



**DEVELOPMENT PERMIT APPLICATION**  
REVISED AS/COMMENTS



**APARTMENT DEVELOPMENT**  
19890 56 AVENUE,  
LANGLEY CITY, BC

**PM**  
ParaMorph  
Architecture Inc

## DRAWING LIST

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## LOCATION



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### Issues / Revisions



**Project Title**  
APARTMENT DEVELOPMENT

**Project Address**  
19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA

Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LA28_2408

**Sheet Title**  
LOCATION PLAN AND TEAM

**Scale**

**Sheet No.**

**A-0.2**

## PROJECT TEAM

<b>Architect</b>	<b>ParaMorph Architecture Inc</b> 308 - 9639 137A Street, Surrey British Columbia V3T0M1 info@paramorph.com +1 604-608-0161
<b>Surveyor</b>	<b>South Fraser Land Surveying Ltd.</b> 202-19292 60th Ave, Surrey British Columbia V3S 3M2 kuljinder@southfrasersurvey.ca +1 604-599-1886
<b>Landscape Architect</b>	<b>David Stoyko Landscape Architect</b> 2686 East 6th Avenue, Vancouver British Columbia V5M 1R3 david@davidstoyko.com +1 604-720-0048
<b>CPTED</b>	<b>Liahona Security</b> British Columbia liahonasecurity@shaw.ca +1 250-418-0770

<b>Arborist</b>	<b>Froggers Creek Tree Consultants Ltd</b> Greater Vancouver British Columbia glenn@froggerscreek.ca +1 604-721-6002
<b>Geotechnical</b>	<b>GeoPacific Consultants Ltd.</b> 1779 West 75th Avenue Vancouver, BC V6P 6P2 reception@geopacific.ca +1 604-805-9818
<b>Civil</b>	<b>Centras Engineering Ltd.</b> 306-2630 Croydon Drive, Surrey British Columbia V3Z 6T3 aman@centras.ca +1 778-879-7602

# PROJECT SUMMARY



300 - 5636 137A Street, Surrey BC V3T 0M1  
604-608-0191 | www.paramorph.com

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LOT INFO	ADDRESS	19890 56 Avenue, City of Langley			
	LEGAL DESCRIPTION	LOT 1 SECTION 3 TOWNSHIP 8 NEW WEST DISTRICT PLAN LMS270			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	16,347	1,519	0.38	0.15
	ROAD DEDICATION (ALONG 56 AVE)	1,000	93	0.02	0.01
	NET AREA	15,347	1,426	0.35	0.14

ZONING	ZONING	CURRENT	PROPOSED
		RM1	CD
FAR	FAR	PERMITTED	PROPOSED
	FAR BASED ON GROSS AREA		1.91
	TOTAL FLOOR AREA(Sqft)		31,292
	TOTAL FLOOR AREA(METRIC)		2,907
SETBACKS	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG 56 AVENUE)		3.00m
	SOUTH (ALONG LANE)		12.71 m
	EAST (ALONG NEIGHBOURING LOT)		6.00m
	WEST (ALONG NEIGHBOURING LOT)		6.00m
BUILDING HEIGHT	BUILDING HEIGHT (NO. OF STOREYS)	PERMITTED	PROPOSED
	BUILDING HEIGHT (m)		6 STOREY 19m

TOTAL NO. OF UNITS	REQUIRED	PROPOSED
	20% of total units	30
NO. OF ADAPTABLE UNITS		6

SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%)	REMARKS
PROPOSED	5800	539	37.79%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION					UNIT MIX				
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATION (Sqft)	PROGRAMMABLE (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	1BR	2BR	3 BR	Total units
MAIN FLOOR LVL		1,571	1,643	862	4,075	60%	0	2	0	2
SECOND FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
THIRD FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
FOURTH FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
FIFTH FLOOR LVL		4,809	946		5,754	84%	1	3	2	6
SIXTH FLOOR LVL		3,337	862		4,200	79%	0	3	1	4
<b>TOTAL BUILDABLE FLOOR AREA/ TOTAL UNITS</b>		<b>24,143</b>			<b>31,292</b>		<b>4</b>	<b>17</b>	<b>9</b>	<b>30</b>

UNIT COUNT				
TYPE	UNIT TYPE	AREA PER UNIT(SF)	TOTAL UNITS	TOTAL AREA (SF)
Unit A1	2BR	839	1	839
Unit A2 (Adaptable)	2BR	732	1	732
Unit A3	2BR	779	5	3,895
Unit A4 (Adaptable)	2BR	732	5	3,660
Unit A5	1BR	584	4	2,336
Unit B1	3BR	890	4	3,560
Unit B2	3BR	934	5	4,670
Unit B3	2BR	889	5	4,445
<b>TOTAL</b>			<b>30</b>	<b>24,137</b>

PARKING REQUIREMENTS BREAKDOWN					
RESIDENTIAL	NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED(@Parkade Lvl-1)	Remarks
1 BR	4	1.0/Unit	4	4	10% (4 stalls) have Level II EV chargers installed, and rest are pre-wired for charger installation
2BR	17	1.25/Unit	21	21	
3BR	9	1.45/Unit	13	13	
Visitor's	30	0.2/Unit	6	6	Pre-ducted for future wiring of EV charging
<b>TOTAL</b>			<b>44</b>	<b>44</b>	
LOADING BAY			1	1	
SMALL CARS		50% of total cars (Variance)	22	22	
ACCESSIBLE PARKING		5%	2.20	2	
BICYCLE PARKING (RESIDENTIAL)	30	0.5 / Unit	15	16	
BICYCLE PARKING (VISITORS)		6 per building	6	6 (Refer to landscape drawings)	
STORAGE LOCKER	30	1/Unit & 5.67cu.m./Unit	30	30	

AMENITIES (BLDG-1&2)			
INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED	30	323	1 sq.m./Unit of Indoor Amenity combined with 2sq.m./Unit of Outdoor Amenity = 3sq.m./Unit of Amenity area
PROPOSED (@MAIN LEVEL)	42	452	
OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED	60	646	1 sq.m./Unit of Indoor Amenity combined with 2sq.m./Unit of Outdoor Amenity = 3sq.m./Unit of Amenity area
PROPOSED (@GRADE - MAIN LEVEL)	17	188	
PROPOSED (@SIXTH LEVEL)	61	656	
PROPOSED TOTAL	78	844	

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Sheet Title  
**PROGRAM SUMMARY**

Scale

Sheet No.

**A-0.3**

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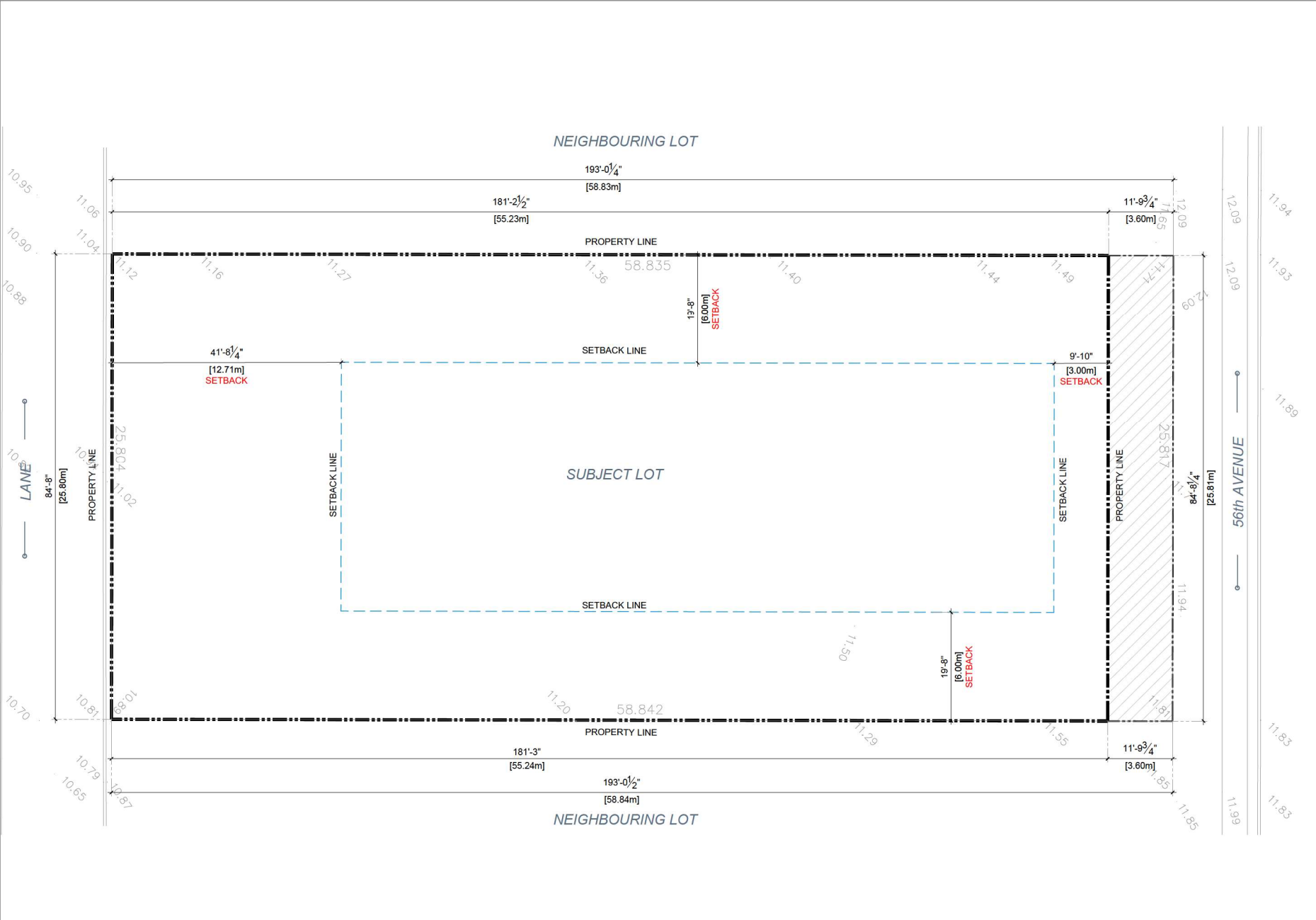
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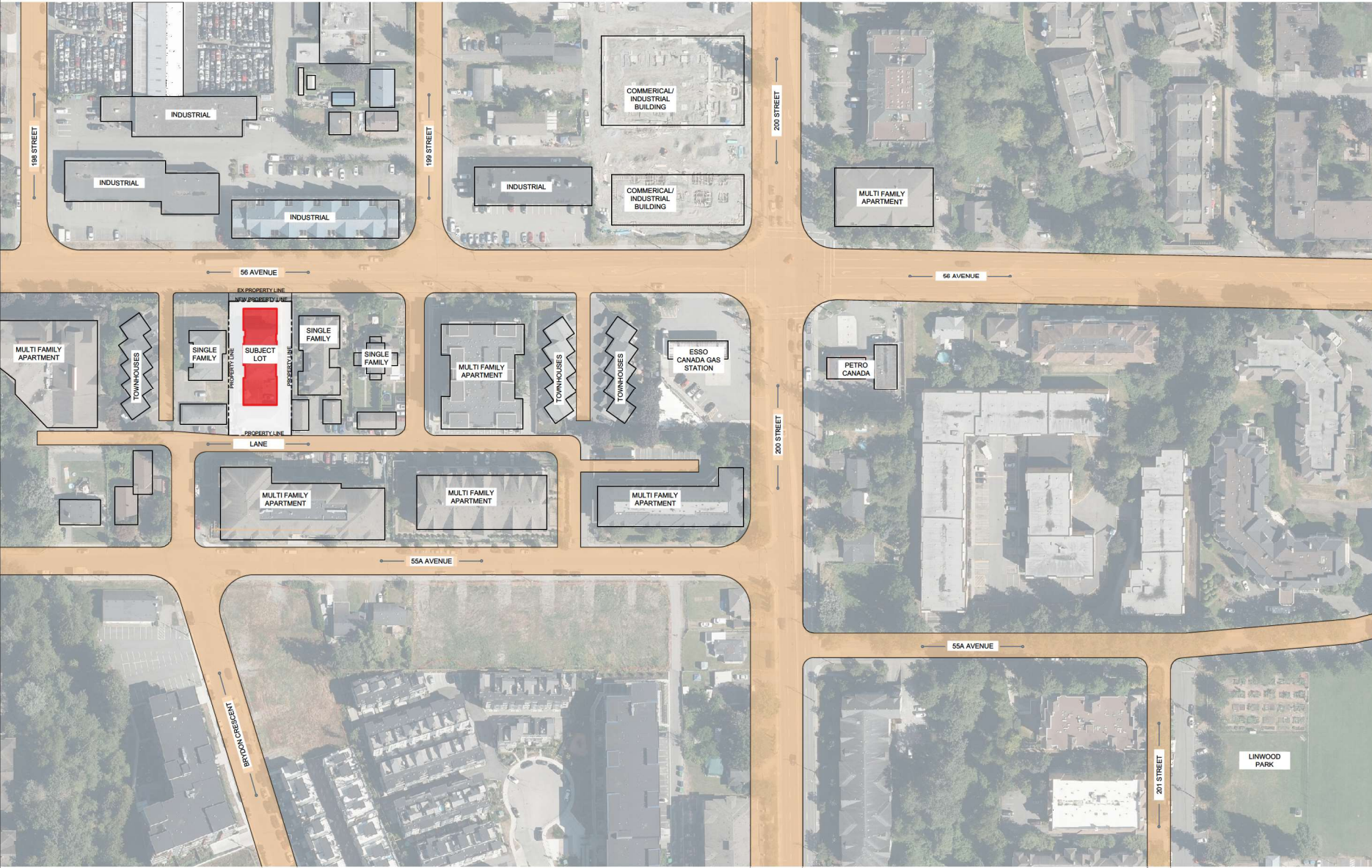
Sheet Title  
**BASE PLAN**

