



sheet schedule

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0.1.0 project data

PROJECT:	53 NORTH (MULTI-FAMILY RESIDENTIAL)
CURRENT ZONING:	RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE
CIVIC ADDRESS:	20121, 20131, 20141, 20151, 20161, 20171 53 AVENUE, LANGLEY, B.C.
LEGAL DESCRIPTION:	LOTS 223 TO 228 - DISTRICT LOT 305 GROUP 2 NWD PLAN 41274
VARIANCES APPLIED FOR:	1) MAX BUILDING HEIGHT ALLOWABLE: 4 STOREY, PROPOSED: 5 STOREY 2) MAX 80 UNITS/ACRE = 80 x 0.80 ACRES = 64 UNITS - PROPOSED 93 UNITS 3) REQUIRED SETBACKS: 7.5M, PROPOSED: 6.0M (SIDES), 4.5M (FRONT) 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 REQUIRED 5.8M (19 FT); PROPOSED 5.5M (18 FT) 7) INDOOR AMENITY SPACE REQUIRED 2.3 S.M. / DWELLING UNIT (93 UNITS X 2.3 S.M. = 213.9 S.M.); PROPOSED 143.72 S.M. 8) RESIDENT SMALL CAR PERCENTAGE REQUIRED 40%; PROPOSED 64% (DUE TO PMT RELOCATION PER CITY'S REQUEST)
BYLAW EXEMPTIONS:	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 TRELLISES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES.
BUILDING AREA DEFINITION (BCBC 2018):	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
ALLOWABLE LOT COVERAGE (ZONING):	40%
REQUIRED SETBACKS (ZONING):	7.5M
FSR DEFINITION (ZONING):	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
ALLOWABLE FSR (ZONING):	80 UNITS/ACRE = 80 x 0.86 ACRES = 68.8 UNITS - PROPOSED 93 UNITS
GROSS FLOOR AREA DEFINITION (ZONING):	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
PROPOSED GRADE DEFINITION (ZONING):	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.
FINISHED GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
FIRST STOREY DEFINITION (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR FINISH NOT MORE THAN 7.0M ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5M ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
BUILDING HEIGHT DEFINITION (ZONING):	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.
BUILDING CODE SUMMARY	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, NON-COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION, MAX AREA 1,800 S.M. AT 5 STOREY BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2.50)
LOWEST AVERAGE GRADE (BCBC 2018):	11.45M
PROPOSED BUILDING HEIGHT (BCBC 2018):	5 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18M [BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 12.47M]
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25M [BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 18.27M]
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20M [BCBC 2018 3.2.5.6(2)] PROPOSED - 14.05M
REQUIRED AMENITY SPACE (ZONING):	INDOOR AMENITY SPACE IN THE AMOUNT OF 2.3 S.M. (24.74 S.F.) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE... REQUIRED: 93 UNITS x 2.3 S.M. = 213.9 S.M. (2,302 S.F.) PROPOSED: 143.72 S.M. (1,547 S.F.)
SITE AREA:	GROSS: 3,641.81 S.M. (39,200.07 S.F. / 0.90 ACRES); NET: 3,423.67 S.M. (36,852.04 S.F. / 0.85 ACRES)
PROPOSED LOT COVERAGE:	GROSS: 1,423.64 S.M. / 3,641.81 S.M. = 39.1%; NET: 1,423.64 S.M. / 3,423.67 S.M. = 41.58%
PROPOSED BUILDING AREA:	1,423.64 S.M. (15,324 S.F.)
PROPOSED GROSS FLOOR AREA (NOT INCL. PARKADE):	7,114.62 S.M. (76,581 S.F.)
PROPOSED GROSS FLOOR AREA (PARKADE ONLY):	2,949.39 S.M. (31,747 S.F.)
PROPOSED FSR:	GROSS: 7,114.62 S.M. / 3,641.81 S.M. = 1.95; NET: 7,114.62 S.M. / 3,423.67 S.M. = 2.08
PROPOSED SETBACKS:	FRONT: 4.5M, EXTERIOR: 6.0M, INTERIOR: 6.0M, REAR: 9.0M
PROPOSED INDOOR AMENITY SPACE:	143.72 SM (1,547 SF) *INCLUDE INDOOR BICYCLE MAINTENANCE SHOP.
PROPOSED OUTDOOR AMENITY SPACE:	84.54 SM (910 SF)

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	540 SF	50.14 m ²	0.5%	
PARKADE	30061 SF	2792.75 m ²	27.7%	
SERVICE ROOMS/SHAFTS	935 SF	86.85 m ²	0.9%	
STORAGE	212 SF	19.66 m ²	0.2%	
	31747 SF	2949.39 m²	29.3%	
1ST LEVEL				
CIRCULATION	2160 SF	200.68 m ²	2.0%	
INDOOR AMENITY	2159 SF	200.60 m ²	2.0%	
RESIDENTIAL	10910 SF	1013.55 m ²	10.1%	
SERVICE ROOMS/SHAFTS	56 SF	5.24 m ²	0.1%	
	15285 SF	1420.06 m²	14.1%	
2ND LEVEL				
CIRCULATION	1638 SF	152.16 m ²	1.5%	
RESIDENTIAL	12695 SF	1179.44 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.56 m ²	0.9%	
	15324 SF	1423.64 m²	14.1%	
3RD LEVEL				
CIRCULATION	1625 SF	150.92 m ²	1.5%	
RESIDENTIAL	12709 SF	1180.67 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.56 m ²	0.9%	
	15324 SF	1423.64 m²	14.1%	
4TH LEVEL				
CIRCULATION	1625 SF	151.01 m ²	1.5%	
RESIDENTIAL	12708 SF	1180.59 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.56 m ²	0.9%	
	15324 SF	1423.64 m²	14.1%	
5TH LEVEL				
CIRCULATION	1623 SF	150.75 m ²	1.5%	
RESIDENTIAL	12711 SF	1180.88 m ²	11.7%	
SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
STORAGE	932 SF	86.55 m ²	0.9%	
	15324 SF	1423.64 m²	14.1%	
AREA GRAND TOTAL	108328 SF	10064.02 m²	100.0%	

0.2.2 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
GROSS FLOOR AREA				
P1 LEVEL	31747 SF	2949.39 m ²	29%	
1ST LEVEL	15285 SF	1420.06 m ²	14%	
2ND LEVEL	15324 SF	1423.64 m ²	14%	
3RD LEVEL	15324 SF	1423.64 m ²	14%	
4TH LEVEL	15324 SF	1423.64 m ²	14%	
5TH LEVEL	15324 SF	1423.64 m ²	14%	
	108328 SF	10064.02 m²	100%	
AREA GRAND TOTAL	108328 SF	10064.02 m²	100%	



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53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

PROJECT DATA

SCALE:

RE-ISSUED FOR DP

2022/06/20 REVISION #:
CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22-100

SD1.01

0.2.0 gross floor area summary (area type)

