



sheet schedule

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53A SOUTH

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

COVER PAGE

SCALE:

RE-ISSUED FOR DEVELOPMENT PERMIT

11/11/12 REVISION #:  
 CITY OF LANGLEY FILE #  
 PROJECT NUMBER: 21.103



SD0.01

**0.1.0 project data**

<b>PROJECT:</b>	53A SOUTH (MULTI-FAMILY RESIDENTIAL)
<b>CURRENT ZONING:</b>	R51 - SINGLE FAMILY RESIDENTIAL
<b>PROPOSED ZONING:</b>	CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE
<b>CIVIC ADDRESS:</b>	20120, 20130, 20140, 20150, 20160, 20170 53A AVENUE, LANGLEY, B. C.
<b>LEGAL DESCRIPTION:</b>	LOTS 229 TO 234 - DISTRICT LOT 305 GROUP 2 NWD PLAN 33503
<b>VARIANCES APPLIED FOR:</b>	1) MAX BUILDING HEIGHT ALLOWABLE: 4 STOREY, PROPOSED: 5 STOREY 2) MAX 80 UNITS/ACRE = 80 x 0.80 ACRES = 64 UNITS - PROPOSED 86 UNITS 3) REQUIRED SETBACKS: 7.5M, PROPOSED: 6.0M 4) RESIDENT PARKING CALCULATION FACTOR FROM 1.2 / DU FOR STUDIO/1BED/1 BED + STORAGE TO 1.0 / DU 5) VISITOR PARKING CALCULATION FACTOR FROM 0.2 / DU TO 0.15 / DU 6) VISITOR ACCESSIBLE STALL LENGTH FROM 5.8m (19ft) REQUIRED TO 5.5m (18ft) PROPOSED 7) INDOOR AMENITY SPACE FROM 2.3M2 PER DWELLING UNIT (86 UNITS X 2.3M2 = 197.8M2) 146M2 PROPOSED 8) RESIDENT SMALL CAR PERCENTAGE: 60% 9) COMBINE BIKE LOCKER AND STORAGE LOCKER REQUIREMENT
<b>BYLAW EXEMPTIONS:</b>	PROJECTIONS INTO YARDS: - EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0M (3.25 FT)  - STEPS, ABORS AND TRELISSES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES.
<b>BUILDING AREA DEFINITION (BCBC 2018):</b>	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
<b>ALLOWABLE LOT COVERAGE (ZONING):</b>	40%
<b>REQUIRED SETBACKS (ZONING):</b>	7.5M
<b>FSR DEFINITION (ZONING):</b>	THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
<b>ALLOWABLE FSR (ZONING):</b>	80 UNITS/ACRE = 80 x 0.86 ACRES = 68.8 UNITS - PROPOSED 86 UNITS
<b>GROSS FLOOR AREA DEFINITION (ZONING):</b>	THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
<b>PROPOSED GRADE DEFINITION (ZONING):</b>	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN TO 5.0M INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
<b>FINISHED GRADE DEFINITION (ZONING):</b>	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
<b>FIRST STOREY DEFINITION (ZONING):</b>	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0M ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5M ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
<b>BUILDING HEIGHT DEFINITION (ZONING):</b>	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY. WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
<b>BUILDING CODE SUMMARY</b>	1) GROUP F3 STORAGE GARAGE (PARKADE) 3.2.2.80 ANY AREA, ANY HEIGHT, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION WITH FT RATED SLAB UNDER 3.2.1.2 STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING.  2) GROUP C RESIDENTIAL 3.2.2.50 UP TO 6 STOREYS, SPRINKLERED, CONIMPUSTABLE OR NON-COMBUSTIBLE CONSTRUCTION, MAX AREA 1,800M2 AT 5 STOREY BUILDING HEIGHT
<b>MAXIMUM BUILDING HEIGHT (ZONING &amp; BCBC 2018):</b>	4 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2.50)
<b>LOWEST AVERAGE GRADE (BCBC 2018):</b>	11.45m
<b>PROPOSED BUILDING HEIGHT (BCBC 2018):</b>	5 STOREYS
<b>1ST STOREY TO UPPERMOST FLOOR LEVEL:</b>	MAXIMUM - 18m (BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 12.47m
<b>1ST STOREY TO UPPERMOST ROOF:</b>	MAXIMUM - 25m (BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 18.27m
<b>FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:</b>	MAXIMUM - 20m (BCBC 2018 3.2.5.6(2)) PROPOSED - 14.05m
<b>REQUIRED AMENITY SPACE (ZONING):</b>	INDOOR AMENITY SPACE IN THE AMOUNT OF 2.3 SM (24.74 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS  REQUIRED: 86 UNITS x 2.3 SM = 197.8 SM (2,129 SF) PROPOSED: 146 SM (1,571 SF)
<b>GROSS SITE AREA:</b>	37,281.06 S.F. (3,463.5 S.M.) (0.86 ACRES)
<b>PROPOSED LOT COVERAGE:</b>	14,084 S.F. / 37,281.06 S.F. = 38%
<b>PROPOSED BUILDING AREA:</b>	14,084 S.F. (1,308 S.M.)
<b>PROPOSED GROSS FLOOR AREA (NOT INCL. PARKADE):</b>	70,140 S.F. (6,516 S.M.)
<b>PROPOSED GROSS FLOOR AREA (PARKADE ONLY):</b>	29,241 S.F. (2,746.65 S.M.)
<b>PROPOSED FSR:</b>	70,140 S.F. / 37,281.06 S.F. = 1.88
<b>PROPOSED SETBACKS:</b>	6.0M
<b>PROPOSED INDOOR AMENITY SPACE:</b>	146 SM (1,571 SF)
<b>PROPOSED OUTDOOR AMENITY SPACE:</b>	63.7 SM (OUTDOOR) + 32.4 SM (OUTDOOR COVERED) = 96.1 SM (1,034 SF)

**0.2.0 gross floor area summary (level)**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>1ST LEVEL</b>				
CIRCULATION	2076 SF	192.88 m <sup>2</sup>	3.0%	
INDOOR AMENITY	1571 SF	145.98 m <sup>2</sup>	2.2%	
RESIDENTIAL	10342 SF	960.83 m <sup>2</sup>	14.7%	
SERVICE ROOMS/SHAFTS	52 SF	4.81 m <sup>2</sup>	0.1%	
<b>14041 SF</b>	<b>1304.50 m<sup>2</sup></b>	<b>20.0%</b>		
<b>2ND LEVEL</b>				
CIRCULATION	1487 SF	138.14 m <sup>2</sup>	2.1%	
RESIDENTIAL	11773 SF	1093.79 m <sup>2</sup>	16.8%	
SERVICE ROOMS/SHAFTS	52 SF	4.81 m <sup>2</sup>	0.1%	
STORAGE	716 SF	66.53 m <sup>2</sup>	1.0%	
<b>14028 SF</b>	<b>1303.26 m<sup>2</sup></b>	<b>20.0%</b>		
<b>3RD LEVEL</b>				
CIRCULATION	1466 SF	136.22 m <sup>2</sup>	2.1%	
RESIDENTIAL	11794 SF	1095.71 m <sup>2</sup>	16.8%	
SERVICE ROOMS/SHAFTS	52 SF	4.81 m <sup>2</sup>	0.1%	
STORAGE	716 SF	66.53 m <sup>2</sup>	1.0%	
<b>14028 SF</b>	<b>1303.26 m<sup>2</sup></b>	<b>20.0%</b>		
<b>4TH LEVEL</b>				
CIRCULATION	1466 SF	136.22 m <sup>2</sup>	2.1%	
RESIDENTIAL	12503 SF	1161.56 m <sup>2</sup>	17.8%	
SERVICE ROOMS/SHAFTS	52 SF	4.81 m <sup>2</sup>	0.1%	
<b>14021 SF</b>	<b>1302.58 m<sup>2</sup></b>	<b>20.0%</b>		
<b>5TH LEVEL</b>				
CIRCULATION	1466 SF	136.22 m <sup>2</sup>	2.1%	
RESIDENTIAL	12503 SF	1161.56 m <sup>2</sup>	17.8%	
SERVICE ROOMS/SHAFTS	52 SF	4.81 m <sup>2</sup>	0.1%	
<b>14021 SF</b>	<b>1302.58 m<sup>2</sup></b>	<b>20.0%</b>		
<b>AREA GRAND TOTAL</b>	<b>70140 SF</b>	<b>6516.18 m<sup>2</sup></b>	<b>100.0%</b>	

**0.2.2 fsr floor area summary**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>GROSS FLOOR AREA</b>				
1ST LEVEL	14041 SF	1304.49 m <sup>2</sup>	20%	
2ND LEVEL	14028 SF	1303.27 m <sup>2</sup>	20%	
3RD LEVEL	14028 SF	1303.27 m <sup>2</sup>	20%	
4TH LEVEL	14021 SF	1302.59 m <sup>2</sup>	20%	
5TH LEVEL	14021 SF	1302.59 m <sup>2</sup>	20%	
<b>70140 SF</b>	<b>6516.20 m<sup>2</sup></b>	<b>100%</b>		
<b>AREA GRAND TOTAL</b>	<b>70140 SF</b>	<b>6516.20 m<sup>2</sup></b>	<b>100%</b>	

**0.3.0 unit count summary**

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	27	31.4%	
1 BED & FLEX	28	32.6%	
2 BED + STORAGE	24	27.9%	
STUDIO	7	8.1%	
<b>TOTAL UNITS: 86</b>		<b>100.0%</b>	

**0.5.1 vehicle parking stall summary**

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
<b>TENANT</b>				
ACCESSIBLE	4	3.8%	P1 LEVEL	
SMALL CAR	51	48.1%	P1 LEVEL	
SMALL CAR EV	3	2.8%	P1 LEVEL	SMALL CAR
STANDARD	28	26.4%	P1 LEVEL	
STANDARD EV	7	6.6%	P1 LEVEL	
<b>TENANT: 93</b>		<b>87.7%</b>		
<b>VISITOR</b>				
ACCESSIBLE	1	0.9%	P1 LEVEL	
SMALL CAR	3	2.8%	P1 LEVEL	SMALL CAR
SMALL CAR	1	0.9%	1ST LEVEL	
STANDARD	2	1.9%	P1 LEVEL	
STANDARD	6	5.7%	1ST LEVEL	
<b>VISITOR: 13</b>		<b>12.3%</b>		
<b>TOTAL PARKING STALLS: 106</b>		<b>100.0%</b>		

