

DEVELOPMENT PERMIT APPLICATION

MULTI-FAMILY DEVELOPMENT

20032,20038 56 AVENUE

LANGLEY, BC



DRAWING LIST

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PROJECT TEAM

ARCHITECT- DAVID EATON ARCHITECT INC.
1690 West 2nd Avenue
Vancouver, BC V6J 1H4
(604) 608-0161
david@eatonarchitect.ca

SURVEYOR- TARGET LAND SURVEYING
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(604) 583-6161

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LANDSCAPE- PMG LANDSCAPE ARCHITECTS.
Suite C100 - 1485 Still Creek Drive
Burnaby, BC V5C 6G9
(604) 294-0011
mary@pmglandscape.com

ARBORIST-

PROGRAM SUMMARY

LOT INFO	ADDRESS 20032,20038 56 AVE. LANGLEY, BRITISH COLUMBIA			
	LEGAL DESCRIPTION Plan NWPS735 Lot 3, Plan NWPS735 Lot 4			
ZONING	SITE AREA	(SqR)	(SqM)	(Acres) (Ha)
	GROSS AREA	17,315	1,609	0.48 0.16
	DEDICATION	1,785	166	0.04 0.02
	NET AREA (AFTER DEDICATION)	15,530	1,443	0.36 0.14
ZONING	ZONING	CURRENT	PROPOSED	
			CD	
	FAR (FOR RT1)	PERMITTED	PROPOSED	
	FAR (On Gross Area)		2.30	
ZONING	TOTAL AREA		39,872 Sq.R.	
	SETBACKS	PERMITTED	PROPOSED	
	NORTH (ALONG 56 AVE.)		3.00 m	
	SOUTH (ALONG NEIGHBOURING LOT)		7.20 m	
ZONING	EAST (ALONG NEIGHBOURING LOT)		6.50 m	
	WEST (ALONG NEIGHBOURING LOT)		6.00 m	
ZONING	BLDG HEIGHT	PERMITTED	PROPOSED	
			6 STOREY	
	TOTAL NO. OF UNITS		40 DWELLING UNITS	
	NO. OF ADAPTABLE UNITS		11 DWELLING UNITS	
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (GROSS)	(SqR)	(SqM)	(%age) REMARKS
	PROPOSED	7136	663	45.95%
	FAR CALCULATION			
	RESECTORIAL	(SqR)	(SqM)	
PROPOSED FLOOR AREA SUMMARY	MAIN FLOOR LVL (INC. STORAGE, VEST.)	1,996.00	1,740.00	0 3,746 13%
	SECOND FLOOR LVL	4,190.00	970.00	1,916 7,076 86%
	THIRD FLOOR LVL	6,166.00	970.00	0 7,136 86%
	FOURTH FLOOR LVL	6,166.00	970.00	0 7,136 86%
PROPOSED FLOOR AREA SUMMARY	FIFTH FLOOR LVL	6,166.00	970.00	0 7,136 86%
	SIXTH FLOOR LVL	6,166.00	970.00	0 7,136 86%
	ROOF TOP (OUTDOOR AMENITY)		509.00	0 509
	TOTAL FAR (excluding Parking)		39,875	
PROPOSED FLOOR AREA SUMMARY	UNIT COUNT			
	TYPE	NO. OF BR.	AREA	TOTAL UNITS Storage @ Units TOTAL AREA (SqR)
	UNIT-A	1BR +DEN	604.00	1 Yes 604
	UNIT-A1	1BR +DEN	604.00	12 Yes 7,248
PROPOSED FLOOR AREA SUMMARY	UNIT-A2	1BR +DEN	604.00	2 Yes 1,208
	UNIT-B (ADAPTABLE)	2BR +DEN	960.00	1 Yes 960
	UNIT-B1 (ADAPTABLE)	1BR +DEN	695.00	5 Yes 3,475
	UNIT-C	1BR +DEN	524.00	9 Yes 4,716
PROPOSED FLOOR AREA SUMMARY	UNIT-C1	1BR +DEN	524.00	4 Yes 2,096
	UNIT-C2	1BR +DEN	524.00	1 No 524
	UNIT-D	1BR	555.00	4 No 2,220
	UNIT-E (ADAPTABLE)	1BR	666.00	4 No 2,664
PROPOSED FLOOR AREA SUMMARY	UNIT-F	2BR	830.00	4 No 3,320
	UNIT-G (ADAPTABLE)	1BR +DEN	710.00	1 No 710
	UNIT-H	1BR +DEN	580.00	1 No 580
	TOTAL		49	30,325
OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN (As per Corporate Report no R115)			
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS PROVIDED @ Parkade Mt-1 & 2
	1 Bedroom, 1 Bedroom+Den	33	1.00 / Unit	34
	1 Bedroom (Adaptable Units)	11	1.00 / Unit	10
OFF STREET PARKING	2 Bedroom	5	1.25 / Unit	6.25 SAY 6
	Visitor %		0.35	7.35 say 7
	TOTAL	49		57
	SMALL CARS		60%	
OFF STREET PARKING	RESIDENTIAL		30	29
	VISITOR		4	1
	TOTAL PROVIDED			30
	ACCESSIBLE		5%	7%
OFF STREET PARKING	BICYCLE PARKING			4 (3 RES. & 1 VISITOR)
	PROVIDED @ PARKADE AND MAIN LVL			15
	PROVIDED @ UNITS			34
	Unit A, A1, A2, B, B1, C and C1			
AMENITY CALCULATIONS	TOTAL PROVIDED			49
	AMENITIES			
	PRIVATE INDOOR SPACES	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	113	1,213	2.3 Sq.m. or 24.75 Sq.ft. / UNIT
AMENITY CALCULATIONS	PROPOSED (SECOND FLOOR)	178	1,916	
	PRIVATE OUTDOOR SPACES	Sq.m.	Sq.ft.	REMARKS
	REQUIRED			
	PROPOSED (@ ROOF TOP)	186	2,002	



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2022-01-07 ADP Submission

2021-11-24 DP Application

2021-08-18 Revised / comments

2021-08-11 Revised / comments

2021-07-09 Preliminary Application

Date Description

Issues / Revisions

Seal



2022-01-07

Project Title

MULTI FAMILY DEVELOPMENT

Project Address

20032,20038 56 AVENUE

LANGLEY,

BRITISH COLUMBIA

Drawn By

AA Date

2021-10-04

Checked By

PV Project ID

LARS_20032 56 Ave.

Sheet Title

PROGRAM SUMMARY

Scale

As Noted

Sheet No.

A-0.2

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Project Address
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BRITISH COLUMBIA**