Level	Area Type	Area SF	Area m ²	Area %	Comments
CIRCULATION					
P1 LEVEL	CIRCULATION	540 SF	50.14 m ²	0.5%	
1ST LEVEL	CIRCULATION	2160 SF	200.68 m ²	2.0%	
2ND LEVEL	CIRCULATION	1638 SF	152.16 m ²	1.5%	
3RD LEVEL	CIRCULATION	1625 SF	150.92 m ²	1.5%	
4TH LEVEL	CIRCULATION	1625 SF	151.01 m ²	1.5%	
5TH LEVEL	CIRCULATION	1623 SF	150.75 m ²	1.5%	
		9210 SF	855.65 m²	8.5%	
INDOOR AMENITY					
1ST LEVEL	INDOOR AMENITY	2159 SF	200.60 m ²	2.0%	
		2159 SF	200.60 m²	2.0%	
PARKADE					
P1 LEVEL	PARKADE	30061 SF	2792.75 m ²	27.7%	
		30061 SF	2792.75 m²	27.7%	
RESIDENTIAL					
1ST LEVEL	RESIDENTIAL	10910 SF	1013.55 m ²	10.1%	
2ND LEVEL	RESIDENTIAL	12695 SF	1179.44 m ²	11.7%	
3RD LEVEL	RESIDENTIAL	12709 SF	1180.67 m ²	11.7%	
4TH LEVEL	RESIDENTIAL	12708 SF	1180.59 m ²	11.7%	
5TH LEVEL	RESIDENTIAL	12711 SF	1180.86 m ²	11.7%	
		61732 SF	5735.11 m²	57.0%	
SERVICE ROOMS/SHAFTS					
P1 LEVEL	SERVICE ROOMS/SHAFTS	935 SF	86.85 m ²	0.9%	
1ST LEVEL	SERVICE ROOMS/SHAFTS	56 SF	5.24 m ²	0.1%	
2ND LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
3RD LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
4TH LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
5TH LEVEL	SERVICE ROOMS/SHAFTS	59 SF	5.48 m ²	0.1%	
		1227 SF	114.02 m²	1.1%	
STORAGE					
P1 LEVEL	STORAGE	212 SF	19.66 m ²	0.2%	
2ND LEVEL	STORAGE	932 SF	86.56 m ²	0.9%	
3RD LEVEL	STORAGE	932 SF	86.56 m ²	0.9%	
4TH LEVEL	STORAGE	932 SF	86.56 m ²	0.9%	
5TH LEVEL	STORAGE	932 SF	86.55 m ²	0.9%	
		3938 SF	365.90 m²	3.8%	
AREA GRAND TOTAL		108328 SF	10064.02 m²	100.0%	

0.3.0 unit count summary

Unit Type	Unit Count	Unit Type %	Comments
1 BED	31	33.3%	
1 BED & FLEX	14	15.1%	
1 BED & FLEX VARIATION	2	2.2%	
1 BED (ADAPTABLE)	10	10.8%	
1 BED + FLEX (ADA)	2	2.2%	
1 BED + FLEX (ADAPTABLE)	7	7.5%	
2 BED + STORAGE	20	21.5%	
STUDIO	7	7.5%	
TOTAL UNITS: 93		100.0%	

0.4.0 unit floor area summary

Unit	Unit Type	Count	Unit Area SF (LSF)	Unit Area m ² (1m ²)	Total Unit Area SF	Total Unit Area m ²
UNIT A	STUDIO	5	482 SF	45 m ²	2412 SF	224.06 m ²
UNIT A	STUDIO	1	496 SF	46 m ²	496 SF	46.07 m ²
UNIT A	STUDIO	1	507 SF	47 m ²	507 SF	47.11 m ²
UNIT A: 7					3415 SF	317.25 m²
UNIT B	1 BED	13	566 SF	53 m ²	7361 SF	683.86 m ²
UNIT B	1 BED	12	567 SF	53 m ²	6800 SF	631.75 m ²
UNIT B	1 BED	4	571 SF	53 m ²	2286 SF	212.34 m ²
UNIT B	1 BED	1	579 SF	54 m ²	579 SF	53.77 m ²
UNIT B	1 BED	1	582 SF	54 m ²	582 SF	54.05 m ²
UNIT B: 31					17607 SF	1635.76 m²
UNIT B1	1 BED & FLEX VARIATION	1	678 SF	63 m ²	678 SF	62.96 m ²
UNIT B1	1 BED & FLEX VARIATION	1	680 SF	63 m ²	680 SF	63.16 m ²
UNIT B1	1 BED & FLEX	1	683 SF	63 m ²	683 SF	63.49 m ²
UNIT B1	1 BED & FLEX	2	684 SF	64 m ²	1368 SF	127.05 m ²
UNIT B1	1 BED & FLEX	2	687 SF	64 m ²	1373 SF	127.59 m ²
UNIT B1	1 BED & FLEX	1	689 SF	64 m ²	689 SF	63.99 m ²
UNIT B1: 8					5471 SF	508.24 m²
UNIT B2	1 BED & FLEX	3	647 SF	60 m ²	1941 SF	180.29 m ²
UNIT B2	1 BED & FLEX	1	648 SF	60 m ²	648 SF	60.24 m ²
UNIT B2: 4					2589 SF	240.52 m²
UNIT B3	1 BED & FLEX	4	680 SF	63 m ²	2718 SF	252.53 m ²
UNIT B3: 4					2718 SF	252.53 m²
UNIT B4	1 BED + FLEX (ADAPTABLE)	1	676 SF	63 m ²	676 SF	62.77 m ²
UNIT B4		3	696 SF	65 m ²	2089 SF	194.04 m ²
UNIT B4	1 BED + FLEX (ADA)	1	764 SF	71 m ²	764 SF	71.02 m ²
UNIT B4: 5					3529 SF	327.83 m²
UNIT B4.1	1 BED + FLEX (ADAPTABLE)	2	764 SF	71 m ²	1529 SF	142.04 m ²
UNIT B4.1	1 BED + FLEX (ADAPTABLE)	2	765 SF	71 m ²	1529 SF	142.08 m ²
UNIT B4.1: 4					3058 SF	284.12 m²
UNIT B	1 BED (ADAPTABLE)	2	566 SF	53 m ²	1132 SF	105.12 m ²
UNIT B	1 BED (ADAPTABLE)	8	577 SF	54 m ²	4614 SF	428.63 m ²
UNIT B (ADAPTABLE): 10					5745 SF	533.75 m²
UNIT C	2 BED + STORAGE	2	884 SF	82 m ²	1768 SF	164.23 m ²
UNIT C	2 BED + STORAGE	8	885 SF	82 m ²	7079 SF	657.65 m ²
UNIT C: 10					8847 SF	821.89 m²
UNIT C2	2 BED + STORAGE	8	886 SF	82 m ²	7088 SF	658.51 m ²
UNIT C2	2 BED + STORAGE	2	889 SF	83 m ²	1778 SF	165.20 m ²
UNIT C2: 10					8866 SF	823.71 m²
UNIT TOTALS: 93					61845 SF	5745.60 m²



