

DEVELOPMENT PERMIT APPLICATION



MULTI FAMILY DEVELOPMENT

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



DRAWING LIST

COVER PAGE A-0.1 LOCATION MAP AND TEAM A-0.2 LAND USE & CONCEPT PLAN A-0.3 CONTEXT PLAN A-0.4 PROGRAM SUMMARY A-0.5 **BASE PLAN** A-0.6 SHADOW STUDY A-0.7 SITE PLAN A-1.0 FLOOR PLANS A-2.0 TO A-2.7 A-3.0 TO A-3.7 PERSPECTIVES MATERIAL BOARD A-3.8 **ELEVATIONS** A-3.9 TO A-3.10

A-4.0 TO A-4.1

A-5.0 TO A-5.6

A-6.0

A-6.1

LOCATION



PROJECT TEAM

GARBAGE ENCLOSURE DETAIL

MAILBOX ROOM DETAIL

SECTIONS

UNIT PLANS

ARCHITECT - PARAMORPH ARCHITECTURE INC.

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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**

- GEOPACIFIC CONSULTANTS

1779 West 75th Avenue Vancouver, BC V6P 6P2 (604)439-0922



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Issues / Revisions



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Project Address

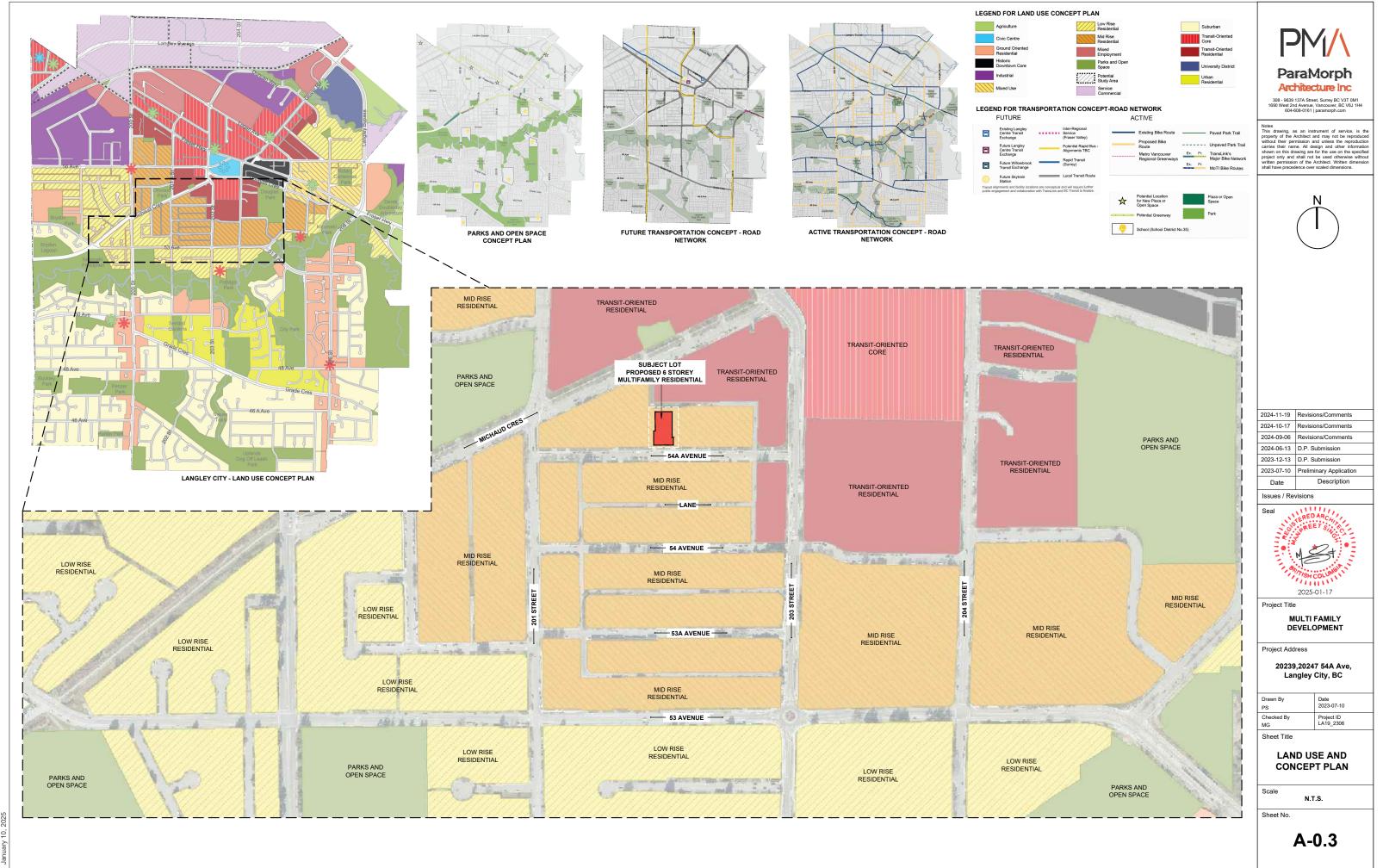
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PROJECT SUMMARY

Scale

Sheet No.







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CONTEXT PLAN

N.T.S.

Scale

Sheet No.

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		2.68
TOTAL AREA(SQ FT.)		53778

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	70
NO. OF ADAPTABLE UNITS	15 (21% OF TOTAL UNITS)

SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	9440	877	48.86%	

FAR CALCULATION (GROSS)					
RESIDENTIAL	RESIDENTIAL	CIRCULATIONS	AMENITY	BUILDABLE	EFFICIENCY
(EXCLUDING PARKING)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	EFFICIENCE
MAIN FLOOR LVL	2,906.40	1,362.58	2,309	6,578.07	79%
SECOND FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
THIRD FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
FOURTH FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
FIFTH FLOOR LVL	8,443.60	996.34	0	9,439.94	89%
SIXTH FLOOR LVL.	8,443.60	996.34	0	9,439.94	89%
			TOTAL FLOOR AREA	53,777.79	

PROPOSED FLOOR AREA SUMMARY

	UNIT COUNT				
R	ТҮРЕ	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA (Sqft)
	UNIT-A	1BR	491.00	5	2,455
	UNIT-A1	1BR	535.00	1	535
	UNIT-B	2BR	789.00	6	4,734
	UNIT-C	STUDIO	512.00	11	5,632
	UNIT-C1	STUDIO	501.00	1	501
	UNIT-C2	STUDIO	573.00	1	573
	UNIT-D (ADAP.)	1BR	537.00	5	2,685
	UNIT-E	3BR	853.00	5	4,265
	UNIT-F	1BR	432.00	5	2,160
	UNIT-G	1 BR	634.00	5	3,170
	UNIT-H (ADAP.)	1 BR	688.00	10	6,880
	UNIT-J	2BR	666.00	5	3,330
	UNIT-K	2BR	885.00	5	4,425
	UNIT-K1	2BR	797.00	5	3,985
	TOTAL			70	45,330

	PARKING REQUIREMENTS BREAKDOWN				
	Studio	13	1.0 / Unit	13	5
	1 Bedroom , 1 Bedroom+Den	31	1.1/ Unit	34.1 SAY 34	22
	2 bedroom	21	1.3/ Unit	27.3 SAY 27	11
	3 bedroom	5	1.5/ Unit	7.5 SAY 8	4
	VISITORS	70	0.2 CAR / UNIT	14.0	14
	TOTAL			96	56
OFF STREET	SMALL CARS		60% OF TOTAL STALLS	33.6 SAY 34	12
PARKING	ACCESSIBLE		5% OF TOTAL STALLS	2.8 SAY 3	5
	LOADING BAY			1	1
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED
	BICYCLE PARKING	70	0.5 / Unit + 6.0 spaces per building	41	41
	Provided @ Parkade Lvl-1 + Surface				35 + 6 @Grade
	STORAGE LOCKERS	70	1/ Unit	70	73
	Provided @PARKADE LVL-1 & in UNITS				60 in Units + 13 @ PARKADE Lvl

AMENITY CALCULATIONS

AMENITIES
INDOOR AMENITY

PROPOSED (ROOF TOP & MAIN FLOOR)

REQUIRED	161	1,733	2.3 Sq.m. or 24.75 Sq.ft/ UNIT
PROPOSED(MAIN FLOOR)	215	2,309	
OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED			

