

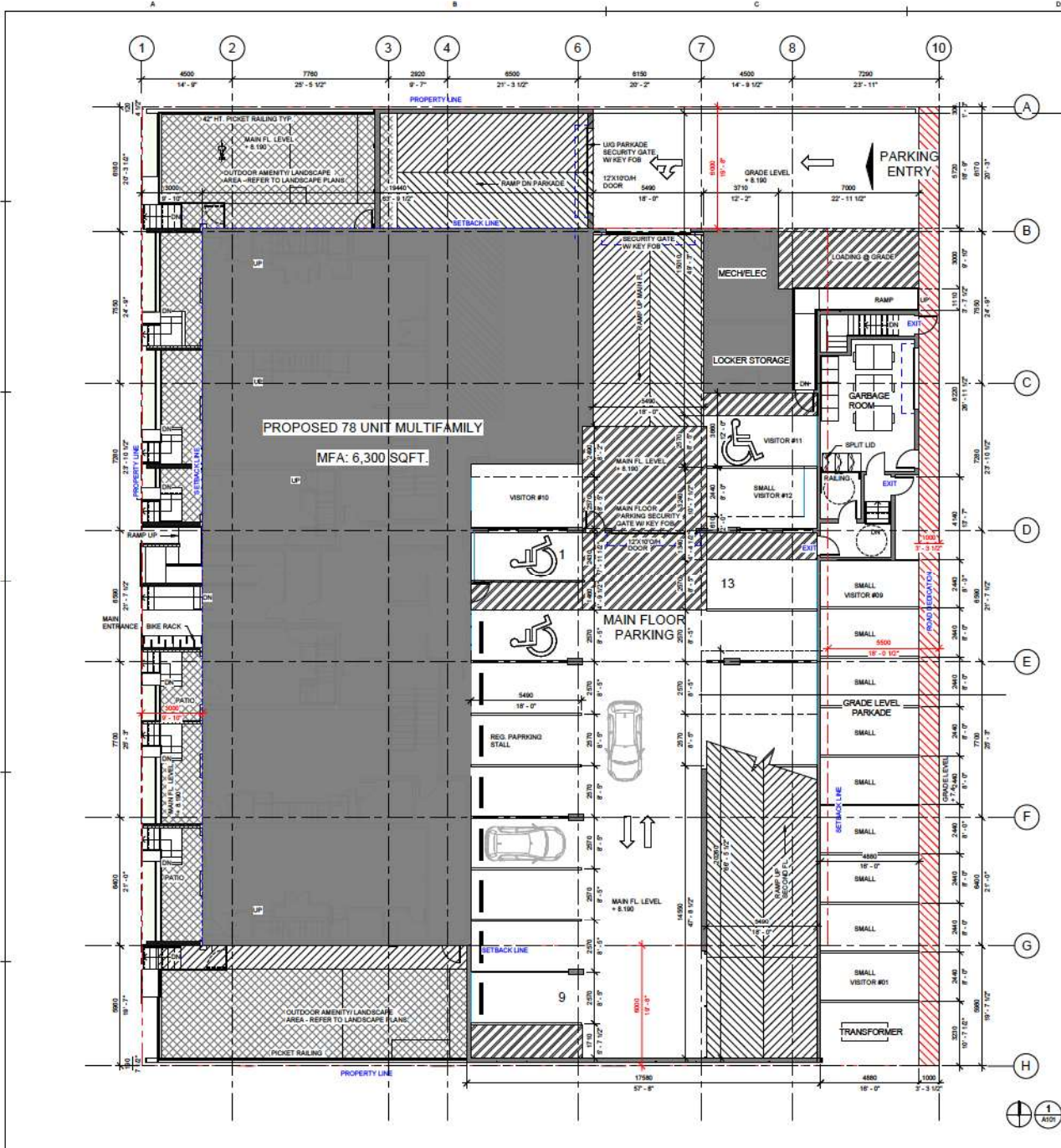
# BEDESA 207 STREET MULTIFAMILY

5404,5406,5408 AND 5414 207 STREET, LANGLEY, BC V3A 2G1



REISSUED FOR DEVELOPMENT PERMIT & REZONING JUN 08 2023





Project Analysts	DATED: JUNE 08 2023																												
Project No:	BC3521																												
This project data is preliminary at this stage of the project. Exact scope, zoning, uses and size only be determined upon the city hall approval. Design review, Call and code issues, site and tree survey may change from the written below. Therefore the client should not base any purchase, building cost and any other decision on this document.																													
Municipal Address:	5404,5405,5408 and 5414 207 Street, Langley, BC V3A 2G1																												
Legal Address:	Plan W9P2183 Lot 21, Plan W9P21783 Lot 44, 45 AND 46																												
Zoning:	RS1 Single family residential com																												
Proposed Zoning:	CO-3 (MAY - 3 REFERENCE) (ONLY - MID-RISE RESIDENTIAL 6-12 STOREY APARTMENTS)																												
Permitted Uses:	(N/A) CO-3 Unit Residential																												
Site Coverage:	365% (per request) or 20,343.87 sq m (5,189 sq ft) (3.07%)																												
Lot Coverage:	Advanced - 15% or 500 sq m Provided - 25.4% or 530 sq m																												
Unit Density:	2.1 - 3.3 FAR - DENSITY BONUS																												
Units:	36 Units (21 townhouse / 15 flats)																												
Units per lot:	Provided 78 units per Acre																												
Gross floor Area:	5,380 sq m or 57,910 sq ft																												
Maximum permitted FAR:	3.3 - 3.3																												
FAR Provided:	2.84 (5,380 / 1897)																												
Unit breakdown:	<table border="1"> <tr> <td>1 bed room units</td> <td>18</td> </tr> <tr> <td>2 bed room units</td> <td>24</td> </tr> <tr> <td>3 bed room units</td> <td>52</td> </tr> </table>		1 bed room units	18	2 bed room units	24	3 bed room units	52																					
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2 bed room units	24																												
3 bed room units	52																												
Minimum required unit:	18																												
Proposed unit provided:	78																												
SETBACKS:	REQUIRED	PROVIDED:																											
Front yard	6m	6m																											
Side yard (interior north and south)	3.5m	3.5m																											
Back yard	6m	6m																											