0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS	FACTOR	MAX/MIN	TOTAL
TENANT				
STUDIO, 1 BED, 1 BED + FLEX	73	*1.0	73	
2 BED	20	*1.3	26	
				99
STANDARD				
SMALL CAR (MAX)		-	35	
ACCESSIBLE (MAX)		60%	59	
		5%	5	
VISITOR				
STUDIO, 1 BED, 1 BED + FLEX, 2 BED	93	*0.15	14	
			4	
STANDARD			1	
ACCESSIBLE (MAX)		5%	1	
SMALL CAR (MAX)		60%	9	
TOTAL STALLS				113
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS/BLDG/S.F.	FACTOR	TOTAL	
BIKE STALLS (RESIDENT / UNIT)	93	*0.5	47	STANDARD STALL = 28 / 40% VERTICAL STALL = 19
BIKE STALLS (VISITOR / BLDG)		*6	6	
TOTAL STALLS			53	53

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

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
ACCESSIBLE	5	4.4%	P1 LEVEL	
SMALL	59	51.8%	P1 LEVEL	
STANDARD	35	30.7%	P1 LEVEL	
TENANT: 99		86.8%		
VISITOR				
ACCESSIBLE	1	0.9%	P1 LEVEL	
SMALL	9	7.9%	P1 LEVEL	
STANDARD	5	4.4%	P1 LEVEL	
VISITOR: 15		13.2%		
TOTAL PARKING STALLS: 114		100.0%		

0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
BIKE STORAGE	15	31.9%	P1 LEVEL	
BIKE STORAGE	32	68.1%	1ST LEVEL	STANDARD STALL: 24, VERTICAL STALL: 11
TENANT: 47		100.0%		
TOTAL PARKING STALLS: 47		100.0%		

0.6.0 storage unit summary

STORAGE UNIT USER/TYPE	STORAGE UNIT COUNT	STORAGE UNIT %	LEVEL	COMMENTS
1ST LEVEL				
STORAGE	4	3.6%	1ST LEVEL	IN-SUITE STORAGE x 4
2ND LEVEL				
STORAGE	27	24.1%	2ND LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
3RD LEVEL				
STORAGE	27	24.1%	3RD LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
4TH LEVEL				
STORAGE	27	24.1%	4TH LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
5TH LEVEL				
STORAGE	27	24.1%	5TH LEVEL	IN-SUITE STORAGE x 4 / STAND ALONG STORAGE x 23
TOTAL STORAGE STALLS: 112		100.0%		

0.9.0 code data

APPLICABLE BUILDING CODES: BCBC 2018 / BC FIRE CODE 2018 / 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, & APPROX A - 3.1.2.1(1)
2.1. STORAGE GARAGE (IES):	F-B	A-3.1.2.1(1) MAJOR OCCUPANCY CLASSIFICATION, TABLE 3.1.2.1.
2.2. RESIDENTIAL:	C	A-3.1.2.1(1) MAJOR OCCUPANCY CLASSIFICATION, TABLE 3.1.2.1.
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		3.2.2.80(1)(4)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.2.80(2)
• FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.80(3)(b)
• MEZZANINES: N/A		
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.80(3)(d)
3.2. RESIDENTIAL:		3.2.2.90
• GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.90(1), 3.2.2.90(1)(4)
• < 1.8M BETWEEN THE FLOOR OF FIRST STOREY AND THE UPPERMOST FLOOR LEVEL		3.2.2.90(1)(6)
• BUILDING AREA < 1,800 S.M. (5 STOREYS)		3.2.2.90(1)(6)(v)
• COMBUSTIBLE AND/OR NON-COMBUSTIBLE CONSTRUCTION		3.2.2.90(2)
• FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.90(2)(a)
• ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING		3.2.2.90(2)(b)
• ROOF ASSEMBLY HEIGHT > 25m FROM THE FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY SHALL BE CONSTRUCTED OF...		3.2.2.90(2)(c)
• MEZZANINES: N/A		3.2.2.90(2)(d)
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.90(2)(e)
3.3. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.2.12
• FULLY SPRINKLERED		3.2.2.12(2)(a)
• NON-COMBUSTIBLE CONSTRUCTION		3.2.2.12(1)
• 2 HOUR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.2.12(1), 3.2.2.12(2)(b)(iv)
• 2 HOUR FIRE RESISTANCE RATING		3.2.2.12(1)
• F.T. RATED FIRESTOP 3.3.9.1(2)		3.1.9.1(2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4-3.2.2.8, 3.2.2.50(5)
5. NON-COMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.8(5)
6. HIGH BUILDING:	NA	3.2.6, 3.1.13.7, 3.5.1.1, 3.2.2.50(1)(C)
7. MEZZANINES:	NA	3.2.1.1 (9) - (9)
8. MEZZANINE EXTING.	NA	3.4.2.2
9. INTERCONNECTED FLOOR SPACE:	NA	3.2.1.1(9), 3.2.6, 3.1.3.1(9), 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 - CAN/ULC-55-24-14	3.2.4.1 (2)(4)
14. SMOKE CONTROL MEASURES:	YES	3.1.5.12
15. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.8, 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 53 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.

53 north
development location



keystone project map



brydon lagoon



nicomekl trail



nicomekl elementary





ACCESS CONTEXT PLAN

6" = 1'-0"



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53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

ACCESS CONTEXT PLAN

SCALE: 6" = 1'-0"

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CITY OF LANGLEY FILE #RZ 03-22 / DP 05-22
PROJECT NUMBER: 22-100



SD1.05

design rationale

project description

THE PROPOSED DEVELOPMENT IS A 5 STOREY WOOD FRAME 93-UNIT MULTI-FAMILY RESIDENTIAL BUILDING SITUATED OVER A CONCRETE PARKADE AND POSITIONED ALONG 53 AVE BETWEEN 200 STREET AND 201A 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 NORTH 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 SOUTHERN AND EASTERN STREET FACING FACADES, WITH POP UPS UTILIZED TO ADD GREATER EMPHASIS AND INTRIGUE TO THE BUILDINGS CORNERS AND CENTRAL POINTS OF ENTRY.

A FEW ADDED FEATURES AT THIS DEVELOPMENT INCLUDE: DEDICATED LOADING RAMP FOR MOVING / DELIVERY OF LARGE ITEMS, AMPLIFIED BICYCLE AND STORAGE LOCKERS, AND 20% OF THE PROPOSED UNITS ARE DESIGNED AS ADAPTABLE UNITS PER CITY OF LANGLEY'S REQUEST.

THE EXPOSED PARKADE PORTIONS ALONG 53 AVE. 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, MAXIMIZING DENSITY, AND INCORPORATING A REFLECTIVE WHITE ROOFING FINISH.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (OPTED) 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.