3,213

REMARKS

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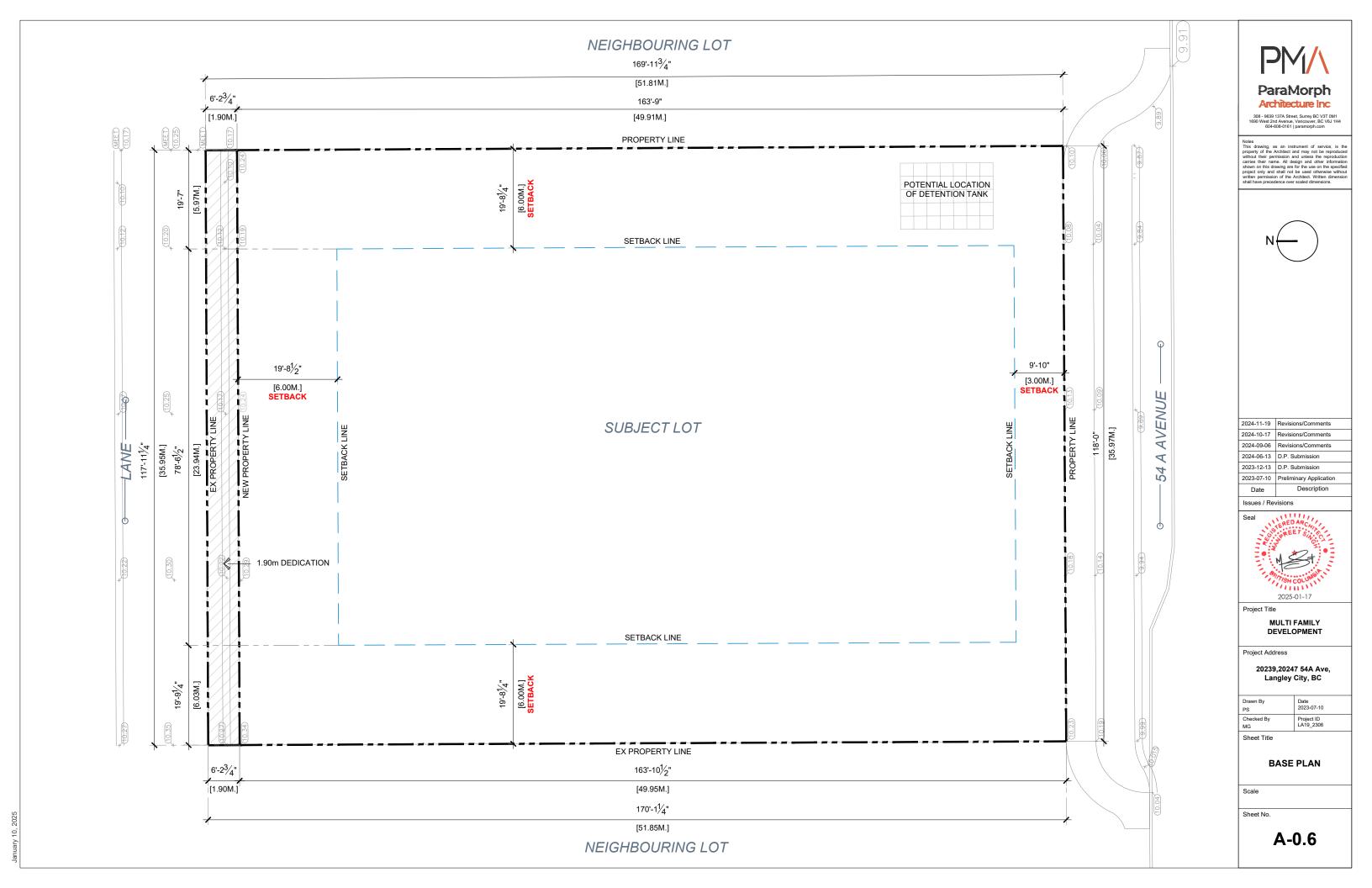
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PROGRAM SUMMARY

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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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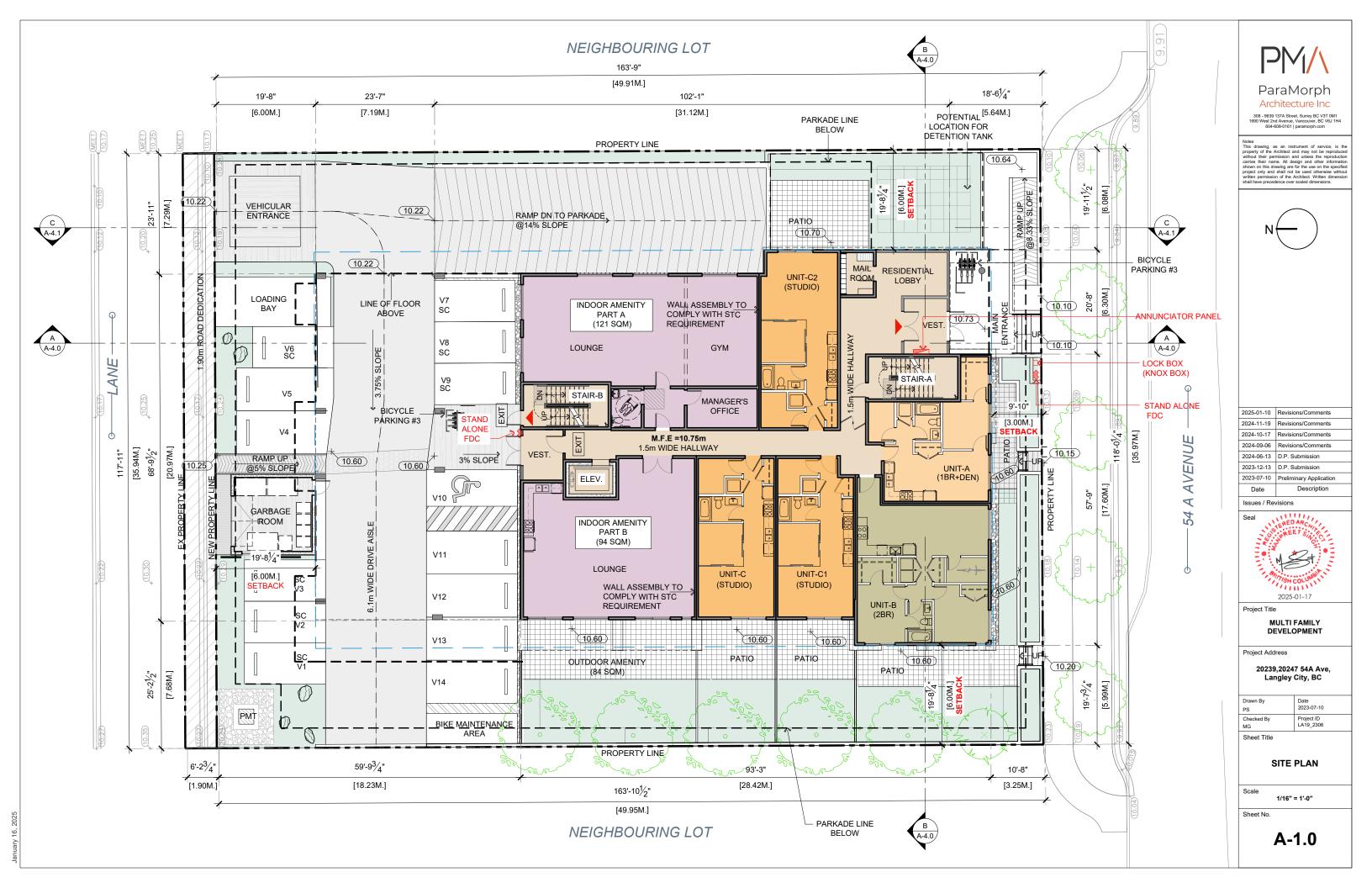
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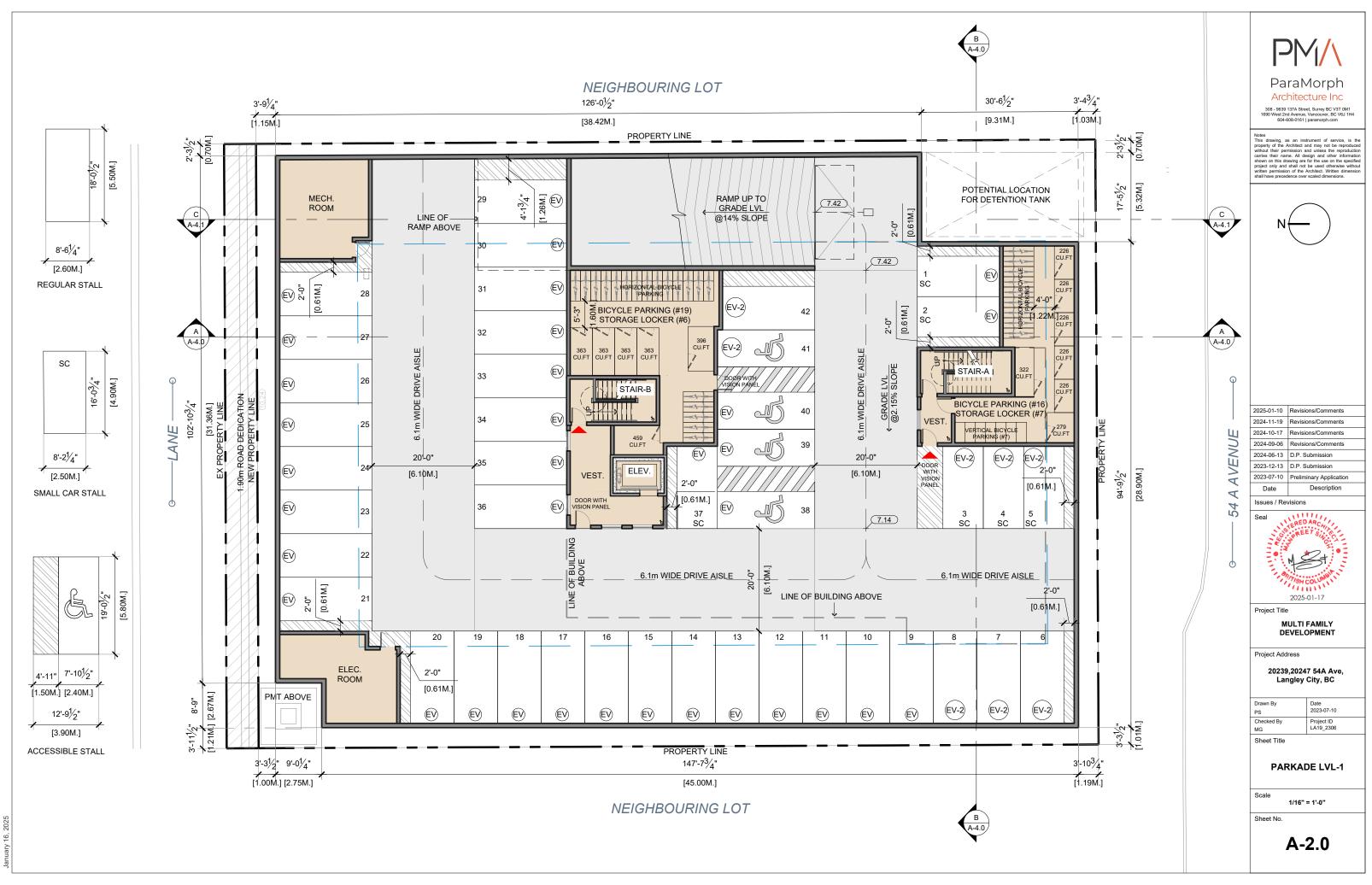
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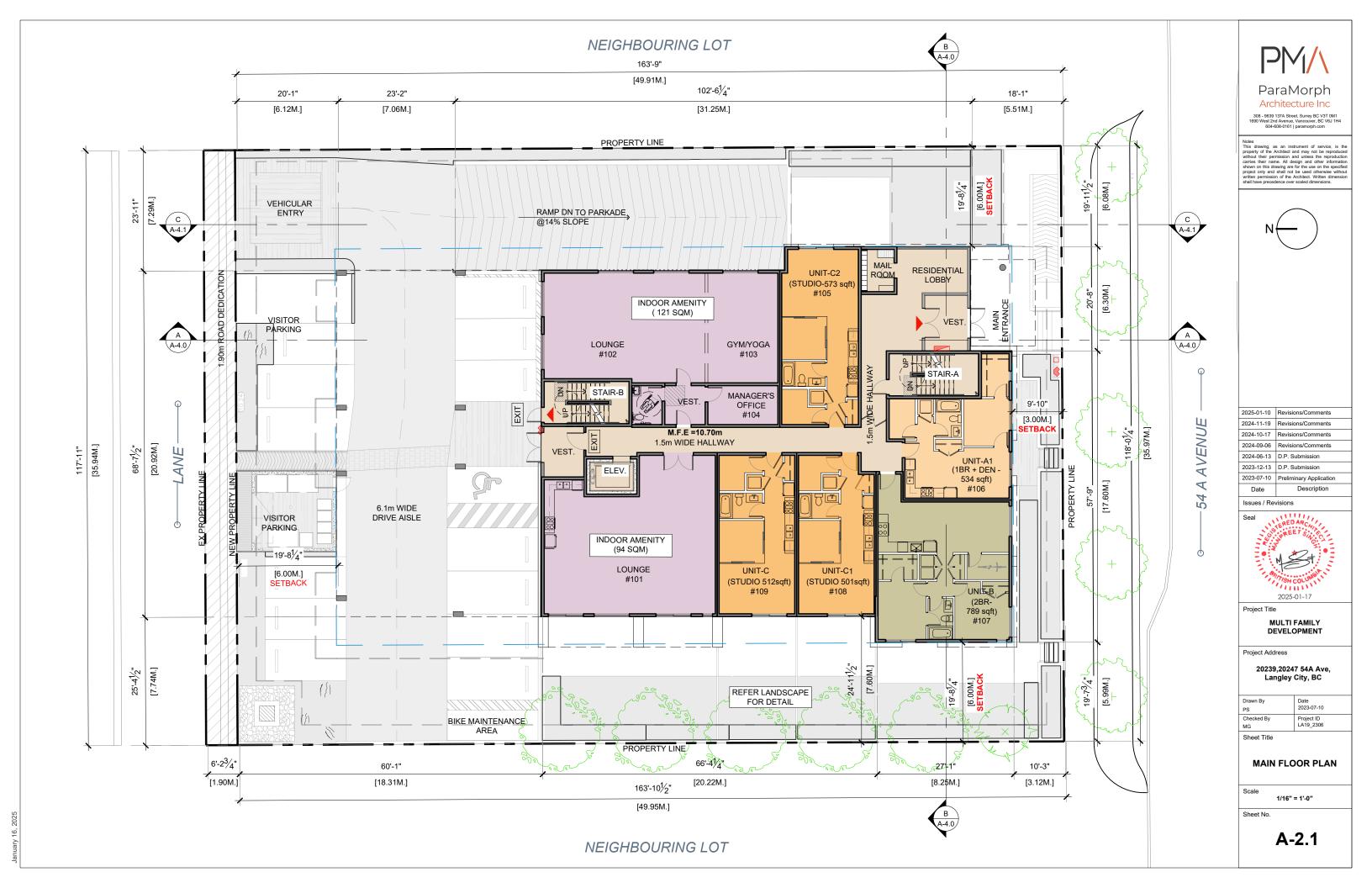
SHADOW STUDY

