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ABBOTSFORD, BC, V2S 2B1

sheet schedule

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53A AVENUE CONDOS - EAST

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

PROJECT NUMBER: 19-177



SD 0.01

0.1.0 project data

[illegible]

0.2.0 floor area

DISCOUNT		TOTAL	
10% DISCOUNT	9,829.50	911.79	56.56
20% DISCOUNT	10,911.50	1,015.59	56.56
30% DISCOUNT	11,147.50	1,117.59	56.56
40% DISCOUNT	11,247.50	1,175.59	56.56
50% DISCOUNT	11,147.50	1,015.59	56.56
TOTAL	\$4,183.50	\$,023.59	56.56
CIRCULATION / SERVICE		TOTAL	
15% DISCOUNT	2,138.50	215.59	56.56
20% DISCOUNT	3,780.50	365.59	56.56
30% DISCOUNT	1,566.50	149.59	56.56
40% DISCOUNT	1,566.50	149.59	56.56
50% DISCOUNT	1,566.50	149.59	56.56
TOTAL	6,790.50	636.82	56.56
ADVERTISING		TOTAL	
NO. 11 BUCKLE DISCOUNT (2) 15%ADVERT	1,708.50	178.59	56.56
NO. 11 BUCKLE DISCOUNT (2)	1,308.50	128.59	56.56
ADVERTISING ADVERT 15% DISCOUNT	3,298.50	306.82	56.56
TOTAL	\$3,884.50	406.82	56.56
PAGEAGE		TOTAL	
PS	27,455.59	2,751.08	56.56
TOTAL	27,455.59	2,551.08	56.56
FEDOR AREA SUMMARY		TOTAL	
15% DISCOUNT	54,183.50	6,455.59	87.72
20% DISCOUNT	64,561.50	6,885.59	87.72
30% DISCOUNT	64,561.50	6,885.59	87.72
40% DISCOUNT	64,561.50	6,885.59	87.72
50% DISCOUNT	64,561.50	6,885.59	87.72
TOTAL	274,555.59	27,551.08	277.72

0.3.0 storage requirements

REQUIRED (BY LAW REQUIREMENT)	NO. OF UNITS	FACTOR	TOTAL
1 HET1 + 111.12	26	1.5 (HETAG AREA / UNIT)	39
2 HET1 + 111.12	41	1.5 (HETAG AREA / UNIT)	61
TOTAL STORAGE AREAS REQUIRED			60
PROVIDED			TOTAL
STORAGE RECAPS (IN 100115)			60
STORAGE TANKS (15)			75
TOTAL STORAGE AREAS			60

0.4.0 unit count summary

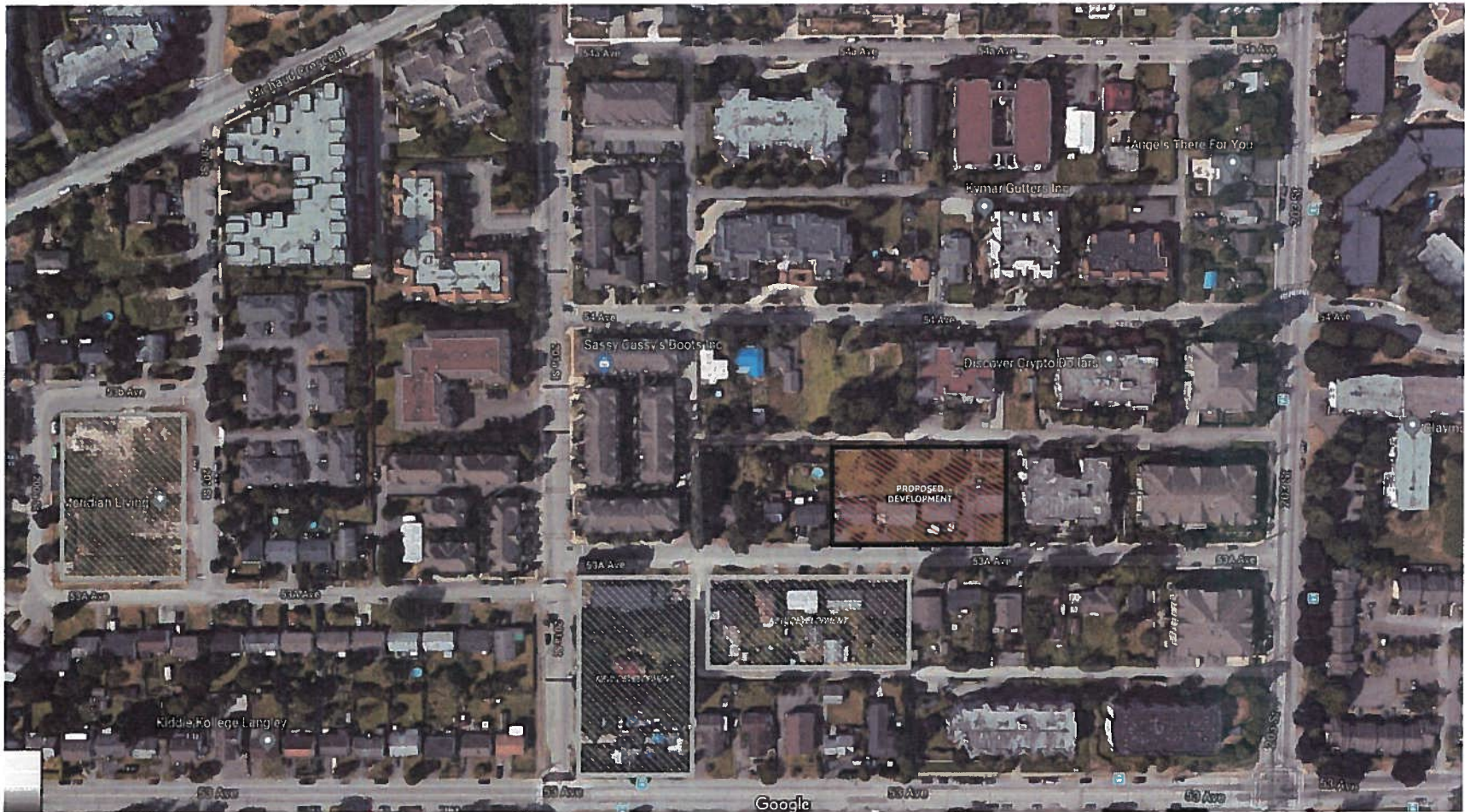
UNIT TYPE	AREA	QUANTITY	PERCENTAGE
1 0001	641 1/4 641 1/4	16	21 %
1 0001 + 111 X	641 1/4 649 1/4	10 [5% ADJAP TABLE]	14 %
1 0001	866 1/4	21	11 %
1 0001 + 111 X	912 1/4 1 021 1/4	20	10 %
TOTAL UNITS		68	100 %

0.5.0 parking requirements

RECORDED (BYLAW REQUIREMENT)		NO OF UNITS	FACTOR	TOTAL
1) 10' (1 + 11.0)	26	* 1.5 (1.5/10)	11	
2) 10' (1 + 11.0)	49	* 1.5 (1.5/10)	50	
UPGRADE	100	* 0.2	10	
TOTAL PARKING SPACES REQUIRED				101

PROVIDED	SMALL CAR	NO. % OF TOTAL	TOTAL
1) 10' (1 + 11.0)	10 (10 / 2)	4	8.7
2) 10' (1 + 11.0)	21 (1)	1	10
TOTAL SPACES	31 (3)	5	101
70 PARKING SPACES REMAINING UNPAID 10% OF REMAINING SPACES TO REMAIN UNPAID FOR 90 DAYS			

BI-CYCLE PARKING REQUIRED (BYLAW REQUIREMENT)		NO OF UNITS	FACTOR	TOTAL
NO. OF BI-CYCLES	500	75%	375	
BI-CYCLE PARKING PROVIDED		VERTICAL	HORIZONTAL	TOTAL
NO. OF BI-CYCLES		2	200	375



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.