**0.4.0 unit floor area summary**

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A	STUDIO	5	479 SF	45 m²	2397 SF	222.72 m²
UNIT A	STUDIO	2	484 SF	45 m²	968 SF	89.95 m²
<b>UNIT A: 7</b>			<b>3366 SF</b>		<b>3366 SF</b>	<b>312.68 m²</b>
UNIT B	1 BED	15	565 SF	53 m²	8480 SF	787.80 m²
UNIT B	1 BED	11	566 SF	53 m²	6225 SF	578.34 m²
UNIT B	1 BED	1	570 SF	53 m²	570 SF	52.98 m²
<b>UNIT B: 27</b>			<b>15275 SF</b>		<b>15275 SF</b>	<b>1419.12 m²</b>
UNIT B1	1 BED & FLEX	2	662 SF	62 m²	1325 SF	123.06 m²
<b>UNIT B1: 2</b>			<b>1325 SF</b>		<b>1325 SF</b>	<b>123.06 m²</b>
UNIT B2	1 BED & FLEX	6	673 SF	63 m²	4037 SF	375.05 m²
<b>UNIT B2: 6</b>			<b>4037 SF</b>		<b>4037 SF</b>	<b>375.05 m²</b>
UNIT B3	1 BED & FLEX	4	661 SF	61 m²	2644 SF	245.65 m²
UNIT B3	1 BED & FLEX	5	665 SF	62 m²	3327 SF	309.10 m²
<b>UNIT B3: 9</b>			<b>5971 SF</b>		<b>5971 SF</b>	<b>554.75 m²</b>
UNIT B4 (ADAPTABLE)	1 BED & FLEX	9	706 SF	66 m²	6351 SF	590.02 m²
<b>UNIT B4 (ADAPTABLE): 9</b>			<b>6351 SF</b>		<b>6351 SF</b>	<b>590.02 m²</b>
UNIT B5	1 BED & FLEX	2	709 SF	66 m²	1417 SF	131.65 m²
<b>UNIT B5: 2</b>			<b>1417 SF</b>		<b>1417 SF</b>	<b>131.65 m²</b>
UNIT C	2 BED + STORAGE	10	895 SF	83 m²	8946 SF	831.11 m²
<b>UNIT C: 10</b>			<b>8946 SF</b>		<b>8946 SF</b>	<b>831.11 m²</b>
UNIT C2	2 BED + STORAGE	8	883 SF	82 m²	7064 SF	656.23 m²
UNIT C2	2 BED + STORAGE	2	885 SF	82 m²	1770 SF	164.43 m²
<b>UNIT C2: 10</b>			<b>8834 SF</b>		<b>8834 SF</b>	<b>820.66 m²</b>
UNIT D	2 BED + STORAGE	4	848 SF	79 m²	3399 SF	315.24 m²
<b>UNIT D: 4</b>			<b>3399 SF</b>		<b>3399 SF</b>	<b>315.24 m²</b>
<b>UNIT TOTALS: 86</b>			<b>58915 SF</b>		<b>58915 SF</b>	<b>5473.34 m²</b>

**0.5.0 parking requirements**

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	MAX/MIN	TOTAL
<b>TENANT</b>				
STUDIO, 1 BED, 1 BED + FLEX	62	*1.0	62	
2 BED	24	*1.3	31.2	
				<b>93</b>
<b>STANDARD</b>				
SMALL CAR (MAX)		50%	46	
ACCESSIBLE (MAX)		5%	4.6	
<b>VISITOR</b>				
STUDIO, 1 BED, 1 BED + FLEX, 2 BED	86	*0.15	12.9	
				<b>13</b>
<b>STANDARD</b>				
ACCESSIBLE (MAX)		5%	0.65	
SMALL CAR (MAX)		50%	6.5	
<b>TOTAL STALLS</b>				<b>105</b>
<b>BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)</b>				
BIKE STALLS (RESIDENT / UNIT)	86	*1.2	103	
BIKE STALLS (VISITOR / BLDG)		*6	6	
<b>TOTAL STALLS</b>				<b>109</b>

NOTE: ALL STALLS TO BE PRE-DUCTED FOR FUTURE EV INFRASTRUCTURE

**0.2.0 gross floor area summary (area type)**

Level	AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
<b>CIRCULATION</b>					
1ST LEVEL	CIRCULATION	2076 SF	192.88 m²	3.0%	
2ND LEVEL	CIRCULATION	1487 SF	138.14 m²	2.1%	
3RD LEVEL	CIRCULATION	1466 SF	136.22 m²	2.1%	
4TH LEVEL	CIRCULATION	1466 SF	136.22 m²	2.1%	
5TH LEVEL	CIRCULATION	1466 SF	136.22 m²	2.1%	
		<b>7962 SF</b>	<b>739.66 m²</b>	<b>11.4%</b>	
<b>INDOOR AMENITY</b>					
1ST LEVEL	INDOOR AMENITY	1571 SF	145.98 m²	2.2%	
		<b>1571 SF</b>	<b>145.98 m²</b>	<b>2.2%</b>	
<b>RESIDENTIAL</b>					
1ST LEVEL	RESIDENTIAL	10342 SF	960.83 m²	14.7%	
2ND LEVEL	RESIDENTIAL	11773 SF	1093.79 m²	16.8%	
3RD LEVEL	RESIDENTIAL	11794 SF	1095.71 m²	16.8%	
4TH LEVEL	RESIDENTIAL	12503 SF	1161.56 m²	17.8%	
5TH LEVEL	RESIDENTIAL	12503 SF	1161.56 m²	17.8%	
		<b>58916 SF</b>	<b>5473.44 m²</b>	<b>84.0%</b>	
<b>SERVICE ROOMS/SHAFTS</b>					
1ST LEVEL	SERVICE ROOMS/SHAFTS	52 SF	4.81 m²	0.1%	
2ND LEVEL	SERVICE ROOMS/SHAFTS	52 SF	4.81 m²	0.1%	
3RD LEVEL	SERVICE ROOMS/SHAFTS	52 SF	4.81 m²	0.1%	
4TH LEVEL	SERVICE ROOMS/SHAFTS	52 SF	4.81 m²	0.1%	
5TH LEVEL	SERVICE ROOMS/SHAFTS	52 SF	4.81 m²	0.1%	
		<b>259 SF</b>	<b>24.03 m²</b>	<b>0.4%</b>	
<b>STORAGE</b>					
2ND LEVEL	STORAGE	716 SF	66.53 m²	1.0%	
3RD LEVEL	STORAGE	716 SF	66.53 m²	1.0%	
		<b>1432 SF</b>	<b>133.06 m²</b>	<b>2.0%</b>	
<b>AREA GRAND TOTAL</b>		<b>70140 SF</b>	<b>6516.18 m²</b>	<b>100.0%</b>	

**0.6.0 storage stall summary**

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
29 INSIDE UNIT STORAGE (UNIT B3, UNIT C AND UNIT C1)				
25 STORAGE UNITS IN LEVEL P1				
38 STORAGE UNITS IN LEVELS 2,3 -> 19 PER LEVEL X 2 LEVELS				
92 STORAGE UNITS TOTAL				

**0.9.0 code data**

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016  
 BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:

TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (IES):		3.1.2., 6. APPENDIX A - 3.1.2.1.(1)
2.1. STORAGE GARAGE:	F-3	
2.2. RESIDENTIAL:	C	
3. BUILDING CLASSIFICATION (S):		3.2.2.19.-3.2.2.90.
3.1. STORAGE GARAGE (BELOW GRADE):		3.2.2.80
• GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 4,092.085 sqm)		3.2.2.80.(2)(A)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.2.80.(3)
• FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.80.(2)(B)
• MEZZANINES: N/A		
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.80.(2)(D)
3.2. RESIDENTIAL:		3.2.2.50
• GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.50.(1), 3.2.2.50.(1)(D)
• < 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL		3.2.2.50.(1)(C)
• ALLOWABLE BUILDING AREA - <1500 sqm		3.2.2.50.(1)(D)
• COMBUSTIBLE AND/ OR NON-COMBUSTIBLE CONSTRUCTION		3.2.2.50.(2)
• FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.50.(2)(A)
• ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING		3.2.2.50.(2)(B)
• ROOF ASSEMBLIES < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY		3.2.2.50.(2)(C)
• MEZZANINES: N/A		3.2.2.50.(2)(D)
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.50.(2)(E)
3.3 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
• FULLY SPRINKLERED		3.2.1.2.(2)(A)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
• 2 HOUR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)
• 2 HOUR FIRE RESISTANCE RATING		3.2.1.2.(1)
• F.T. RATED FIRESTOP 3.1.9.1(2)		3.1.9.1(2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8., 3.2.2.90.(5)
5. NONCOMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.8.(1)
6. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.5.1.1., 3.2.2.50.(1)(C)
7. MEZZANINE(S):	NA	3.2.1.1.(3) - (8)
8. MEZZANINE EXITS:	NA	3.4.2.2
9. INTERCONNECTED FLOOR SPACE:	NA	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
10. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2.
11. SPRINKLER SYSTEM:		3.2.2.18., 3.2.5.13.
11.1. STORAGE GARAGE:	YES - NFPA 13 - 2013	3.2.5.12.(1)
11.2. RESIDENTIAL:	YES - NFPA 13 - 2013	3.2.5.12.(1)
11.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2018
12. STANDPIPE SYSTEM:	YES - NFPA 14 - 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
13. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CANULOCSS24-14	3.2.4.1.(3)&(4)
14. SMOKE CONTROL MEASURES:	YES	3.1.8.12
15. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.
16. STREETS:	2 STREET /50% OF PERIMETER	3.2.2.10.(4)
NOTES:		
* UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018		



