



## PUBLIC HEARING AGENDA

Monday, July 8, 2019  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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Pages

### 1. CALL TO ORDER

Mayor van den Broek calls the Public Hearing to order.

Mayor van den Broek reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any correspondence received.

### 2. BUSINESS

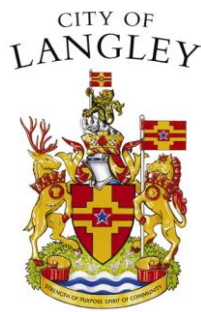
- a. Bylaw 3106 - Zoning Amendment & Development Permit Application  
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20209, 20219, 20225, 20237 53A Avenue from RS1 Single Family Residential Zone to RM3 High Density Residential Zone to accommodate a 69 unit, five (5) storey condominium apartment development.

1

The Mayor invites Lukas Wykpis, Keystone Architecture, to present the proposed bylaw and development permit application.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

### 3. MOTION TO CLOSE PUBLIC HEARING



# ZONING BYLAW, 1996, NO. 2100 AMENDMENT NO. 164, 2019, BYLAW NO. 3106 DEVELOPMENT PERMIT APPLICATION DP 03-19

To consider a Rezoning Application and Development Permit Application from Redekop Kroeker Development Inc. to accommodate a 5-storey, 69-unit condominium apartment development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated “High Density Residential” are subject to a Development Permit to address building form and character.

## **Background Information:**

<b>Applicant:</b>	Redekop Kroeker Development Inc.
<b>Owner:</b>	RKDI (Langley 2) Homes Ltd.
<b>Civic Addresses:</b>	20209, 20219, 20225, 20237 – 53A Avenue
<b>Legal Description:</b>	Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157; Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003
<b>Site Area:</b>	3,540 m <sup>2</sup> (0.875 acres)
<b>Number of Units:</b>	69 apartments
<b>Density:</b>	194.9 units/ha (78.9 units/acre)
<b>Gross Floor Area:</b>	6,081 m <sup>2</sup> (65,455 sq ft)
<b>Floor Space Ratio:</b>	1.718
<b>Lot Coverage:</b>	34.4%
<b>Total Parking Required:</b>	101 spaces (including 5 h/c spaces)
<b>Parking Provided:</b>	
<b>Resident</b>	87 spaces
<b><u>Visitor</u></b>	<u>14 spaces</u>
<b>Total</b>	101 spaces (including 5 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Int. Setbacks – 7.0 m (7.5 m required)
<b>Development Cost Charges:</b>	\$839,774.25 (City - \$585,245.00, GVS&DD - \$221,858.00, SD35 - \$32,671.25)
<b>Community Amenity Charges:</b>	\$138,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 164**

**BYLAW No. 3106**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20209, 20219, 20225, 20237 – 53A Avenue to the RM3 (Multiple Residential High Density) Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 164, 2019, No. 3106”.

**2. Amendment**

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 006-906-435  
Lot 70, District Lot 305, Group 2, New Westminster District, Plan 33503
- (b) PID: 006-906-478  
Lot 71, District Lot 305, Group 2, New Westminster District, Plan 33503
- (c) PID: 006-788-921  
Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157
- (d) PID: 010-138-463  
Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003

from the RS1 Single Family Residential Zone to the RM3 Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty fourth day of June, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this XXXX day of XXXX, 2019.

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

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**MAYOR**

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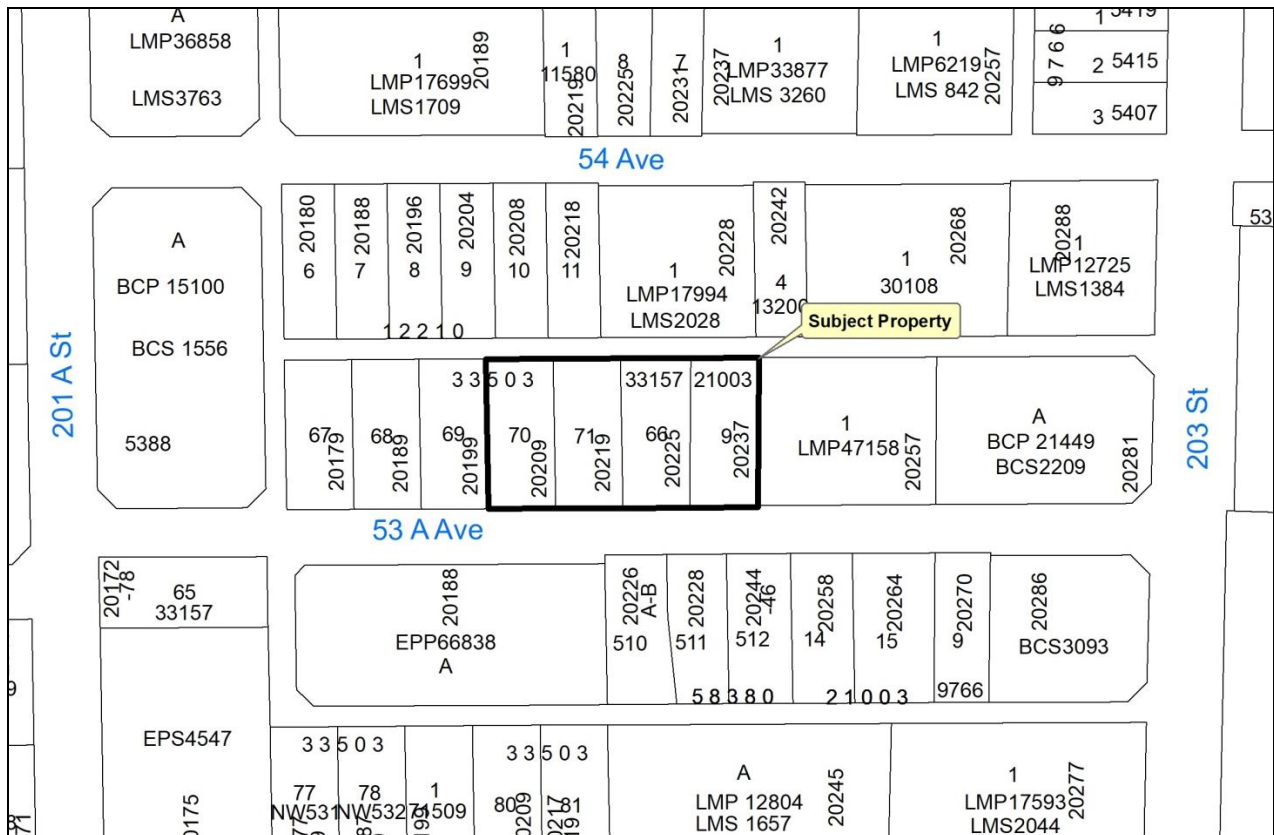
**CORPORATE OFFICER**

# CITY OF LANGLEY



## REZONING APPLICATION RZ 03-19 DEVELOPMENT PERMIT APPLICATION DP 03-19

**Civic Address:** 20209, 20219, 20225, 20237 – 53A Avenue  
**Legal Description:** Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, District Lot 305, Group 2, New Westminster District, Plan 33157; Lot 9, District Lot 305, Group 2, New Westminster District, Plan 21003  
**Applicant:** Redekop Kroeker Development Inc.  
**Owner:** RKDI (Langley 2) Homes Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 03-19**  
**Development Permit Application DP 03-19**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Bylaw #: 3106

Doc #:

Date: May 30, 2019

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## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 03-19 and Development Permit Application DP 03-19 to accommodate a 5-storey, 69-unit condominium apartment development located at 20209, 20219, 20225, 20237 – 53A Avenue be approved, inclusive of building height and setback variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

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## PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Redekop Kroeker Development Inc. for a 5-storey, 69-unit condominium apartment.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit to address building form and character.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	Redekop Kroeker Development Inc.
<b>Owner:</b>	RKDI (Langley 2) Homes Ltd.
<b>Civic Addresses:</b>	20209, 20219, 20225, 20237 – 53A Avenue
<b>Legal Description:</b>	Lots 70 & 71, District Lot 305, Group 2, New Westminster District, Plan 33503; Lot 66, Group 2, New Westminster District, Plan 33157; Lot 9, Group 2, New Westminster District, Plan 21003
<b>Site Area:</b>	3,540 m <sup>2</sup> (0.875 acres)
<b>Number of Units:</b>	69 apartment
<b>Density:</b>	194.9 units/ha (78.9 units/acre)
<b>Gross Floor Area:</b>	6,081 m <sup>2</sup> (65,455 sq ft)
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<b>Resident</b>	87 spaces
<b><u>Visitor</u></b>	<u>14 spaces</u>
<b>Total</b>	101 spaces (including 5 h/c spaces)
<b>OCP Designation:</b>	High Density Residential (HDR)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM3 High Density Residential
<b>Variances Requested:</b>	Building Height – 5 storeys (4 storey max.) Interior Setbacks – 7.0 m (7.5 m min.)
<b>Development Cost Charges:</b>	\$839,774.25 (City - \$585,245.00, GVS&DD - \$221,858.00, SD35 - \$32,671.25)
<b>Community Amenity Charges:</b>	\$138,000.00

### Engineering Requirements:

These requirements have been issued for a rezoning and development permit application for a proposed 69-unit condominium apartment development. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format that includes all formulas for review by the City. The Developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. Any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main by the City, at the Developer's expense, upon application for Demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. A minimum road dedication of 0.6m will be required along the entire 53A Ave. frontage of the proposed development.
7. To accommodate the City's fire department, the Developer is responsible for providing an 8m minimum paved laneway along the north frontage of the proposed project with an appropriate road dedication.