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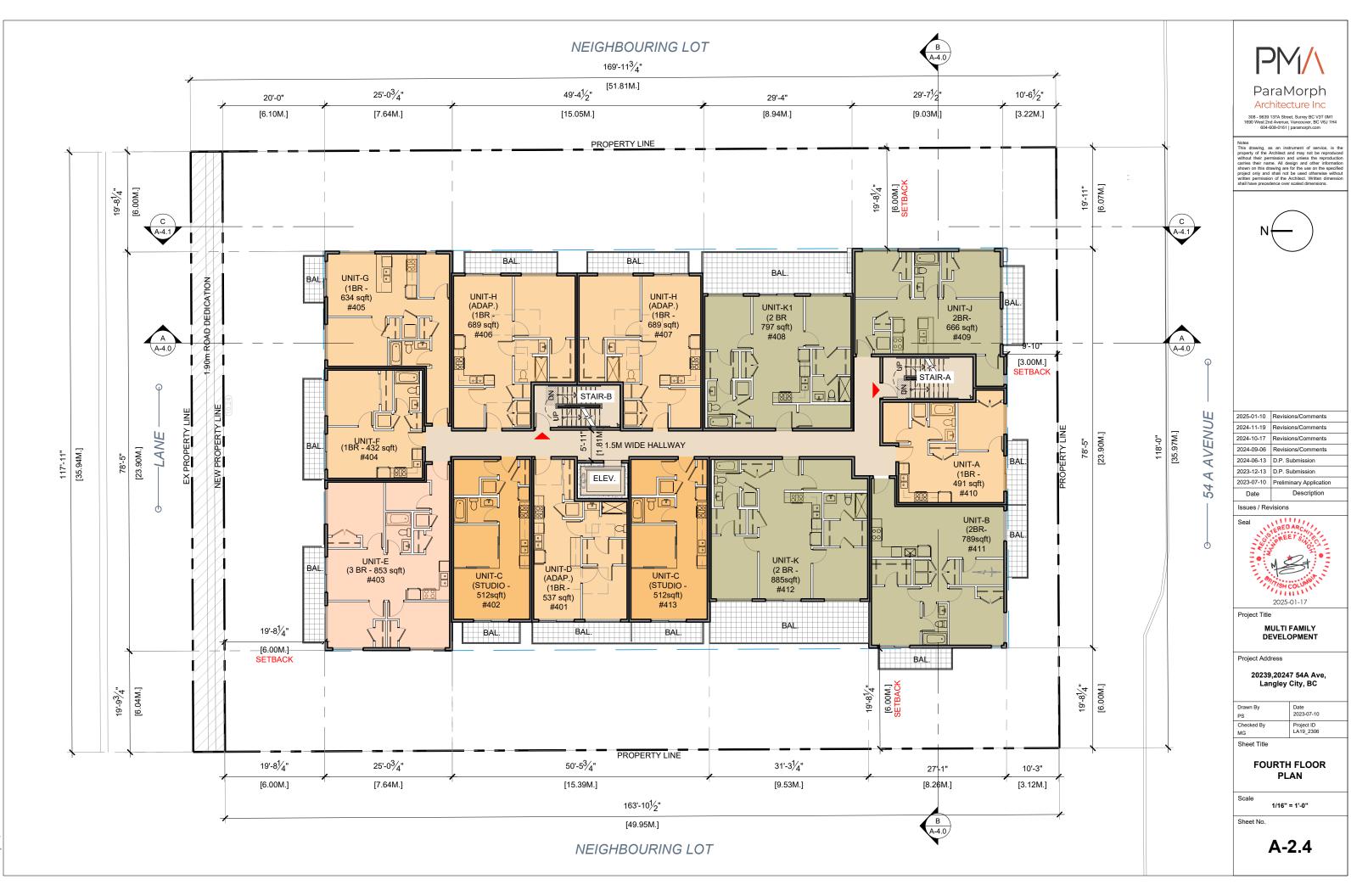