the L.C. - keystone



the henley - keystone

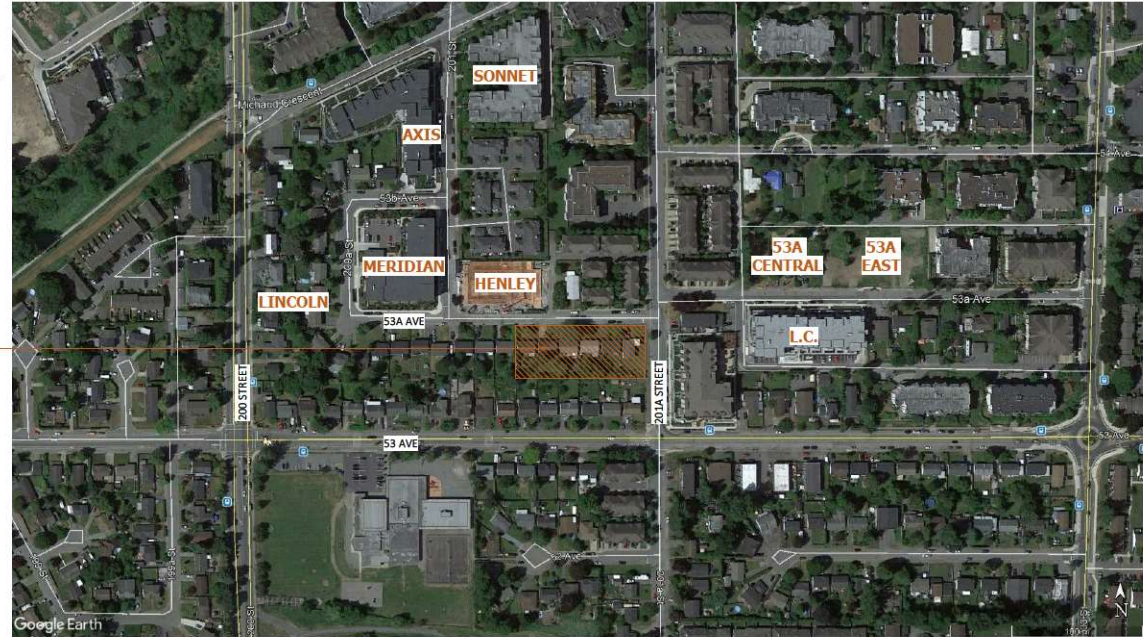


meridian - keystone

**LOCATION**

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 53A AVENUE BETWEEN 200 STREET AND 201A STREET. THE SITE IS SURROUNDED BY A MIXTURE OF SINGLE FAMILY RESIDENTIAL HOMES AND 4 & 5 STOREY RESIDENTIAL APARTMENT BUILDINGS.

53A south development location



keystone project map



portage park



nicomekl trail



nicomekl elementary



keystonearch.ca

**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**CONTEXT PLAN**

SCALE: N.T.S.



**RE-ISSUED FOR DEVELOPMENT PERMIT**

11/11/13 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21.103



SD1.04

## design rationale

### project description

THE PROPOSED DEVELOPMENT IS A 5 STOREY WOOD FRAME 85-UNIT MULTI-FAMILY RESIDENTIAL BUILDING SITUATED OVER A CONCRETE PARKADE AND POSITIONED ALONG 53A STREET IN A WAY THAT FITS THE NEIGHBORHOODS EXISTING CONTEXT THROUGH ITS CENTRAL HIGHLIGHTED POINT OF ENTRY, AND FLAT RAISED PROJECTIONS THAT REDUCE THE BUILDINGS SCALE. THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO KEY SPACES WITHIN THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. THE INDOOR AND OUTDOOR AMENITY SPACES ARE POSITIONED TO THE SOUTH WITH A DIRECT CONNECTION ESTABLISHED BETWEEN THE TWO AREAS, ALLOWING FOR EACH AMENITY SPACE TO EXTEND INTO THE OTHER. VARIATIONS IN MATERIALITY CREATE POINTS OF INTEREST ALONG THE NORTHERN AND EASTERN STREET FACING FACADES, WITH POP UPS UTILIZED TO ADD GREATER EMPHASIS AND INTRIGUE TO THE BUILDINGS CORNERS AND CENTRAL POINTS OF ENTRY.

THE EXPOSED PARKADE PORTIONS ALONG 53A AND 201A STREET ARE SURFACE TREATED WITH BRICK VENEER. TIERED PLANTING CREATES A VEGETATIVE BUFFER SPACE THAT IS MADE PERMEABLE BY THE RAMPS, STAIRS, AND SIDEWALKS THAT GUIDE PEOPLE FROM THE STREET TOWARDS THE BUILDING. THE PREVALENCE OF RED BRICK TONES ALONG THE GROUND FLOOR CREATES A SENSE OF WARMTH AND LIVABILITY WITHIN THE CITY OF LANGLEY.

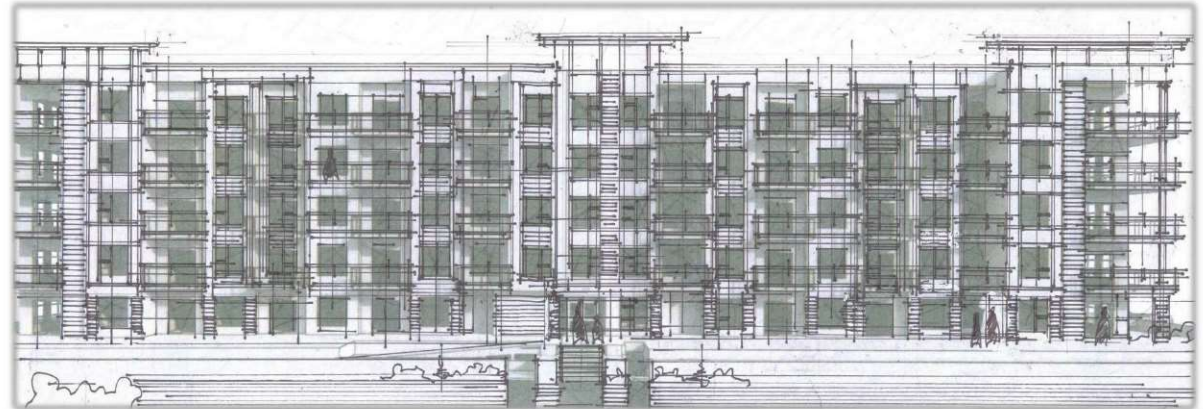
### massing, form, & character

FEATURE PROJECTIONS AROUND THE BUILDING UTILIZE DARK CONTRASTING MATERIALS AGAINST A PREDOMINANTLY BLUE AND WHITE FAÇADE TO ADD HIGHLIGHTS ALONG THE LENGTH OF THE BUILDING. ALONGSIDE THE BLEND OF BRICK AND CEMENTITIOUS CLADDING IS THE GLASS GUARDRAILS THAT FOSTER A STRONG CONNECTION WITH THE STREET AND CULMINATES IN A SENSE OF INTRIGUE AND CURIOSITY THAT CONNECTS TENANTS TO THE PUBLIC REALM WHILE STILL MAINTAINING THE PRIVACY WITHIN INDIVIDUAL 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.

### environmental sustainability

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



### crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS 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.



53A SOUTH

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

DESIGN RATIONALE

SCALE: N.T.S.

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11/11/12 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21.103



SD1.05



**53a avenue streetscape**

1/16" = 1'-0"



**201A street streetscape**

1/16" = 1'-0"



**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**STREETSCAPES**

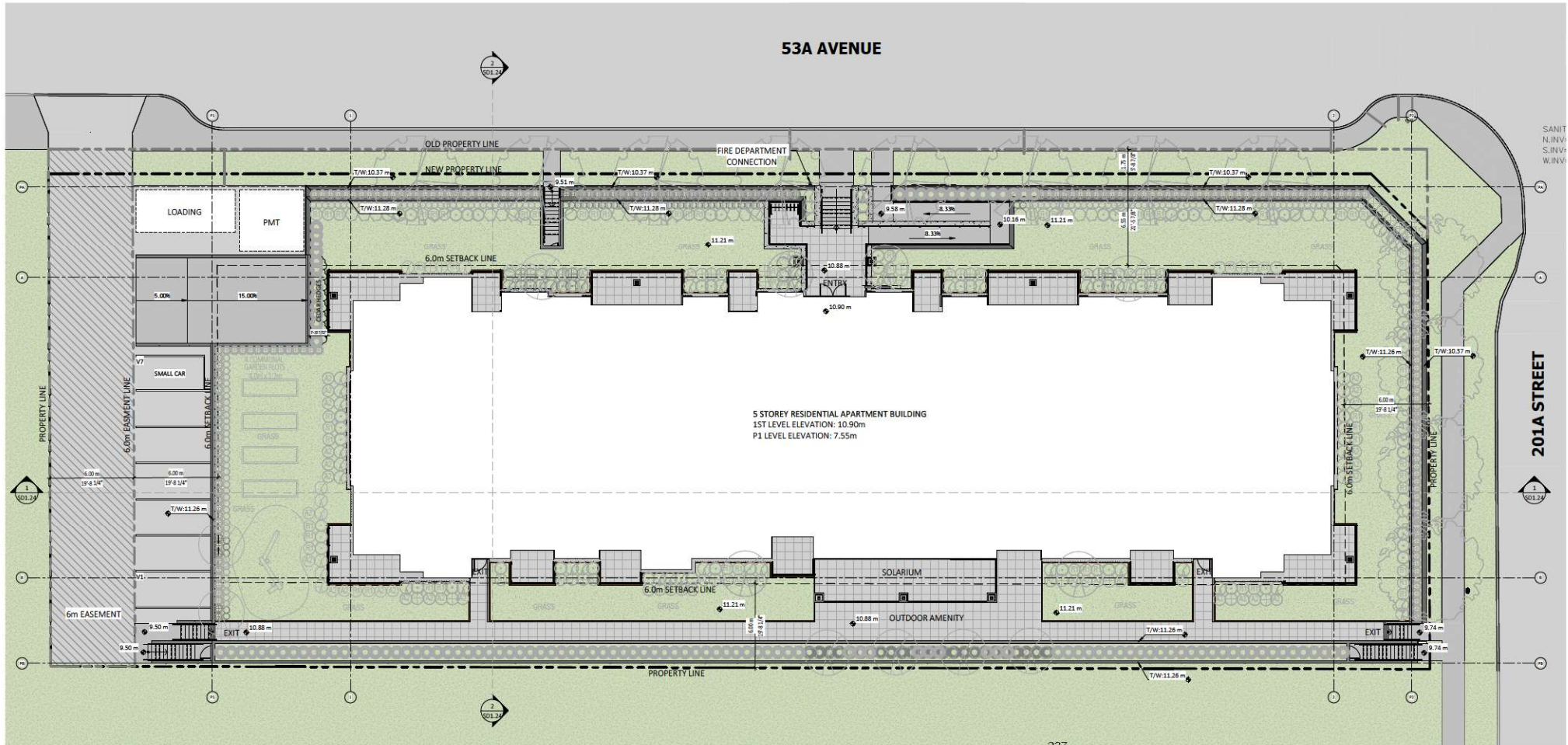
SCALE: 1/16" = 1'-0"

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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21.103



**SD1.06**



**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**SITE PLAN**

SCALE: 3/32" = 1'-0"



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 CITY OF LANGLEY FILE #  
 PROJECT NUMBER: 21.103



**SD1.20**

**B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY  
OF LOTS 229 TO 234,  
DISTRICT LOT 305 GROUP 2  
NEW WESTMINSTER DISTRICT PLAN 39394**

SCALE: 1:200 DIMENSIONS ARE IN METRES

LOT DIMENSIONS AND CLEARANCES ARE ACCORDING TO FIELD SURVEY.  
BUILDING DIMENSIONS ARE TO EXTERIOR SIDING.