8. Design and construct a half-width road on 53A Ave. along the project frontage to a City of Langley modified local road standard (curb to curb width 11.0m) including pavement, barrier curb and gutter; 1.5m wide sidewalk; curb bulges; boulevard strip; existing driveway removal; street lighting; street trees and storm drainage. Additionally, any widening of the pavement structure required to meet the design road width will need to be designed by a geotechnical engineer.
9. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
10. Existing street lighting along 53A Avenue shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.
11. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at the developer's cost.

**B) The developer is required to deposit the following bonding and connection fees:**

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. The City would require a \$40,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The developer is required to adhere to the following conditions:

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of as-built drawings, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg formats shall also be submitted.
7. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

## **Discussion:**

### **1. Context**

The subject properties are located within 300 metres (a five minute walk) of the Downtown Commercial area in a neighbourhood of mostly multifamily residential developments. The site consists of four lots within a remaining pocket of single family homes. Across the lane to the north are the three and four storey Emerald Court, Brighton Place and Cavalier Court apartment buildings. To the east are the four storey Innis Park (a BC Housing rental property) and Chilton Layne apartments. Across 53A Avenue to the south is the recently completed LC Residence, a four storey 80-unit apartment building. To the west are three single family lots between the proposed development site and a lane that runs between 53A Avenue and 54 Avenue.

### **2. Design**

The applicant is proposing a five storey, flat roofed building on top of a parkade structure that partially projects above the existing grade of this mostly level site. A terraced, brick-faced retaining wall with integrated planters provides an attractive transition from 53A Avenue to the residential floors. The building presents a prominent main entrance accentuated by a facade projection finished in brick to the fronting street. Exterior finishes (materials and paint treatments) lighten in progressive bands moving up from ground level to the fifth floor, de-emphasizing the height and mass of the building.

Vehicular access to the building is derived from the lane at the rear of the properties with the parkade ramp positioned in the northwest corner of the site. Visitor parking spaces are provided on the surface behind the building, perpendicular to the lane. Two electric vehicle charging stations are provided within the secured underground parking with rough-in wiring for the remaining spaces.

Unit floor plans range from one-bedroom, 566 square foot apartments to two-bedroom plus flex space apartments with 1,021 square feet of floorspace. Five units meeting the B.C. Building Code standard for Adaptable Housing are provided in the building. Indoor and outdoor amenity spaces in excess of bylaw requirements are provided including a proposed community garden and a barbecue area behind the building.

### 3. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

### 4. Variances

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Maximum building height increase from 4 to 5 storeys
- Interior Setback (east and west sides) reduction from 7.5 metres to 7.0 metres

The applicant's architect has provided a design rationale for the 5-storey building height noting:

- How projecting roof elements on 4-storey buildings in the immediate vicinity can be compared visually to a flat roofed, 5-storey building
- Presence of other 5 and 6-storey buildings within the general neighbourhood

Staff would also note that the applicant's reduced setbacks and increased building height proposals are in step with previous recommendations made for a new zoning bylaw in 2017. The variances help to offset significant road dedications required along both the front (0.6 metres) and rear (2.0 metres) property lines. Staff support the proposed variances.

### 5. Summary

The proposed development is generally consistent with the City's Official Community Plan policies and Development Permit Area guidelines for this area. The development of this site will fill in a gap between multifamily residential buildings in this central city neighbourhood.

### **Fire Department Comments:**

Fire hydrants for the site and location of the fire department connection will be reviewed when building plans are received. A lockbox for firefighter access will be supplied during construction. A dedicated 8.0 m wide fire access lane will be included in the project.

**Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the June 12, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 24, 2017 Regular Council meeting.

**BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$585,245.00 to City Development Cost Charge accounts and \$138,000.00 in Community Amenity Charges.

**ALTERNATIVES:**

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



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Roy M. Beddow, MCIP, RPP  
Deputy Director of Development Services  
& Economic Development

Concurrence:



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Rick Bomhof, P.Eng.  
Director of Engineering, Parks &  
Environment

Concurrence:



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Rory Thompson, Fire Chief

*attachments*



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, JUNE 12, 2019  
7:01 PM**

**Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Adrian Brugge  
Jen Cook  
Ellen Hall  
Mike Haney  
Constable Berthier Kyobela  
Dan Millsip  
School Trustee Tony Ward  
Trish Wong

**Absent:** John Beimers

**Staff:** Roy Beddow, Deputy Director of Development Services & Economic  
Development  
Kelly Kenney, Corporate Officer

**1) APPROVAL OF AGENDA**

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Haney

THAT the agenda for the June 12, 2019 Advisory Planning  
Commission meeting be approved.

CARRIED

**2) RECEIPT OF MINUTES**

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Wong

THAT the minutes for the May 8, 2019 Advisory Planning Commission  
meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 03-19**  
**DEVELOPMENT PERMIT APPLICATION DP 03-19**  
**20209, 20219, 20225, 20237 – 53A Avenue**

Roy Beddow, Deputy Director of Development Services & Economic Development, provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

Mr. Beddow introduced Lukas Wykpis, Project Manager, Keystone Architecture.

Tim Kroeker, President, Redekop Kroeker Development Inc. and Eric Poxleitner, Architect, Keystone Architecture were also in attendance.

Mr. Wykpis presented the application, providing an overview of the building with details on the following:

- Context Plan;
- Building height rationale;
- 53A Avenue streetscape;
- Site plan;
- P1 level plan;
- L1 floor plan;
- Upper floor plans;
- Building elevations;
- 3D massing perspectives;
- Building materials;
- Landscape plan;
- CPTED principles;
- Sustainability principles;
- OCP requirements;
- Traffic management plan;
- a public information meeting was held June 6 which 3 people attended; notices were distributed to approximately four hundred residences.

In response to questions from Commission members, Mr. Wykpis advised that:

- in response to a request from the Fire Department the applicant is widening the laneway at the back to 8m;
- road dedication of 0.6m will be required along frontage of the development for future road widening;
- a small number of steps are required to access green spaces and amenities at the back of the building;
- green spaces were deliberately not designated for a specific use with the intent that it be left up to the owners to decide how they'd like to use those spaces;

- due to soil conditions in the area the parkade can't be fully sunk underground so the parkade has to be raised, requiring a perimeter wall to be built at ground level at a height of 5 feet; upper level units should be able to see over the perimeter wall in order to have eyes on the street; however, first floor units may not be able to see over the wall; the wall has to be that height to maintain appropriate head room in the parkade;
- landscaping at the back of the building is minimal to open up the area a bit more;
- bicycle storage in the parkade consists of bike racks not individual lockers;
- ramps meet all handicapped accessibility codes;
- the BBQ amenity area is 20' x 20' and the grassy area is approximately 25' x 40' and are not connected to the amenity room on the first floor;
- lighting at the back near the parkade will consist of in-wall lighting and some lighting along the walkway;
- the demolition of houses on the site was completed two months ago and no vermin issues were identified at that time;
- there will be no loss of street parking as a result of this development;
- there are two EV charging stations and rough-ins for all other parking spaces so should an owner with a disability require an EV charging station in a handicapped stall it can be installed;
- the conduit for the EV charging station rough-ins is common and it would be up to the strata as to how charging stations would be added and managed;
- the machine room identified in the parking site plan may end up not being required and so that area would become part of the lobby, further opening up site lines in the parkade;
- access to the complex will be by fob; CCTV will also be installed throughout, including entrances and exits and visitor parking area; each floor cannot have its own fob as there are rules about not locking stairwells to the lobby;
- there are storage lockers on the first floor as well as in the parkade; in addition, some units have their own storage rooms within.

Commission members provided comments to the applicant as follows:

- individual lockers for bikes would be more secure than bike racks;
- it is desirable to have ground floor units have walkout connections to public sidewalks in accordance with CPTED principles;



- stairs are needed from greenspace to the amenity room;
- consider installing CCTV for area of complex where blind spot will be due to perimeter wall and installing extra lights and landscaping as further deterrents.

Mr. Wykpis, Mr. Kroeker and Mr. Poxleitner left the meeting.

In response to a question from a Commission member, staff and the Vice-Chair advised that, although density is increasing in the city, it is not currently meeting projected growth targets as family sizes are not as big as what was projected and, because properties within the city are all developed, only redevelopment of existing properties can occur. Overall, because development comes in fits and starts, by the time of the next census the city may have caught up to its growth targets.

Staff responded to further questions from Commission members, advising that:

- the City has factored in the greater requirements for utilities due to increased density and staff are working with BC Hydro to determine electricity requirements due to more and more EV charging stations being installed in the city; further, staff will be considering utility infrastructure requirements as part of the OCP review;
- engineering staff have confirmed there is enough capacity to handle the increase in traffic that will occur on 203 Street as a result of this new building;
- additional eyes on the back of the building will be provided by residents living in the building across the lane, thereby providing an additional measure of security.

Commission members discussed whether the city will have enough amenities as the population increases with a subsequent suggestion from the Vice-Chair that the City look to the City of North Vancouver, a municipality roughly the size of the City of Langley but with a larger population, to help guide what the city will need in terms of amenities as its population grows as well as reviewing the City's current recreation and culture master plan.

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Haney

THAT Rezoning Application RZ 03-19 and Development Permit Application DP 03-19 to accommodate a 5-storey, 69-unit condominium apartment development located at 20209, 20219, 20225, 20237 – 53A Avenue be approved, inclusive of building height and setback variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

**CARRIED**

There was unanimous consent to add an item to the Agenda – Nikomekl River District Neighbourhood Plan.