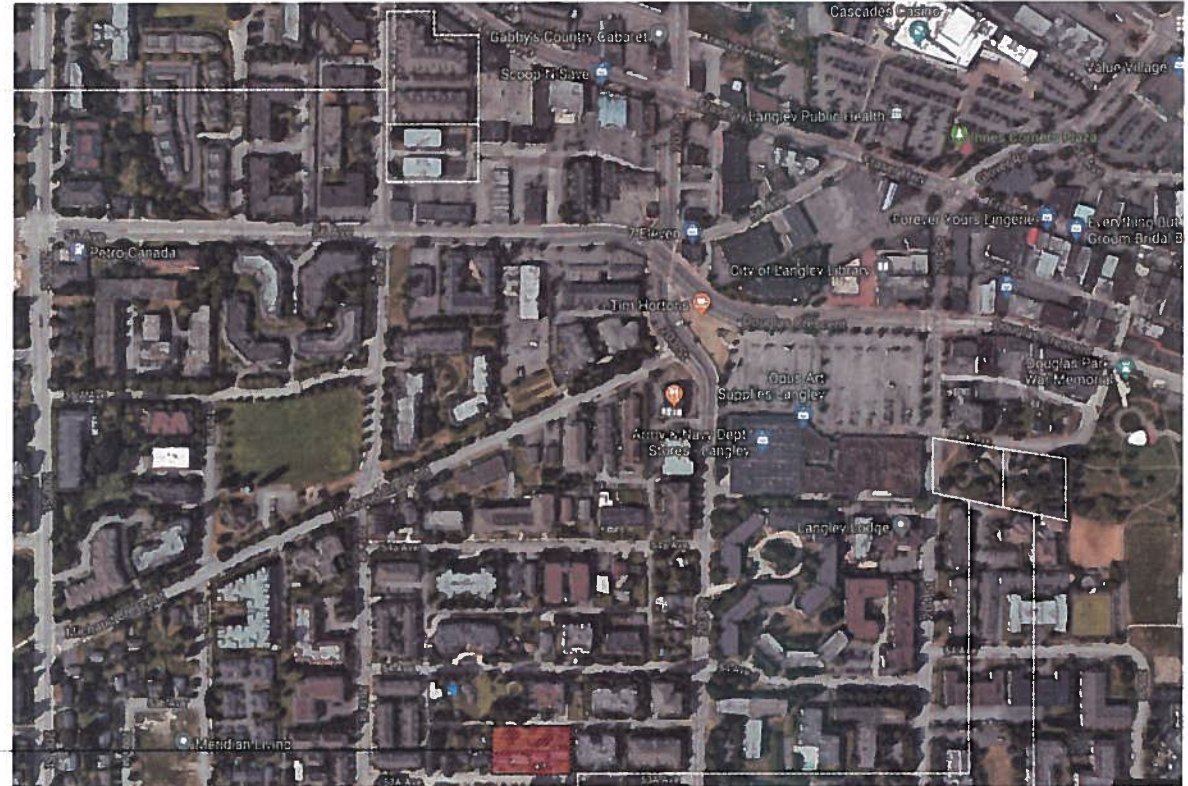


5638 & 5650 201A STREET, LANGLEY BC

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 FACADE 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 PANELISED 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 FACADE AS CAN BE NOTED ON THE ATTACHED STREETSCAPE VIEWS ON DRAWING SD 1.03.



PROPOSED DEVELOPMENT



1st IMAGE "LEGACY" 20416 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: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

PROJECT NUMBER 19-177



SD 1.02B



Aerial view at north east

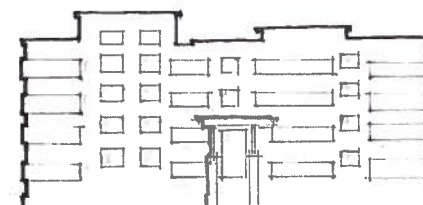


south-west corner



53a avenue streetscape

1/16" = 1'-0"



41 STOREY BUILDING



41 STOREY BUILDING



53A AVENUE CONDOS - EAST

STREETSCAPE

SCALE: 1/16" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #1

PROJECT NUMBER: 18-177



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 NORTH-WEST 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 TREATMENTS 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 BUILDING 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 HEAVY BUILT-OUT MATERIALS SUCH AS BRICK AND HARDIE LAP SIDING WITH THEN PANELISED 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.

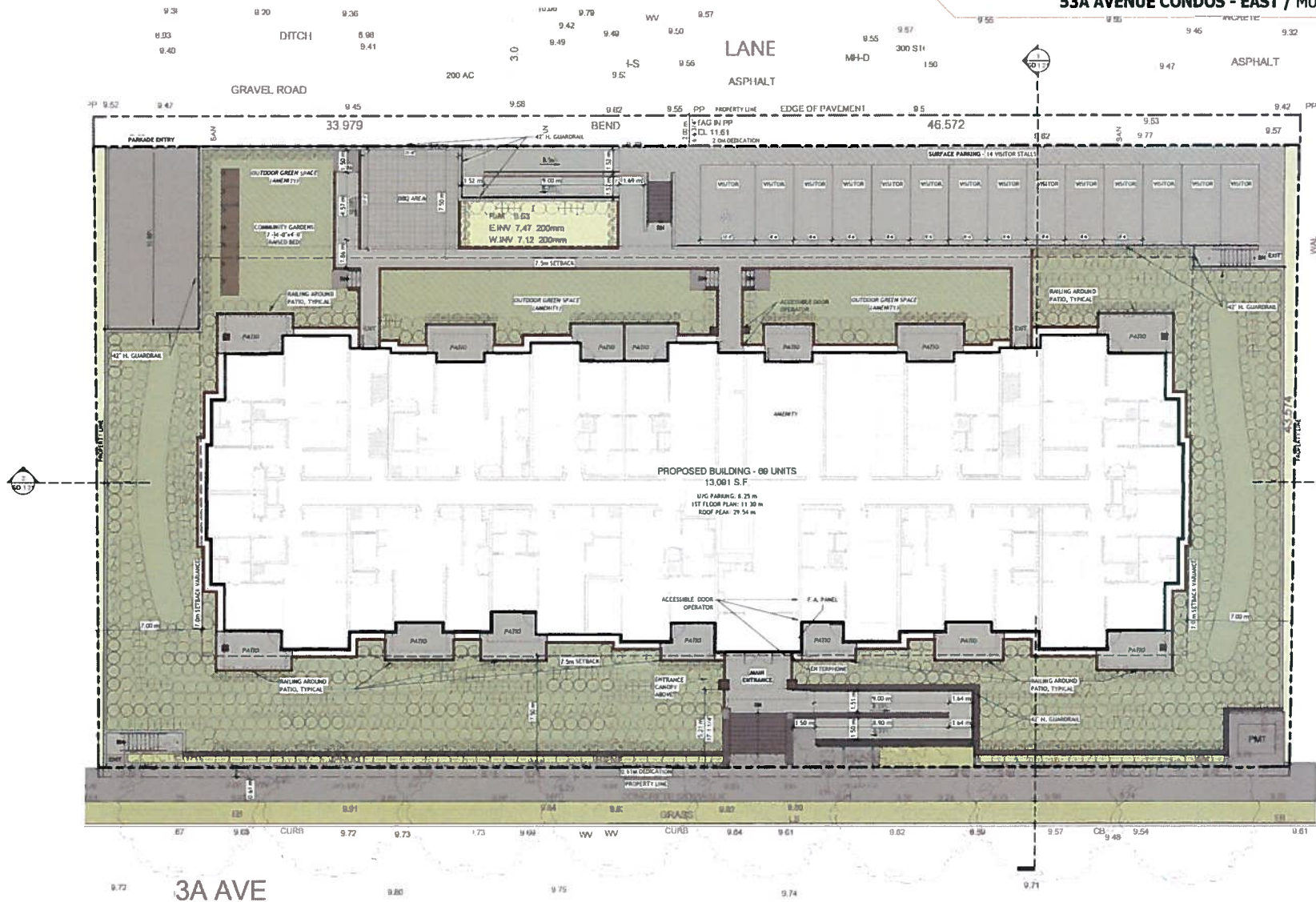
ALL UNITS WILL BE FIT WITH ROUGH IN AIR CONDITIONING CONNECTIONS AND FEATURE 9 FOOT CEILINGS. WE BELIEVE THAT THIS DEVELOPMENT WILL FURTHER ENHANCE THE VIABILITY OF THE NEIGHBORHOOD AND THE SURROUNDING AREA. OUR CLIENT IS DEDICATED TO A QUALITY DEVELOPMENT AND APPRECIATES YOUR SUPPORT IN THIS PROJECT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



