604)721-6002 glenn@froggerscreek.ca

**CPTED** - LIAHONA SECURITY CONSORTIUM INC.

(250)418-0770 liahonasecurity@shaw.ca GEOTECH - GE

- **GEOPACIFIC CONSULTANTS** 1779 West 75th Avenue Vancouver, BC V6P 6P2

(604)439-0922

Project Title

MULTI FAMILY DEVELOPMENT

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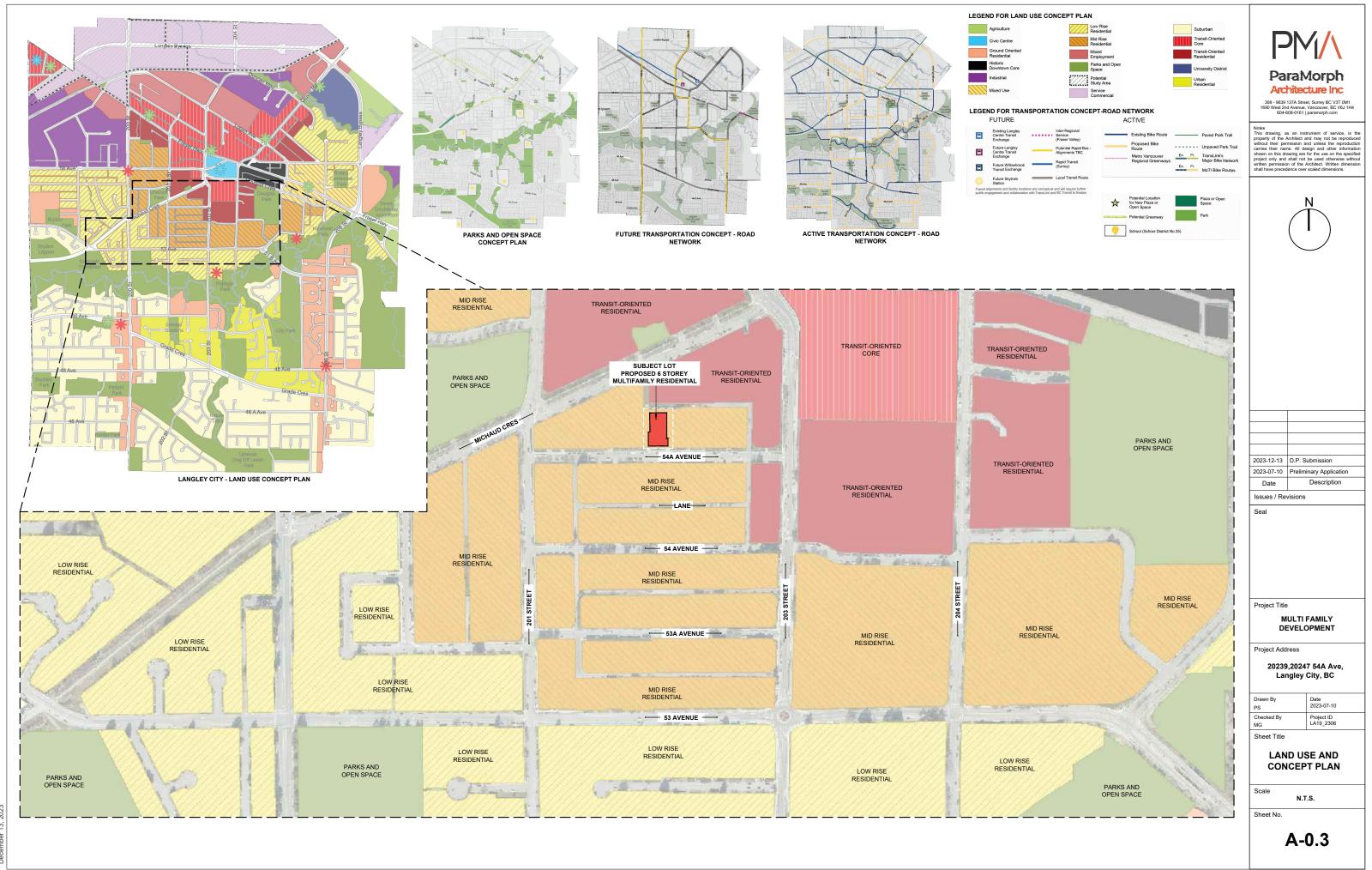
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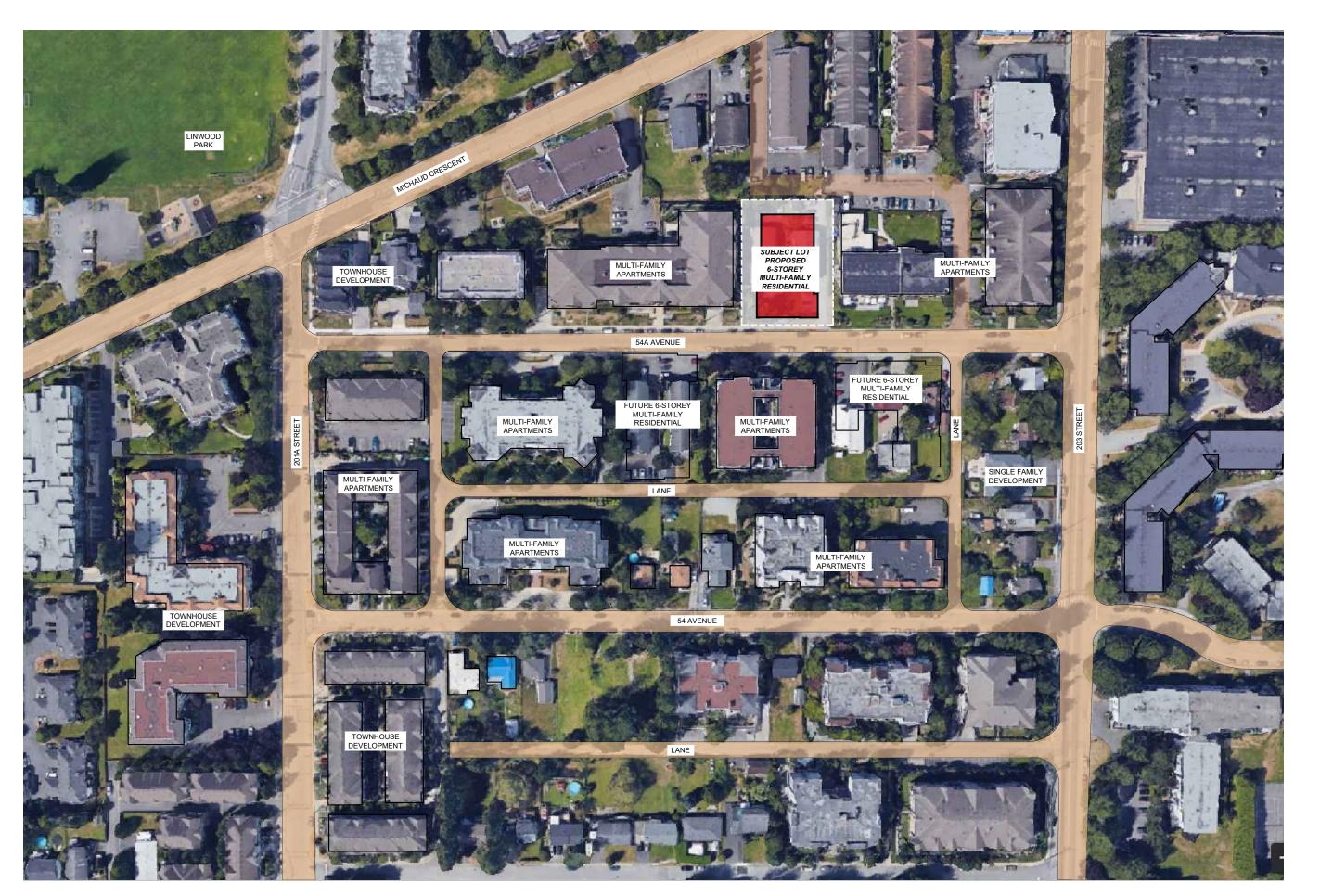
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PROJECT SUMMARY