AVERAGE GRADE (EXISTING):	7.2725																												
North east	7.44																												
South west	7.38																												
South east	7.06																												
AMENITY:	REQUIRED	PROVIDED:																											
Outdoor amenity area - 3.0 sqm / unit	18 x 3.0 = 54.0	172 sqm																											
Outdoor amenity area/ balcony	N/A	Mts1145 sq m - balcony																											
BUILDING HEIGHT:	REQUIRED	PROVIDED:																											
Mid rise residential	8m - 12 stories	8.83 m - 8 stories																											
PARKING REQUIREMENTS:	REQUIRED	PROVIDED:																											
Minimum parking spaces:	1	78																											
OFF-STREET PARKING:	<table border="1"> <tr> <td>Mid rise residential</td> <td>52 x1 = 52</td> <td>N/A</td> </tr> <tr> <td>3-BED ROOM = 1.0 UNIT (incl. 2 townhouses)</td> <td>24 x1.25 = 30</td> <td></td> </tr> <tr> <td>2-BED ROOM = 1.25 UNIT (incl. 2 townhouses)</td> <td>2 x 1.45 = 2.9</td> <td></td> </tr> <tr> <td>1-BED ROOM = 1.45 UNIT (2 townhouses)</td> <td>78 x 0.13 = 11.7</td> <td></td> </tr> <tr> <td>VISITOR PARKING = 0.35 UNIT</td> <td>64.8 = 67</td> <td>67</td> </tr> <tr> <td>Max. COV. small cars</td> <td>10% (75)</td> <td>174,900</td> </tr> <tr> <td>Residential parking required 5%</td> <td>3.9</td> <td>7</td> </tr> <tr> <td>CITY CENTRE 5% REDUCTION CONSIDERED</td> <td>N/A</td> <td></td> </tr> <tr> <td>TOTAL PARKING</td> <td>67</td> <td>67</td> </tr> </table>		Mid rise residential	52 x1 = 52	N/A	3-BED ROOM = 1.0 UNIT (incl. 2 townhouses)	24 x1.25 = 30		2-BED ROOM = 1.25 UNIT (incl. 2 townhouses)	2 x 1.45 = 2.9		1-BED ROOM = 1.45 UNIT (2 townhouses)	78 x 0.13 = 11.7		VISITOR PARKING = 0.35 UNIT	64.8 = 67	67	Max. COV. small cars	10% (75)	174,900	Residential parking required 5%	3.9	7	CITY CENTRE 5% REDUCTION CONSIDERED	N/A		TOTAL PARKING	67	67
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TOTAL PARKING	67	67																											
WALK WAYWAYS:	REQUIRED	PROVIDED:																											
2.0/1.0m	18 x 0.3 = 5.4	39																											
Visitor	8	8																											
Hand bike parking	30	40																											
STORAGE LOCKERS:	REQUIRED	PROVIDED:																											
Building w/ elevator 5.82 sq. m per unit	898.28 sq m (966)	913.3 sq m																											
	73	74																											
(PLEASE NOTE THE GEOTECHNICAL ELEVATIONS CONTRACTOR TO CONFIRM AS PER THE CIVIL DRAWINGS)																													