53 avenue streetscape

1/16" = 1'-0"



201A street streetscape

1/16" = 1'-0"



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53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

STREETSCAPES

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

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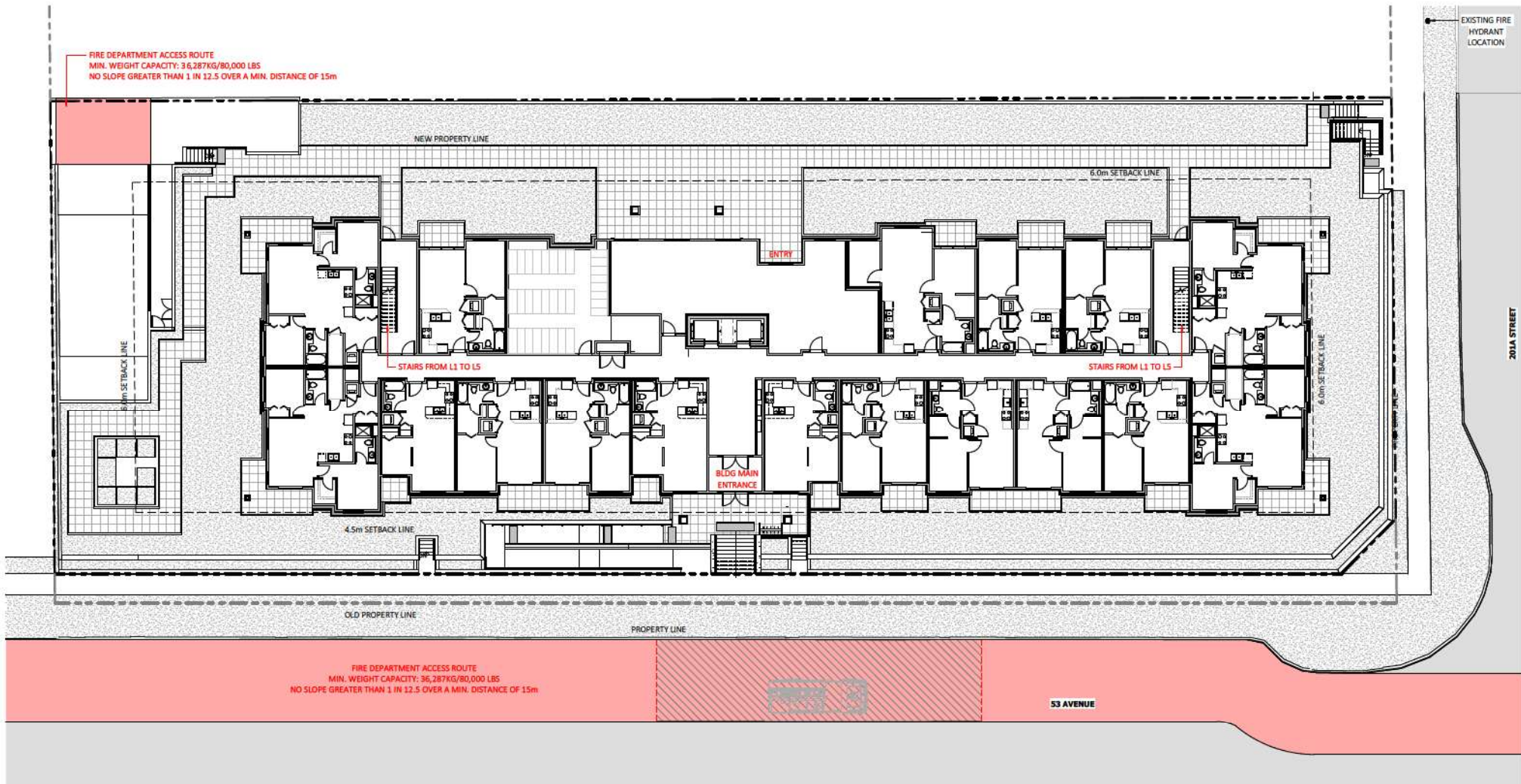
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SD1.07

$$3/32'' = 1'-0''$$





site plan-fire dept.

3/32" = 1'-0"



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53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

SITE PLAN - FIRE DEPT.

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

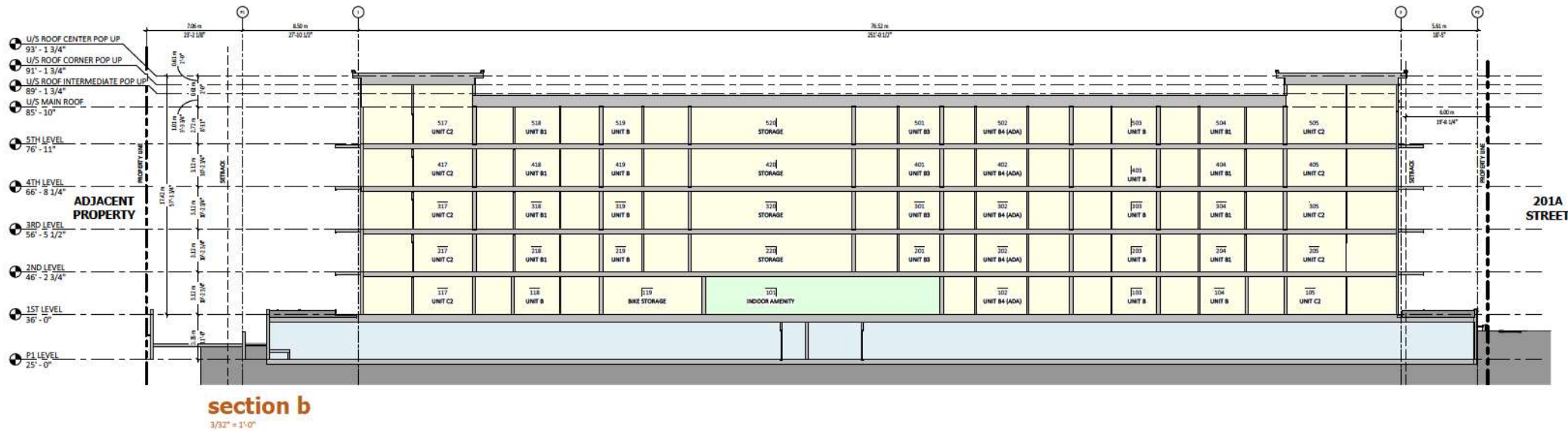
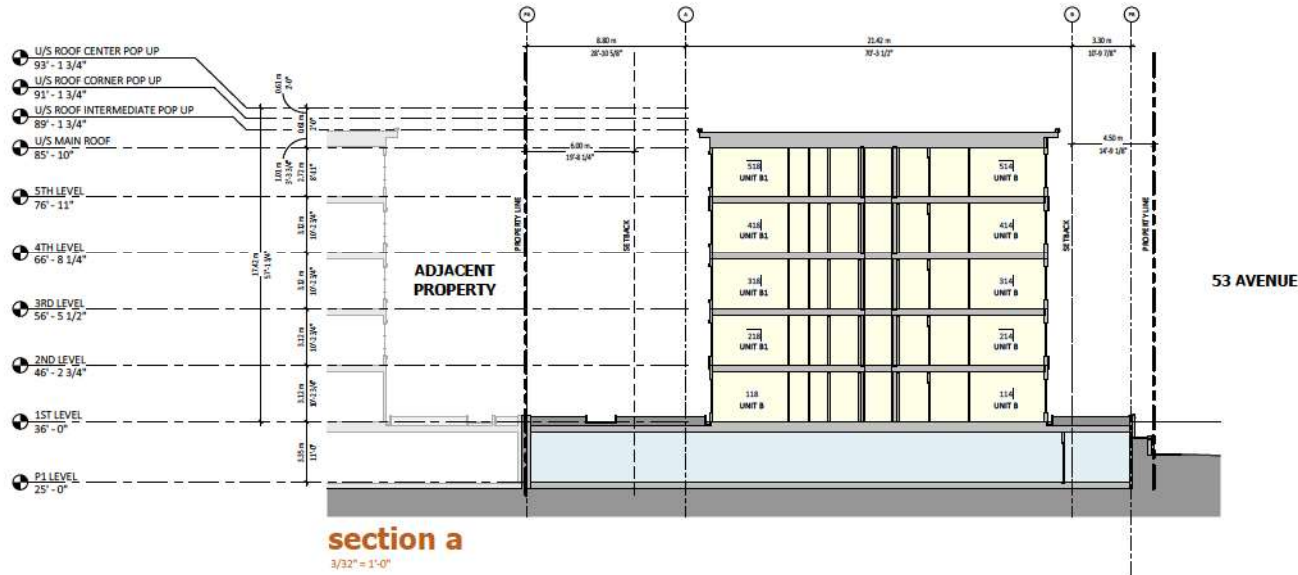