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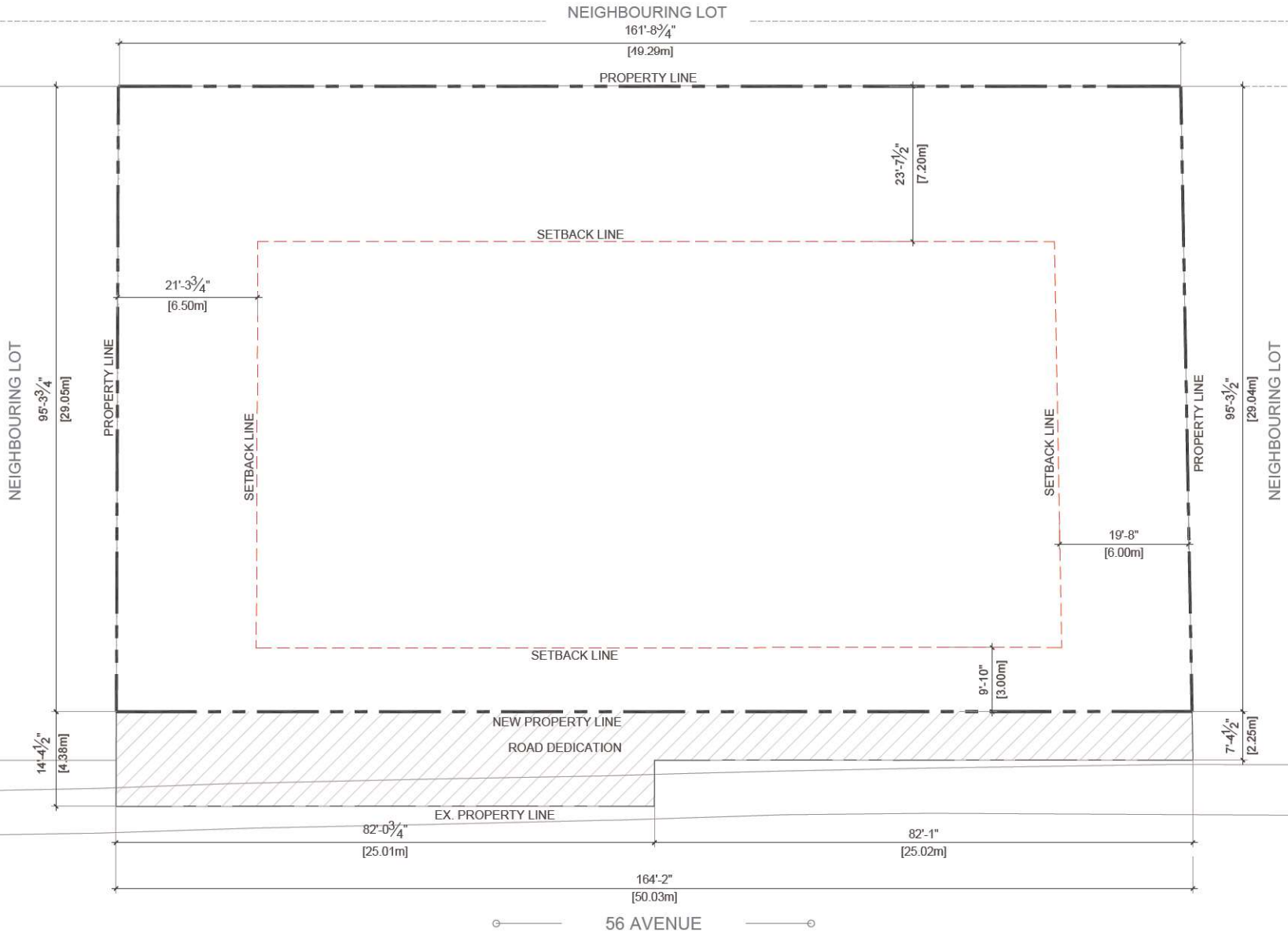
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BASE PLAN

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A-0.3



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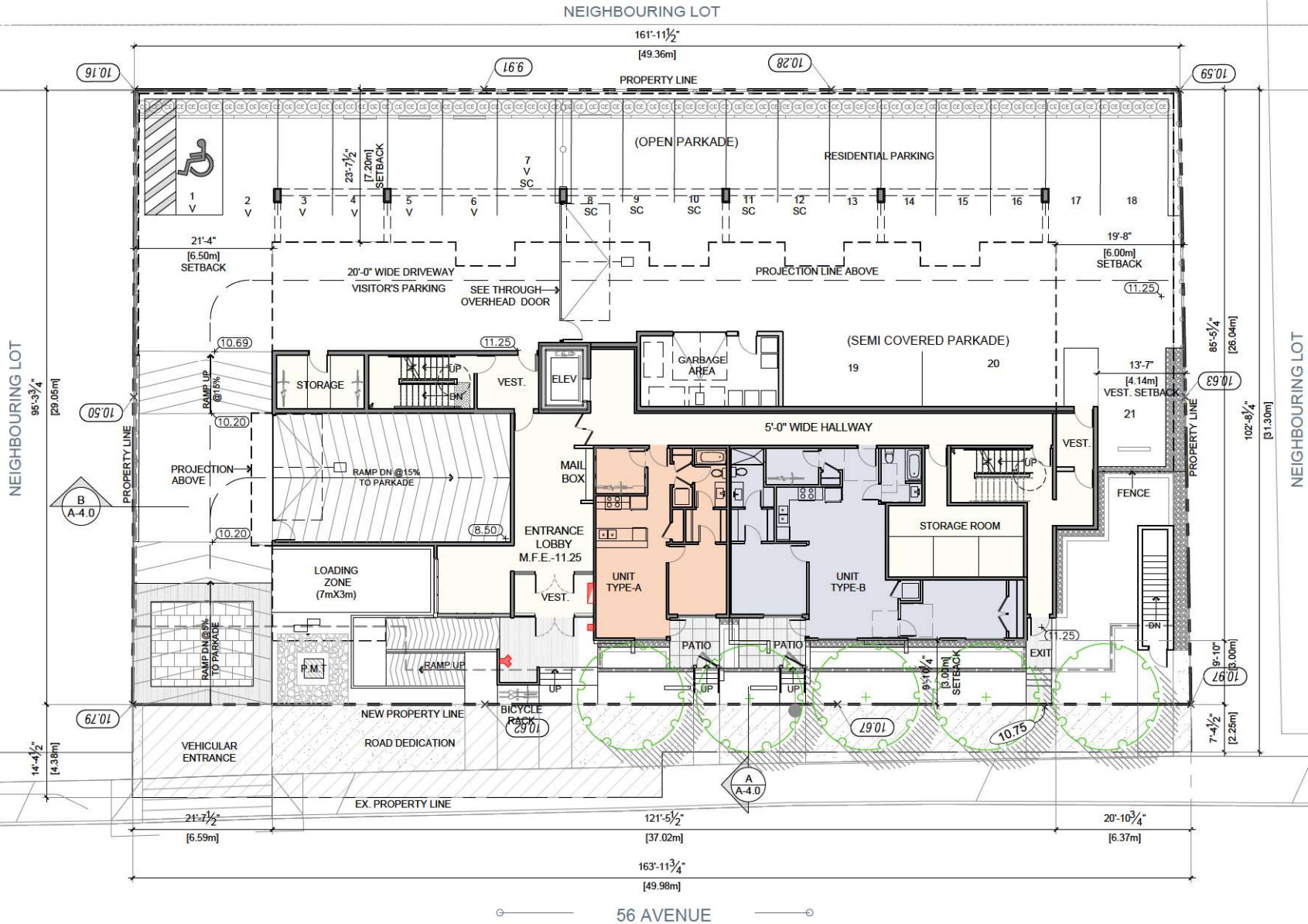
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SITE PLAN