Project Number	BC3521
Date	FEB 2023
Scale	1/8" = 1'-0"
Author	Checked
Checker	REVISION
A101	3

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PROJECT: BEDESA 207 STREET MULTIFAMILY

5404,5405,5408 and 5414 207 Street Langley

DRAWING TITLE: SITE PLAN

Project number: BC3521

Date: FEB 2023

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

Author: Checked

Checker: REVISION

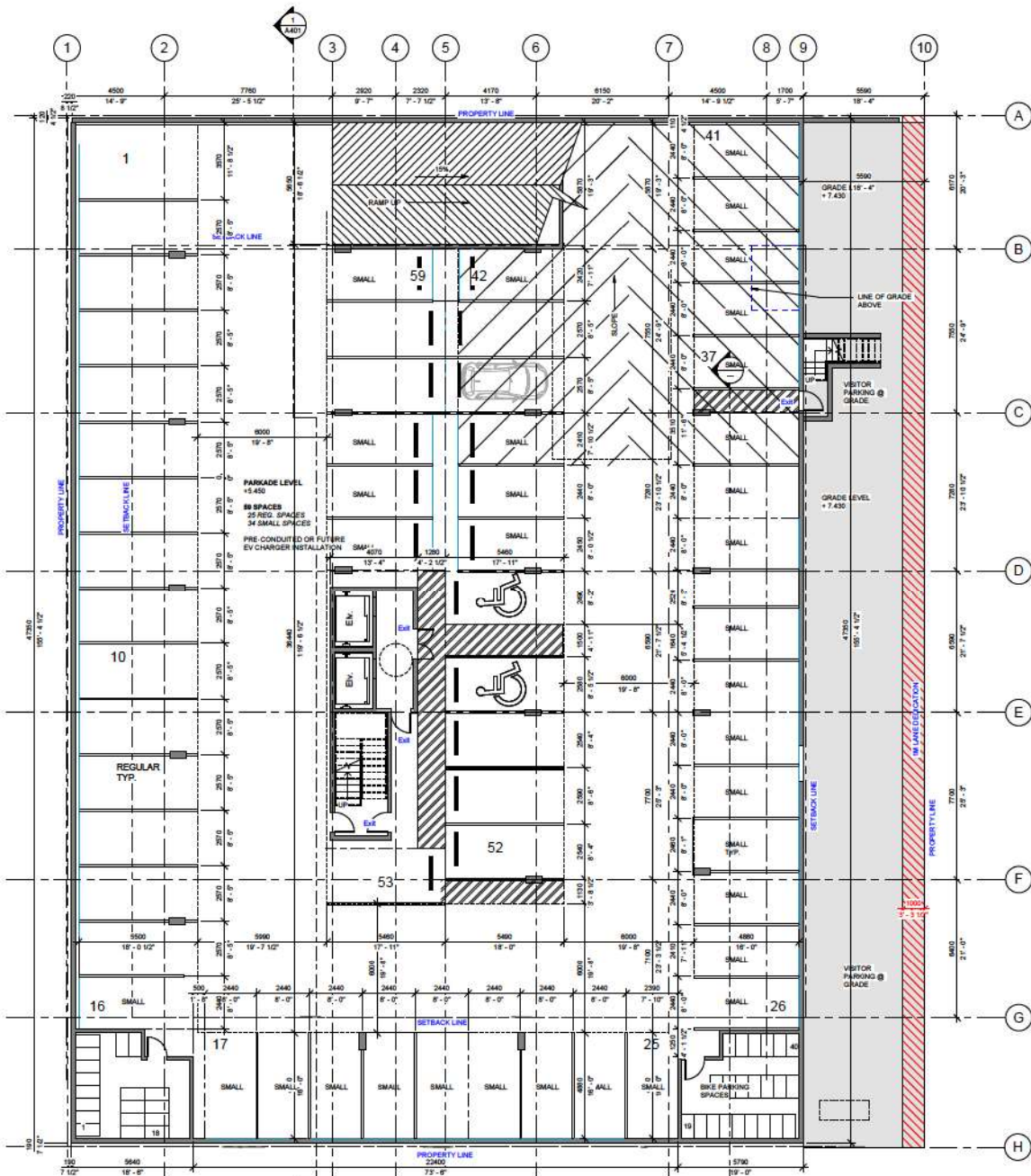
A101

3

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







1 UNDERGROUND PARKADE  
A200 SCALE: 1/8" = 1'-0"



Rev	Year	Issue	Revision Drawing Issue	Drawn by
1	2023	1	Issue for conceptual panel and marking	
2	2023	2	Issue for conceptual panel and marking	
3	2023	3	Issue for conceptual panel and marking	

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PROJECT  
**BEDESA 207 STREET MULTIFAMILY**

