

90 UNIT APARTMENT DEVELOPMENT

20037 & 20049, 56 AVENUE, LANGLEY



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CONTACT LIST:

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 SURREY, B.C. V4N 0X2
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 EMAIL : dsahota@outlook.com

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 EMAIL : admin@cameronlandsurveying.com

ENVIRONMENTAL (QEP):

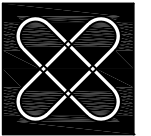
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 ECOLOGICAL CONSULTING**
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 EMAIL : retrix6@gmail.com

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ABLE GEOTECHNICAL LTD.
 15580 79A AVENUE,
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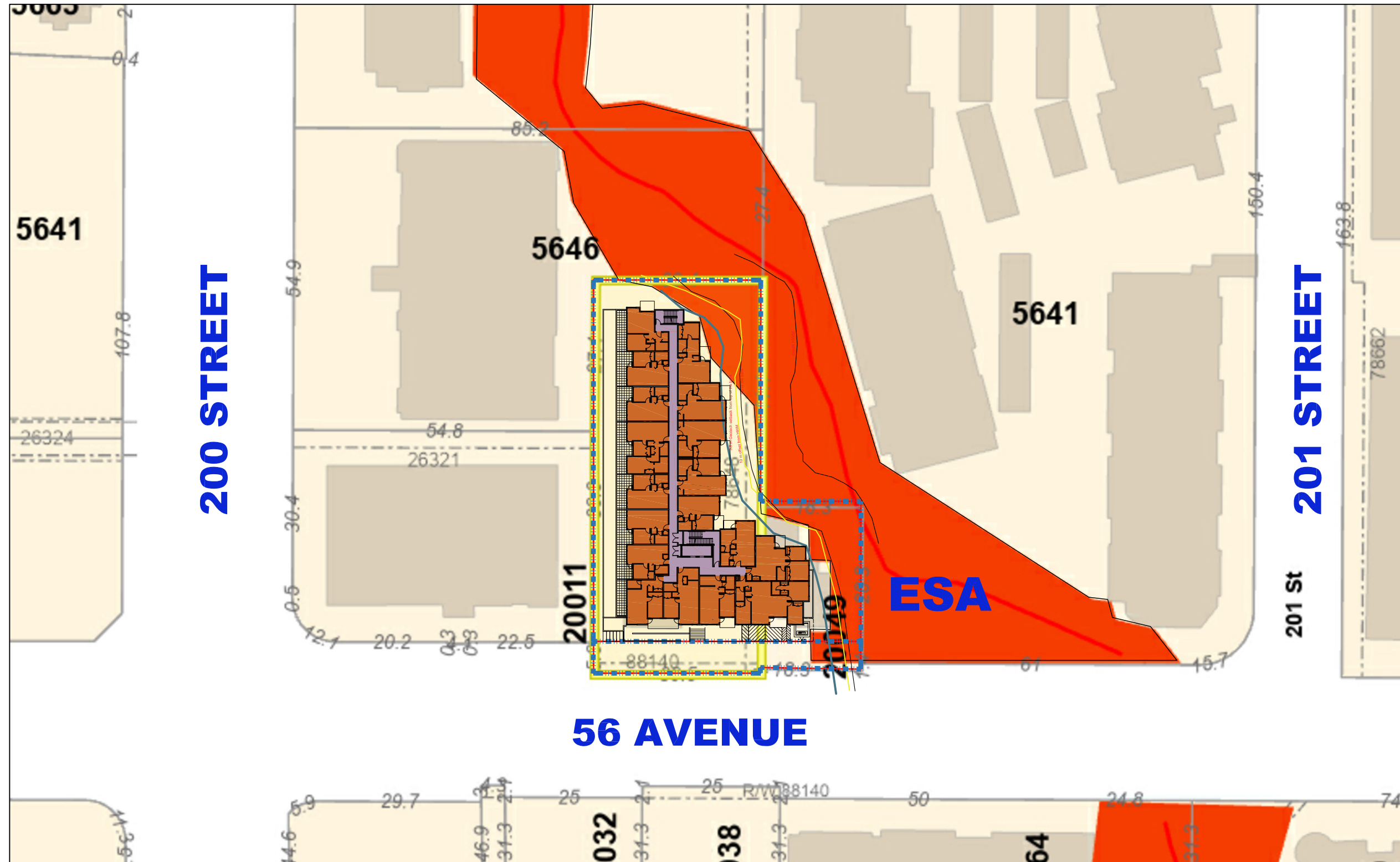
NO.	DATE	REVISION / ISSUED
6	DEC. 23 -25	ISSUED FOR REZONING & DP
5	SEP. 12 -25	INCORPORATE CITY COMMENTS
4	AUG. 20-25	INCORPORATE CITY COMMENTS
3	OCT. 21-21	INCORPORATE CITY COMMENTS
2	SEPT. 2-21	ISSUED FOR CITY REVIEW
1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
 DEVELOPMENT**
 20037-20049, 56 AVENUE,
 LANGLEY, BC.
 FOR:
MONARCHY HOMES LTD.
 16385 - 80TH AVENUE
 SURREY, B.C. V4N 0X2

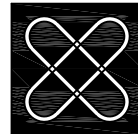
DRAWING TITLE:
**COVER PAGE
 INDEX AND
 CONTACT LIST**

DATE:	Dec 2025	SHEET NO: A-1.0
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

CONTEXT PLAN



ENVIRONMENTALLY SENSITIVE AREA (ESA)



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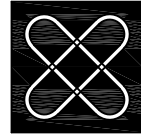
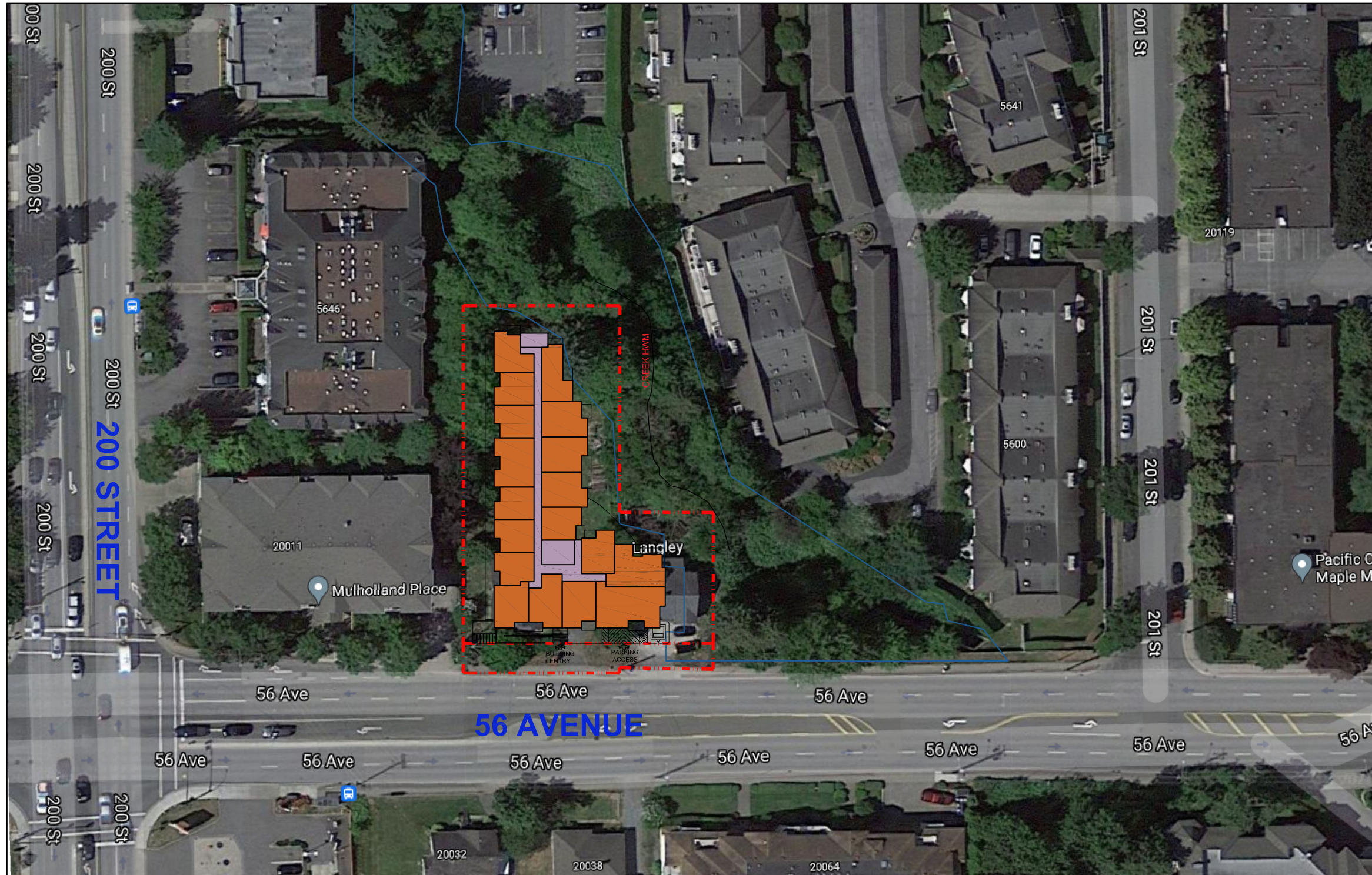
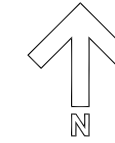
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SURREY, B.C. V4N 0X2