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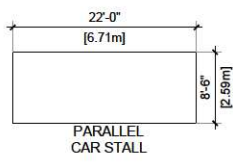
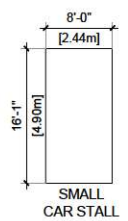
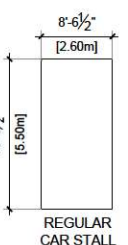
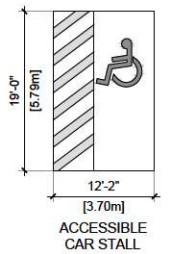
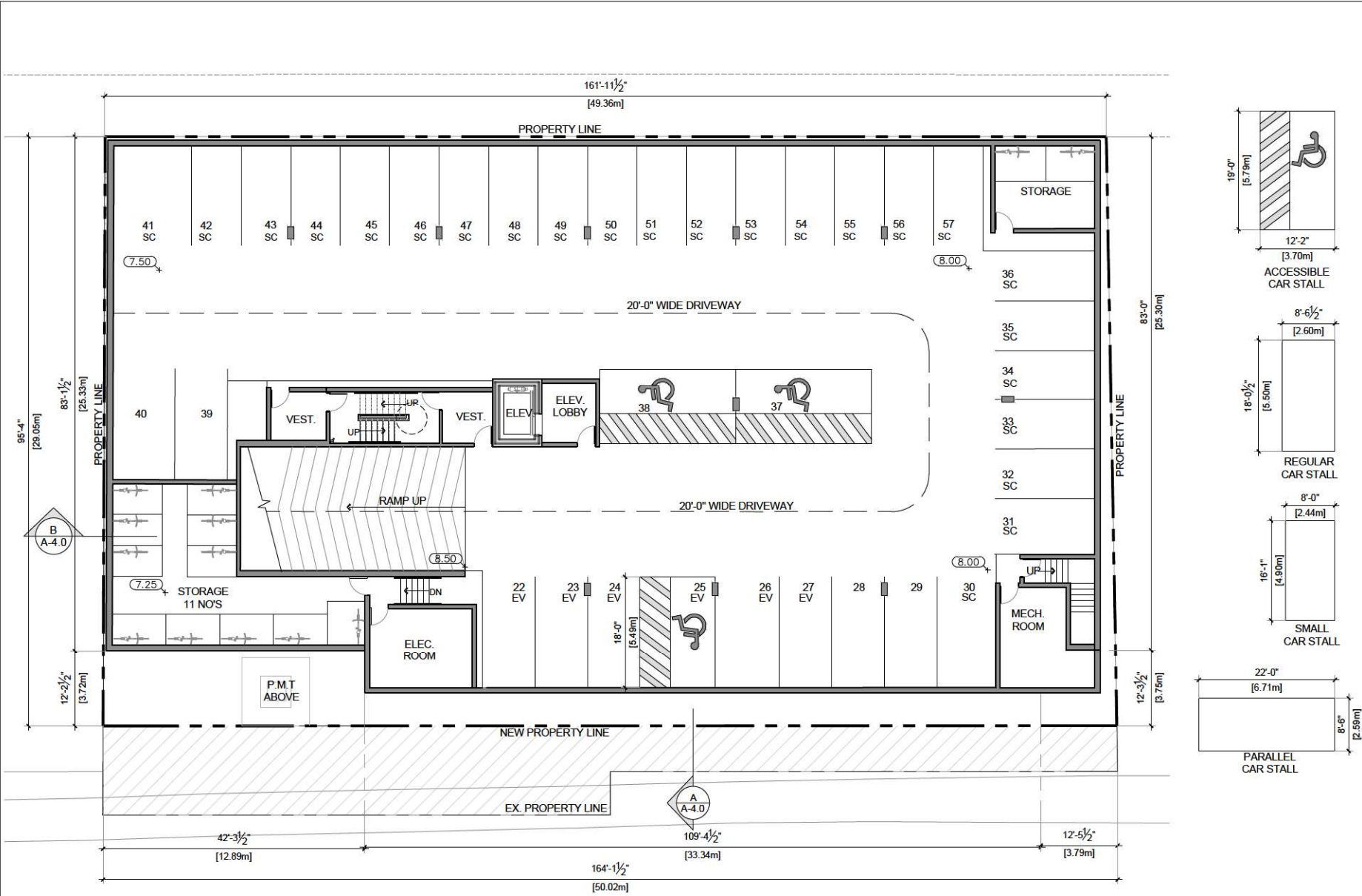
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**PARKADE
PLAN**

Scale
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A-2.0



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Sheet Title

SECOND FLOOR PLAN

Scale
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A-2.1



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Sheet Title

THIRD FLOOR PLAN

Scale
As Noted

Sheet No.

A-2.2



B
A-4.0

A
A-4.0



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Sheet Title
FOURTH FLOOR PLAN

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A-2.3



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Sheet Title

FIFTH FLOOR PLAN

Scale
As Noted

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A-2.4





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Sheet Title

SIXTH FLOOR PLAN

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A-2.5



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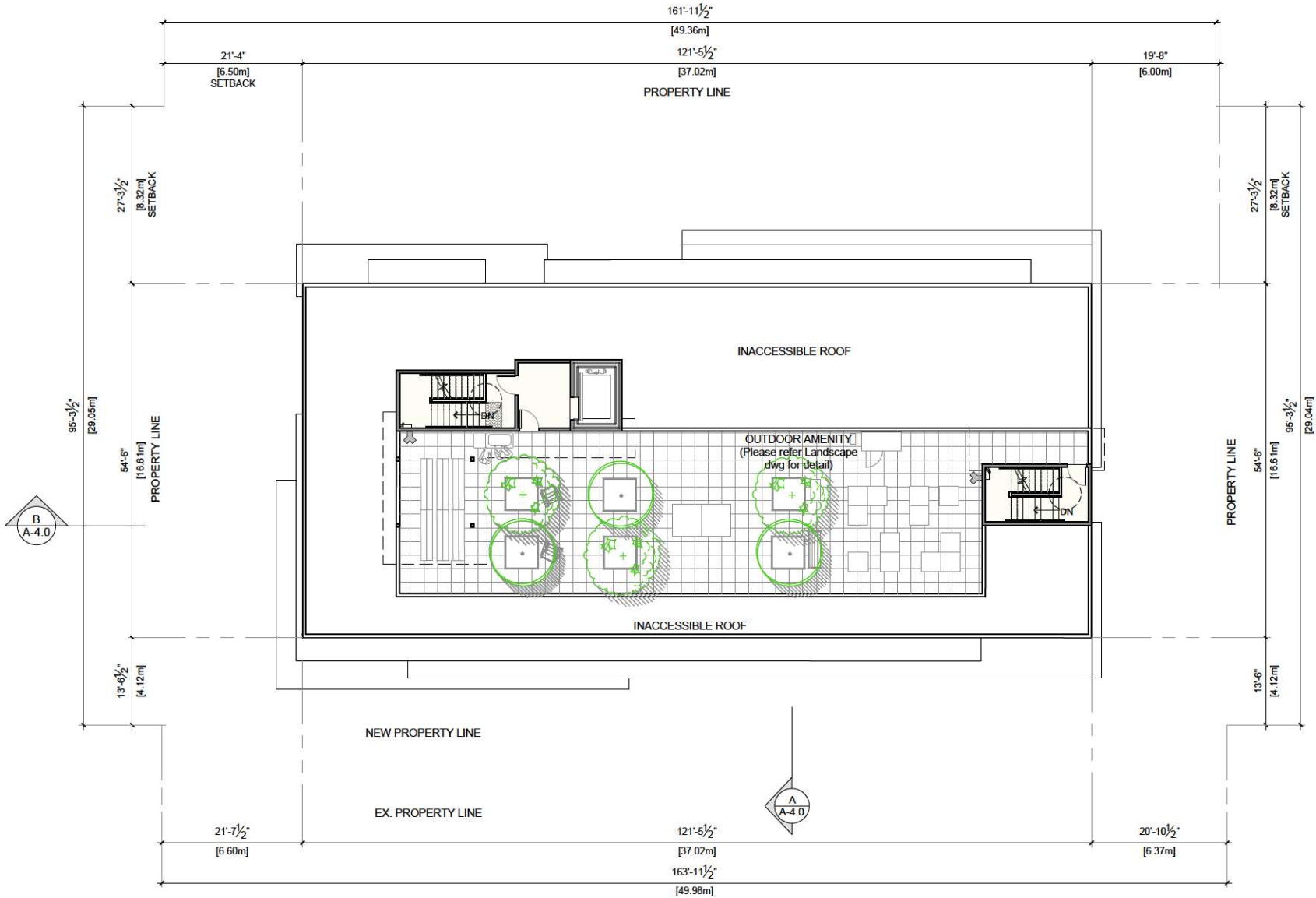
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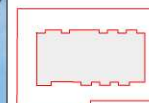
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56 AVE.



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Project ID

LAS_20032 56 Ave

Sheet Title

RENDERINGS

Scale

As Noted

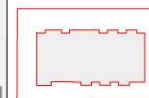
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A-3.0



VIEW ALONG 56 AVENUE

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56 AVE.



