

PROJECT DATA

OWNER

Crossroads Enterprises
5965 205a St.
Langley City, BC, V3A 4E4
604 514 4845
mikeguie@gmail.com

ARCHITECT

Tony Osborn Architecture + Design Inc.
204 - 343 Railway Street
Vancouver BC V6A 1A4
604 363 3790
tony@toad.design

PROJECT DATA

Civic Address 5609 201A St. LANGLEY bc
Postal Code V3A 1S9
PID 000-632-163
Legal Description PLAN 29687 LOT 62
Existing Zoning RM2 (multiple residential medium density zone)
Proposed Zoning RM3 (multiple residential high density zone)
Lot Area 0.317 ha (34,166 SF)
Dimensions cca 62.4 x 49.2 m
Stores 5
Max. Number of Units (198 units/ha.) 62
Minimum Building Elevation 9.70 m
Avg Finished Grade (Zoning) 10.93 m
Lowest Avg Grade (BCBC 2018) 10.93 m
Building Height (from avg grade) 18.89 m
1st Storey to Uppermost Floor MAX: 18 m, PROPOSED: 12.19 m
1st Storey to Uppermost Roof MAX: 25 m, PROPOSED: 17.07 m
Fire Access Route to Uppermost Floor Level MAX: 20 m, PROPOSED: 14.01 m

Site Area (gross) 0.3170 ha (34,166 SF)
Site Area (net) 2864.7 m² (30 835 SF)
Building Area 1190.9 m² (12 818 SF)
Gross Floor Area 8,190.0 m² (88,156 SF)
Balconies Floor Area 229.4 m² (2,469 SF)
Site Coverage (not including parkade) 38%
Site Coverage (including parkade) 83%
Floor Space Ratio (not including parkade) 1.74
Floor Space Ratio (including parkade) 2.57
Density Allowable 62 UNITS (198units/ha, 0.317 ha)
Density Proposed 62 UNITS
Storage 5.67m³ provided within each unit.

PROPOSED SETBACKS

NORTH 7.22 m
SOUTH 3.53 (6.22) m
EAST 3.07 m
WEST 6.02 m

AVERAGE GRADE CALCULATIONS

A North-East corner 11.13
B North-West corner 10.54
C South-East corner 11.16
D South-West corner 10.90
 $A+B \div 2 = 10.84$
 $B+C \div 2 = 10.85$
 $C+D \div 2 = 11.03$
 $D+A \div 2 = 11.02$
TOTAL 43.73/4
AVERAGE GRADE 10.93

UNIT COUNT SUMMARY

One Bedroom Units 28 45%
Two Bedroom Units 28 45%
Three Bedroom Units 6 10%
Total 62 100%

PARKING REQUIREMENTS

VEHICLE PARKING STALLS REQUIRED
Units Factor Total -10%
/SF
TENANT (3 BR) 6 2.0 12.0 10.8
TENANT (2 BR) 28 1.3 36.4 32.8
TENANT (1 BR) 28 1.2 33.6 30.2
VISITOR 62 0.2 12.4 11.2
Total Stalls 94.4 85

BICYCLE PARKING STALLS REQUIRED

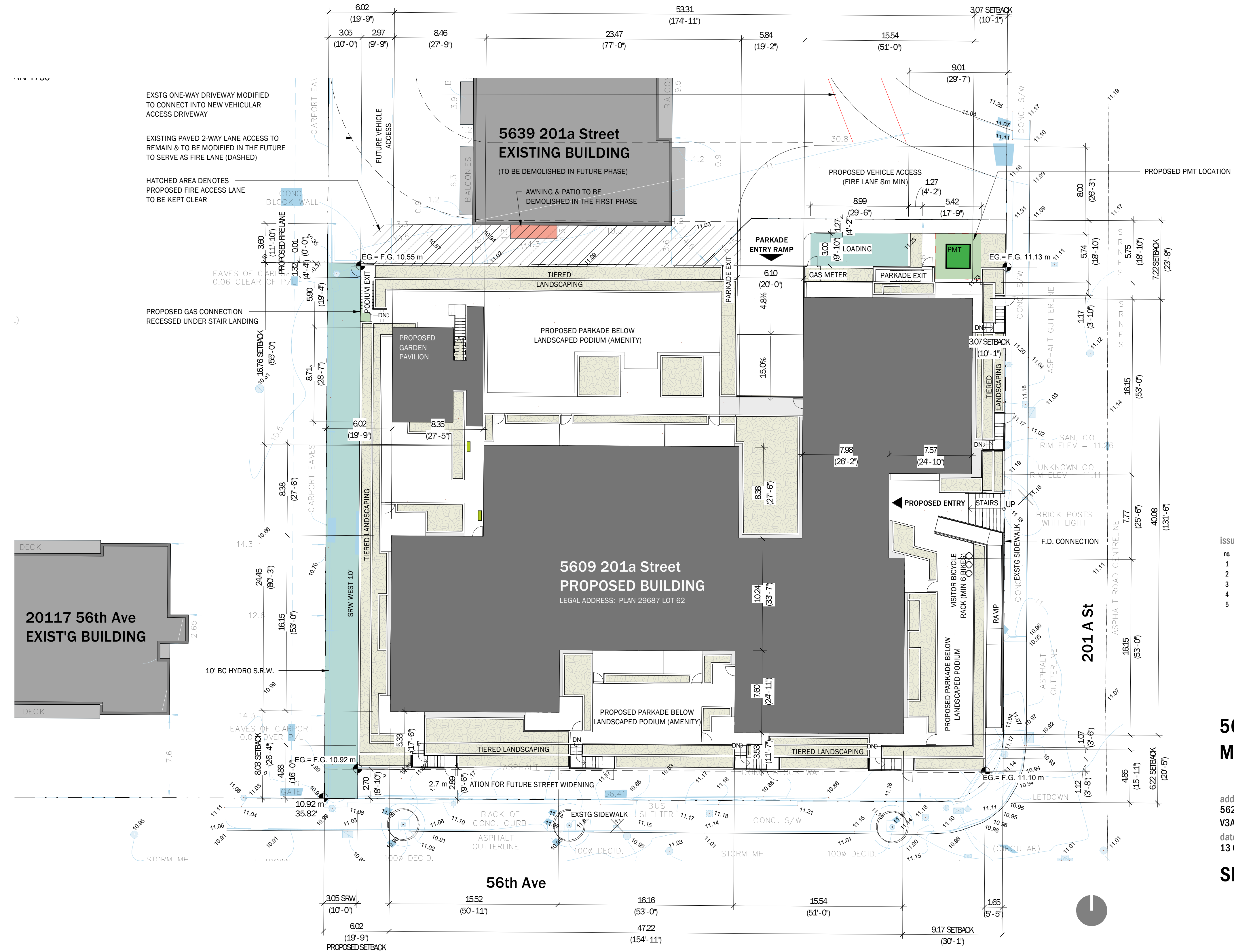
Units/SF or Factor Total
BLDG Total
TENANT (UNIT) 62 0.5 31
VISITOR 6 n/a 6
Total Stalls 37

