

PROJECT DATA

OWNER

Crossroads Enterprises
5965 205a St.
Langley City, BC, V3A 4E4
604 514 4845
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ARCHITECT

Tony Osborn Architecture + Design Inc.
204 - 343 Railway Street
Vancouver BC V6A 1A4
604 363 3790
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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 21.67 / 2 = 10.84
B+C 21.70 / 2 = 10.85
C+D 22.06 / 2 = 11.03
D+A 22.03 / 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

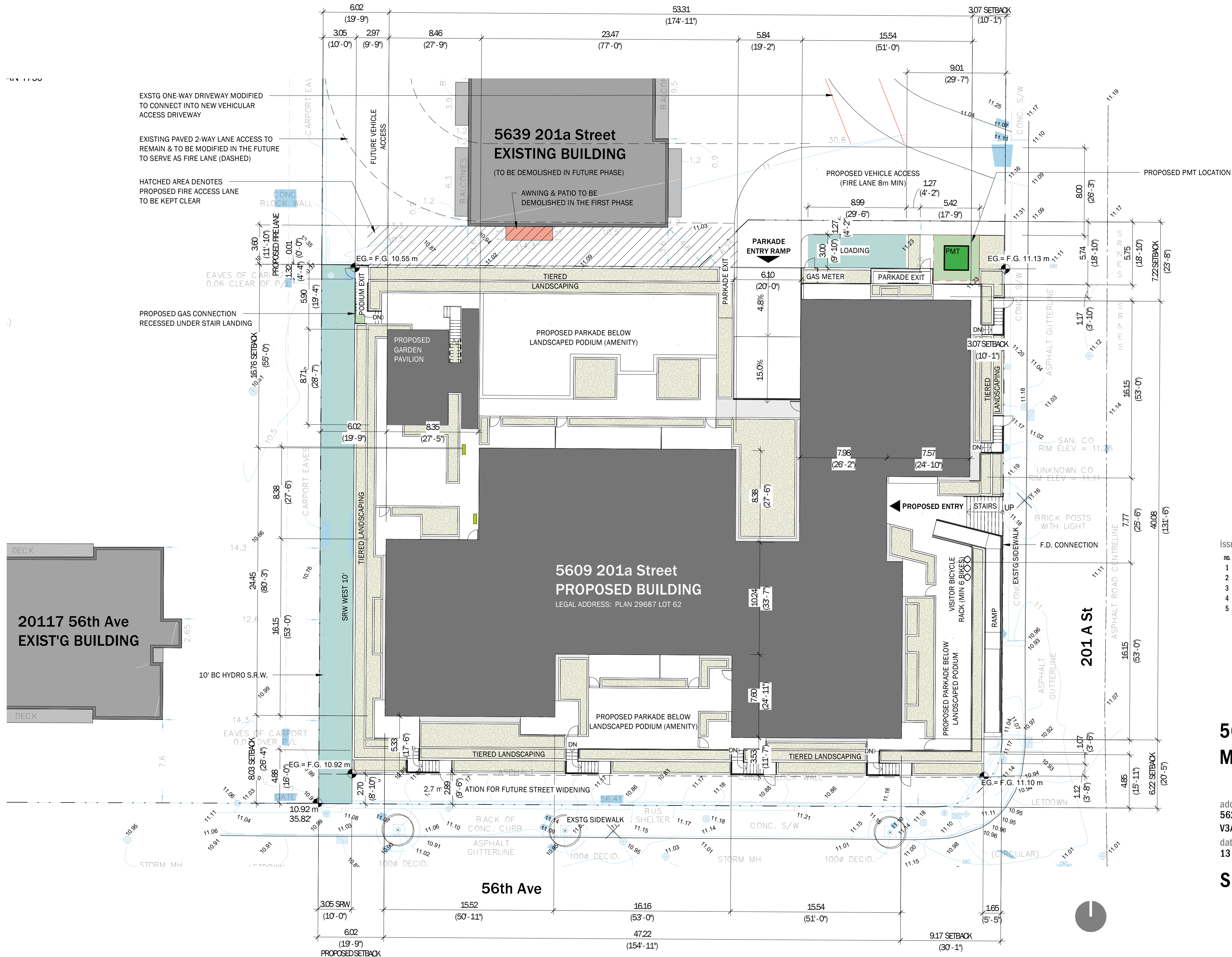
Units/SF or Factor Total
BLDG Total
TENANT (UNIT) 62 0.5 31
VISITOR 6 n/a 6
Total Stalls 37

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:

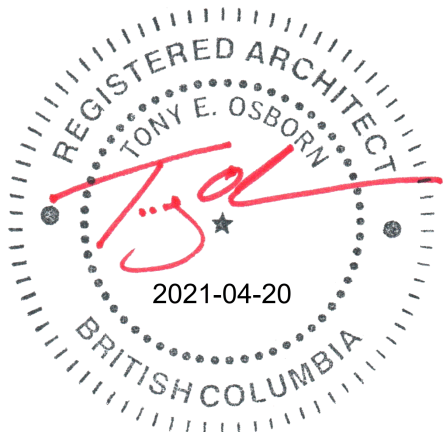
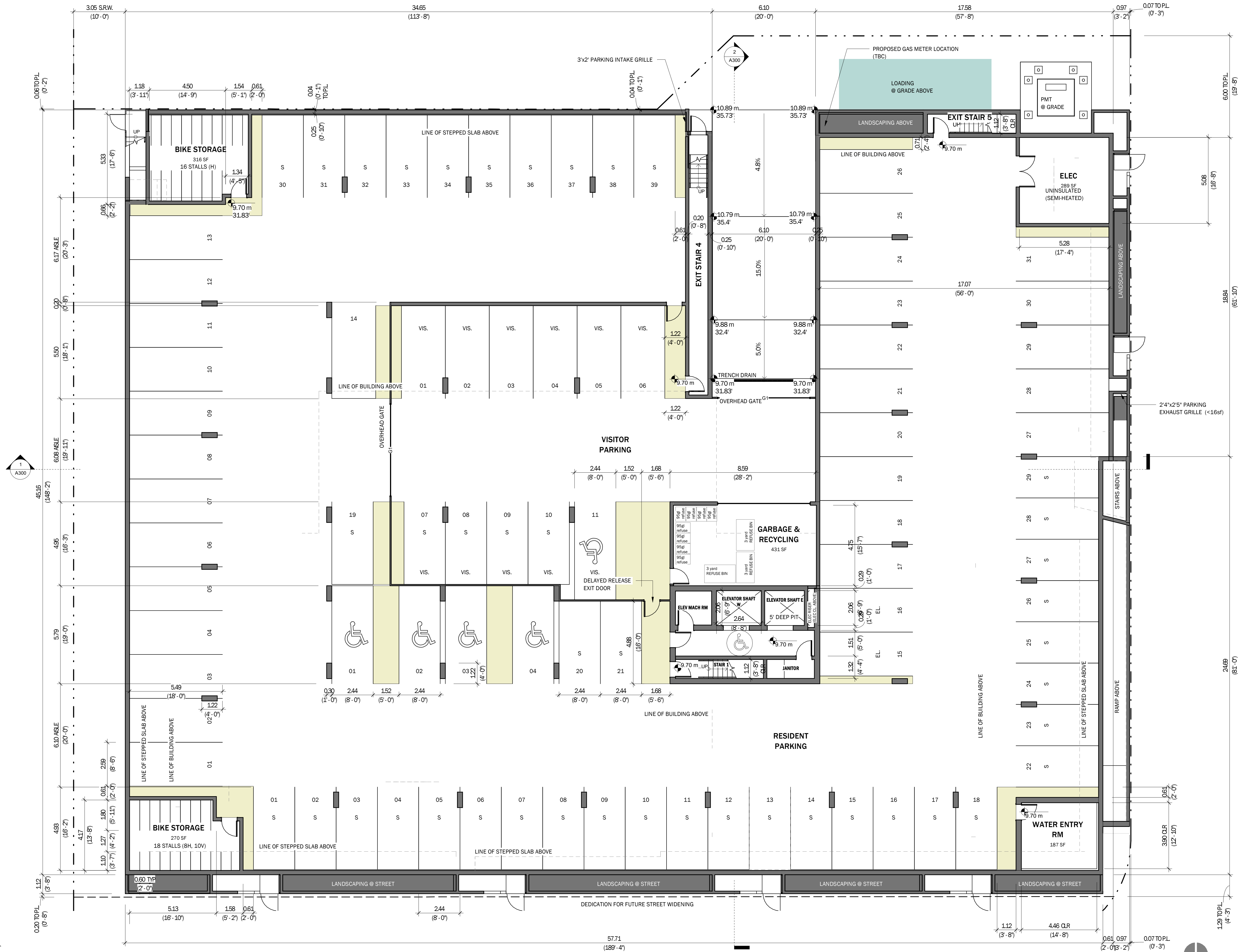
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1	Issued for Rezoning/DP	13 OCT 2020
2	Reissued for Rezoning/DP	04 JAN 2021
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5609 201a Street
MULTI-FAMILY

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2007
scale:
As indicated

SITE PLAN



issues / revisions:

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1 : 100

PARKADE PLAN



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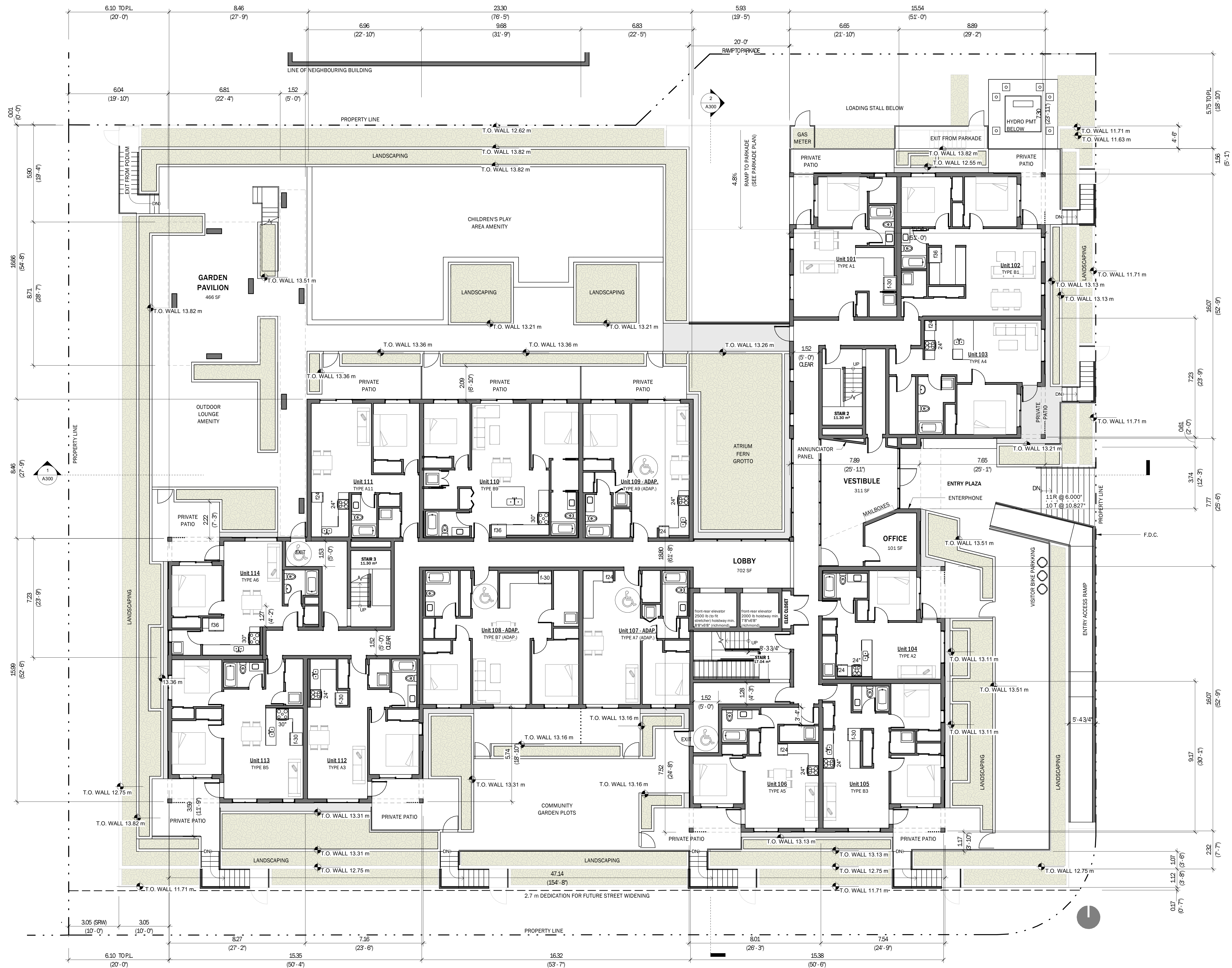
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MULTI-FAMILY