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SD1.23



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53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

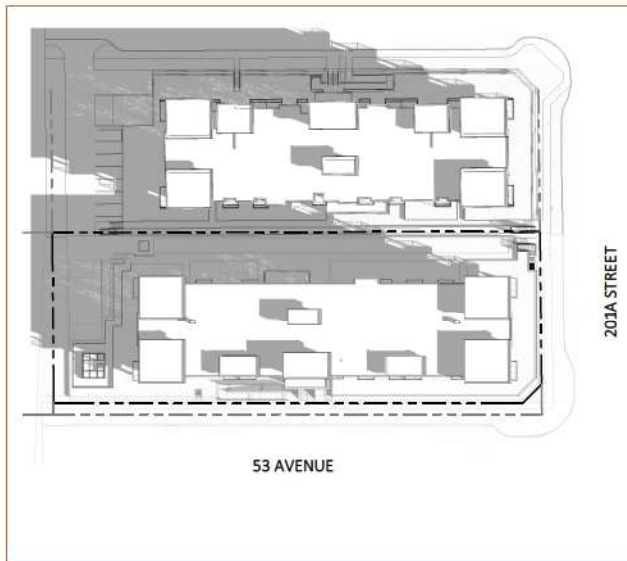
SITE SECTIONS

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

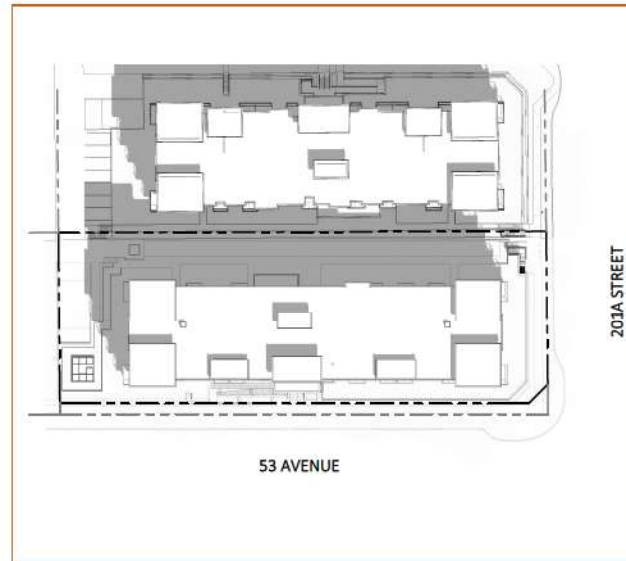
RE-ISSUED FOR DP

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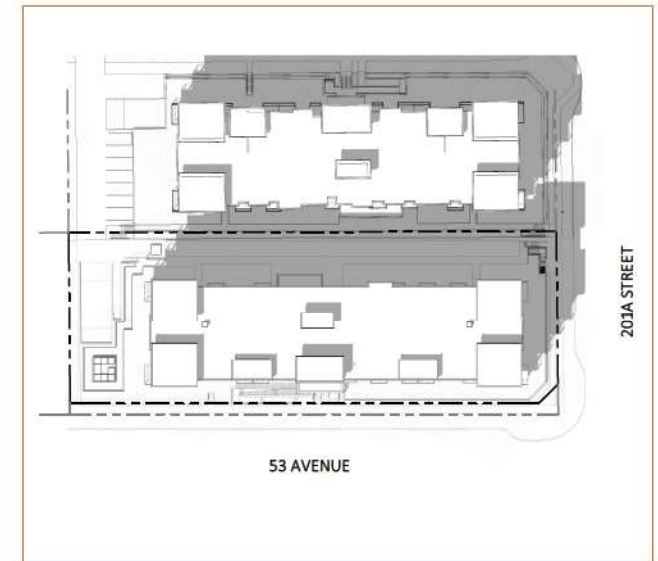

SD1.24



shadow study - 9am - march 21



shadow study - 12pm - march 21



shadow study - 3 pm - march 21



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53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

SHADOW STUDY

SCALE: N.T.S.



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SD1.31



massing southeast

massing - northwest



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53 NORTH

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3D MASSING

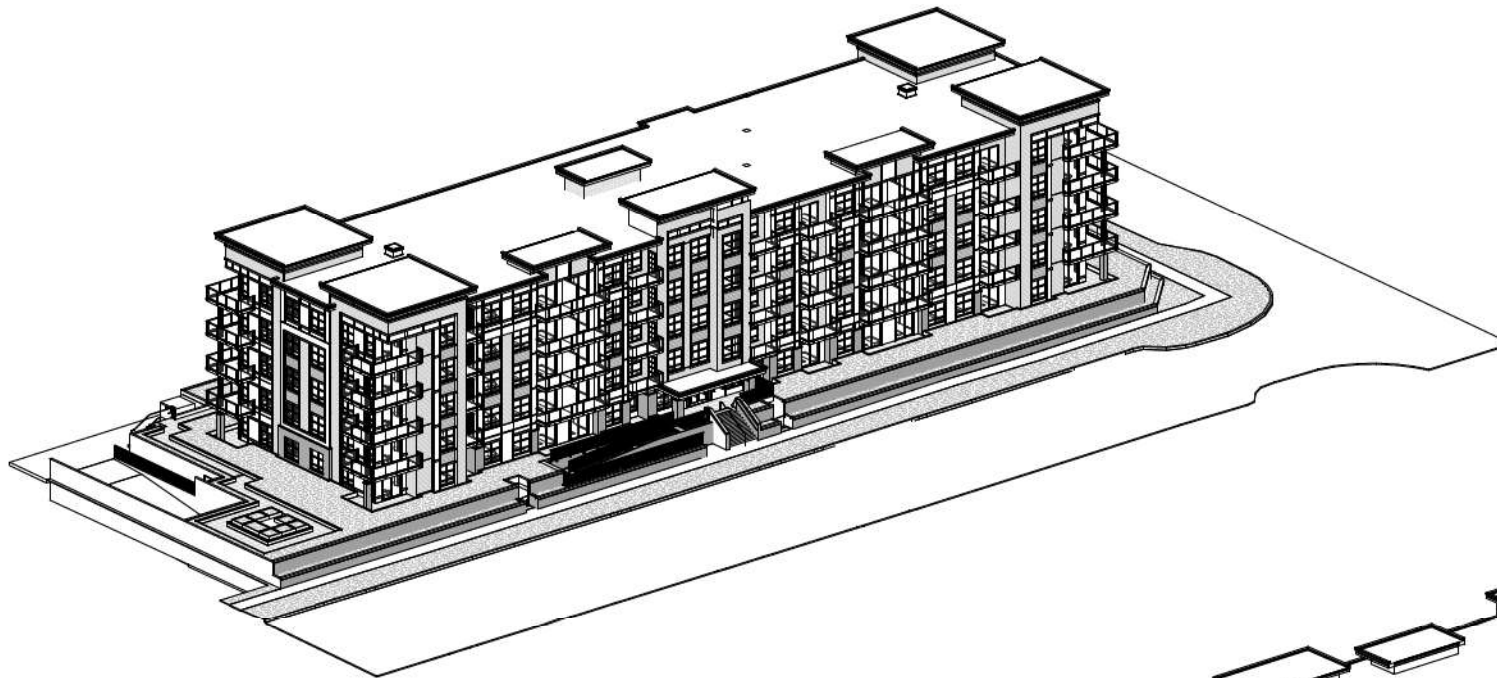
SCALE: N.T.S.