DRAWING TITLE:
CONTEXT PLAN

DATE:	Dec 2025	SHEET NO:
SCALE:	NTS.	A-1.1
DESIGN:	FA.	
DRAWN:	KW	
PROJECT NO:	-	

AERIAL MAP



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DRAWING TITLE:
AERIAL MAP

DATE:	DEC 2025	SHEET NO:
SCALE:	NTS.	A-1.2
DESIGN:	FA.	
DRAWN:	KW	
PROJECT NO:	-	

All distances are in metres

CIVIC ADDRESS: 20037 & 20049 56th Avenue
Langley, B.C.

SURVEY LEGEND

- dec30 8 ○ Denotes deciduous tree (30 cm ø)
with 8 metre canopy
- Catch basin (round)
- ⊗ Sump
- Power pole
- Power pole anchor
- ⊙ manhole
- Catch basin
- Standard iron post found
- Survey control point
- ⊗ Water valve
- sewer ⊗ Sewer valve



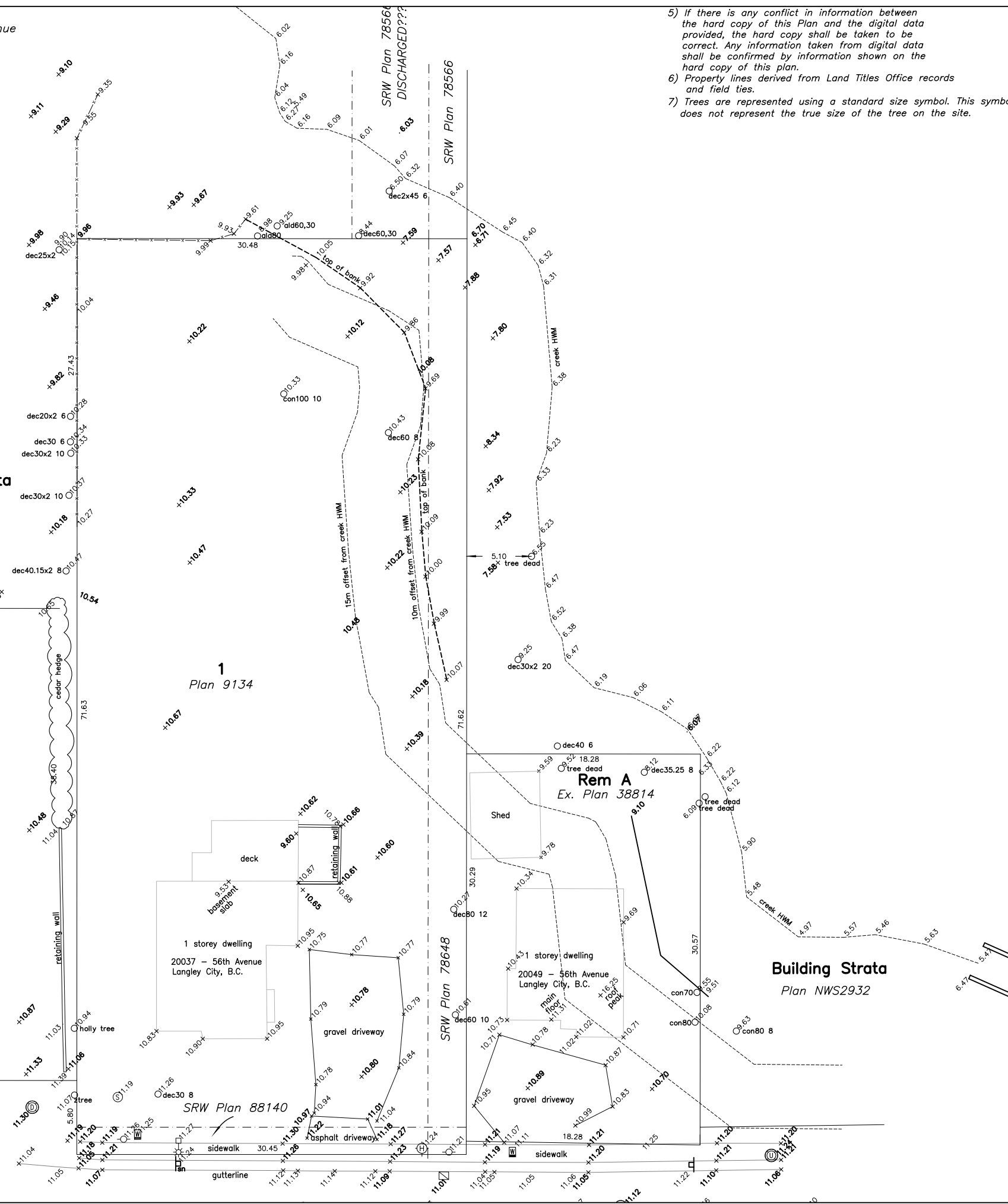
Building Strata
Plan LMS381

Building Strata
Plan BCS317

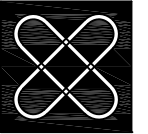
1
Plan 9134

Rem A
Ex. Plan 38814

Building Strata
Plan NWS2932



- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and field ties.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



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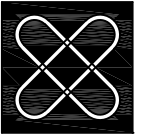
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16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
SURVEY PLAN