5404,5405,5408 and 5414 207 Street Langley

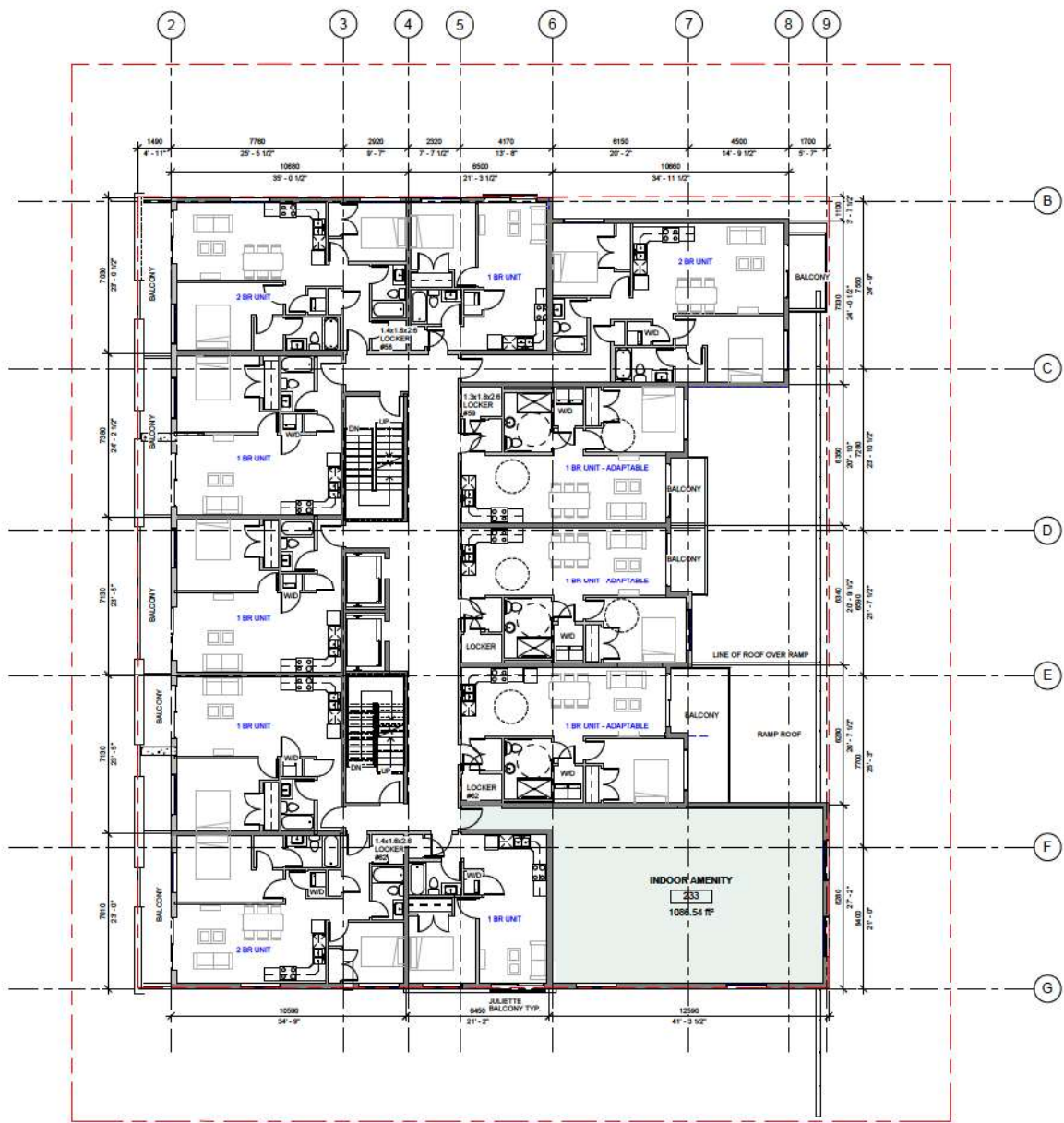
DRAWING TITLE  
**UNDERGROUND PARKADE**

Project number BC3521	Date FEB 2023
Author	Scale 1/8" = 1'-0"
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A200	REVISION 3
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1 THIRD FLOOR PLAN  
A203 SCALE: 1/8" = 1'-0"

KUMAR ARCHITECTURE LTD.  
 ARCHITECTS  
 10011 104th Ave. S.  
 Suite 100  
 Richmond, BC V6V 2G9  
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 KUMAR ARCHITECTURE LTD.  