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SD1.32



massing - southwest



massing - northeast



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53 NORTH

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3D MASSING

SCALE: N.T.S.

RE-ISSUED FOR DP

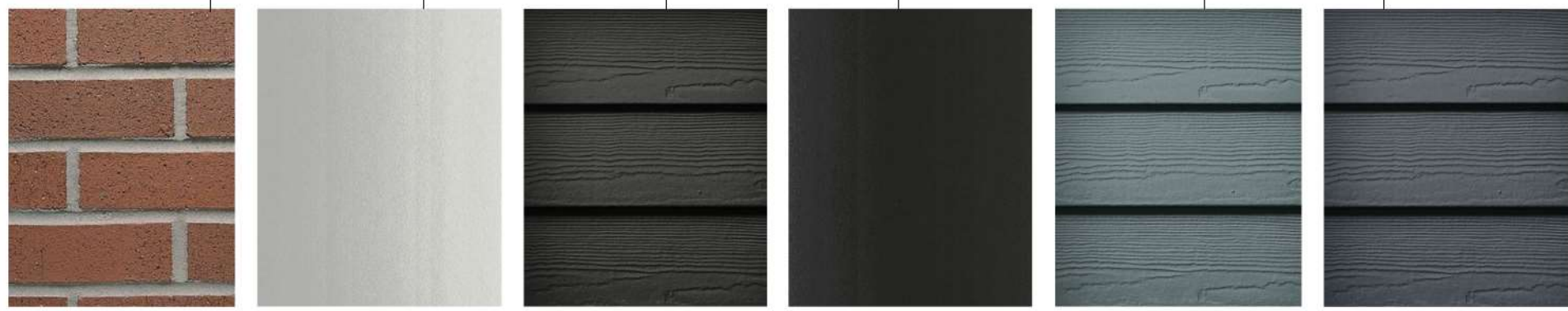
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SD1.33



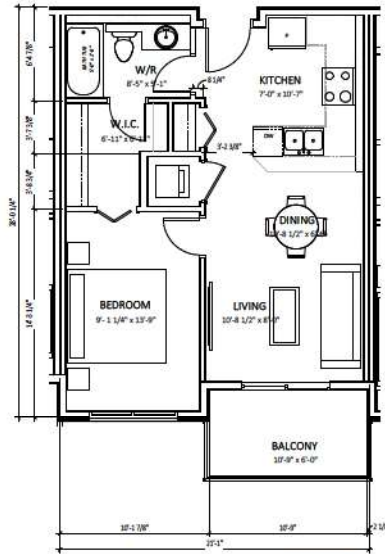
south elevation
1/8" = 1'-0"





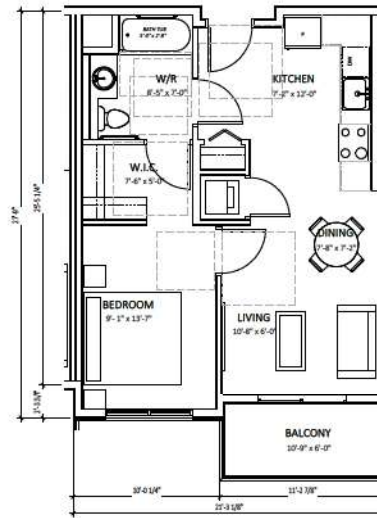
UNIT A
1/4" = 1'-0"

482 SF STUDIO
UNIT COUNT: 7
LEVEL: 1-5



UNIT B
1/4" = 1'-0"

567 SF 1 BED
UNIT COUNT: 31
LEVEL: 1-5



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

577 SF 1 BED (ADAPTABLE)
UNIT COUNT: 10
LEVEL: 1-5

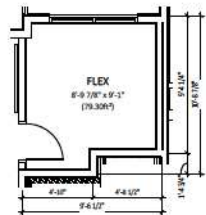


UNIT B1
1/4" = 1'-0"

684 SF 1 BED & FLEX
UNIT COUNT: 6
LEVEL: 1-5

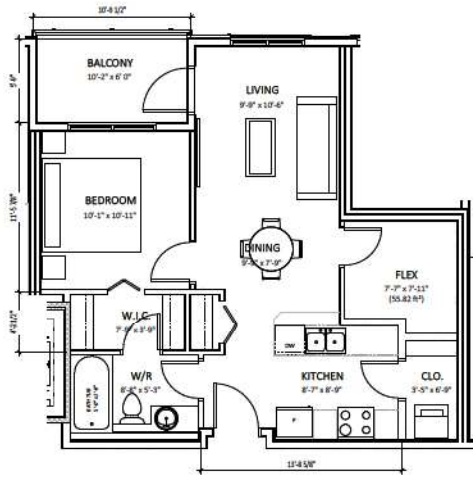
UNIT COUNT

STUDIO:	7 UNITS (7.5%)
1 BED:	31 UNITS (33.3%)
1 BED (ADAPTABLE):	10 UNITS (10.5%)
1 BED + FLEX:	16 UNITS (17.2%)
1 BED + FLEX (ADAPTABLE):	9 UNITS (10.0%)
2 BED + STORAGE:	20 UNITS (21.5%)
TOTAL:	93 UNITS (100%)