DATE: DEC 2025	SHEET NO:
SCALE: NTS.	A-1.3
DESIGN: FA.	
DRAWN: KW	
PROJECT NO: -	

200 STREET



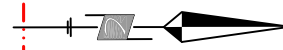
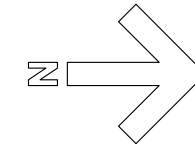
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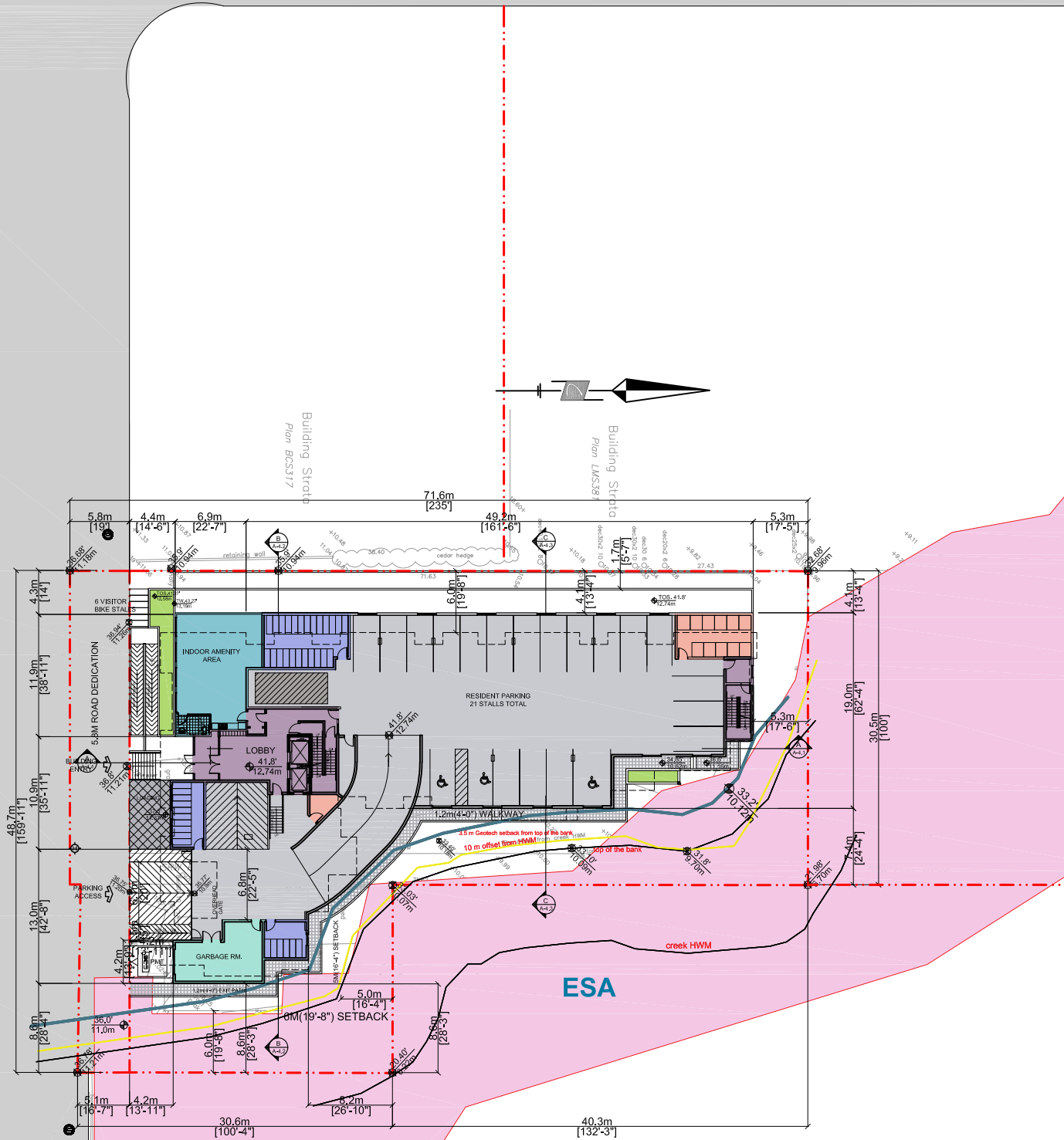
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56 AVENUE



ESA

SITE PLAN

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DRAWING TITLE:
SITE PLAN

DATE:	DEC 2025	SHEET NO:	A-1.4
SCALE:	NTS.		
DESIGN:	FA.		
DRAWN:	KW		
PROJECT NO:	-		

STATISTICS :

LEGAL DESCRIPTION :

LOT 1, PLAN 9134 AND REM A, PLAN 38814,
DISTRICT LOT 310, GROUP 2,
NEW WESTMINSTER DISTRICT

CIVIC ADDRESS :

20037 & 20049, 56 AVENUE, LANGLEY, BC.

ZONING :

EXISTING : RS1
PROPOSED : CD

LOT AREA:

GROSS : 2,738.5 M² = 29,478 SQ FT
5.8M WIDE DEDICATION ALONG 56 AVE :
266 M² = 2863 SQ.FT.
NET : 2,472.5 M² = 26,615 SQ FT
= 0.61 ACRE = 0.247 HA.

SITE SETBACKS:

REQUIRED :

3.0M (9.84 FEET) FRONT (SOUTH)
6.0M (19.67 FEET) REAR AND SIDES

PROVIDED :

3.0M (9'-10") FRONT (SOUTH)
4.1M (13'-5") SIDE (WEST)
7.4M (24'-3") SIDE (EAST)
5.0M (16'-4") REAR (NORTH)

FLOOR AREA :

(EXCLUDING STAIRS AND ELEVATORS)

GROUND FLOOR LEVEL (2,022-344)=1,678 SQ FT
2-6 FLOORS (12,603-400) X 5 61,015 SQ FT
62,693 SQ FT=5772 m²

FAR: 62,693 / 29,478 = 2.126

DENSITY: 90 UNIT / 0.247 HA. : 364 UNIT / HECTARE

LOT COVERAGE: 14,370 /29,478 = 48.7%

AVERAGE EXISTING GRADE :

11.18 + 9.96 + 6.7 + 10.07 + 6.22 +11.21= 55.34m
55.34m / 6 = 9.22m

BUILDING HEIGHT:

6 STOREYS

INDOOR AMENITY :

REQUIRED :

NO. OF UNITS X 1.0 M² : 90 M² (969 SQ FT)

PROVIDED

ON GROUND FLOOR : 90 M² = 969 SQ FT

OUTDOOR AMENITY :

REQUIRED : NO. OF UNITS X 1.0 M² : 90 M² (969 SQ FT)

PROVIDED ON ROOFTOP : 237 M² = 2,550 SQ FT

PARKING REQUIRED:

RESIDENT PARKING: 5 ACCESSIBLE

TOTAL PARKING PROVIDED:

57 STALLS

(INCLUDING 5 ACCESSIBLE)

SMALL CAR

15 STALLS (26%)

EV PARKING STALLS (17.5%)

10 STALLS

BICYCLE STALLS REQUIRED:

CLASS 1 BICYCLE STALLS (@ 0.5 / UNIT) =

0.5X90 = 45

BICYCLE STALLS PROVIDED:

45

BICYCLE VISITOR STALLS REQUIRED:

6 / BUILDING

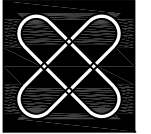
BICYCLE VISITOR STALLS PROVIDED:

6

STORAGE LOCKERS PROVIDED:

1 PER UNIT X 90 UNITS = 90

90



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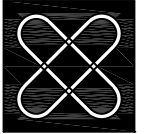
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1	MAY 26-21	PRELIMINARY SCHEMATIC

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FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
STATISTICS

DATE:	DEC 2025	SHEET NO:
SCALE:	N/A	A-1.5
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	-	



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DRAWING TITLE:
**STATISTICS
UNIT MIX**

DATE: DEC 2025	SHEET NO:
SCALE: N/A	A-1.6
DESIGN: FA.	
DRAWN: AA.	
PROJECT NO: -	

UNIT MIX				
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
TYPE "A"	1 BED	25	500	12500
TYPE "A1"	1 BED	5	479	2395
TYPE "B"	1 BED	15	619	9285
TYPE "B1"	2 BED	5	771	3855
TYPE "C"	1 BED+DEN	5	634	3170
TYPE "D"	1 BED+DEN	5	599	2995
TYPE "E"	1 BED	5	575	2875
TYPE "F"	1 BED	5	531	2655
TYPE "G"	1 BED+DEN	5	572	2860
TYPE "H"	1 BED	5	541	2705
TYPE "J"	2 BED	5	775	3875
TYPE "K"	3 BED	5	1096	5480
TOTAL		90		54650

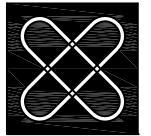
ADAPTABLE UNIT

UNIT MIX:	2ND TO 6TH	%TOTAL
1 BEDROOM	60	67%
1 BED+DEN	15	17%
2 BEDROOM	10	11%
3 BEDROOM	5	5%
TOTAL	90	100%

TOTAL NUMBER OF ADAPTABLE UNITS: 20 UNITS (22%)

GROSS FLOOR AREA (INCLUDING STAIRS, ELEVATORS & INDOOR AMENITY) :
65,037 SQ.FT.