Scale

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**A-0.4**



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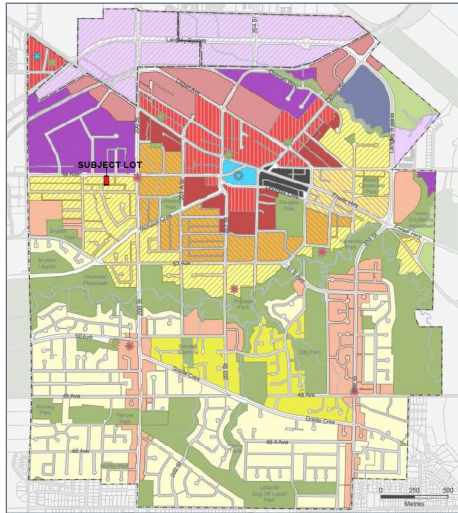
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**Sheet Title**  
 CONTEXT PLAN

**Scale**

**Sheet No.**

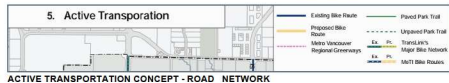
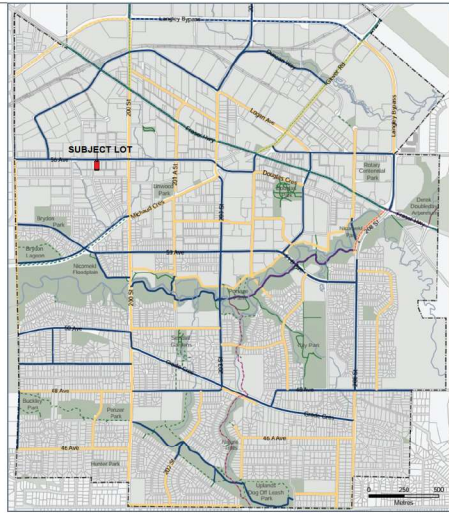
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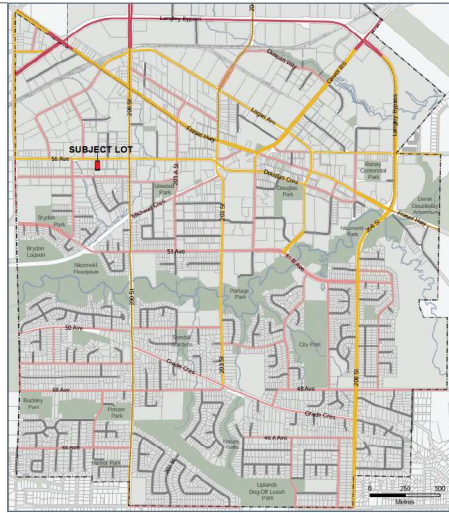
LANGLEY CITY - LAND USE CONCEPT PLAN



PARKS AND OPEN SPACE CONCEPT PLAN



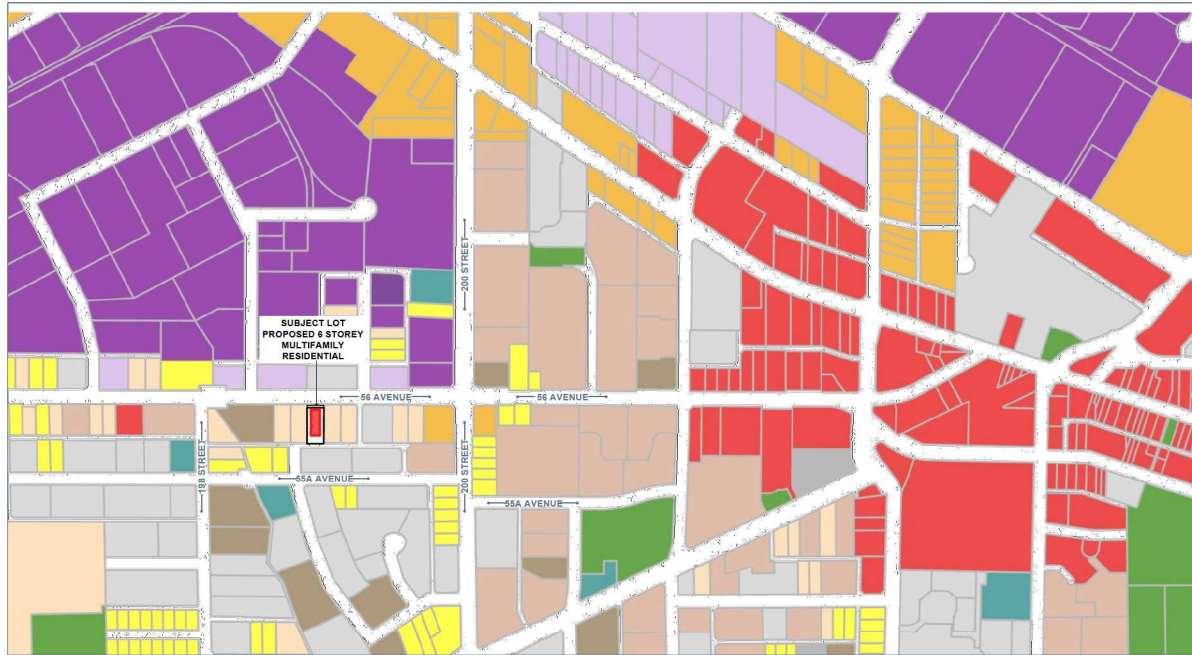
ACTIVE TRANSPORTATION CONCEPT - ROAD NETWORK



FUTURE TRANSPORTATION CONCEPT - ROAD NETWORK



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LANGLEY CITY WEBSITE - DETAILED LAND USE CONCEPT PLAN

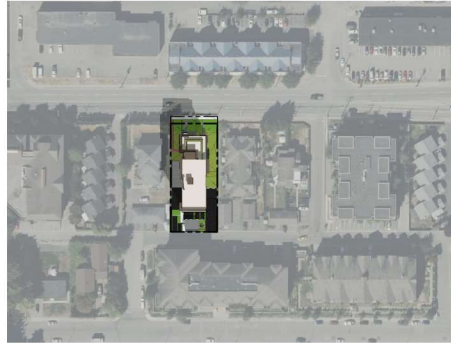
**Legend**

- Road Names
- City Boundary
- Property
- Zoning Designations
  - RS1
  - RS2
  - RM1
  - RM2
  - RM3
  - C1
  - C2
  - C3
  - P1
  - P2
  - I1
  - I2
  - I3
  - A1
  - CD
  - Bylaw 950 Zone

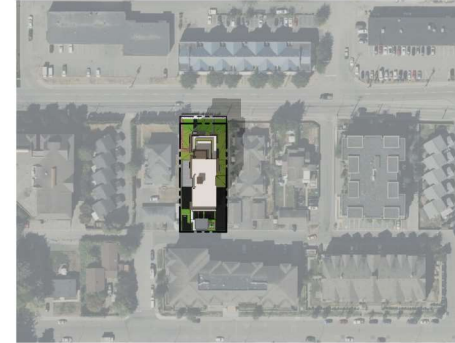
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Sheet Title	<b>LAND USE AND CONCEPT PLAN</b>
Scale	
Sheet No.	<b>A-0.6</b>



