



RESPONSE TO ADP COMMENTS

June 26th, 2023

MULTI-FAMILY DEVELOPMENT
20214 & 20224 54A AVE,
LANGLEY, BC



2023/06/26

DRAWING LIST

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LOCATION



PROJECT TEAM

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Program Summary

LOT INFO	ADDRESS	20214,20224 54A Ave, Langley City			
	LEGAL DESCRIPTION	Plan NWP14560 Lot 1, Plan NWP8109 Lot 20			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	20,450	1,900	0.47	0.19
	DEDICATION	358	33	0.01	0.00
	NET AREA (AFTER DEDICATION)	20,092	1,867	0.46	0.19

ZONING	ZONING	CURRENT	PROPOSED
			CD
	FAR (NET)	PERMITTED	PROPOSED
	FAR		2.71
	TOTAL AREA		54,482 Sq.ft.
ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (Along 54 A Ave)		3.00m
	SOUTH(Along Lane)		6.00m
	EAST (Along Neighbouring Lot)		6.00m
	WEST (Along Neighbouring Lot)		6.00m
		PERMITTED	PROPOSED
	BLDG HEIGHT		6 STOREY
	NO. OF DWELLING UNITS		75
	NO. OF ADAPTABLE UNITS		17 (2.3% OF TOTAL UNITS)

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS	
	PROPOSED	9661	897	48.08%		
	FAR CALCULATION (NET)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	2,909.00	1,596.50	1,873	6,379	75%
	SECOND FLOOR LVL	8,578.00	1,010.00	0	9,588	89%
	THIRD FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	FOURTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	FIFTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	SIXTH FLOOR LVL	8,620.00	1,010.00	0	9,630	90%
	TOTAL FAR(SQFT)					54,487
	UNIT COUNT					
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
	UNIT-A	1BR	515.00	6	3,090	
	UNIT-B(ADAP.)	2BR	715.00	17	12,155	
	UNIT-C	Jr 1BR	489.00	10	4,890	
	UNIT-D	2BR	871.00	5	4,355	
	UNIT-E	1BR	587.00	5	2,935	
	UNIT-E1	1BR	628.50	5	3,143	
	UNIT-F	Jr 2BR	727.50	5	3,638	
	UNIT-G	1BR	593.50	5	2,968	
	UNIT-H	Jr 2BR	636.50	4	2,546	
	UNIT-H1	Jr 2BR	594.50	1	595	
	UNIT-I	STUDIO	413.00	6	2,478	
	UNIT-J	1 BR	515.00	6	3,090	
	TOTAL			75	45,881	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade Lvl- 1,2 &Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	43	1.0 / Unit	43	43(@Parkade Lvl-1,2 & Surface)
	2 bedroom	32	1.25 / Unit	40.0	40(@Parkade Lvl-1,2 & Surface)
	Visitor's	75	0.15	11.0	11(@Surface)
	TOTAL			94	94
	SMALL CARS	40% of Total Stalls		37.6	34(@ Parkade Lvl-1,2 & Surface)
	ACCESSIBLE	5% of Total Stalls		4.7	5(@ Parkade Lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	COMBINED BICYCLE PARKING & STORAGE LOCKER	75	1 / Unit & 4sqm/Unit	75	75
Provided @ Parkade Lvl-1 & 2				39	
Provided @ Unit-C, Unit-D, Unit-E, Unit-G, Unit-I				36	

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	173	1,857	2.3 Sq.m. or 24.75 Sq.ft./ UNIT
	PROPOSED(MAIN FLOOR)	174	1,873	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED				
PROPOSED(ROOF)	253	2,723		

May 17th, 2023

Proposed Multi-Unit Residential Development
20214, 20224, 54a Avenue
Langley, BC



Design Brief

The proposed development is a 6-storey residential building of 5,061 sqm (54,482 sq.ft) with 75 dwelling units, slated on a two-parcel land assembly, providing pedestrian accessible access fronting 54a Avenue and providing vehicular access to parking from rear lane. The proposal classifies the subject lot, we are proposing FAR of 2.71 on net lot area.

Increasing the supply of market multi-unit housing near City's center, this multi-family development provides mix of Studio, Jr 1BR, 2BR, Jr 2BR and 2 BR units with average unit size ranging from 413 sqft to 871 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 95 parking stalls including 5 accessible stalls (based on 1 per 1BR unit, 1.25/ 2BR unit+ 0.15 per unit for visitors), 100% parking stalls have electrical vehicles charging stations proposed. Also, in accordance with the bylaws, 75 bicycle parking & storage lockers are provided in the underground parkade as well as in the units and 8 visitor bicycle parking near entrances to encourage alternative transportation. All the street-facing ground level units are approachable from the street, and all public entrances are accessible.

We feel quite excited about what this design will do for the area, to hopefully set a precedent towards a modern design ethic, while still fitting in the neighborhood. This is a contemporary design that will provide a "fresh face" to the block radiating a soothing Sage and Beige approach. The proposed materials will be Hardie panels in colors- Sail cloth and Sage Greenlight and south yellow pine longboard cladding, along with brick in pewter, curtain glazing and perforated metal soffits.

Proposed Building is fronting 54a Ave with Outdoor amenity spilling on Northern side of building. We have also proposed an Outdoor amenity space on the terrace with open seating areas, BBQ, outdoor kitchen and Urban agricultural community garden. There are multiple opportunities for all ages to come together in the amenity space on the main floor.

Seeking to enhance the existing identity, the proposed landscape connects the building to 54a Ave, rear lane and the surroundings through a pedestrian friendly design.

The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light is an important security measurement, adequate lighting is provided in the parking lot to avoid criminal activity. We have also provided CPTED report for the Panel's review.

Regards,

David Eaton, Architect AIBC
Principal, David Eaton Architect Inc.



2023/06/01

DESIGN RATIONALE

MULTI-FAMILY DEVELOPMENT
20214 & 20224 54A AVENUE,
LANGLEY, BRITISH COLUMBIA

A-4

TOPOGRAPHIC SITE SURVEY OF
 LOT 20 PLAN 8109 AND LOT 1 PLAN 14560
 ALL OF DISTRICT LOT 305 GP 2 NWD

DMC ADDRESS:
 2024 54 A AVE, Langley, BC
 F.U.D. 000-000-000 LOT 10
 2024 54 A AVE, Langley, BC
 F.U.D. 000-000-000 LOT 10

- LEGEND**
- ☉ DENOTES FIRE HYDRANT
 - ☐ DENOTES CATCH BASIN - TOP ENTRY
 - ☐ DENOTES CATCH BASIN - SIDE ENTRY
 - ☐ DENOTES CATCH BASIN - ROUND
 - ☐ DENOTES UTILITY POLE
 - ☐ DENOTES UTILITY POLE WITH LIGHT
 - ☐ DENOTES STREET LIGHT - SWAY
 - ☐ DENOTES STREET LIGHT - POST TOP
 - ☐ DENOTES WATER VALVE
 - ☐ DENOTES WATER METER
 - ☐ DENOTES GAS VALVE
 - ☐ DENOTES JUNCTION BOX
 - ☐ DENOTES GUY WIRE
 - ☐ DENOTES SANITARY MANHOLE
 - ☐ DENOTES STORM MANHOLE
 - ☐ DENOTES TREE AND CANOPY EXTENT
 - ☐ DENOTES ROAD ELEVATION
 - ☐ DENOTES TOP OF RETAINING WALL ELEVATION
 - ☐ DENOTES TRAFFIC LIGHTS
 - ☐ DENOTES SANITARY INSPECTION CHAMBER
 - ☐ DENOTES STORM INSPECTION CHAMBER
 - ☐ DENOTES INSPECTION CHAMBER



SCALE 1 : 250
 ALL DISTANCES ARE IN METERS

Lot dimensions are derived from FIELD SURVEY.

Elevations are Quasireal (QASD) DAVID-2012 - IN METERS
 Derived from Central Province (CPRO) based on the
 Intersection of "Road One" and 201 A St.
 Elevation = 20.0m

Invert elevations and offsets of services from property lines
 are derived from municipal records and field survey.
 Contractor to verify all service locations and levels prior to
 construction.

Spot elevations along curb are taken in gutter

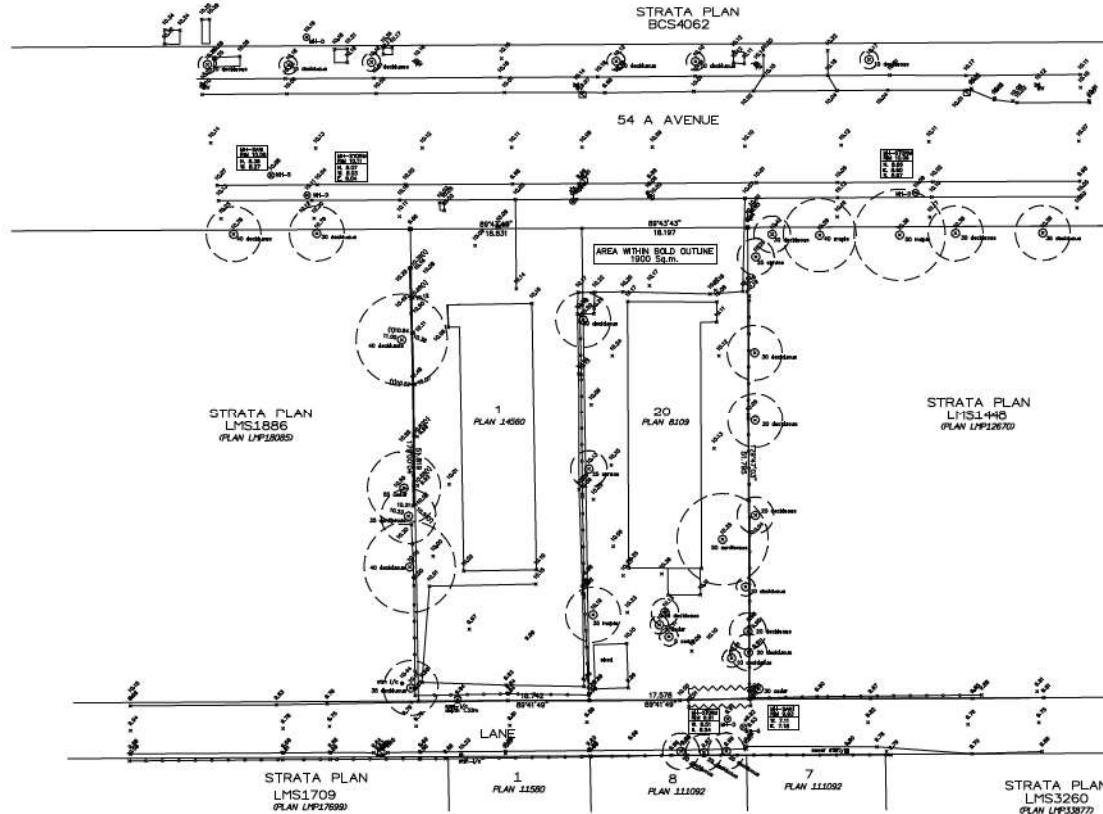
Tree elevations are taken at 1.4m above grade and are
 shown in cm.

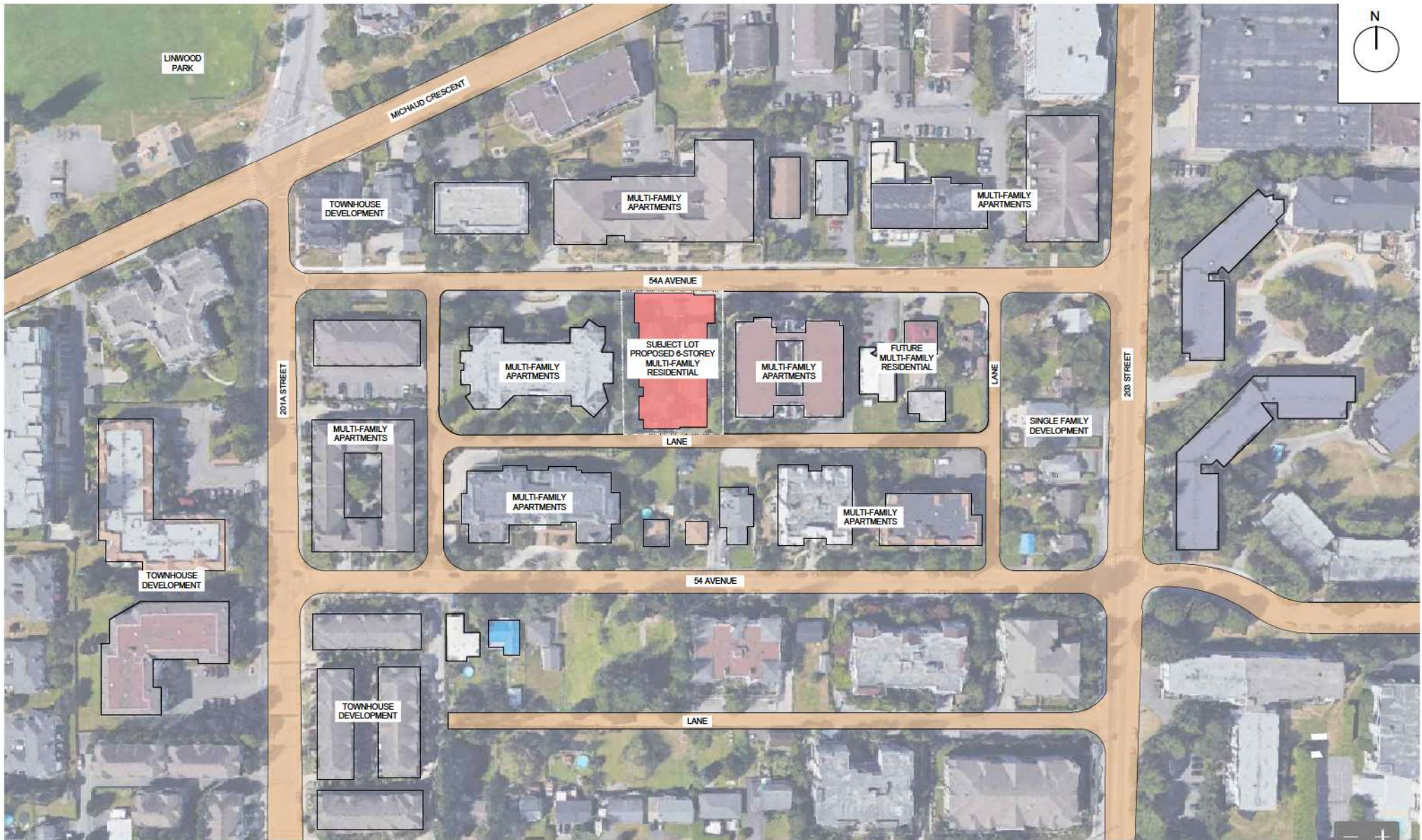
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 shown on original (unmodified) drawing.