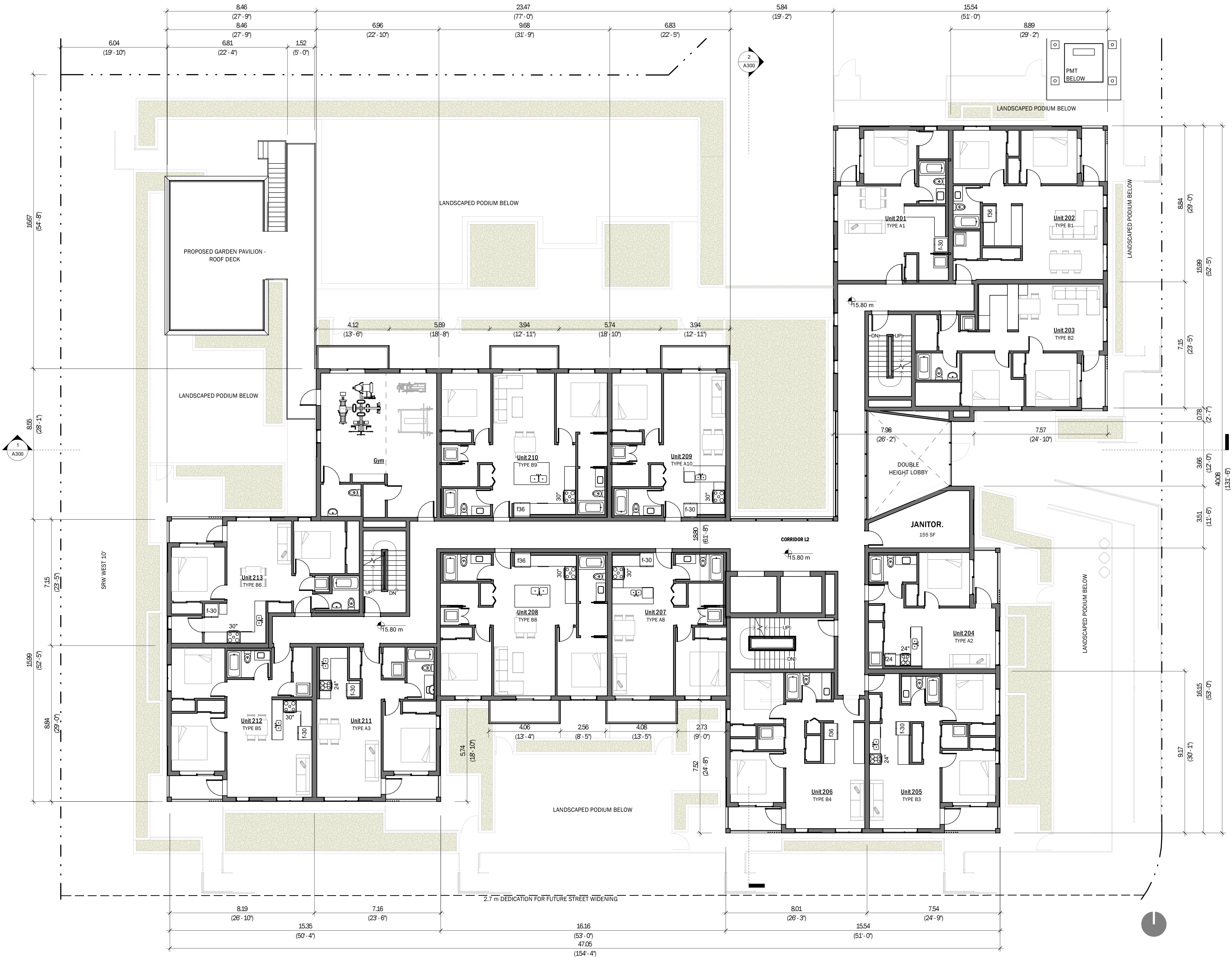
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: 100

GROUND FLOOR PLAN





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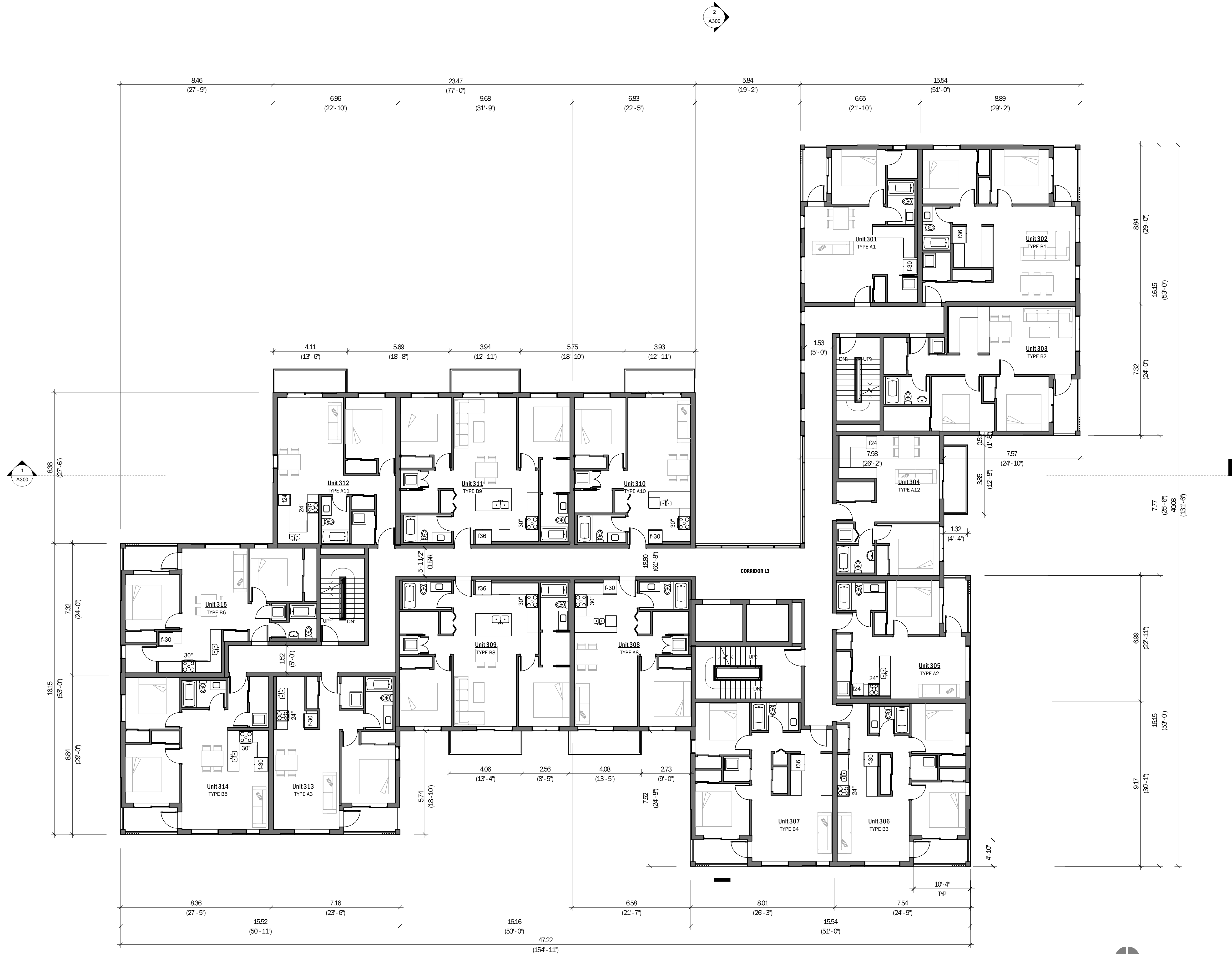
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SECOND FLOOR PLAN