SHADOW ON MARCH 20 (EQUINOX) @ 9AM



SHADOW ON MARCH 20 (EQUINOX) @ 12PM



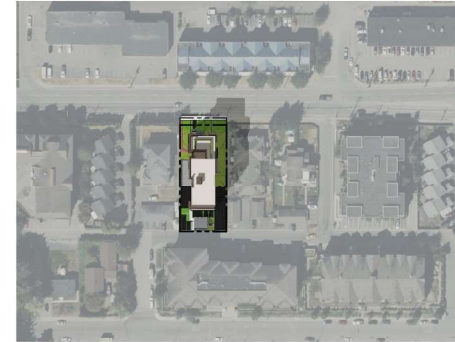
SHADOW ON MARCH 20 (EQUINOX) @ 3PM



SHADOW ON SEPTEMBER 22 (EQUINOX) @ 9AM



SHADOW ON SEPTEMBER 22 (EQUINOX) @ 12PM



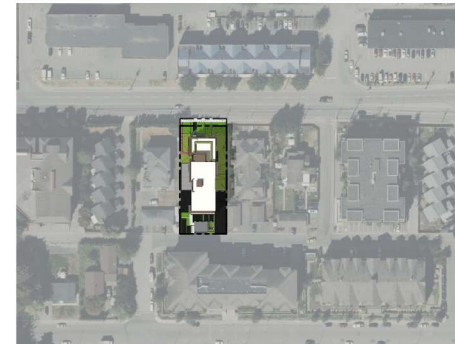
SHADOW ON SEPTEMBER 22 (EQUINOX) @ 3PM



SHADOW ON JUNE 21 (SOLSTICE) @ 9AM



SHADOW ON JUNE 21 (SOLSTICE) @ 12PM



SHADOW ON JUNE 21 (SOLSTICE) @ 3PM

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Seal



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**SHADOW STUDY**

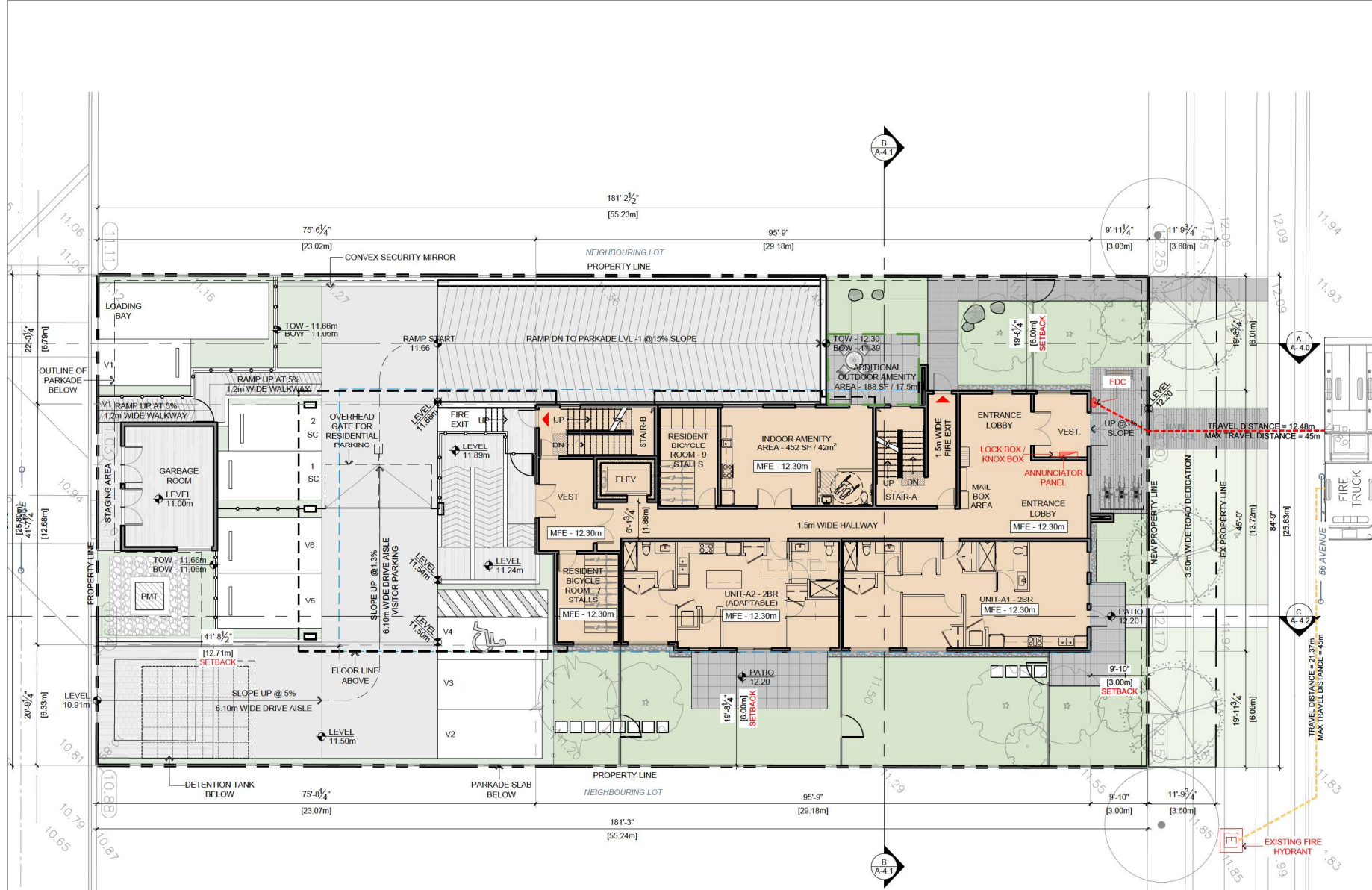
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**A-0.7**



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**Sheet Title**

**FIRE ACCESS PLAN**

**Scale**

**Sheet No.**

**A-1.1**

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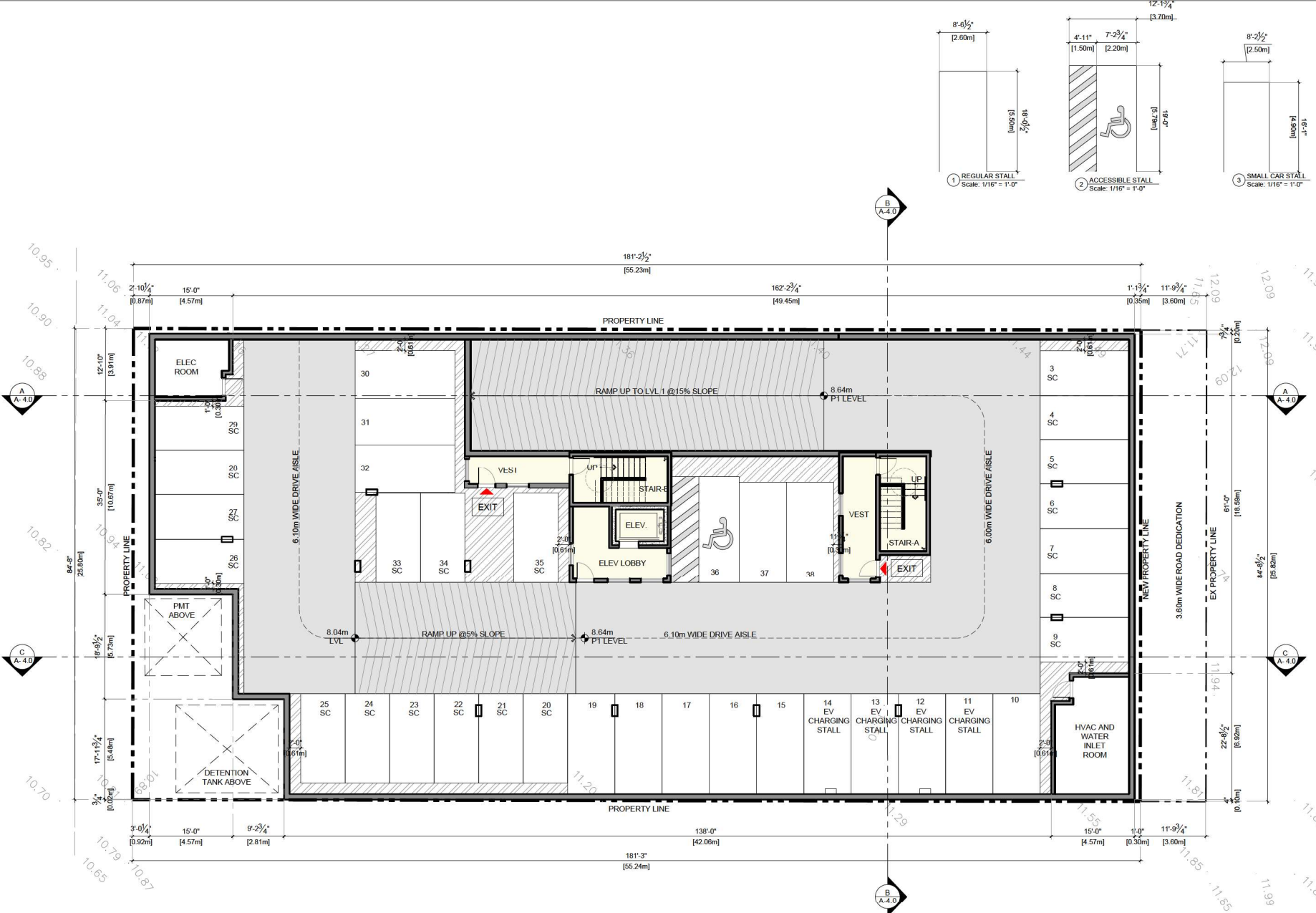
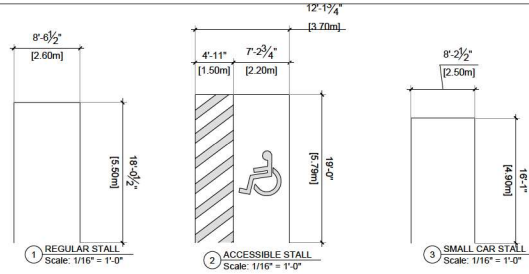
Sheet Title