front entrance



53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



53A AVENUE CONDOS - EAST

SITE PLAN

SCALE 1" = 10'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

PROJECT NUMBER 15-177

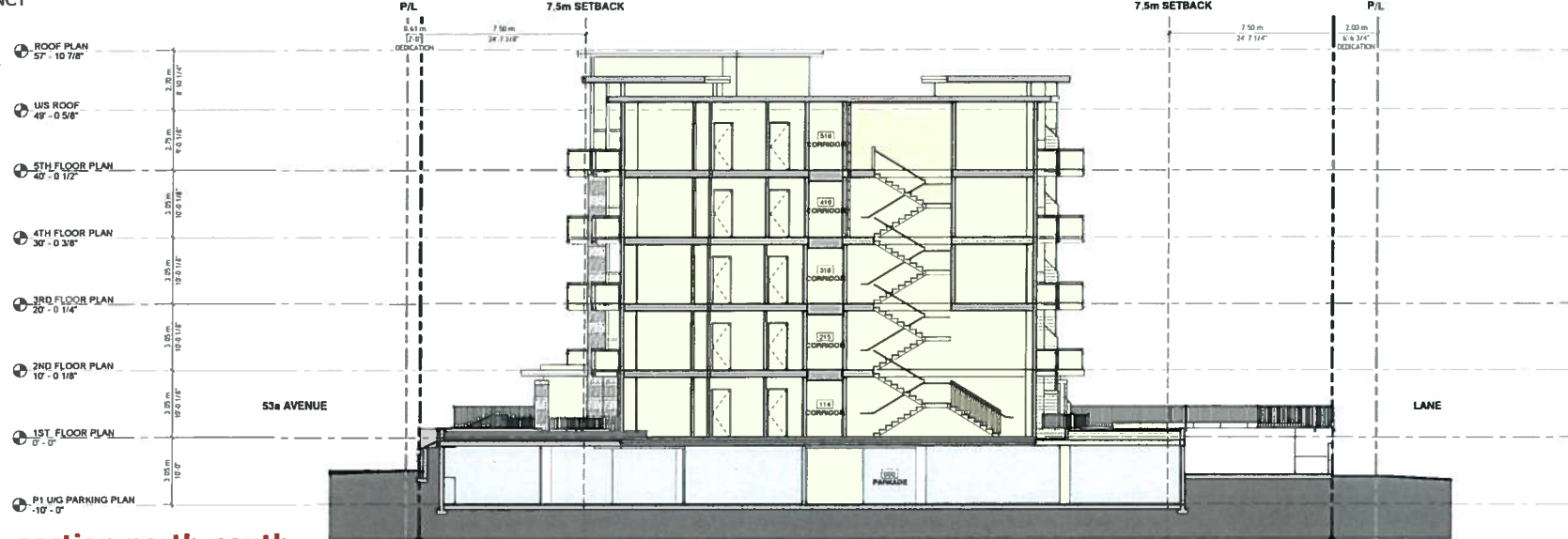


SD 1.20

53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL

OCCUPANCY

- PARKADE
- RESIDENTIAL

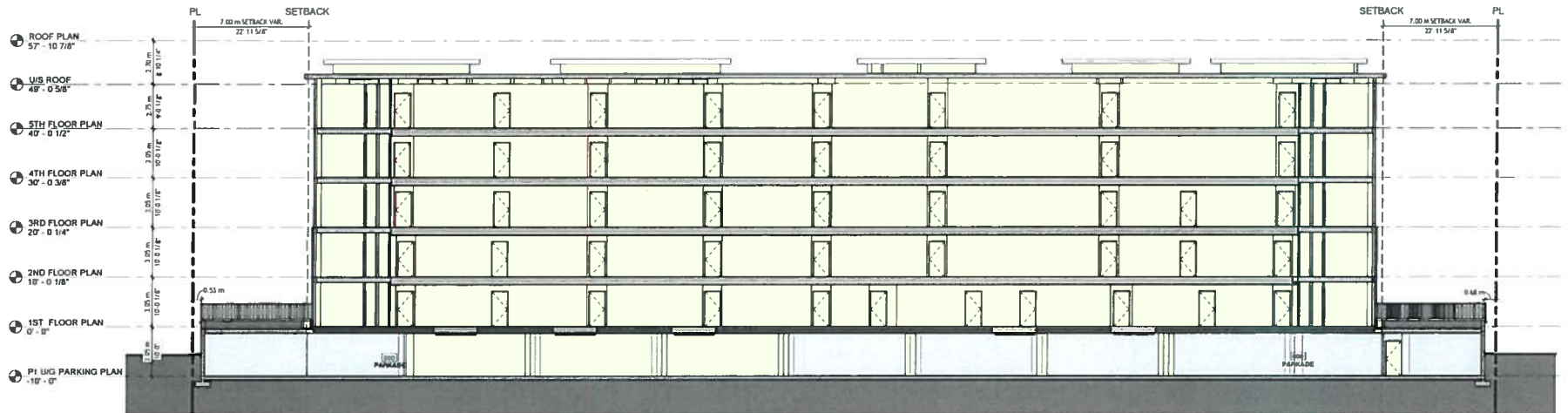


section north-south

1/8" = 1'-0"

OCCUPANCY

- PARKADE
- RESIDENTIAL



section east-west

1" = 10'-0"



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53A AVENUE CONDOS - EAST

SITE SECTIONS

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

PROJECT NUMBER 18-177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 1.21



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: GRAY SLATE
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: LIGHT GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: NIGHT GRAY
- 4 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (1" EXPOSURE):
JAMES HARDIE, COLOUR: EYEWING BLUE
- 5 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (1" EXPOSURE):
JAMES HARDIE, COLOUR: NIGHT GRAY
- 6 CEMENT BOARD STAGGERED EDGE PANEL:
JAMES HARDIE, COLOUR: EYEWING BLUE
- 7 MANUFACTURED BRICK VENEER:
MUTUAL MATERIALS, COLOUR: RUBY RED
TEXTURE: SMOOTH
- 8 ASPHALT ROOF SHINGLES (CAMBRIDGE):
TRIC, COLOUR: SHARPED SLATE
- 9 WINDOW VINYL:
COLOUR: BLACK
- 10 SLIDING PATIO DOOR VINYL:
COLOUR: BLACK
- 11 ALUMINUM BALCONY RAILING:
COLOUR: BLACK
- 12 HEAVY TIMBER (PAINTED):
BERNARD MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 13 HARDIE TRIM (ARTIFICIAL GRANI):
JAMES HARDIE, COLOUR: NIGHT GRAY
- 14 WOOD FASCIA BOARD (PAINTED):
BERNARD MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 15 METAL FLASHING:
GEMTEX, COLOUR: TO MATCH SURROUNDING HARDIE
- 16 EXTERIOR METAL GUARD:
COLOUR: BLACK
- 17 EXTERIOR ALUMINUM RAILING:
COLOUR: BLACK
- 18 CONCRETE WALL:
COLOUR: CLEAR SEALER
- 19 PLANTERS (LANDSCAPE TIES):
COLOUR: NATURAL WOOD
- 20 ALUMINUM STOREFRONT SECTIONS:
COLOUR: CHARCOAL
- 21 EXTERIOR METAL DOOR:
COLOUR: CHARCOAL
- 22 PERFORATED VINYL SPOTTES:
KAYCARE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