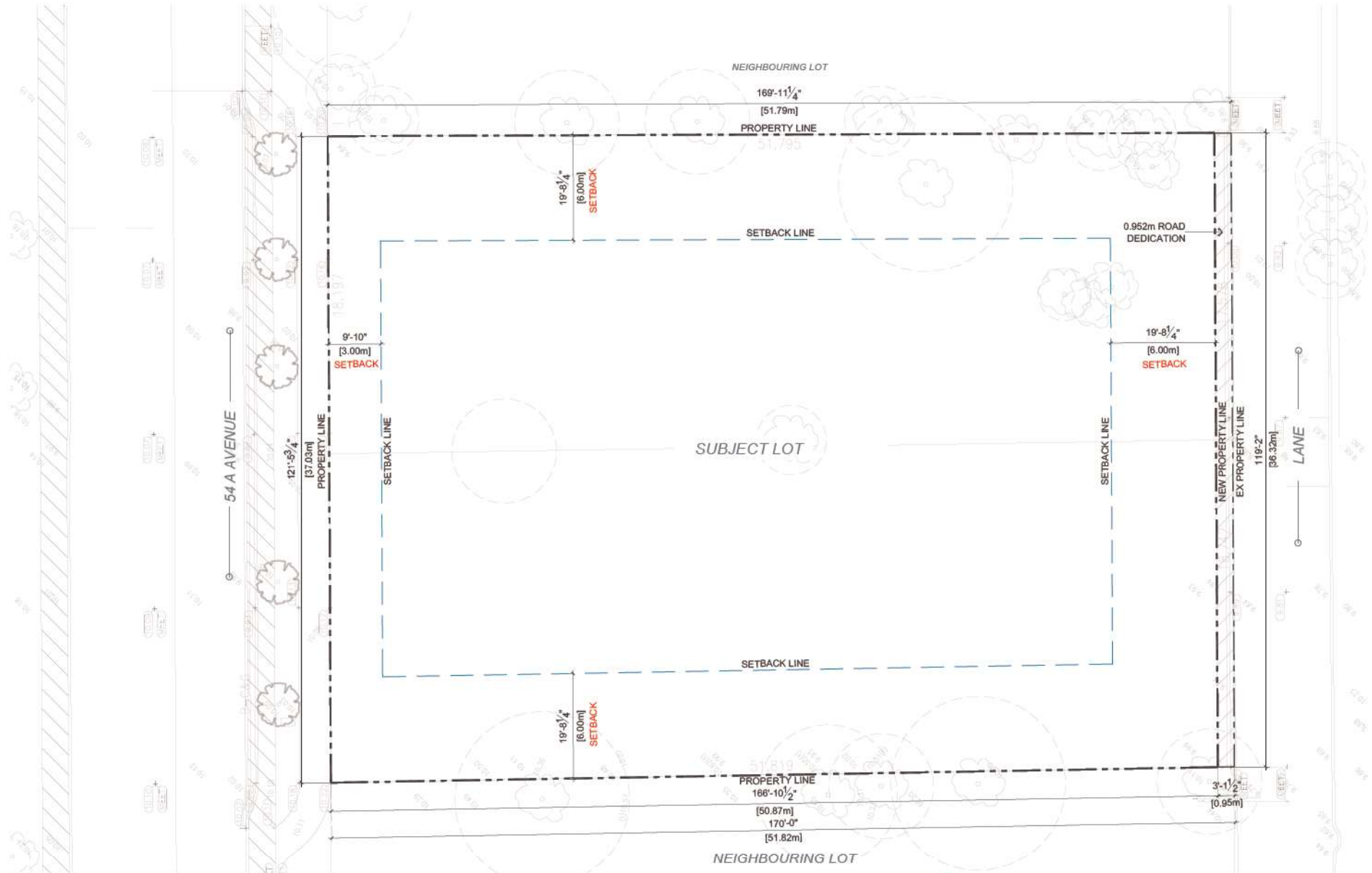
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CERTIFIED CORRECT
 DATED THE 7th DAY OF December, 2020

R. Adam Fisher
 R.C.L.S.









1 STREETScape VIEW
ALONG LANE



2 STREETScape VIEW
ALONG 54A AVENUE



3 STREETScape VIEW
ALONG 54A AVENUE



3 STREETScape VIEW
ALONG 54A AVENUE TOWARDS SUBJECT LOT



① SHADOW @ EQUINOX MARCH 20 9AM



② SHADOW @ EQUINOX MARCH 20 12PM



③ SHADOW @ EQUINOX MARCH 20 3PM



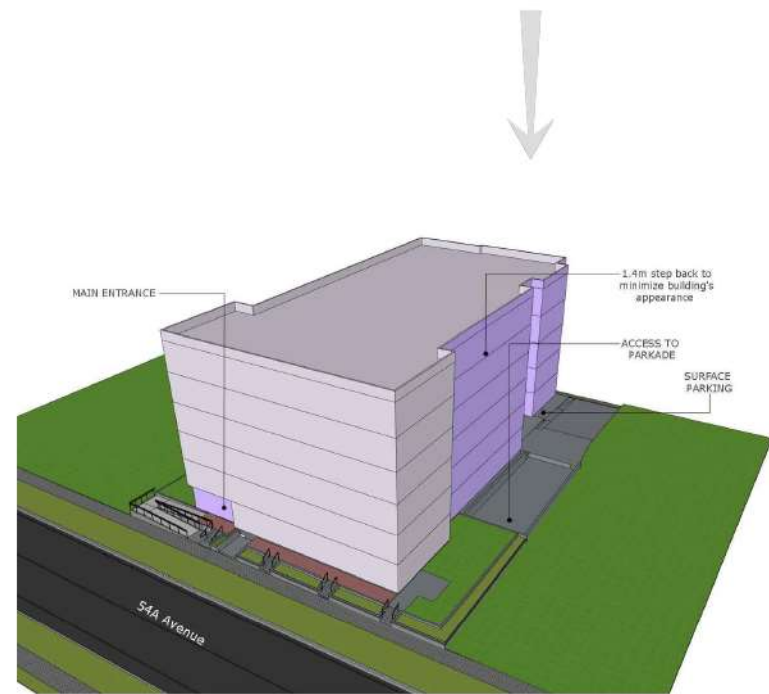
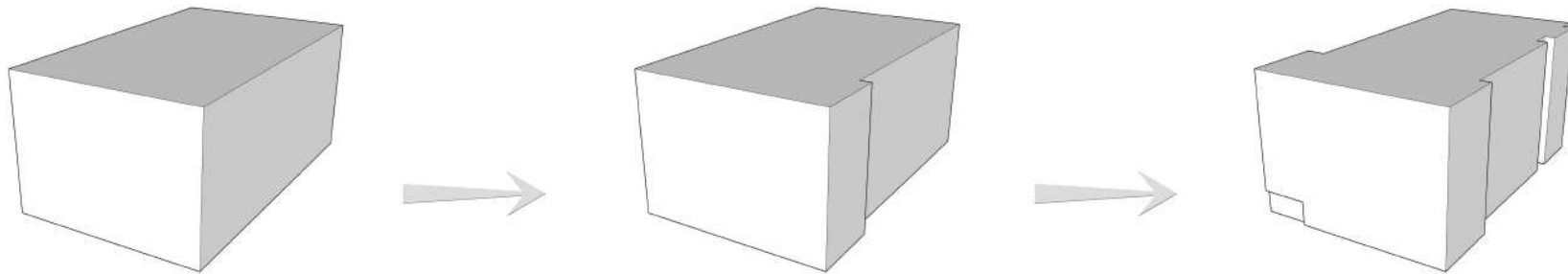
④ SHADOW @ EQUINOX SEP 20 9AM