**4) NIKOMEKL RIVER DISTRICT NEIGHBOURHOOD PLAN:**

Mr. Beddow advised of an upcoming workshop and an open house on the Nikomekl River District Neighbourhood Plan to seek community input into the development of neighbourhood plan concepts for the area:

- Workshop: June 25, 9am-12pm, Mackie Room, Coast Hotel & Convention Centre, Langley City, 20393 Fraser Hwy. (Advance registration required)
- Open House: June 26, 6pm-8pm, Main Floor, Langley City Hall, 20399 Douglas Crescent

Mr. Beddow advised that this project is one of the recommendations out of the City's Nexus of Community visioning plan to better utilize the City's waterfront as a valued amenity and plan a neighbourhood around it. Advisory Planning Commission members are invited to attend both the workshop and open house with pre-registration being required for the workshop. Registration can be completed online on the City's website.

**5) NEXT MEETING:**

September 11, 2019 (Tentative)

6) **ADJOURNMENT**

MOVED BY Commission Member Hall  
SECONDED BY Commission Member Wong

THAT the meeting adjourn at 7:59 P.M.

**CARRIED**

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***ADVISORY PLANNING COMMISSION CHAIRMAN***

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***DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC  
DEVELOPMENT***

*Certified Correct*



RKDI (LANGLEY 2) HOMES LTD.

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F 604.214.3448

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KEYSTONE ARCHITECTURE & PLANNING LTD.

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ABBOTSFORD, BC, V2S 2B1

sheet schedule

SD 0.01	COVER PAGE
SD 1.01	PROJECT DATA
SD 1.02	CONTEXT PLAN
SD 1.02B	BLDG HEIGHT RATIONALE
SD 1.03	STREETSCAPE
SD 1.04	DESIGN RATIONALE
SD 1.30	SITE PLAN
SD 1.21	SITE SECTIONS
SD 1.24	ENLARGED ELEVATIONS
SD 1.33	3D WALKING PERSPECTIVES
SD 1.40	MATERIAL BOARD
SD 2.01	UNIT PLANS
SD 2.02	UNIT PLANS
SD 3.01	P1 LEVEL PLAN
SD 3.02	L1 FLOOR PLAN
SD 3.03	L2 FLOOR PLAN
SD 3.04	L3 L5 FLOOR PLAN
SD 3.05	ROOF PLAN
SD 4.01	BUILDING ELEVATIONS
SD 4.02	BUILDING ELEVATIONS



53A AVENUE CONDOS - EAST

COVER PAGE

SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER: 19-177



SD 0.01

### 0.1.0 project data

[illegible]

## 0.2.0 floor area

RESIDENTIAL		TOTAL
1ST FLOOR	9,602 M <sup>2</sup>	911,29 M <sup>2</sup>
2ND FLOOR	10,911 M <sup>2</sup>	1,031,52 M <sup>2</sup>
3RD FLOOR	11,147 M <sup>2</sup>	1,058,59 M <sup>2</sup>
4TH FLOOR	11,147 M <sup>2</sup>	1,058,59 M <sup>2</sup>
5TH FLOOR	11,147 M <sup>2</sup>	1,058,59 M <sup>2</sup>
<b>TOTAL</b>	<b>54,951 M<sup>2</sup></b>	<b>5,003,59 M<sup>2</sup></b>
CALCULATION / SERVICE		TOTAL
1ST FLOOR	2,116 M <sup>2</sup>	215,95 M <sup>2</sup>
2ND FLOOR	1,780 M <sup>2</sup>	165,17 M <sup>2</sup>
3RD FLOOR	1,514 M <sup>2</sup>	145,10 M <sup>2</sup>
4TH FLOOR	1,514 M <sup>2</sup>	145,10 M <sup>2</sup>
5TH FLOOR	1,514 M <sup>2</sup>	145,10 M <sup>2</sup>
<b>TOTAL</b>	<b>8,700 M<sup>2</sup></b>	<b>816,62 M<sup>2</sup></b>
JAMBERTY		TOTAL
01) 100% BUREAU (2 FLOOR) (2 x 1,544 M <sup>2</sup> )	1,708 M <sup>2</sup>	158,70 M <sup>2</sup>
02) 100% BUREAU (2 FLOOR) (2 x 1,544 M <sup>2</sup> )	1,585 M <sup>2</sup>	144,41 M <sup>2</sup>
03) 100% BUREAU (2 FLOOR) (2 x 1,544 M <sup>2</sup> )	1,706 M <sup>2</sup>	160,67 M <sup>2</sup>
<b>TOTAL</b>	<b>5,000 M<sup>2</sup></b>	<b>463,78 M<sup>2</sup></b>
PARKADE		TOTAL
01)	27,668 M <sup>2</sup>	2,551,00 M <sup>2</sup>
<b>TOTAL</b>	<b>27,668 M<sup>2</sup></b>	<b>2,551,00 M<sup>2</sup></b>
FLOOR AREA SUMMARY		R2 78%
1) 100% BUREAU	54,951 M <sup>2</sup>	5,003,59 M <sup>2</sup>
2) 100% BUREAU	8,700 M <sup>2</sup>	816,62 M <sup>2</sup>
3) 100% BUREAU	5,000 M <sup>2</sup>	463,78 M <sup>2</sup>
4) 100% BUREAU	27,668 M <sup>2</sup>	2,551,00 M <sup>2</sup>

### 0.3.0 storage requirements

REQUIRED DRYLAND REQUIREMENT	NO OF UNITS	FACTOR	TOTAL
1 000 ( + 1112)	46	1 STORAGE AREA / UNIT	29
2 000 ( + 1112)	46	1 STORAGE AREA / UNIT	49
TOTAL STORAGE AREAS REQUIRED			69
PROVIDED			TOTAL
STORAGE RESERVE IN UNITS			68
STORAGE LEFT OVER			23
TOTAL STORAGE AREAS			69

#### 0.4.0 unit count summary

UNIT TYPE	AREA	QUANTITY	PERCENTAGE
1 IN 10	561 M 642 M	1b	2.8 %
1 IN 11 + 1 IN 8	675 M 689 M	10 [N ADAP TAB1]	34.6 %
1 IN 11	8040 M	24	1.1 %
1 IN 11 + 1 IN 8	912 M 1121 M	20	10 %
TOTAL UNITS		60	100 %

### 0.5.0 parking requirements

REQUIRED (BYLAW REQUIREMENT)	NO OF UNITS	FACTOR	TOTAL
1 (80)(1)-(11)(4)	36	* 1 STALL/UNIT	36
7 (80)(1)-(11)(2)	61	* 1 STALL/UNIT	56
11(4)(3)	1/9	* 1/2	181
<b>TOTAL PARKING SPACES REQUIRED</b>			

PROVIDED	SMALL CAR	NO %/C OF TOTAL	TOTAL
1(4)(1)	10 (2)(1-3)	4	40.7
1(4)(2)(1)	10 (1-3)	1	181
<b>TOTAL SPACES</b>	<b>10 (1-3)</b>	<b>5</b>	<b>181</b>
1 (4)(2)(2) 10 (1-3) 181 ALL 10 PARKING SPACES PROVIDED BY DEVELOPER			

BICYCLE PARKING REQUIRED (BYLAW REQUIREMENT)	NO OF UNITS	FACTOR	TOTAL
10 (8)(1)(1) 1(4)(2)(1)	10	70%	95
<b>BICYCLE PARKING PROVIDED</b>	<b>YEARLARD</b>	<b>HORIZONTAL</b>	<b>TOTAL</b>
10 (8)(1)(1) 1(4)(2)(1)	7	28	95



### 53A AVENUE CONDOS - EAST

## PROJECT DATA

SCALE IN TS.