material legend

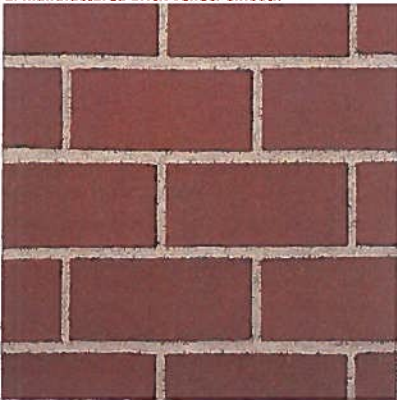
- 1 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: GRAY SLATE
- 1B CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: LIGHT GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING:
JAMES HARDIE, COLOUR: NIGHT GRAY
- 3 CEMENT BOARD (DANWELL) HORIZONTAL LAP SIDING (1" EXPOSURE):
JAMES HARDIE, COLOUR: EVENING BLUE
- 4 CEMENT BOARD (DANWELL) HORIZONTAL LAP SIDING (1" EXPOSURE):
JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANEL:
JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER:
ARTURAL MATERIALS, COLOUR: RUBY RED
TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES "CAMBRIDGE":
TRG, COLOUR: HARBOR SLATE
- 8 WINDOW VINYL:
COLOUR: BLACK
- 9 SLIDING PATIO DOOR VINYL:
COLOUR: BLACK
- 10 ALUMINUM BALCONY RAILING:
COLOUR: BLACK
- 11 HEAVY TRIMMER (PAINTED):
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 12 HARDIE TRIM (ELECTRIC GRAY):
JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FASCIA BOARD (PAINTED):
BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 14 METAL FLASHING:
GENITA, COLOUR: TO MATCH SURROUNDING HARDIE
- 15 EXTERIOR METAL GARAGE:
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 SOFFIT:
RAYCAY, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



south elevation

3/12" = 1'-0"

1. manufactured brick veneer smooth



1B. cement board smooth



5. cement board staggered edge

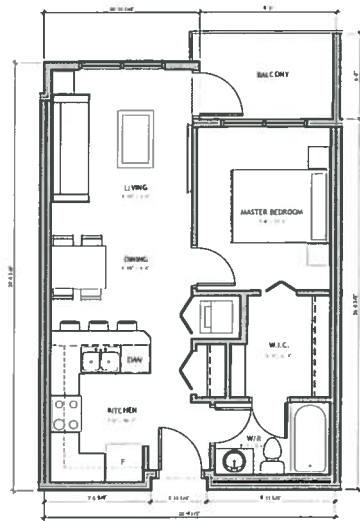


3. cement board horizontal lap siding



5. cement board horizontal lap siding

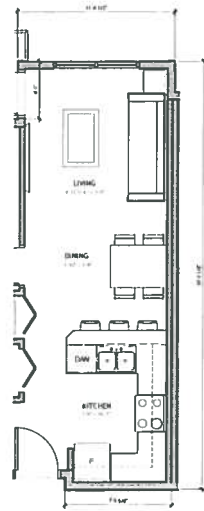




unit A

1/4" = 1'-0"

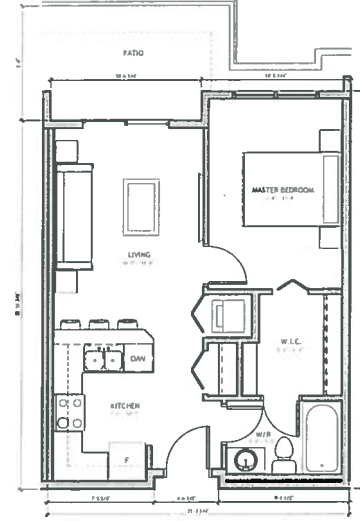
UNIT TYPE: 1 BED
UNIT AREA: 574 SF
UNIT COUNT: 5



unit Ab

1/4" = 1'-0"

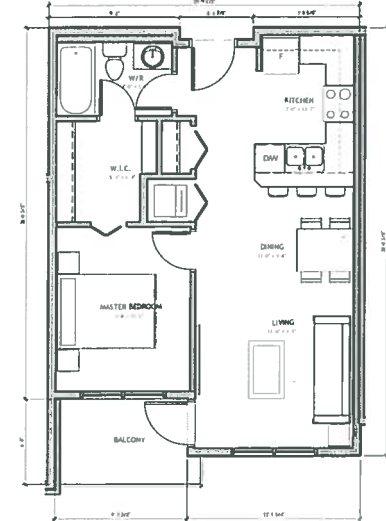
UNIT TYPE: 1 BED
(SAME AS UNIT A EXCEPT
FOR THE AREA SHOWN)
UNIT AREA: 577 SF
UNIT COUNT: 5



unit A2

1/4" = 1'-0"

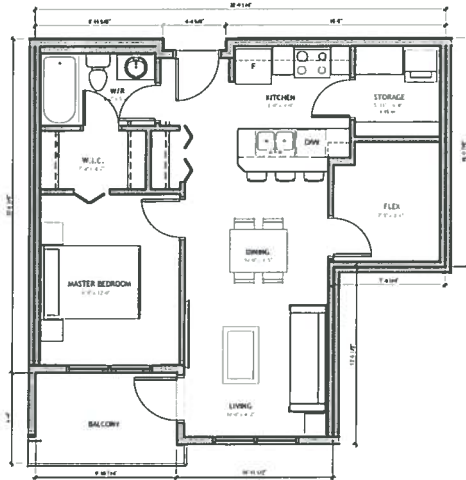
UNIT TYPE: 1 BED
UNIT AREA: 546 SF
UNIT COUNT: 1



unit A3

1/4" = 1'-0"

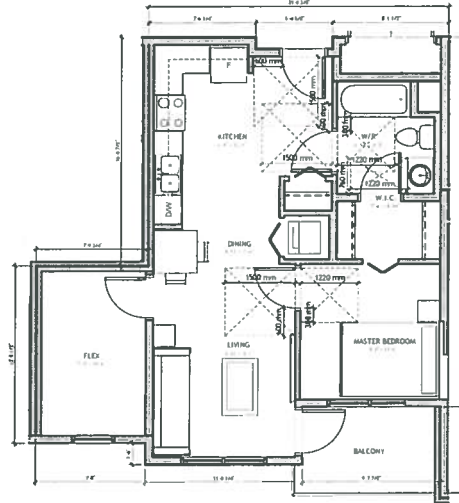
UNIT TYPE: 1 BED
UNIT AREA: 615 SF
UNIT COUNT: 5



unit B

1/4" = 1'-0"

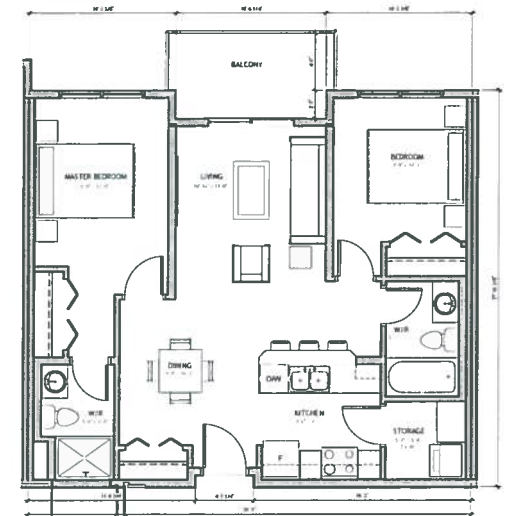
UNIT TYPE: 1 BED + FLEX
UNIT AREA: 675 SF
UNIT COUNT: 5



unit C

1/4" = 1'-0"