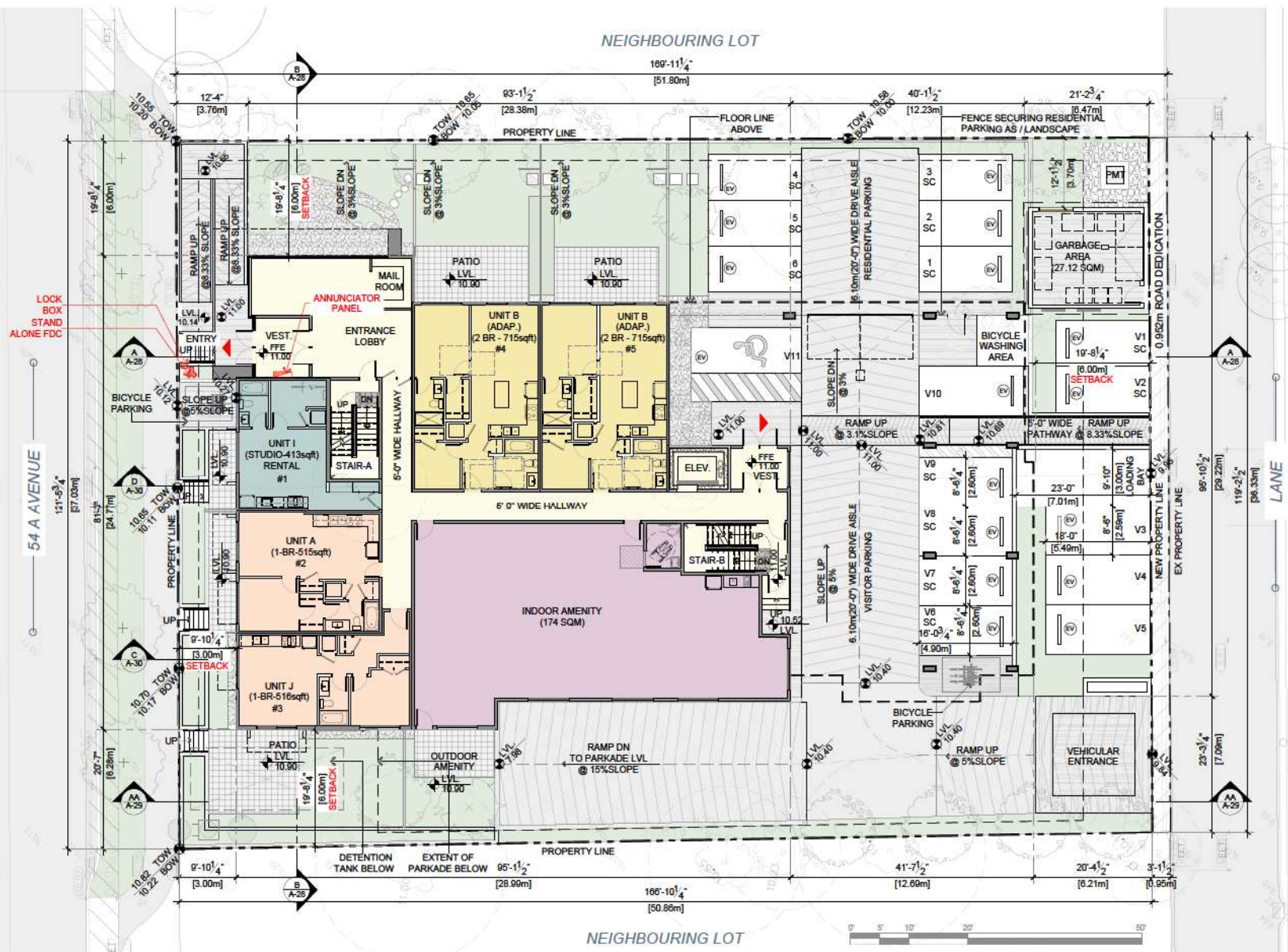
⑤ SHADOW @ EQUINOX SEP 20 12PM



⑥ SHADOW @ EQUINOX SEP 20 3PM



NEIGHBOURING LOT



LOCK BOX STAND ALONE FDC

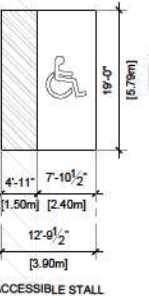
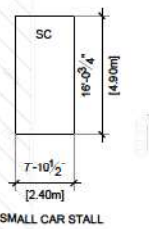
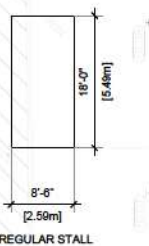
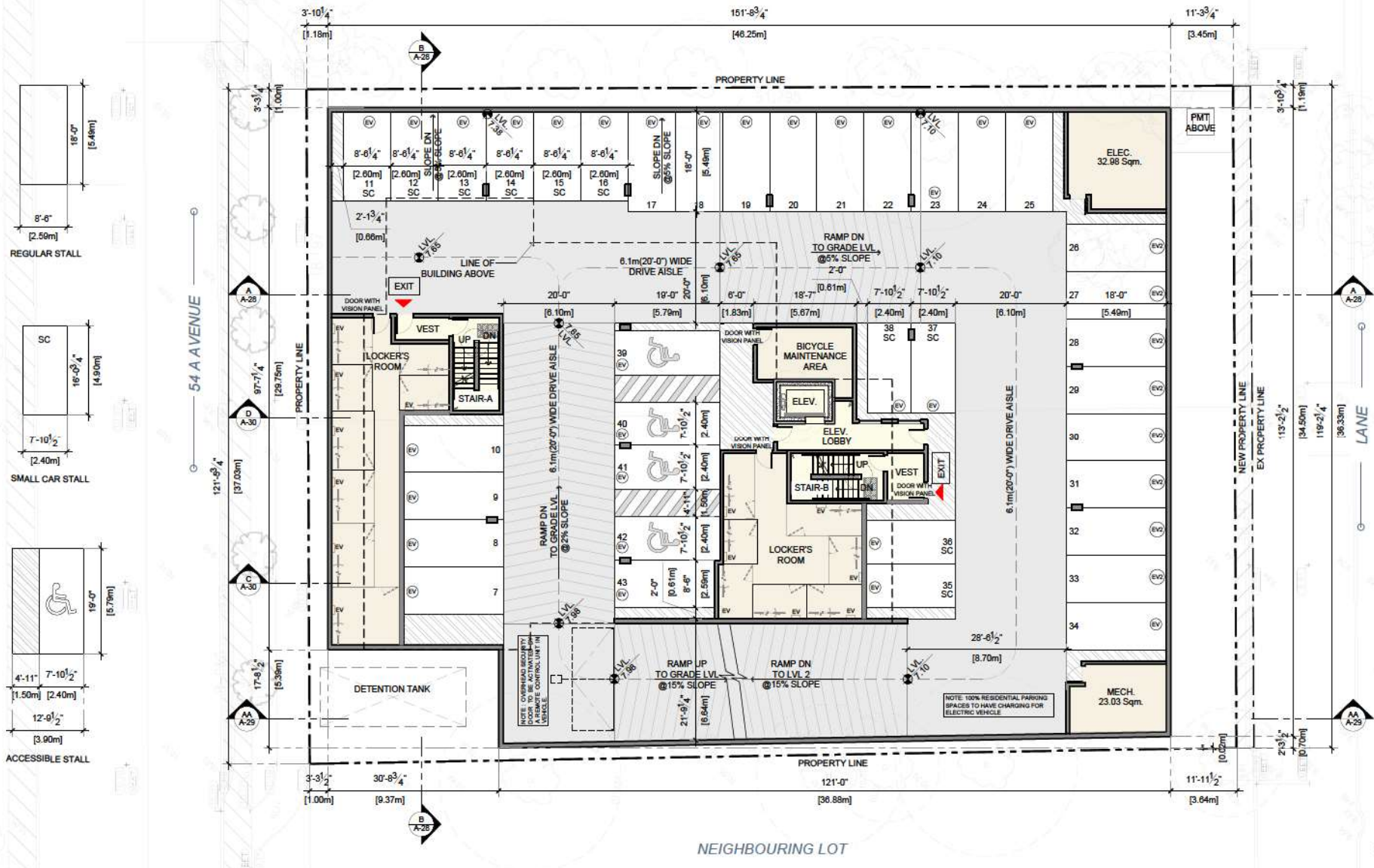
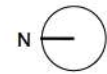
54 A AVENUE

LANE

NEIGHBOURING LOT



NEIGHBOURING LOT



REGULAR STALL

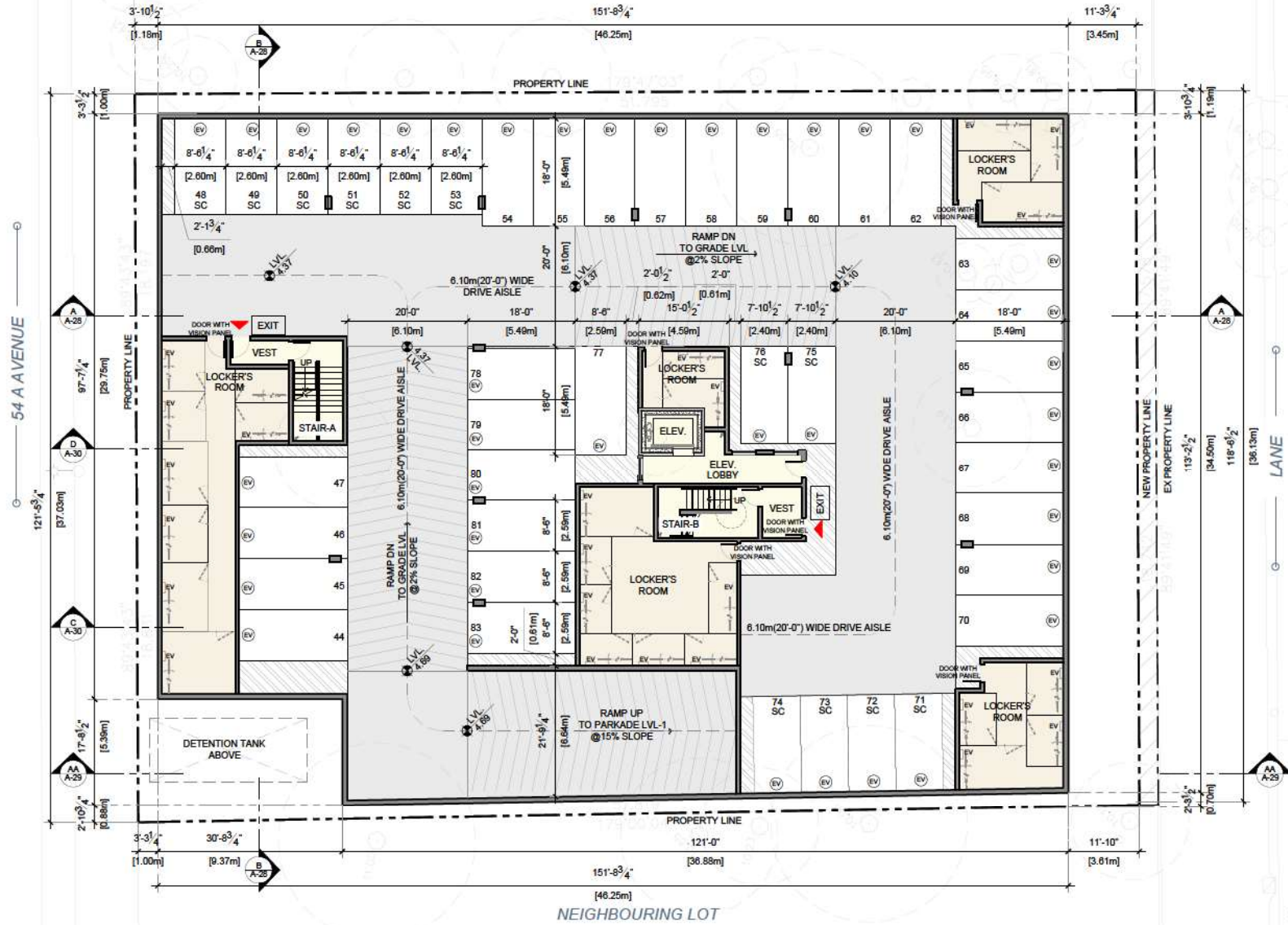
SMALL CAR STALL

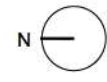
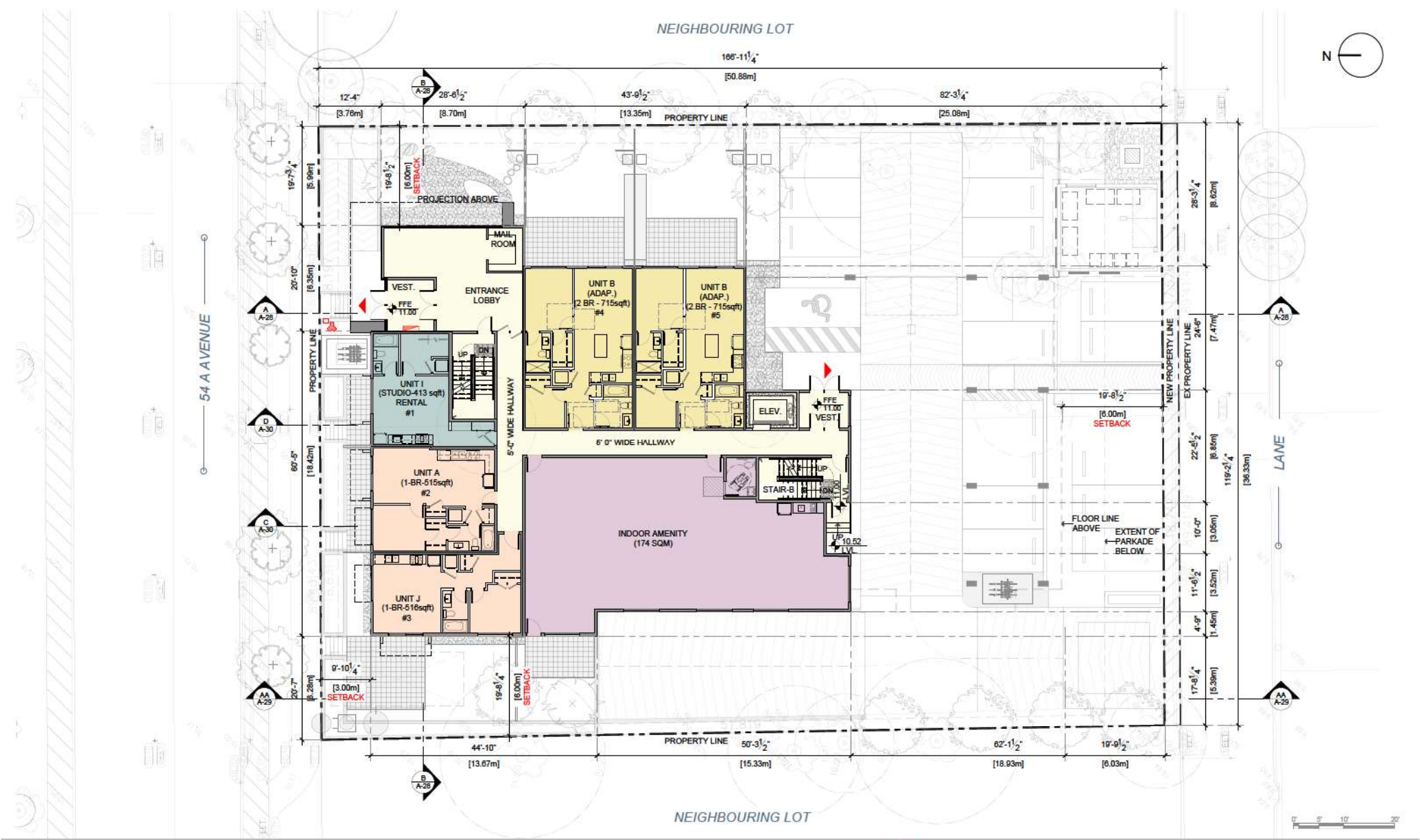
ACCESSIBLE STALL