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 Suite 100  
 Richmond, BC V6V 2G9  
 Canada

REV	DATE	DESCRIPTION	DRAWN BY
1	19-01-2023	Issue for conceptual panel and wiring	
2	20-01-2023	Issue for conceptual panel and wiring	
3	21-01-2023	Issue for conceptual panel and wiring	

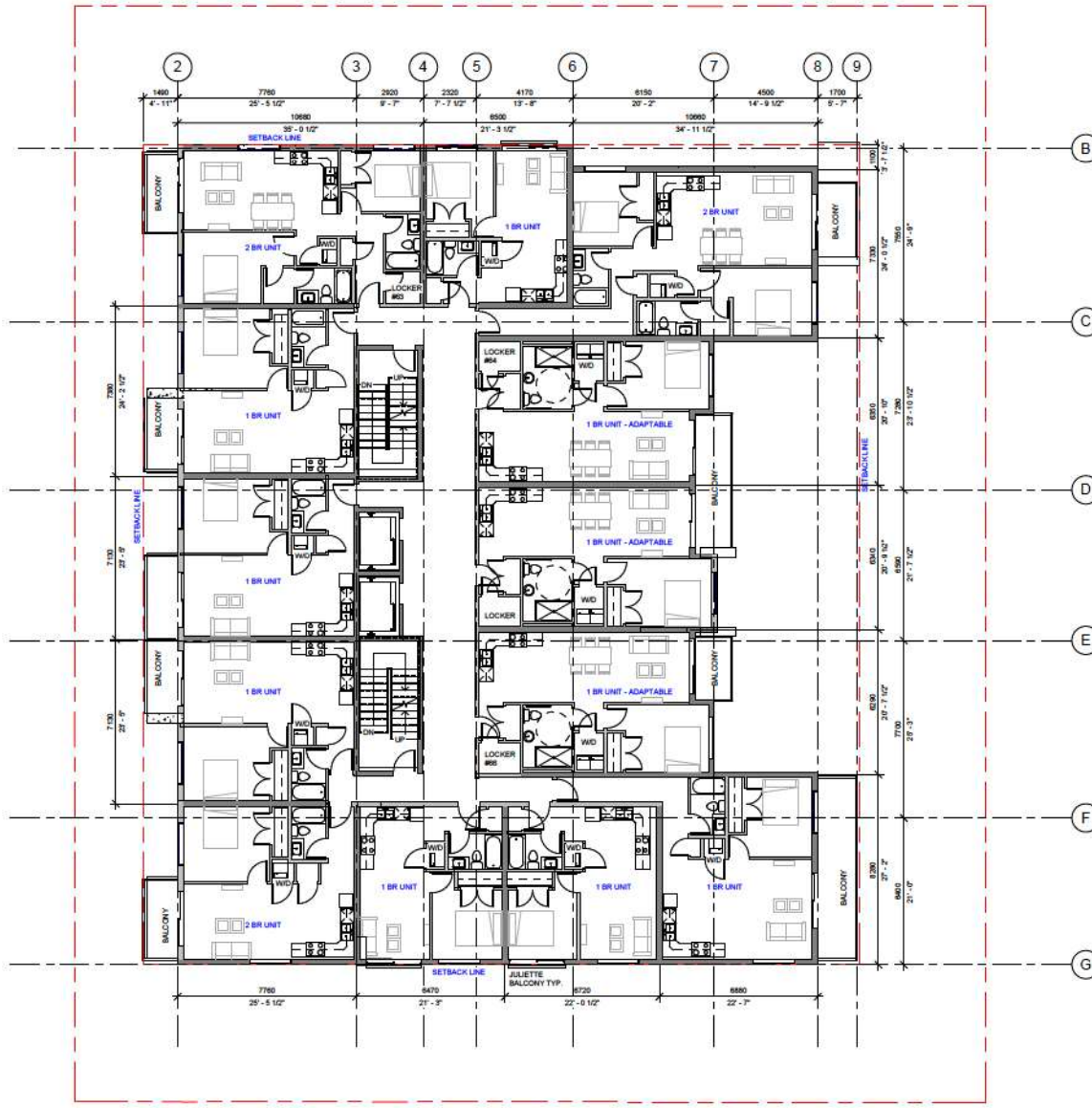
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PROJECT  
**BEDESA 207 STREET MULTIFAMILY**  
 5404,5405,5408 and 5414 207 Street Langley  
 DRAWING TITLE  
**THIRD FLOOR PLAN**