PREPARED FOR: REDEKOP KROEKER DEV. INC.

**LEGEND**

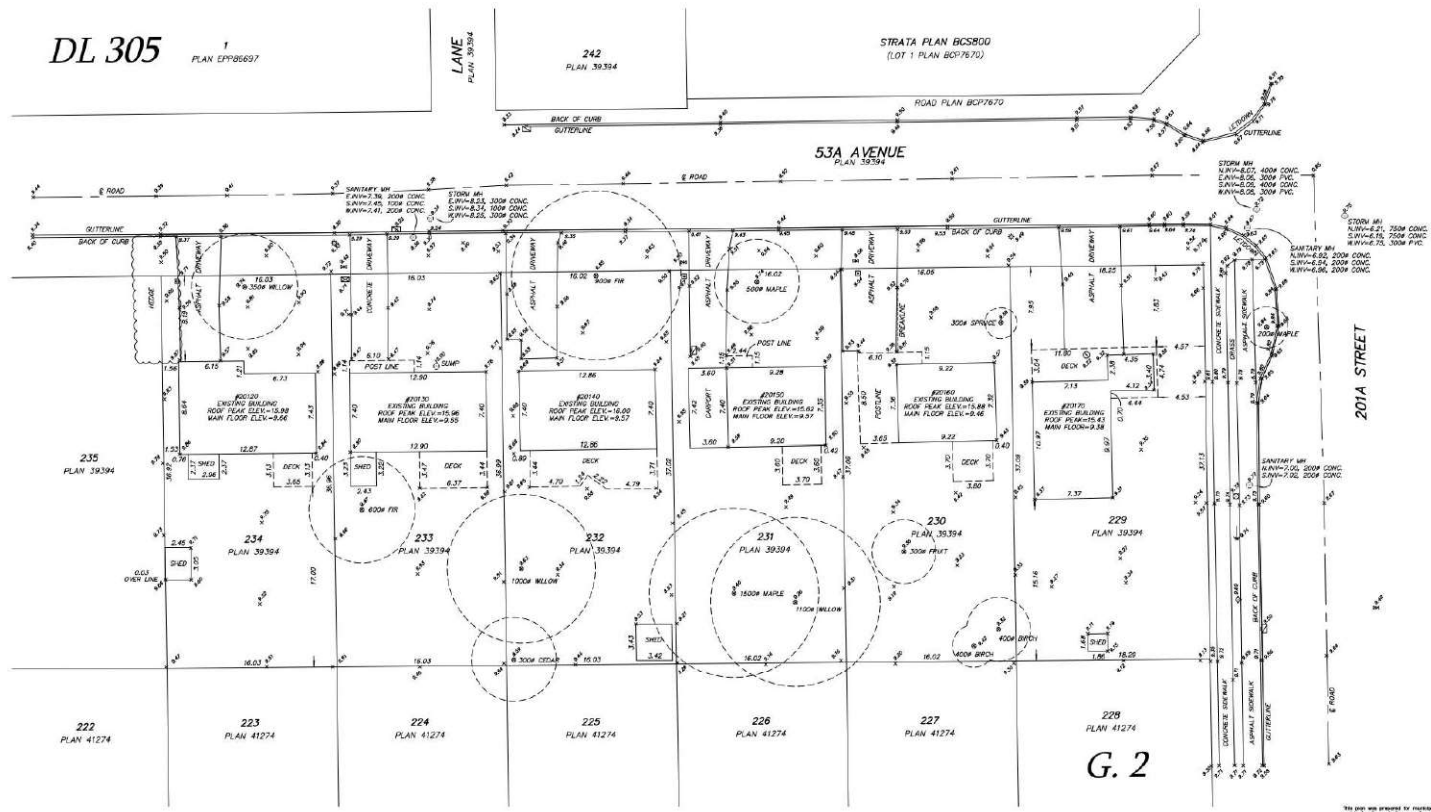
- ± E.P. DENOTES SPOT ELEVATION
- CB DENOTES CATCH BASIN
- SB DENOTES SARGONIA CENTRAL VALVE
- DENOTES FIRE HYDRANT
- DENOTES GUY WIRE
- DENOTES GAS VALVE
- DENOTES LAMP STAND/POST
- DENOTES MANGROVE
- DENOTES POWER POLE
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES DIAMETER IN MILLIMETRES
- DENOTES TREE LOCATION
- DENOTES EXTENTS OF DRAPPLINE

**DERIVATIONS**

ELEVATIONS ARE IN METRES GEODETIC AND ARE DERIVED FROM CONTROL POINT 820211 LOCATED AT INTERSECTION OF 54th AVE. & 201st STREET. ELEVATION = 19.325 (D4556 CY880/02/019)

**PARCEL IDENTIFIERS:**

- LOT 229 DL1-4-19-204
- LOT 230 DL1-4-19-212
- LOT 231 DL1-4-19-201
- LOT 232 DL1-4-19-219
- LOT 233 DL1-4-19-212
- LOT 234 DL1-4-19-208



**CIVIC ADDRESS:**  
20120 TO 20170 53A AVENUE,  
LANGLEY, BC

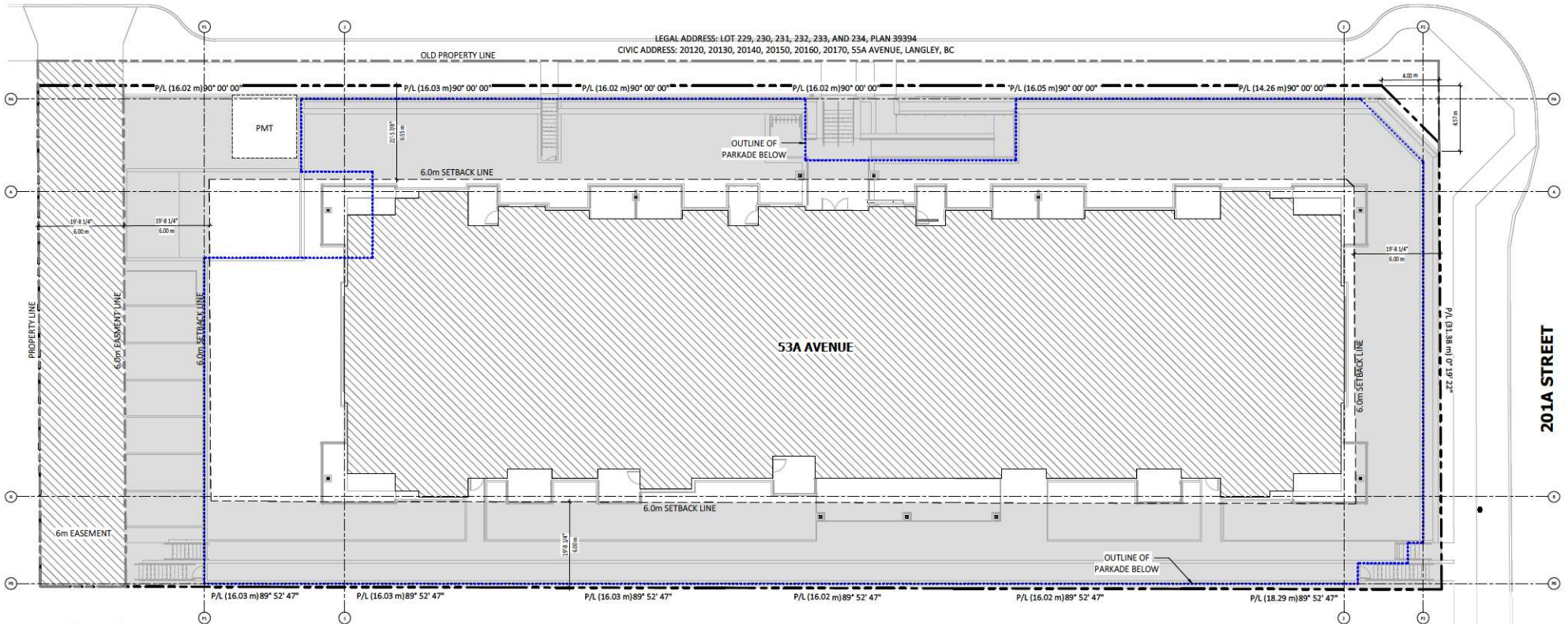
CONFIRM CORRECT THIS THE DAY OF DECEMBER, 2020.  
**Scott Todd**  
V3FJ79

SCOTT W. TODD  
© This document is not valid unless digitally signed or physically signed and sealed.  
FOR RECORDING AND IN WATSON'S OFFICES

This plan was prepared for recording and is a complete document and is for the purposes set out herein. The registrant accepts no responsibility or liability for any changes that may be required to the plan after the date of registration or for any errors or omissions in the plan or for any consequences that may result from the use of the plan. The registrant is not responsible for the accuracy of the plan or for any consequences that may result from the use of the plan. The registrant is not responsible for the accuracy of the plan or for any consequences that may result from the use of the plan.