PARKING PROVIDED

VEHICLE PARKING
Small Car H/C Standard Total
(51%) (5%) (44%)
TENANT 39 4 31 74
VISITOR 4 1 6 11
Total Stalls 43 5 37 85

BICYCLE PARKING

Total
TENANT 34
VISITOR 6
Total Stalls 40



issues / revisions:

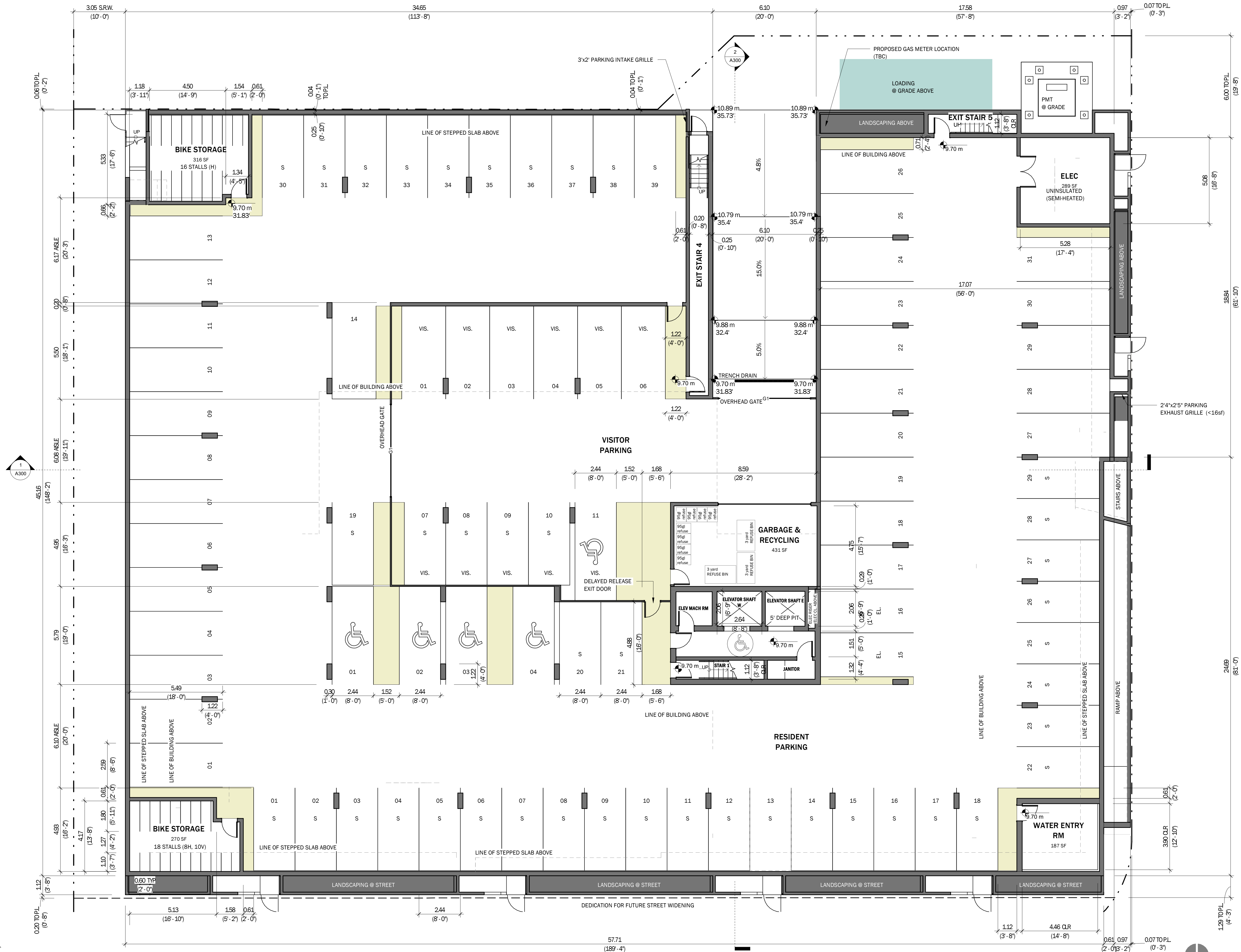
no.	issue / revision	date
1	Issued for Planning/DP	13 OCT 2020
2	Revised for Planning/DP	04 JAN 2021
3	Revised for Planning/DP	18 FEB 2021
4	Revised for Planning/DP	31 MAR 2021
5	Revised for Planning/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address:
5625 201a St Langley, BC
V3A 1S9
date:
13 OCT 2020

project no.
2007
scale:
As indicated

SITE PLAN



issues / revisions:

no.	issue / revision	date
1	Issued for Permitting/DP	13 OCT 2020
2	Revised for Permitting/DP	04 JAN 2021
3	Revised for Permitting/DP	18 FEB 2021
4	Revised for Permitting/DP	31 MAR 2021
5	Revised for Permitting/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