EFFICIENCY : 54,650 / 65,037 = 84%



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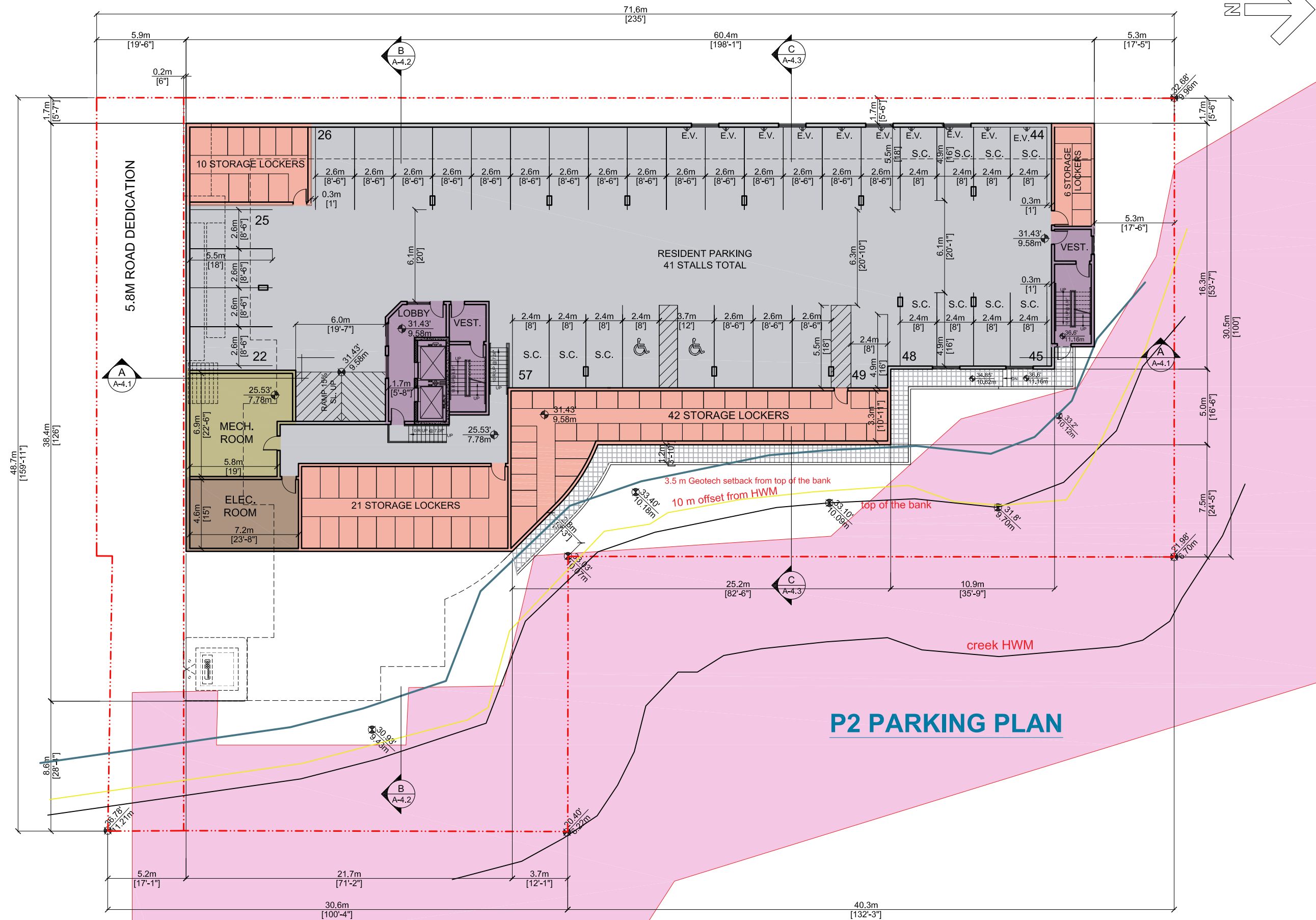
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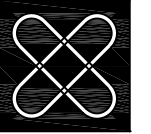
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DRAWING TITLE:
P2 PARKING PLAN

DATE: DEC 2025	SHEET NO:
SCALE: 3/64" = 1'-0"	A-2.1
DESIGN: FA.	
DRAWN: KW	
PROJECT NO: -	



P2 PARKING PLAN



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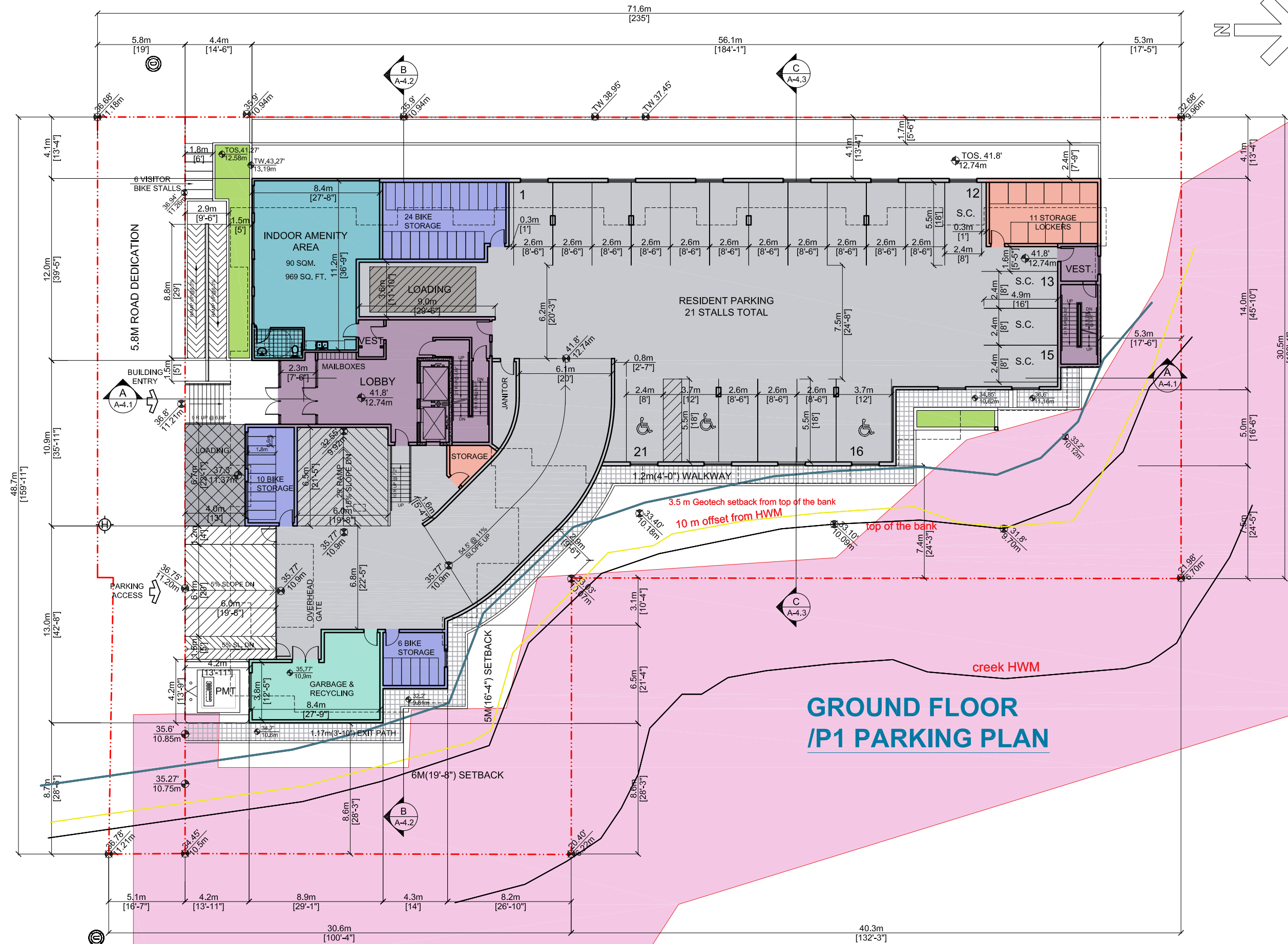
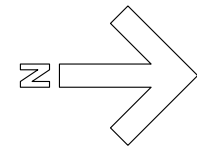
NO.	DATE	REVISION / ISSUED
6	DEC. 23-25	ISSUED FOR REZONING & DP
5	SEP. 12-25	INCORPORATE CITY COMMENTS
4	AUG. 20-25	INCORPORATE CITY COMMENTS
3	OCT. 21-21	INCORPORATE CITY COMMENTS
2	SEPT. 2-21	ISSUED FOR CITY REVIEW
1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MULTIFAMILY RESIDENTIAL DEVELOPMENT
20037- 20049, 56 A AVENUE,
LANGLEY, BC.
FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

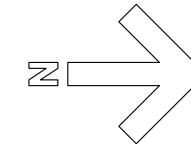
DRAWING TITLE:
GROUND FLOOR /P1 PARKING PLAN