## RE-ISSUED FOR DEVELOPMENT PERMIT

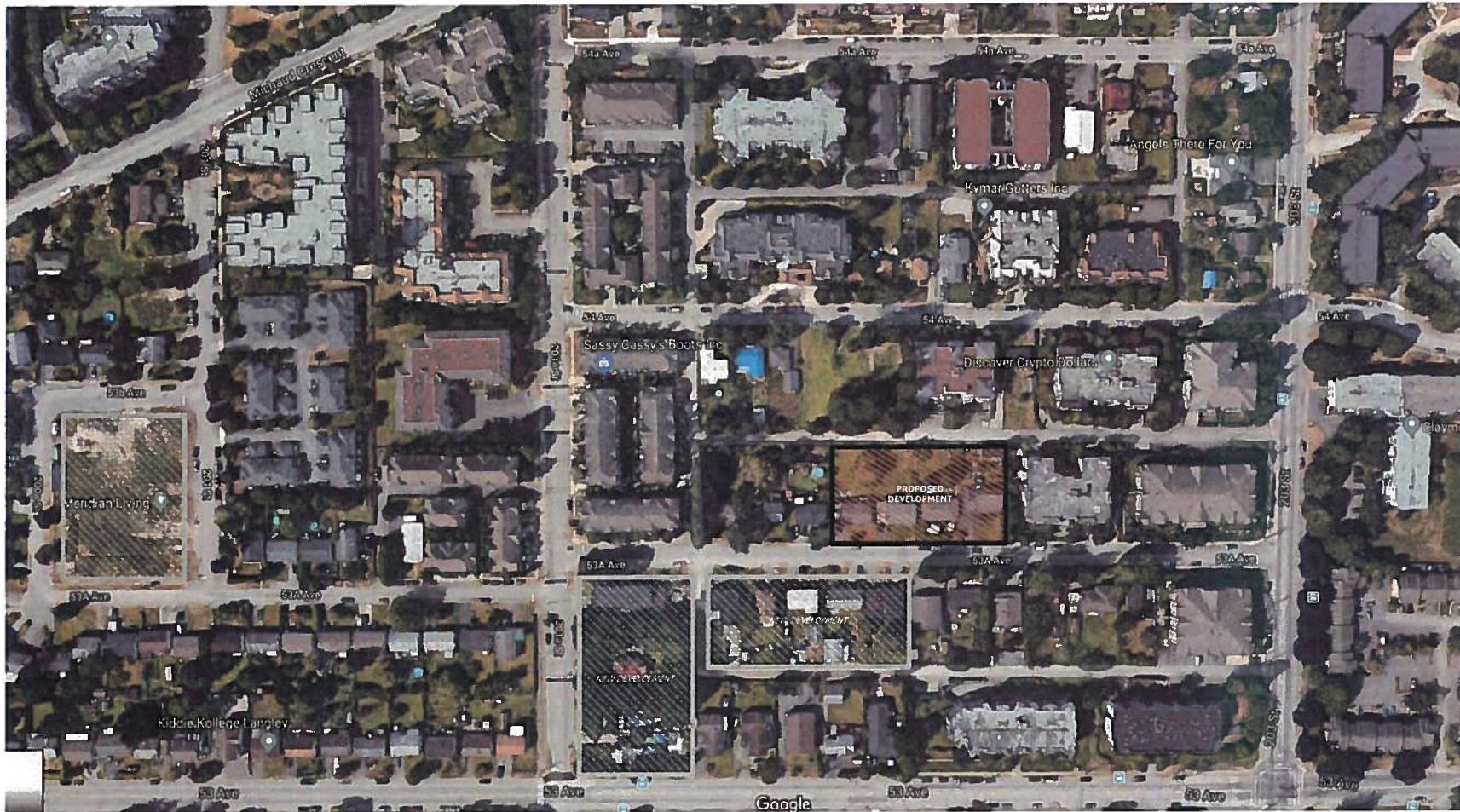
19-06-20 REVISION #

PROJECT NUMBER 18-177



SD 1.01





## location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 53A AVENUE BETWEEN 201A STREET AND 203 STREET. THE SITE IS SURROUNDED BY A MIXTURE OF SINGLE FAMILY RESIDENTIAL HOMES AND 4 & 5 STOREY RESIDENTIAL APARTMENT BUILDINGS.



53A AVENUE CONDOS - EAST

CONTEXT PLAN

SCALE: 1:12.5



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER: 19-177



SD 1.02

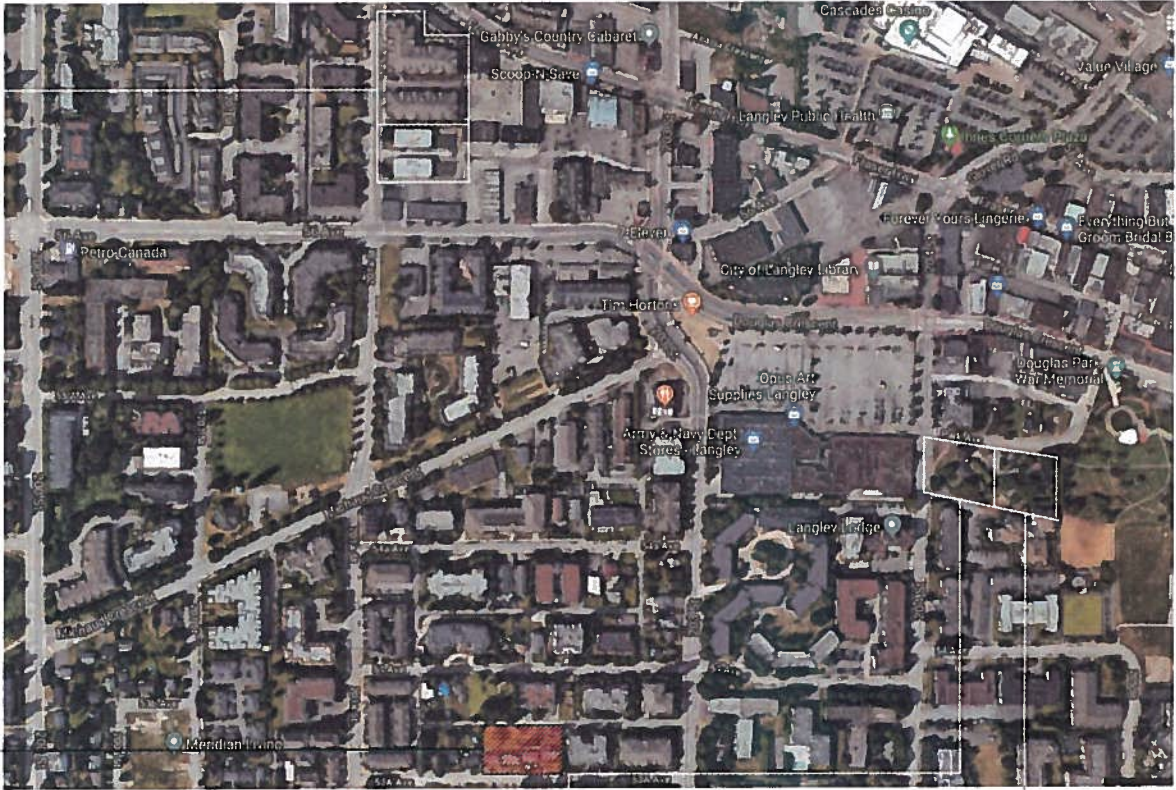




5638 & 5650 201A STREET, LANGLEY BC  
4 STOREY PITCHED ROOF BUILDING ADJACENT TO A  
5 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION

building height rationale

THIS PROPOSED NEW 5-STOREY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STOREY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVY BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANEUSED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STOREY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STOREY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1.03



PROPOSED DEVELOPMENT



1st IMAGE "LEGACY" 2016 PARK AVENUE, LANGLEY BC  
6 STOREY FLAT ROOF BUILDING UNDER CONSTRUCTION  
ADJACENT TO  
2nd IMAGE "THE PLACE ON PARK AVENUE", LANGLEY BC  
5 STOREY FLAT ROOF BUILDING WITH ROOF POP UPS



53A AVENUE CONDOS - EAST

BLDG HEIGHT RATIONALE  
SCALE: 1:1.5



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #  
PROJECT NUMBER 19-177



SD 1.02B

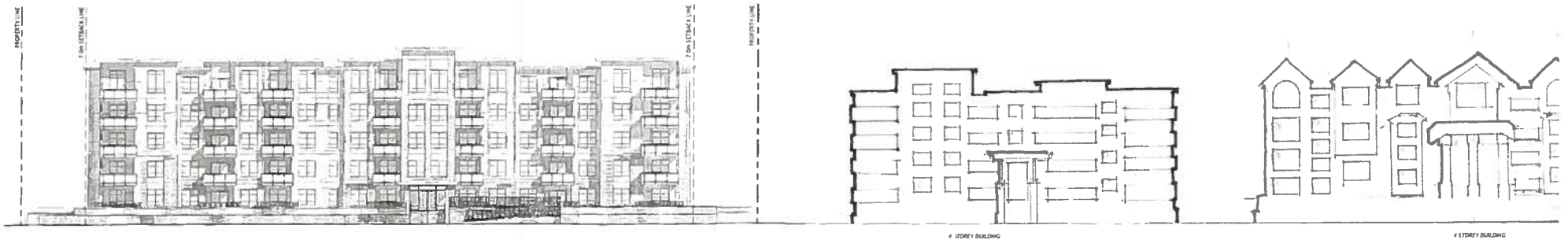




Aerial view at north east



south-west corner



53a avenue streetscape

1/16" = 1'-0"



53A AVENUE CONDOS - EAST

STREETSCAPE

SCALE 1/16" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER 15-177



SD 1.03



## design rationale

### project description

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. OUTDOOR AMENITY SPACE IS STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE SO TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE UTILIZED. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENSE OF INDIVIDUALITY, WITH A GROUND FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PORTIONS ARE SURFACE TREATED AND LINED WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS. THE EXTERIOR TREATMENT'S USE OF GRAY, DARK BLUE AND RED BRICK TONES TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

THIS PROPOSED NEW 5-STORY DEVELOPMENT HAS BEEN DESIGNED CAREFULLY TO FIT WELL IN CONTEXT WITH THE NEIGHBOURING MID-DENSITY 4-STORY DEVELOPMENT BOTH IN STYLE AND PROPORTION BY REDUCED ROOFLINE PROJECTIONS AND FAÇADE TREATMENT THAT INTENTIONALLY BREAKS UP THE HEIGHT WITH VARIED MATERIAL AND COLOURING. THE BOTTOM TWO STOREY GROUND PLANE IS TREATED WITH DARKER MORE HEAVIER BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELUSED CEMENT BOARD OF DARK AND LIGHT GREY TONES BECOMING LIGHTER AS IT ASCENDS TO THE TOP FLOOR GIVING THE APPEARANCE OF THE BUILDING STEPPING BACK AT THE UPPER FLOOR LEVELS. THE ADJACENT 4-STORY MID-RISE STRUCTURES HAD BEEN CONSTRUCTED WITH BOTH STEEP SLOPING HIP AND GABLE ROOFS AND SIGNIFICANT FLAT ROOF PROJECTIONS CLOSELY MATCHING THE HEIGHT OF THE PROPOSED 5-STORY FAÇADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1 03.

### environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLES BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING SURFACE PARKING AND MAXIMIZING DENSITY.

### crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER COURTYARDS AND PARKADE LEVEL BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



visitor parking at north elevation

### massing, form & character

FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE BUILDING FAÇADE. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING WITH GLASS GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

ALL UNITS WILL BE FIT WITH ROUGH IN AIR CONDITIONING CONNECTIONS AND FEATURE 9 FOOT CEILINGS. WE BELIEVE THAT THIS DEVELOPMENT WILL FURTHER ENHANCE THE VIABILITY OF THE NEIGHBORHOOD AND THE SURROUNDING AREA. OUR CLIENT IS DEDICATED TO A QUALITY DEVELOPMENT AND APPRECIATES YOUR SUPPORT IN THIS PROJECT SO WE CAN MOVE QUICKLY THROUGH THE PROCESS.



front entrance



53A AVENUE CONDOS - EAST

DESIGN RATIONALE

SCALE

RE-ISSUED FOR DEVELOPMENT PERMIT

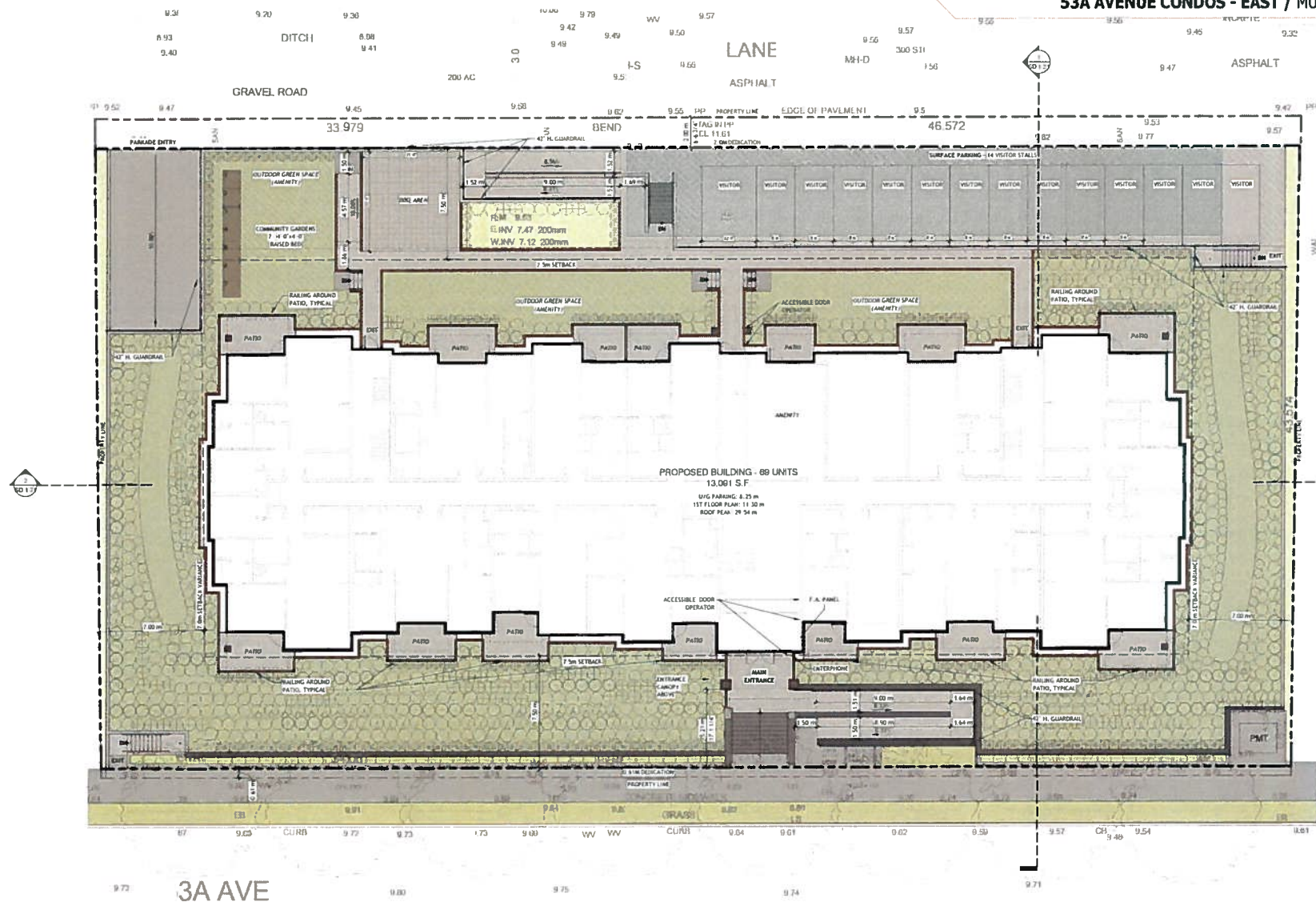
19-06-20 REVISION #

PROJECT NUMBER: 19-177



SD 1.04

# 53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



53A AVENUE CONDOS - EAST

SITE PLAN  
SCALE 1" = 10'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER: 19-177



SD 1.20



# 53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL

## OCCUPANCY

- PARKADE
- RESIDENTIAL
- Calculating...

ROOF PLAN  
57' - 10 7/8"

US ROOF  
49' - 0 5/8"

5TH FLOOR PLAN  
40' - 0 1/2"

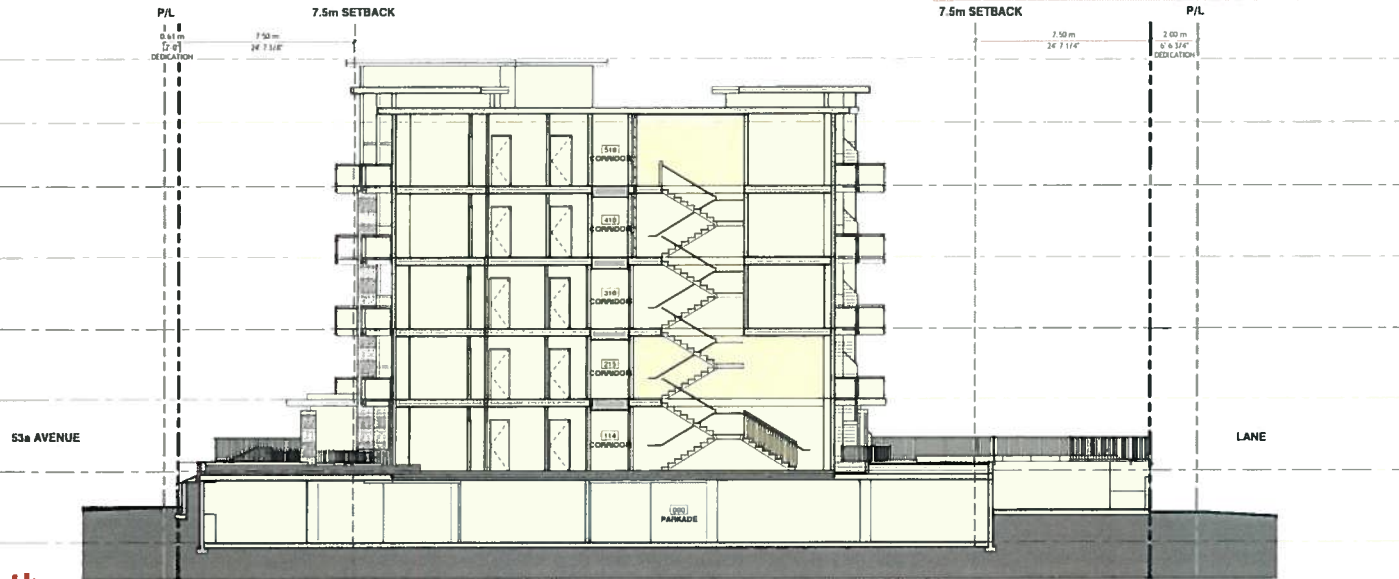
4TH FLOOR PLAN  
30' - 0 3/8"

3RD FLOOR PLAN  
20' - 0 1/4"

2ND FLOOR PLAN  
10' - 0 1/8"

1ST FLOOR PLAN  
0' - 0"

P1 UG PARKING PLAN  
-10' - 0"



section north-south

1/8" = 1'-0"

## OCCUPANCY

- PARKADE
- RESIDENTIAL
- Calculating...

ROOF PLAN  
57' - 10 7/8"

US ROOF  
49' - 0 5/8"

5TH FLOOR PLAN  
40' - 0 1/2"

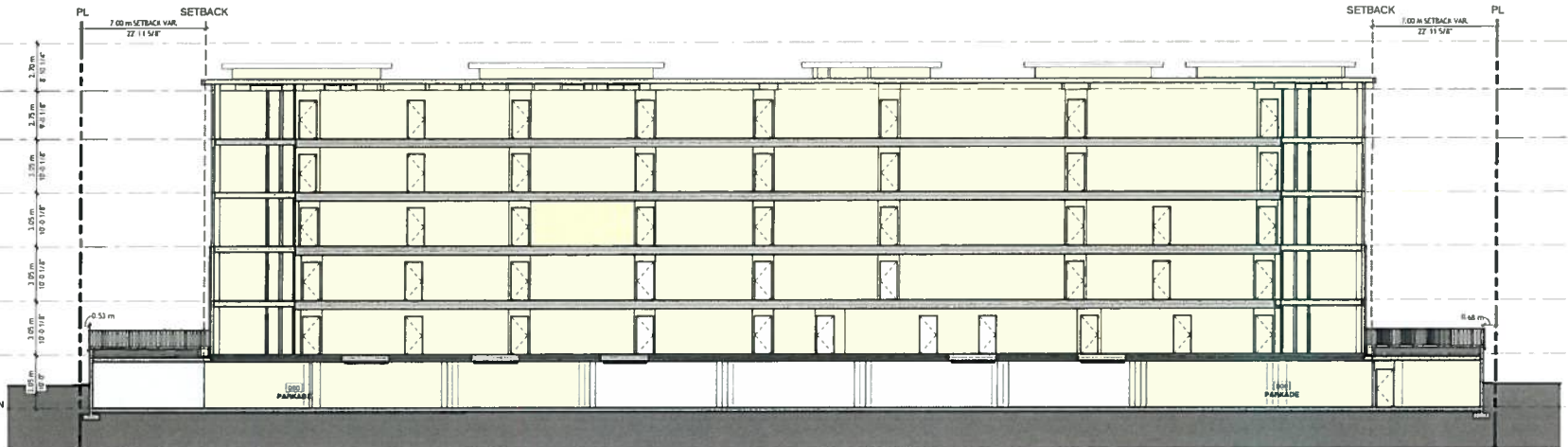
4TH FLOOR PLAN  
30' - 0 3/8"

3RD FLOOR PLAN  
20' - 0 1/4"

2ND FLOOR PLAN  
10' - 0 1/8"

1ST FLOOR PLAN  
0' - 0"

P1 UG PARKING PLAN  
-10' - 0"



section east-west

1" = 10'-0"



keystonearch.ca

53A AVENUE CONDOS - EAST

SITE SECTIONS

SCALE As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER: 13-177



REDEKOP KROEKER  
DEVELOPMENT INC.