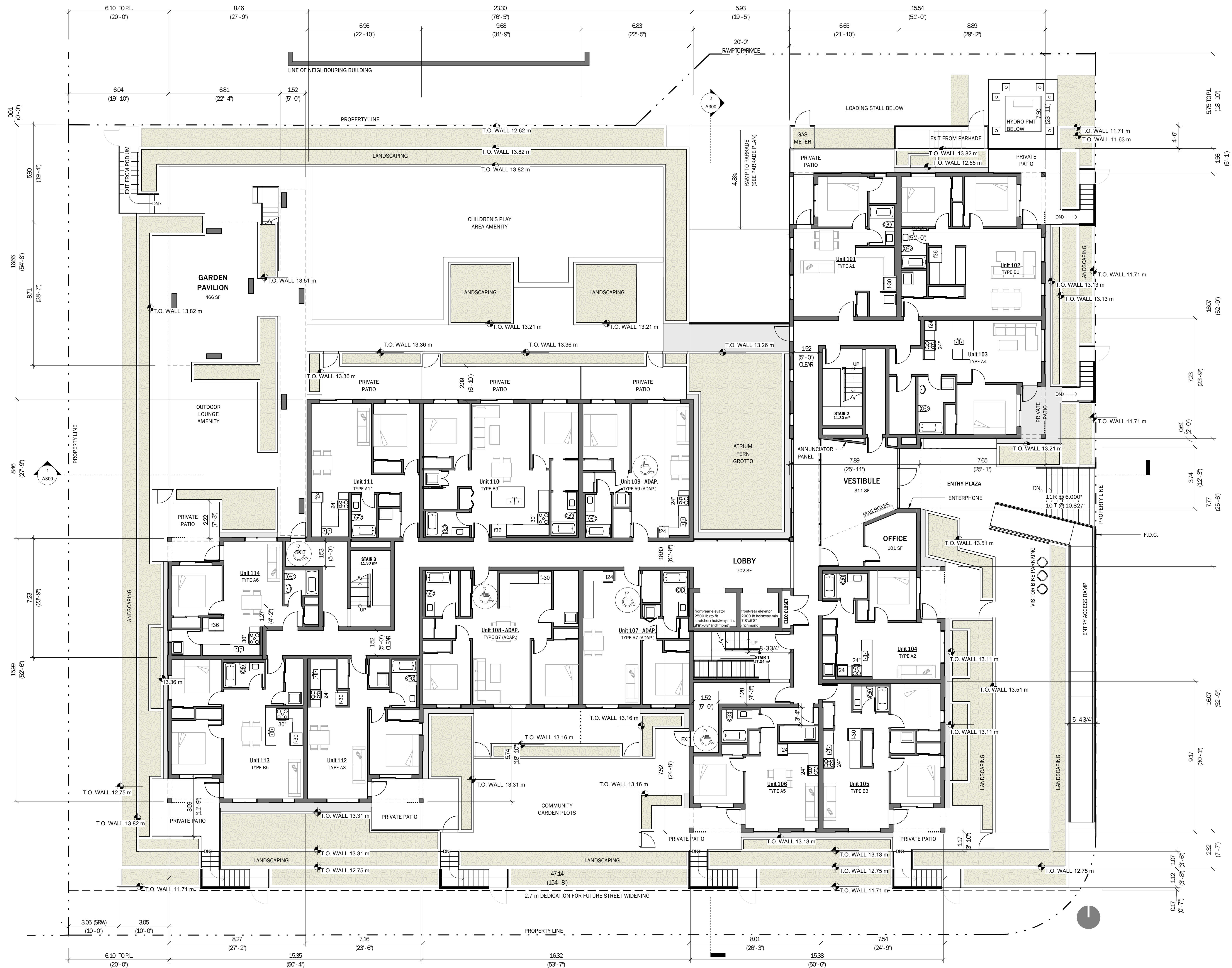
address:
5625 201a St Langley, BC
V3A 1S9

project no.
2007

date:
13 OCT 2020

scale:
1 : 100

PARKADE PLAN



issues / revisions:

no.	issue / revision	date
1	Issued for Review/DP	13 OCT 2020
2	Revised for Review/DP	04 JAN 2021
3	Revised for Review/DP	18 FEB 2021
4	Revised for Review/DP	31 MAR 2021
5	Revised for Review/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address:
5625 201a St Langley, BC
V3A 1S9

project no.
2007

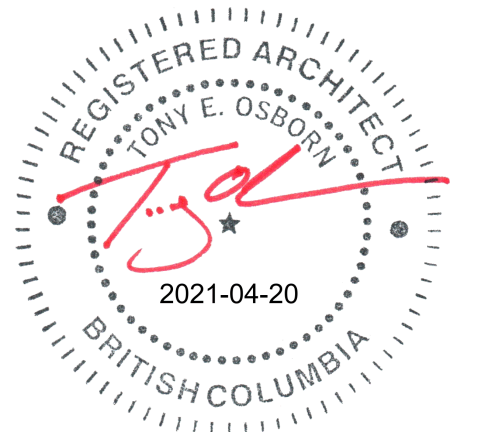
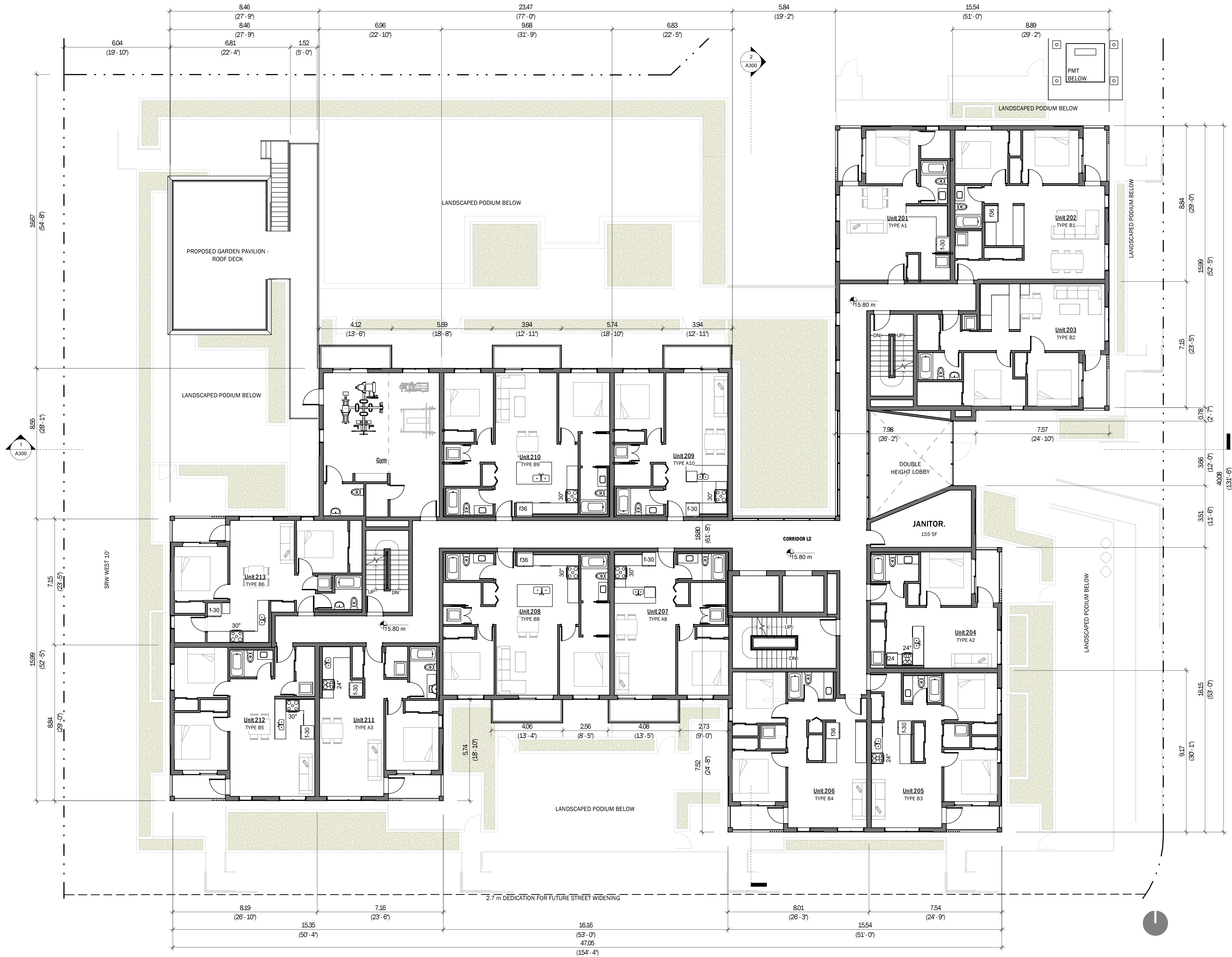
date:
13 OCT 2020