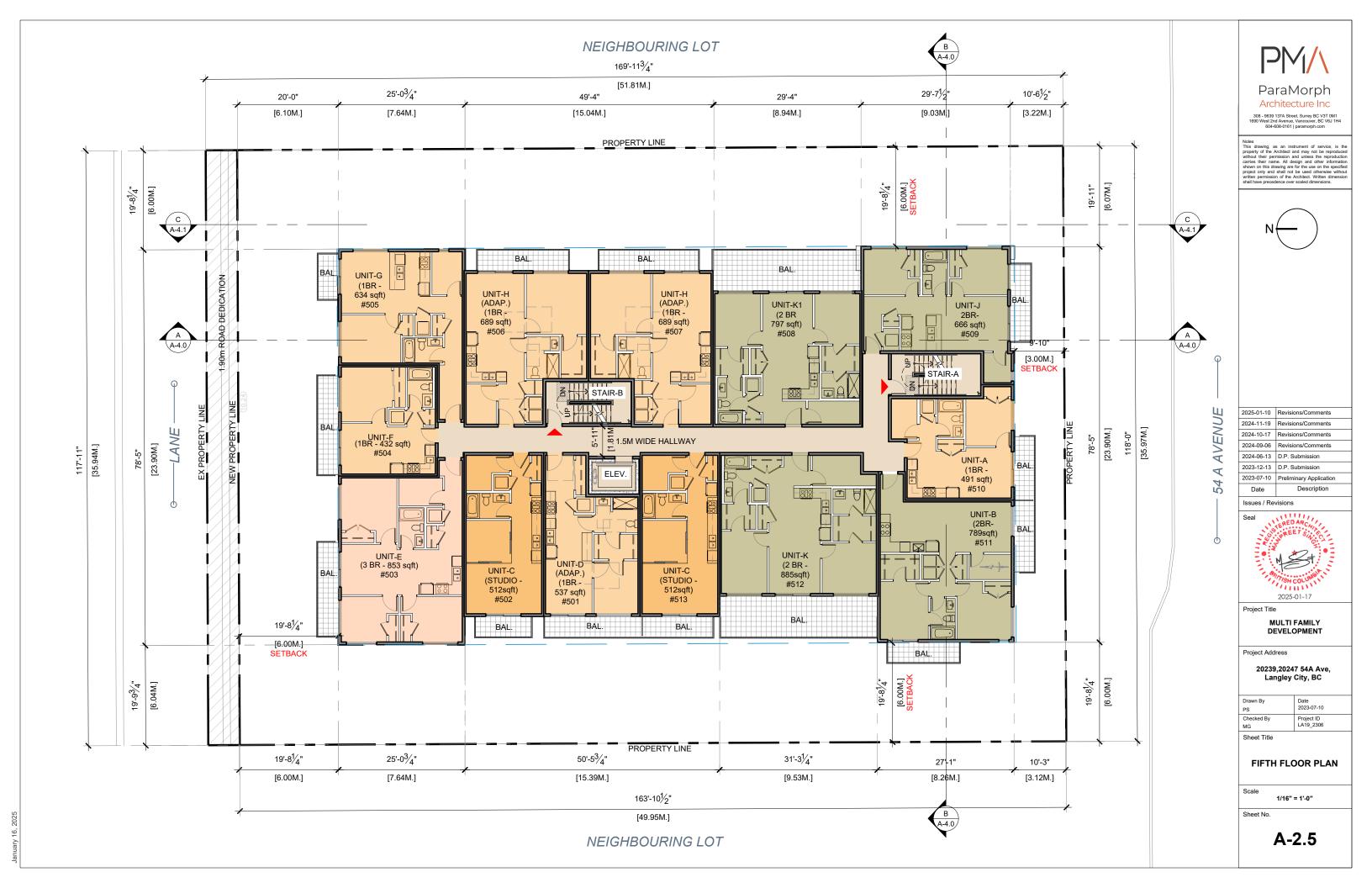




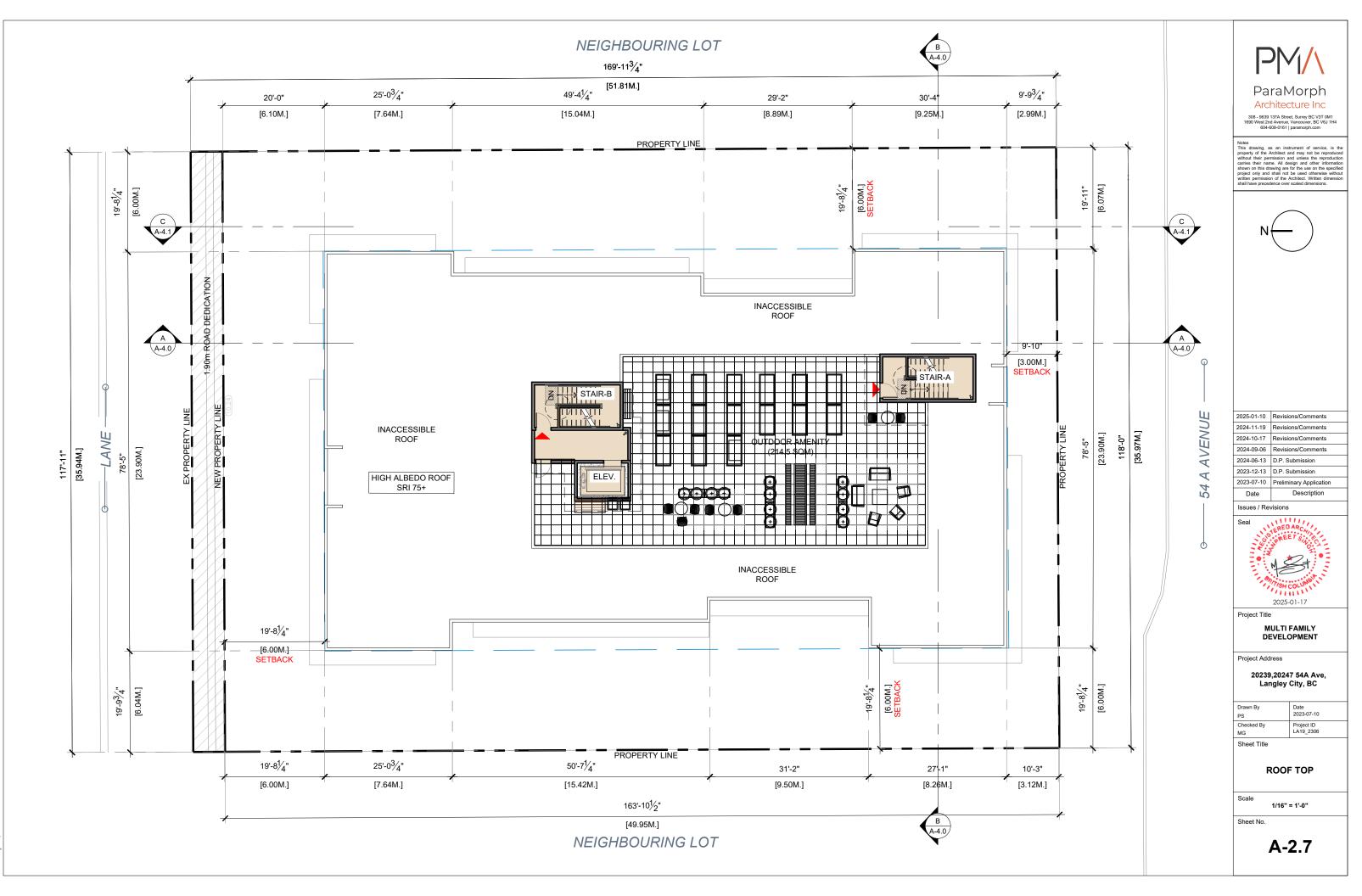
January 16, 2025



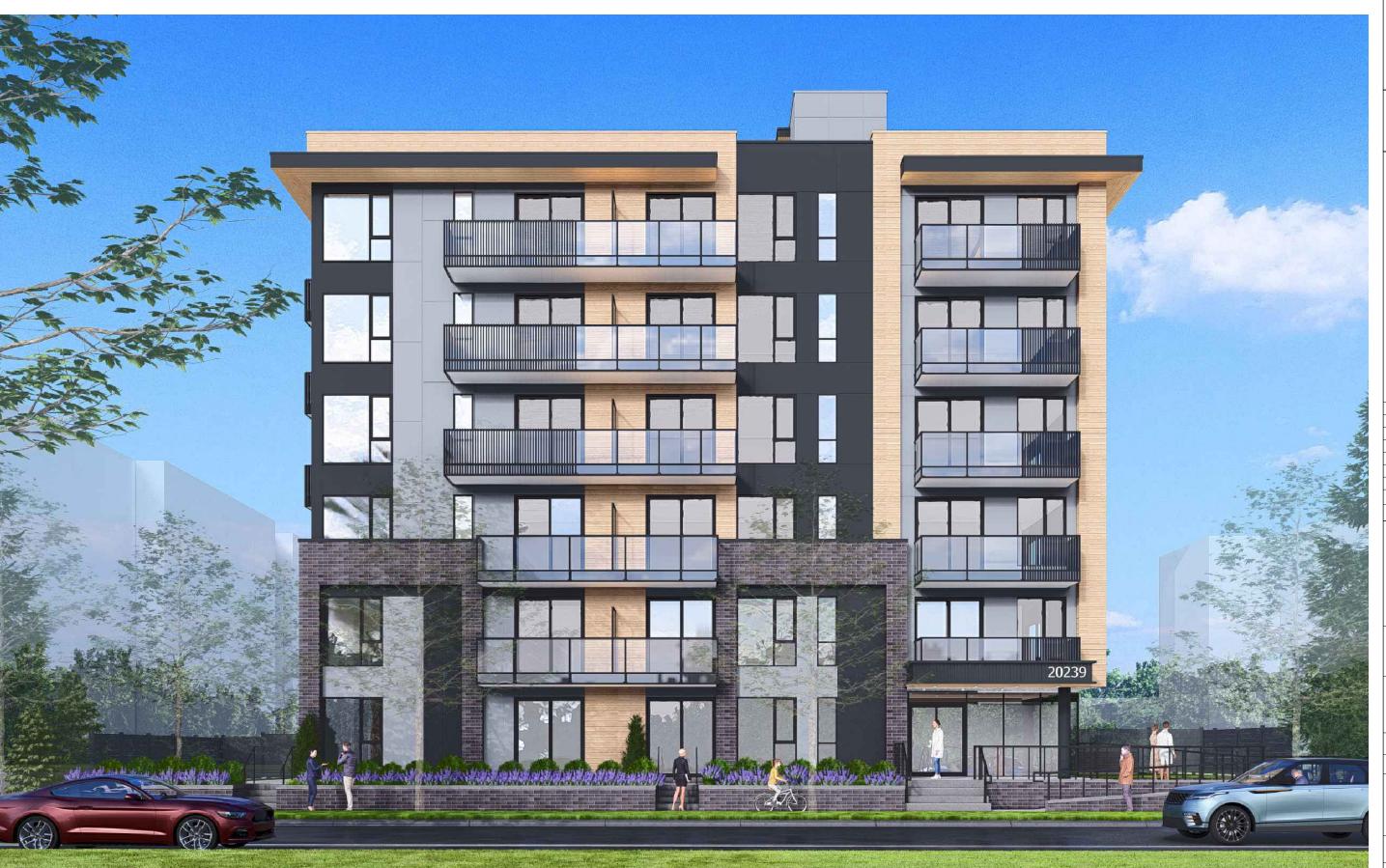
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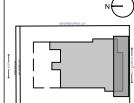