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Sheet Title

**CONTEXT PLAN** 

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# **Program Summary**

ADDRESS	20239,20247 54A Ave, Langley City
LEGAL DESCRIPTION	PLAN NWS2626 LOT 1,Plan NWS1617 Lot 1

LOT INFO

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	20,058	1,863	0.46	0.19
DEDICATION	736	68	0.02	0.01
NET AREA (AFTER DEDICATION)	19,321	1,795	0.44	0.18

ZONING	CURRENT	PROPOSED
		CD

FAR (ON GROSS AREA)	PERMITTED	PROPOSED
FAR		2.70
TOTAL AREA(SQ FT.)		54,147.58

ZONING

SETBACKS	PERMITTED	PROPOSED
NORTH (ALONG LANE)		6.00m
SOUTH(ALONG 54 A Ave)		3.00m
EAST (ALONG NEIGHBOURING LOT)		6.00m
WEST (ALONG NEIGHBOURING LOT)		6.00m

PERMITTED	PROPOSED
BLDG HEIGHT	6 STOREY
NO. OF DWELLING UNITS	81
NO. OF ADAPTABLE UNITS	16 (20% OF TOTAL UNITS)

SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	9448	878	48.90%	

FAR CALCULATION (GROSS)					
RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
MAIN FLOOR LVL	3,471.81	1,398.97	2,039	6,909.80	81%
SECOND FLOOR LVL	8,485.86	961.70	0	9,447.56	90%
THIRD FLOOR LVL	8,485.86	961.70	0	9,447.56	90%
FOURTH FLOOR LVL	8,485.86	961.70	0	9,447.56	90%
FIFTH FLOOR LVL	8,485.86	961.70	0	9,447.56	90%
SIXTH FLOOR LVL.	8,485.86	961.70	0	9,447.56	90%
			TOTAL FAR	54,14	<b>17.58</b>

PROPOSED FLOOR
AREA SUMMARY

R	UNIT COUNT				
Υ	ТҮРЕ	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA (Sqft)
	UNIT-A	1BR + DEN	541.62	6	3,250
	UNIT-B	2BR	777.06	6	4,662
	UNIT-C	STUDIO	511.91	17	8,703
	UNIT-C1	STUDIO	504.26	6	3,026
	UNIT-C2	STUDIO	488.25	10	4,883
	UNIT-D	1BR	544.27	6	3,266
	UNIT-E	1BR	571.73	5	2,859
	UNIT-F	1BR	533.99	5	2,670
	UNIT-G	1 BR	565.27	5	2,826
	UNIT-H	1 BR + DEN	690.04	5	3,450
	UNIT-I	1BR + DEN	625.51	5	3,128
	UNIT-J	Jr 2BR	619.83	5	3,099
	TOTAL			81	45,820

	PARKING REQUIREMENTS BREAKDOWN					
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl- 1 &Surface)	
	Studio, 1 Bedroom , 1 Bedroom+Den	70	1.0 / Unit	70	70	
	2 bedroom	11	1.25/ Unit	13.75 SAY 14	14	
	Visitor's	81	0.15	12.15 SAY 12	12	
OFF STREET	TOTAL			96	96	
PARKING	SMALL CARS		60% OF TOTAL STALLS	57.6 SAY 58	30	
PARKING	ACCESSIBLE		5% OF TOTAL STALLS	4.8 SAY 5	5	
	LOADING BAY			1	1	
	COMBINED BICYCLE PARKING & STORAGE LOCKER	81	1 / Unit & 4sqm/Unit	81	81	
	Provided @ Parkade Lvl-1 & 2		•		58	
	Provided @ Unit-C, Unit-C1				23	

AMENITY
CALCULATIONS

INDOOR AMENITY

PROPOSED( MAIN FLOOR)

REQUIRED

OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED			
PROPOSED (ROOF TOP & MAIN FLOOR)	284	3,057	

AMENITIES

Sq.m.

186

189

Sq.ft.

2,005

2,039

REMARKS

2.3 Sq.m. or 24.75 Sq.ft/ UNIT



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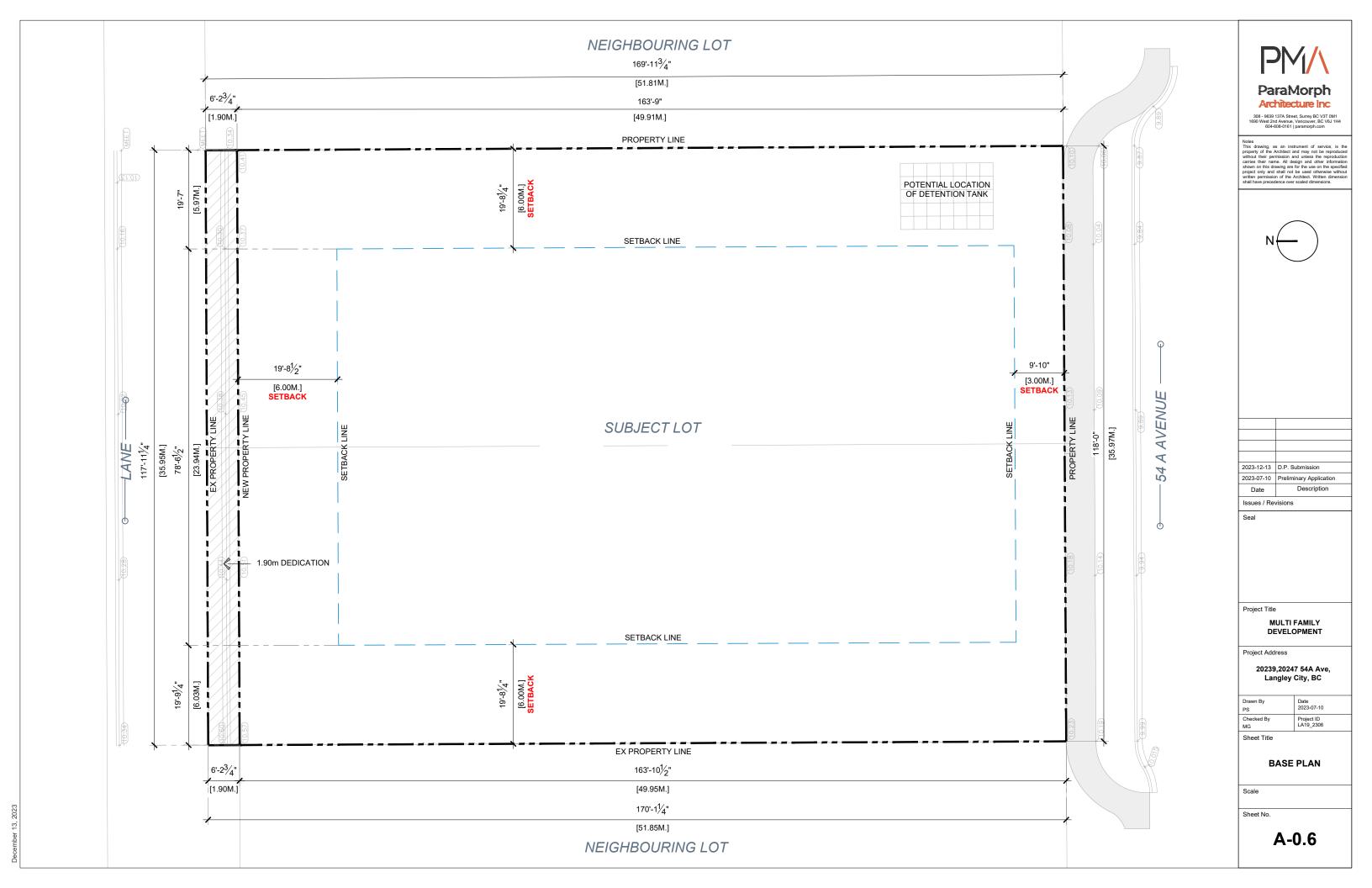
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PROGRAM SUMMARY