**IOA**  
Isak, Osman & Associates  
B.C. Land Surveyors Since 1946  
2009 Isak, Osman & Associates, Langley, BC, V3A 1K3  
1-800-823-2411  
FAX: (604) 880-0900 (604) 880-0900

53A AVENUE



site plan-layout

3/32" = 1'-0"



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53A SOUTH

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

SITE PLAN - LAYOUT

SCALE: 3/32" = 1'-0"

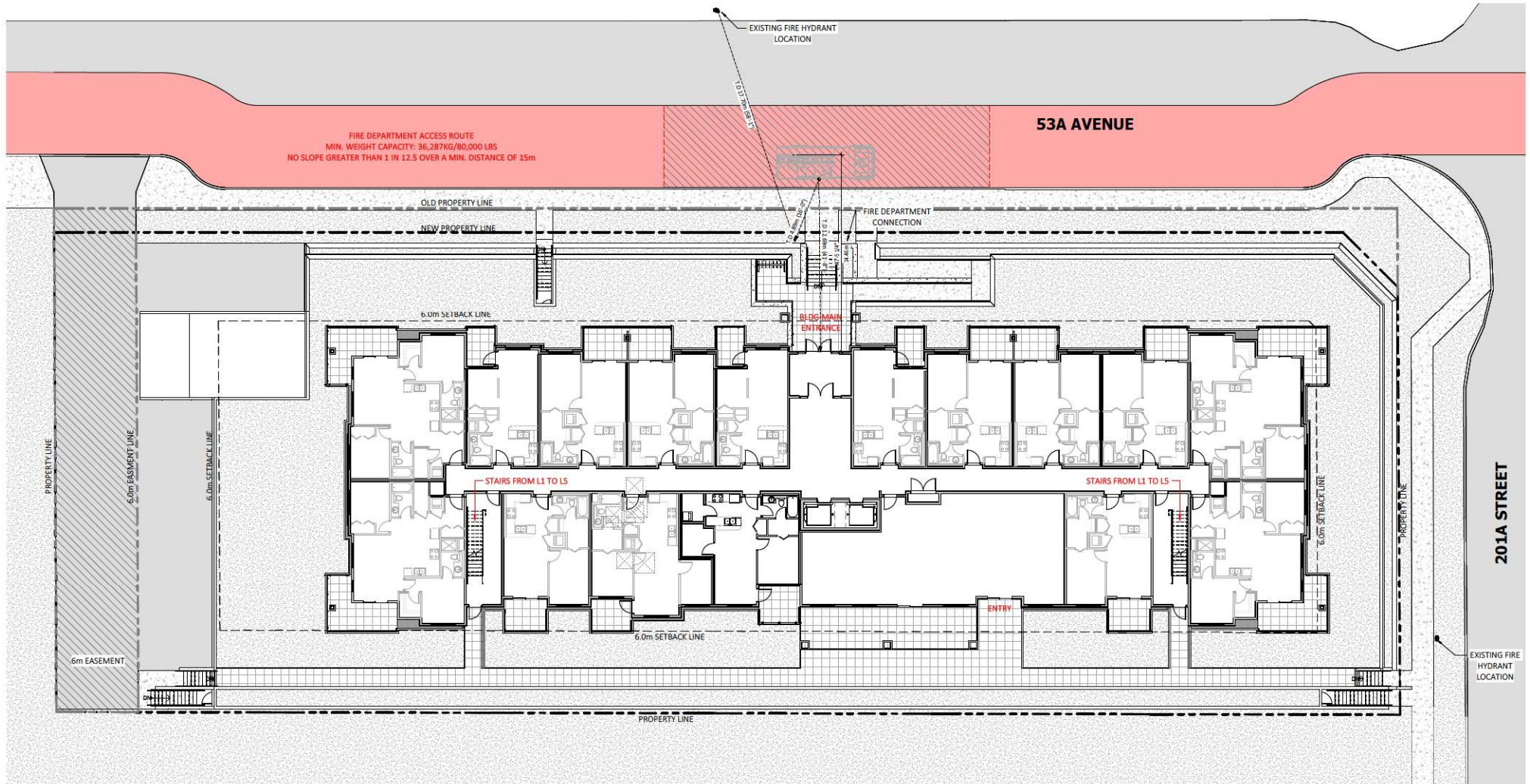


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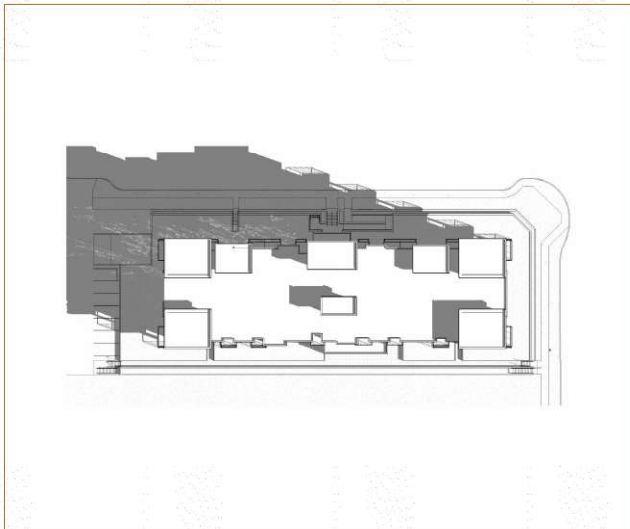
SD1.22



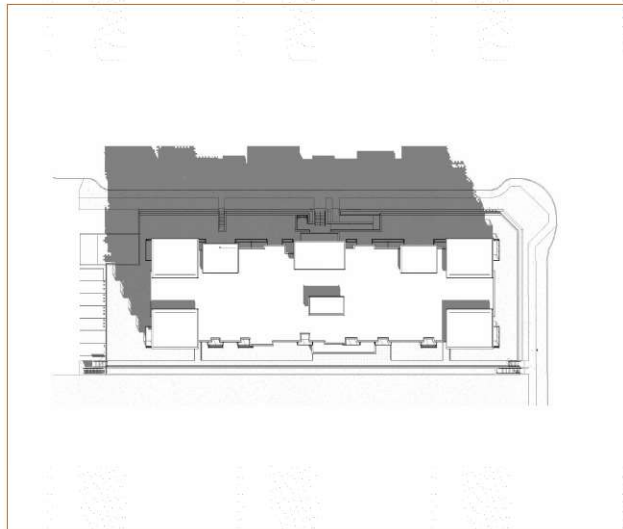
site plan-fire dept.

3/32" = 1'-0"

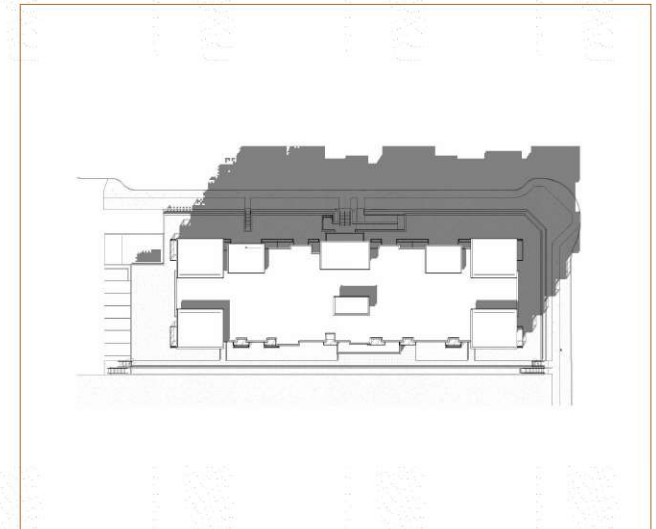




shadow study - 9am - march 21



shadow study - 12pm - march 21



shadow study - 3 pm - march 21



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**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**SHADOW STUDY**

SCALE: N.T.S.



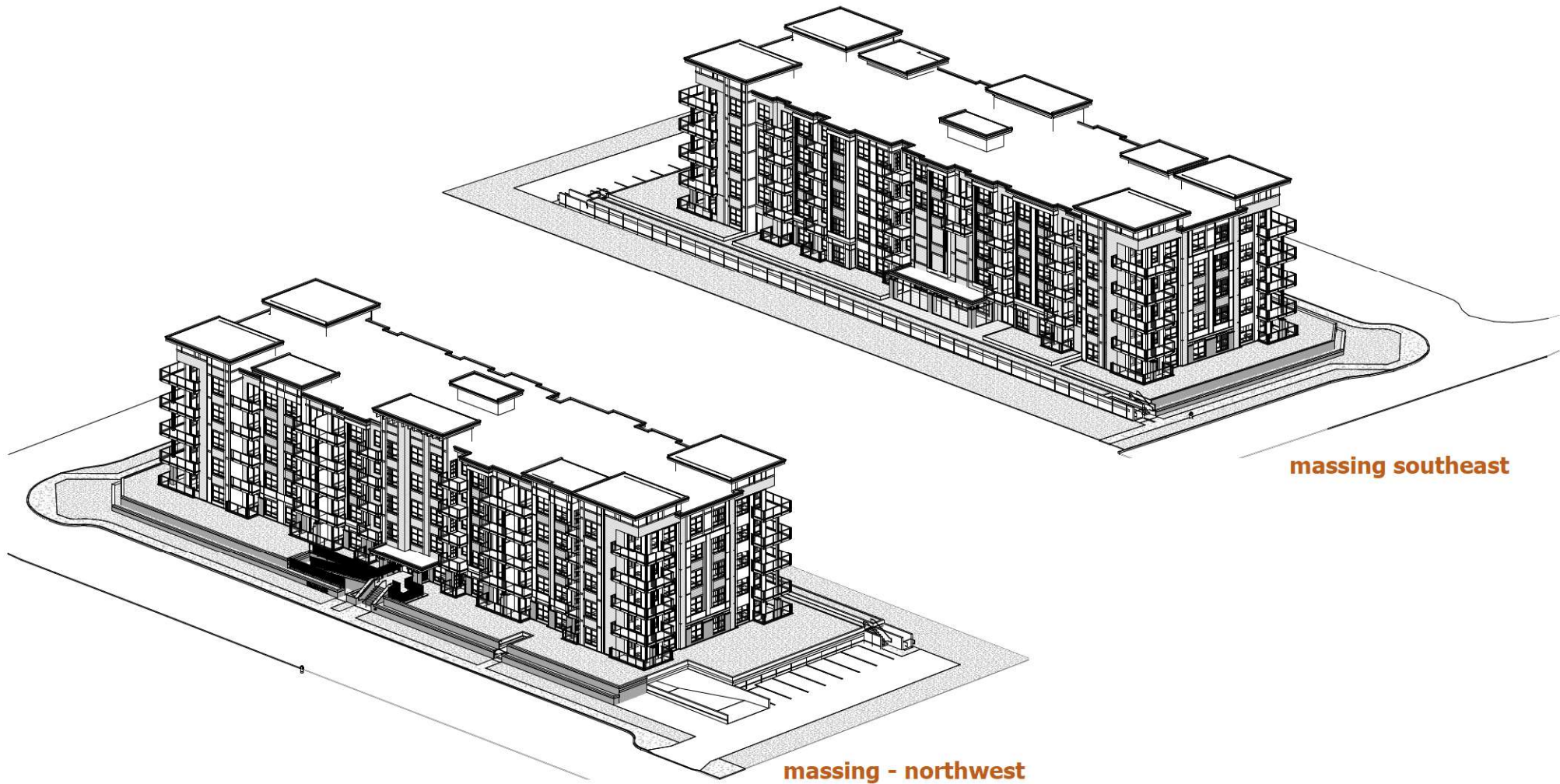
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**REDEKOP KROEKER**  
DEVELOPMENT INC.