January 16, 2025







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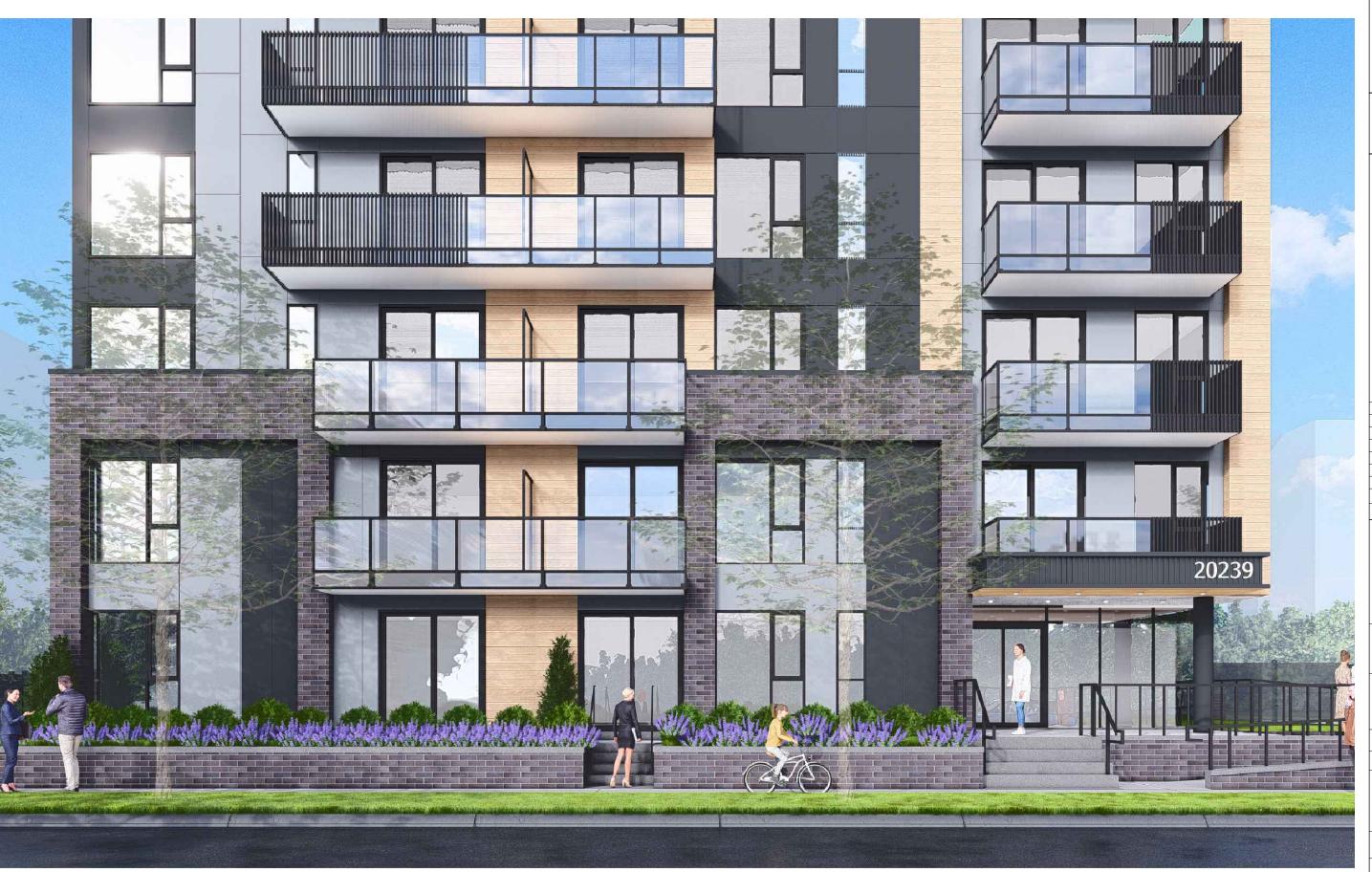
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PERSPECTIVES

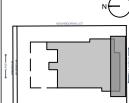


1 PERSPECTIVE VIEW ALONG 54A AVENUE (ENTRANCE)



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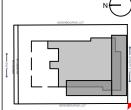


1 PERSPECTIVE VIEW ALONG SOUTH-WEST CORNER



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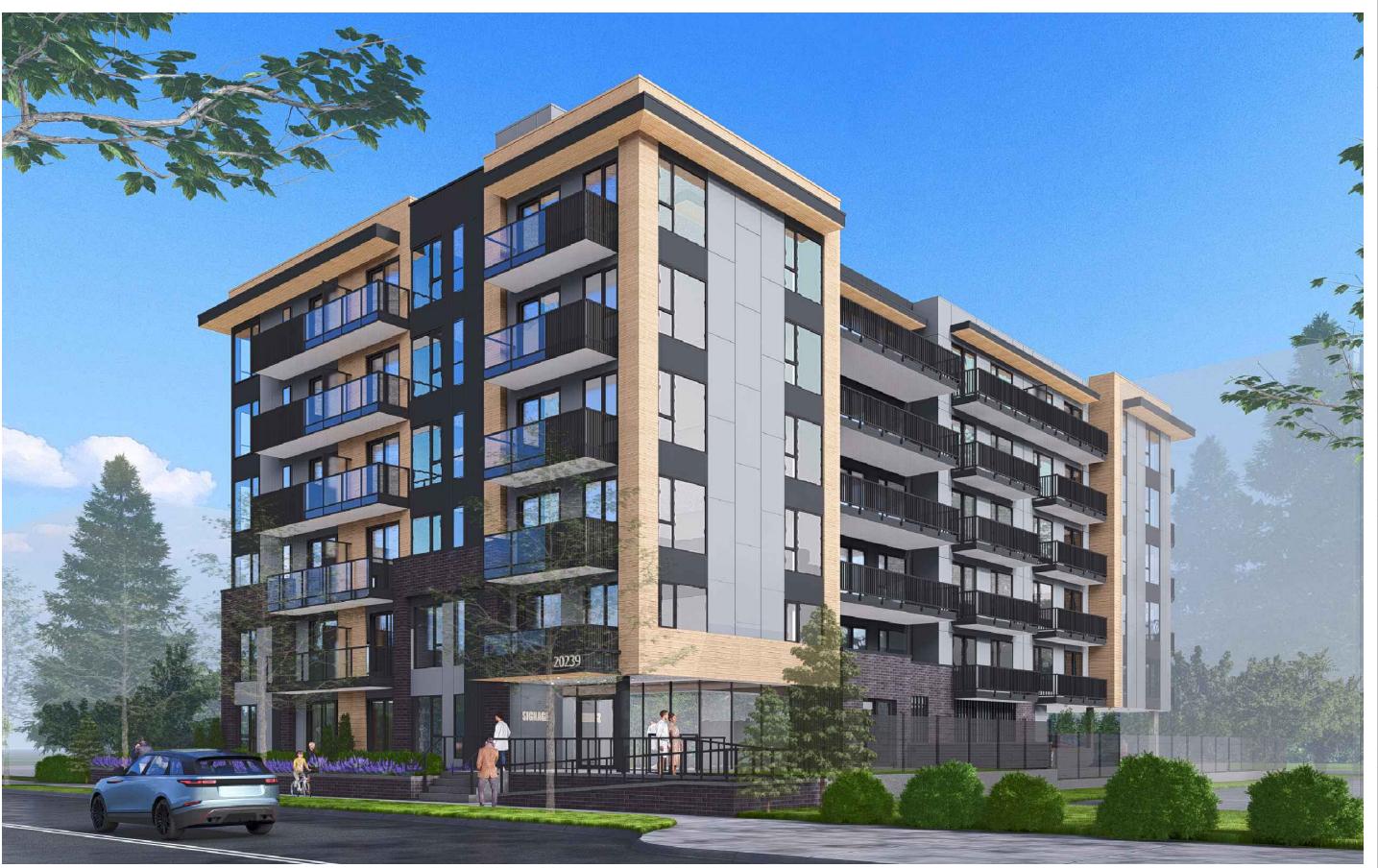
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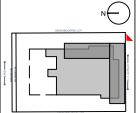