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SHADOW @ EQUINOX MARCH 20 9AM





SHADOW @ EQUINOX MARCH 20 12NOON



SHADOW @ EQUINOX SEP 20 12NOON



SHADOW @ EQUINOX MARCH 20 3PM



SHADOW @ EQUINOX SEP 20 3PM





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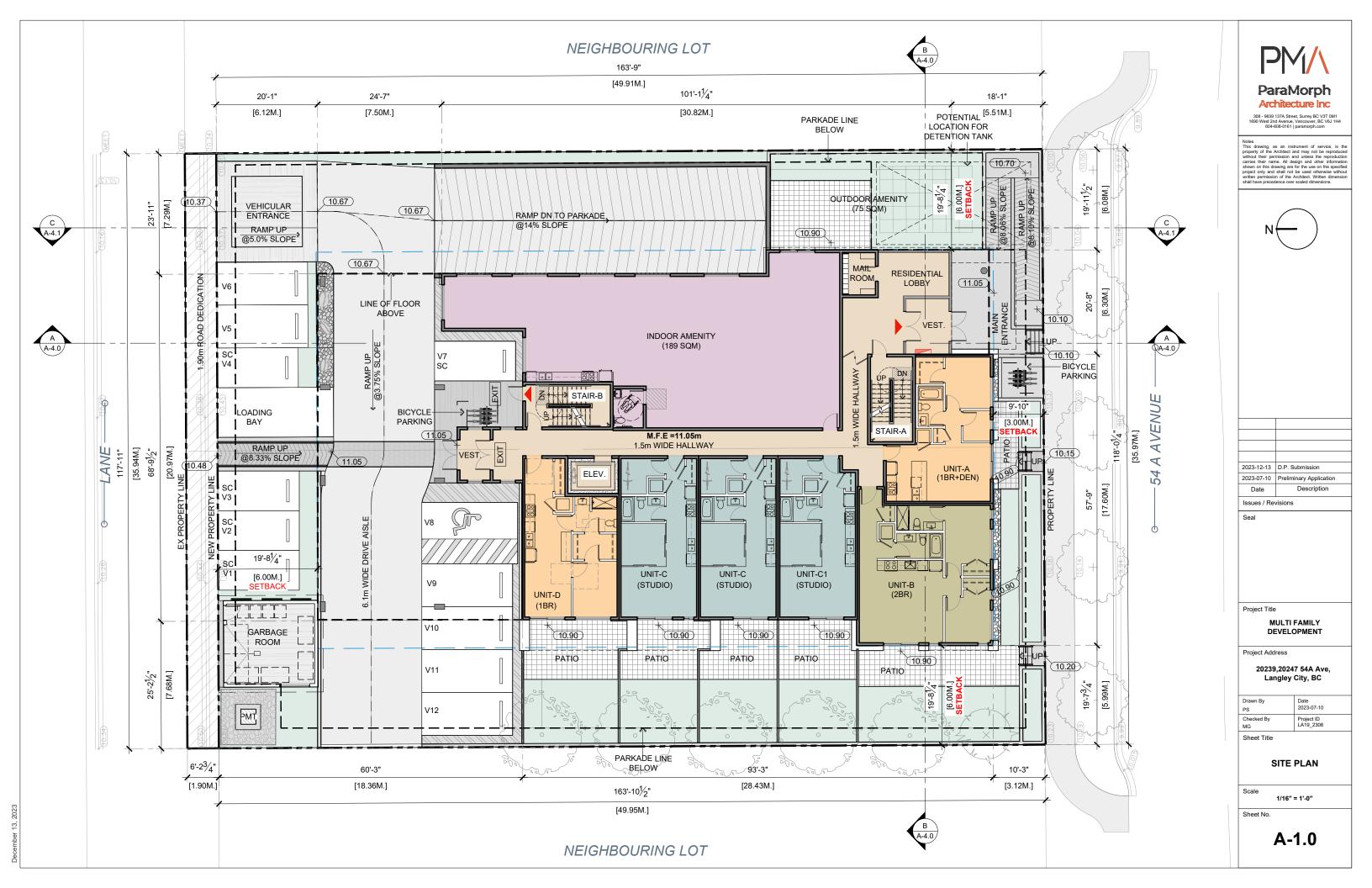
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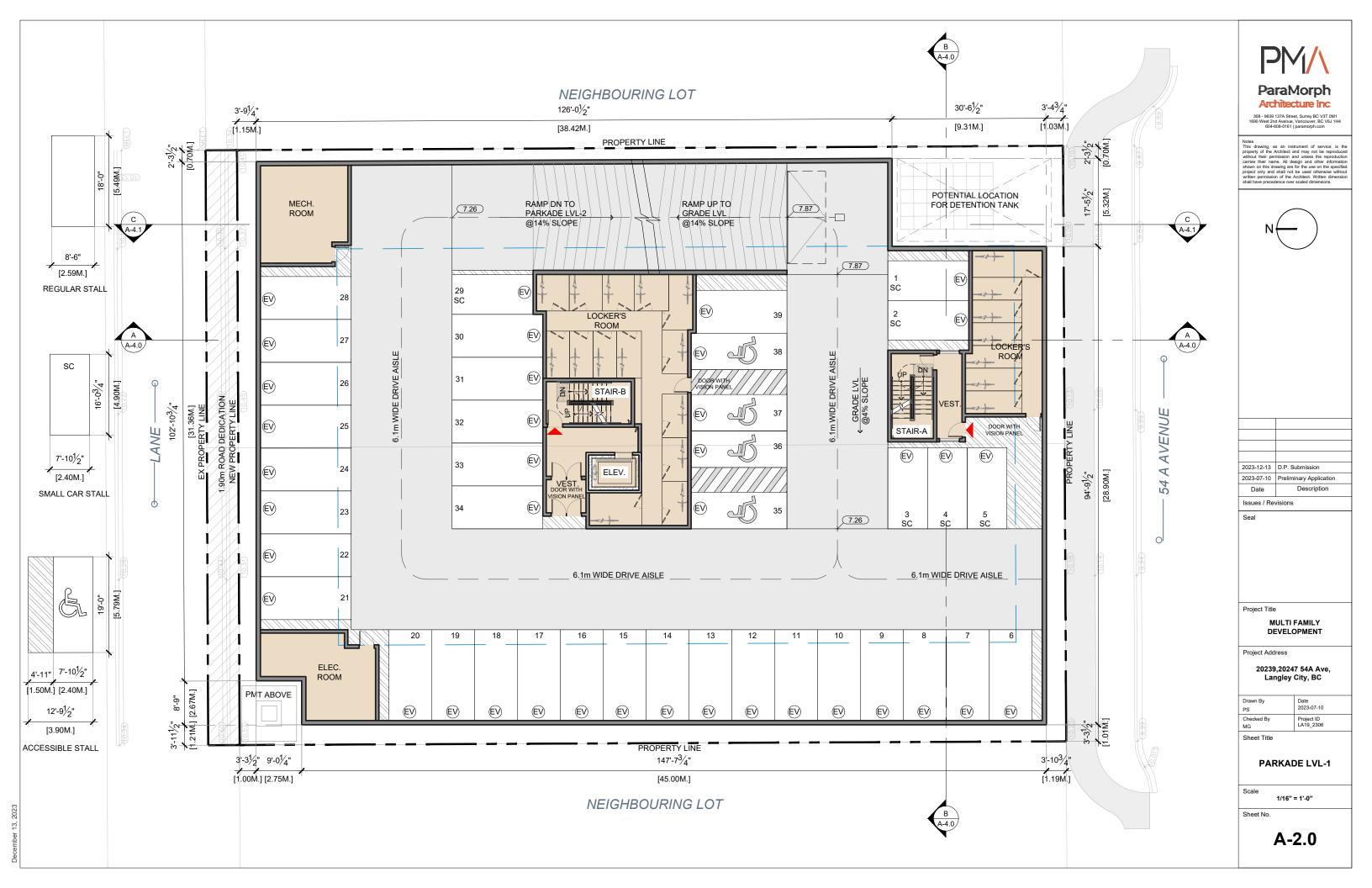
Date 2023-07-10 Project ID LA19\_2306