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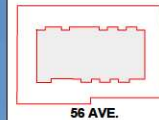
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VIEW @ MAIN ENTRANCE

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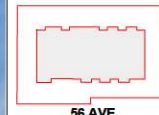
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NORTH EAST CORNER



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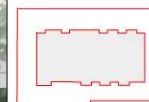
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A-3.3

NORTH WEST CORNER

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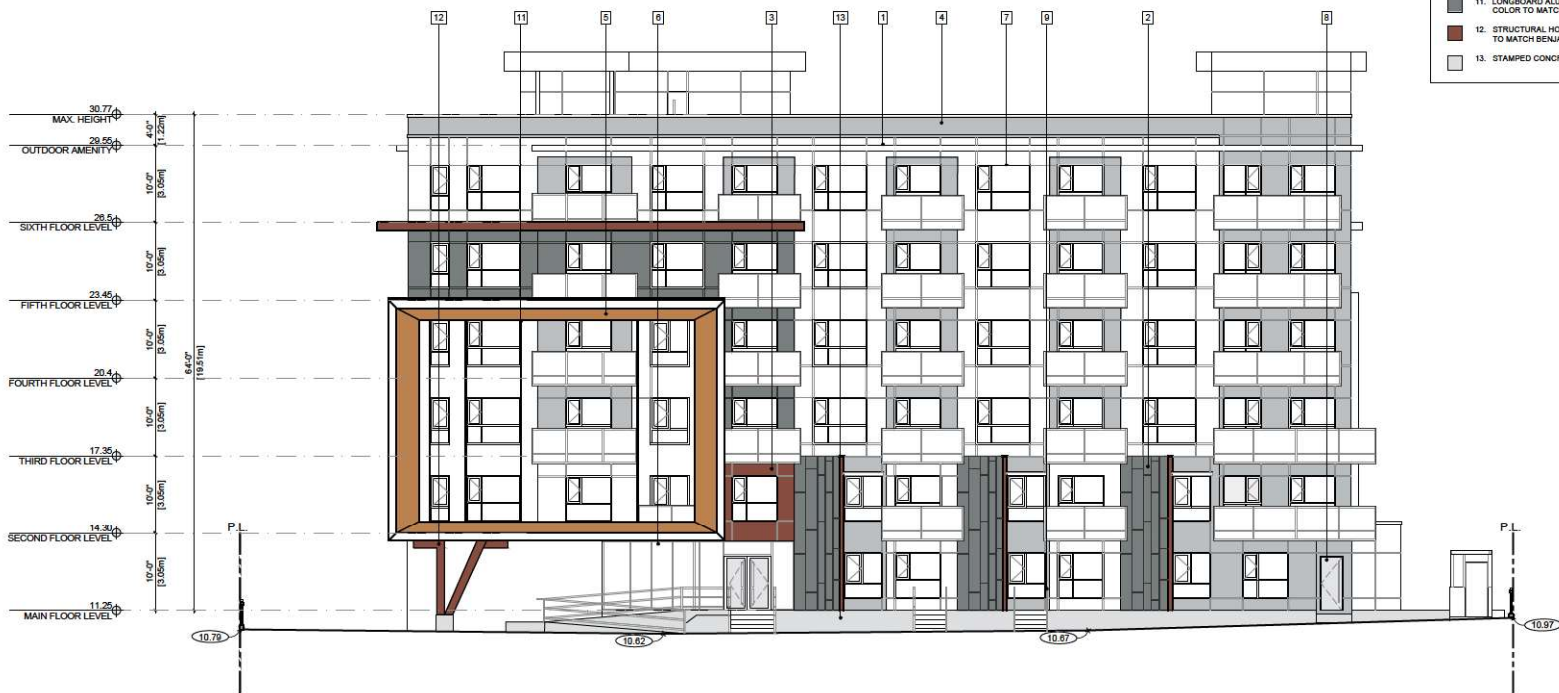
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A-3.4

VIEW @ UNIT ENTRANCES





- MATERIAL LIST**
1. SMOOTH FINISH HARDE PANEL SIDING WITH REVEALS, HARDE FLASHING AND REVEAL COLOR : HARDE ARCTIC WHITE
 2. SMOOTH FINISH HARDE PANEL SIDING WITH REVEALS, HARDE FLASHING AND REVEAL COLOR TO MATCH BENJAMIN MOORE STEEL WOOL 2121-20
 3. SMOOTH FINISH HARDE PANEL SIDING WITH REVEALS, HARDE FLASHING AND REVEAL COLOR : COLOR TO MATCH BENJAMIN MOORE BOSTON BRICK 2092-30
 4. SMOOTH FINISH HARDE PANEL SIDING WITH REVEALS, HARDE FLASHING AND REVEAL COLOR : COLOR TO MATCH BENJAMIN MOORE THUNDERCLOUD GRAY 2124-40
 5. ALUMINIUM CLADDING SYSTEM - 4" PANEL WITH V GROOVE - LONGBOARD LIGHT CHERRY
 6. CURTAIN WALL SYSTEM (FRAMELESS) - CLEAR GLASS WITH OPAC COATING, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
 7. PAINTED VINYL WINDOWS, COLOR : MATCH BENJAMIN MOORE GRAPHITE 1603
 8. SOLID CORE WOOD DOORS WITH CLEAR GLASS PANEL, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
 9. POWDER COATED ALUMINIUM RAILING WITH SAFETY GLASS, COLOR TO MATCH WHITE
 10. METAL FLASHING, COLOR TO MATCH PANEL COLOR
 11. LONGBOARD ALUMINIUM LINK AND LOCK FINSLOUVERS, COLOR TO MATCH BENJAMIN MOORE STEEL WOOL 2121-20
 12. STRUCTURAL HOLLOW RECTANGULAR METAL SECTION, COLOR TO MATCH BENJAMIN MOORE BOSTON BRICK 2092-30
 13. STAMPED CONCRETE FINISH



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Seal

Project Title
MULTI FAMILY DEVELOPMENT

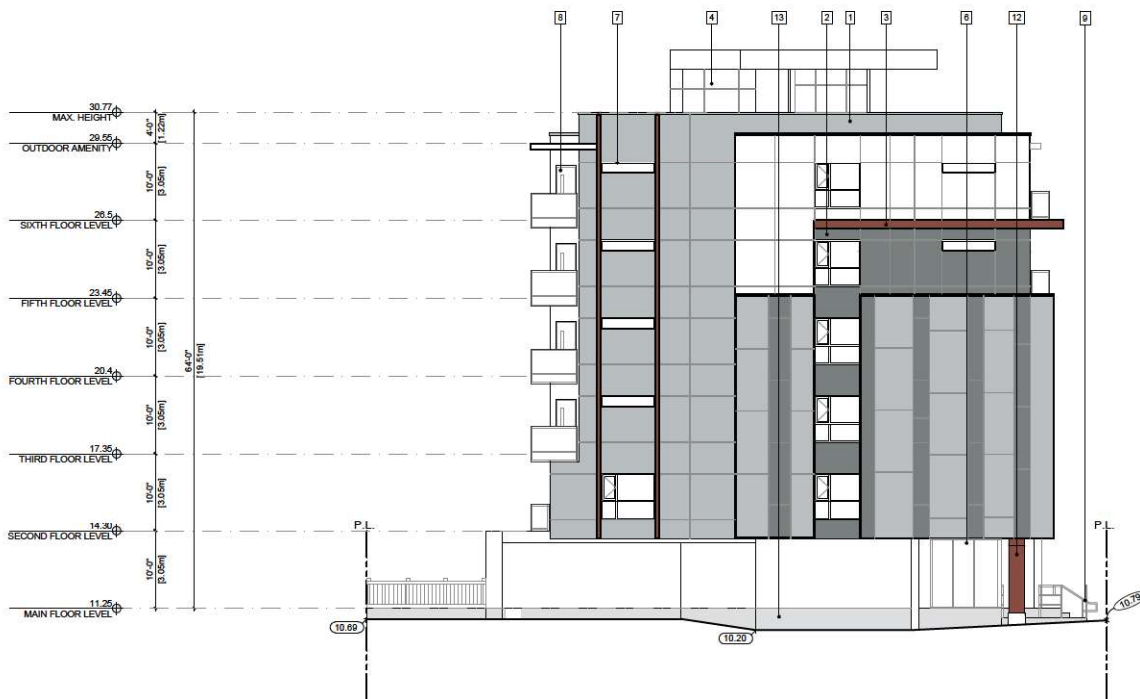
Project Address
20032,20038 56 AVENUE
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Drawn By AA	Date 2021-10-04
Checked By PV	Project ID LA05_20032 56 Ave.