DATE: DEC 2025	SHEET NO:
SCALE: 3/64" = 1'-0"	A-2.2
DESIGN: FA.	
DRAWN: KW	
PROJECT NO: -	

56 AVENUE



GROUND FLOOR /P1 PARKING PLAN



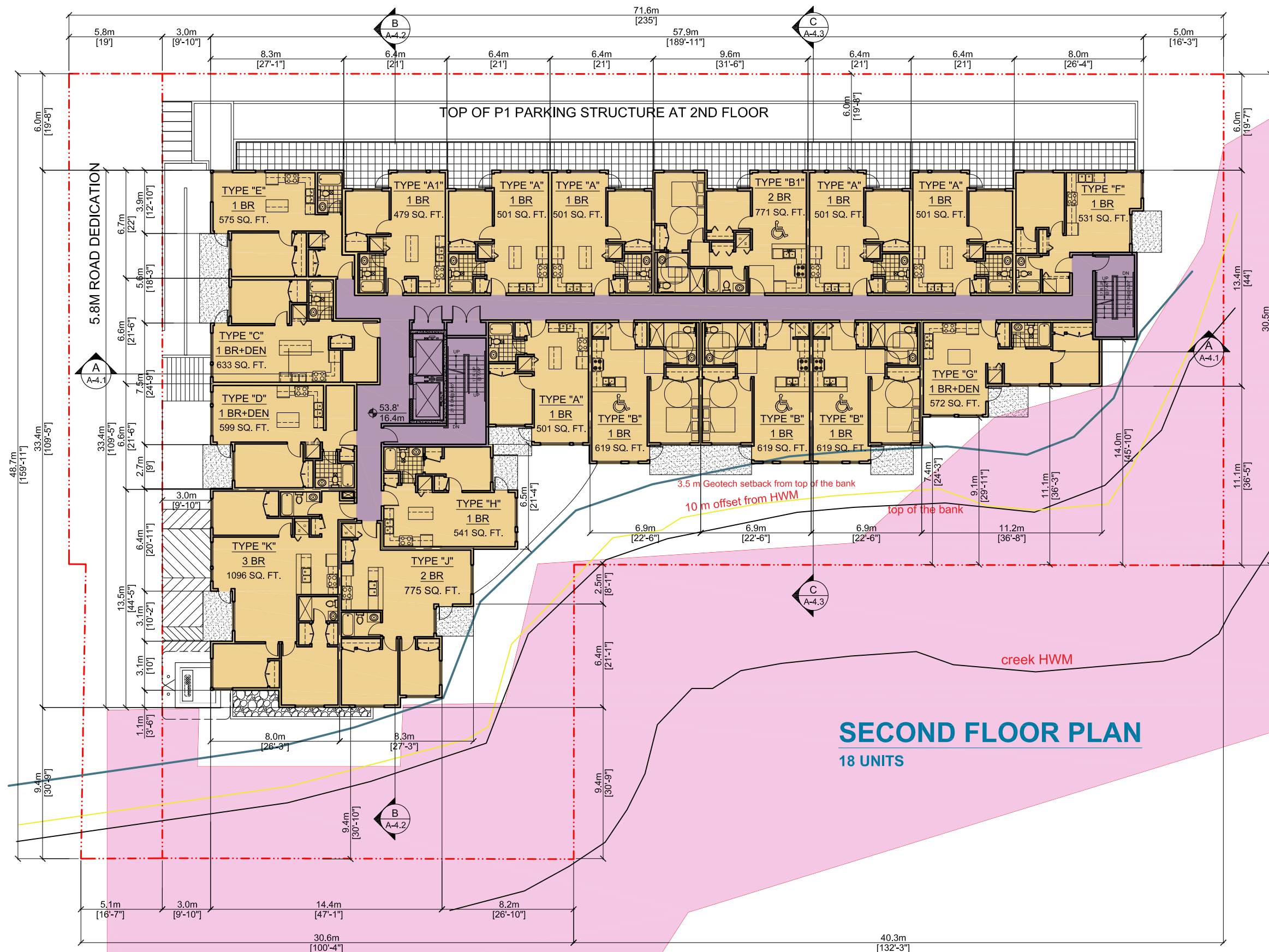
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonadab.com

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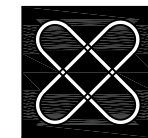
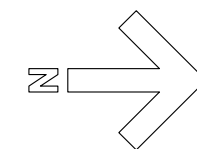


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1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
20037- 20049, 56 A AVENUE,
LANGLEY, BC.
FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
SECOND FLOOR PLAN

DATE: DEC 2025	SHEET NO:
SCALE: 3/64" = 1'-0"	A-2.3
DESIGN: FA	
DRAWN: KW	
PROJECT NO: -	



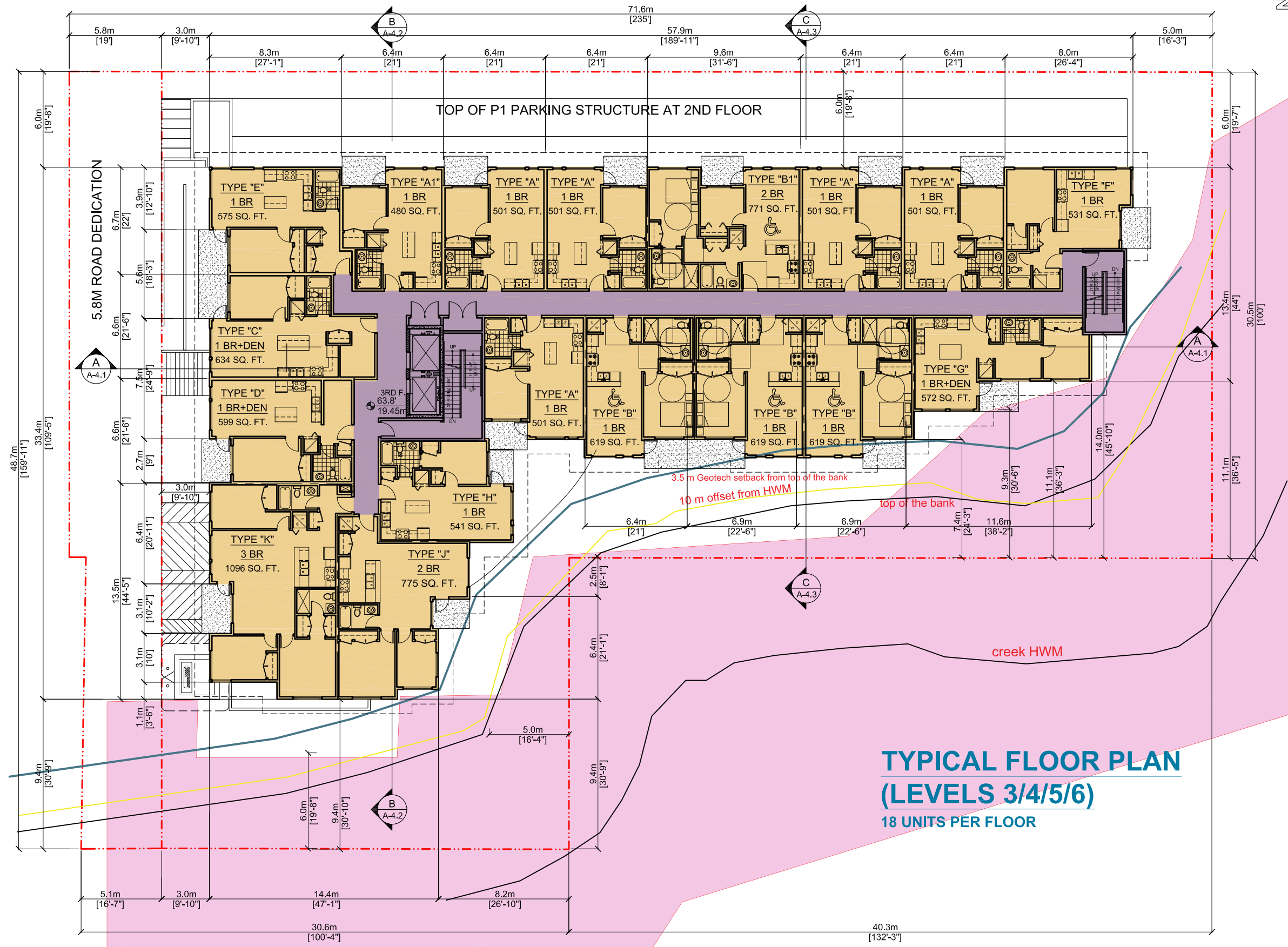
F. ADAB ARCHITECTS INC.