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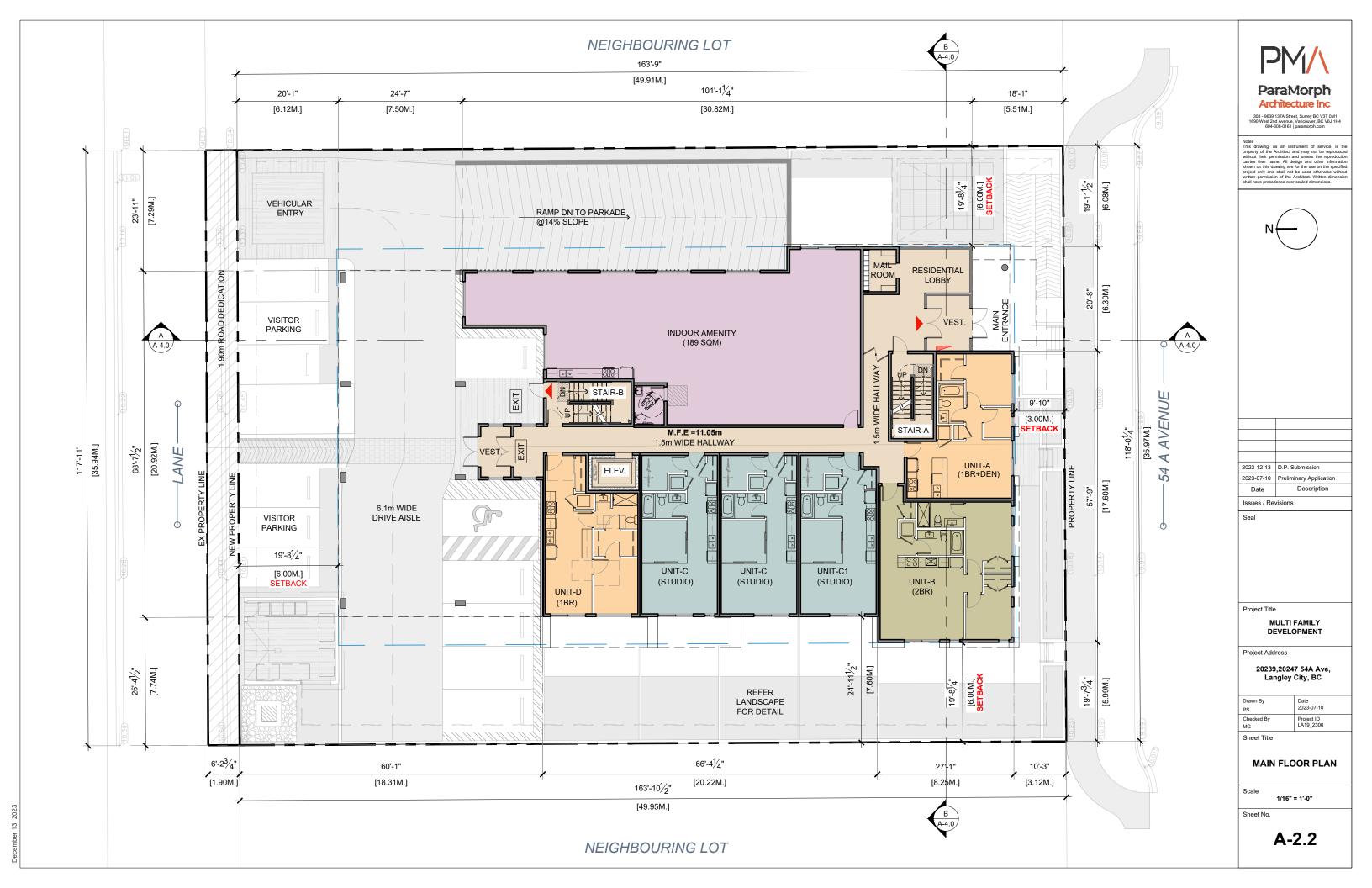
SHADOW STUDY

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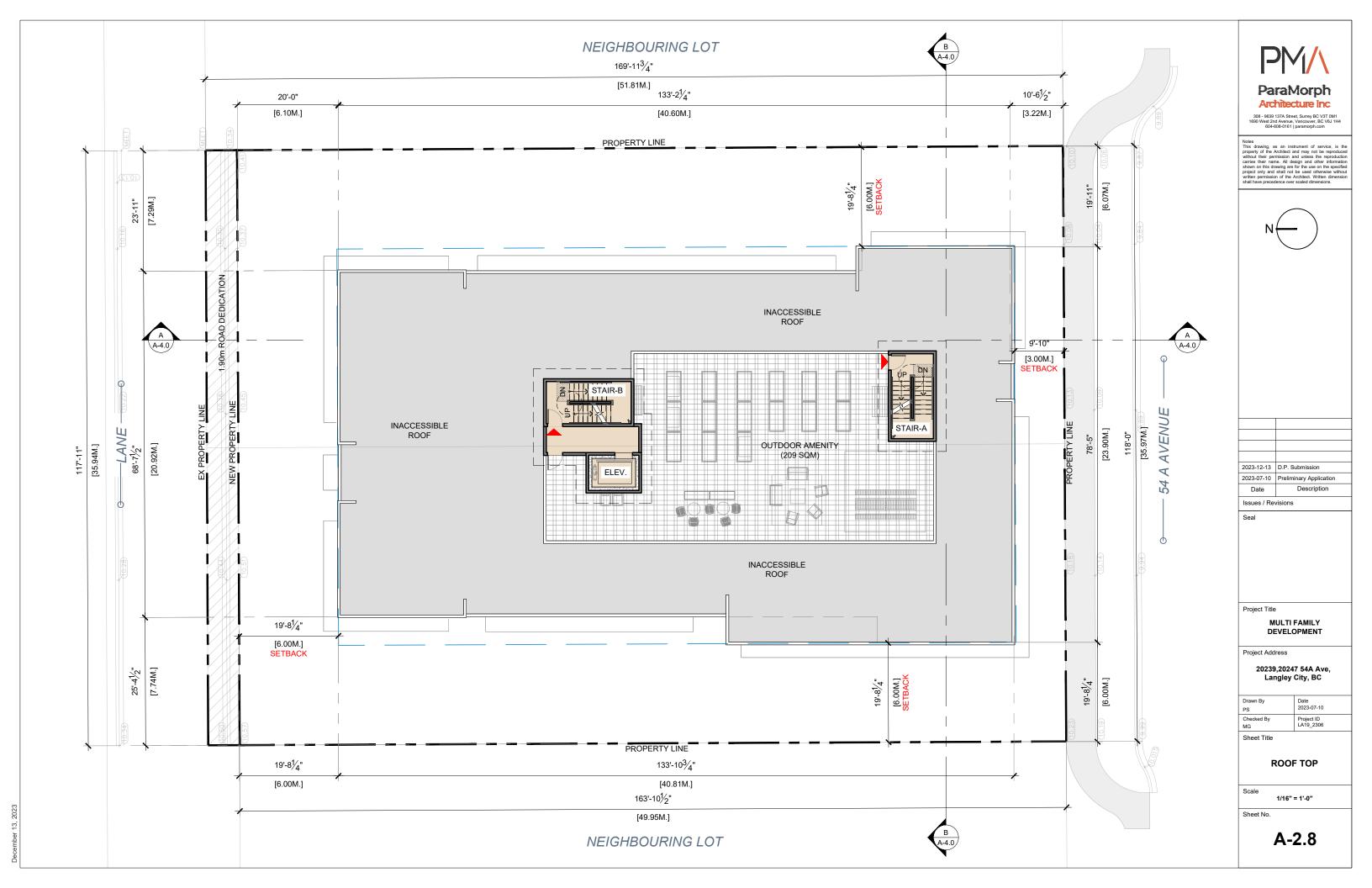