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.
A-3.5



1 EAST ELEVATION
Scale: 1/16" = 1'0"

MATERIAL LIST

1. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, HARDIE FLASHING AND REVEAL COLOR : HARDIE ARCTIC WHITE
2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, HARDIE FLASHING AND REVEAL COLOR TO MATCH BENJAMIN MOORE STEEL WOOL 2121-20
3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, HARDIE FLASHING AND REVEAL COLOR : COLOR TO MATCH BENJAMIN MOORE BOSTON BRICK 2092-30
4. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, HARDIE FLASHING AND REVEAL COLOR : COLOR TO MATCH BENJAMIN MOORE THUNDERCLOUD GRAY 2124-40
5. ALUMINUM CLADDING SYSTEM - 4" PANEL WITH V GROOVE - LONGBOARD LIGHT CHERRY
6. CURTAIN WALL SYSTEM (FRAMELESS) - CLEAR GLASS WITH OPAC COATING, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
7. PAINTED VINYL WINDOWS, COLOR : MATCH BENJAMIN MOORE GRAPHITE 1603
8. SOLID CORE WOOD DOORS WITH CLEAR GLASS PANEL, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
9. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS, COLOR TO MATCH WHITE
10. METAL FLASHING, COLOR TO MATCH PANEL COLOR
11. LONGBOARD ALUMINUM LINK AND LOCK FINISLOUVERS, COLOR TO MATCH BENJAMIN MOORE STEEL WOOL 2121-20
12. STRUCTURAL HOLLOW RECTANGULAR METAL SECTION, COLOR TO MATCH BENJAMIN MOORE BOSTON BRICK 2092-30
13. STAMPED CONCRETE FINISH



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Issues / Revisions

Seal

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address

**20032,20038 56 AVENUE
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Drawn By

AA

Date

2021-10-04

Checked By

PV

Project ID

LA05_20032 56 Ave.

Sheet Title

ELEVATIONS

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Sheet No.

A-3.6



- MATERIAL LIST**
1. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEALS, HARDIE FLASHING AND REVEAL COLOR : HARDIE ARCTIC WHITE
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Project Address
**20032,20038 56 AVENUE
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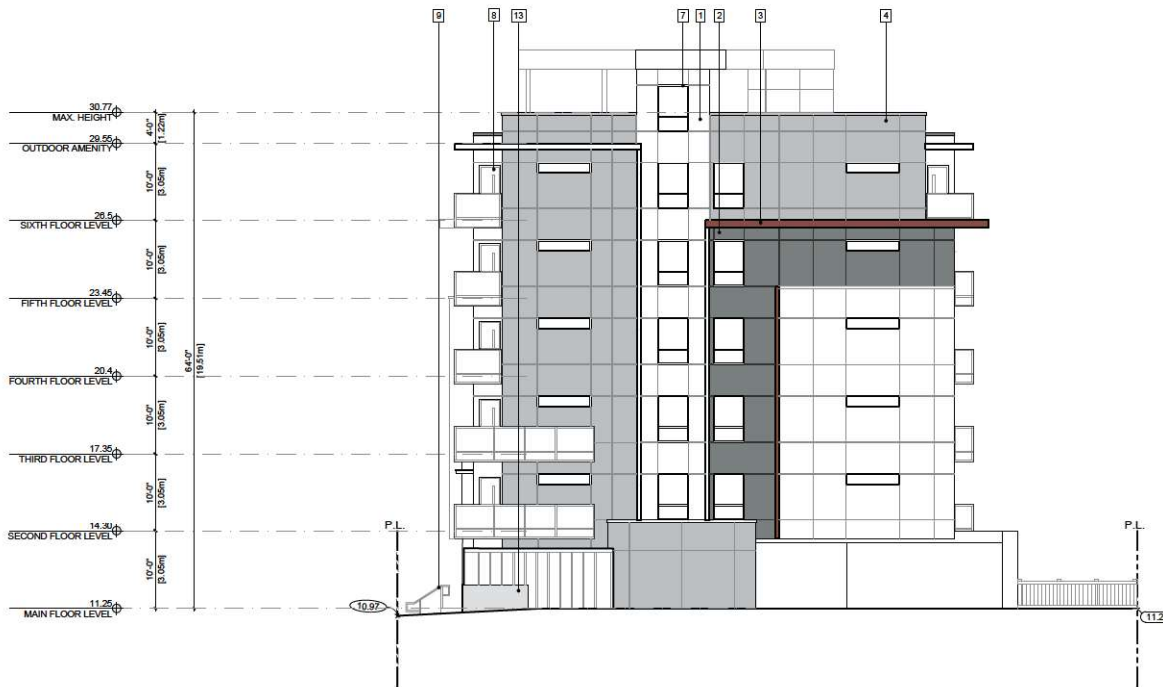
Drawn By AA	Date 2021-10-04
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Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.

A-3.7



1 WEST ELEVATION
Scale: 1/16" = 1'0"

- MATERIAL LIST**
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Sheet Title
ELEVATIONS

Scale
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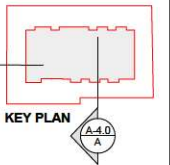
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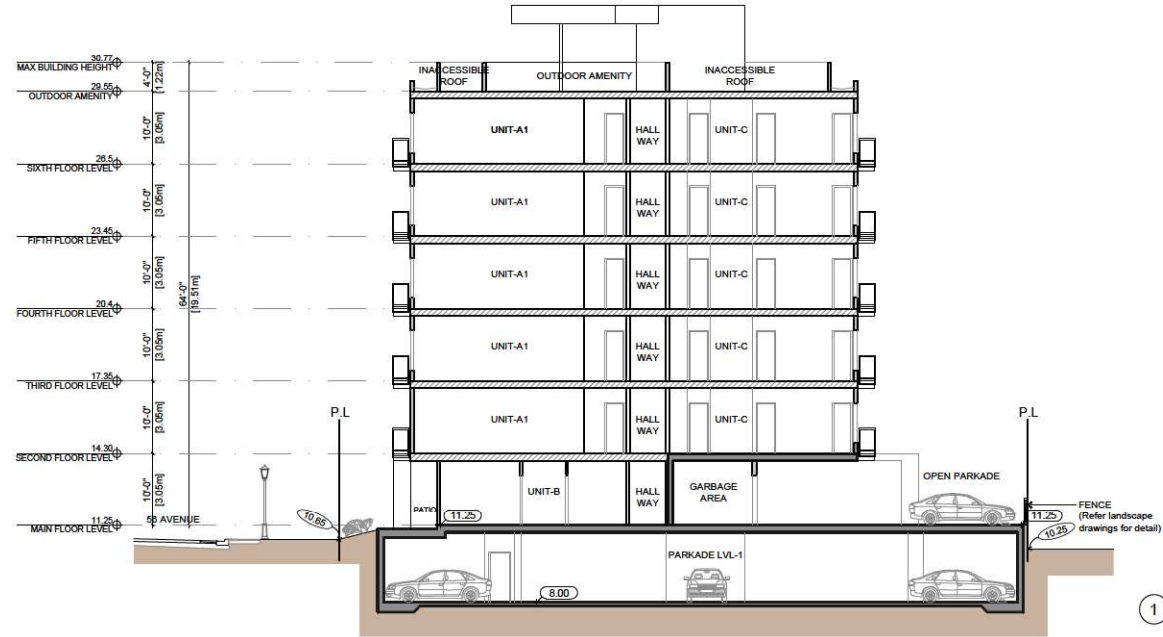