UNIT TYPE: 1 BED + FLEX (ADAPTABLE)
UNIT AREA: 664 SF
UNIT COUNT: 5



unit D

1/4" = 1'-0"

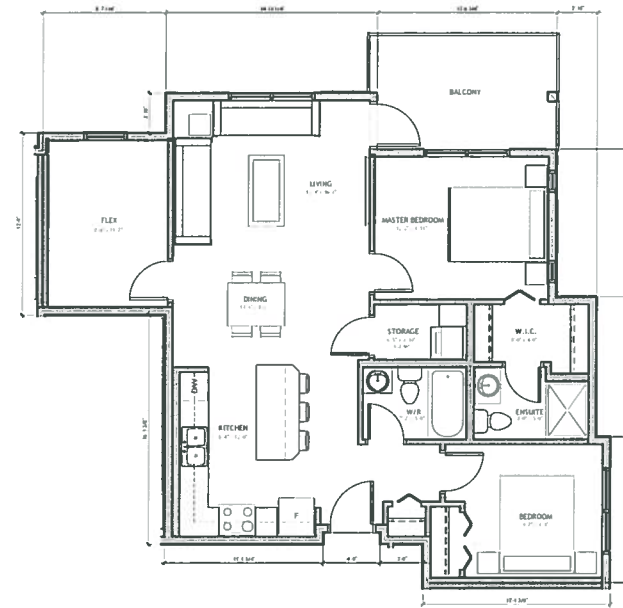
UNIT TYPE: 2 BED
UNIT AREA: 860 SF
UNIT COUNT: 23



unit E

1/4" = 1'-0"

UNIT TYPE: 2 BED + FLEX
UNIT AREA: 1151 SF
UNIT COUNT: 14



unit E2

1/4" = 1'-0"

UNIT TYPE: 2 BED + FLEX
UNIT AREA: 1051 SF
UNIT COUNT: 8



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53A AVENUE CONDOS - EAST

UNIT PLANS

SCALE 1/4" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

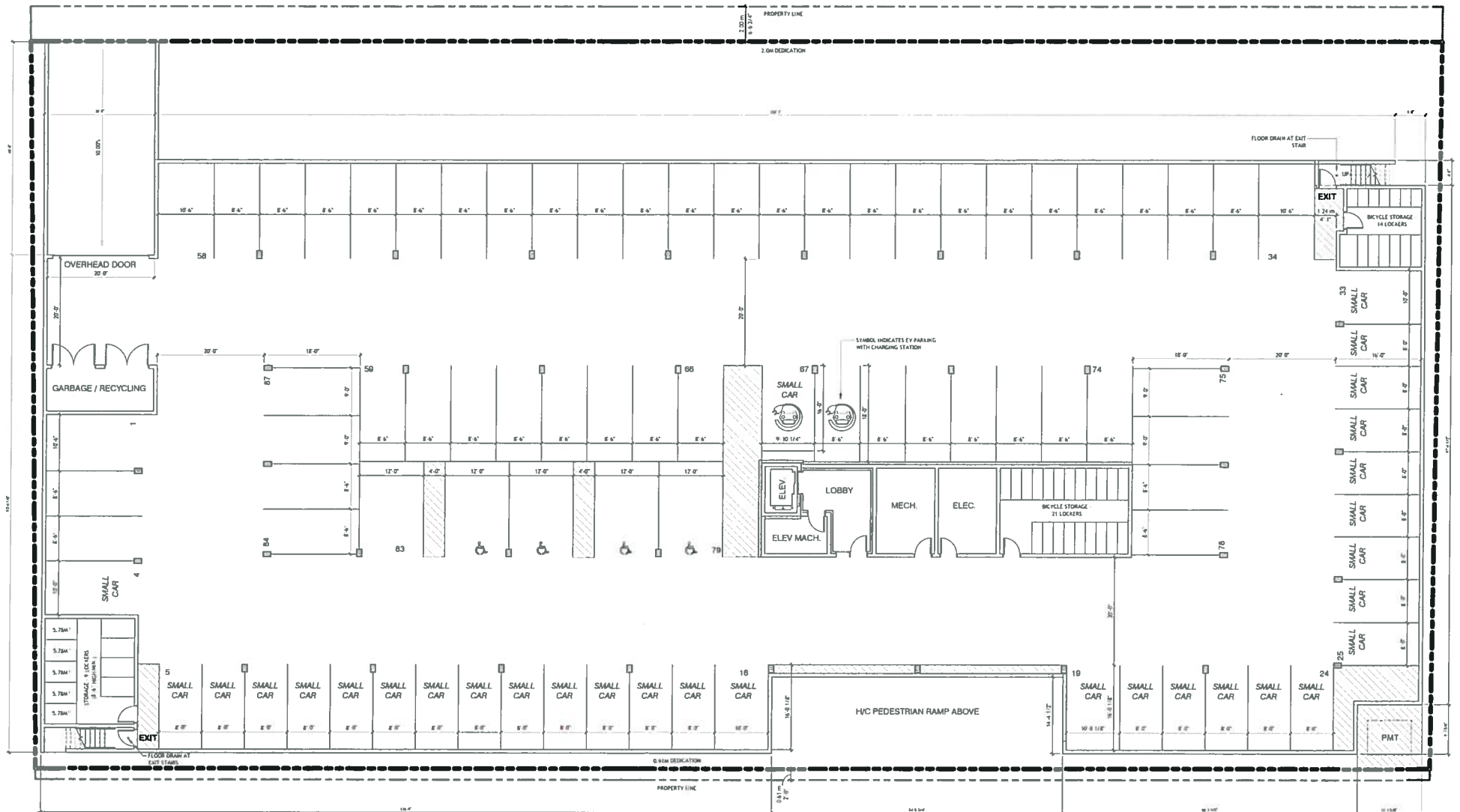
19-05-24 REVISION #

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REDEKOP KROEKER
DEVELOPMENT INC.