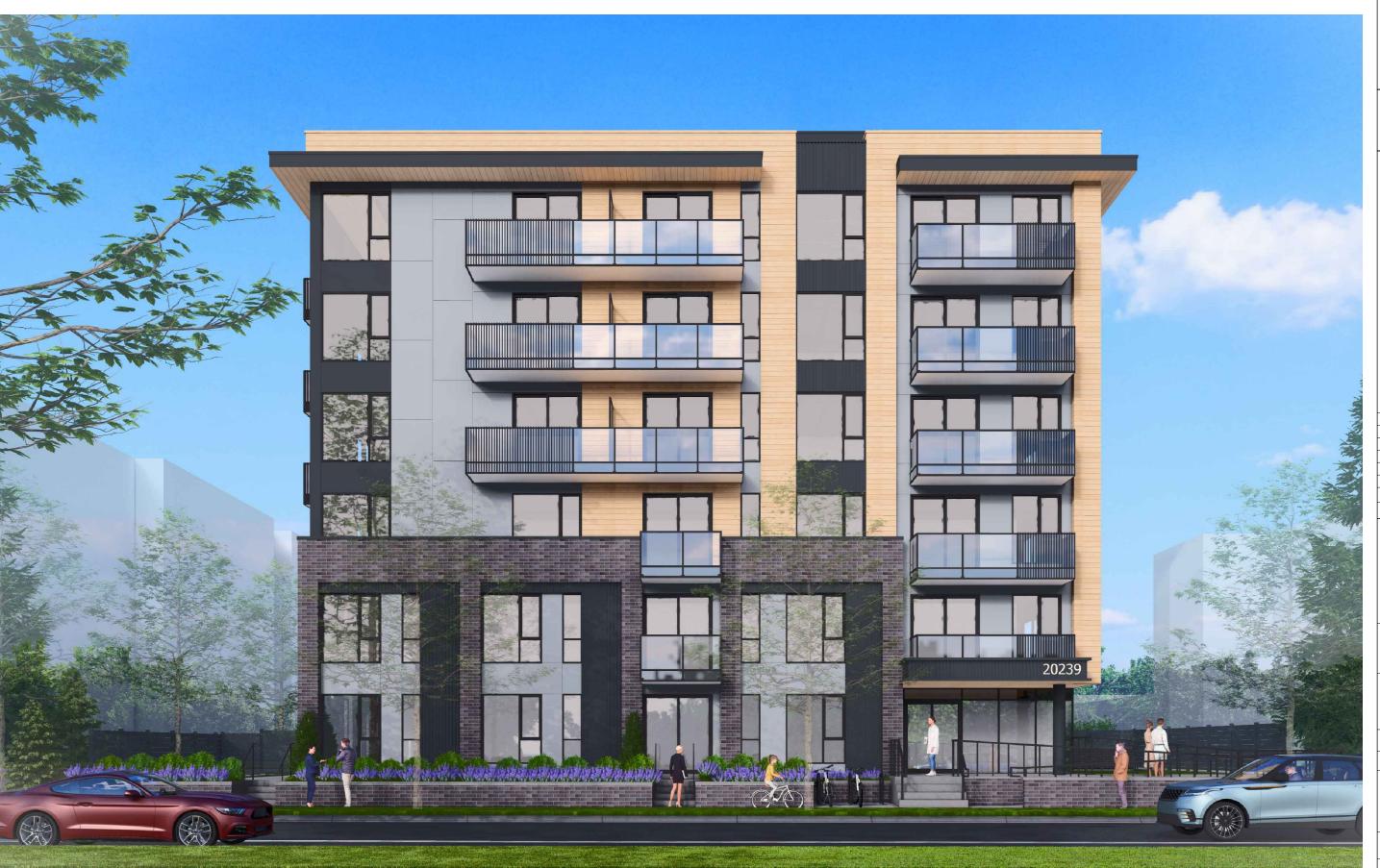








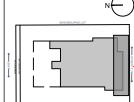








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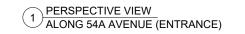
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PERSPECTIVES

Scale

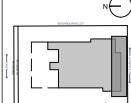
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**PERSPECTIVES** 

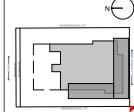
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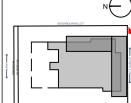


1 PERSPECTIVE VIEW ALONG SOUTH-EAST CORNER



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PERSPECTIVE VIEW
FROM WEST NEIGHBOURING LOT

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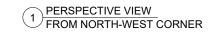
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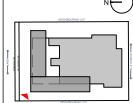
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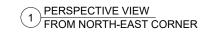
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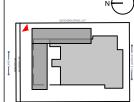
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**SOUTH ELEVATION (ALONG 54 AVE)** 



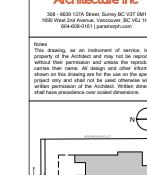
1 - Double Glazed Windows Color to Match:Benjamin Moore Black Ink\_2127-20 Glass: Clear



2 - Aluminium Door & Double **Glazed Glass** Color to Match: Benjamin Moore Black Ink 2127-20 Glass:Clear



3 - Exposed Concrete Finish Color to Match: Natural Light Gray.



**KEY PLAN** 



4- Brick Veneer : IXL Building Color: Thin brick - Sienna Ironspot



5- Longboard Aluminium Siding: Color to Match: Blonde Oak\_BOK **Folded Wall** Size: 6" Siding Color: Slate Grey



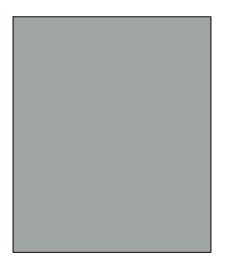
**9 - Metal Railing:**Color To Match:Benjamin Moore Black Ink 2127-20



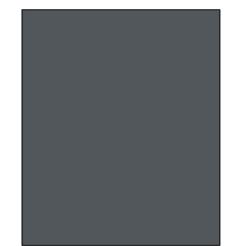
\* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.



Products Itd.



7- Fiber Cement Panelling with Reveal Color to Match:Benjamin Moore White Water 2120-60



8- Fiber Cement Panelling with Reveal Color to Match: Benjamin Moore Witching Hour 2120-30

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Langley City, BC

**MATERIAL BOARD** 

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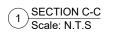
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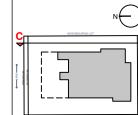








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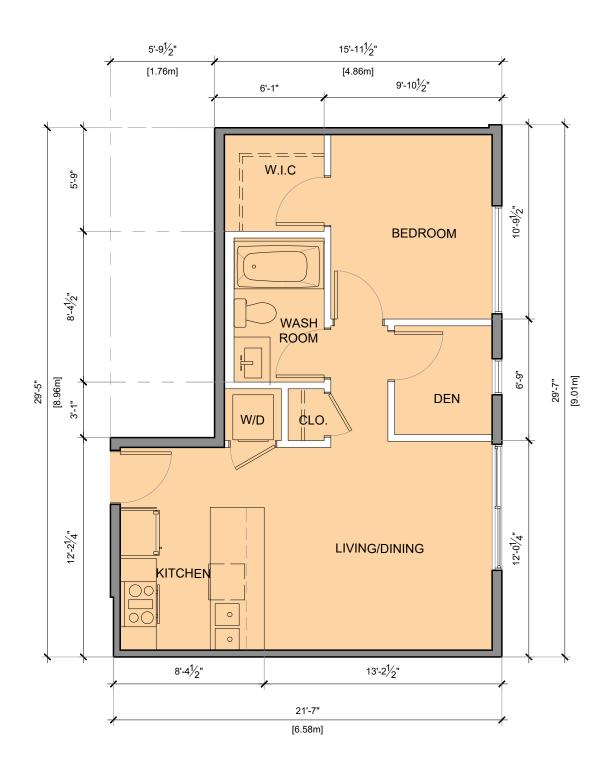
**SECTIONS** 