**PARKADE PLAN**

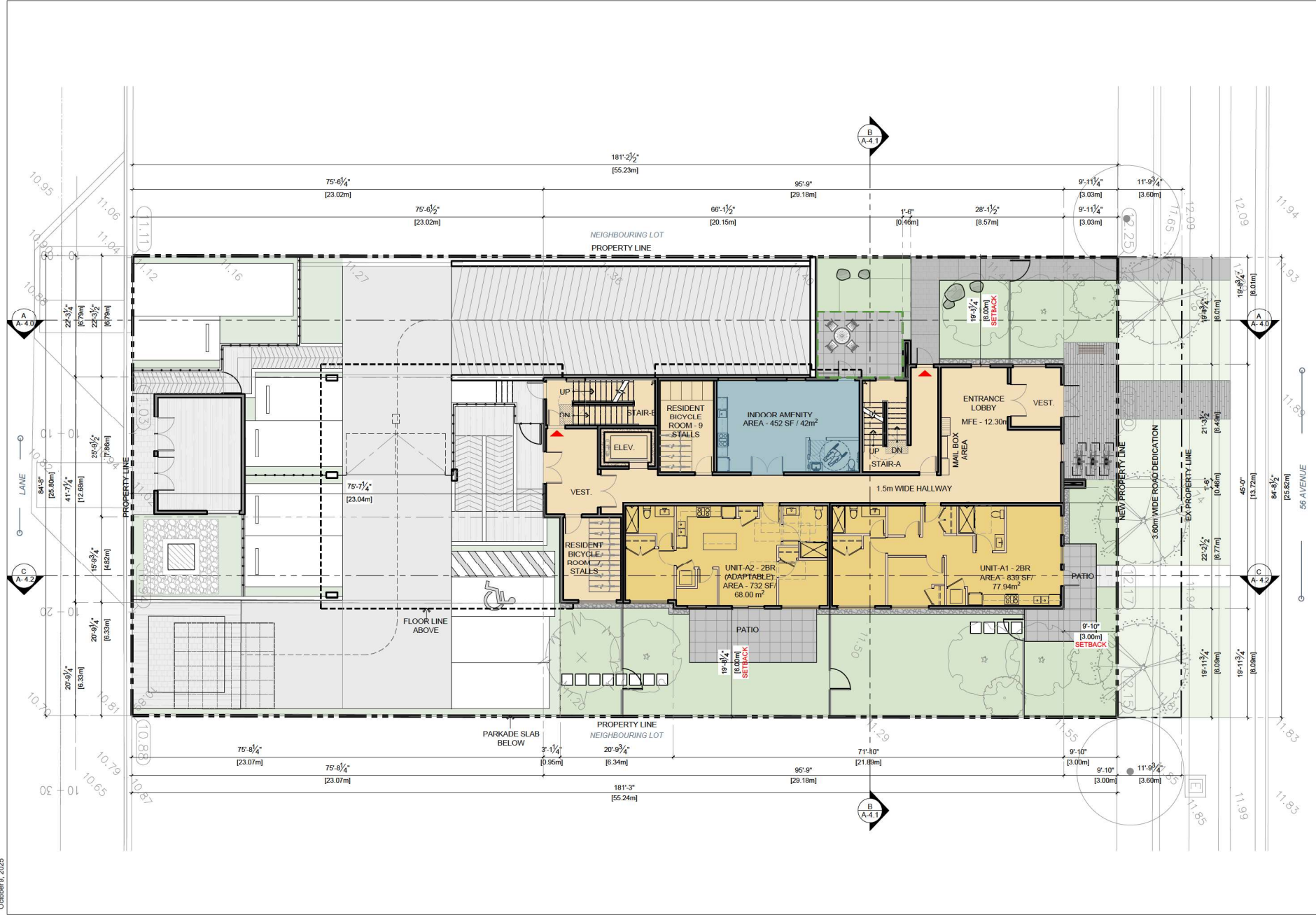
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Sheet No.

**A-2.0**



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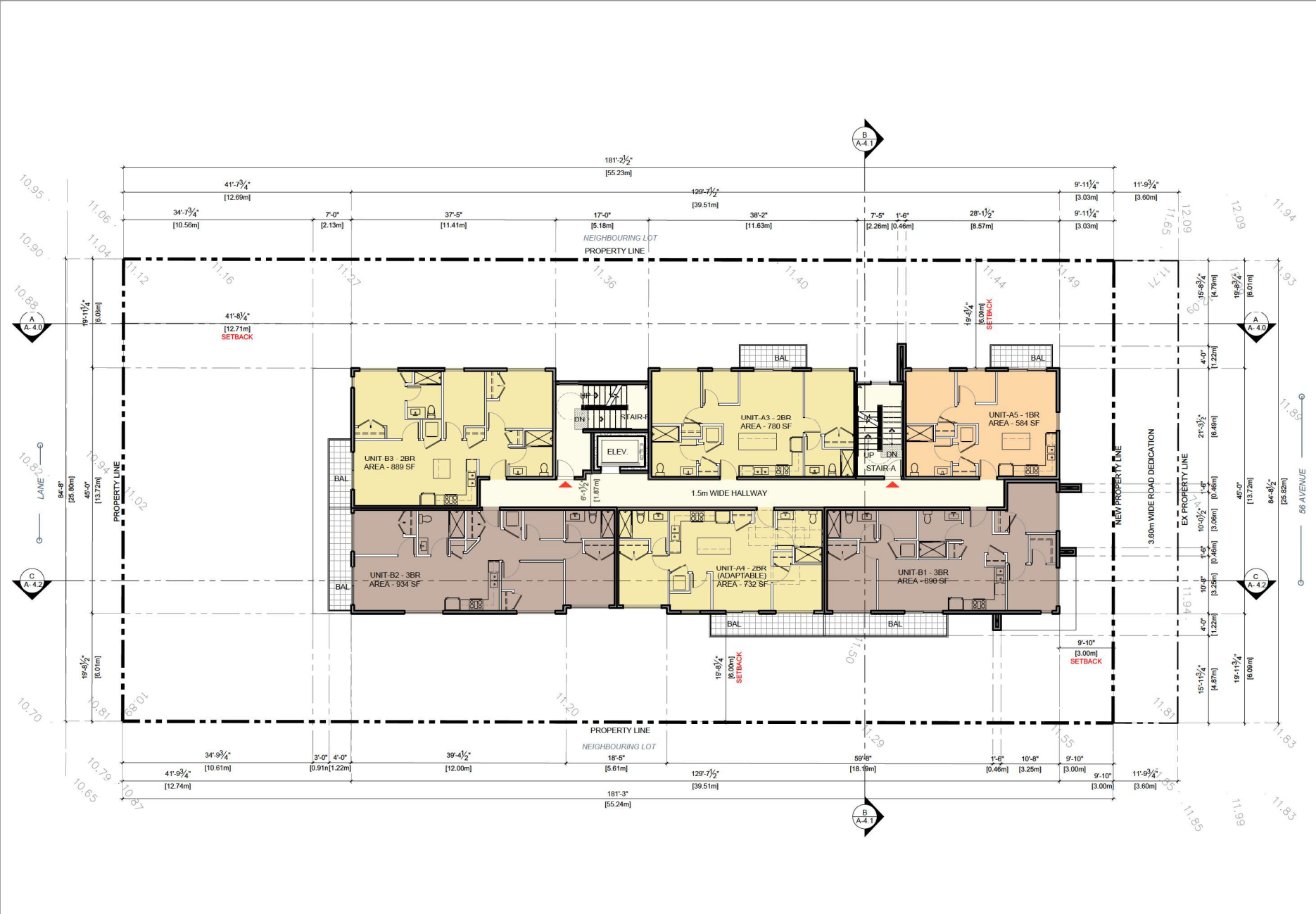
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**Sheet Title**  
**MAIN FLOOR PLAN**

**Scale**

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**A-2.1**

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**Sheet Title**

**SECOND FLOOR PLAN**

**Scale**

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**A-2.2**

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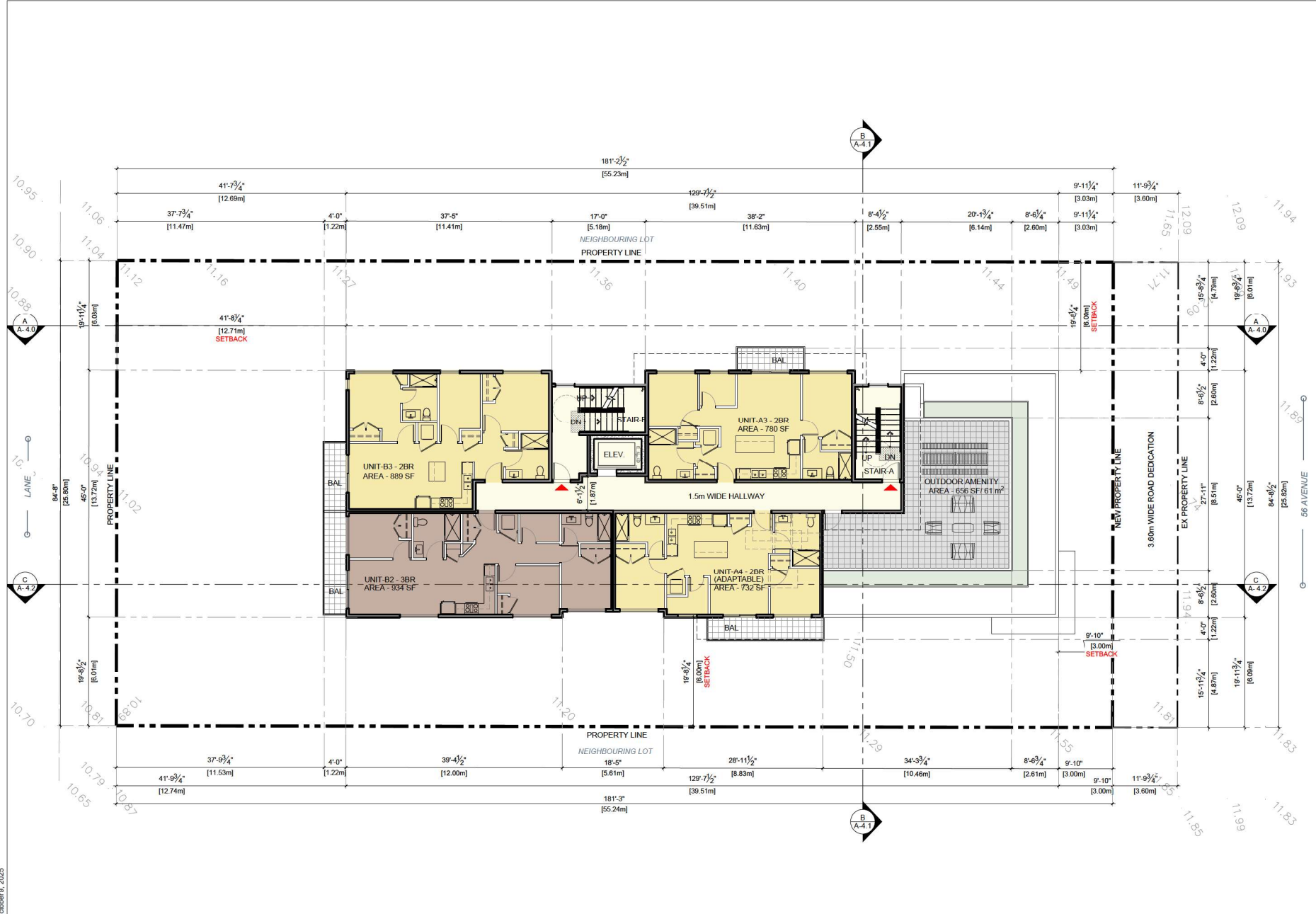
**Sheet Title**  
 TYPICAL FLOOR (3rd - 5th)  
 PLAN