54 AVENUE

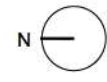
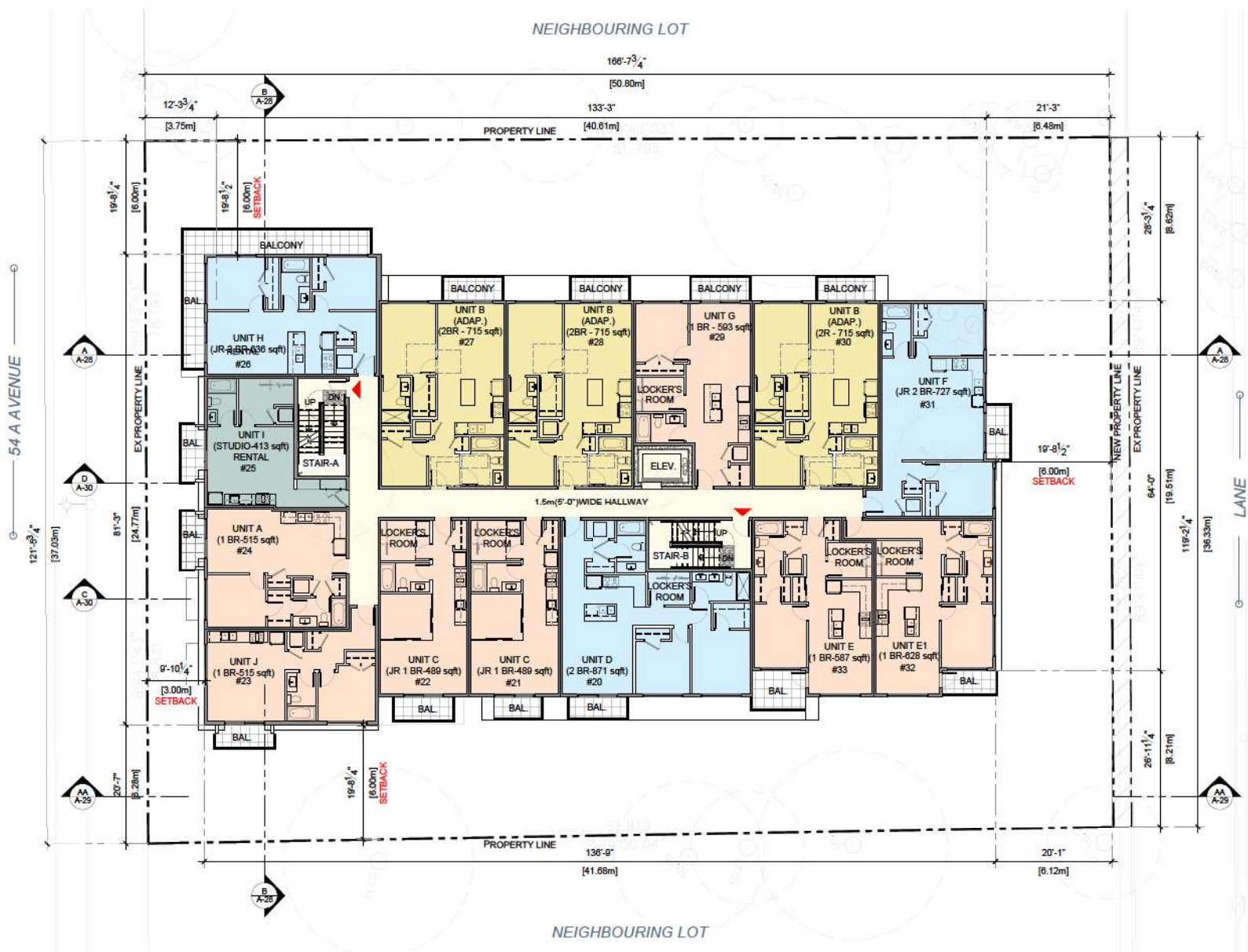


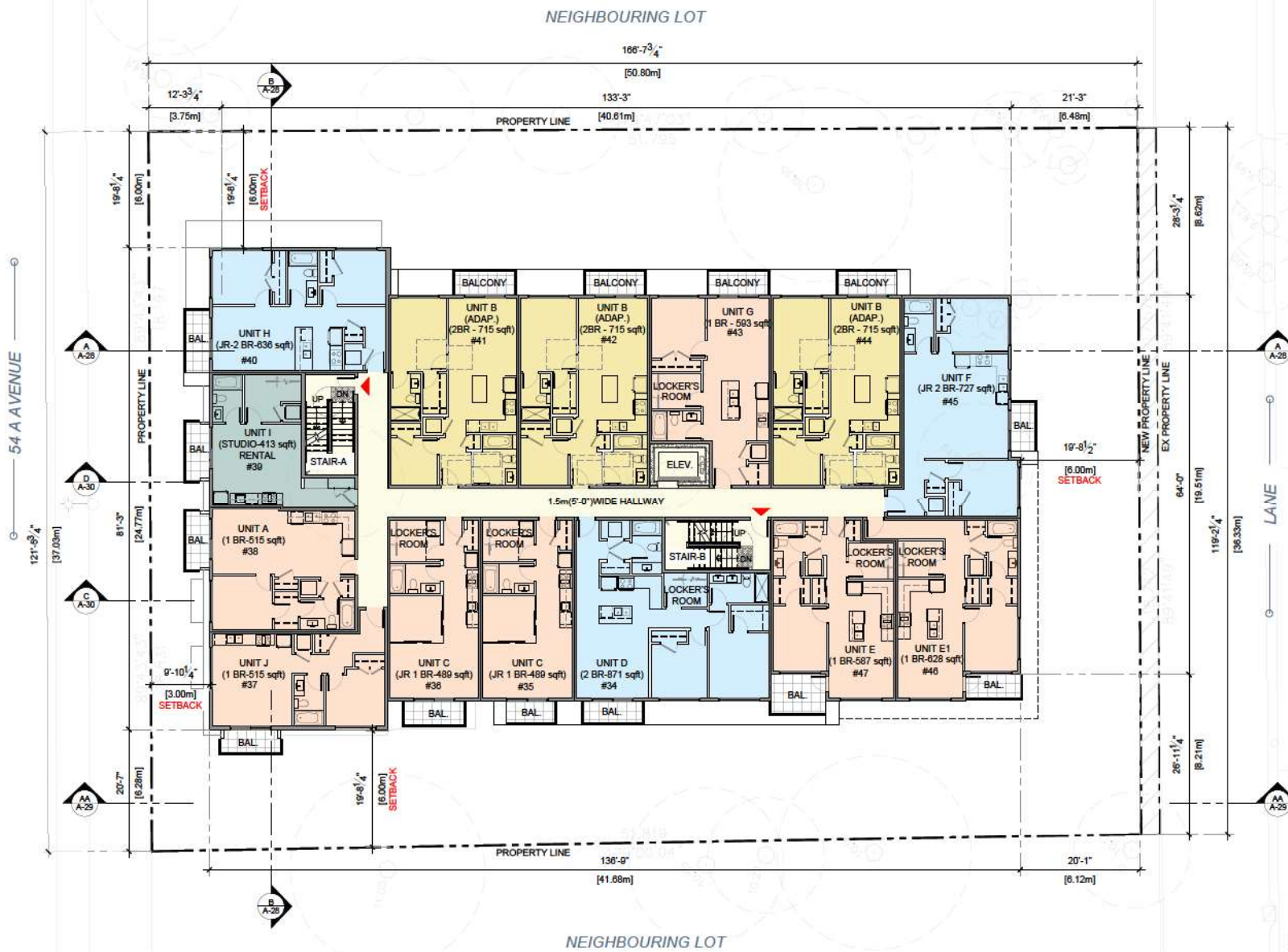
NEIGHBOURING LOT



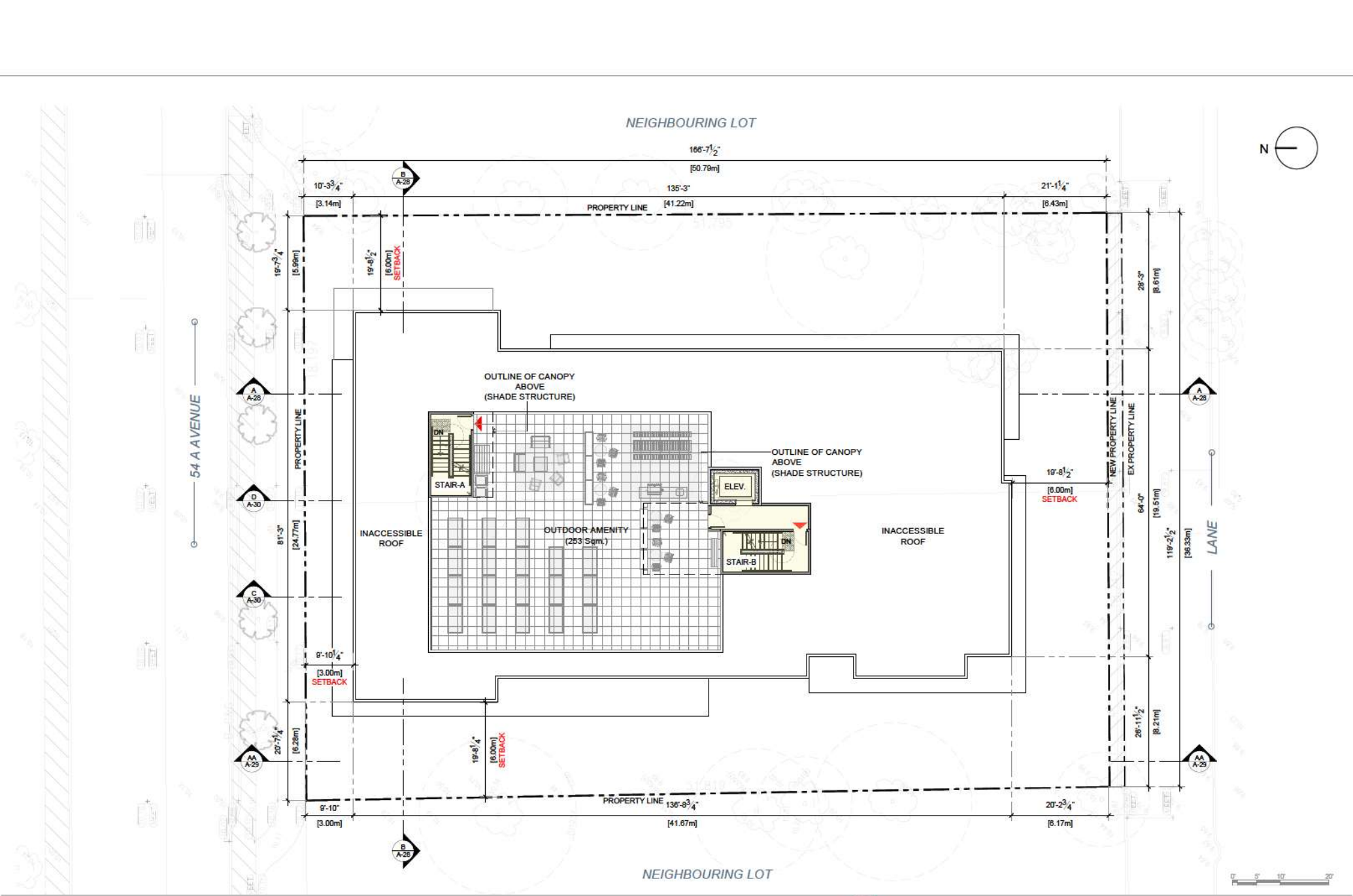






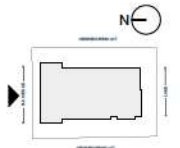






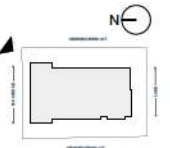


① PERSPECTIVE-1
ALONG 54A AVENUE





① PERSPECTIVE-2
ALONG 54A AVENUE





① PERSPECTIVE-3
ALONG 54A AVENUE





1- Longboard Wood
South Yellow Pine



2 - Hardiesoffit Panel
Color to Match: Benjamin Moore
OC-142 (Sail Cloth)



3 - Double Glazed Windows
Clear



4 - Aluminium Railing with Safety
Glass
Clear and Translucent
Color to Match: Benjamin Moore
Black Ink 2127-20



5 - Canopy: Metal and Glass
Color to Match: Benjamin Moore
Black Ink 2127-20



6 - Face Brick
Reference Name: Interstate Brick
Pewter.



7- Hardiesoffit Panel
Color to Match: Sherwin Williams
SW-2851(Sage Greenlight)



8 - Aluminium Door & Double
Glazed Glass
Color to Match: Benjamin Moore
Black Ink 2127-20



9 - Spandrel
Color to Match: Benjamin Moore
Sail Cloth OC-142



10 - Concrete
Color to Match: Benjamin Moore
Elephant gray 2109-50



* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.

TOP OF ROOF
29.30
 SIXTH FLOOR LEVEL
26.25
 FIFTH FLOOR LEVEL
23.20
 FOURTH FLOOR LEVEL
20.15
 THIRD FLOOR LEVEL
17.10
 SECOND FLOOR LEVEL
14.05
 MAIN FLOOR LEVEL
11.00

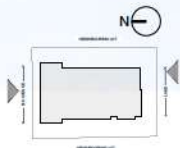


1 NORTH ELEVATION
 Scale: N.T.S

TOP OF ROOF
29.30
 SIXTH FLOOR LEVEL
26.25
 FIFTH FLOOR LEVEL
23.20
 FOURTH FLOOR LEVEL
20.15
 THIRD FLOOR LEVEL
17.10
 SECOND FLOOR LEVEL
14.05
 MAIN FLOOR LEVEL
11.00