scale:
1 : 100

GROUND FLOOR PLAN

A101

drawn by: MK
checked by: TEO

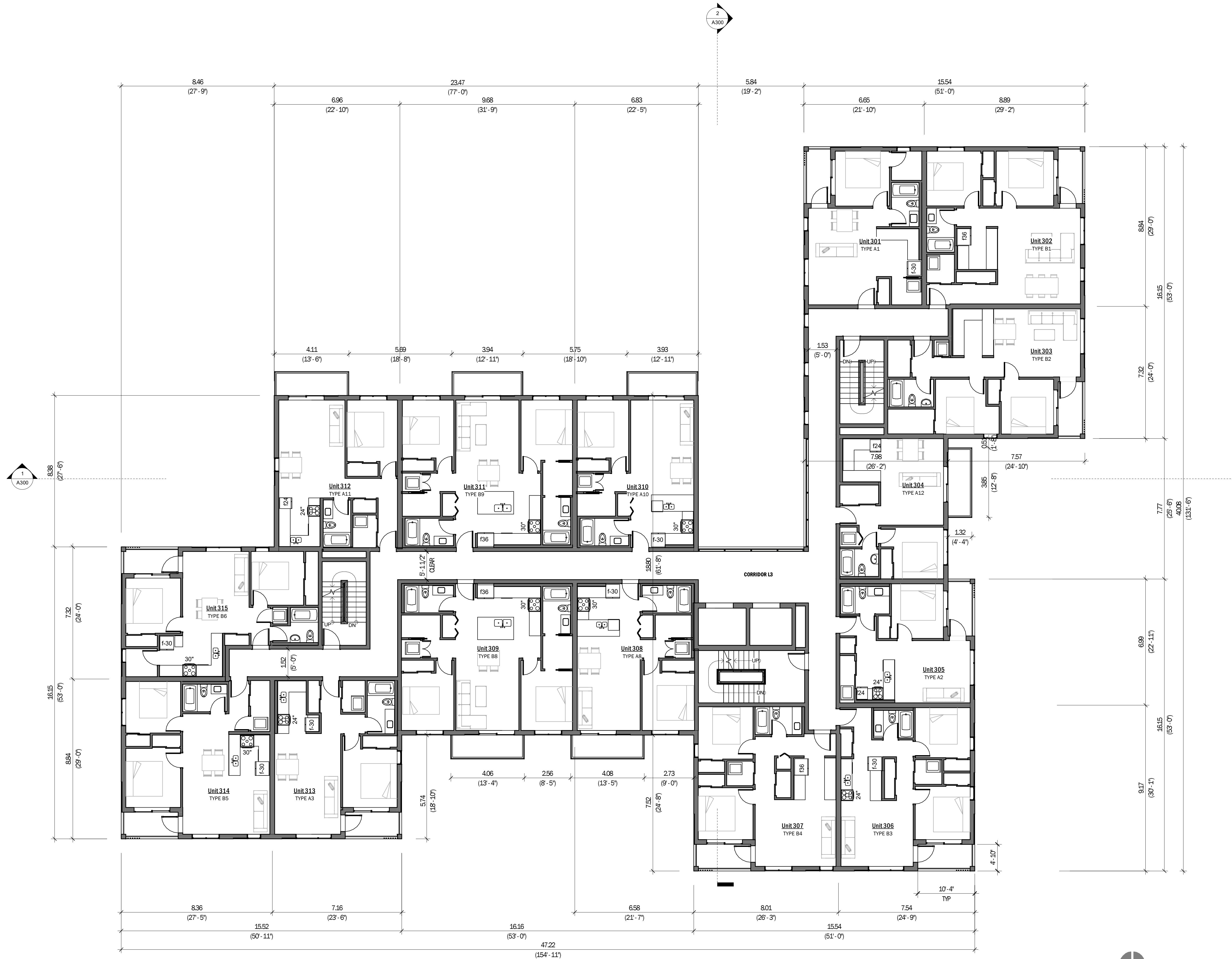


no.	issue / revision	date
1	Issued for Permitting/DP	13 OCT 2020
2	Revised for Permitting/DP	04 JAN 2021
3	Revised for Permitting/DP	18 FEB 2021
4	Revised for Permitting/DP	31 MAR 2021
5	Revised for Permitting/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address: 5625 201a St Langley, BC V3A 1S9
project no. 2007
date: 13 OCT 2020
scale: 1 : 100

SECOND FLOOR PLAN



issues / revisions:

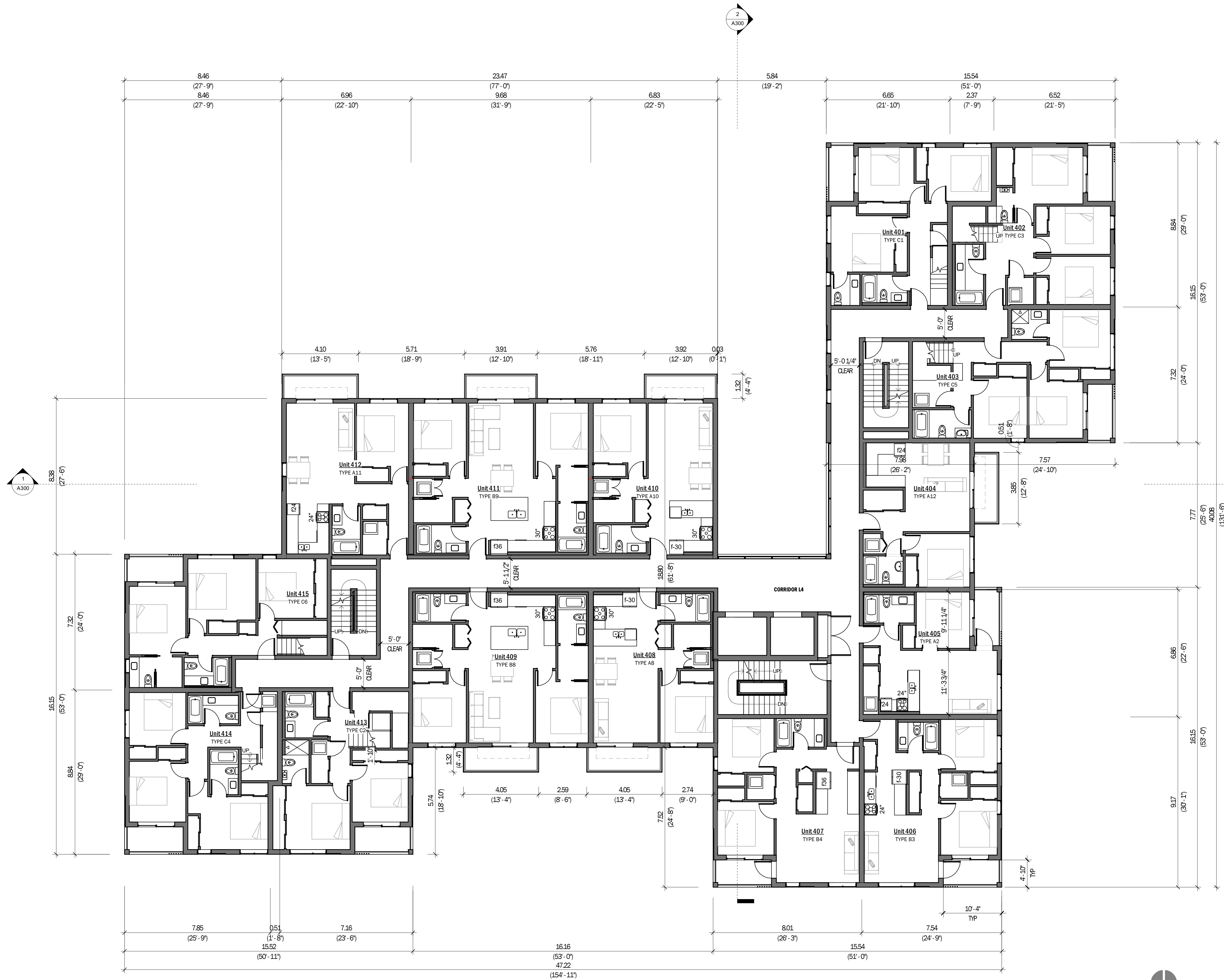
no.	issue / revision	date
1	Issued for Permitting/DP	13 OCT 2020
2	Reissued for Permitting/DP	04 JAN 2021
3	Reissued for Permitting/DP	18 FEB 2021
4	Reissued for Permitting/DP	31 MAR 2021
5	Reissued for Permitting/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address: 5625 201a St Langley, BC V3A 1S9
project no. 2007
date: 13 OCT 2020
scale: 1 : 100

THIRD FLOOR PLAN

A103



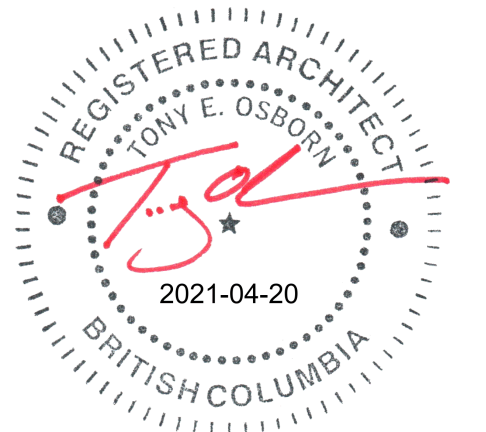
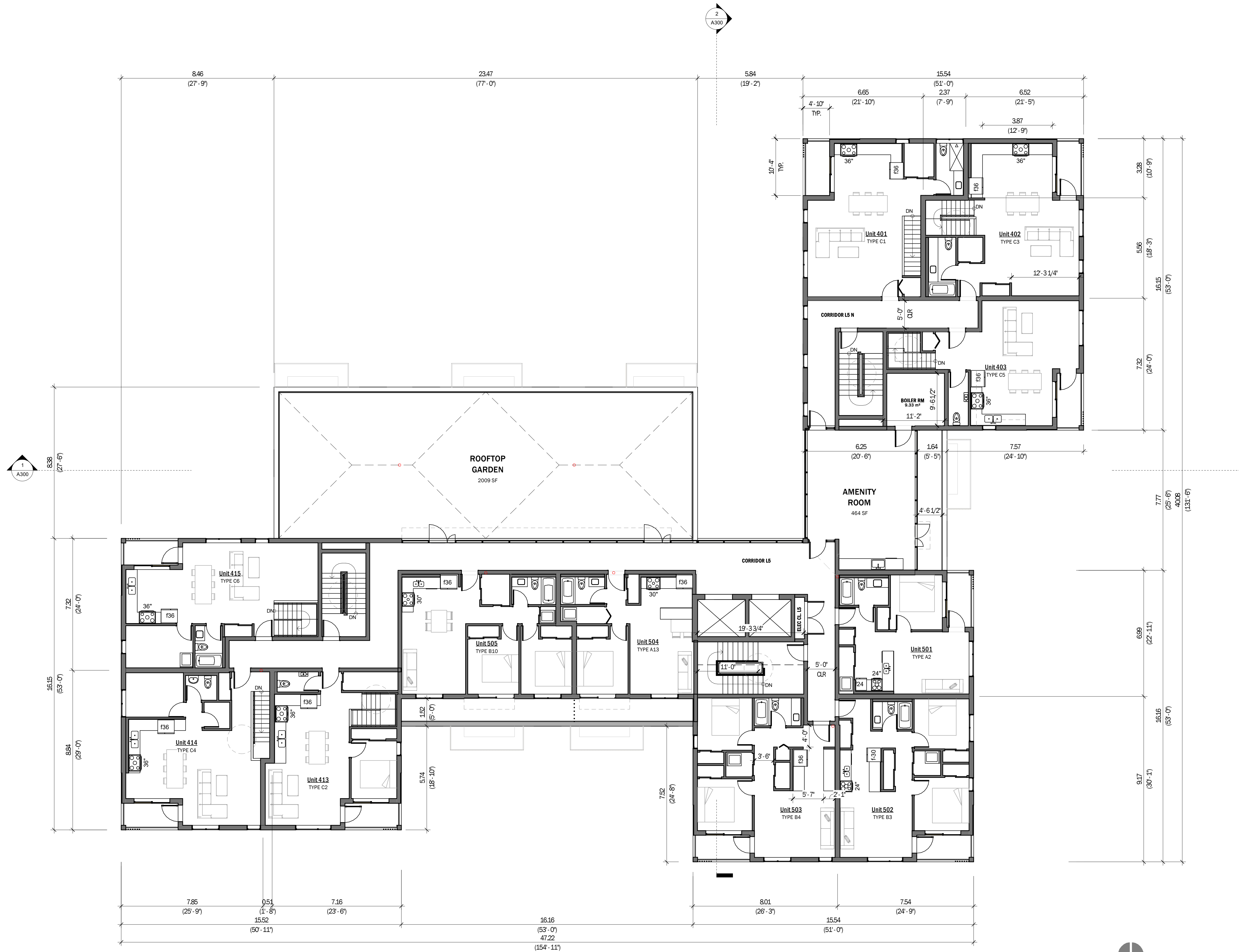
issues / revisions:

no.	issue / revision	date
1	Issued for Permitting/DP	13 OCT 2020
2	Reissued for Permitting/DP	04 JAN 2021
3	Reissued for Permitting/DP	18 FEB 2021
4	Reissued for Permitting/DP	31 MAR 2021
5	Reissued for Permitting/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address: 5625 201a St Langley, BC V3A 1S9
 date: 13 OCT 2020
 project no. 2007
 scale: 1 : 100

FOURTH FLOOR PLAN

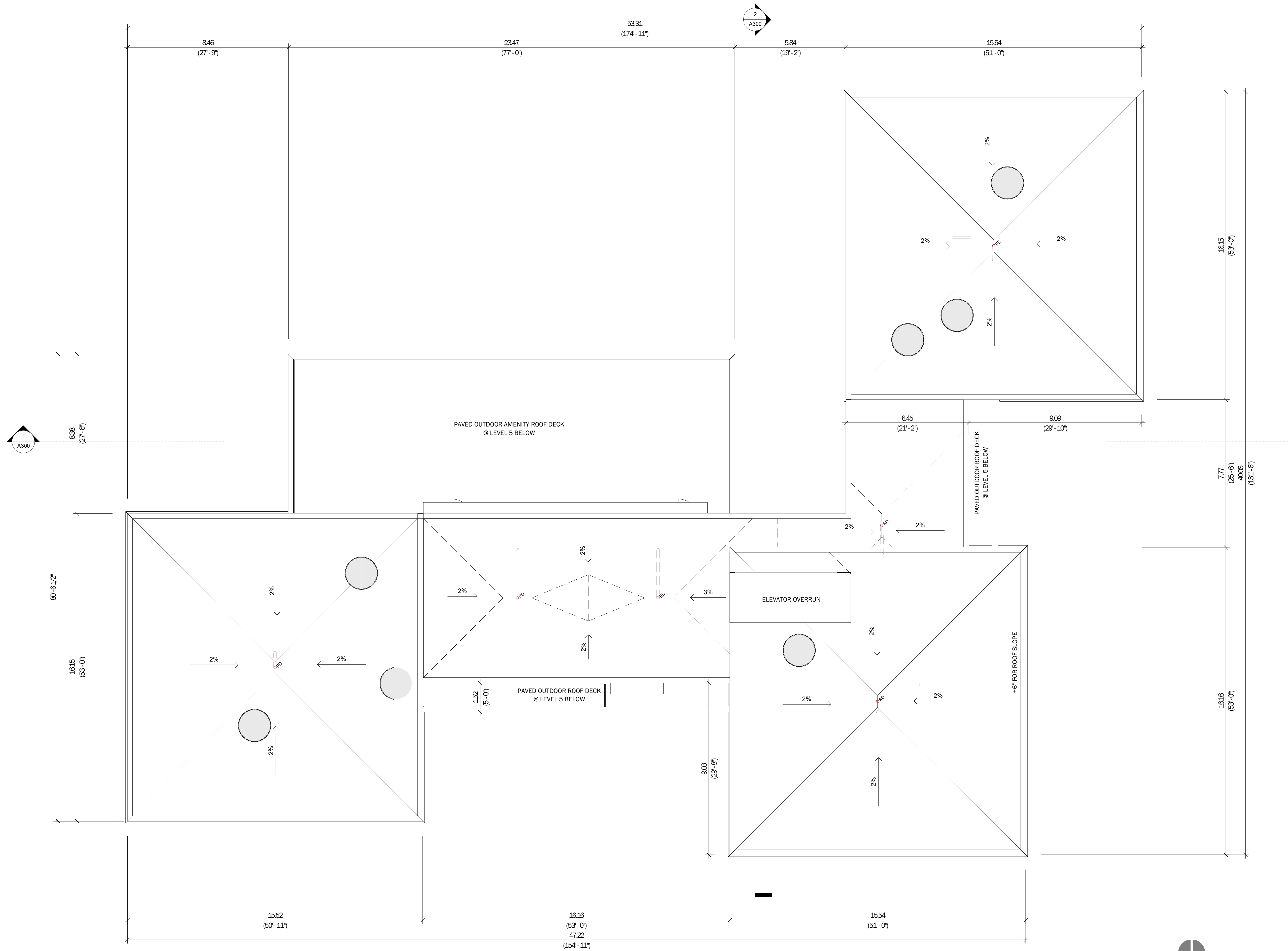


no.	issue / revision	date
1	Issued for Permitting/DP	13 OCT 2020
2	Reissued for Permitting/DP	04 JAN 2021
3	Reissued for Permitting/DP	18 FEB 2021
4	Reissued for Permitting/DP	31 MAR 2021
5	Reissued for Permitting/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address: 5625 201a St Langley, BC V3A 1S9
project no. 2007
date: 13 OCT 2020
scale: 1 : 100