**Scale**

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**A-2.3**

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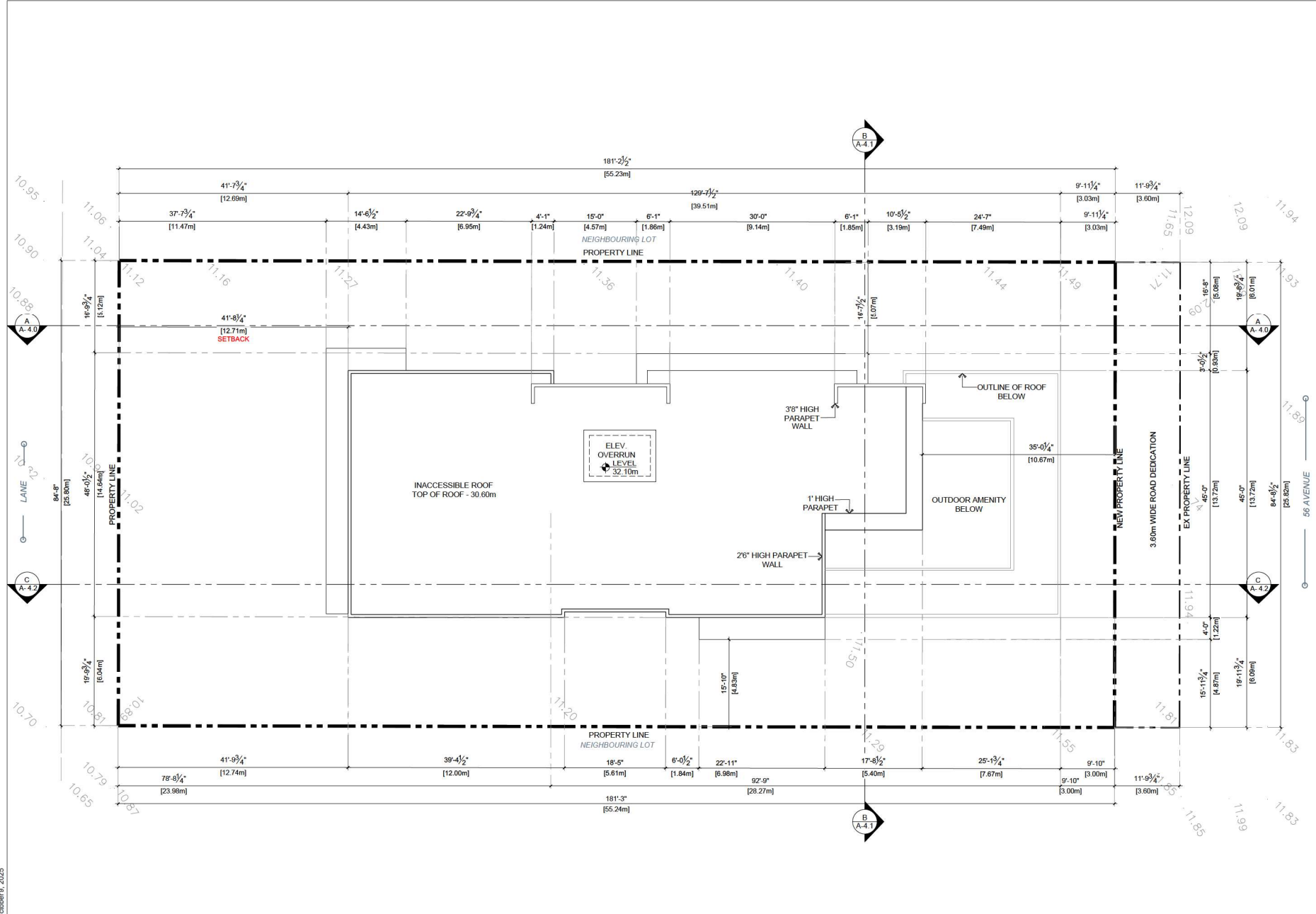
**SIXTH FLOOR PLAN**

Scale

Sheet No.

**A-2.4**

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2024-07-24	Preliminary Application

**Issues / Revisions**



**Project Title**  
**APARTMENT DEVELOPMENT**

**Project Address**  
**19890 56 AVENUE,**  
**LANGLEY CITY,**  
**BRITISH COLUMBIA**

Drawn By	Date
AGKD	2024-12-13
Checked By	Project ID
PV	LAR_2408

**Sheet Title**  
**ROOF PLAN**

**Scale**

**Sheet No.**

**A-2.5**

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Issues / Revisions



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Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LADR_2408

Sheet Title

**PERSPECTIVES**

Scale

Sheet No.

**A-3.0**

1 PERSPECTIVE VIEW  
 ALONG 56 AVENUE



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Sheet Title  
**PERSPECTIVES**

Scale

Sheet No.

**A-3.1**

1 PERSPECTIVE VIEW  
 ALONG SOUTH FACING LANE



1 PERSPECTIVE VIEW  
ALONG 56 AVENUE

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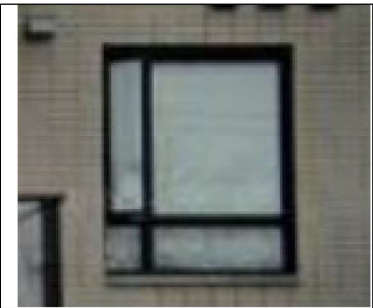
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**PERSPECTIVES**

Scale

Sheet No.

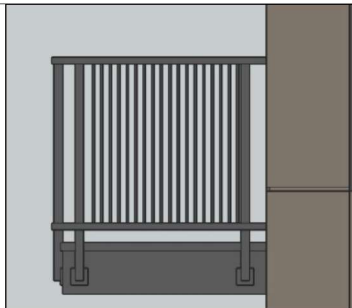
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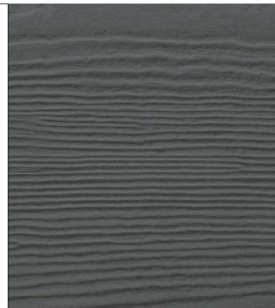
**1 - Double Glazed Windows**  
 Color to Match: Benjamin Moore Black Ink\_2127-20  
 Glass: Clear



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



**3 - Metal Railing:**  
 Color To Match: Benjamin Moore Black Ink\_2127-20



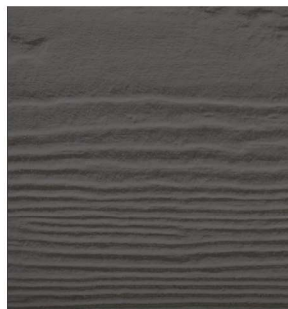
**4 - Fiber Cement Lap Siding with Reveal**  
 Color to Match: James Hardie\_ Night Gray



**5 - Fiber Cement Panel Siding with Reveal**  
 Color to Match: James Hardie\_ Pearl Grey



**6 - Fiber Cement Panel Siding with Reveal**  
 Color to Match: James Hardie\_ Rich Espresso



**7 - Fiber Cement Lap Siding with Reveal**  
 Color to Match: James Hardie\_ Rich Espresso

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



**WEST ELEVATION (ALONG OUTDOOR AMENITY)**



**NORTH ELEVATION (ALONG 56 AVENUE)**

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**Issues / Revisions**

Seal



Project Title

**APARTMENT DEVELOPMENT**

Project Address

**19890 56 AVENUE,  
 LANGLEY CITY,  
 BRITISH COLUMBIA**

Drawn By

AGKD

Date

2024-12-13

Checked By

PV

Project ID

LA28\_2408

Sheet Title

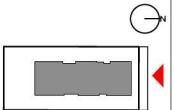
**MATERIAL BOARD**

Scale

Sheet No.

**A-3.3**

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Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LADR_2408

Sheet Title

**ELEVATIONS**

Scale

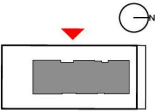
Sheet No.

**A-3.4**



**1 NORTH ELEVATION (ALONG 56 AVENUE)**  
 Scale: 1/16" = 1'0"

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Sheet Title

**ELEVATIONS**

Scale

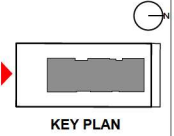
Sheet No.

**A-3.5**



**1 WEST ELEVATION (ALONG NEIGHBOURING LOT)**  
 Scale: 1/16" = 1'0"

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Sheet Title

**ELEVATIONS**

Scale

Sheet No.