A102



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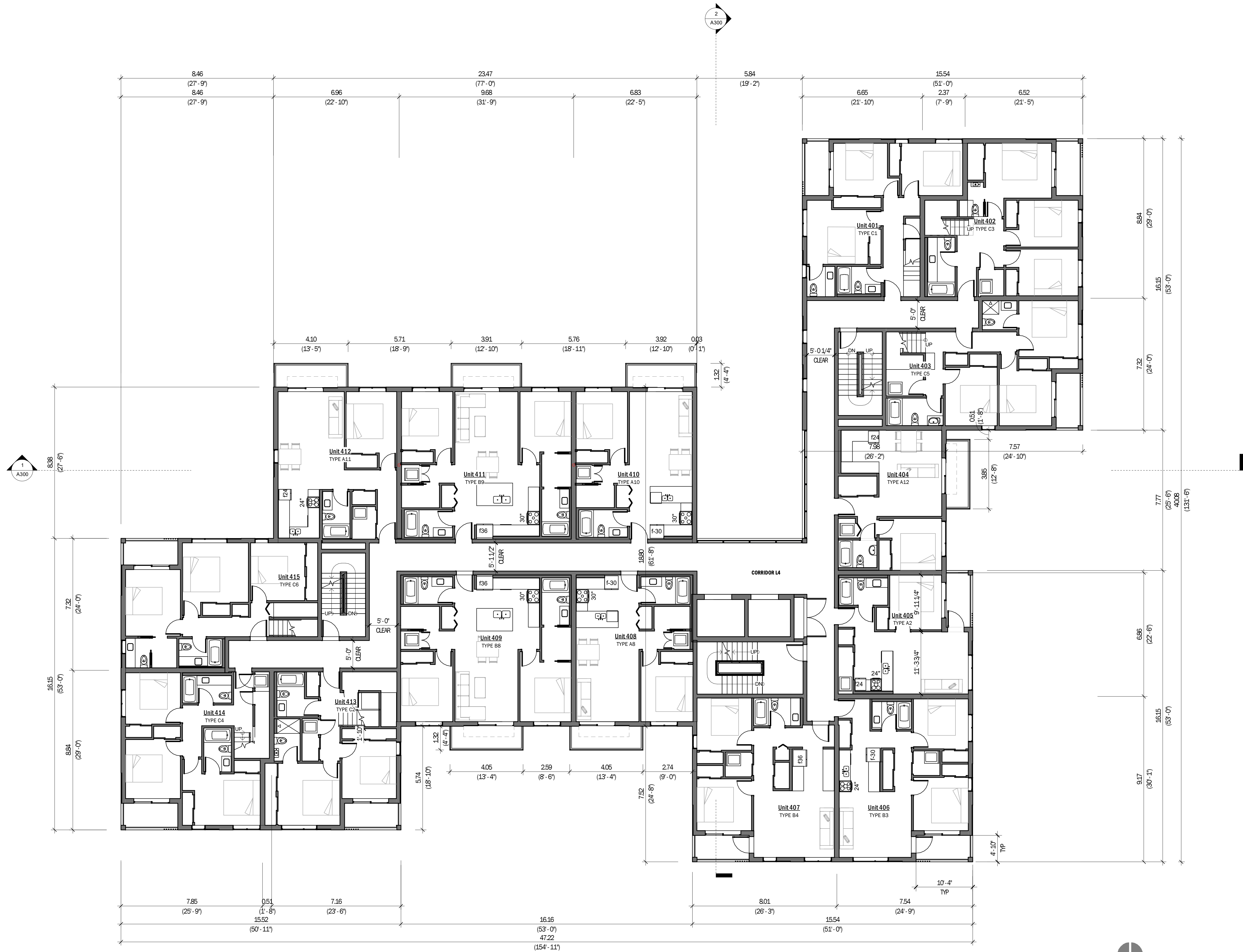
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13 OCT 2020