SD 2.02



P1 level plan

$$1/S^n \approx 1' \cdot 0^n$$


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53A AVENUE CONDOS - EAST

P1 LEVEL PLAN

SCALE 1/8" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

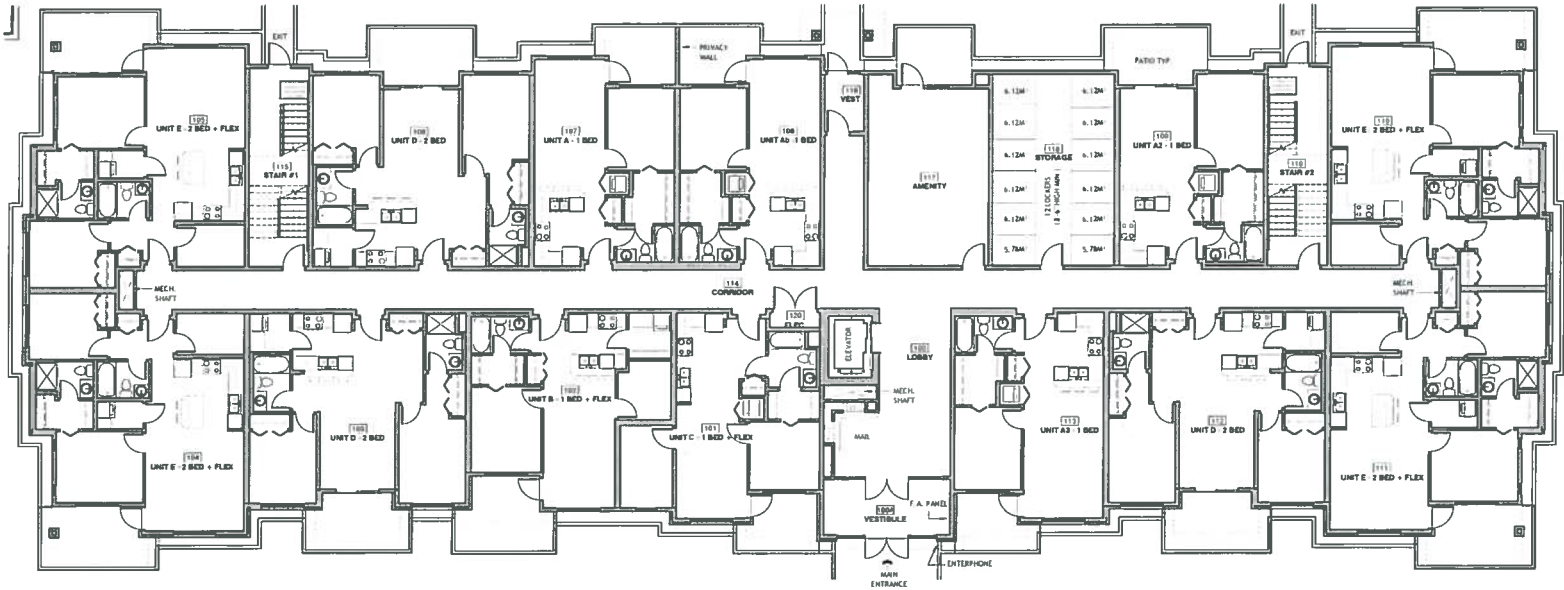
19-05-24 REVISION #

PROJECT NUMBER 18-177



REDEKOP KROEKER
DEVELOPMENT INC.

SD 3.01



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



53A AVENUE CONDOS - EAST

L1 FLOOR PLAN
SCALE 1/8" = 1'-0"

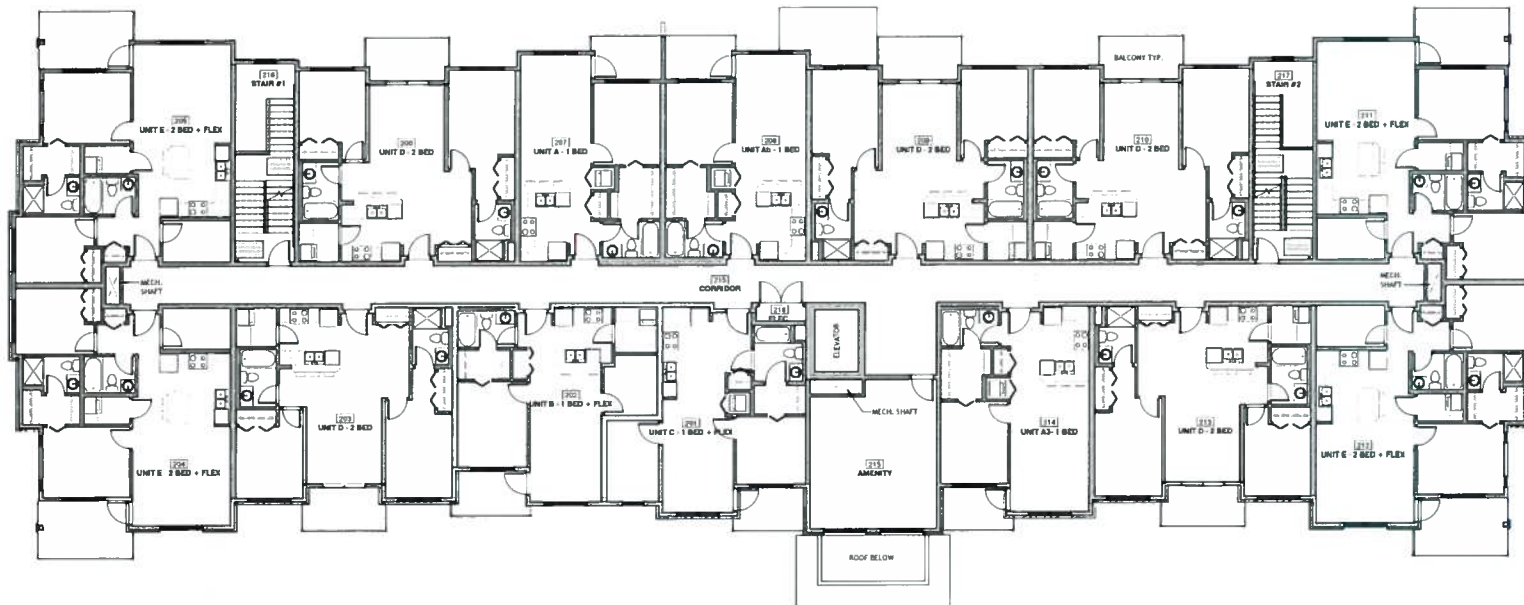


RE-ISSUED FOR DEVELOPMENT PERMIT

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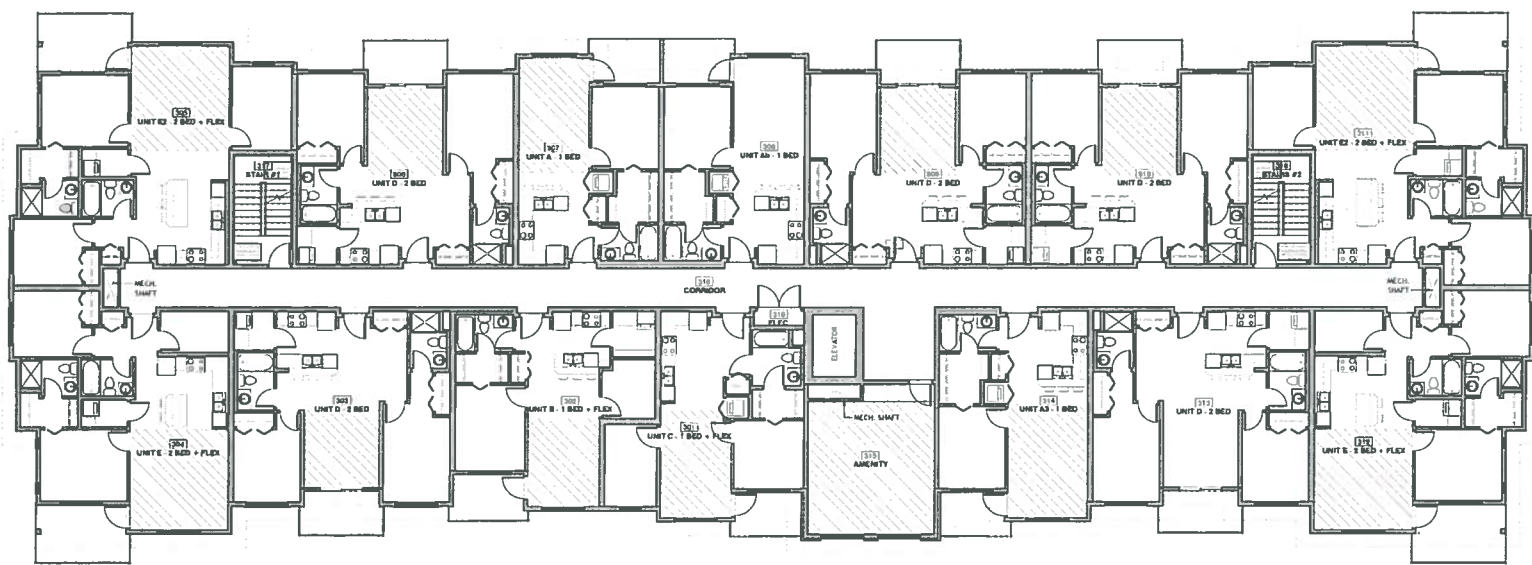
SD 3.02