N.T.S

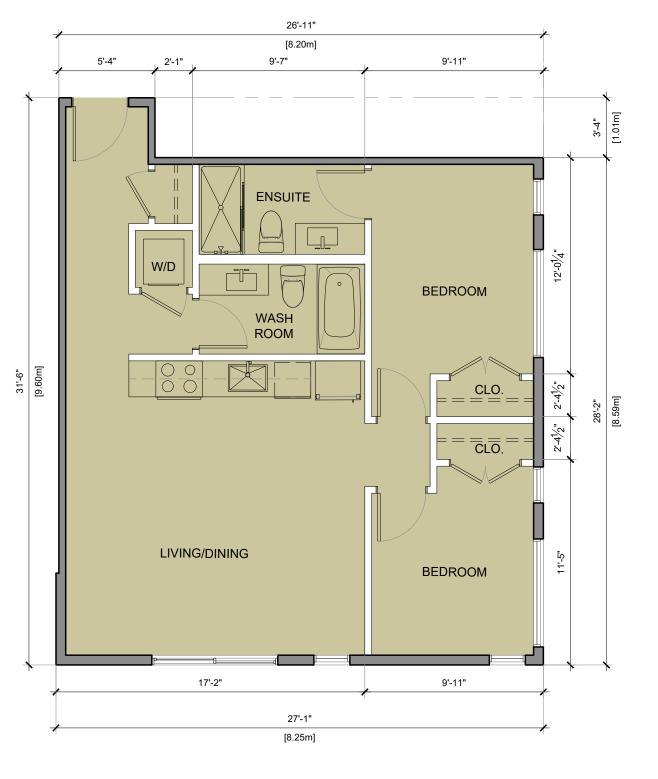
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A-4.1



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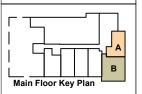


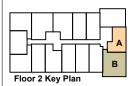
2 UNIT TYPE-B 2BR

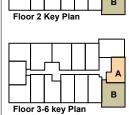


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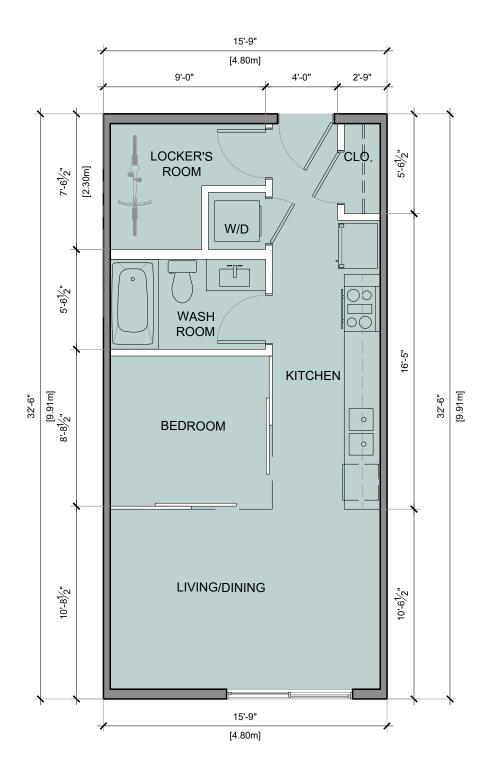
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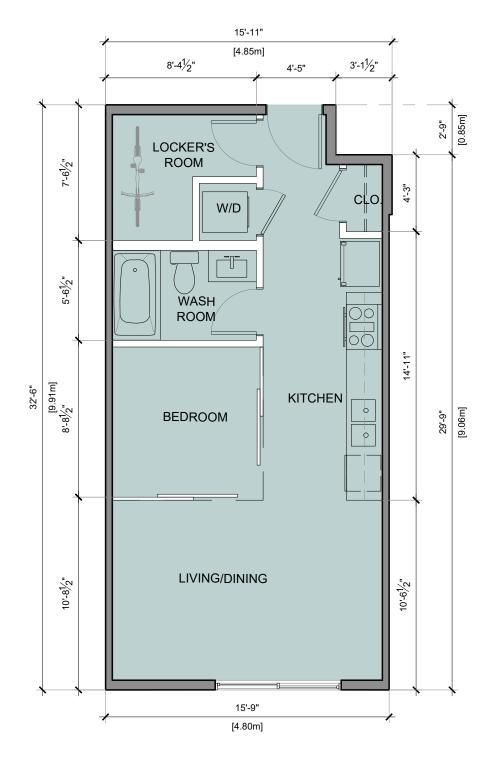
UNIT PLANS

3/16" = 1'-0"

Scale

Sheet No.



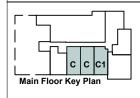


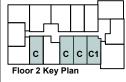
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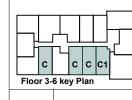


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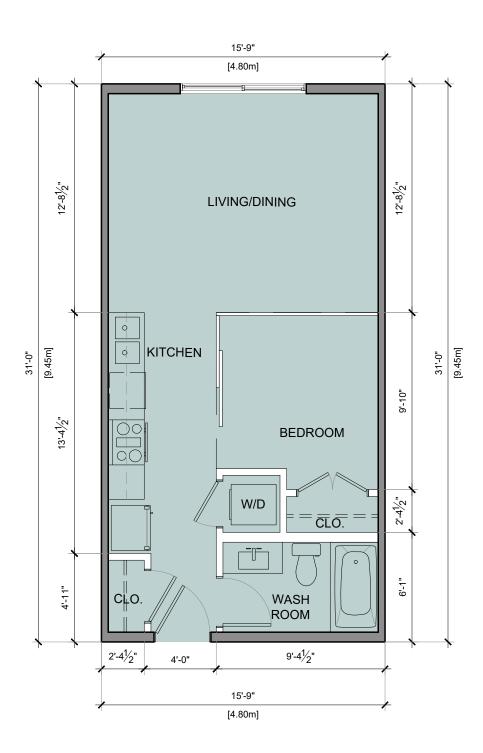
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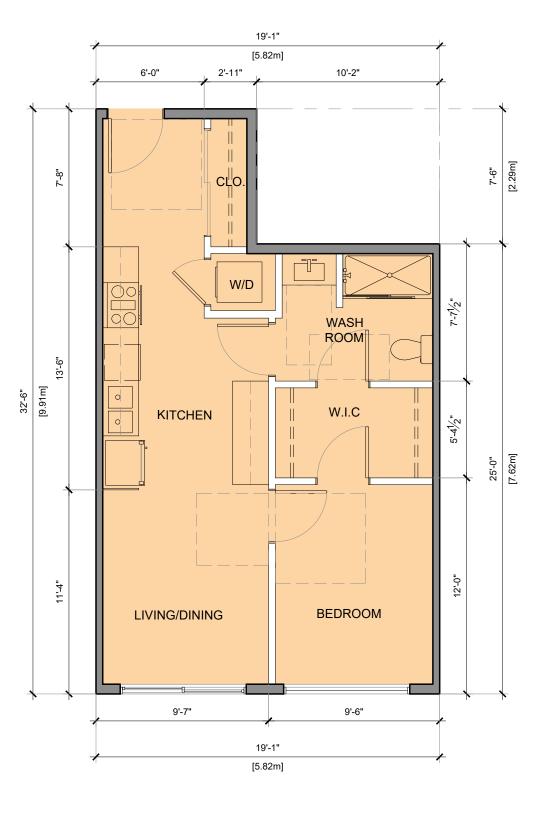
UNIT PLANS