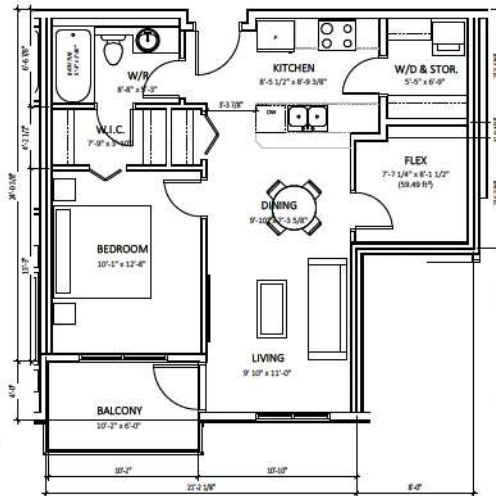


UNIT B1.1
1/4" = 1'-0"

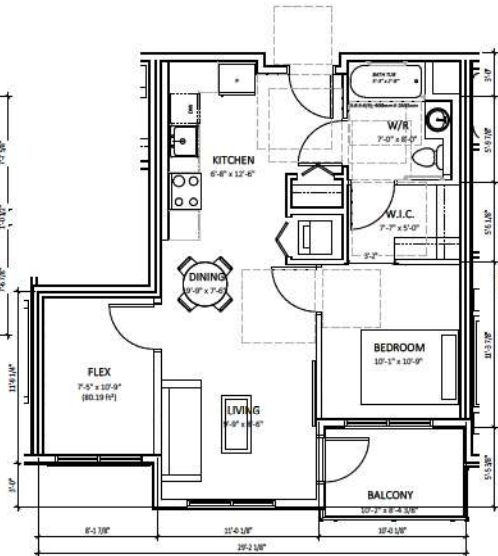
678 SF 1 BED & FLEX VARIATION
UNIT COUNT: 2
LEVEL: 2

**UNIT B2**

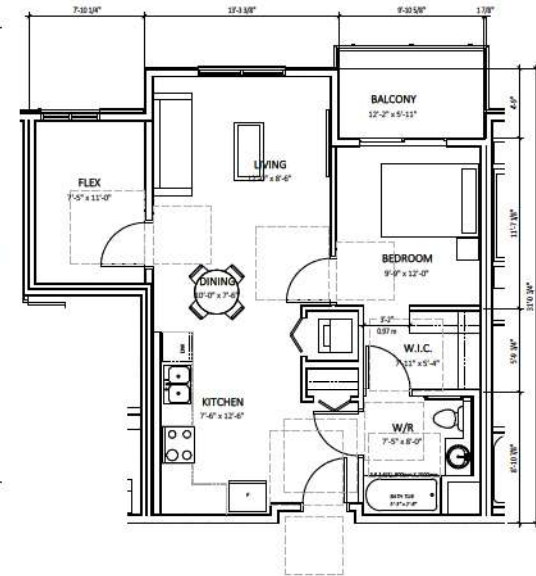
1/4" = 1'-0"

648 SF, 1 RPH & FLEX
UNIT COUNT: 4
LEVEL: 2-5**UNIT B3**

1/4" = 1'-0"

680 SF, 1 BED & FLEX
UNIT COUNT: 4
LEVEL: 2-5**UNIT B4 (ADAPTABLE)**

1/4" = 1'-0"

696 SF, 1 BED + FLEX (ADA)
UNIT COUNT: 5
LEVEL: 1-5**UNIT B4.1 (ADAPTABLE)**

1/4" = 1'-0"

764 SF, 1 BED + FLEX (ADA)
UNIT COUNT: 4
LEVEL: 2-5**UNIT COUNT**

STUDIO:.....	7 UNITS (7.5%)
1 BED:.....	31 UNITS (33.3%)
1 BED (ADAPTABLE):.....	10 UNITS (10.5%)
1 BED + FLEX:.....	16 UNITS (17.2%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.0%)
2 BED + STORAGE:.....	20 UNITS (21.5%)
TOTAL:.....	93 UNITS (100%)



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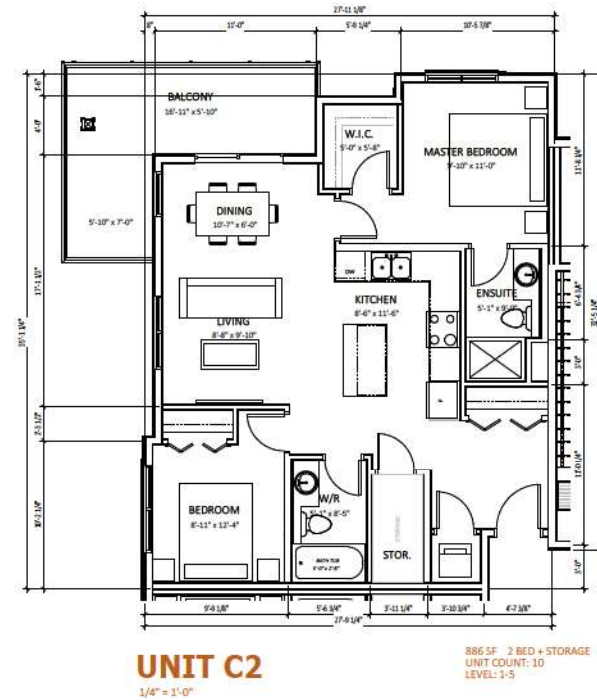
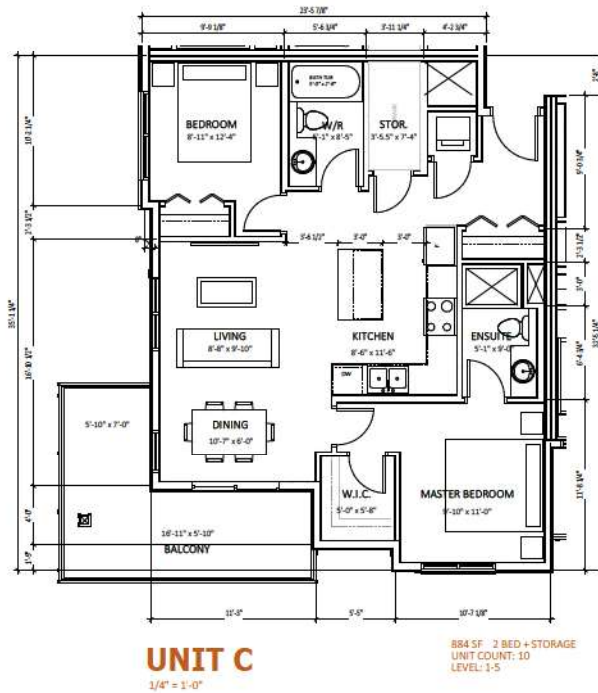
53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

UNIT PLANS

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

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CITY OF LANGLEY FILE #R2 03-22 / DP 05-22
PROJECT NUMBER: 22.100**SD2.02**



UNIT COUNT

STUDIO:.....	7 UNITS (7.5%)
1 BED:.....	31 UNITS (33.3%)
1 BED (ADAPTABLE):.....	10 UNITS (10.5%)
1 BED + FLEX:.....	16 UNITS (17.2%)
1 BED + FLEX (ADAPTABLE):.....	9 UNITS (10.0%)
2 BED + STORAGE:.....	20 UNITS (21.5%)
TOTAL:.....	93 UNITS (100%)