2nd level plan

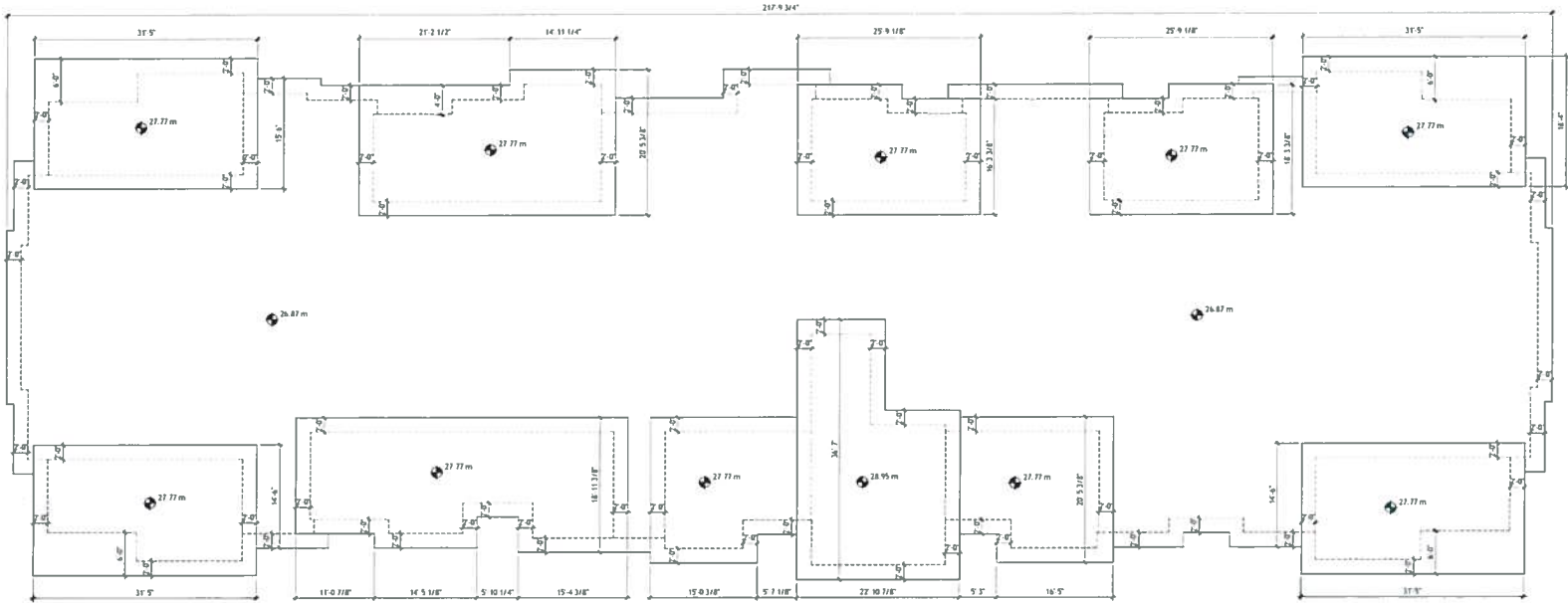
1/8" = 1'-0"





3rd - 5th level plan
1/8" = 1'-0"





roof level plan

1/8" = 1'-0"



53A AVENUE CONDOS - EAST

ROOF PLAN

SCALE 1/8" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

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SD 3.05

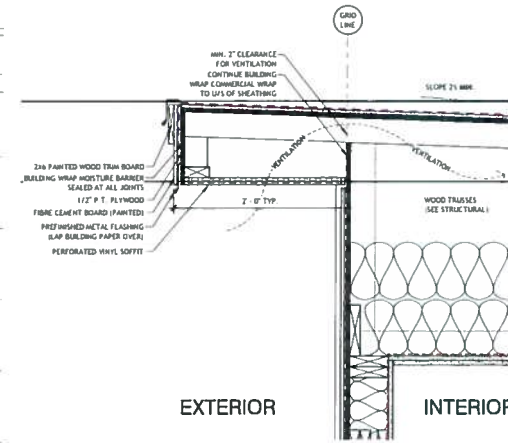
53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



south elevation



west elevation



roof detail

material legend

- 11 CEMENT BOARD SMOOTH PANEL SING. JAMES HARDIE, COLOUR: GRAY SLATE
- 18 CEMENT BOARD SMOOTH PANEL SING. JAMES HARDIE, COLOUR: LIGHT WEST
- 2 CEMENT BOARD SMOOTH PANEL SING. JAMES HARDIE, COLOUR: NIGHT GRAY
- 1 CEMENT BOARD CEDARNELL HORIZONTAL LAP SING (A) EXPOSURE JAMES HARDIE, COLOUR: EVENING BLUE
- 2 CEMENT BOARD CEDARNELL HORIZONTAL LAP SING (A) EXPOSURE JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD STAGGERED EDGE PANEL JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BACK VEENER, NATURAL MATERIALS, COLOUR: RUBY RED TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES 'CAMBRIDGE' WIG, COLOUR: HARBARD SLATE
- 11 WINDOW VINYL, COLOUR: BLACK
- 15 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
- 17 HARDE TRIM (PAINTIC GRAH): JAMES HARDIE, COLOUR: NIGHT GRAY
- 15 WOOD FASCIA BOARD (PAINTED): BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 11 METAL FLASHING: 'CENTEX', COLOUR: TO MATCH SURROUNDING HARDE
- 13 EXTERIOR METAL GUARD COLOUR: BLACK
- 18 EXTERIOR ALUMINUM RAILING COLOUR: BLACK
- 17 CONCRETE WALL COLOUR: CLEAR SCALEP
- 18 PLANTIES (LANDSCAPE TREI) COLOUR: NATURAL WOOD
- 19 ALUMINUM STOREFRONT SECTIONS COLOUR: CHARCOAL
- 20 EXTERIOR METAL DOOR COLOUR: CHARCOAL
- 21 PERFORATED VINYL SOFFITS: 'RAYCAY', COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



53A AVENUE CONDOS - EAST

BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

PROJECT NUMBER 19-177



SD 4.01

53A AVENUE CONDOS - EAST / MULTI-FAMILY RESIDENTIAL



north elevation
1/8" = 1'-0"



east elevation
1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING, JAMES HARDIE, COLOUR: GRAY SLATE
- 1B CEMENT BOARD SMOOTH PANEL SIDING, JAMES HARDIE, COLOUR: LIGHT GREY
- 1 CEMENT BOARD SMOOTH PANEL SIDING, JAMES HARDIE, COLOUR: NIGHT GRAY
- 1 CEMENT BOARD CEDARSHED HORIZONTAL LAP SIDING (4\"/>
- 4 CEMENT BOARD CEDARSHED HORIZONTAL LAP SIDING (4\"/>
- 5 CEMENT BOARD STAGGERED EDGE PANEL, JAMES HARDIE, COLOUR: EVENING BLUE
- 6 MANUFACTURED BRICK VENEER, NATURAL MATERIALS, COLOUR: RUBY RED, TEXTURE: SMOOTH
- 7 ASPHALT ROOF SHINGLES CANIBRIDGE, 30\", 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 (RUSTIC GRAY): JAMES HARDIE, COLOUR: NIGHT GRAY
- 13 WOOD FASCIA BOARD (PAINTED): BENJAMIN MOORE, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY
- 14 METAL FLASHING: GLETEX, COLOUR: TO MATCH SURROUNDING HARDIE
- 15 EXTERIOR METAL GUARD, COLOUR: BLACK
- 16 EXTERIOR ALUMINUM RAILING, COLOUR: BLACK
- 17 CONCRETE WALL, COLOUR: TOLER SEALER
- 18 PLANTERS (LANDSCAPE TIES), COLOUR: NATURAL WOOD
- 19 ALUMINUM STONEFRONT SECTIONS, COLOUR: CHARCOAL
- 20 EXTERIOR METAL DOOR, COLOUR: CHARCOAL
- 21 PERFORATED VINYL SOFFITS: NAYLAK, COLOUR: TO MATCH JAMES HARDIE NIGHT GRAY