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 NORTH VANCOUVER, BC V7P 3R4
 TEL: (604) 987-3003 FAX: (604) 987-3033
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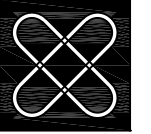
**TYPICAL FLOOR PLAN
 (LEVELS 3/4/5/6)
 18 UNITS PER FLOOR**

NO.	DATE	REVISION / ISSUED
6	DEC. 23 -25	ISSUED FOR REZONING & DP
5	SEP. 12 -25	INCORPORATE CITY COMMENTS
4	AUG. 20-25	INCORPORATE CITY COMMENTS
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1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MULTIFAMILY RESIDENTIAL DEVELOPMENT
 20037- 20049, 56 A AVENUE,
 LANGLEY, BC.
 FOR:
MONARCHY HOMES LTD.
 16385 - 80TH AVENUE
 SURREY, B.C. V4N 0X2

DRAWING TITLE:
**TYPICAL FLOOR PLAN
 LEVELS 3/4/5/6 FLOOR PLAN**

DATE: DEC 2025	SHEET NO:
SCALE: 3/64" = 1'-0"	A-2.4
DESIGN: FA	
DRAWN: KW	
PROJECT NO: -	



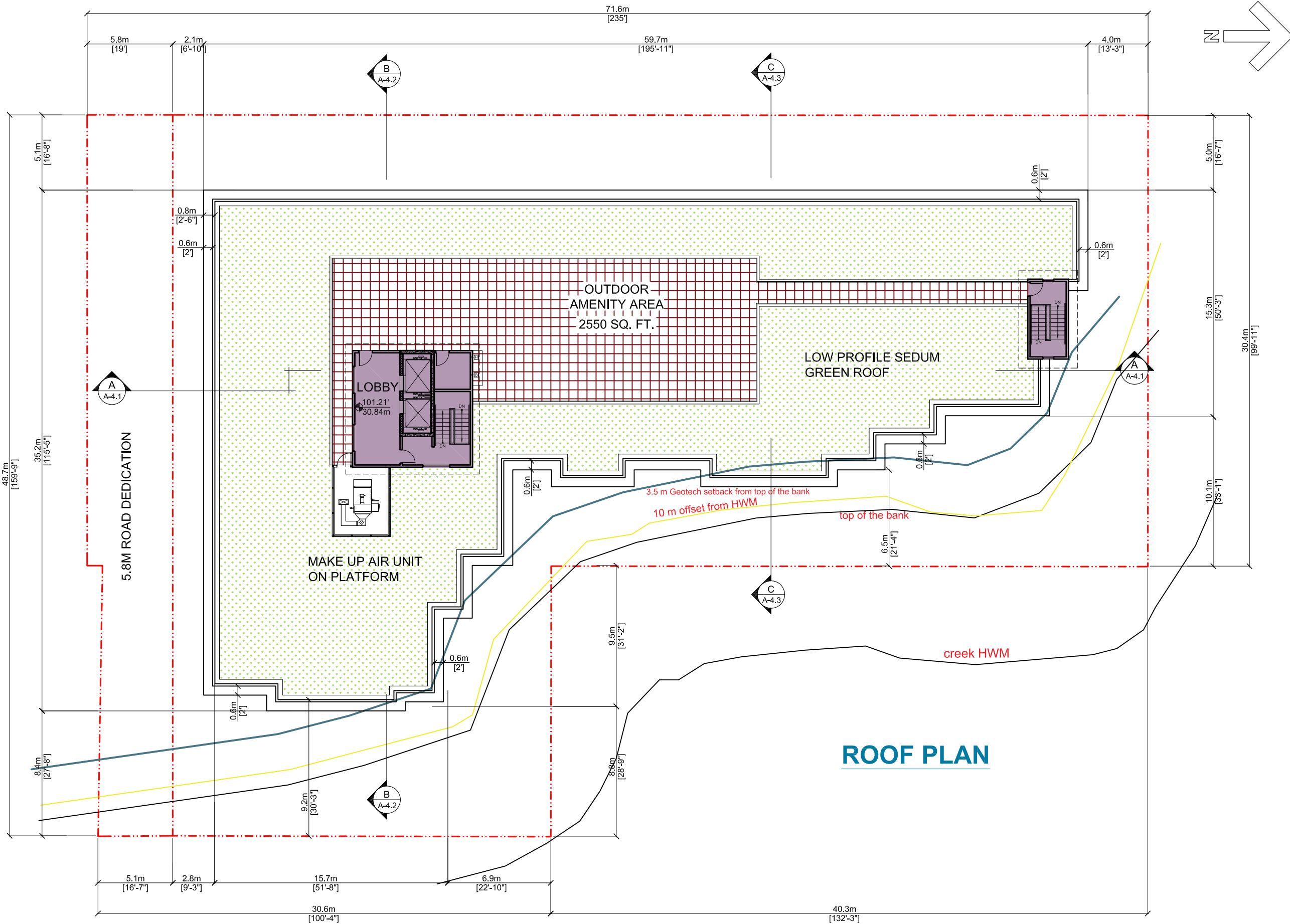
F. ADAB ARCHITECTS INC.

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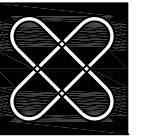
ROOF PLAN

NO.	DATE	REVISION / ISSUED
6	DEC. 23 -25	ISSUED FOR REZONING & DP
5	SEP. 12 -25	INCORPORATE CITY COMMENTS
4	AUG. 20-25	INCORPORATE CITY COMMENTS
3	OCT. 21-21	INCORPORATE CITY COMMENTS
2	SEPT. 2-21	ISSUED FOR CITY REVIEW
1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MULTIFAMILY RESIDENTIAL DEVELOPMENT
 20037- 20049, 56 A AVENUE,
 LANGLEY, BC.
 FOR:
MONARCHY HOMES LTD.
 16385 - 80TH AVENUE
 SURREY, B.C. V4N 0X2

DRAWING TITLE:
ROOF PLAN

DATE: APRIL 2021	SHEET NO:
SCALE: 3/8" = 1'-0"	A-2.5
DESIGN: FA	
DRAWN: KW	
PROJECT NO: -	



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1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
20037 - 20049, 56 AVENUE,
LANGLEY, BC.
FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
**SOUTH ELEVATION
FACING 56 AVENUE**

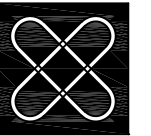
DATE:	DEC 2025	SHEET NO:	A-3.1
SCALE:	NTS.		
DESIGN:	FA.		
DRAWN:	KW		
PROJECT NO:	-		



SOUTH ELEVATION (FACING 56 AVENUE)

EXTERIOR FINISHES

1	HARDIE PANELS	6	SPANDREL VINYL -BLACK
2	BRICK	7	ROOF EYEBROWS & UPSTAND
3	HARDIE SIDING, BAND BOARDS	8	PARKING GATE ALUMINUM - BLACK
4	RAILING ALUMINUM - BLACK	9	PRIVACY SCREEN - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
5	WINDOWS VINYL -BLACK	10	EXPOSED CONCRETE