Project number	BC3521	Date	FEB 2023
Scale	1/8" = 1'-0"	Checked by	Checker

Author	Author	REVISION	3
A203		3	



1  
A204 FOURTH FLOOR  
SCALE: 1/8" = 1'-0"

Kumar Architecture Ltd.  
 100-11000 101st Avenue, Surrey, BC V3V 2K9  
 www.kumararchitecture.com  
 604.273.8888

Rev	By	Checked	Date	Revision
1				Issue for construction permit and marking
2				Issue for construction permit and marking
3				Issue for construction permit and marking

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**BEDESA 207 STREET MULTIFAMILY**

5404,5405,5408 and 5414 207 Street Langley

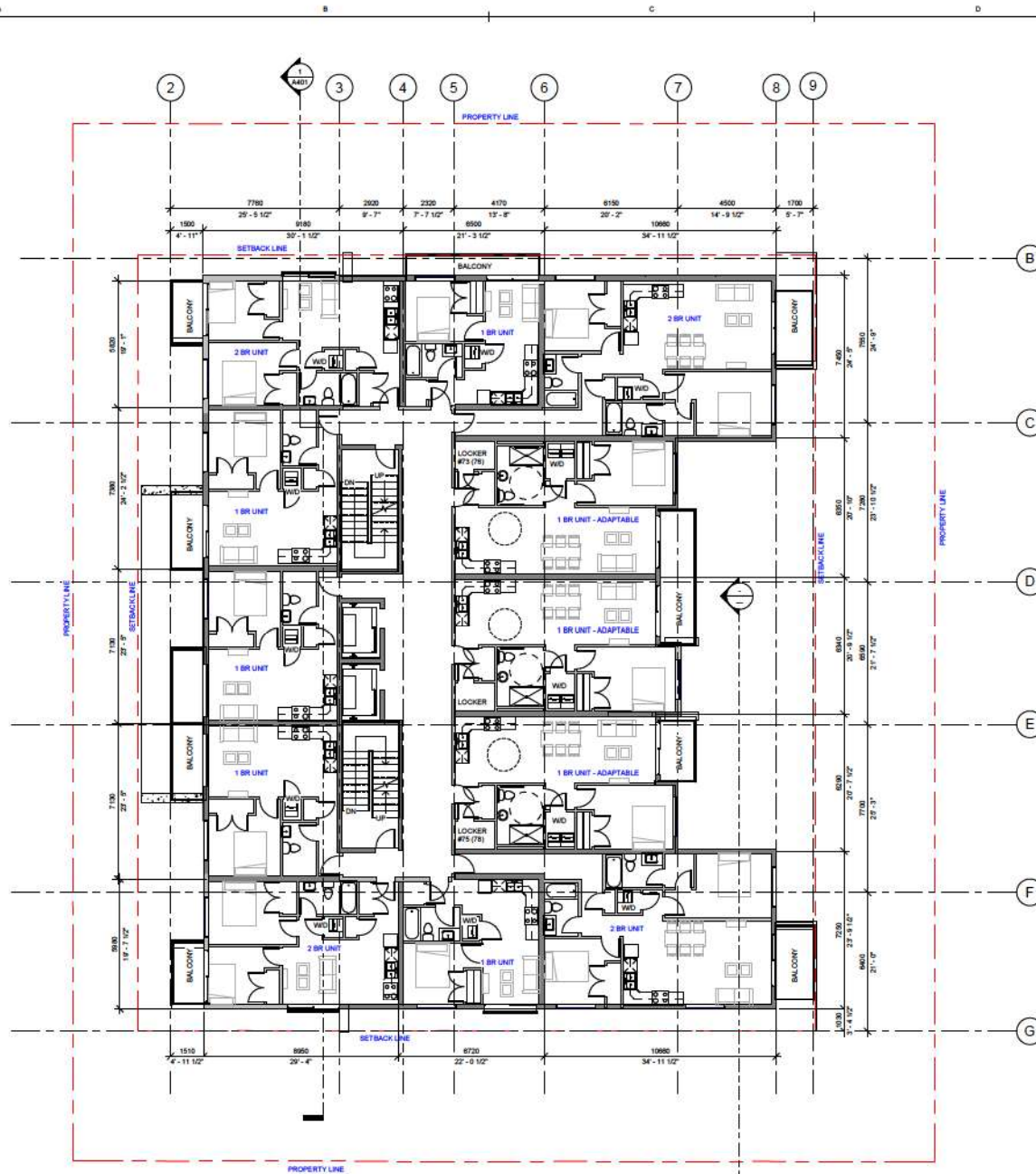
DRAWING TITLE  
**FOURTH FLOOR**

Project number BC3521	Date FEB 2023
Scale 1/8" = 1'-0"	Checked by
Drawn by Author	Checker

A204	REVISION
	3







Rev	Year	Issued	Revision	Drawing Issue	Drawn by
1	2023	02	Issue for conceptual panel and marking		
2	2023	03	Issue for conceptual panel and marking		
3	2023	03	Issue for conceptual panel and marking		

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*Signature*  
2023.06.09

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PROJECT  
**BEDESA 207 STREET MULTIFAMILY**  
 5404,5405,5406 and 5414 207 Street Langley

DRAWING TITLE  
**SEVENTH & EIGHTH FLOOR PLAN**

Project number BC3521	Date FEB 2023