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THIRD FLOOR PLAN

A103



issues / revisions:

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MULTI-FAMILY

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13 OCT 2020

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2007

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1 : 100

FOURTH FLOOR PLAN

A104



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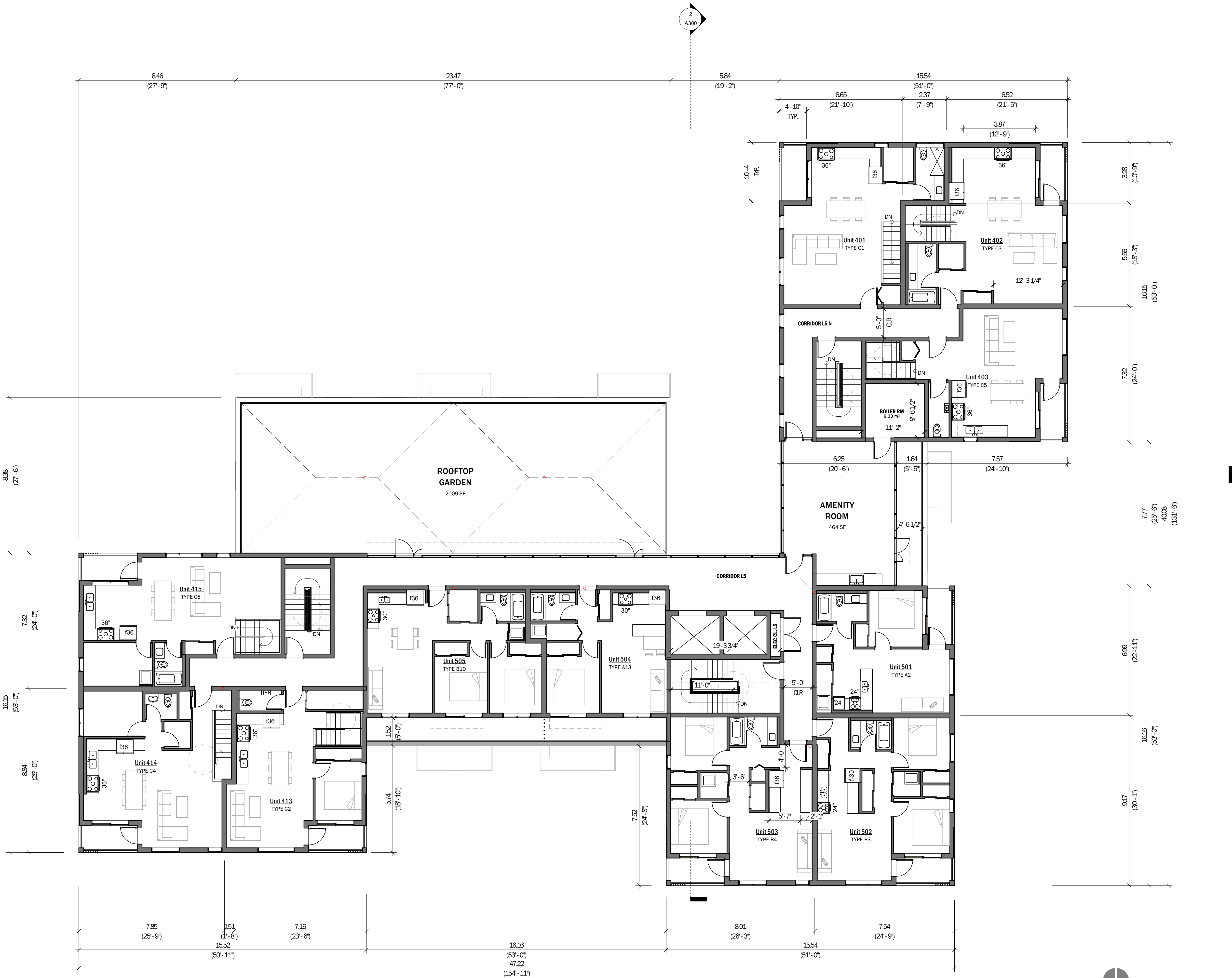
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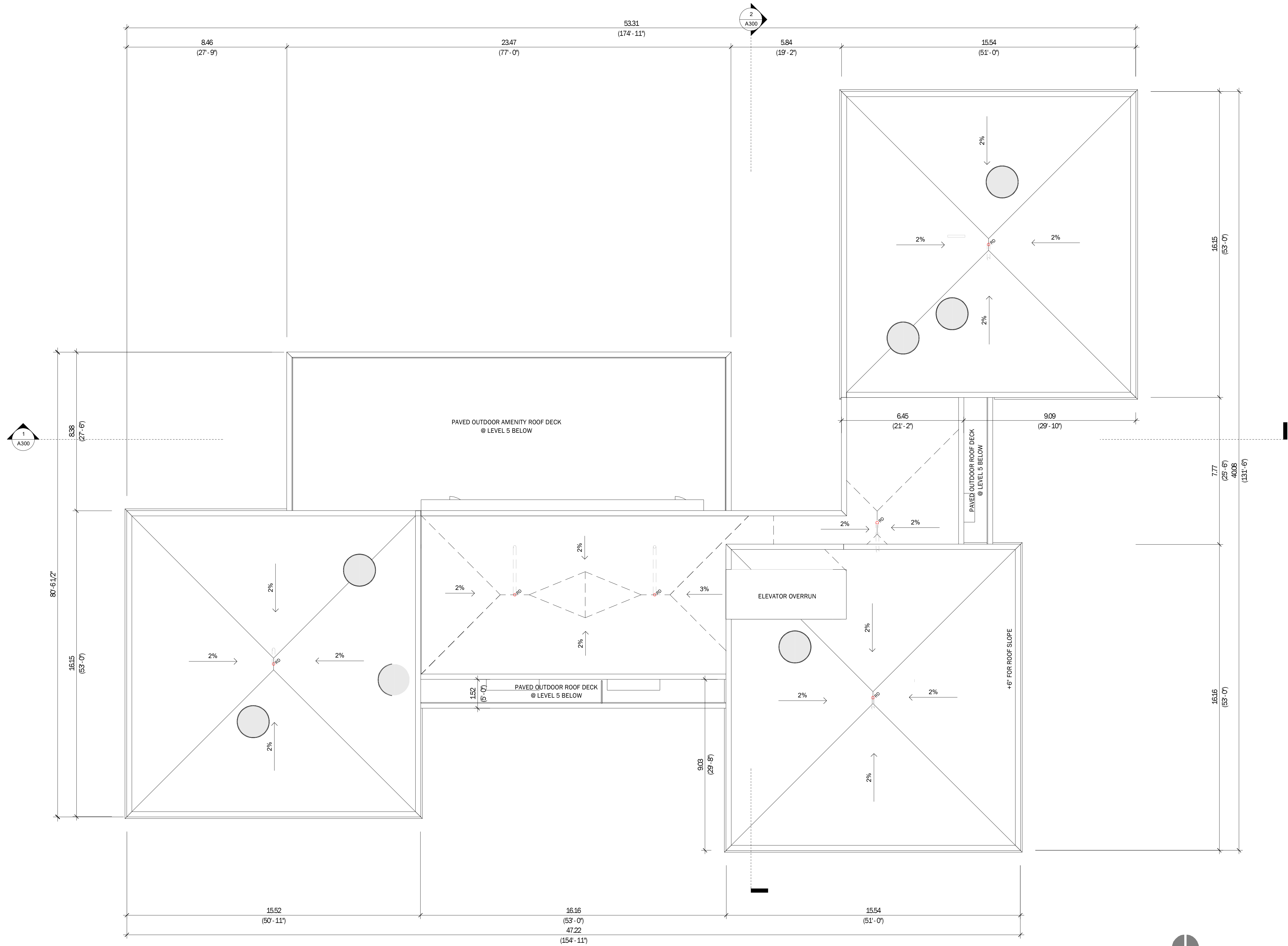
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FIFTH FLOOR PLAN