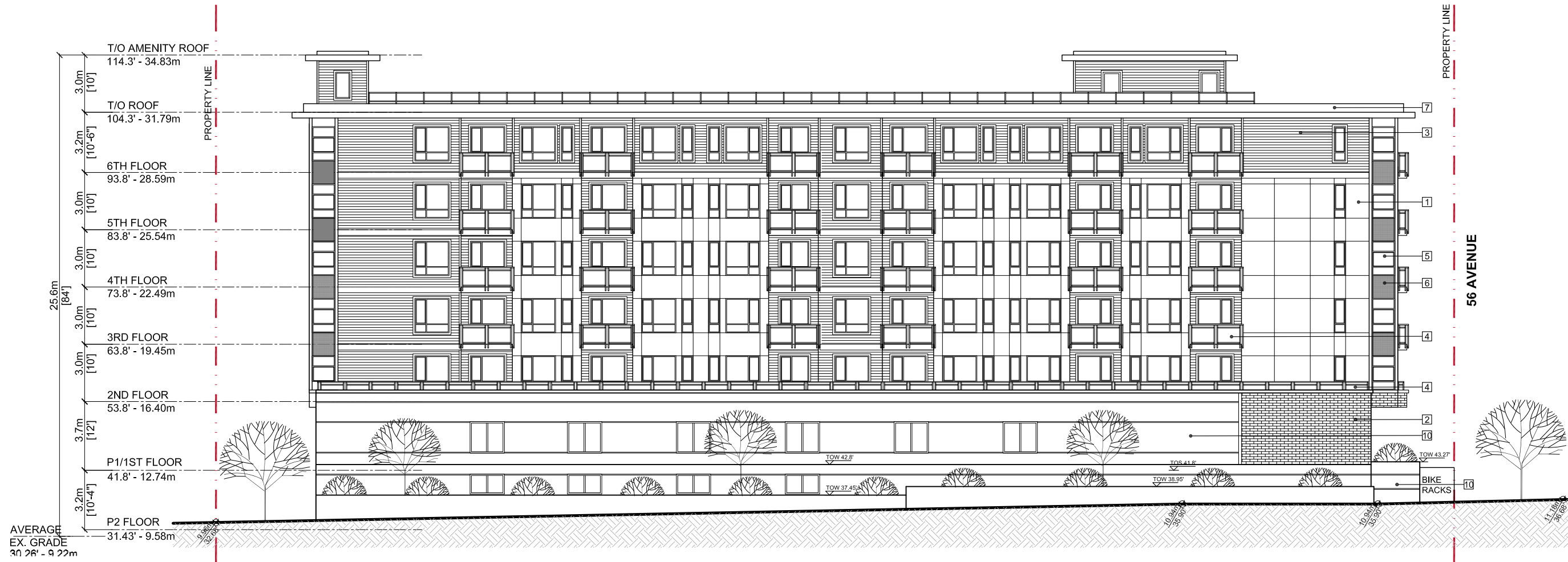
**F. ADAB
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WEST ELEVATION

EXTERIOR FINISHES

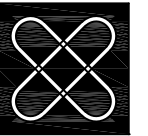
1	HARDIE PANELS	6	SPANDREL VINYL -BLACK
2	BRICK	7	ROOF EYEBROWS & UPSTAND
3	HARDIE SIDING, BAND BOARDS	8	PARKING GATE ALUMINUM - BLACK
4	RAILING ALUMINUM - BLACK	9	PRIVACY SCREEN - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
5	WINDOWS VINYL -BLACK	10	EXPOSED CONCRETE

NO.	DATE	REVISION / ISSUED
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3	OCT. 21-21	INCORPORATE CITY COMMENTS
2	SEPT. 2-21	ISSUED FOR CITY REVIEW
1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
20037 - 20049, 56 AVENUE,
LANGLEY, BC.
FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
WEST ELEVATION

DATE:	DEC 2025	SHEET NO:	A-3.2
SCALE:	NTS.		
DESIGN:	FA.		
DRAWN:	KW		
PROJECT NO:	-		



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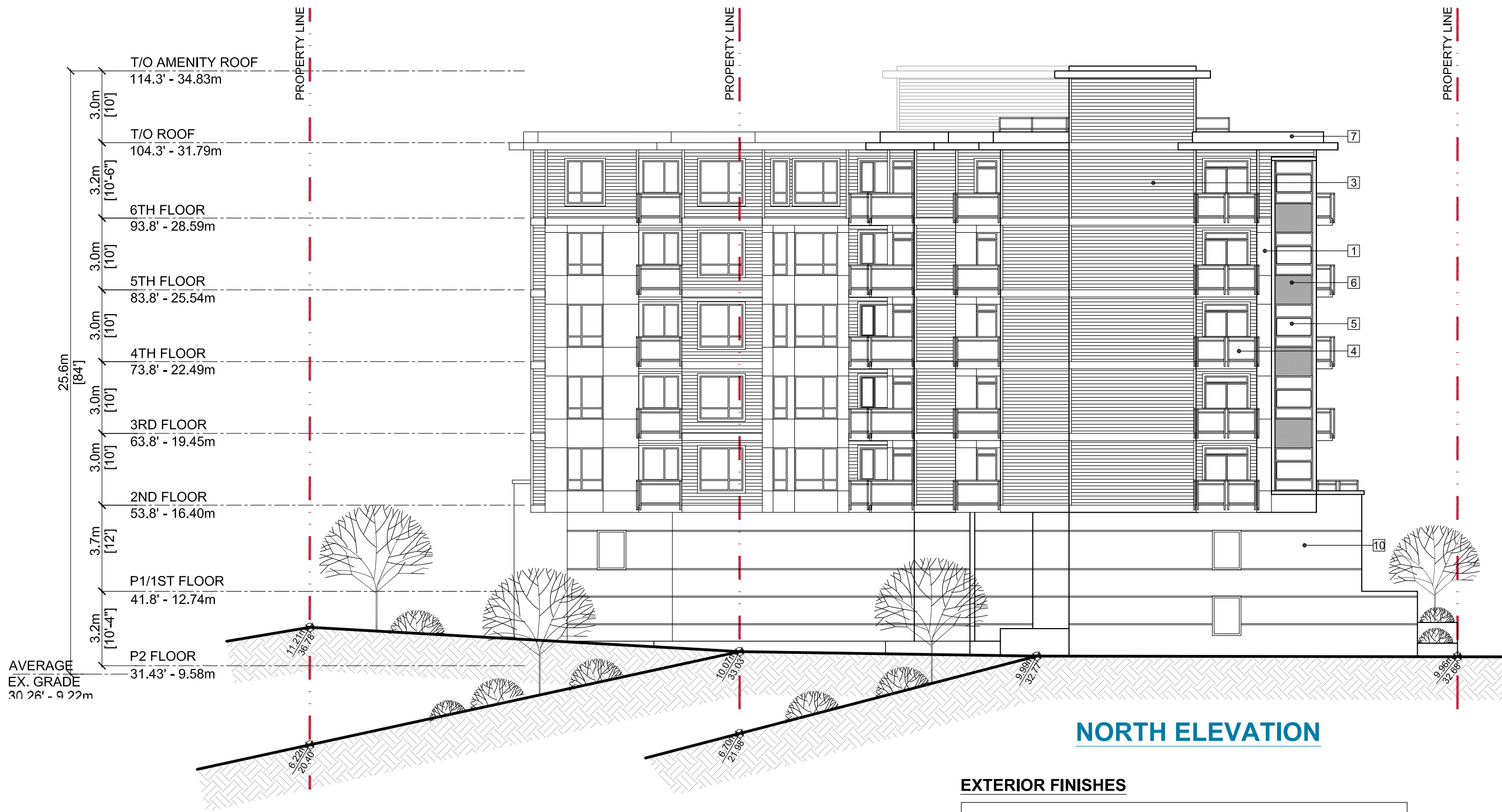
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1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
20037 - 20049, 56 AVENUE,
LANGLEY, BC.
FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
NORTH ELEVATION

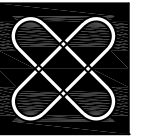
DATE:	DEC 2025	SHEET NO:	A-3.3
SCALE:	NTS.		
DESIGN:	FA		
DRAWN:	KW		
PROJECT NO:	-		



NORTH ELEVATION

EXTERIOR FINISHES

1	HARDIE PANELS	6	SPANDREL VINYL -BLACK
2	BRICK	7	ROOF EYEBROWS & UPSTAND
3	HARDIE SIDING, BAND BOARDS	8	PARKING GATE ALUMINUM - BLACK
4	RAILING ALUMINUM - BLACK	9	PRIVACY SCREEN - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
5	WINDOWS VINYL -BLACK	10	EXPOSED CONCRETE



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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EAST ELEVATION

EXTERIOR FINISHES

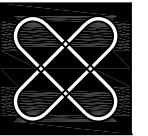
1	HARDIE PANELS	6	SPANDREL VINYL -BLACK
2	BRICK	7	ROOF EYEBROWS & UPSTAND
3	HARDIE SIDING, BAND BOARDS	8	PARKING GATE ALUMINUM - BLACK
4	RAILING ALUMINUM - BLACK	9	PRIVACY SCREEN - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
5	WINDOWS VINYL -BLACK	10	EXPOSED CONCRETE

NO.	DATE	REVISION / ISSUED
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1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
MULTIFAMILY RESIDENTIAL DEVELOPMENT
20037 - 20049, 56 AVENUE,
LANGLEY, BC.
FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
EAST ELEVATION