2 SOUTH ELEVATION
 Scale: N.T.S



TOP OF ROOF
29.30

SIXTH FLOOR LEVEL
26.25

FIFTH FLOOR LEVEL
23.20

FOURTH FLOOR LEVEL
20.15

THIRD FLOOR LEVEL
17.10

SECOND FLOOR LEVEL
14.05

MAIN FLOOR LEVEL
11.00



1 EAST ELEVATION
Scale: N.T.S

TOP OF ROOF
29.30

SIXTH FLOOR LEVEL
26.25

FIFTH FLOOR LEVEL
23.20

FOURTH FLOOR LEVEL
20.15

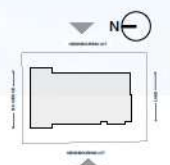
THIRD FLOOR LEVEL
17.10

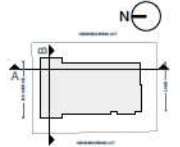
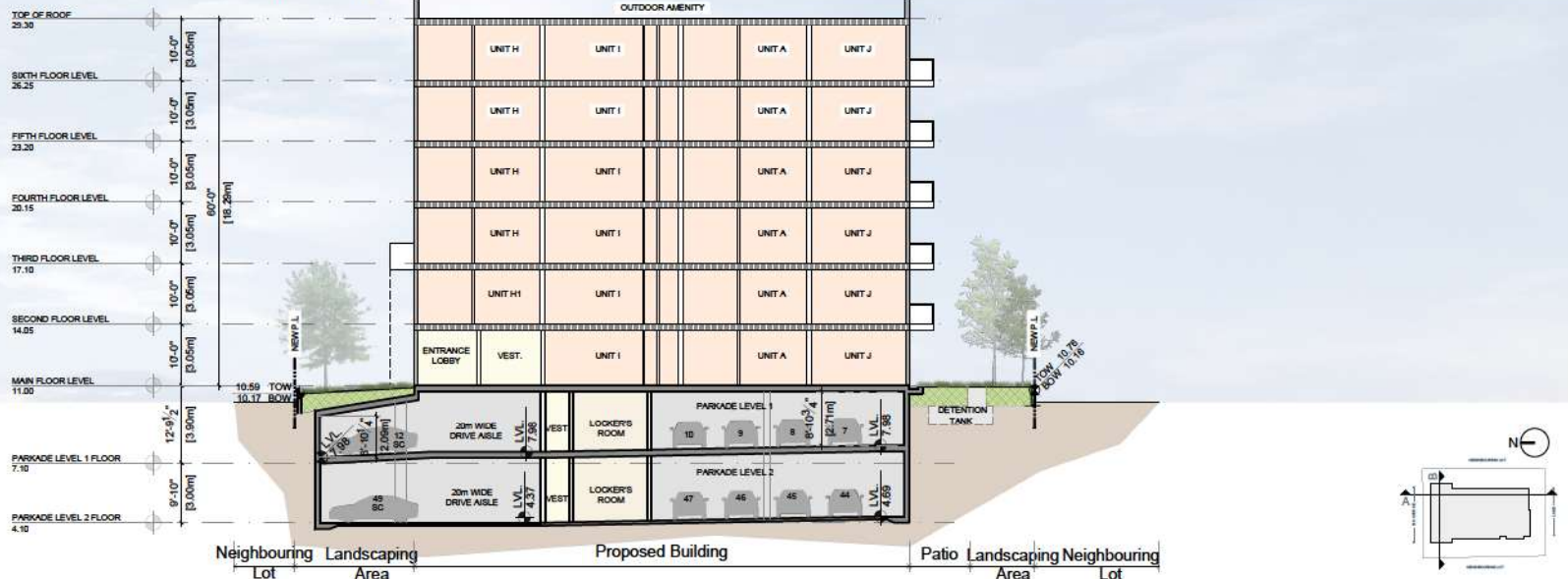
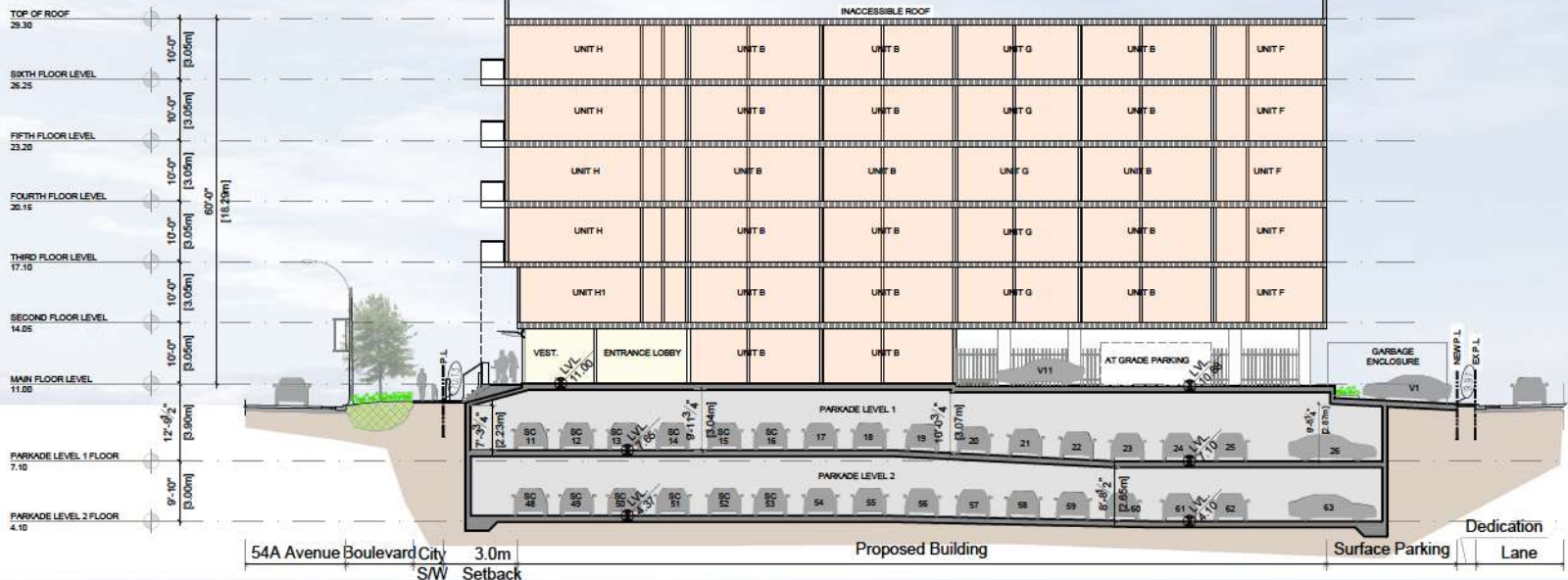
SECOND FLOOR LEVEL
14.05

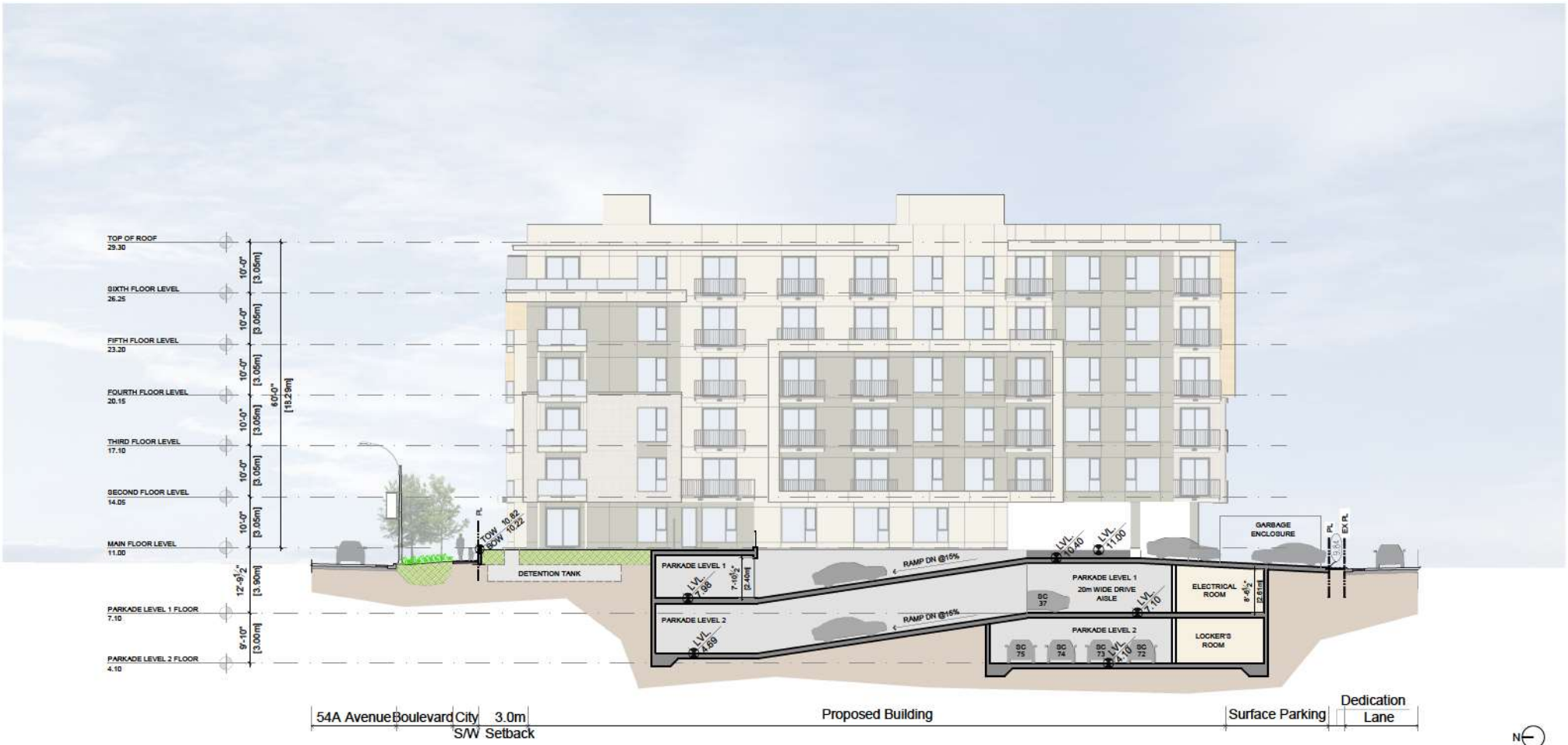
MAIN FLOOR LEVEL
11.00



2 WEST ELEVATION
Scale: N.T.S

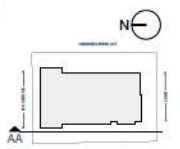


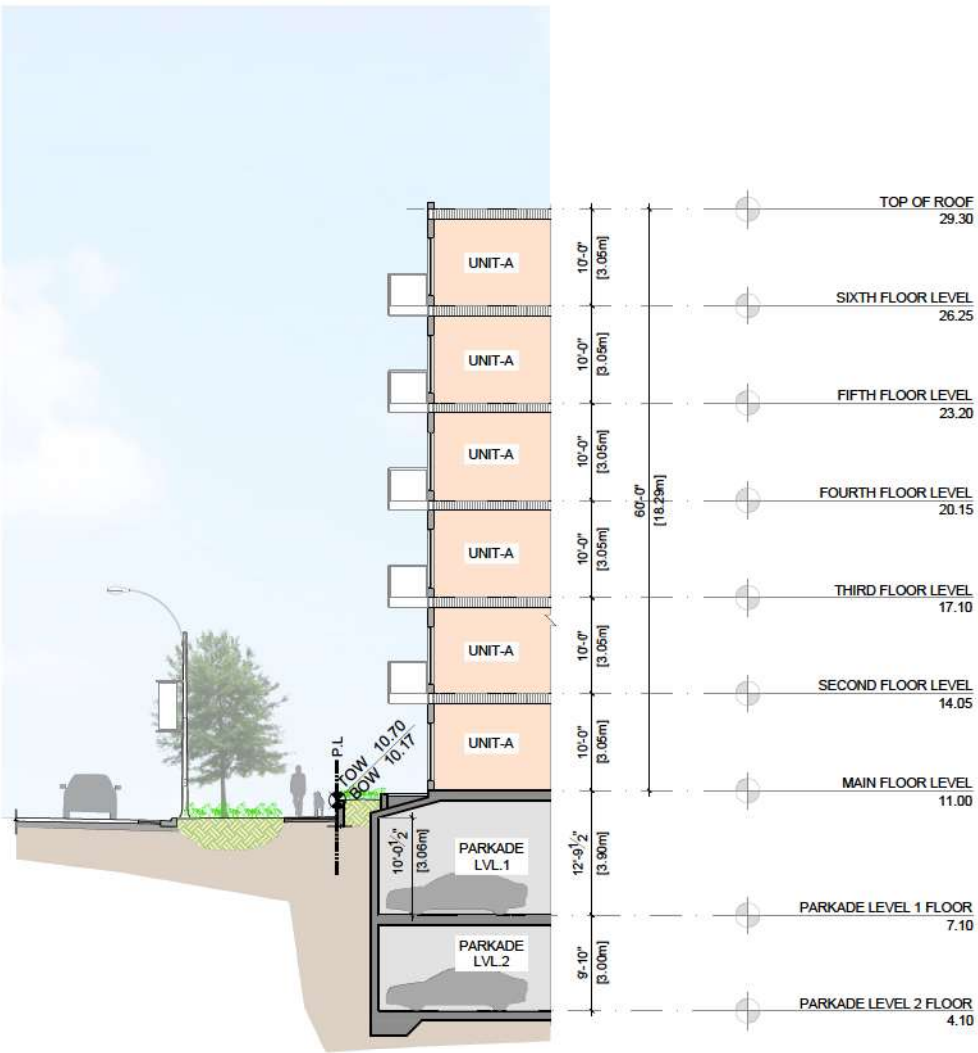




TOP OF ROOF	29.30
SIXTH FLOOR LEVEL	26.25
FIFTH FLOOR LEVEL	23.20
FOURTH FLOOR LEVEL	20.15
THIRD FLOOR LEVEL	17.10
SECOND FLOOR LEVEL	14.05
MAIN FLOOR LEVEL	11.00
PARKADE LEVEL 1 FLOOR	7.10
PARKADE LEVEL 2 FLOOR	4.10