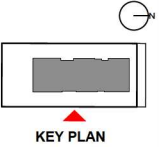
**A-3.6**



TOP OF ROOF	30.60m	10'-0"	[3.05m]
SIXTH FLOOR LVL	27.55m	17'-0"	[3.05m]
FIFTH FLOOR LVL	24.50m	10'-0"	[3.05m]
FOURTH FLOOR LVL	21.45m	18'-2 3/4"	[3.05m]
THIRD FLOOR LVL	18.40m	10'-0"	[3.05m]
SECOND FLOOR LVL	15.35m	10'-0"	[3.05m]
MAIN FLOOR LVL	12.30m		

1 SOUTH ELEVATION (ALONGLANE)  
 Scale: 1/16" = 1'0"

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**ELEVATIONS**

Scale

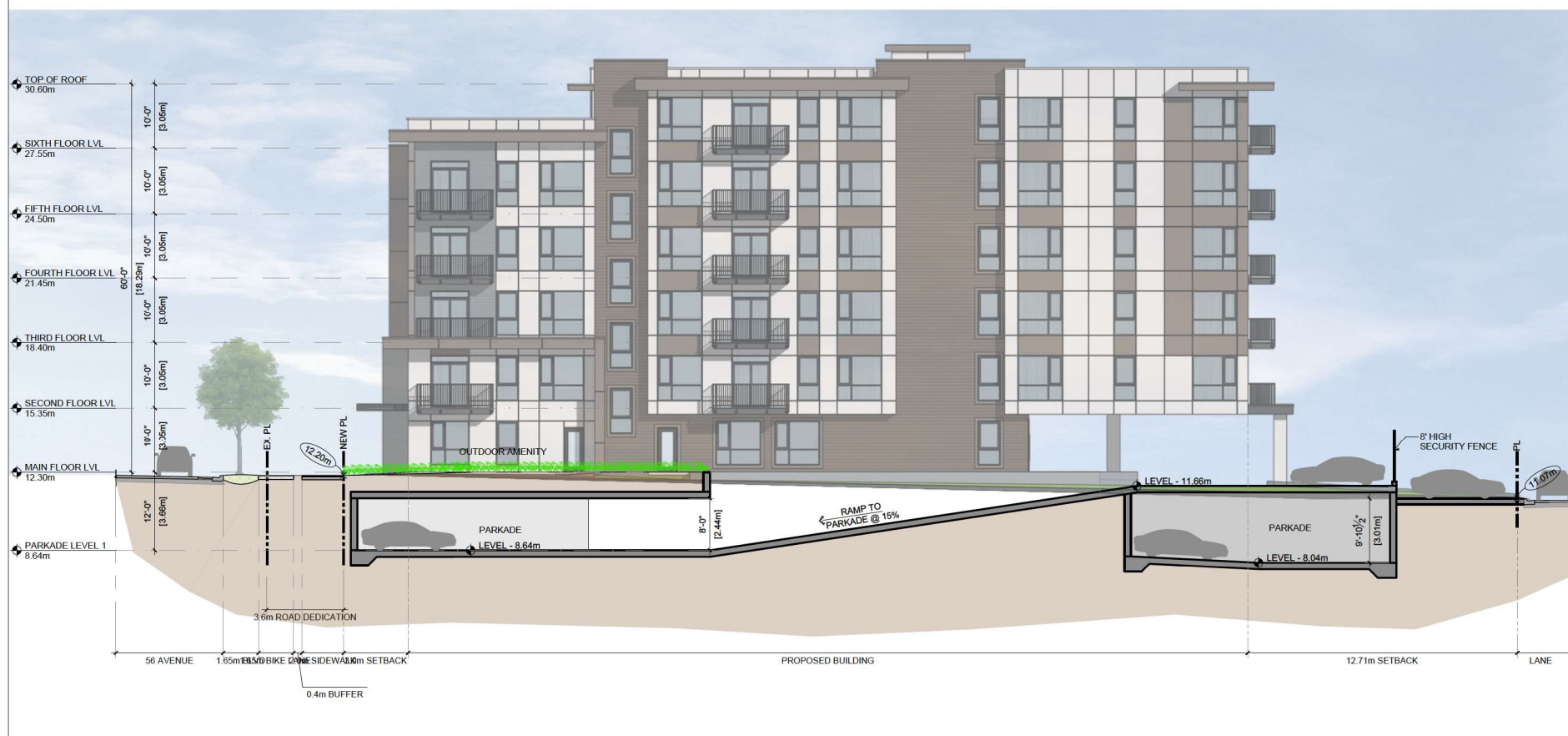
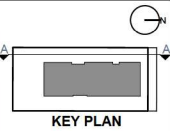
Sheet No.

**A-3.7**



1 EAST ELEVATION (ALONG NEIGHBOURING LOT)  
Scale: 1/16" = 1'0"

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1 SECTION A-A  
 Scale: 1/16" = 1'0"

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Checked By PV	Project ID LADR_2408

Sheet Title

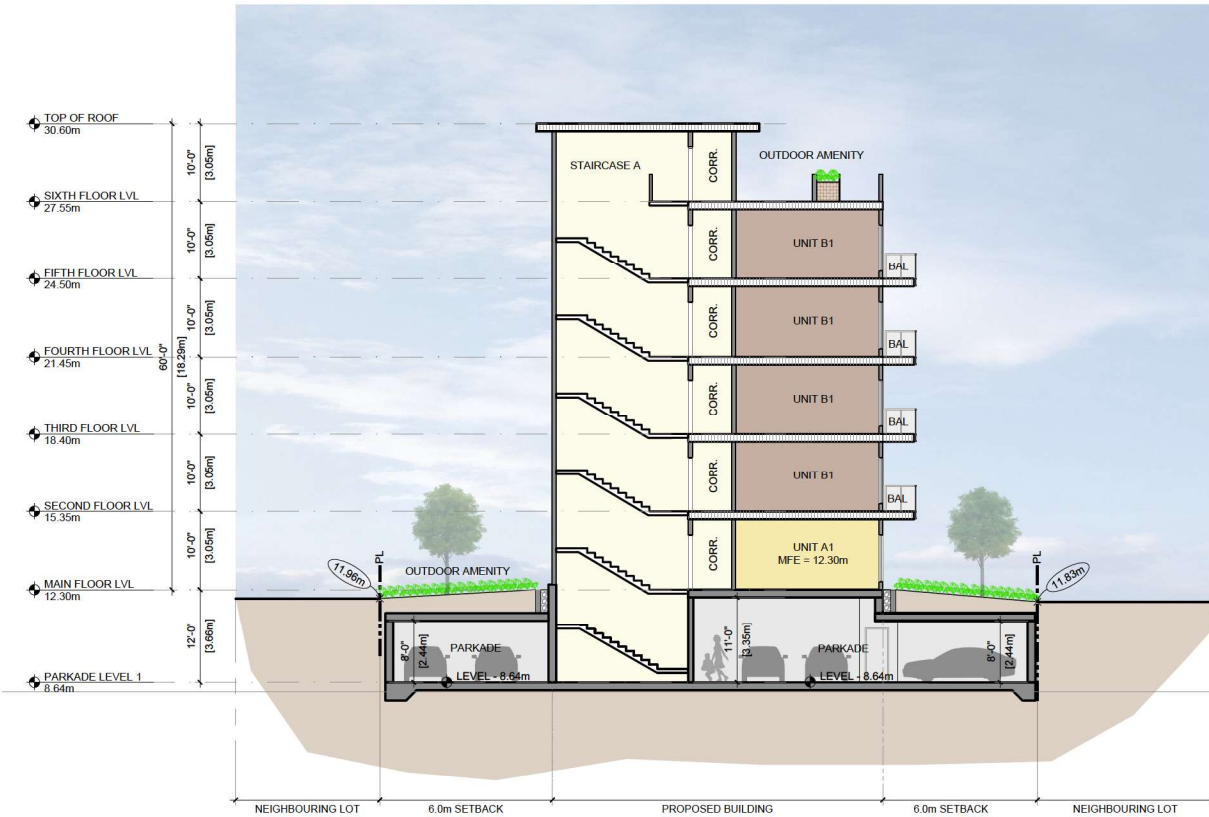
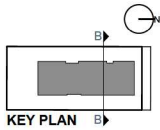
**SECTIONS**

Scale

Sheet No.

**A-4.0**

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1 SECTION B-B  
 Scale: 1/16" = 1'0"

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2024-11-28	Revised / Comments
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Sheet Title

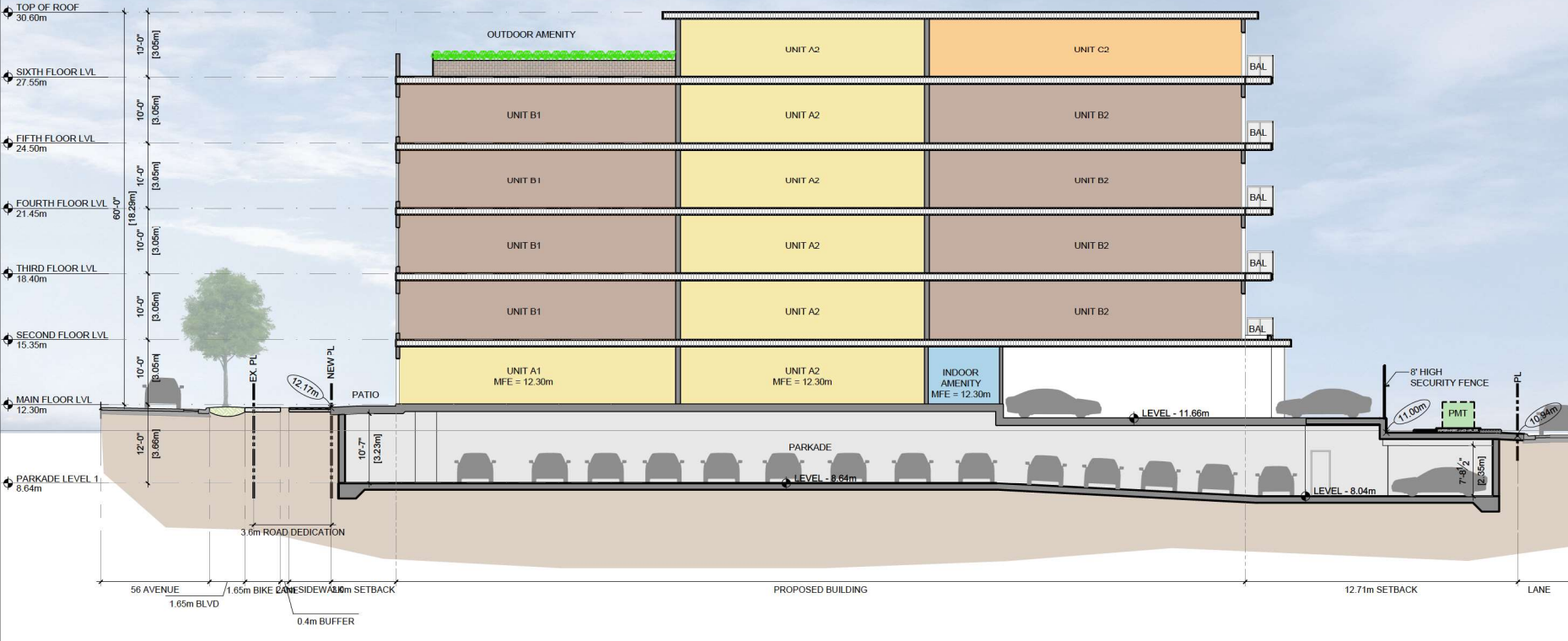
**SECTIONS**

Scale

Sheet No.