DATE:	DEC 2025	SHEET NO:	A-3.4
SCALE:	NTS.		
DESIGN:	FA.		
DRAWN:	KW.		
PROJECT NO:	-		



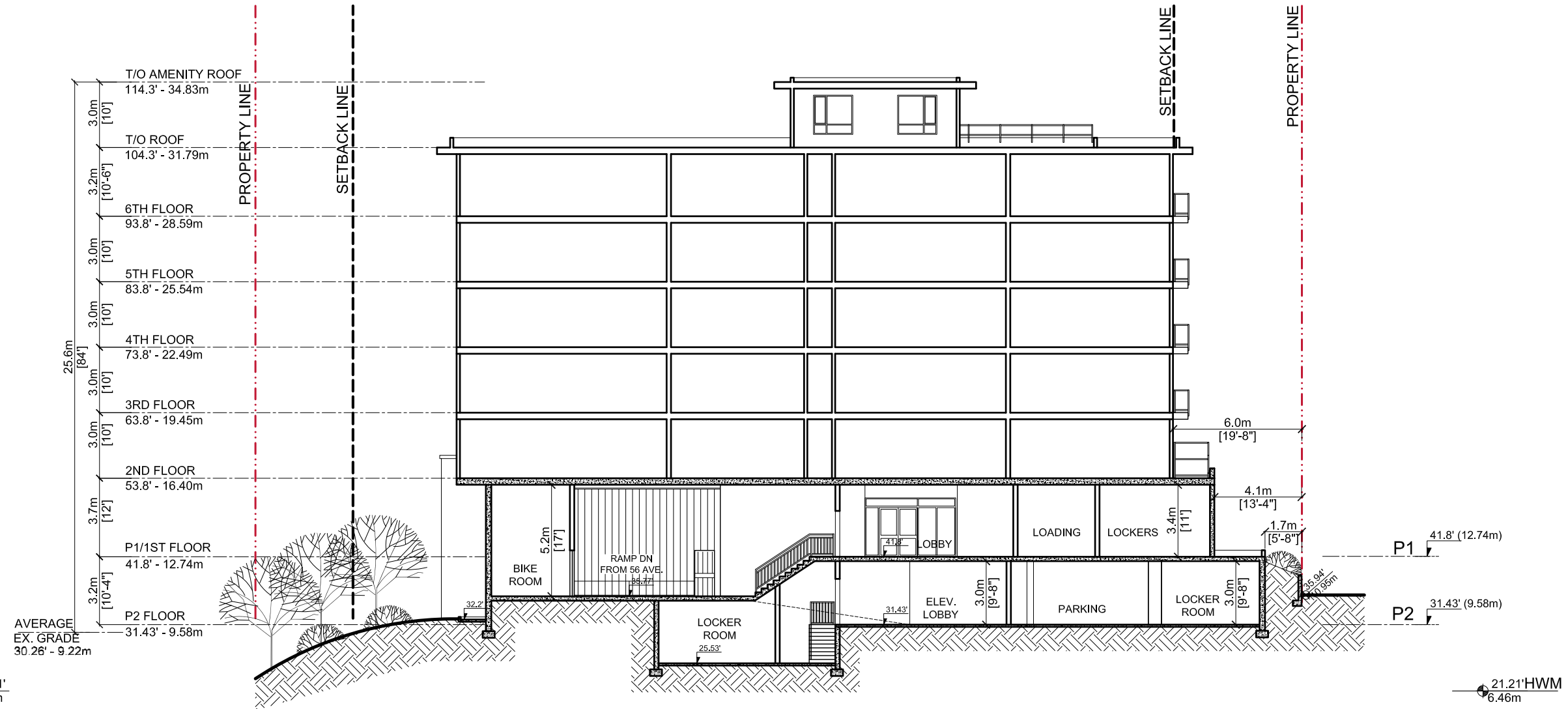
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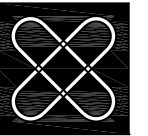
SECTION B-B

NO.	DATE	REVISION / ISSUED
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1	MAY 26-21	PRELIMINARY SCHEMATIC

PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
20037- 20049, 56 AVENUE,
LANGLEY, BC.
FOR:
MONARCHY HOMES LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
SECTION B-B

DATE:	DEC 2025	SHEET NO:	A-4.2
SCALE:	NTS.		
DESIGN:	FA		
DRAWN:	KW		
PROJECT NO:	-		



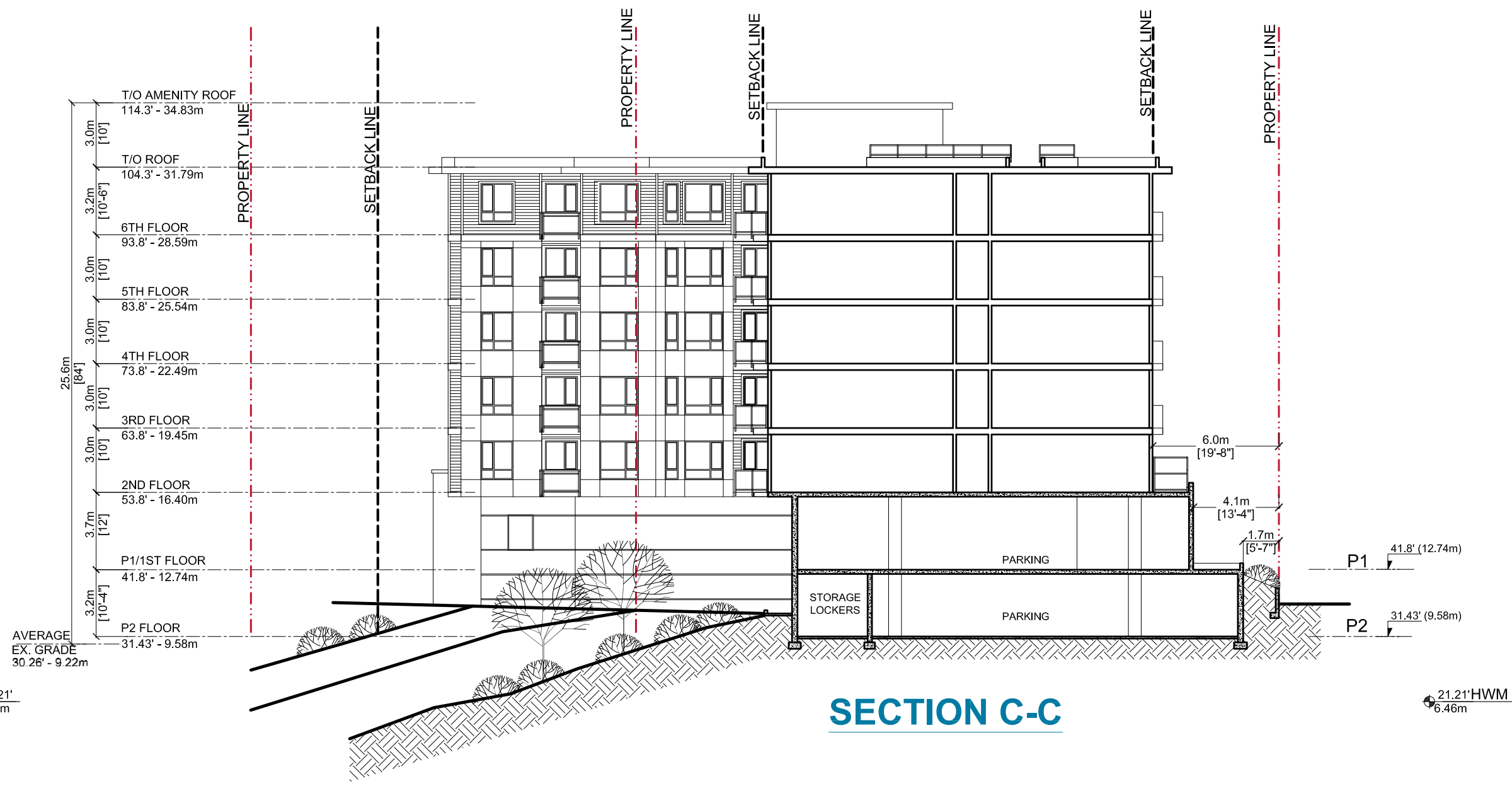
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PROJECT TITLE:
MULTIFAMILY RESIDENTIAL DEVELOPMENT
20037-20049, 56 AVENUE,
LANGLEY, BC.
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16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2

DRAWING TITLE:
SECTION C-C

DATE:	DEC 2025	SHEET NO:	A-4.3
SCALE:	NTS.		
DESIGN:	FA		
DRAWN:	KW		
PROJECT NO:	-		