53A AVENUE CONDOS - EAST

BUILDING ELEVATIONS

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

RE-ISSUED FOR DEVELOPMENT PERMIT

19-05-24 REVISION #

PROJECT NUMBER 19-177



SD 4.02

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking for residents of the building.
- Site lighting will evenly illuminate all public areas

Natural Access Control:

- There is one clearly-defined main entry point.
- The raised platform stops unwanted access from the perimeter of the property

Territoriality

- Each 1st floor unit has access to grassed yard area, which increases the sense of ownership

Maintenance & Management

- Owner will initiate programs, such as:
 - Landscape maintenance program, to avoid overgrowth
 - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 35 tenant bike stalls provided in the parkade

Electric Car Parking:

- We have made allowance for 2 electric car parking stalls in the parkade

New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

Heat Island Effect:

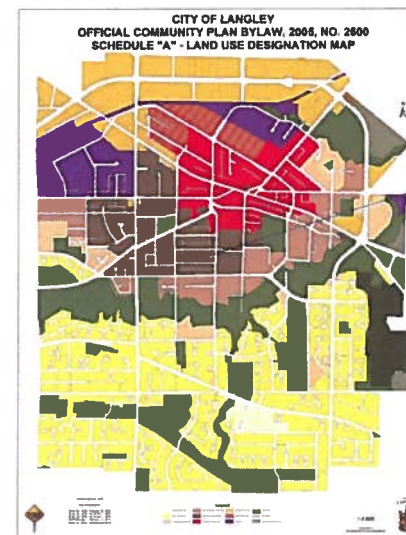
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

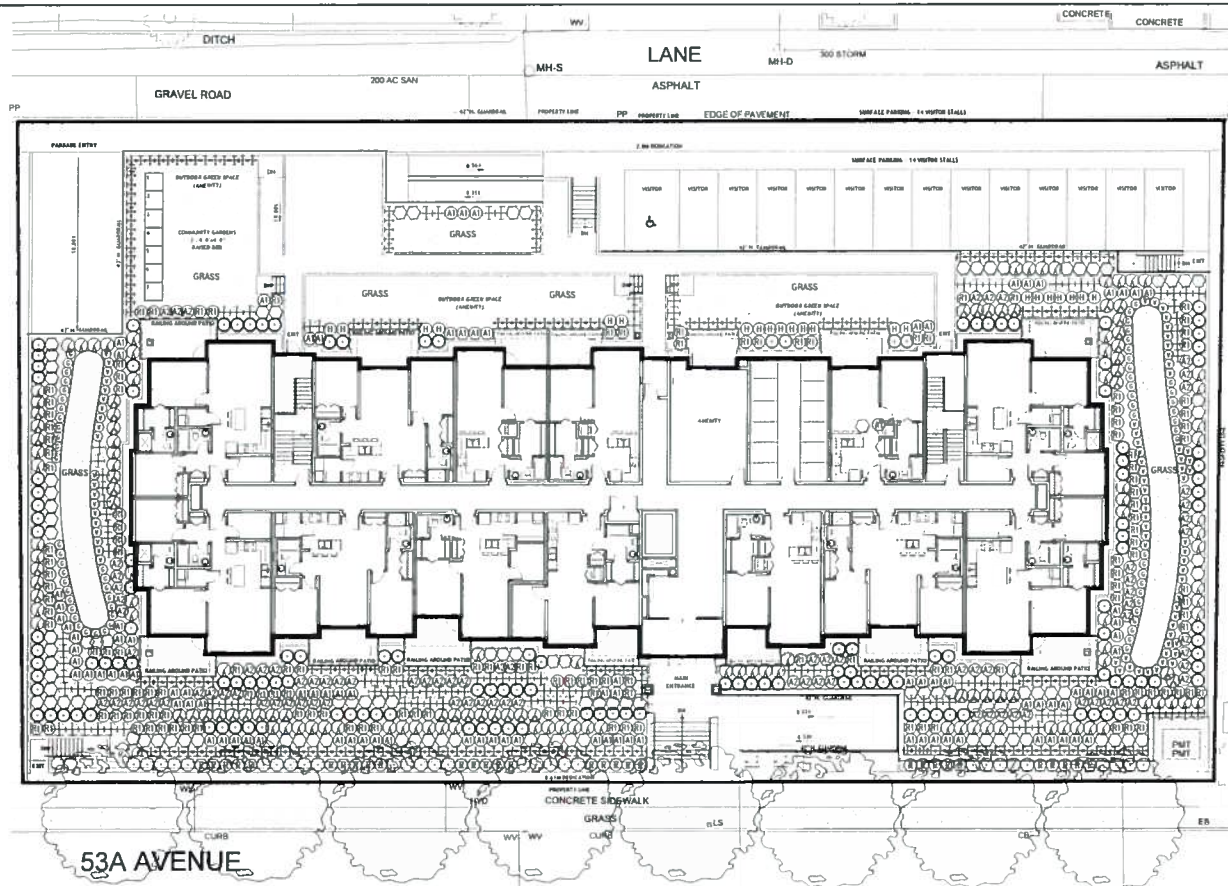
- Land use designation is – High Density Residential
- Max Density 198 Units/Hectare.
198 x 0.3540 Ha = 70 units max.

69 units proposed

- Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL



53A AVENUE

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	8	3.00 METERS	AS SHOWN	B & B.
+	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	122	#3 POT	85 CM. O.C.	
⑩	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	104	#3 POT	90 CM. O.C.	
⑤	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	83	#3 POT	90 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	105	#3 POT	90 CM. O.C.	
⊗	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	49	#3 POT	90 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	140	#3 POT	90 CM. O.C.	
○	SPIRAEA x BUMALDA 'GOLD FLAME'	SPIRAEA	29	#3 POT	90 CM. O.C.	
⑧	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	30	#3 POT	90 CM. O.C.	
⑩	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	150	#3 POT	90 CM. O.C.	
⑩	HOSTA (VARIOUS)	HOSTA	22	#3 POT	90 CM. O.C.	
⑦	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	90	#3 POT	90 CM. O.C.	
+	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	232	#3 POT	70 CM. O.C.	
⑨	GAULTHERIA SHALLOON	SALAL	62	#3 POT	65 CM. O.C.	
⑩	VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	68			



DATE: 1/15/19
REVISED SITE PLAN
BY: [Signature]
APP: [Signature]

C. KAVOLINHAS & ASSOCIATES INC.
BCSLA CSLA
3445 JENKINS COURT
ABERFORD, B.C.
V3C 3E8
PHONE: (604) 857-3376

RECEIVED: 1/15/19
DEVELOPMENTS INC.
SUITE #110
11550 CAMBIE ROAD
RICHMOND, B.C.
V6V 3Z5

PLAN VIEW
LANDSCAPE PLAN
53A AVENUE
CONDOS - EAST
20209 20219 20225 20237 - 53A AVENUE
CITY OF LANGLEY, B.C.

SCALE: 1/150
DATE: FEB/19
BY: [Signature]
APP: [Signature]

PROJECT: [Signature]
SHEET NO.: L-1
TOTAL SHEETS: 1