SD 1.21



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:  
JAMES HARDIE, COLOUR: GRAY SLATE
- 18 CEMENT BOARD SMOOTH PANEL SIDING:  
JAMES HARDIE, COLOUR: LIGHT MIST
- 2 CEMENT BOARD SMOOTH PANEL SIDING:  
JAMES HARDIE, COLOUR: NIGHT GRAY
- 3 CEMENT BOARD CEDARSHILL HORIZONTAL LAP SIDING (4" EXPOSURE):  
JAMES HARDIE, COLOUR: EVENING BLUE
- 4 CEMENT BOARD CEDARSHILL HORIZONTAL LAP SIDING (4" EXPOSURE):  
JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANEL:  
JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER:  
MULTI-MATERIALS, COLOUR: TRUBY RED  
TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES "CAMBRIDGE":  
WIG, COLOUR: HARVARD SLATE
- 8 WINDOW VINYL:  
COLOUR: BLACK
- 9 SLIDING PATIO DOOR VINYL:  
COLOUR: BLACK
- 10 ALUMINUM BALCONY RAILING:  
COLOUR: BLACK
- 11 HEAVY TIMBER (PAINTED):  
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 12 HARDIE TRIM (BUSTIC GRAIN):  
JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FASCIA BOARD (PAINTED):  
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 14 METAL FLASHING:  
GENTEX, COLOUR: TO MATCH SURROUNDING HARDIE
- 15 EXTERIOR METAL GUARD:  
COLOUR: BLACK
- 16 EXTERIOR ALUMINUM RAILING:  
COLOUR: BLACK
- 17 CONCRETE WALL:  
COLOUR: CLEAR SEALER
- 18 PLANTERS (LANDSCAPE TIES):  
COLOUR: NATURAL WOOD
- 19 ALUMINUM STOREFRONT SECTIONS:  
COLOUR: CHARCOAL
- 20 EXTERIOR METAL DOOR:  
COLOUR: CHARCOAL
- 21 PERFORATED VINYL SCOFFIT:  
RAYCAR, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY





material legend

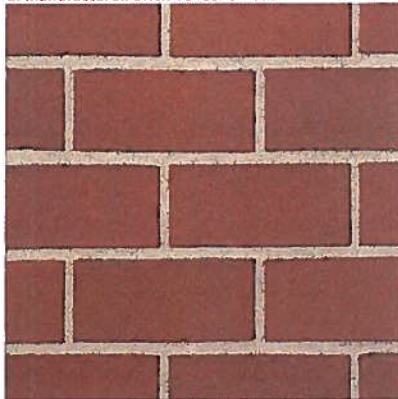
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JAMES HARDIE, COLOUR: GRAY SLATE
- 1B CEMENT BOARD SMOOTH PANEL SIDING:  
JAMES HARDIE, COLOUR: LIGHT GREY
- 2 CEMENT BOARD SMOOTH PANEL SIDING:  
JAMES HARDIE, COLOUR: NIGHT GRAY
- 3 CEMENT BOARD CEDARWELL HORIZONTAL LAP SIDING (4" EXPOSURE):  
JAMES HARDIE, COLOUR: EVENING BLUE
- 4 CEMENT BOARD CEDARWELL HORIZONTAL LAP SIDING (6" EXPOSURE):  
JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANELS:  
JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER:  
MULTIMATERIALS, COLOUR: RUBY RED  
TEXTURE: SMOOTH
- 7 ASPHALT ROOF (SHINGLES) CAMBERIDGE:  
TPO, COLOUR: HARVARD SLATE
- 8 WINDOW VINYL:  
COLOUR: BLACK
- 9 SLIDING PATIO DOOR VINYL:  
COLOUR: BLACK
- 10 ALUMINUM BALCONY RAILING:  
COLOUR: BLACK
- 11 HEAVY TIMBER (PAINTED):  
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 12 WOOD TRIM (PLASTIC GRANI):  
JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FASCIA BOARD (PAINTED):  
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 14 METAL FLASHING:  
GENTLE, COLOUR: TO MATCH SURROUNDING HARDIE
- 15 EXTERIOR METAL GARD:  
COLOUR: BLACK
- 16 EXTERIOR ALUMINUM RAILING:  
COLOUR: BLACK
- 17 CONCRETE WALL:  
COLOUR: CLEAR SEALER
- 18 PLASTER (LANDSCAPE TIES):  
COLOUR: NATURAL WOOD
- 19 ALUMINUM STOREFRONT SECTIONS:  
COLOUR: CHARCOAL
- 20 EXTERIOR METAL DOOR:  
COLOUR: CHARCOAL
- 21 PERFORATED VINYL SOFFITS:  
BAYCAN, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



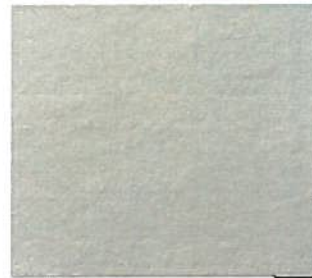
south elevation

1/4\"/>

1. manufactured brick veneer smooth



1B. cement board smooth



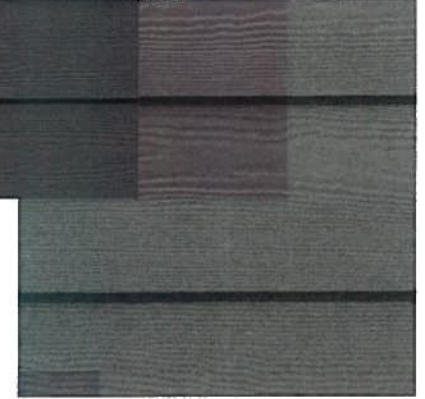
5. cement board staggered edge



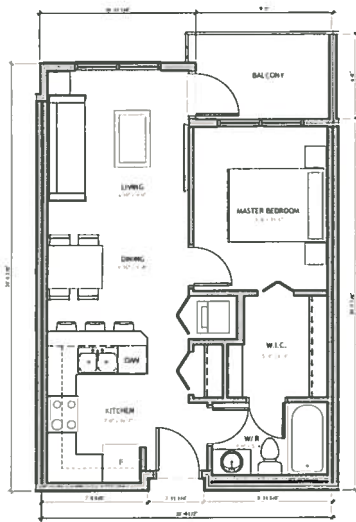
3. cement board horizontal lap siding



5. cement board horizontal lap siding

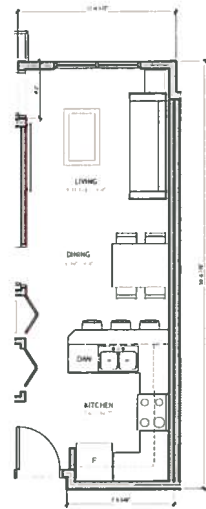






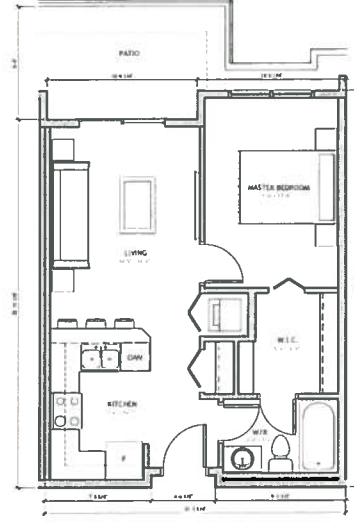
**unit A**  
1/8" = 1'-0"

UNIT TYPE: 1 BED  
UNIT AREA: 534 SF  
UNIT COUNT: 5



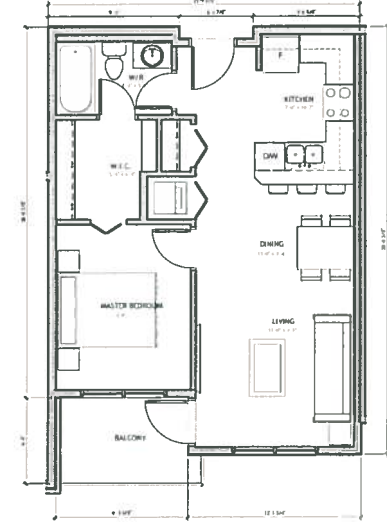
**unit Ab**  
1/8" = 1'-0"

UNIT TYPE: 1 BED  
(SAME AS UNIT A EXCEPT  
FOR THE AREA SHOWN)  
UNIT AREA: 537 SF  
UNIT COUNT: 5



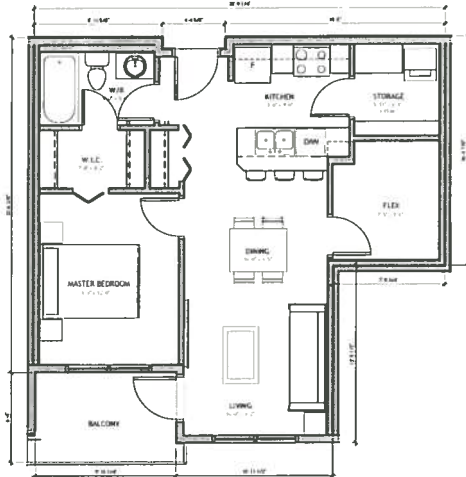
**unit A2**  
1/8" = 1'-0"