FIFTH FLOOR PLAN



issues / revisions:

no.	issue / revision	date
1	Issued for Planning/DP	13 OCT 2020
2	Reissued for Planning/DP	04 JAN 2021
3	Reissued for Planning/DP	18 FEB 2021
4	Reissued for Planning/DP	31 MAR 2021
5	Reissued for Planning/DP	20 APR 2021

**5609 201a Street
 MULTI-FAMILY**

address:
 5625 201a St Langley, BC
 V3A 1S9
 date:
 13 OCT 2020

project no.
 2007
 scale:
 1 : 100

ROOF PLAN

MATERIAL LEGEND

- 01A Fiber Cement Panel, off-white
- 01B Fiber Cement Panel Ribbed, off-white
- 02A Fiber Cement Panel Ribbed, charcoal
- 02B Fiber Cement Panel Ribbed, charcoal
- 03 Balcony Wood Cladding
- 04A Exposed Concrete, Ribbed pattern
- 04B Concrete Blocks, masonry planter wall
- 05A Window Vinyl Frames, aluminum cladding, light
- 05B Window Vinyl Frames, aluminum cladding, dark
- 06A Sliding Door Vinyl Frames, aluminum cladding, light
- 06B Sliding Door Vinyl Frames, aluminum cladding, dark
- 07 Aluminum Storefront
- 08A Railing, perforated metal, matte gold
- 08B Railing, perforated metal, off-white
- 08C Railing, tempered glass, aluminum handrail
- 09A Parapet Flashing, off-white
- 09B Parapet Flashing, charcoal
- 10 Solar Shading, vertical metal slats, matte gold
- 11 Ramp Railing, perforated metal, matte gold
- 12 Steel Canopy, charcoal



no.	issue / revision	date
1	Issued for Permitting/DP	13 OCT 2020
2	Reissued for Permitting/DP	04 JAN 2021
3	Reissued for Permitting/DP	18 FEB 2021
4	Reissued for Permitting/DP	31 MAR 2021
5	Reissued for Permitting/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address: 5625 201a St Langley, BC
V3A 1S9
date: 13 OCT 2020

project no. 2007
scale: As indicated

BUILDING ELEVATIONS

A200



1 SOUTH ELEVATION

1:100



2 NORTH ELEVATION

1:100

drawn by: MK
checked by: TEO

MATERIAL LEGEND

- 01A Fiber Cement Panel, off-white
- 01B Fiber Cement Panel Ribbed, off-white
- 02A Fiber Cement Panel Ribbed, charcoal
- 02B Fiber Cement Panel Ribbed, charcoal
- 03 Balcony Wood Cladding
- 04A Exposed Concrete, Ribbed pattern
- 04B Concrete Blocks, masonry planter wall
- 05A Window Vinyl Frames, aluminum cladding, light
- 05B Window Vinyl Frames, aluminum cladding, dark
- 06A Sliding Door Vinyl Frames, aluminum cladding, light
- 06B Sliding Door Vinyl Frames, aluminum cladding, dark
- 07 Aluminum Storefront
- 08A Railing, perforated metal, matte gold
- 08B Railing, perforated metal, off-white
- 08C Railing, tempered glass, aluminum handrail
- 09A Parapet Flashing, off-white
- 09B Parapet Flashing, charcoal
- 10 Solar Shading, vertical metal slats, matte gold
- 11 Ramp Railing, perforated metal, matte gold
- 12 Steel Canopy, charcoal



issues / revisions:

no.	issue / revision	date
1	Issued for Planning/DP	13 OCT 2020
2	Reissued for Planning/DP	04 JAN 2021
3	Reissued for Planning/DP	18 FEB 2021
4	Reissued for Planning/DP	31 MAR 2021
5	Reissued for Planning/DP	20 APR 2021

5609 201a Street MULTI-FAMILY

address: 5625 201a St Langley, BC V3A 1S9
project no. 2007
date: 13 OCT 2020
scale: As indicated

BUILDING ELEVATIONS

A201

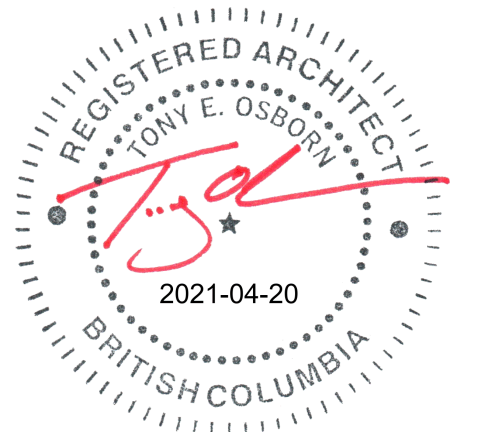




1 SOUTH ELEVATION - STREET
 1 : 200



2 EAST ELEVATION - STREET
 1 : 200



issues / revisions:

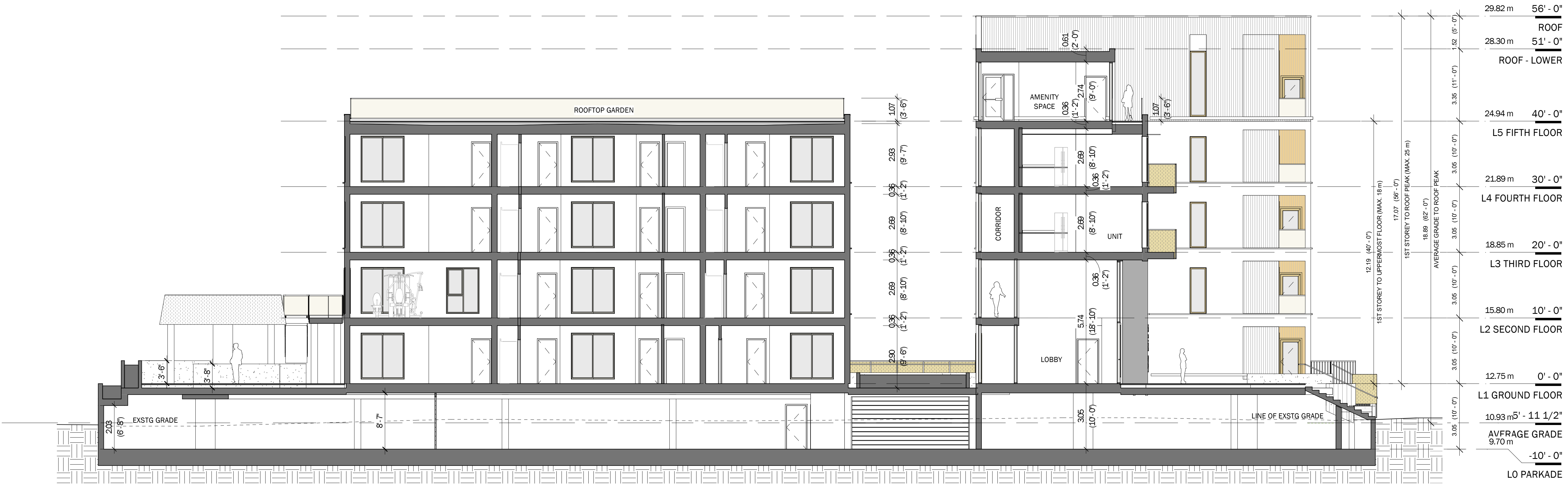
no.	issue / revision	date
1	Issued for Planning/DP	13 OCT 2020
2	Reissued for Planning/DP	04 JAN 2021
3	Reissued for Planning/DP	18 FEB 2021
4	Reissued for Planning/DP	31 MAR 2021
5	Reissued for Planning/DP	20 APR 2021

**5609 201a Street
 MULTI-FAMILY**

address: 5625 201a St Langley, BC V3A 1S9
 project no. 2007
 date: 13 OCT 2020
 scale: 1 : 200

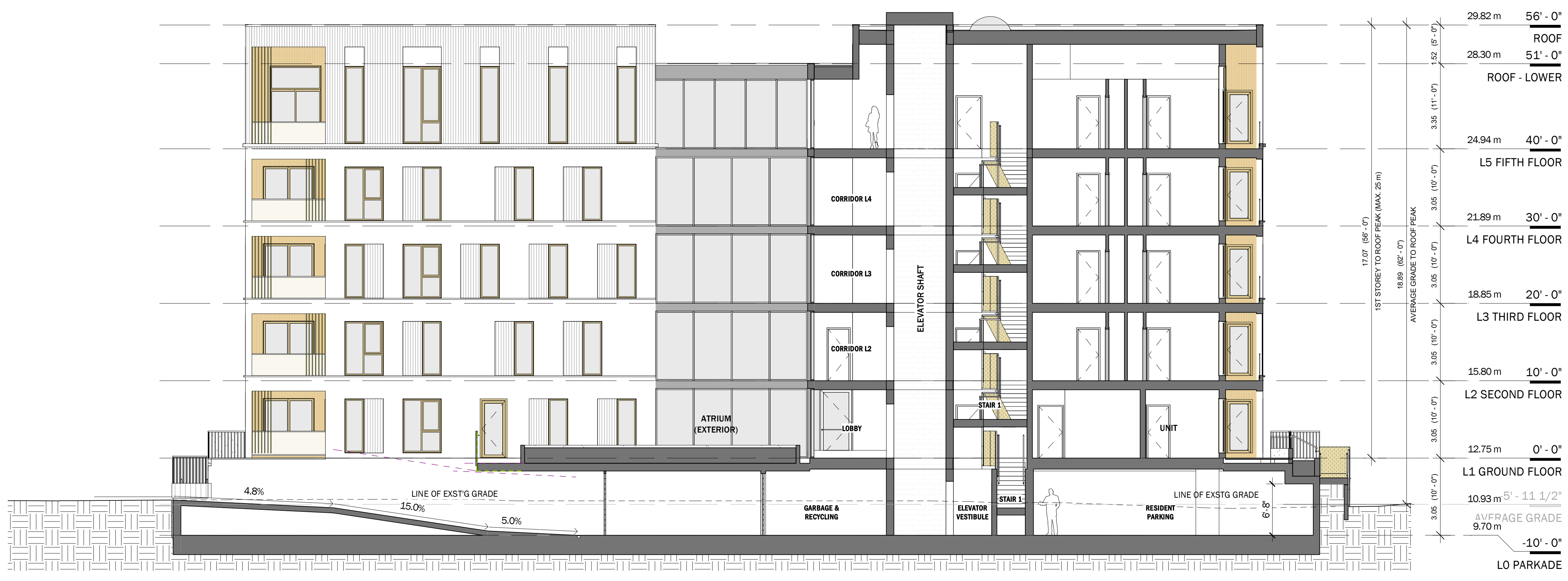
STREET ELEVATIONS

A202



29.82 m	56' - 0"
ROOF	
28.30 m	51' - 0"
ROOF - LOWER	
24.94 m	40' - 0"
L5 FIFTH FLOOR	
21.89 m	30' - 0"
L4 FOURTH FLOOR	
18.85 m	20' - 0"
L3 THIRD FLOOR	
15.80 m	10' - 0"
L2 SECOND FLOOR	
12.75 m	0' - 0"
L1 GROUND FLOOR	
10.93 m ⁵ - 11 1/2"	
AVERAGE GRADE	
9.70 m	
-10' - 0"	
L0 PARKADE	

1 SECTION 1 (W-E)
1:100



29.82 m	56' - 0"
ROOF	
28.30 m	51' - 0"
ROOF - LOWER	
24.94 m	40' - 0"
L5 FIFTH FLOOR	
21.89 m	30' - 0"
L4 FOURTH FLOOR	
18.85 m	20' - 0"
L3 THIRD FLOOR	
15.80 m	10' - 0"
L2 SECOND FLOOR	
12.75 m	0' - 0"
L1 GROUND FLOOR	
10.93 m ⁵ - 11 1/2"	
AVERAGE GRADE	
9.70 m	
-10' - 0"	
L0 PARKADE	

2 SECTION 2 (N-S)
1:100



issues / revisions:

no.	issue / revision	date
1	Issued for Planning/DP	13 OCT 2020
2	Reissued for Planning/DP	04 JAN 2021
3	Reissued for Planning/DP	18 FEB 2021
4	Reissued for Planning/DP	31 MAR 2021
5	Reissued for Planning/DP	20 APR 2021

**5609 201a Street
MULTI-FAMILY**

address: 5625 201a St Langley, BC
V3A 1S9
date: 13 OCT 2020

project no. 2007
scale: 1:100

BUILDING SECTIONS

A300