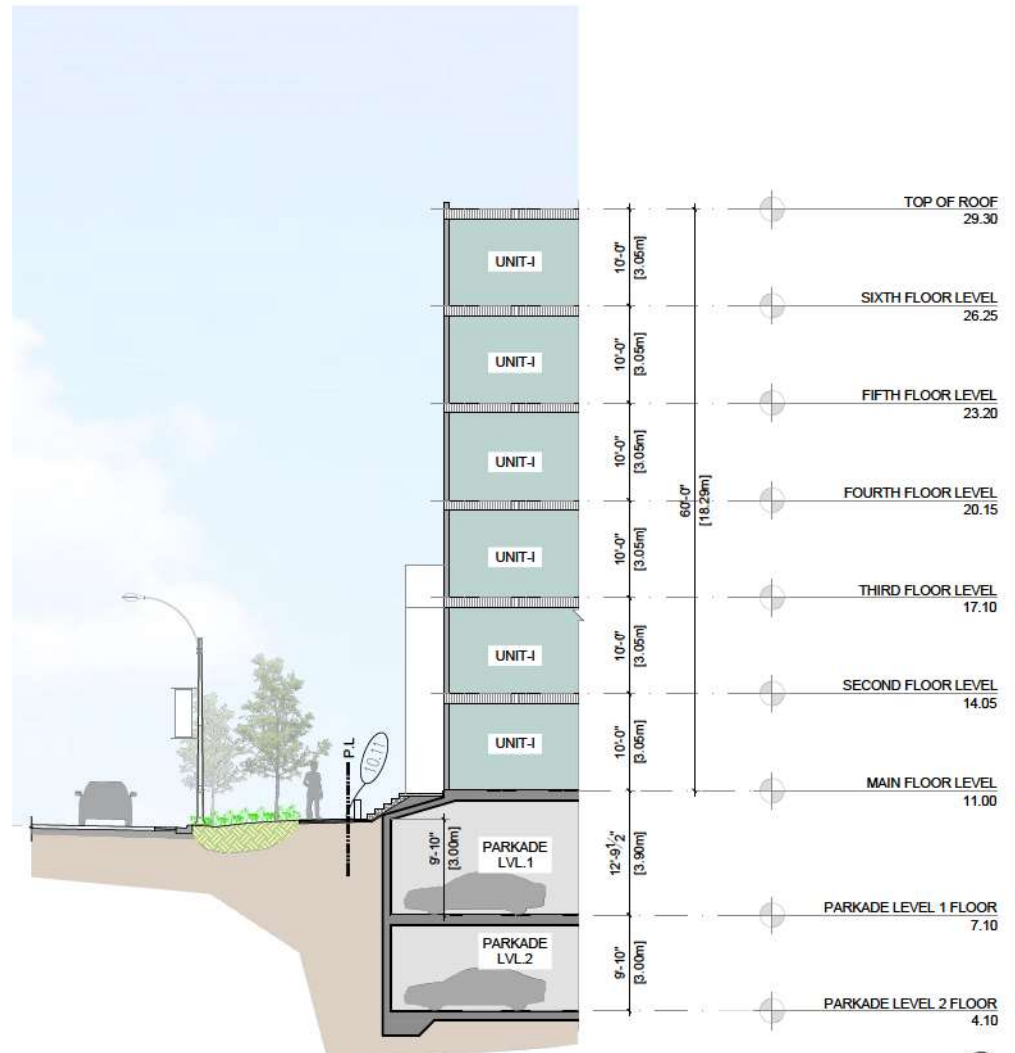
1 SECTION AA
Scale: N.T.S





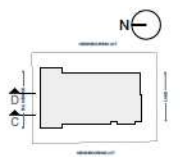
54A Avenue | Boulevard | City S/W | 3.0m Setback | Proposed Building

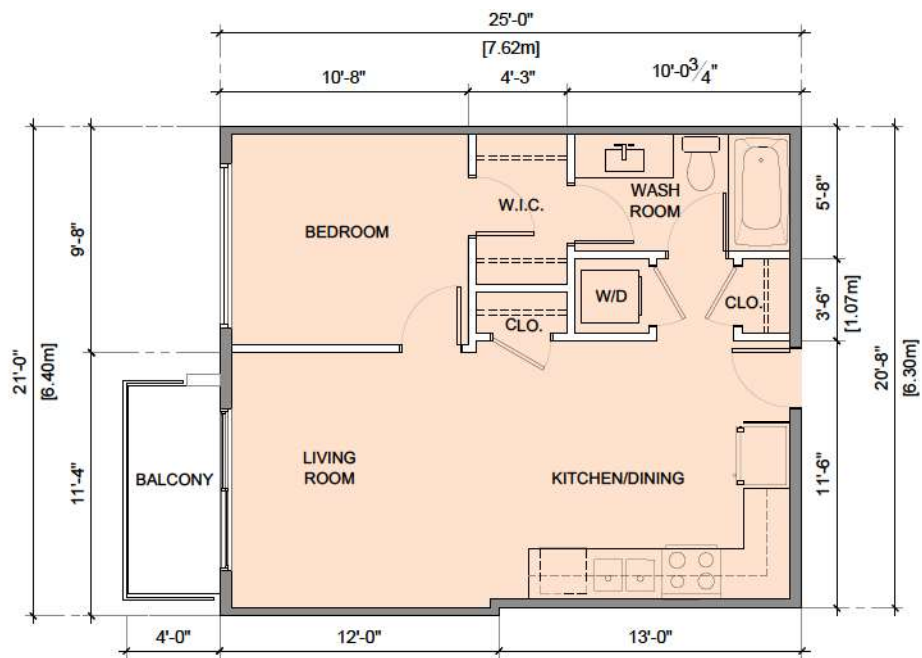
1 SECTION C
Scale: N.T.S



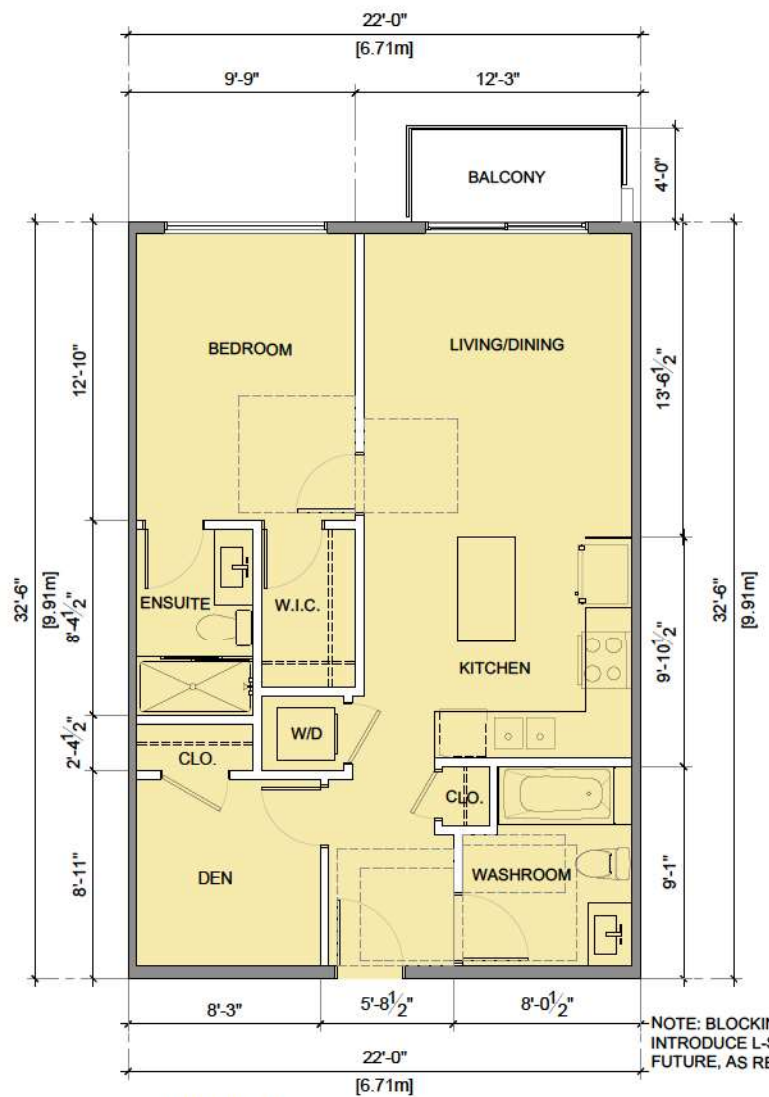
54A Avenue | Boulevard | City S/W | 3.0m Setback | Proposed Building

2 SECTION D
Scale: N.T.S





1 UNIT-A
3/16"=1'-0"



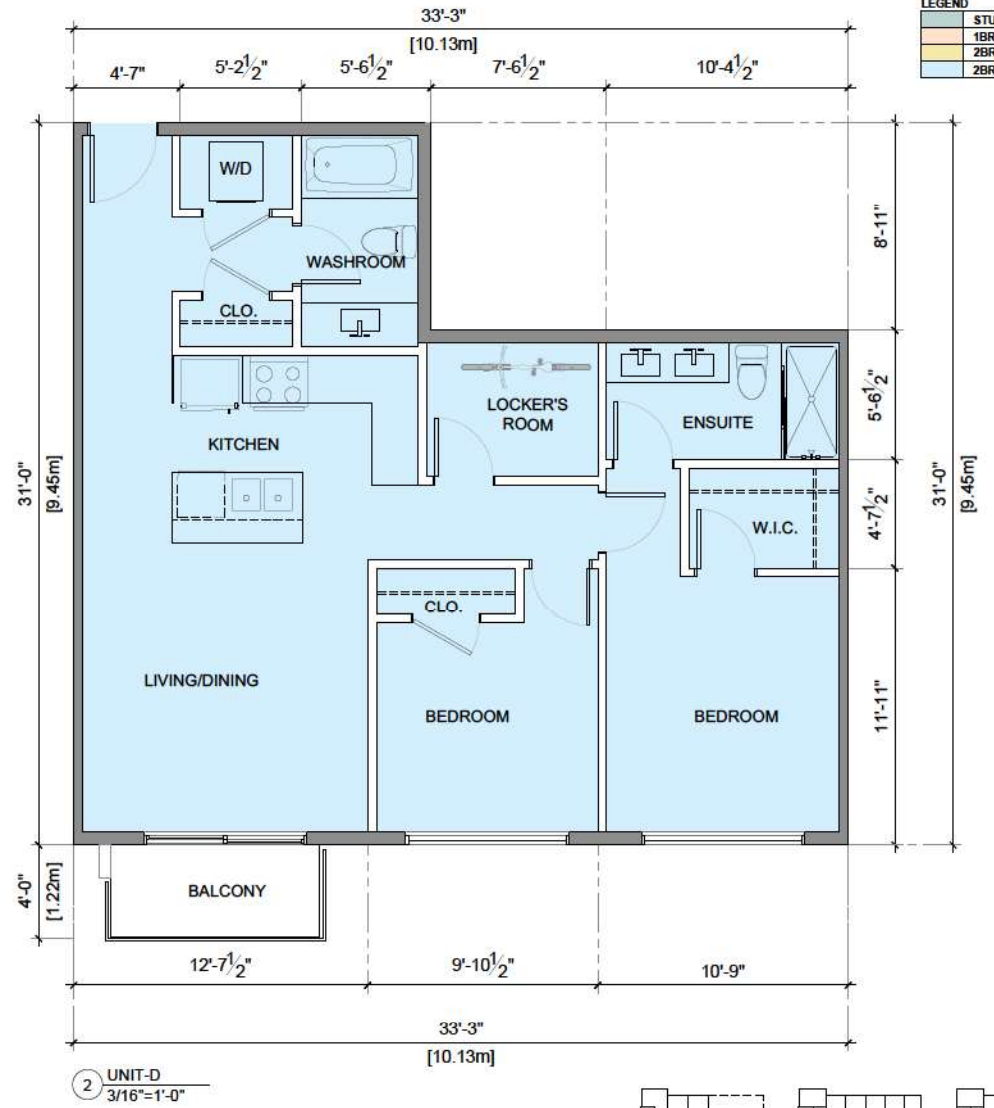
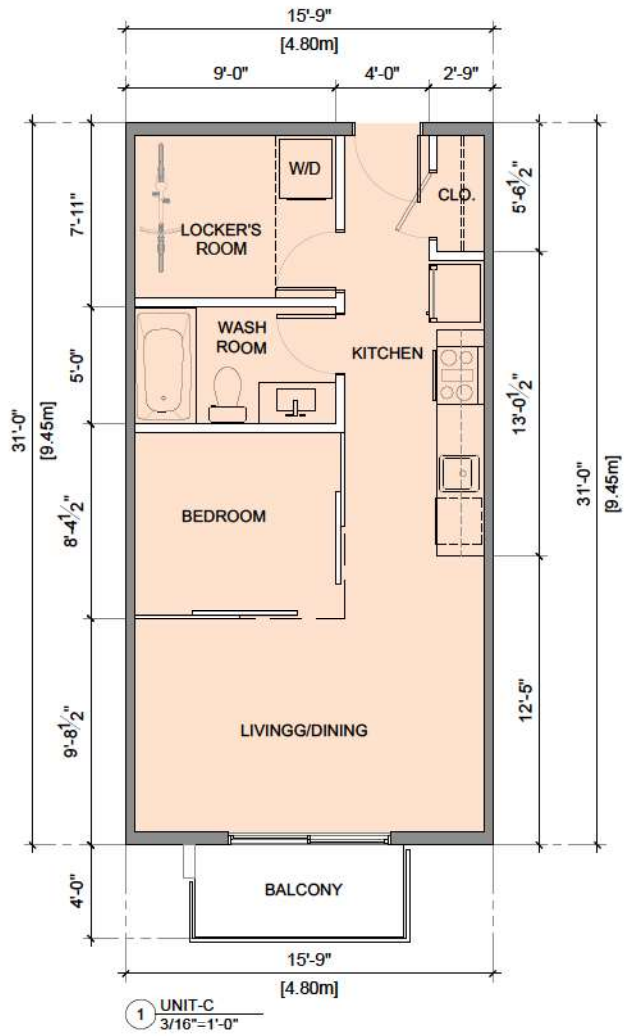
2 UNIT-B (ADAP.)
3/16"=1'-0"

LEGEND

STUDIO
1BR
2BR(ADAP.)
2BR

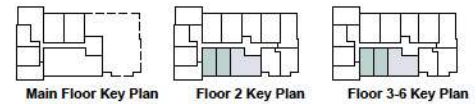
NOTE: BLOCKING PROVIDED IN WALL TO INTRODUCE L-SHAPED GRAB BARS IN FUTURE, AS REQUIRED.