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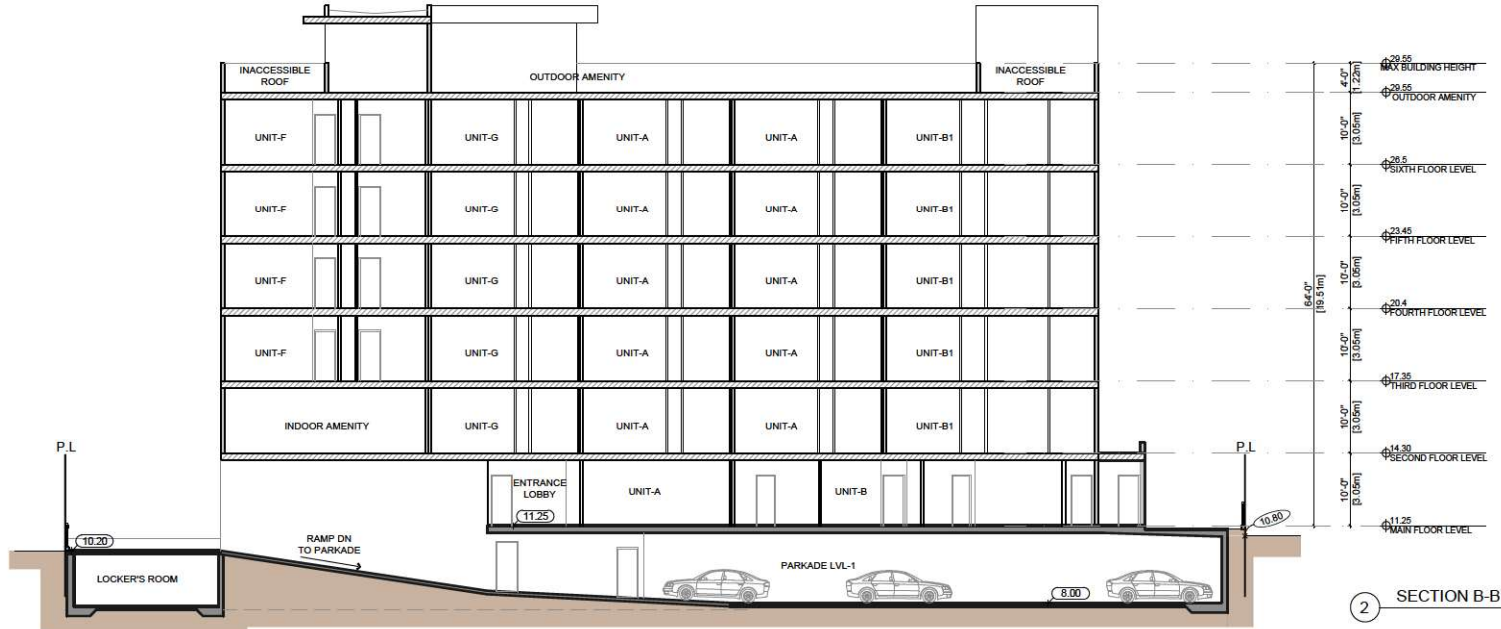
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KEY PLAN



SECTION A-A



SECTION B-B

Date	Description
2022-01-31	ADP Submission Revisions
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SECTIONS

Scale
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A-4.0

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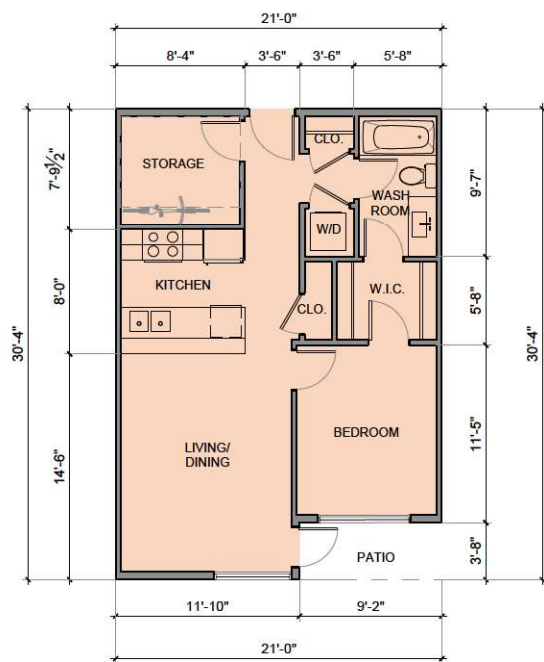
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UNIT PLANS

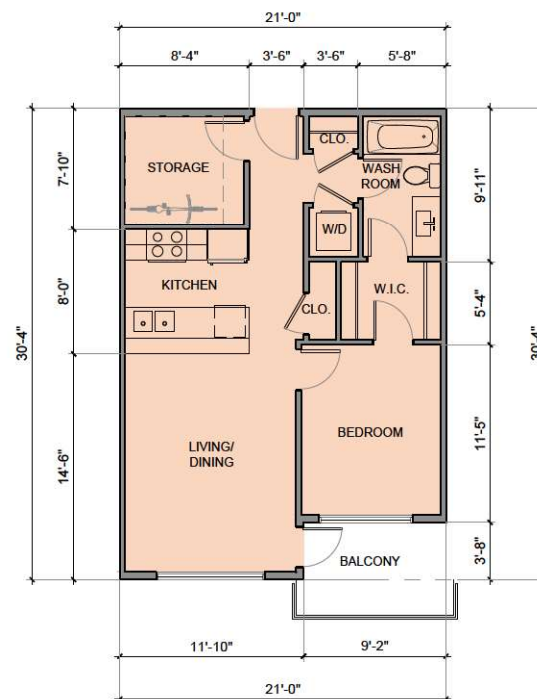
Scale
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Sheet No.

A-5.0



1 UNIT A
Scale: 1/8" = 1'0"



2 UNIT A1
Scale: 1/8" = 1'0"



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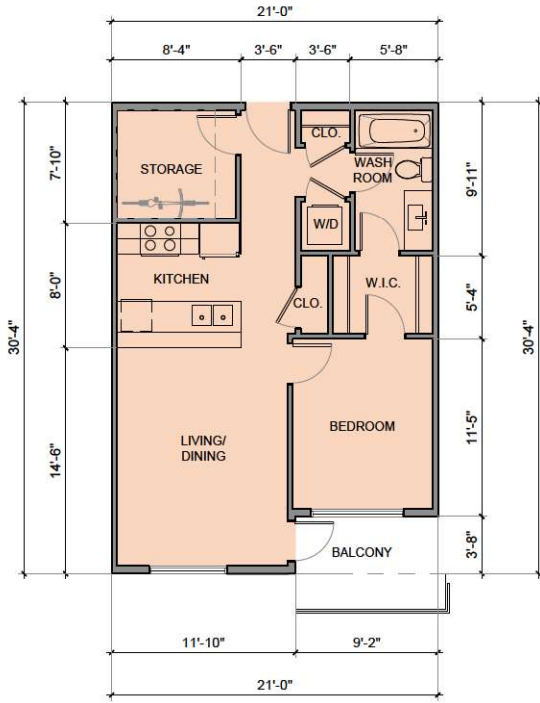
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UNIT PLANS

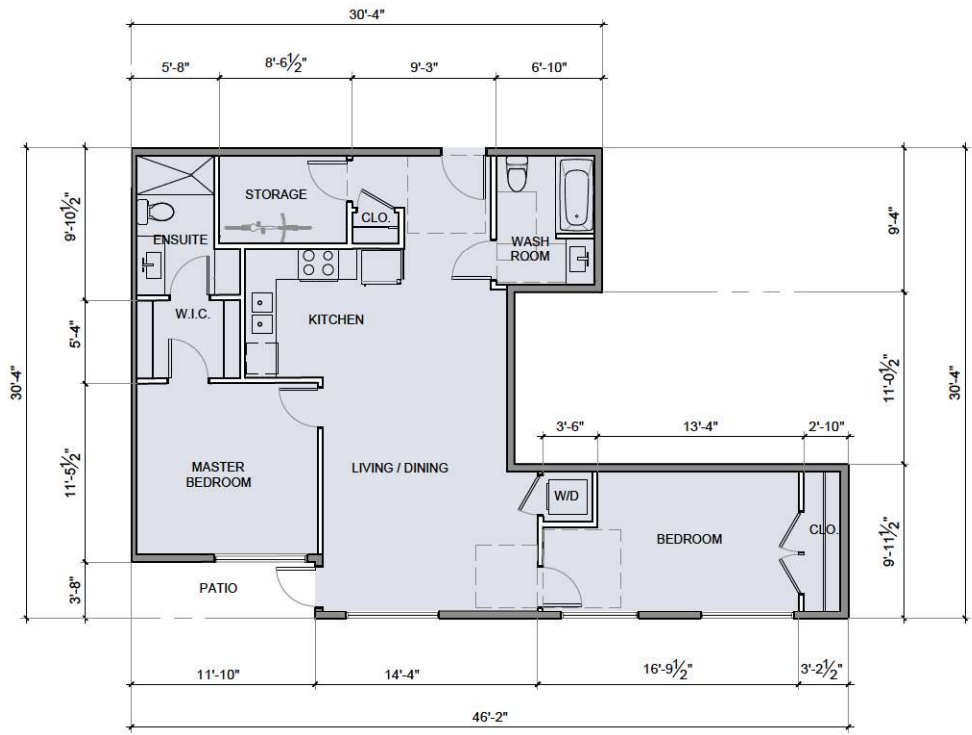
Scale
As Noted

Sheet No.