**SD1.31**



massing southeast

massing - northwest



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**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**3D MASSING**

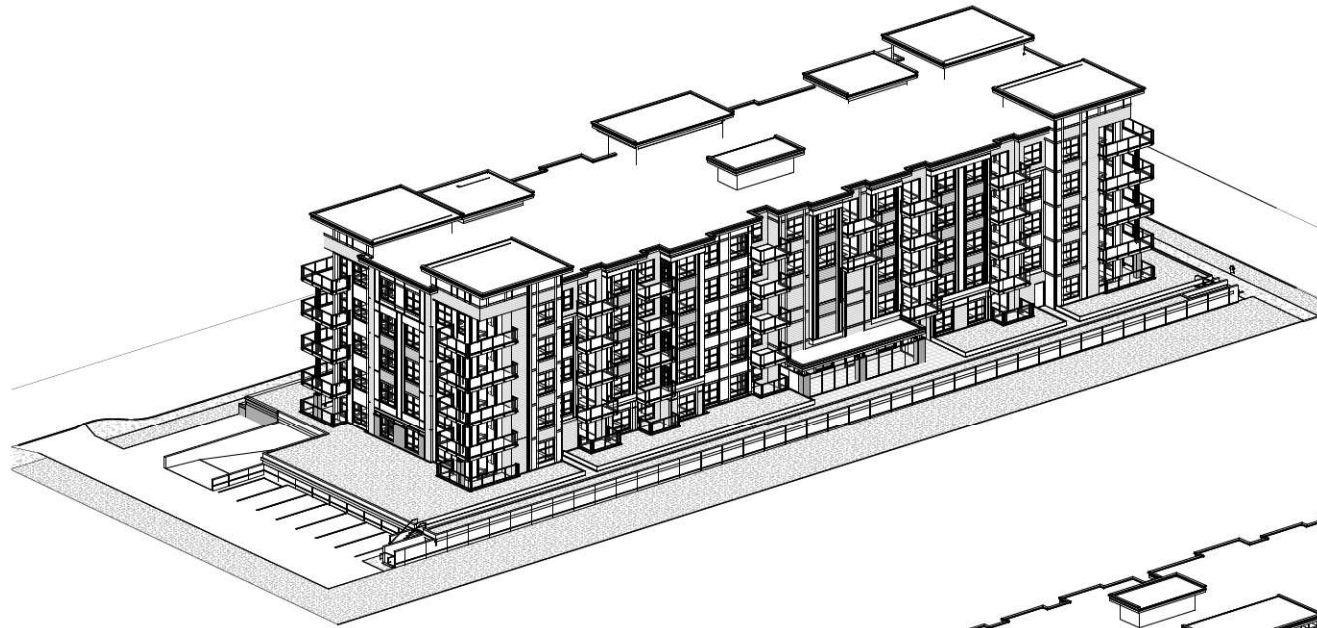
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**SD1.32**



massing - southwest



massing - northeast



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**53A SOUTH**

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**3D MASSING**

SCALE: N.T.S.

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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21.103



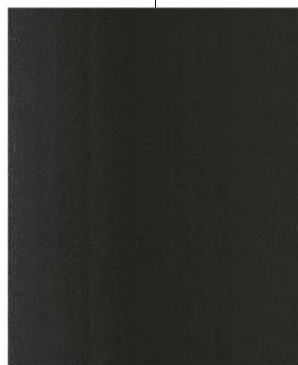
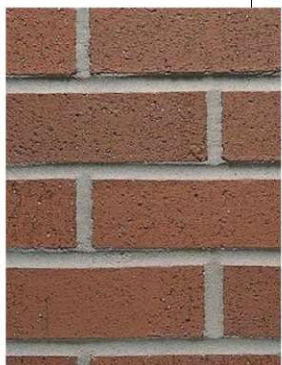
**REDEKOP KROEKER**  
DEVELOPMENT INC.

**SD1.33**



north elevation

1/8" = 1'-0"



53A SOUTH

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

MATERIAL BOARD

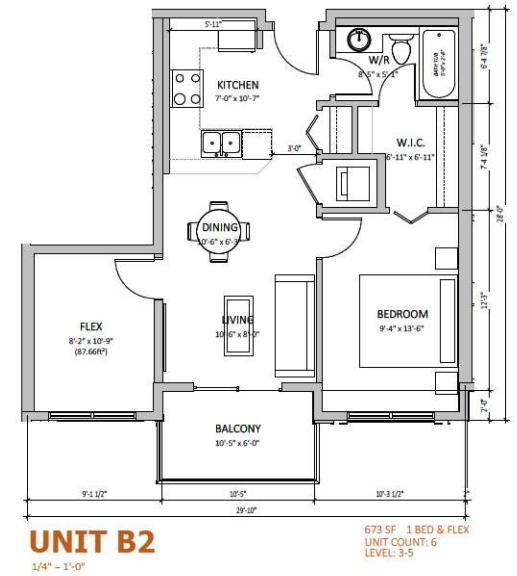
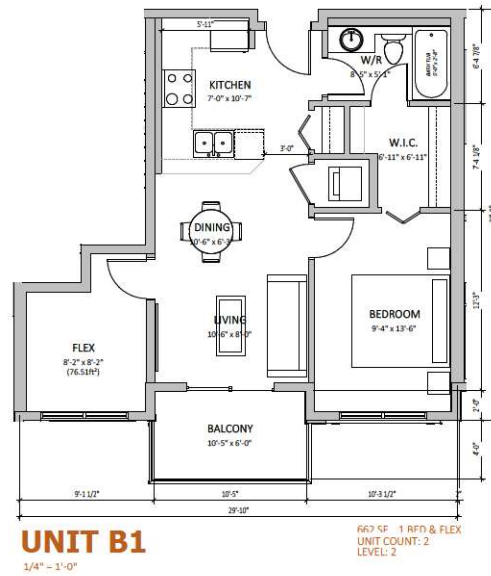
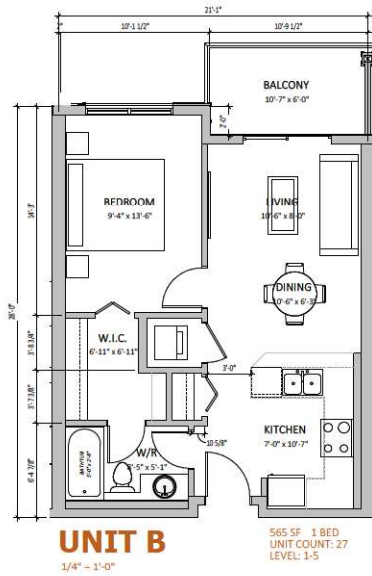
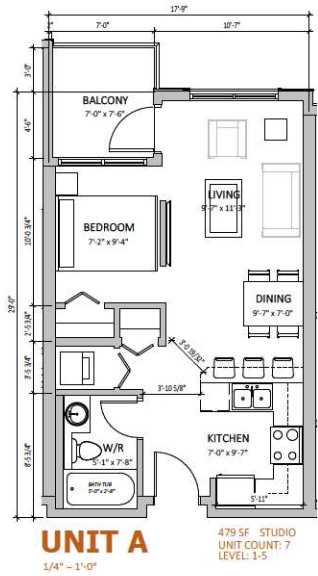
SCALE: 1/8" = 1'-0"

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CITY OF LANGLEY FILE #  
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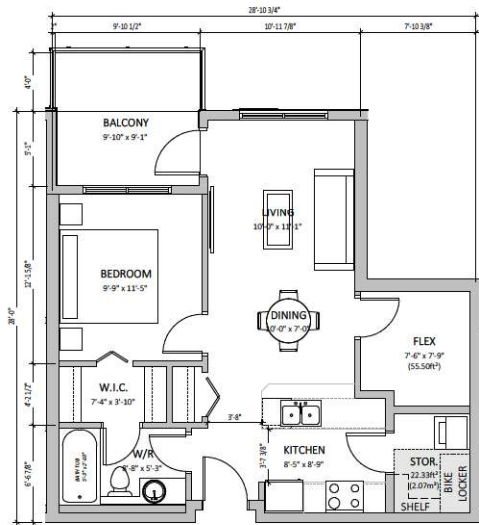


SD1.34



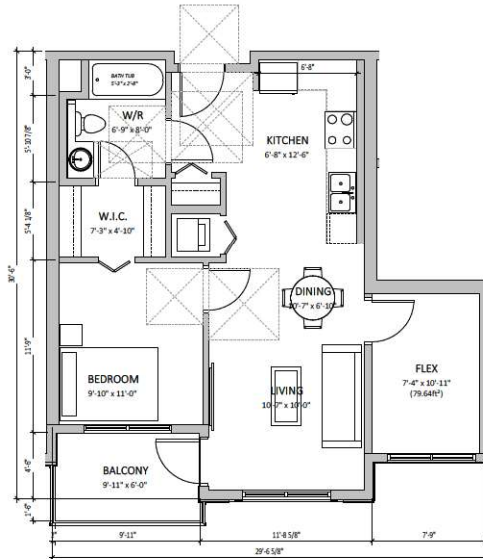
**UNIT COUNT**

STUDIO:.....	7 UNITS (8.1%)
1 BED:.....	27 UNITS (31.4%)
1 BED + FLEX:.....	19 UNITS (22.1%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.5%)
2 BED + STORAGE:.....	24 UNITS (27.9%)
<b>TOTAL:.....</b>	<b>86 UNITS</b>