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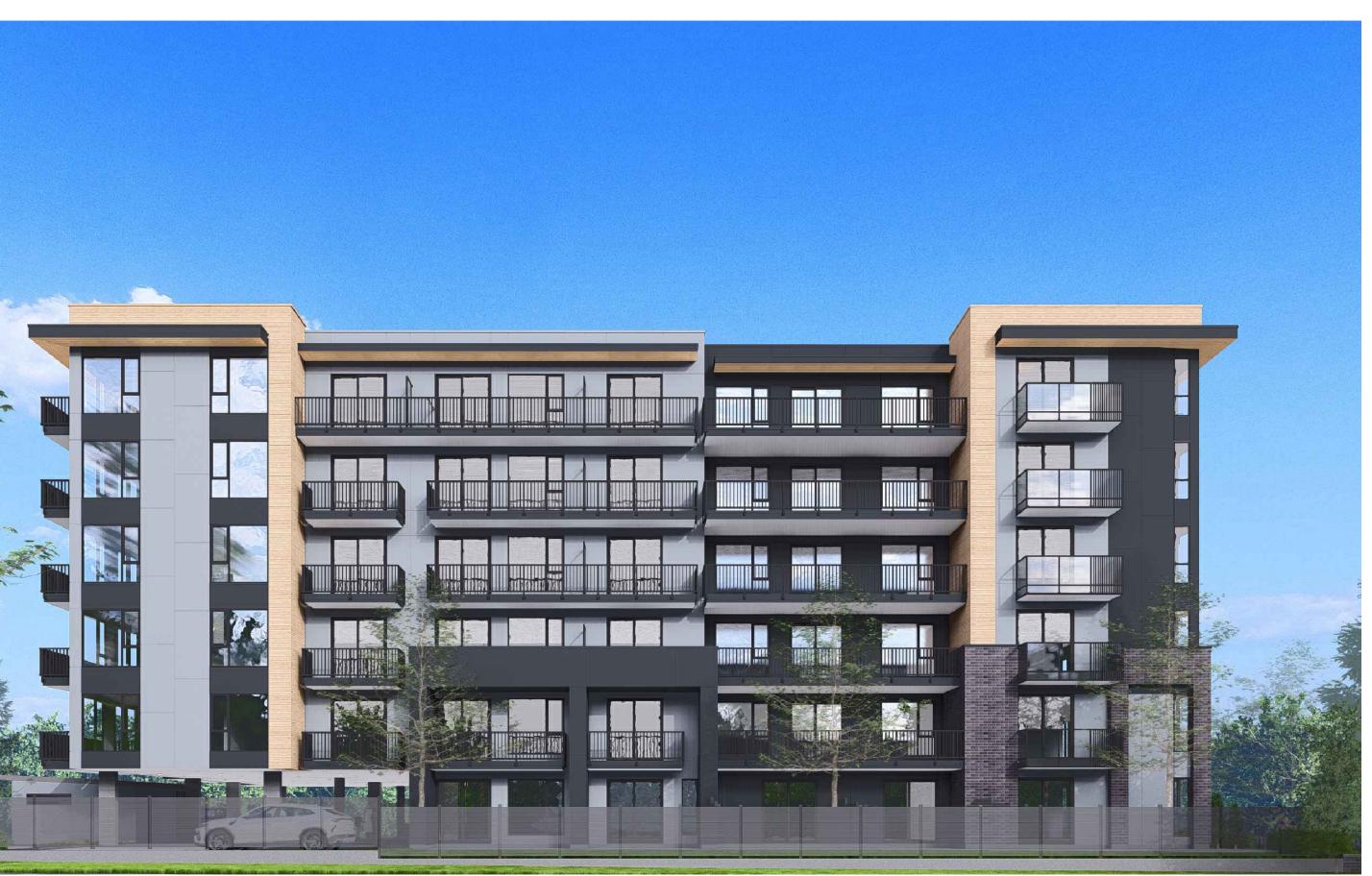
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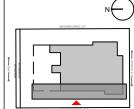


1 PERSPECTIVE VIEW FROM WEST NEIGHBOURING LOT



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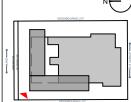


1 PERSPECTIVE VIEW FROM NORTH-WEST CORNER



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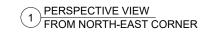
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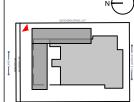






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PERSPECTIVE VIEW
FROM NE CORNER (REAR ENTRANCE)



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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



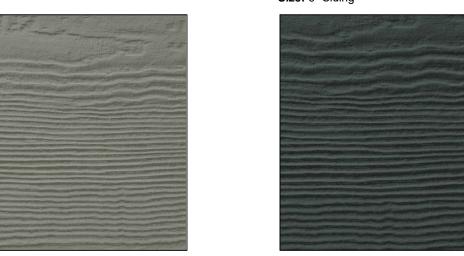
3- Brick Veneer : IXL Building Products Itd. Color: Thin brick - Sienna Ironspot



4- James Hardie Siding _Rustic Series : Woodtone Color to Match: Sand Castle Size: 6" Siding



5- Metal Railing: Color To Match:Benjamin Moore Black Ink_2127-20



6- Fiber Cement Panelling with Reveal 7- Fiber Cement Panelling with Reveal Color to Match: James Hardie_ Iron Color to Match: James Hardie_ Gray Gray

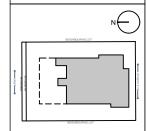


8 - Metal Railing: Color To Match:Benjamin Moore Black Ink_2127-20 Clear Glass



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





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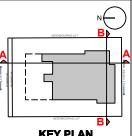
Slate







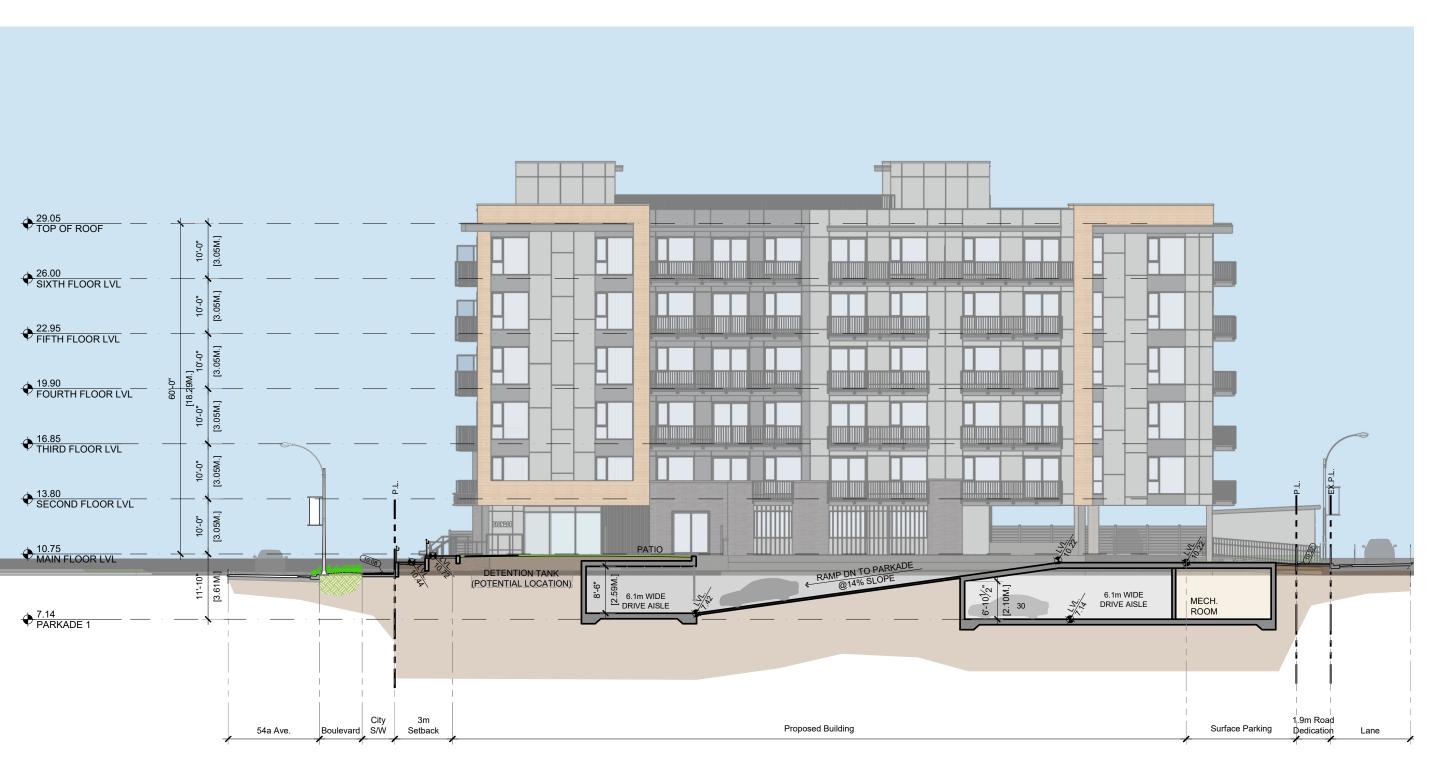
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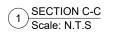


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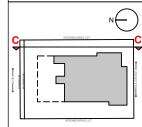






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KEY PLAN

2025-01-10	Revisions/Comments
2024-11-19	Revisions/Comments
2024-10-17	Revisions/Comments
2024-09-06	Revisions/Comments
2024-06-13	D.P. Submission
2023-12-13	D.P. Submission
2023-07-10	Preliminary Application
Date	Description

Issues / Revisions



Project Title

MULTI FAMILY DEVELOPMENT

Project Address

20239,20247 54A Ave, Langley City, BC

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L	MG	LA19_2306
	Checked By	Project ID
L	PS	
	Drawn By	Date 2023-07-10