**A-4.1**

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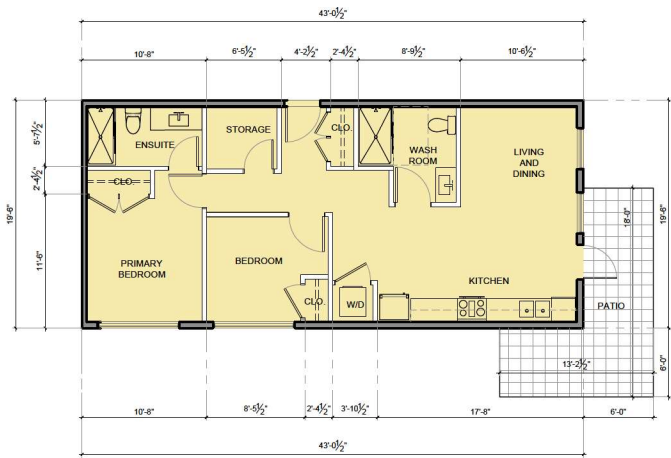
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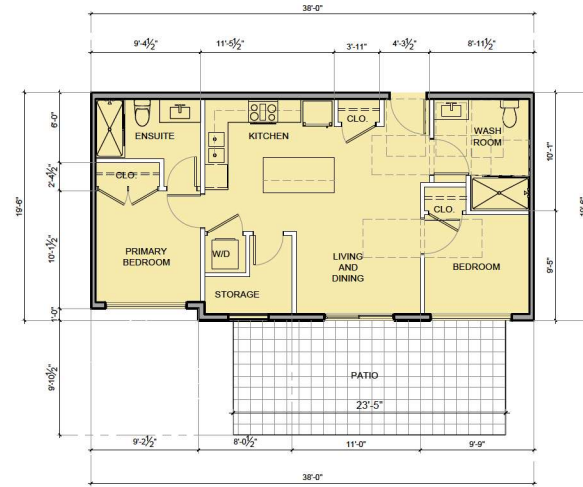
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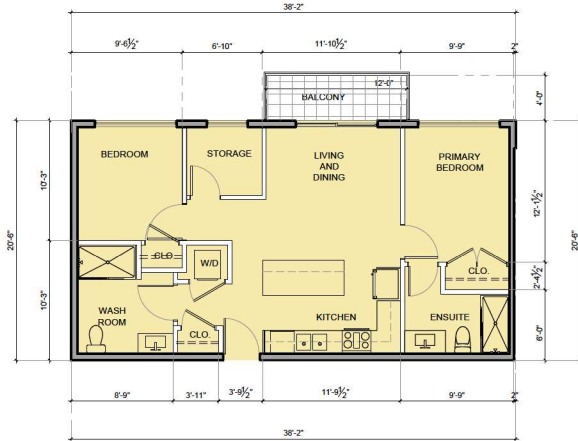
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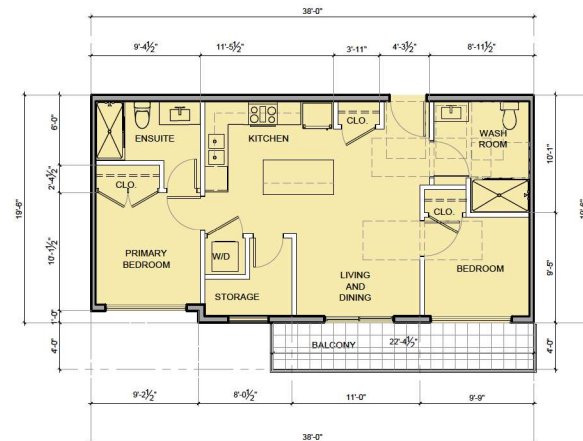
1 UNIT - A1 (2 BR)  
 Scale: 3/32" = 1'0"  
 AREA - 839 SF



2 UNIT - A2 (2 BR)  
 Scale: 3/32" = 1'0"  
 AREA - 732 SF

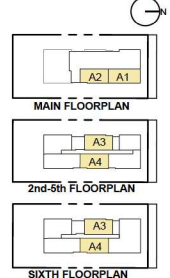


3 UNIT - A3 (2 BR)  
 Scale: 3/32" = 1'0"  
 AREA - 779 SF



4 UNIT - A4 (2 BR)  
 Scale: 3/32" = 1'0"

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Drawn By  
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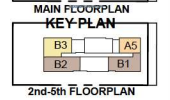
Checked By  
 PV Project ID  
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Sheet Title  
**UNIT PLANS**

Scale

Sheet No.

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Issues / Revisions



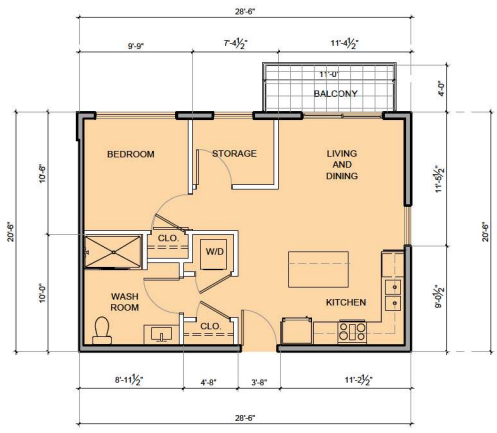
**Project Title**  
APARTMENT DEVELOPMENT

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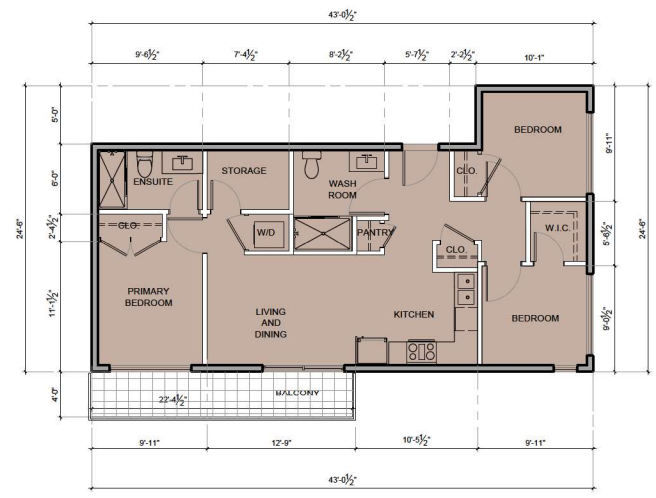
Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LADR_2408

**Sheet Title**  
  
**UNIT PLANS**

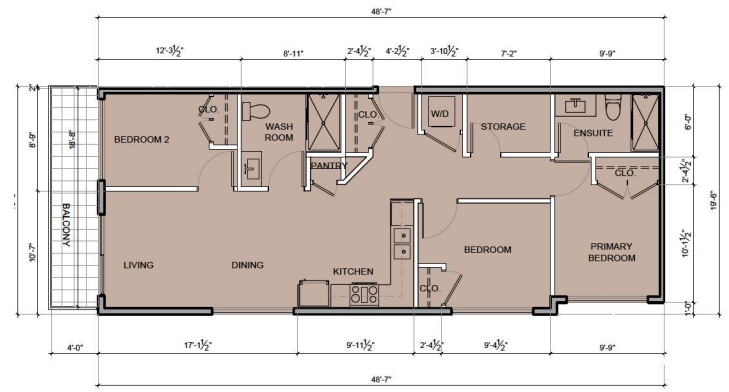
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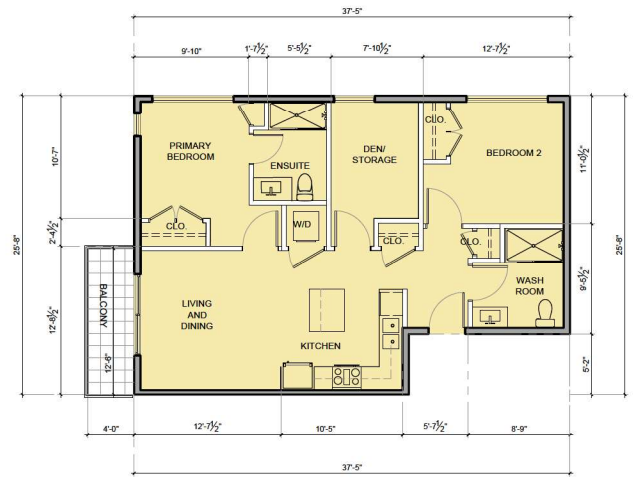
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AREA - 584 SF



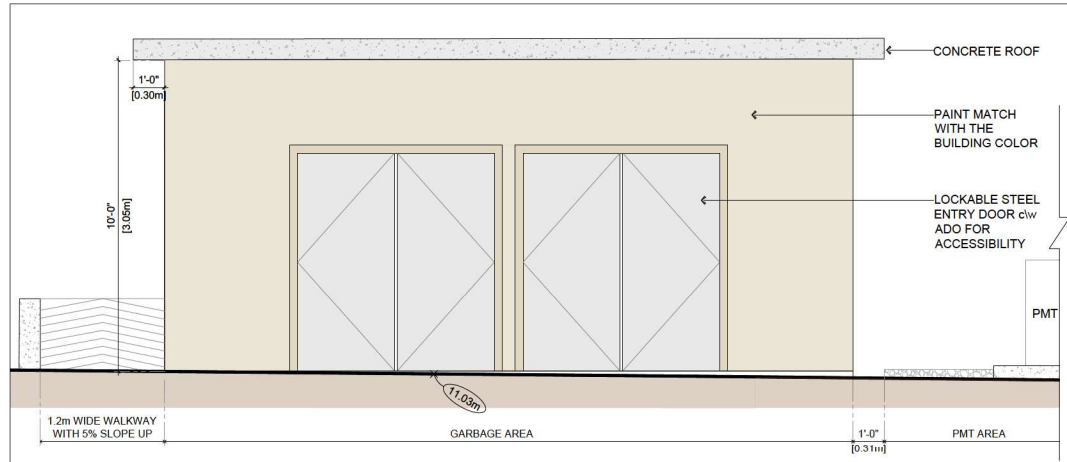
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AREA - 890 SF