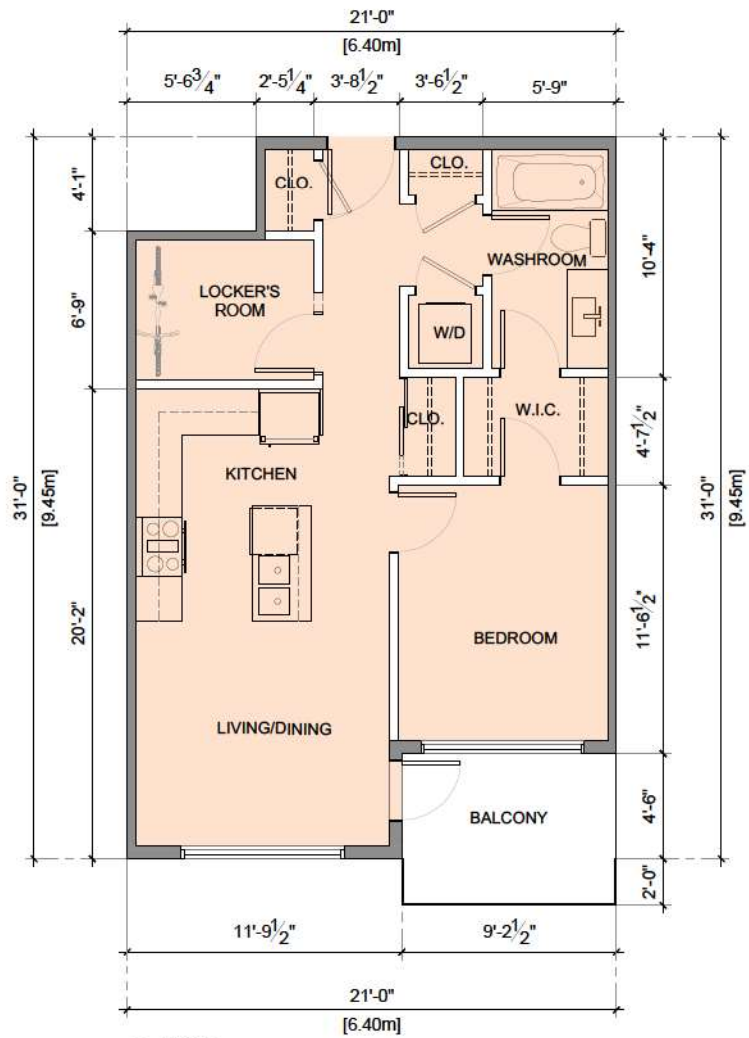




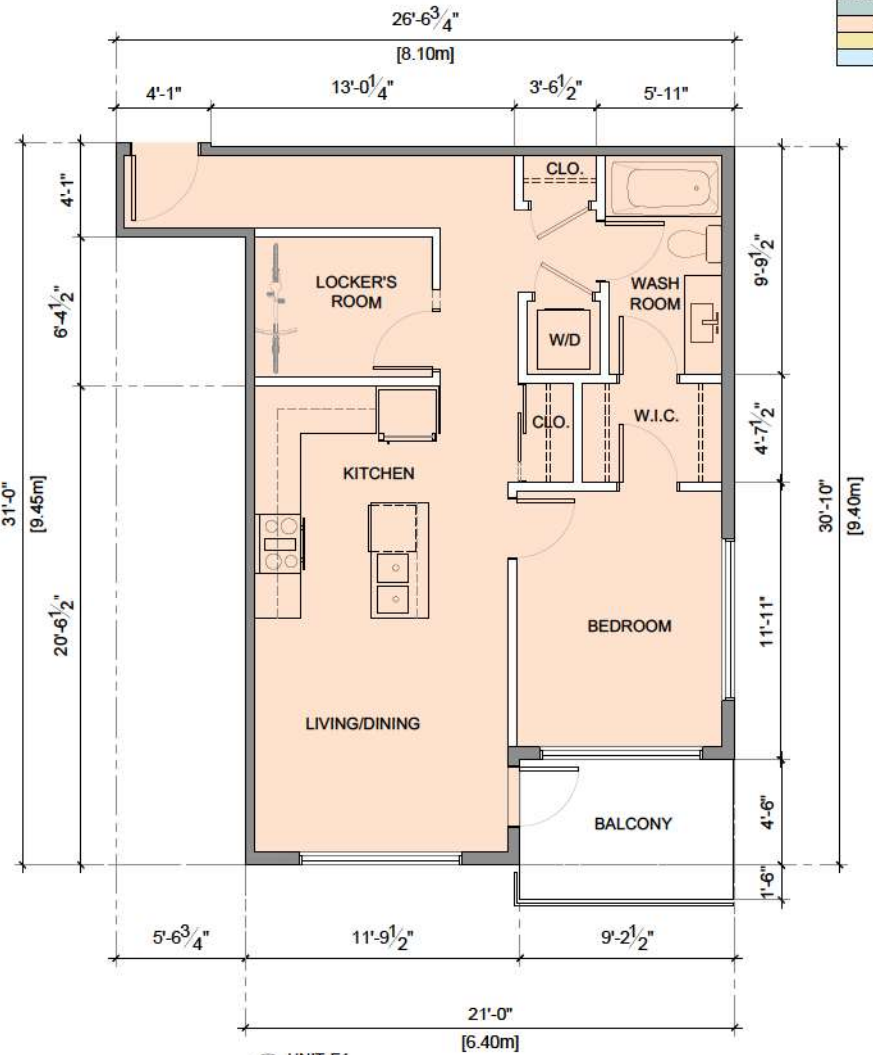
LEGEND

STUDIO
1BR
2BR(ADAP.)
2BR





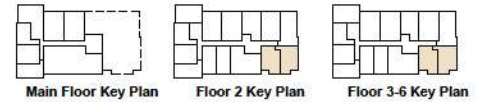
1 UNIT-E
3/16"=1'-0"



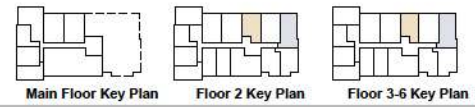
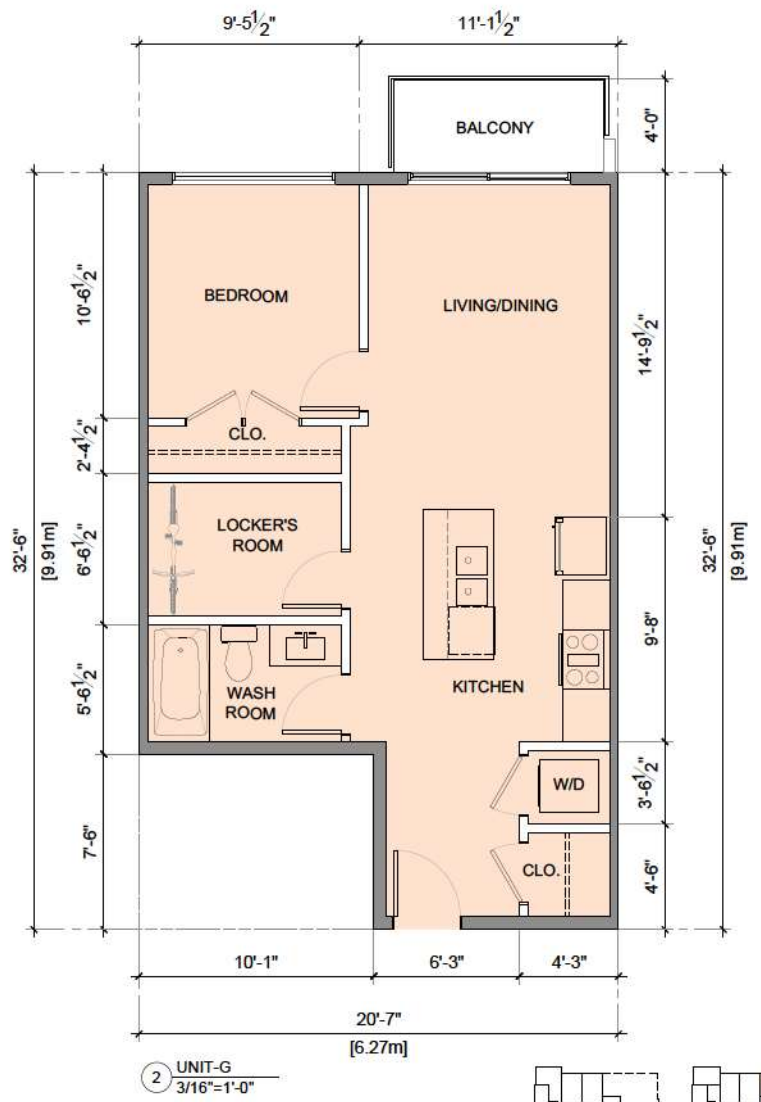
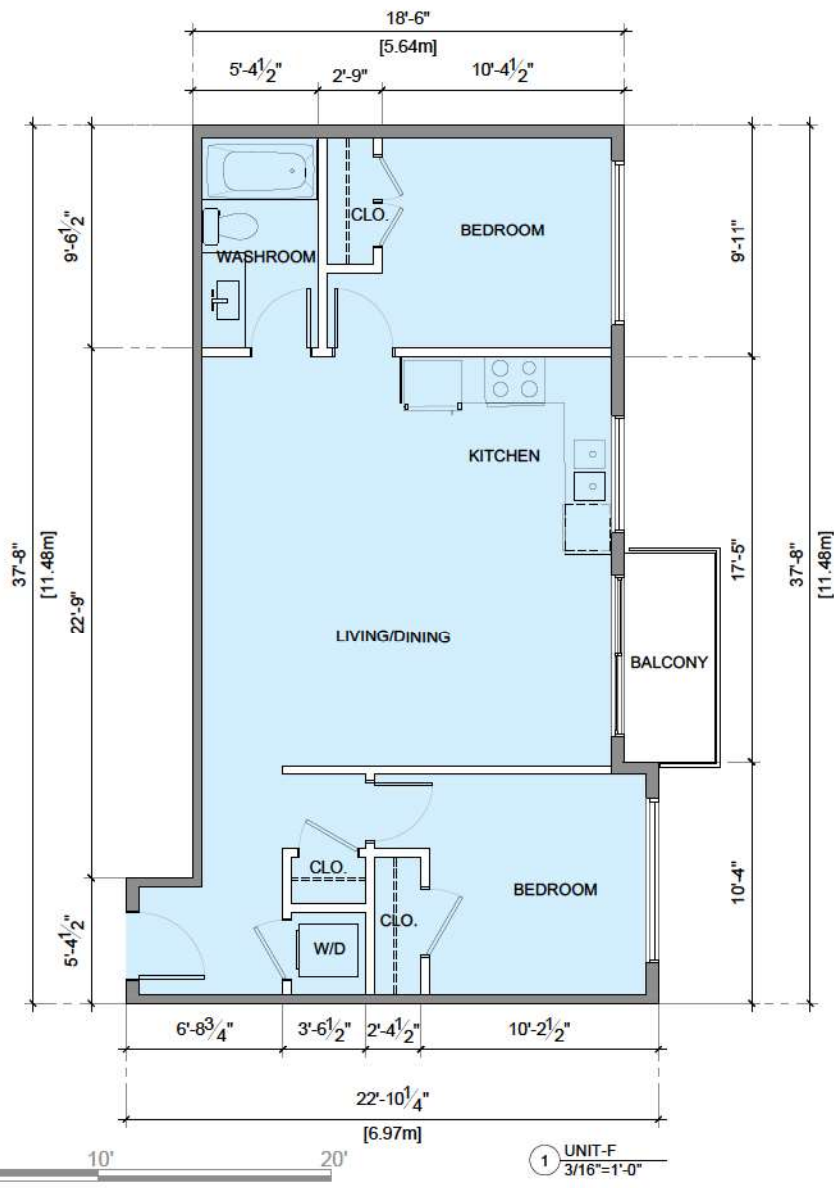
2 UNIT-E1
3/16"=1'-0"