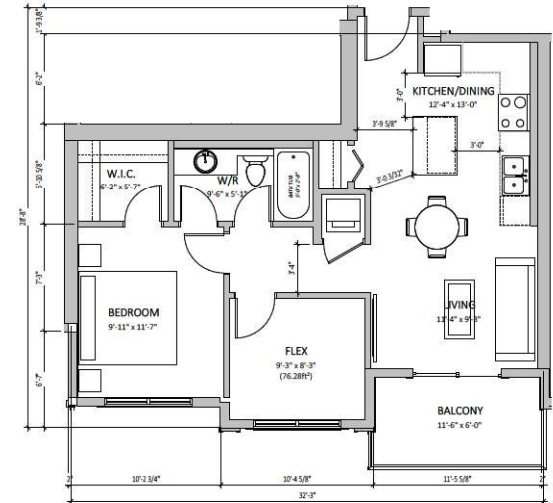
**UNIT B3**  
1/4" = 1'-0"

661 SF 1 BED & FLEX  
UNIT COUNT: 9  
LEVEL: 2-5



**UNIT B4 (ADAPTABLE)**  
1/4" = 1'-0"

706 SF 1 BED & FLEX  
UNIT COUNT: 9  
LEVEL: 1-5



**UNIT B5**  
1/4" = 1'-0"

709 SF 1 BED & FLEX  
UNIT COUNT: 2  
LEVEL: 4-5

**UNIT COUNT**

STUDIO:.....	7 UNITS (8.1%)
1 BED:.....	27 UNITS (31.4%)
1 BED + FLEX:.....	19 UNITS (22.1%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.5%)
2 BED + STORAGE:.....	24 UNITS (27.9%)
TOTAL:.....	86 UNITS



**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**UNIT PLANS**

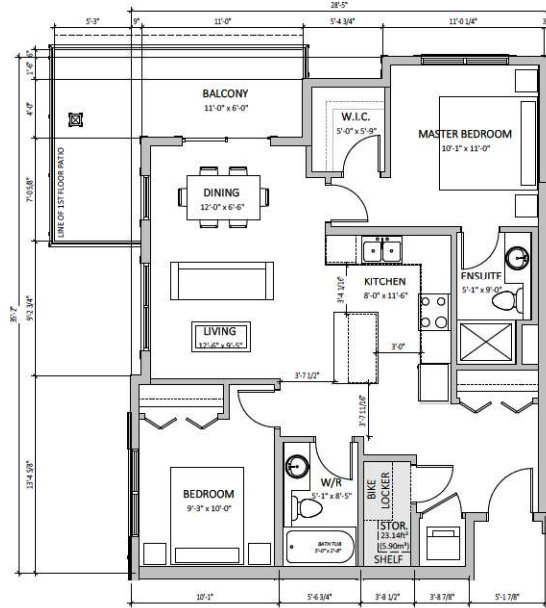
SCALE: 1/4" = 1'-0"

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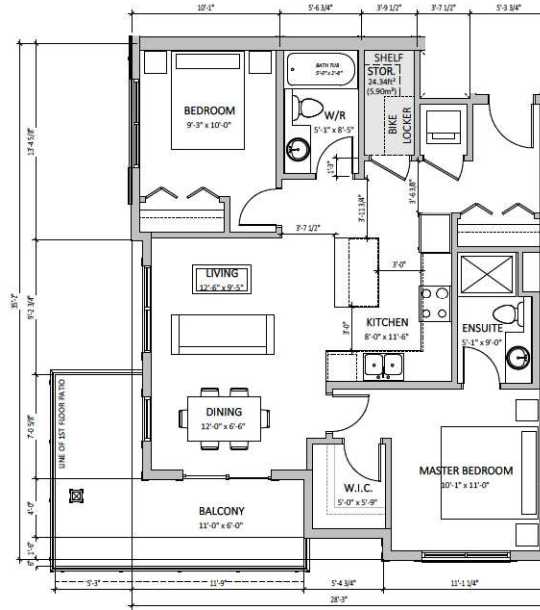


**SD2.02**



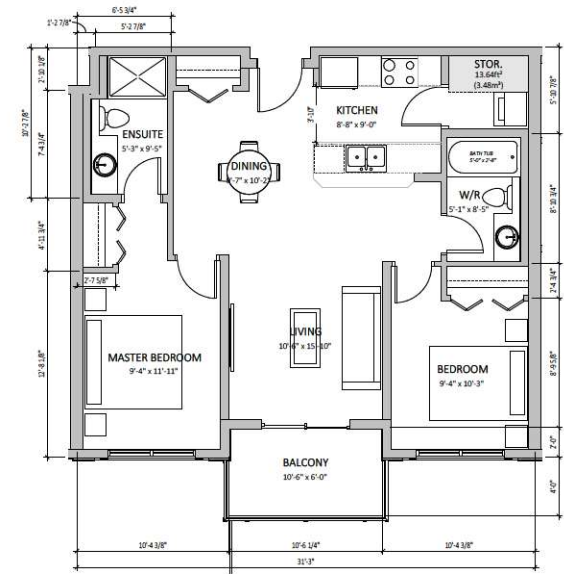
**UNIT C**  
1/4" = 1'-0"

895 SF 2 BED + STORAGE  
UNIT COUNT: 10  
LEVEL: 1-5



**UNIT C1**  
1/4" = 1'-0"

883 SF 2 BED + STORAGE  
UNIT COUNT: 10  
LEVEL: 1-5

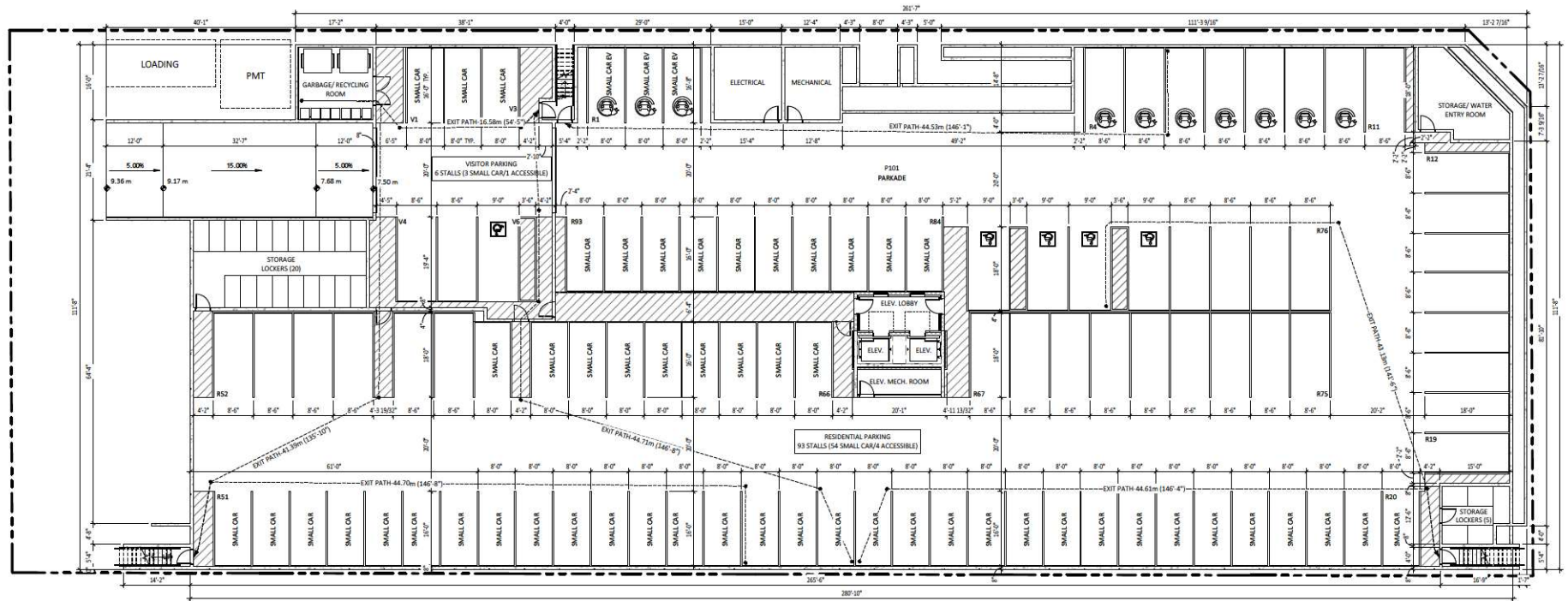


**UNIT D**  
1/4" = 1'-0"

848 SF 2 BED + STORAGE  
UNIT COUNT: 4  
LEVEL: 2-5

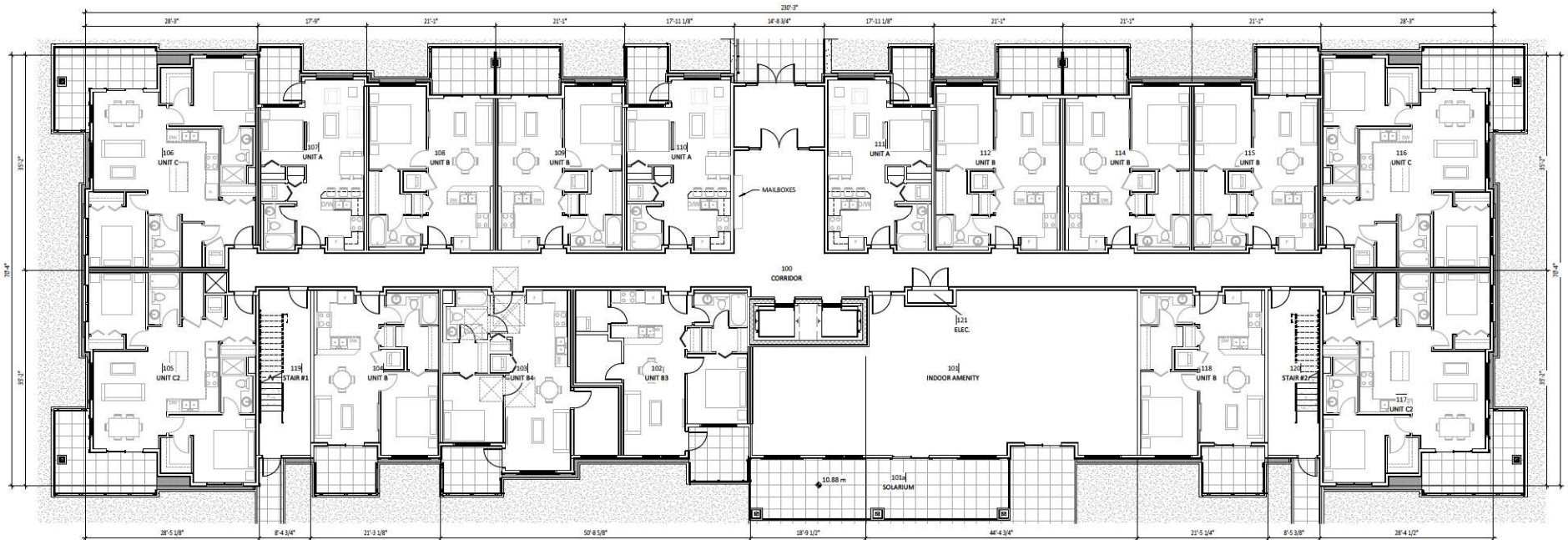
**UNIT COUNT**

STUDIO:.....	7 UNITS (8.1%)
1 BED:.....	27 UNITS (31.4%)
1 BED + FLEX:.....	19 UNITS (22.1%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.5%)
2 BED + STORAGE:.....	24 UNITS (27.9%)
TOTAL:.....	86 UNITS