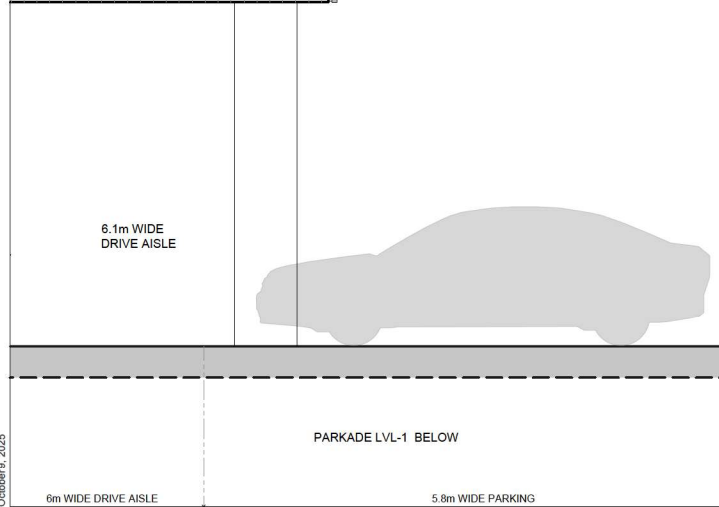
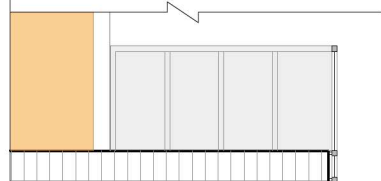
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AREA - 934 SF



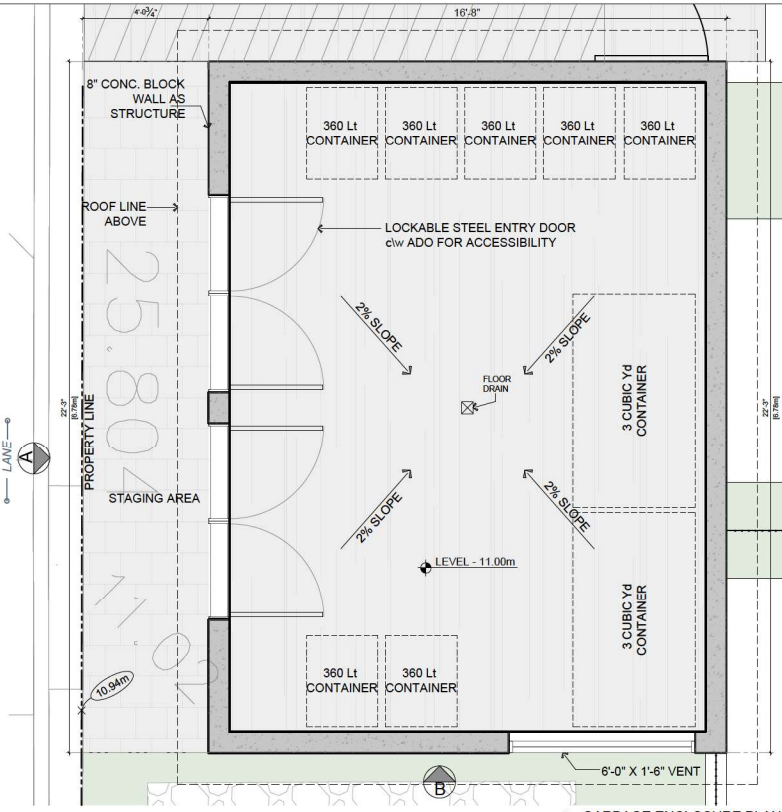
**4 UNIT- B3 ( 2 BR )**  
Scale: 3/32" = 1'0"



1 SOUTH ELEVATION A  
Scale: 1/4"=1'-0"



3 WEST ELEVATION B  
Scale: 1/4"=1'-0"



2 GARBAGE ENCLOSURE PLAN  
Scale: 1/4"=1'-0"

- NOTES:
1. ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
  2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
  3. ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.
  4. STEEL ENTRY DOOR IS TO BE 36" WIDE (915MM) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYED KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
  5. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



Notes:  
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Date	Description
2025-10-09	Issued for Revised DP
2025-09-23	Revised As/Comments
2025-09-02	For Discussion Only
2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
2024-07-24	Preliminary Application

Issues / Revisions



Project Title  
**APARTMENT DEVELOPMENT**

Project Address  
**19890 56 AVENUE,  
LANGLEY CITY,  
BRITISH COLUMBIA**

Drawn By	Date
AGKD	2024-12-13
Checked By	Project ID
PV	LA28_2408

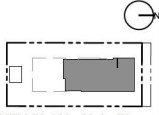
Sheet Title  
**GARBAGE ENCLOSURE DETAIL**

Scale

Sheet No.

**A-6.0**

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**KEY PLAN - Main Floor**

Date	Description
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2025-08-11	Revised / Comments
2025-05-29	Issued for Revised DP
2025-05-07	Issued for DP Application
2024-11-28	DP Application
2024-07-30	Revised / Comments
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**Issues / Revisions**



**Project Title**  
APARTMENT DEVELOPMENT

**Project Address**  
19890 56 AVENUE,  
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BRITISH COLUMBIA

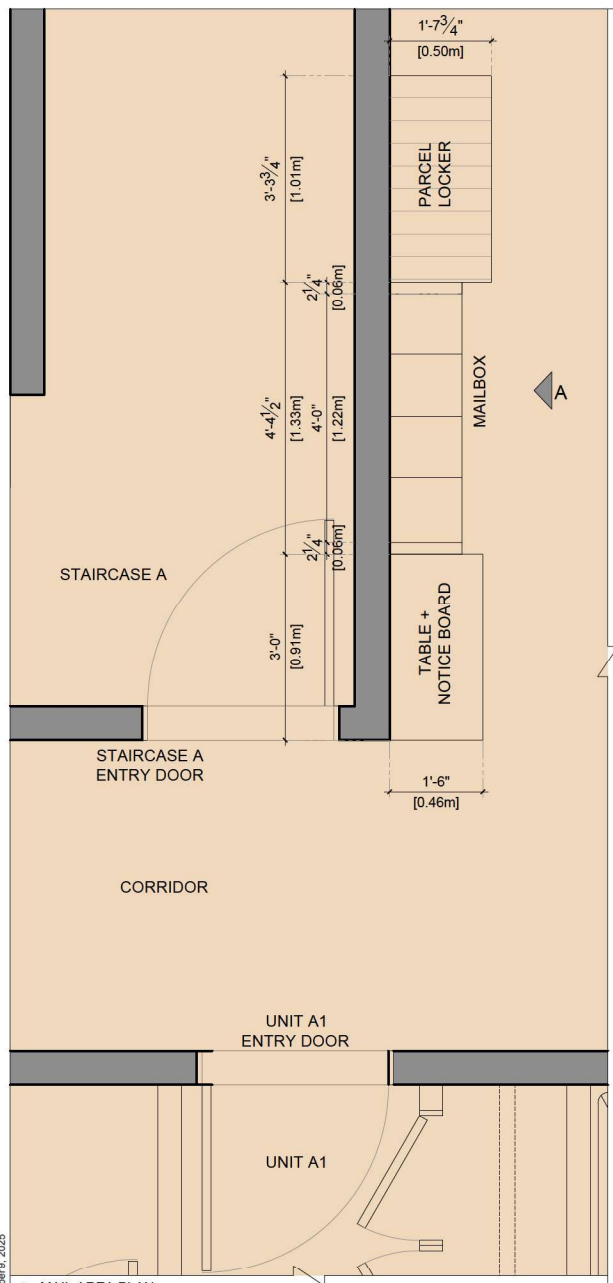
Drawn By AGKD	Date 2024-12-13
Checked By PV	Project ID LADR_2408

**Sheet Title**  
MAILBOX DETAILS

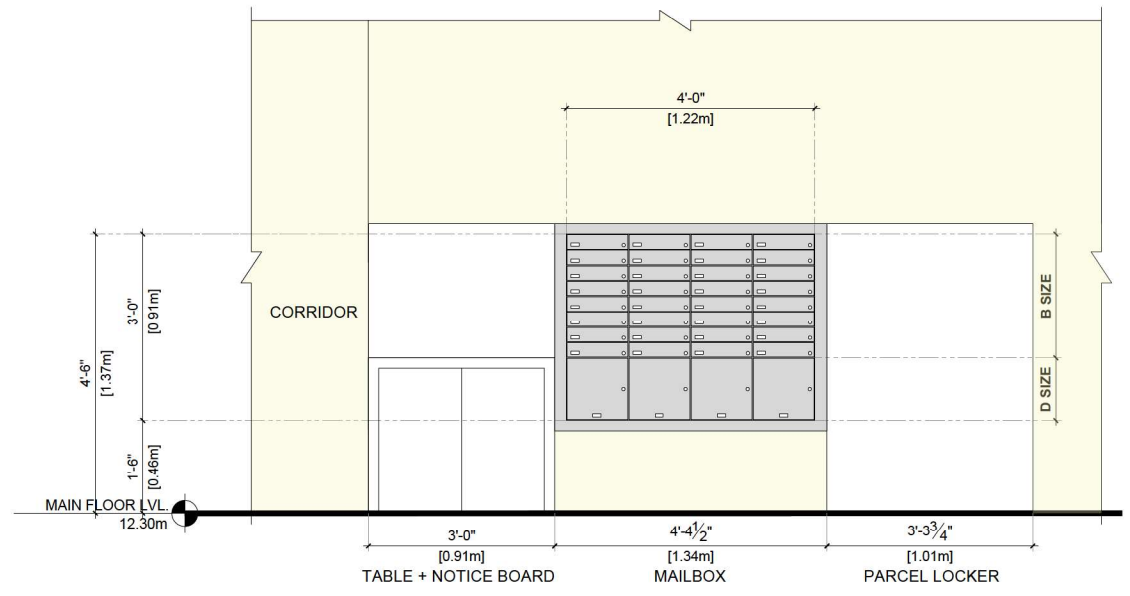
**Scale**

**Sheet No.**

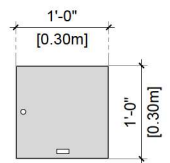
**A-6.1**



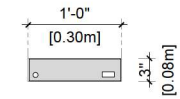
**1 MAIL AREA PLAN**  
Scale: 3/8" = 1'-0"



**2 MAIL AREA 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)