SECTIONS

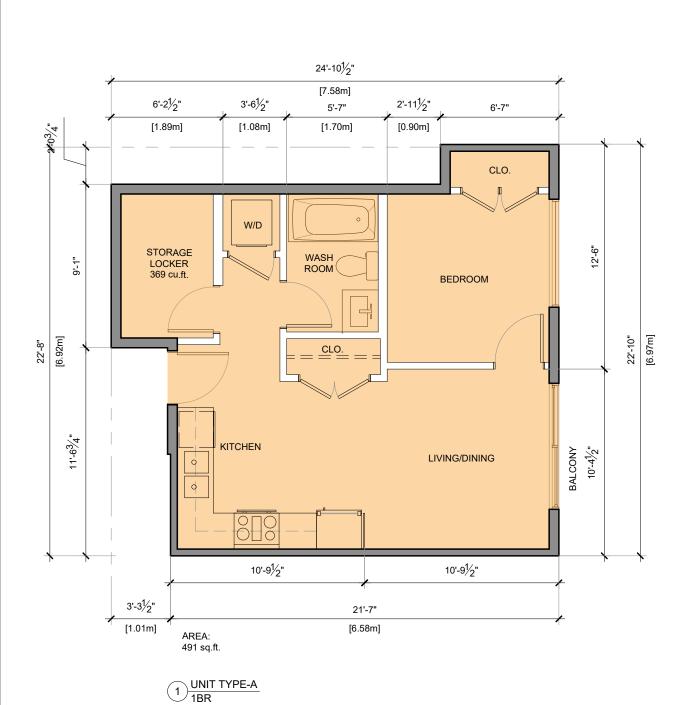
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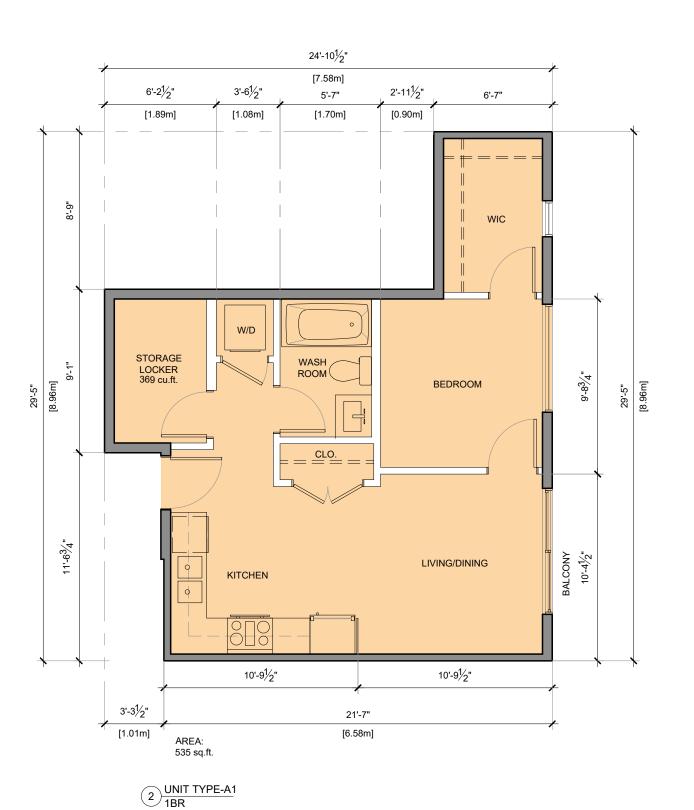
Sheet No.

A-4.1

N.T.S

January 16. 2025

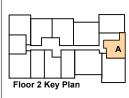




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Γ	2024-11	-19	Revi	sion	s/Comm	ents	_
Γ	2024-10	-17	Revisions/Comments				
Г	2024-09	-06	Revisions/Comments				
	2024-06	-13	D.P. Submission				

Date	Description
2023-07-10	Preliminary Application
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2024-06-13	D.P. Submission
2024-09-06	Revisions/Comments



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Project Address

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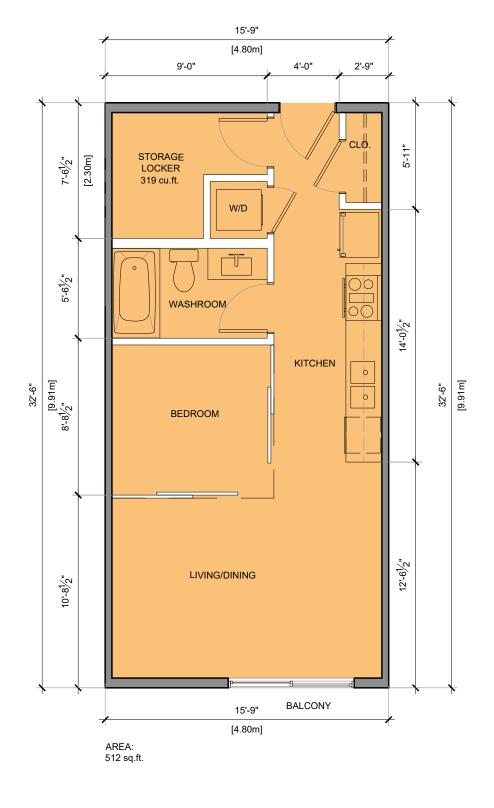
Drawn By PS	Date 2023-07-10
Checked By MG	Project ID LA19_2306
Sheet Title	

UNIT PLANS

3/16" = 1'-0"

A-5.0



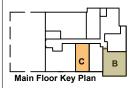


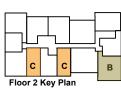
2 UNIT TYPE-C STUDIO

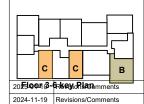


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 2024-10-17
 Revisions/Comments

 2024-09-06
 Revisions/Comments

 2024-06-13
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PS Drawn By	Date 2023-07-10
Checked By MG	Project ID LA19_2306
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UNIT PLANS

3/16" = 1'-0"

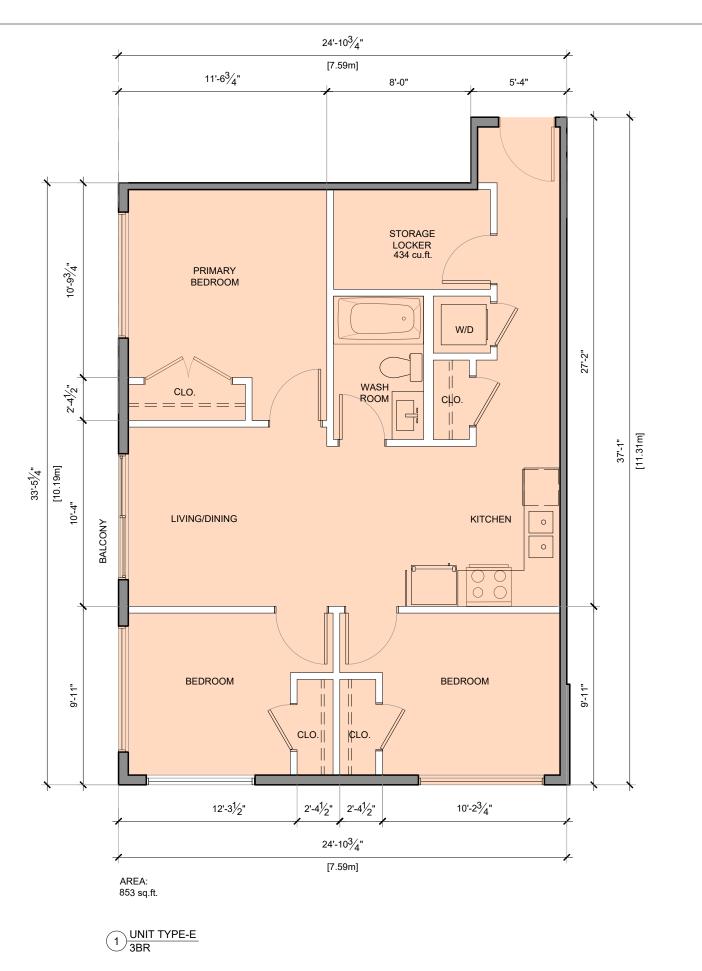
Scale

Sheet No.

A-5.1

January 16, 2025





BEDROOM сно. WASH 11'-3" ROOM W/D CLO. 22'-0" [6.71m] 22'-0" [6.71m] 9'-0" BALCONY 10'-9" LIVING/DINING KITCHEN 10'-2" 9'-4" 19'-7" [5.96m]

19'-7"

[5.96m]

2'-9"

5'-11"

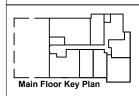
10'-10³/₄"

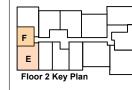
AREA: 432 sq.ft.

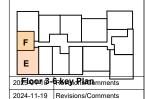
 $2 \frac{\text{UNIT TYPE-F}}{\text{1BR}}$



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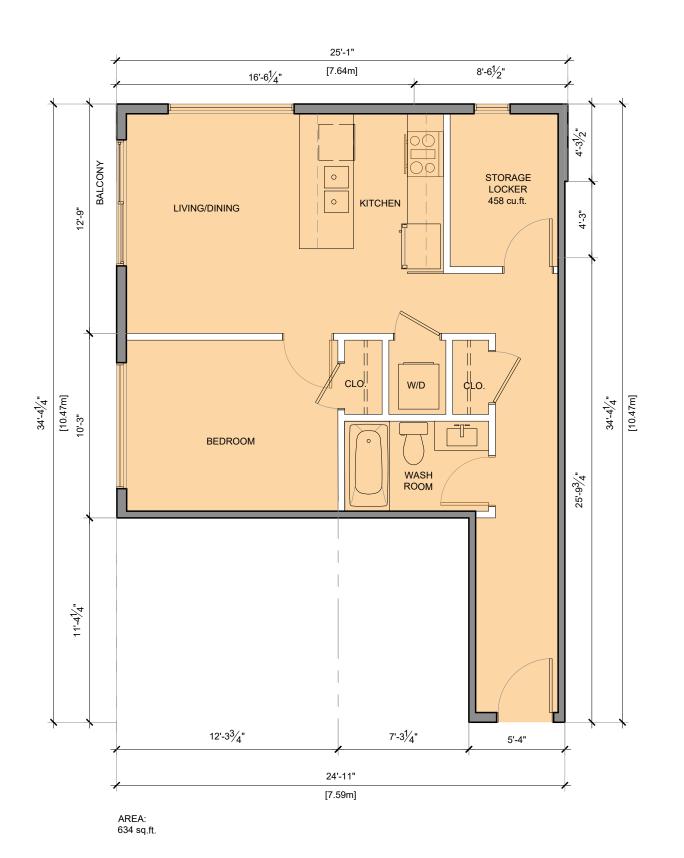
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UNIT PLANS

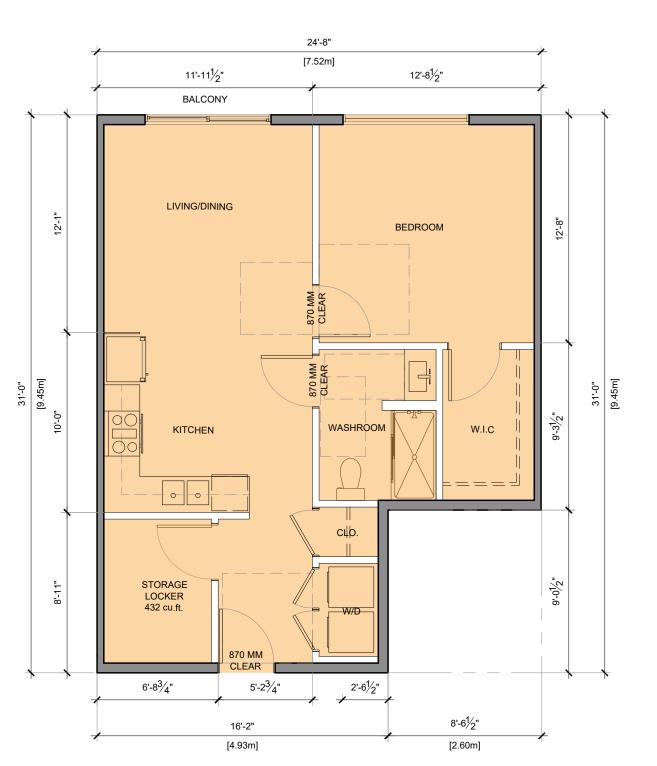
3/16" = 1'-0"

A-5.3



AREA: 688 sq.ft.