Scale

3/16" = 1'-0"



1 UNIT TYPE-C2 STUDIO

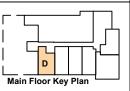


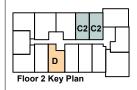
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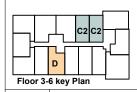


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Project Title

MULTI FAMILY DEVELOPMENT

Project Address

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PS	2023-07-10
Checked By MG	Project ID LA19_2306

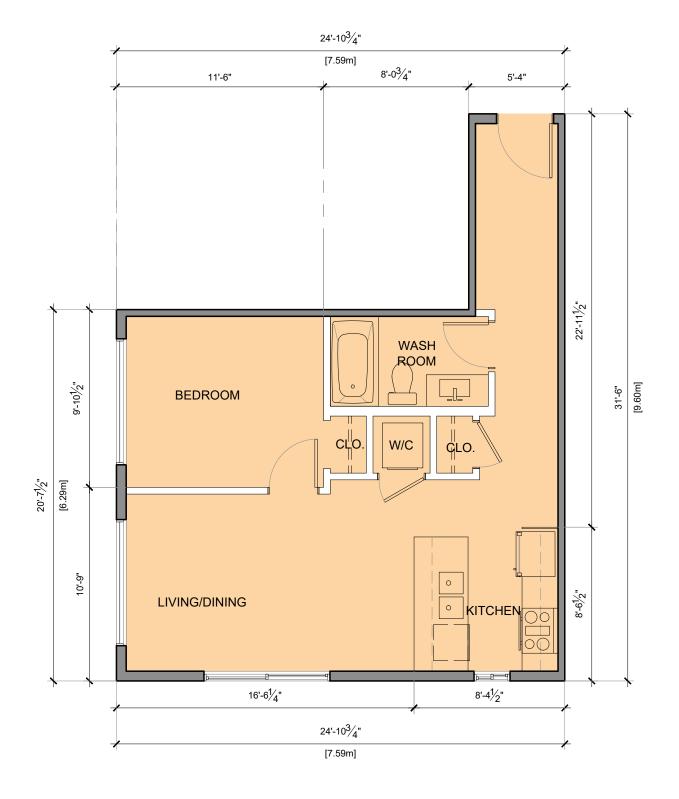
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UNIT PLANS

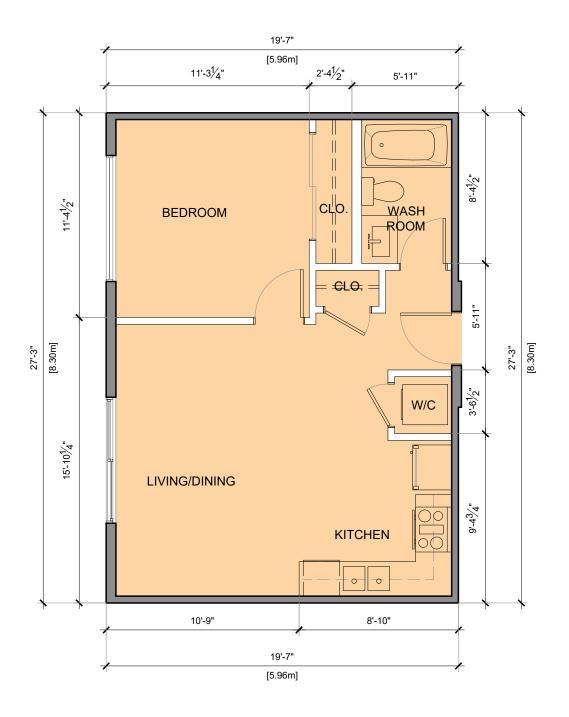
3/16" = 1'-0"

Scale

Sheet N



1 UNIT TYPE-E 1BR

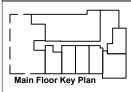


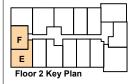
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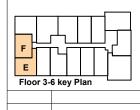


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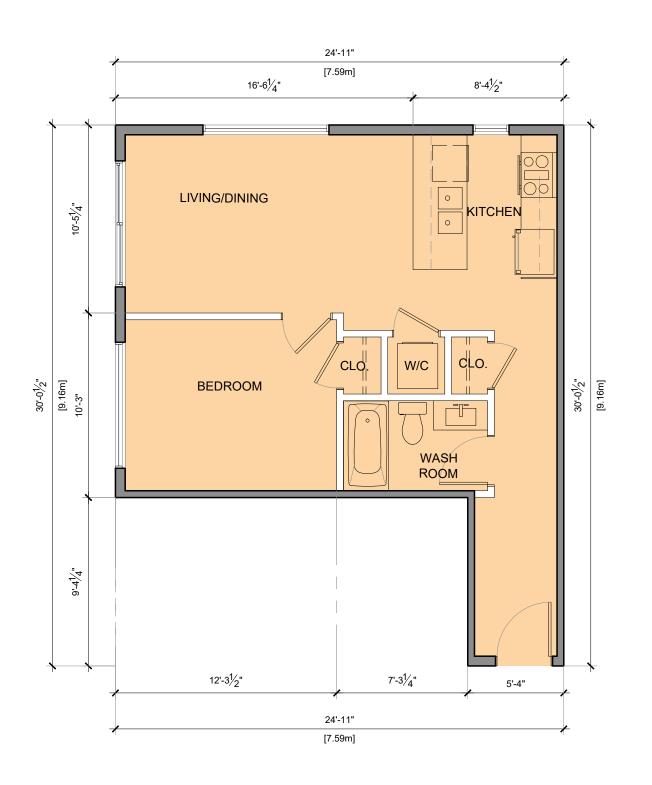
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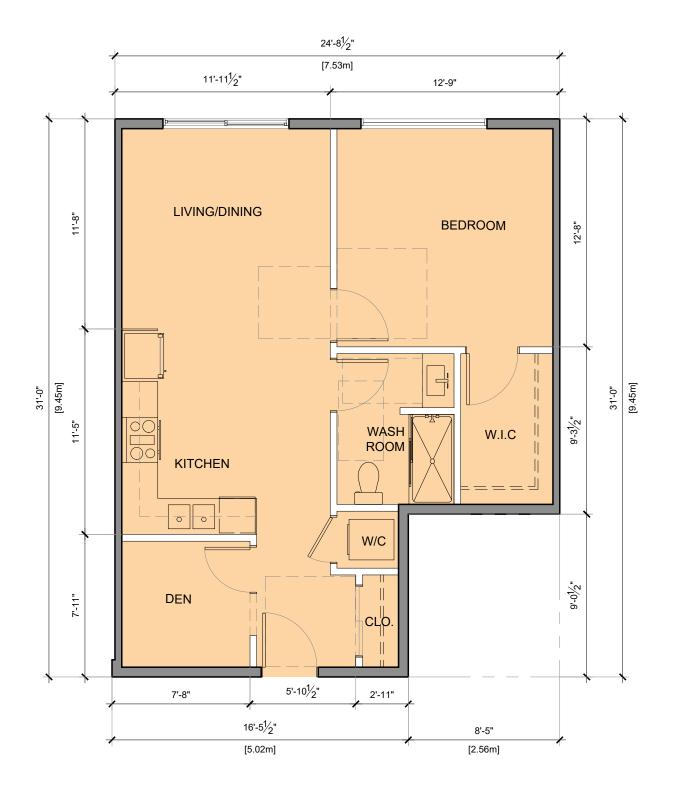
UNIT PLANS

Scale

A-5.3

3/16" = 1'-0"