A-5.1



1 UNIT A2
Scale: 1/8" = 1'0"



2 UNIT B - ADAPTABLE
Scale: 1/8" = 1'0"

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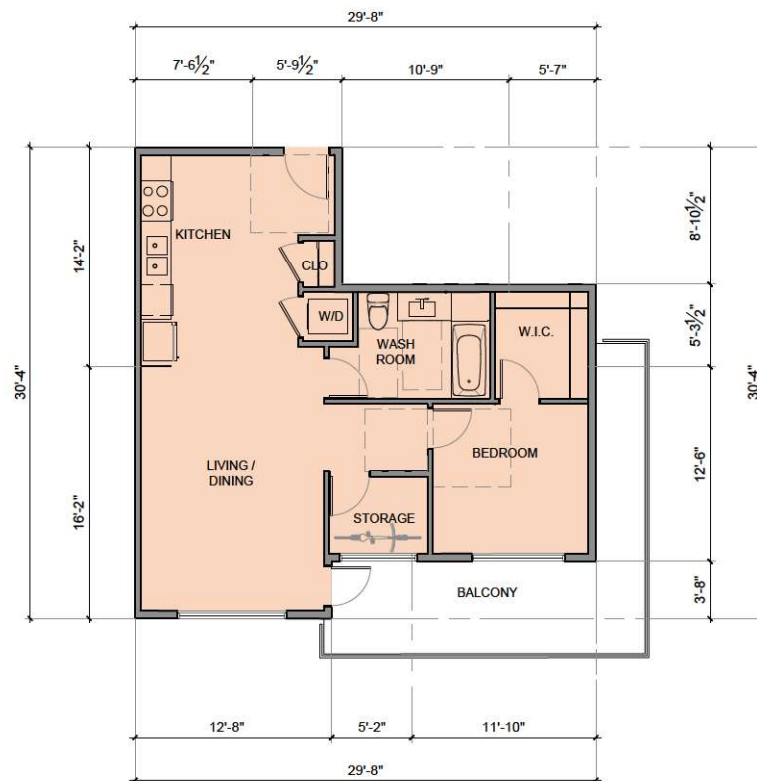
UNIT PLANS

Scale

As Noted

Sheet No.

A-5.2



① UNIT B1- ADAPTABLE
Scale: 1/8" = 1'0"

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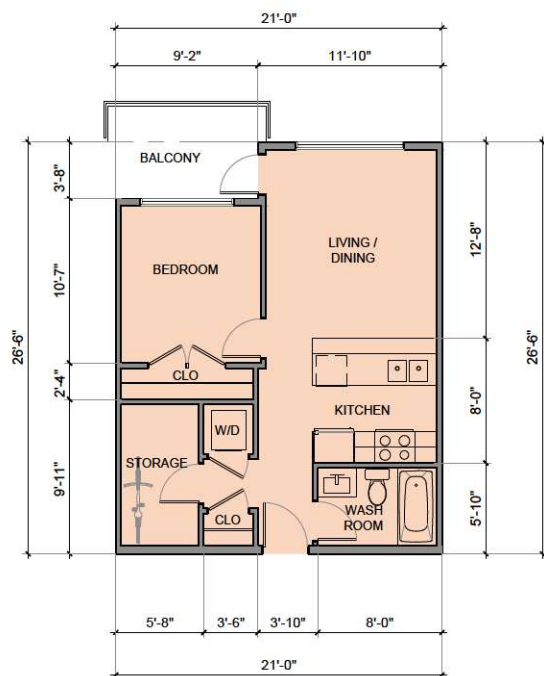
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Scale

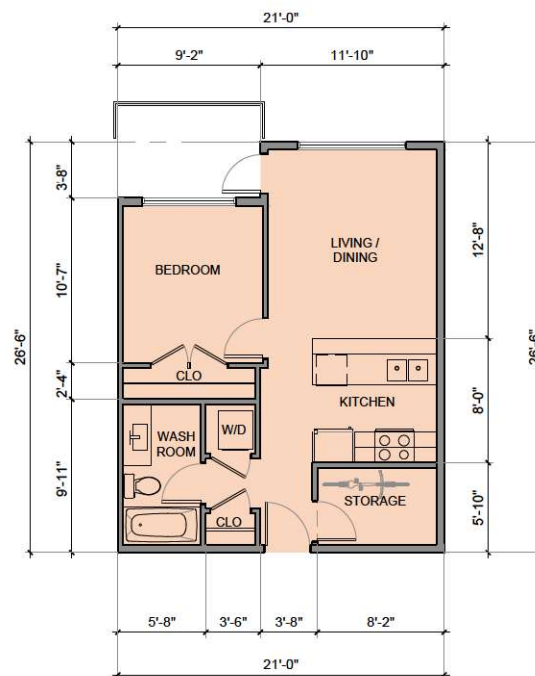
As Noted

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A-5.3



① UNIT C
Scale: 1/8" = 1'0"



② UNIT C1
Scale: 1/8" = 1'0"

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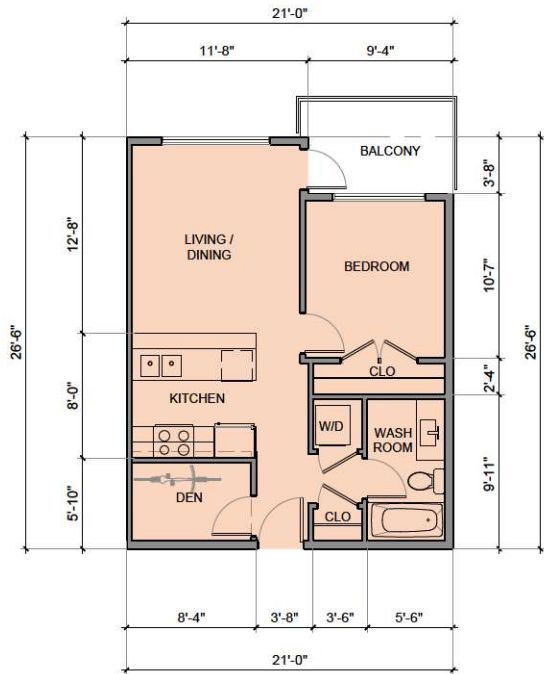
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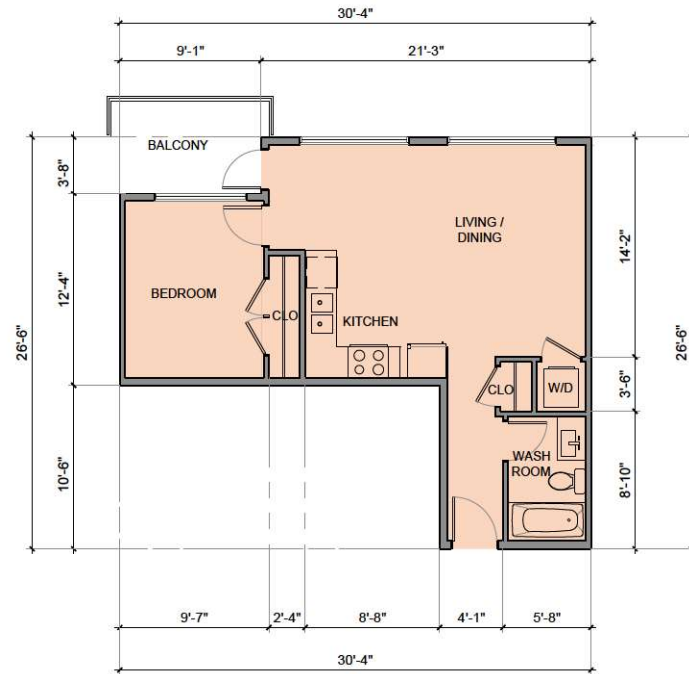
Scale
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A-5.4