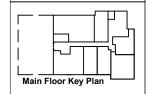
2 UNIT TYPE-H (ADAPTABLE UNIT)
1BR

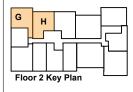


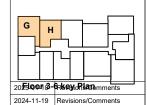
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 2024-11-19
 Revisions/Comments

 2024-10-17
 Revisions/Comments

 2024-09-06
 Revisions/Comments

 2024-06-13
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UNIT PLANS

Scale

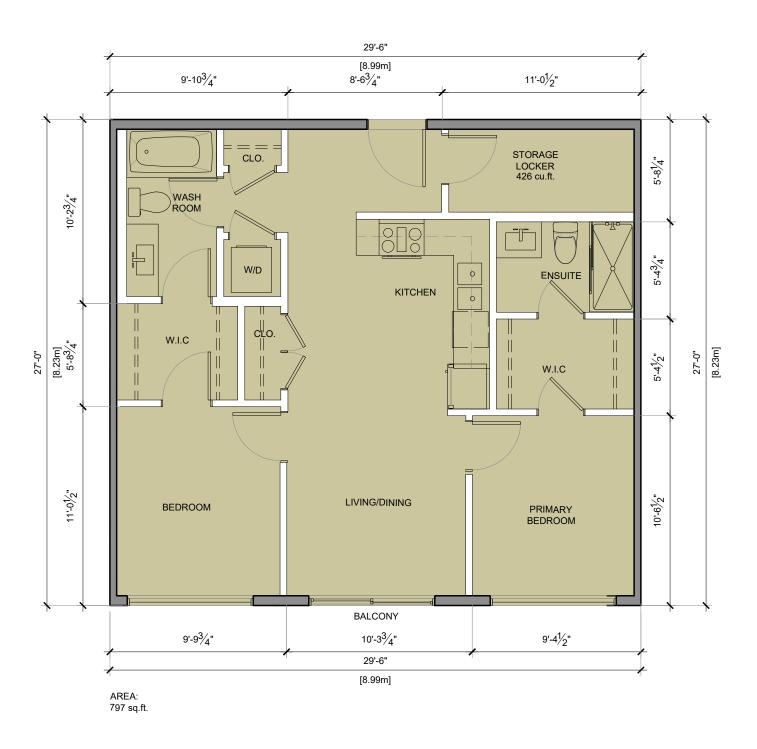
3/16" = 1'-0"

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A-5.4

1) UNIT TYPE-G 1BR



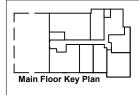


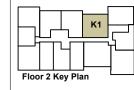


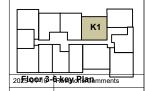


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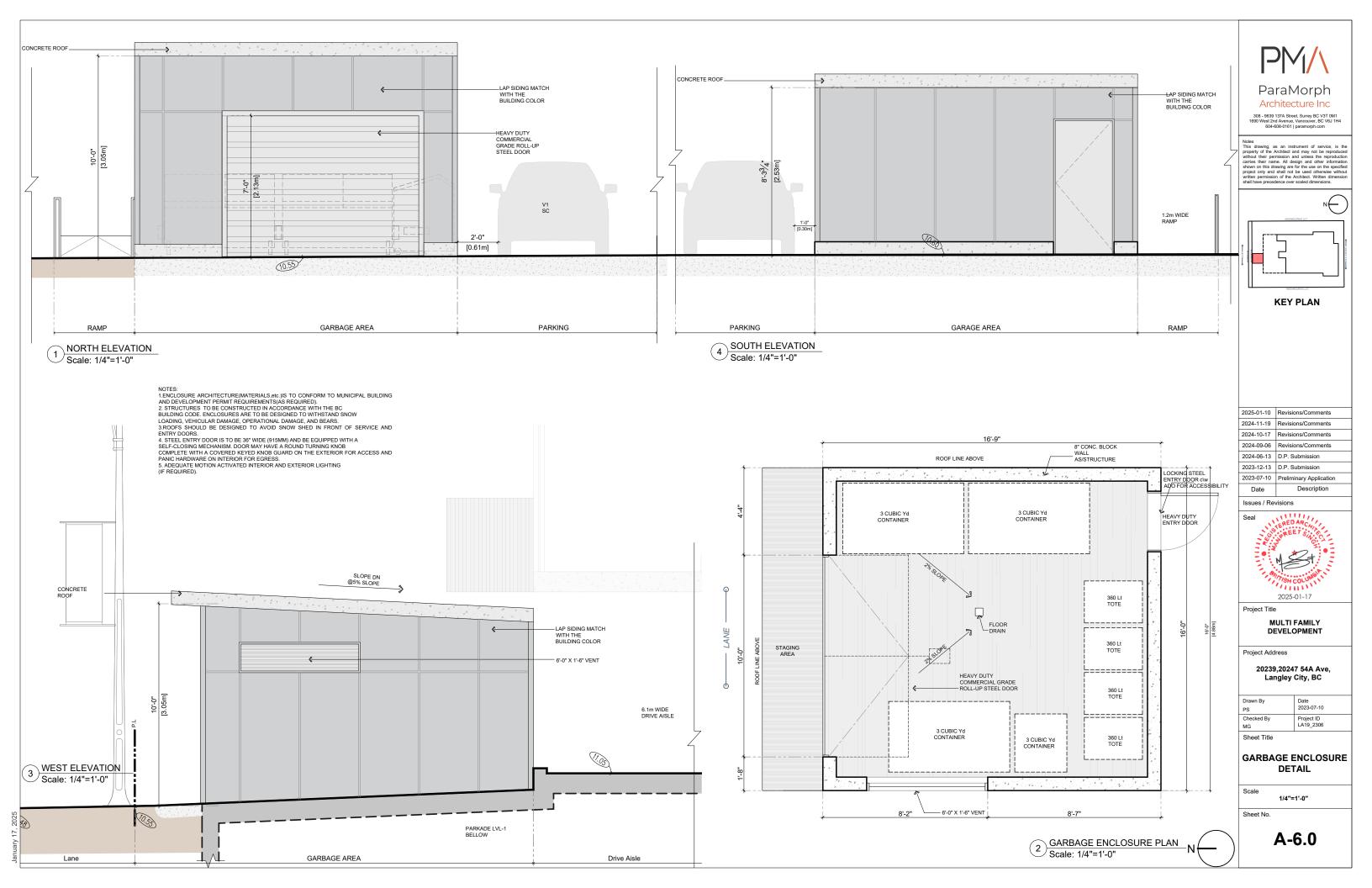
UNIT PLANS

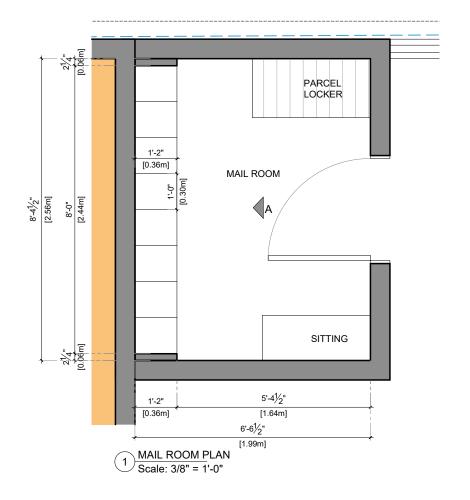
3/16" = 1'-0"

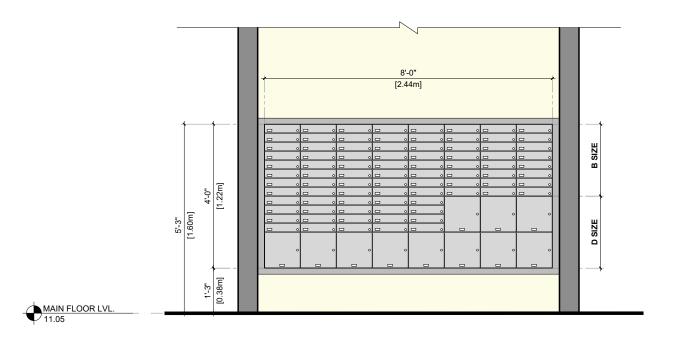
Scale

Sheet No

A-5.6



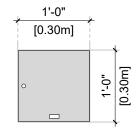




MAIL ROOM ELEVATION -A
Scale: 3/8" = 1'-0"

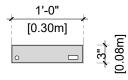
Note:

Canada Post recomended hardware to be used only.



"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.



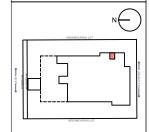
"B" size [84 UNIT]

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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MAILBOX DETAIL

3/8" = 1'-0"

Scale

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