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53 NORTH

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UNIT PLANS

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

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SD2.03





53 NORTH

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L1 LEVEL PLAN

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



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PROJECT NUMBER: 22.100

SD3.02



2nd level

1/8" = 1'-0"



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L2 LEVEL PLAN

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



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SD3.03



3rd level

1/8" = 1'-0"



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L3 LEVEL PLAN

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



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SD3.04



4th level

1/8" = 1'-0"



53 NORTH

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L4 LEVEL PLAN

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



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SD3.05



5th level

1/8" = 1'-0"



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53 NORTH

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L5 LEVEL PLAN

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

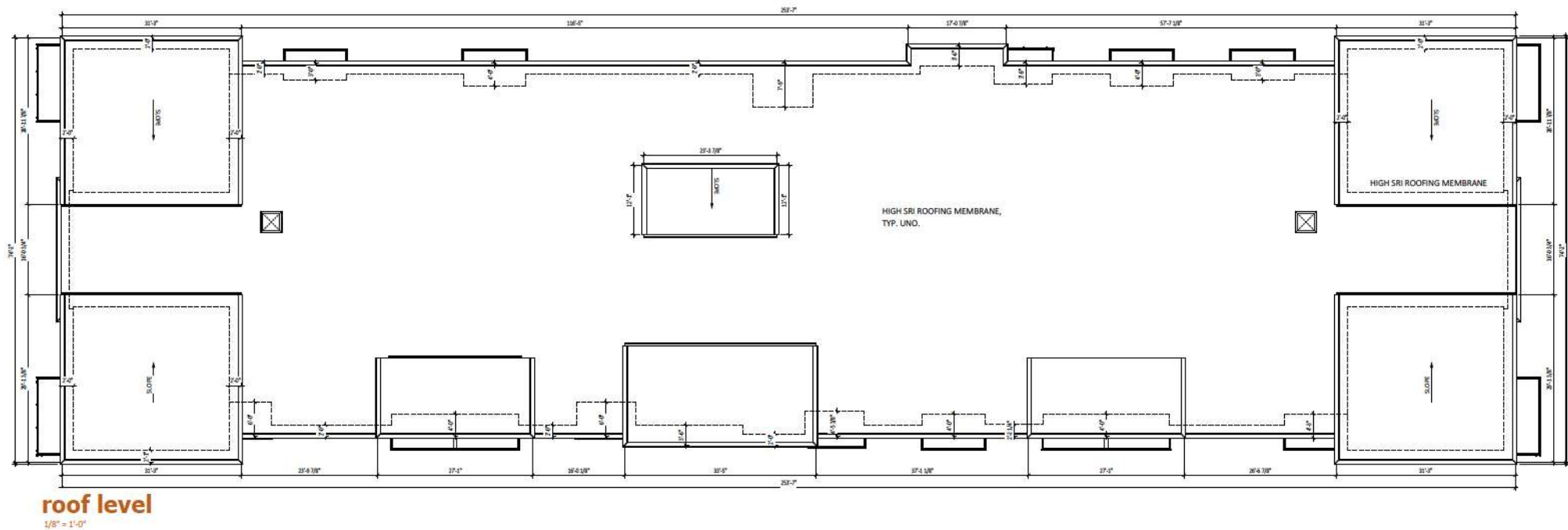


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SD3.06





- 1 CEMENT BOARD SMOOTH PANEL SIDINGS:
- JAMES HARDIE: COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDINGS:
- JAMES HARDIE: COLOUR: IRON GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDINGS - JAMES HARDIE: COLOUR: 'BOOTHBAY BLUE'
- 4 CEMENT BOARD CEDARNAIL, HORIZONTAL LAP SIDING (8" EXPOSURE):
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 5 CEMENT BOARD CEDARNAIL, HORIZONTAL LAP SIDING (8" EXPOSURE):
- JAMES HARDIE, COLOUR: 'BOOTHBAY BLUE'
- 6 CEMENT BOARD CEDARNAIL, HORIZONTAL LAP SIDING (8" EXPOSURE):
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 7 MANUFACTURED BRICK VENEER (SLIM BRICK - 13mmx65mmx130mm):
- 'MUTUAL MATERIALS', COLOUR: 'BURGUNDY', TEXTURE: 'SMOOTH MORTAR COLOUR: MEDIUM GRAY'
- 8 ALUMINUM STOREFRONT SECTIONS:
- COLOUR: 'CLEAR ANODIZED' / 'C/W GRAY SPANDREL PANEL
- 9 WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'CLEAR ANODIZED'
- 11 ALUMINUM GLAZING RAILING:
- COLOUR: 'BLACK ANODIZED'
- 12 CONCRETE WALL:
- COLOUR: PAINTED: 'BENJAMIN MOORE COVENTRY GRAY'
- 13 HARDE TRIM (SMOOTH - 1" X 5")
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 14 HARDE TRIM (SMOOTH - 1" X 5")
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 15 HARDE TRIM (SMOOTH - 1" X 5")
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 16 HARDE TRIM (SMOOTH - 1" X 5")
- COLOUR: TO MATCH JAMES HARDIE DEEP OASIS

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



west 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 SMOOTH PANEL SIDING - JAMES HARDIE, COLOUR:
BOOTHBAY BLUE
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (R' EXPOSURE):
- JAMES HARDIE, COLOUR: IRON GRAY
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (R' EXPOSURE):
- JAMES HARDIE, COLOUR: BOOTHBAY BLUE
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (R' EXPOSURE):
- JAMES HARDIE, COLOUR: DEEP OCEAN
- 7 MANUFACTURED BRICK VENEER (SLIM BRICK - 13mmx64mmx120mm):
- MUTUAL MATERIALS, COLOUR: BURGUNDY, TEXTURE: SMOOTH
MORTAR COLOUR: MEDIUM GRAY
- 8 ALUMINUM STOREFRONT SECTIONS:
- COLOUR: CLEAR ANODIZED / C/W GRAY SPANDREL PANEL
- 9 WINDOW:
- COLOUR: WHITE EXT. / WHITE INT.
- 10 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: CLEAR ANODIZED
- 11 ALUMINUM GUARDRAILING:
- COLOUR: BLACK ANODIZED
- 12 CONCRETE WALL:
- COLOUR: PAINTED: BENJAMIN MOORE COVENTRY GRAY
- 13 HARDIE TRIM (SMOOTH - 1" X 2.5")
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 14 HARDIE TRIM (SMOOTH - 1" X 5.5")
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 15 HARDIE TRIM (SMOOTH - 1" X 9.25")
- COLOUR: TO MATCH JAMES HARDIE ARCTIC WHITE
- 16 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 UNLESS



south elevation

3/32" = 1'-0"



south elevation



north elevation

BACK OF WALL ALIGNED WITH PARKADE OF ADJACENT PROPERTY



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53 NORTH

20121, 20131, 20141, 20151, 20161, 20171 53 AVE, LANGLEY

RENDERED PERSPECTIVES

SCALE: N.T.S.

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SD4.03



corner elevation



east elevation



entry elevation



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53 NORTH

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RENDERED PERSPECTIVES

SCALE: N.T.S.

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SD4.04