UNIT TYPE: 1 BED  
UNIT AREA: 566 SF  
UNIT COUNT: 1



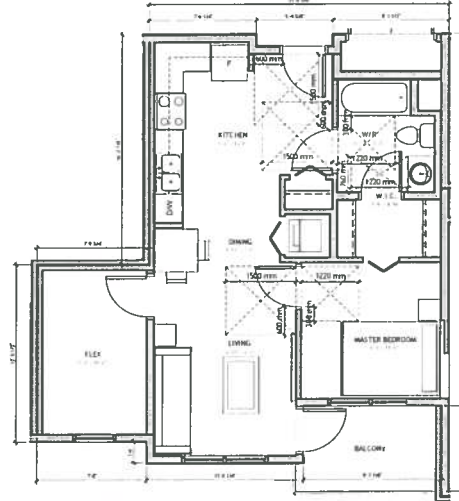
**unit A3**  
1/8" = 1'-0"

UNIT TYPE: 1 BED  
UNIT AREA: 615 SF  
UNIT COUNT: 5



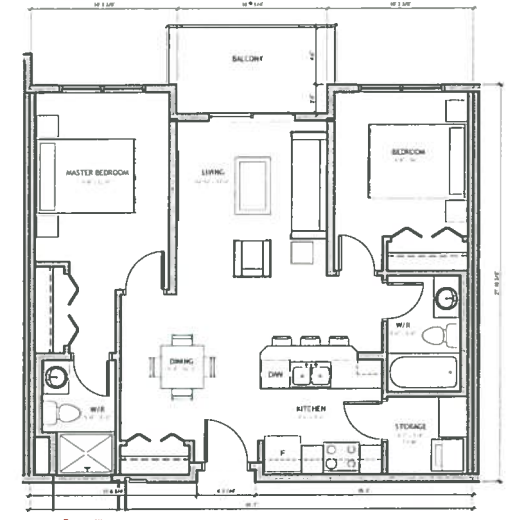
**unit B**  
1/4" = 1'-0"

UNIT TYPE: 1 BED + FLEX  
UNIT AREA: 615 SF  
UNIT COUNT: 5



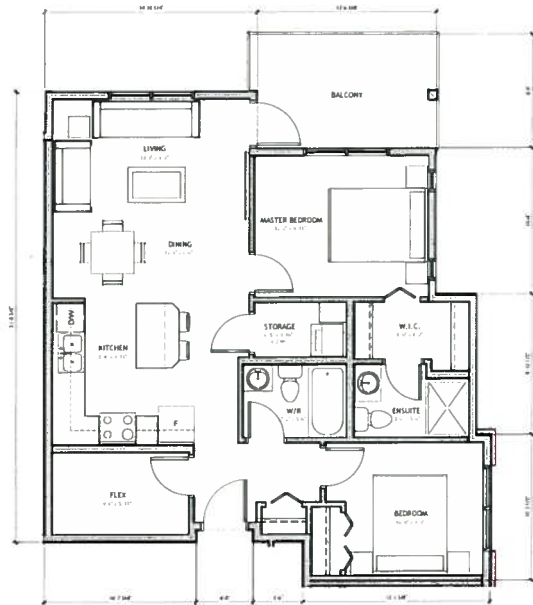
**unit C**  
1/8" = 1'-0"

UNIT TYPE: 1 BED + FLEX (ADAPTABLE)  
UNIT AREA: 646 SF  
UNIT COUNT: 5



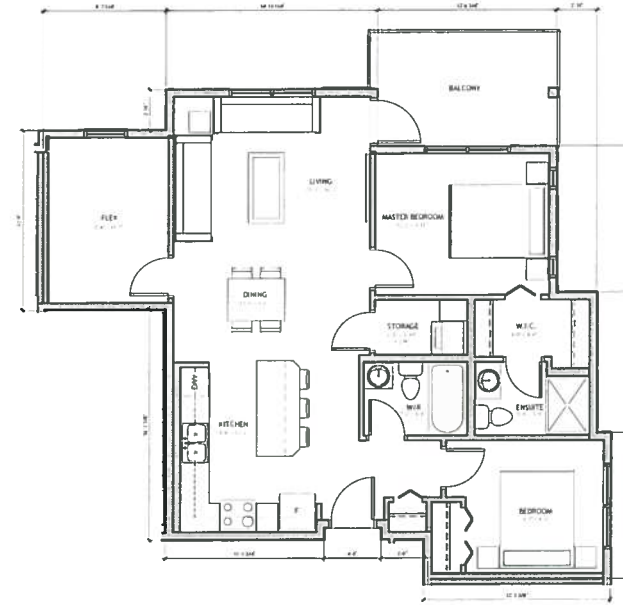
**unit D**  
1/8" = 1'-0"

UNIT TYPE: 2 BED  
UNIT AREA: 840 SF  
UNIT COUNT: 33



**unit E**  
1/4" = 1'-0"

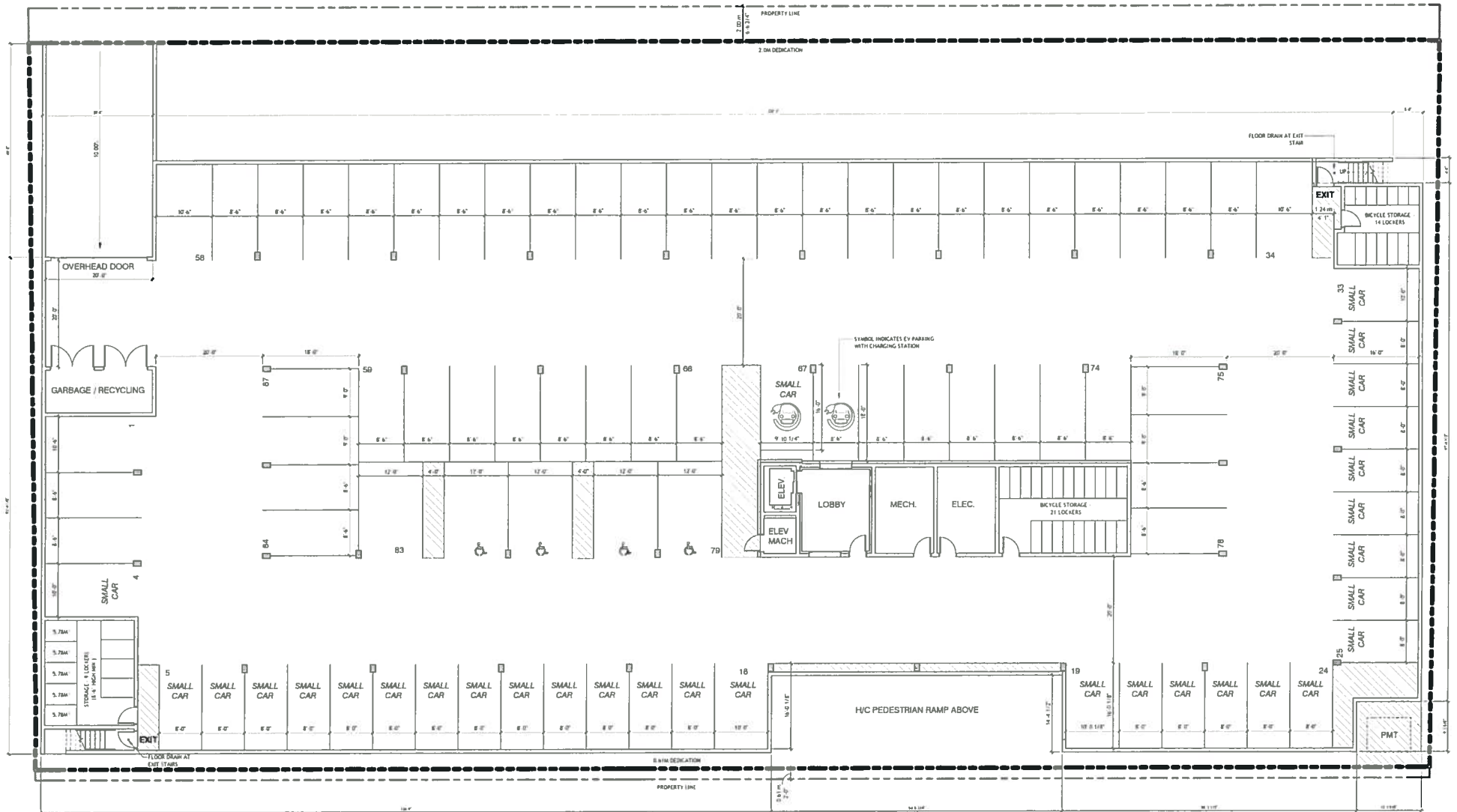
UNIT TYPE: 2 BED + FLEX  
UNIT AREA: 752 SF  
UNIT COUNT: 14



**unit E2**  
1/4" = 1'-0"

UNIT TYPE: 2 BED + FLEX  
UNIT AREA: 752 SF  
UNIT COUNT: 14





## P1 level plan

1/3" = 1'-0"