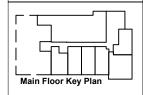


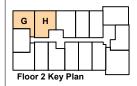
1 UNIT TYPE-G 1BR

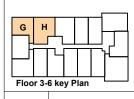
2 UNIT TYPE-H 1BR+DEN



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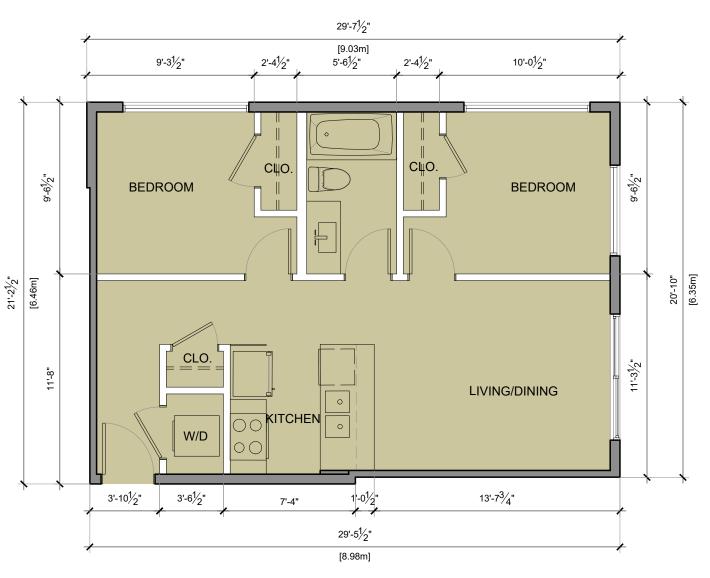
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**UNIT PLANS** 

3/16" = 1'-0"



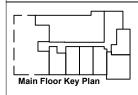


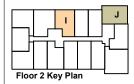
1 UNIT TYPE-I 1BR+DEN 2 UNIT TYPE-J JR. 2 BR



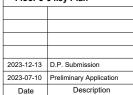
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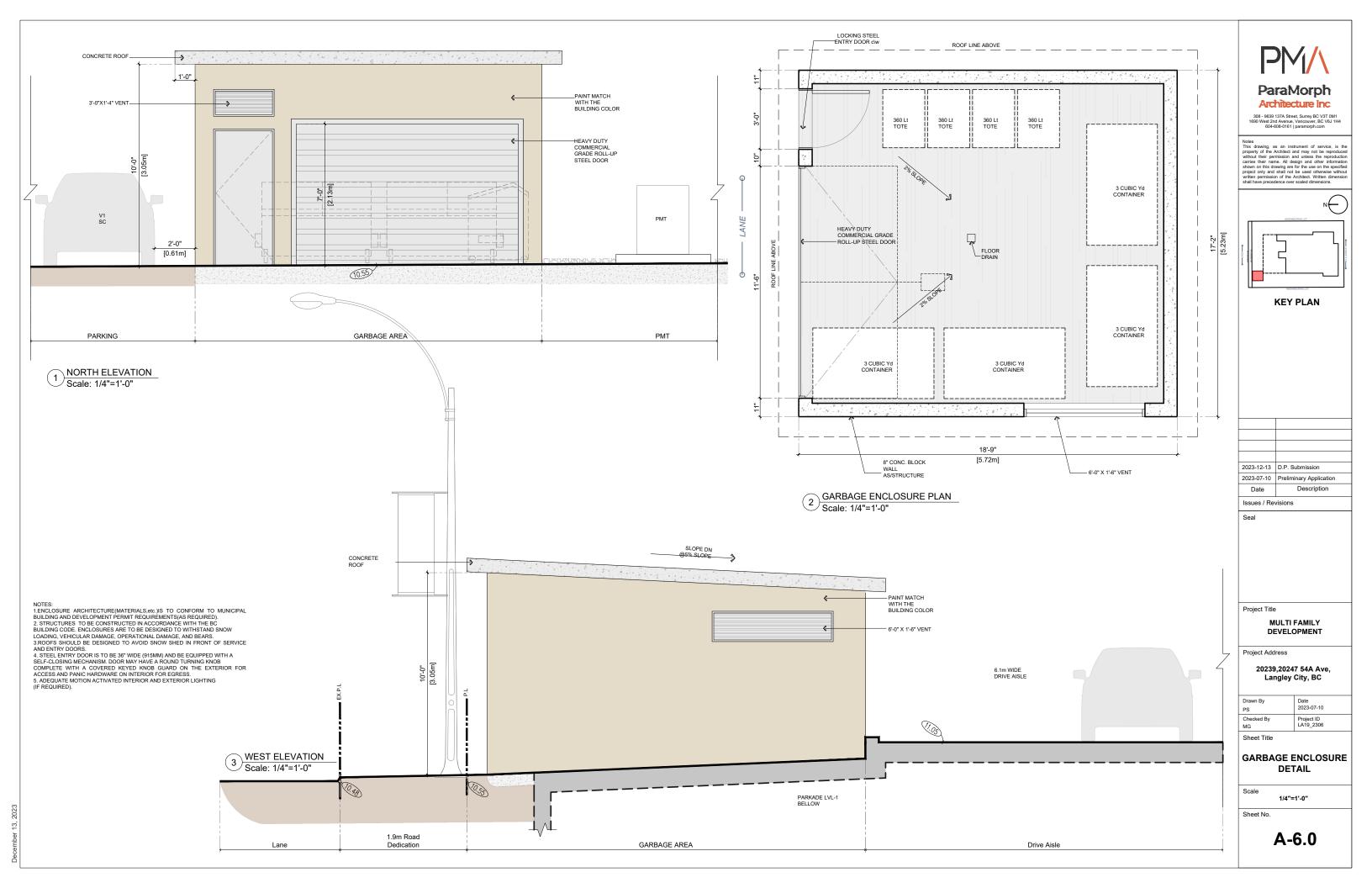
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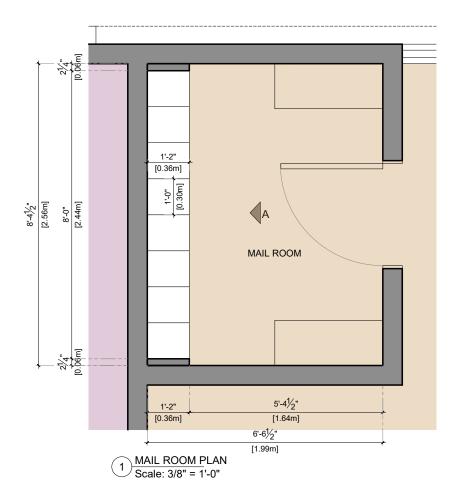
UNIT PLANS

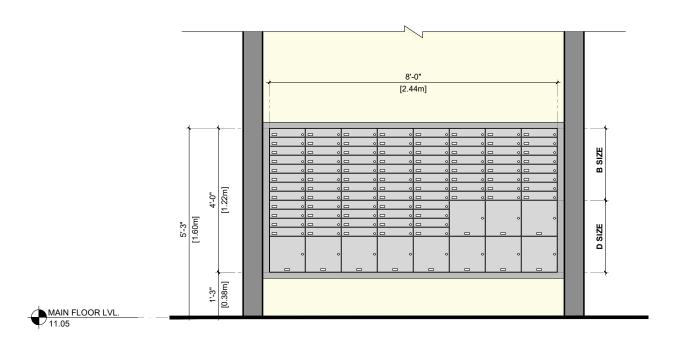
3/16" = 1'-0"

Scale

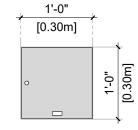
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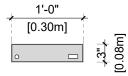


MAIL ROOM ELEVATION -A
Scale: 3/8" = 1'-0"



#### "D" size [11 UNIT]

Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



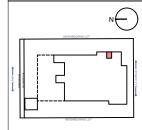
#### "B" size [84 UNIT]

Personal compartments for residential and small business applications. These are minimum size requirements, regardless of front-loading or rear-loading lockbox assemblies. All with 35 cm of minimum (min.) depth.(As/Canada Post)



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**KEY PLAN** 

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MAILBOX DETAIL

3/8" = 1'-0"

Scale

Sheet No.

A-6.1