1 UNIT C2
Scale: 1/8" = 1'0"



2 UNIT D
Scale: 1/8" = 1'0"

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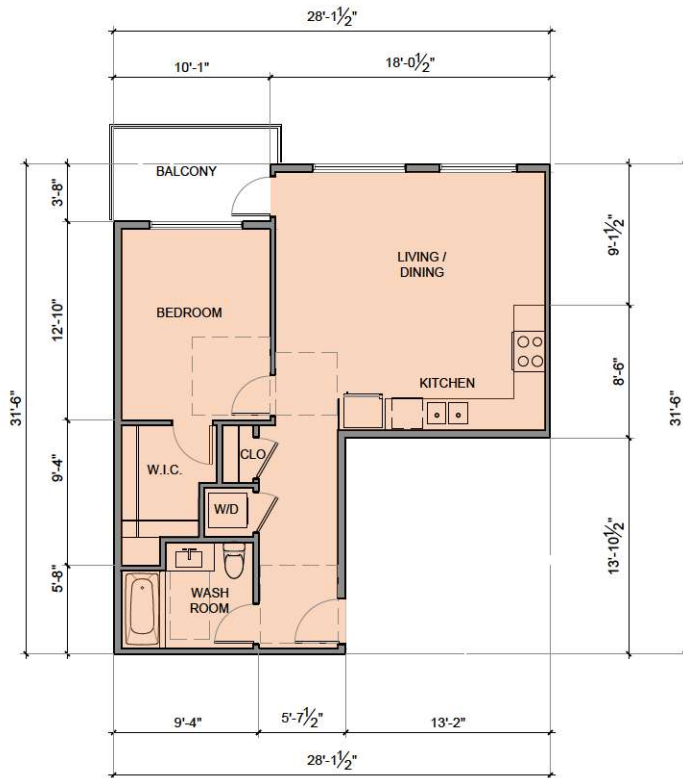
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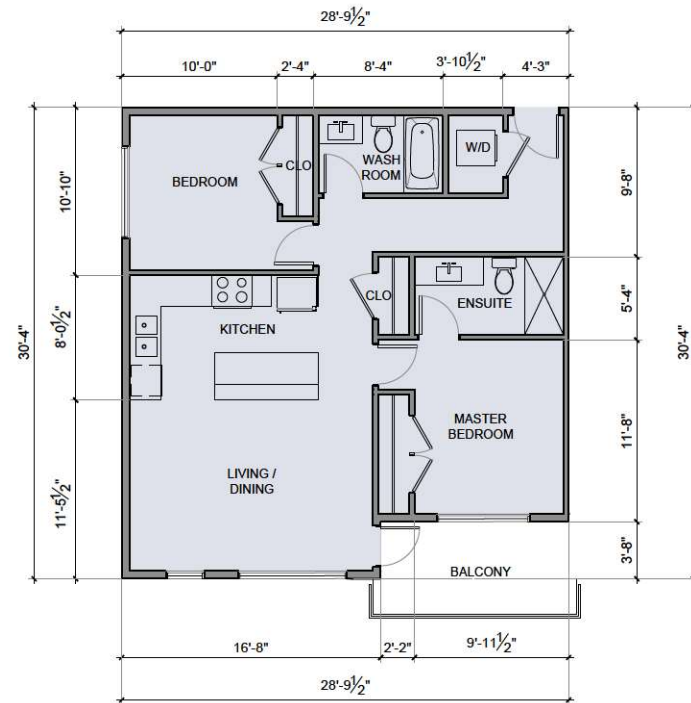
Scale
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A-5.5



1 UNIT E - ADAPTABLE
Scale: 1/8" = 1'0"



2 UNIT F
Scale: 1/8" = 1'0"

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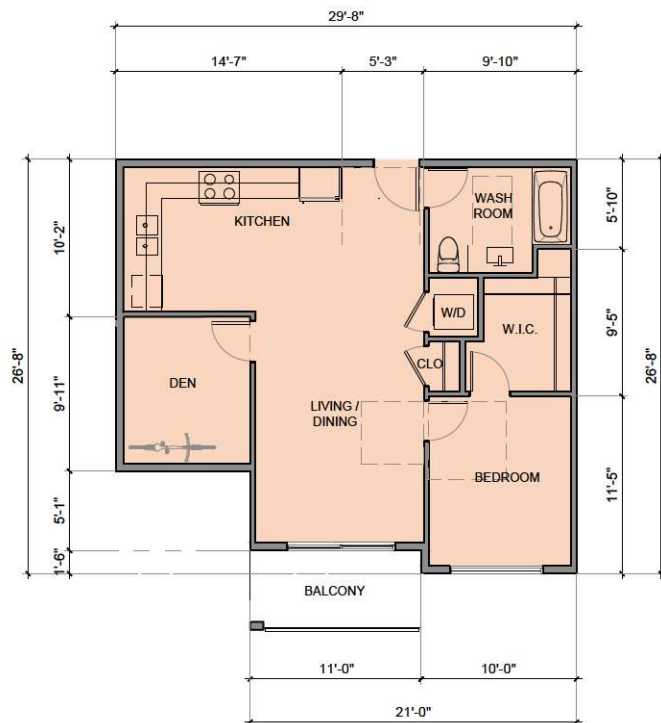
UNIT PLANS

Scale

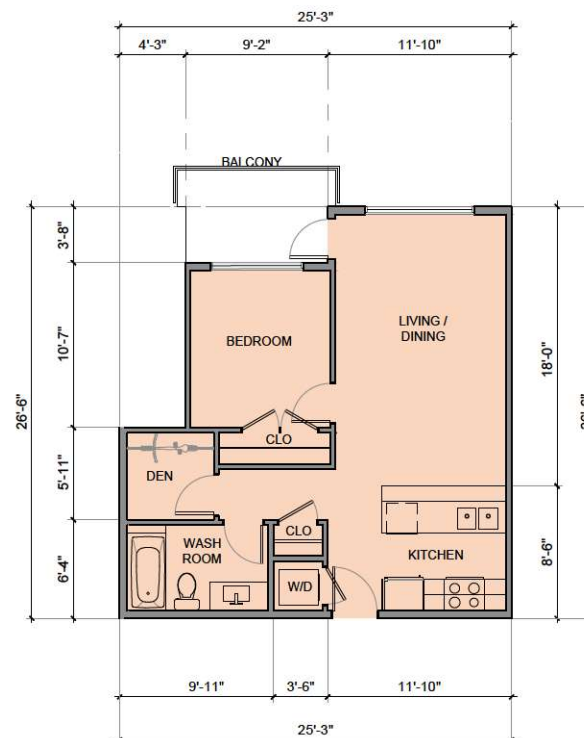
As Noted

Sheet No.

A-5.6



1 UNIT G - ADAPTABLE
Scale: 1/8" = 1'0"



2 UNIT H
Scale: 1/8" = 1'0"



1 SEPTEMBER 21, 9 AM
N.T.S.



2 SEPTEMBER 21, 12 PM
N.T.S.



3 SEPTEMBER 21, 3 PM
N.T.S.

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Sheet Title

**SHADOW
STUDY**

Scale
As Noted

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A-6.0