53A AVENUE CONDOS - EAST

P1 LEVEL PLAN

SCALE 1/5" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER: 19-177



SD 3.01



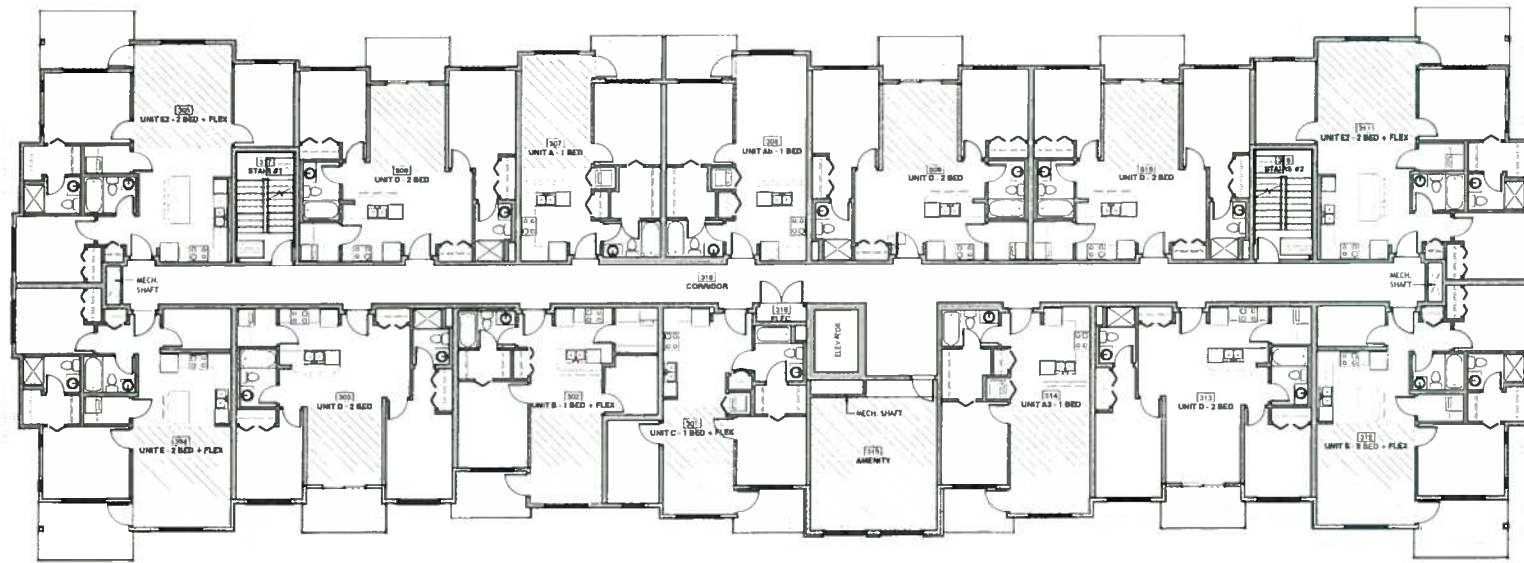
**1st level plan**  
1/8" = 1'-0"



2nd level plan

1/8" = 1'-0"

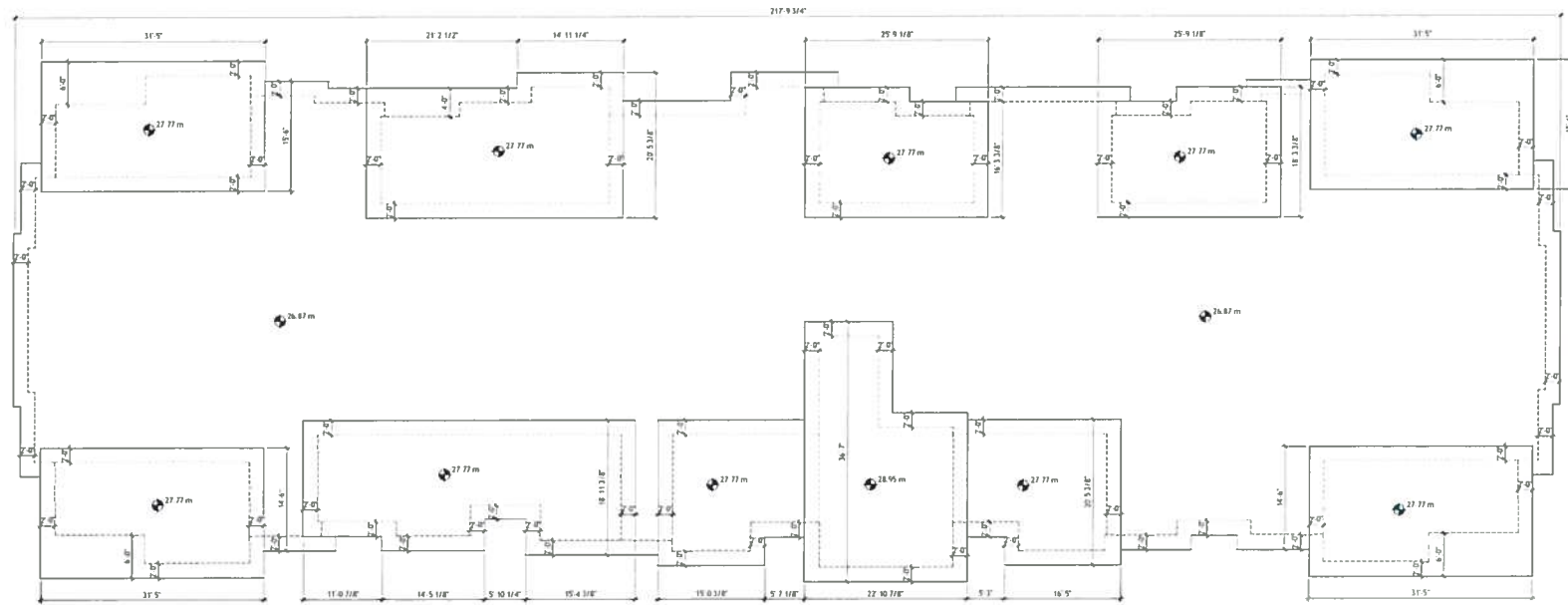




### 3rd - 5th level plan

1/8" = 1'-0"





## roof level plan

$$1.8 = 1.9$$


### 53A AVENUE CONDOS - EAST

## ROOF PLAN

SCALE 1/8" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER 13-177



**REDEKOP KROEKER**  
DEVELOPMENT INC.

SD 3.05



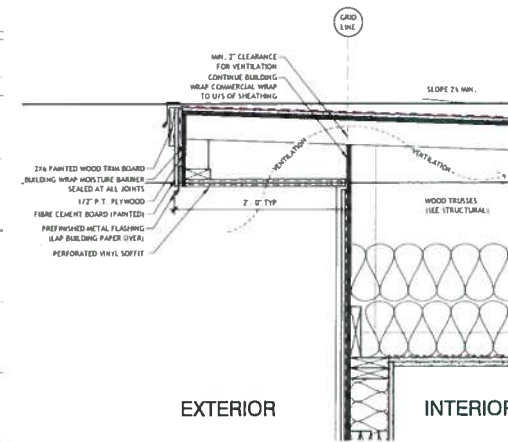
# 53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



## south elevation



## west elevation



## roof detail

### material legend

- 1 CEMENT BOARD SMOOTH PANEL Siding, JAMES HARDIE, COLOUR: GRAY SLATE
- 18 CEMENT BOARD SMOOTH PANEL Siding, JAMES HARDIE, COLOUR: LIGHT MIST
- 2 CEMENT BOARD SMOOTH PANEL Siding, JAMES HARDIE, COLOUR: NIGHT GRAY
- 11 CEMENT BOARD CEDARNELL HORIZONTAL LAP Siding w/ EXPOSURE, JAMES HARDIE, COLOUR: EVENING BLUE
- 4 CEMENT BOARD CEDARNELL HORIZONTAL LAP Siding w/ EXPOSURE, JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANEL, JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER, NATURAL MATERIALS, COLOUR: RUBY RED, TEXTURE: SMOOTH
- 7 ALPHALT ROOF SHINGLES CAMBRIDGE, WILCO, COLOUR: HARBOR SLATE
- 8 WINDOW VINYL, COLOUR: BLACK
- 9 SLIDING PATIO DOOR VINYL, COLOUR: BLACK
- 10 ALUMINUM BALCONY RAILING, COLOUR: BLACK
- 11 HEAVY TIMBER (PAINTED), BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 12 HARDIE TRIM (RUSTIC GRAIN), JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FASCIA BOARD (PAINTED), BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 14 METAL FLASHING, CENTEX, COLOUR: TO MATCH SURROUNDING HARDIE
- 15 EXTERIOR METAL GUARD, COLOUR: BLACK
- 16 EXTERIOR ALUMINUM RAILING, COLOUR: BLACK
- 17 CONCRETE WALL, COLOUR: CLEAR SEALER
- 18 PLANTERS (LANDSCAPE TREES), COLOUR: NATURAL WOOD
- 19 ALUMINUM STOREFRONT SECTIONS, COLOUR: CHARCOAL
- 20 EXTERIOR METAL DOOR, COLOUR: CHARCOAL
- 21 PERFORATED VINYL SOFFITS, BAYCASH, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



53A AVENUE CONDOS - EAST

BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION #

PROJECT NUMBER 13-177



SD 4.01

# 53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



north elevation



east elevation

## material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE, COLOUR: GRAY SLATE
- 2 CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE, COLOUR: LIGHT MIST
- 3 CEMENT BOARD SMOOTH PANEL SIDING: JAMES HARDIE, COLOUR: NIGHT GRAY
- 4 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING 1/4\"/>



53A AVENUE CONDOS - EAST

BUILDING ELEVATIONS

SCALE 1/8\"/>

RE-ISSUED FOR DEVELOPMENT PERMIT

19-06-20 REVISION#

PROJECT NUMBER 18 177



SD 4.02