**p1 level**  
3/32" = 1'-0"





**1st level**

1/8" = 1'-0"



**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**L1 LEVEL PLAN**

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



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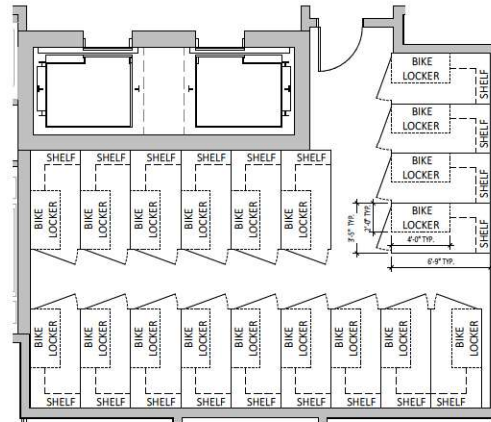
11/11/12 REVISION #:  
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PROJECT NUMBER: 21.103



**SD3.02**



**2nd level**  
1/8" = 1'-0"



**BIKE/STORAGE LAYOUT PLAN**  
1/4" = 1'-0"







**4th level**

1/8" = 1'-0"



**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**L4 LEVEL PLAN**

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



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PROJECT NUMBER: 21.103



**SD3.05**



**5th level**

1/8" = 1'-0"

-  5TH LEVEL POP-UP ROOF LOCATIONS  
CEILING HEIGHT: 12'-2"
-  5TH LEVEL POP-UP ROOF LOCATIONS  
CEILING HEIGHT: 13'-2"



**53A SOUTH**

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

**L5 LEVEL PLAN**

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

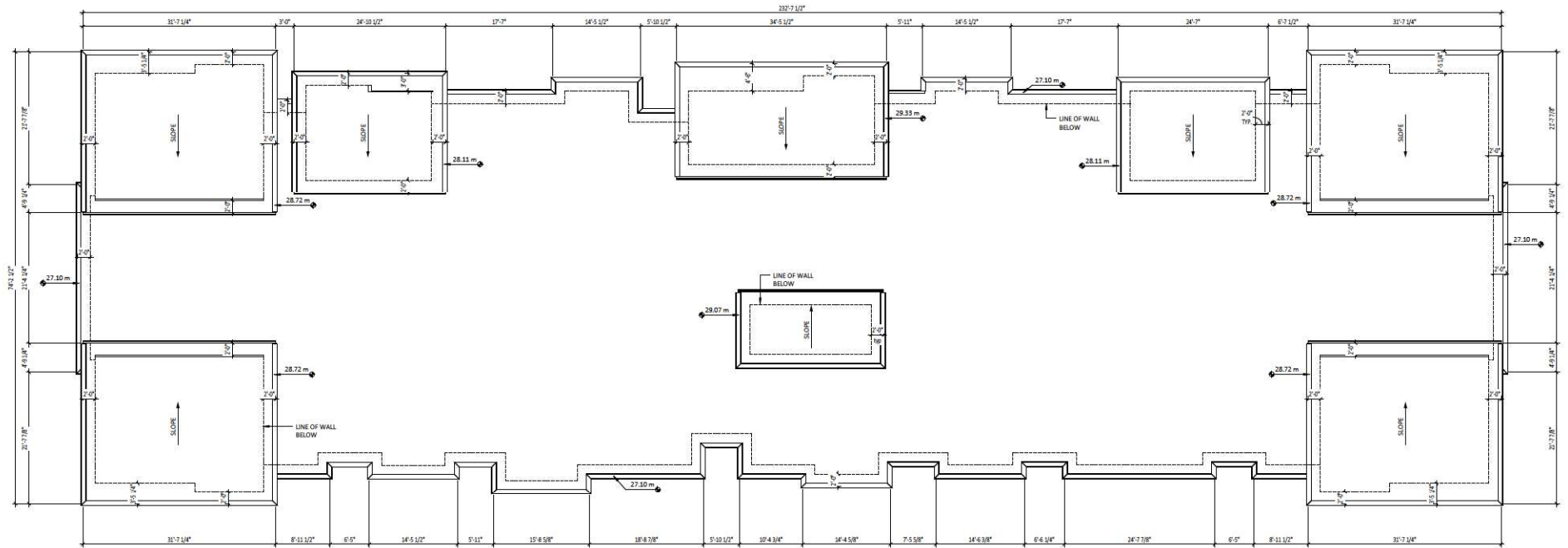


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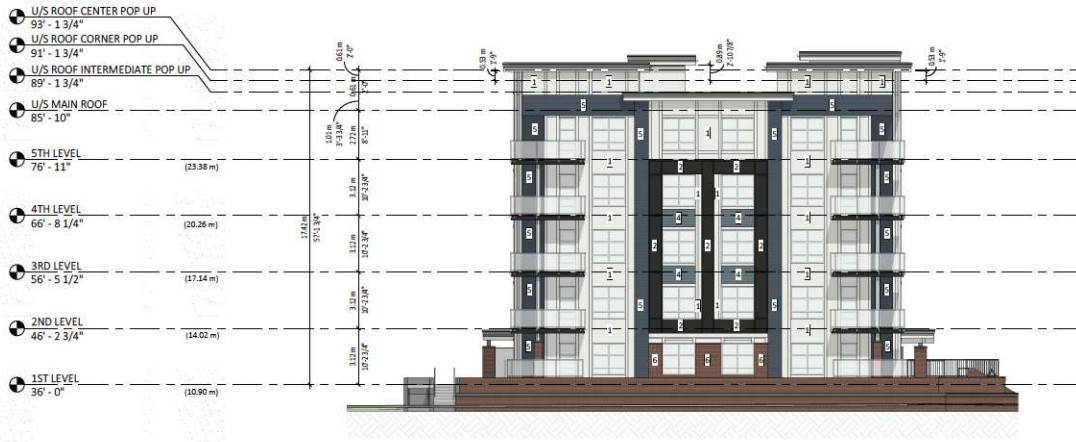


**SD3.06**



**roof level**  
1/8" = 1'-0"





**east elevation**

3/32" = 1'-0"



**north elevation**

3/32" = 1'-0"

**material legend**

- 1 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 3 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: BOOTHMAN BLUE
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: DEEP OCEAN
- 6 MANUFACTURED BRICK VENEER (SLIM BRICK - 13mmx64mmx190mm):  
- MUTUAL MATERIALS, COLOUR: BURGUNDY, TEXTURE: SMOOTH  
MORTAR COLOUR: MEDIUM GRAY
- 7 ALUMINUM STOREFRONT SECTIONS:  
- COLOUR: CLEAR ANODIZED; G/W GRAY SPANDREL PANEL
- 10 WINDOW:  
- COLOUR: WHITE EXT. / WHITE INT.
- 11 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: CLEAR ANODIZED
- 12 ALUMINUM GUARD/RAILING:  
- COLOUR: BLACK ANODIZED
- 13 CONCRETE WALL:  
- COLOUR: PAINTED BENJAMIN MOORE COVENTRY GRAY
- 14 HARDIE TRIM (SMOOTH - 1" X 2.5")  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 15 HARDIE TRIM (SMOOTH - 1" X 5.5")  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 16 HARDIE TRIM (SMOOTH - 1" X 6.25")  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 17 HARDIE TRIM (SMOOTH - 1" X 5.5")  
- COLOUR: TO MATCH JAMES HARDIE DEEP OCEAN

NOTES:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**west elevation**

3/32" = 1'-0"



**south elevation**

3/32" = 1'-0"

**material legend**

- 1 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 3 CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 4 CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 5 CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: DEEP OCEAN
- 6 MANUFACTURED BRICK VENEER (SLIM BRICK - 13mmx64mmx190mm):  
- MUTUAL MATERIALS, COLOUR: BURGUNDY, TEXTURE: SMOOTH  
MORTAR COLOUR: MEDIUM GRAY
- 7 ALUMINUM STOREFRONT SECTIONS:  
- COLOUR: 'CLEAR ANODIZED' G/W GRAY SPANDREL PANEL
- 10 WINDOW:  
- COLOUR: 'WHITE EXT.' / 'WHITE INT.'
- 11 ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: 'CLEAR ANODIZED'
- 12 ALUMINUM GUARD/RAILING:  
- COLOUR: 'BLACK ANODIZED'
- 13 CONCRETE WALL:  
- COLOUR: PAINTED 'BENJAMIN MOORE COVENTRY GRAY'
- 14 HARDIE TRIM (SMOOTH - 1" X 2.5")  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 15 HARDIE TRIM (SMOOTH - 1" X 5.5")  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 16 HARDIE TRIM (SMOOTH - 1" X 6.25")  
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 17 HARDIE TRIM (SMOOTH - 1" X 5.5")  
- COLOUR: TO MATCH JAMES HARDIE DEEP OCEAN

**NOTES:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.A.O.



north elevation



south elevation



corner elevation



west elevation



entry elevation



keystonearch.ca

53A SOUTH

20120, 20130, 20140, 20150, 20160, 20170 53A AVE, LANGLEY

RENDERED PERSPECTIVES

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

11/11/13 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21.103



SD4.04