A105





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MULTI-FAMILY

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scale:
1 : 100

ROOF PLAN

A106

MATERIAL LEGEND

- 01A Fiber Cement Panel, off-white
- 01B Fiber Cement Panel Ribbed, off-white
- 02A Fiber Cement Panel, 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



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5609 201a Street MULTI-FAMILY

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scale: As indicated

BUILDING ELEVATIONS

A200



1 SOUTH ELEVATION

1:100



2 NORTH ELEVATION

1:100

MATERIAL LEGEND

- 01A Fiber Cement Panel, off-white
- 01B Fiber Cement Panel Ribbed, off-white
- 02A Fiber Cement Panel, 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
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- 08B Railing, perforated metal, off-white
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BUILDING ELEVATIONS

A201



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



1 SOUTH ELEVATION - STREET
1 : 200



2 EAST ELEVATION - STREET
1 : 200



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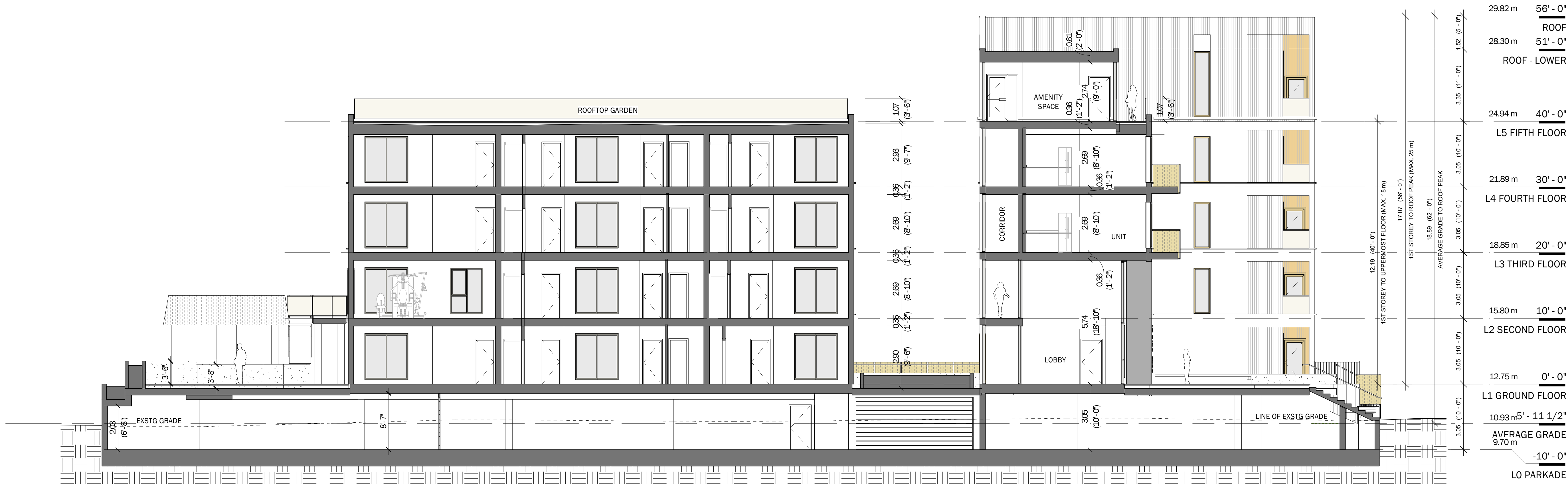
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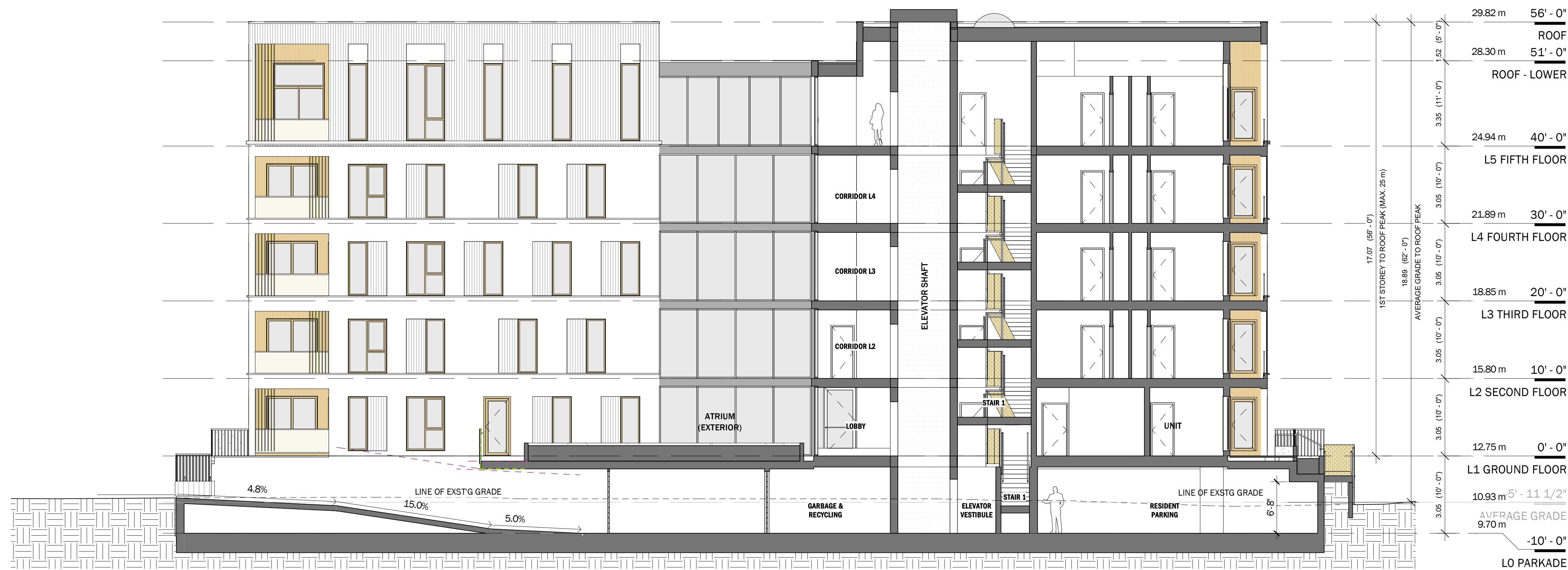
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1 : 200

STREET ELEVATIONS



1 SECTION 1 (W-E)
1:100



2 SECTION 2 (N-S)
1:100



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1:100

BUILDING SECTIONS