Scale 1/8" = 1'-0"	Checked by

Drawn by	REVISION
A207	3

1/207 SEVENTH & EIGHTH FLOOR PLAN  
 SCALE: 1/8" = 1'-0"







Keynote Legend	
Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: WHITE
5	PVC WINDOW RESIDENTIAL - ALUMINUM (EXTERIOR) CLAD - VINYL
6	PVC SLIDING BALCONY DOORS - COLOUR: WHITE
8	HARDIE PANEL - COLOUR: NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD - COLOUR: CHARCORAL
11	STEEL EXIT DOORS - COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY



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

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 Surrey, BC V3V 2K7  
 Tel: 604-273-8888  
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 Custom, Innovative and Modern Design

Rev	Year/Date	Revision/Change Issue	Drawn by
1	2023-02-01	Issue for conceptual panel and window	
2	2023-02-20	Issue for conceptual panel and window	
3	2023-03-10	Issue for conceptual panel and window	

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PROJECT  
**BEDESA 207 STREET MULTIFAMILY**  
 5404, 5405, 5408 and 5414 207 Street Langley

DRAWING TITLE  
**WEST ELEVATION**

Project number	Date
BC3521	FEB 2023
Scale	1/8" = 1'-0"
Drawn by	Checked by
Author	Checker

A303	REVISION
	3

10/19/2023 11:02:27 AM