LEGEND

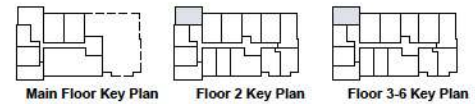
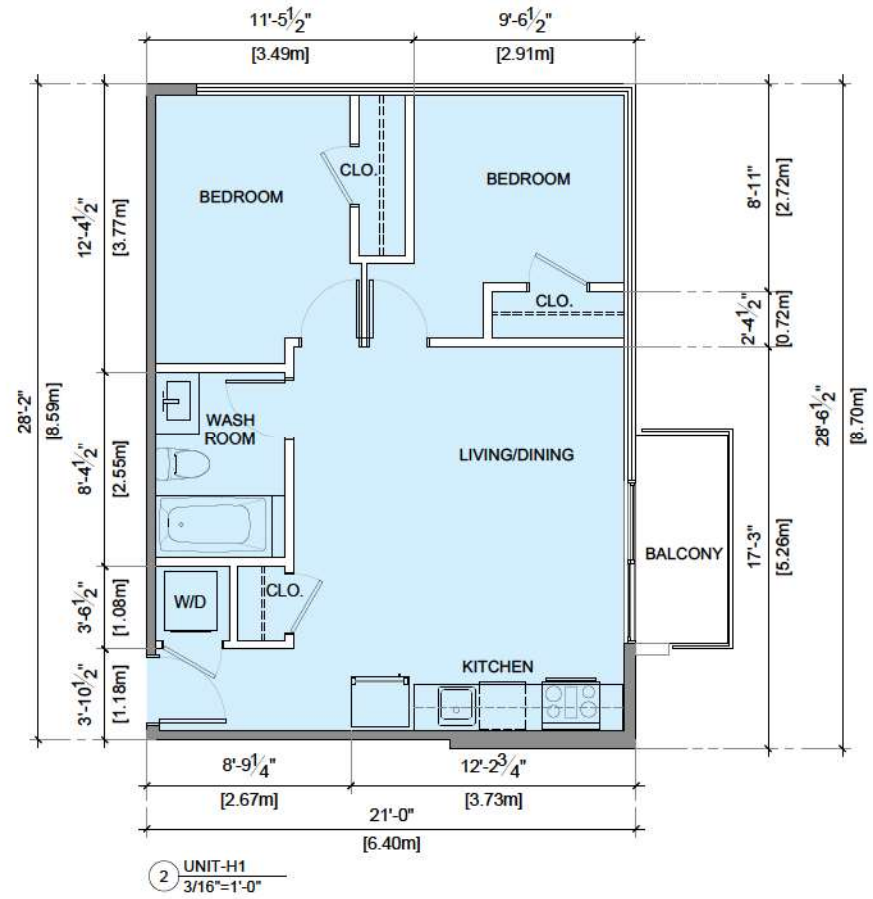
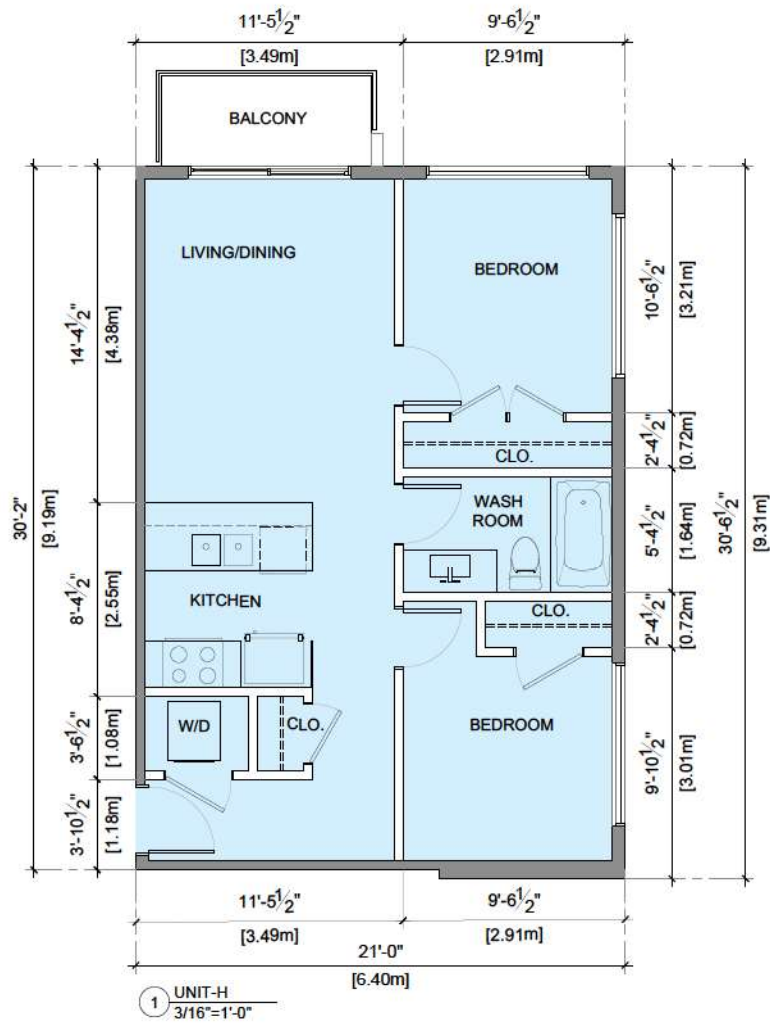
STUDIO
1BR
2BR(ADAP.)
2BR



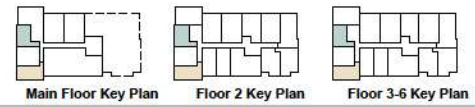
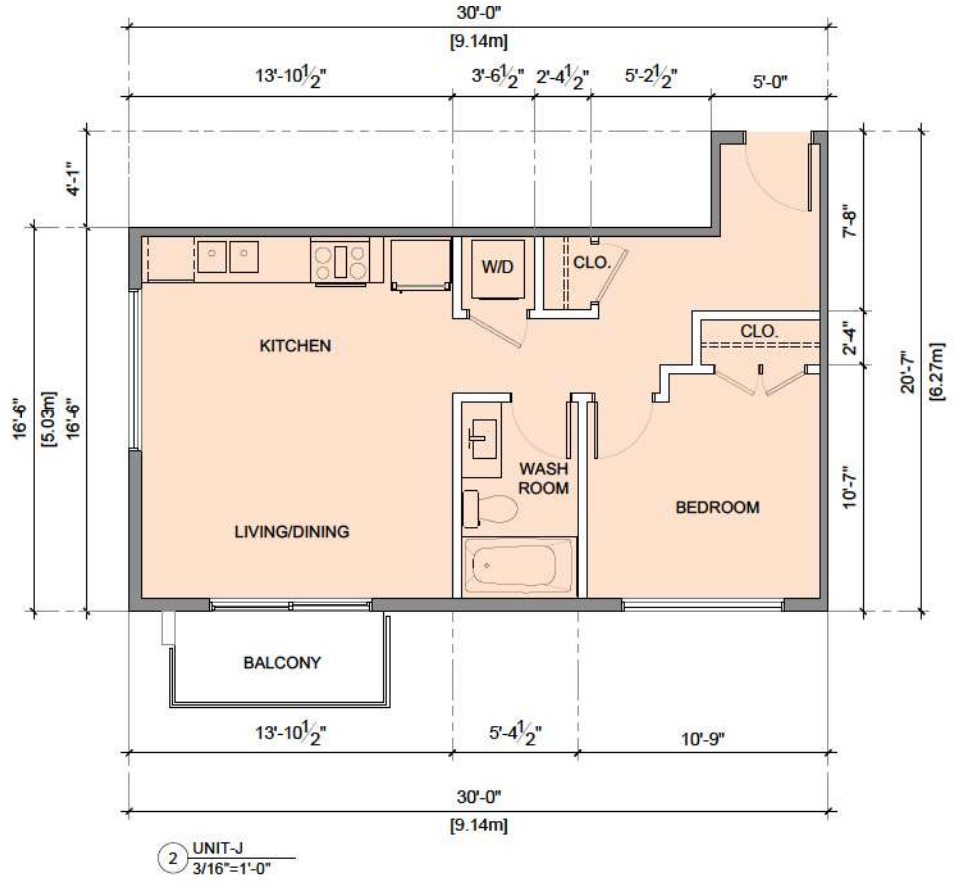
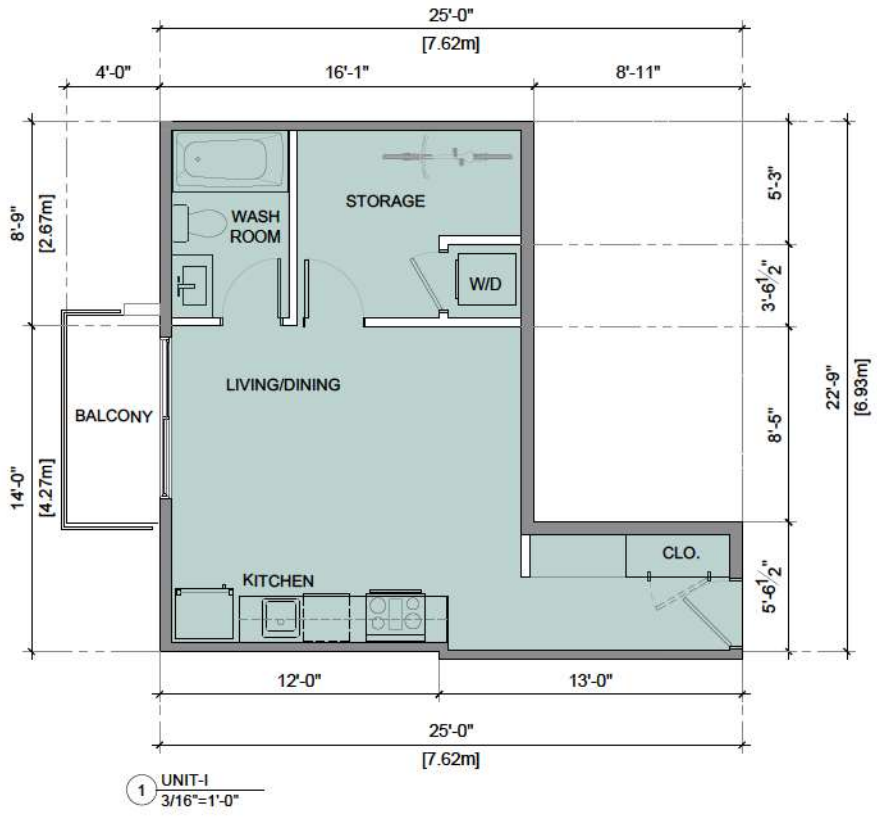
LEGEND	
	STUDIO
	1BR
	2BR(ADAP.)
	2BR

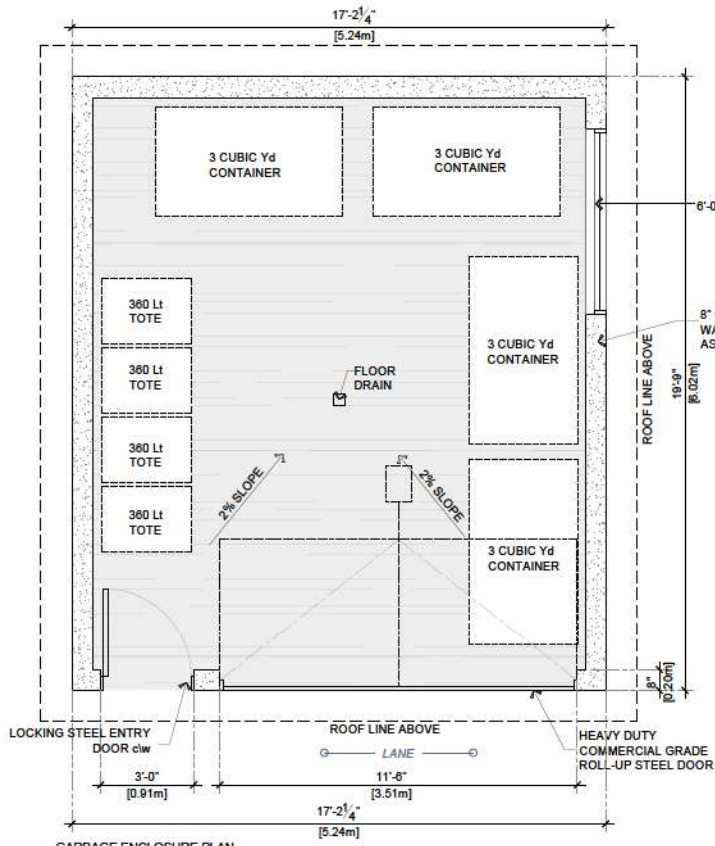


LEGEND	
[Light Blue Box]	STUDIO
[Light Orange Box]	1BR
[Light Yellow Box]	2BR(ADAP.)
[Light Blue Box]	2BR



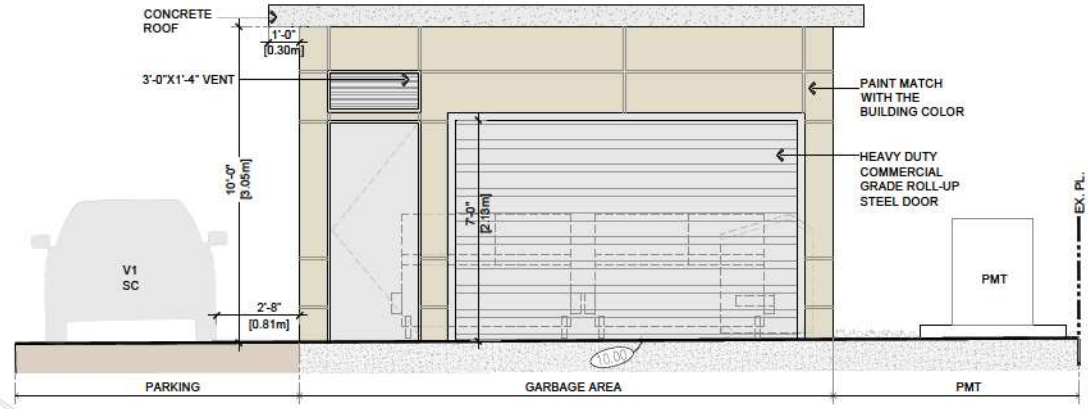
LEGEND	
	STUDIO
	1BR
	2BR(ADAP.)
	2BR



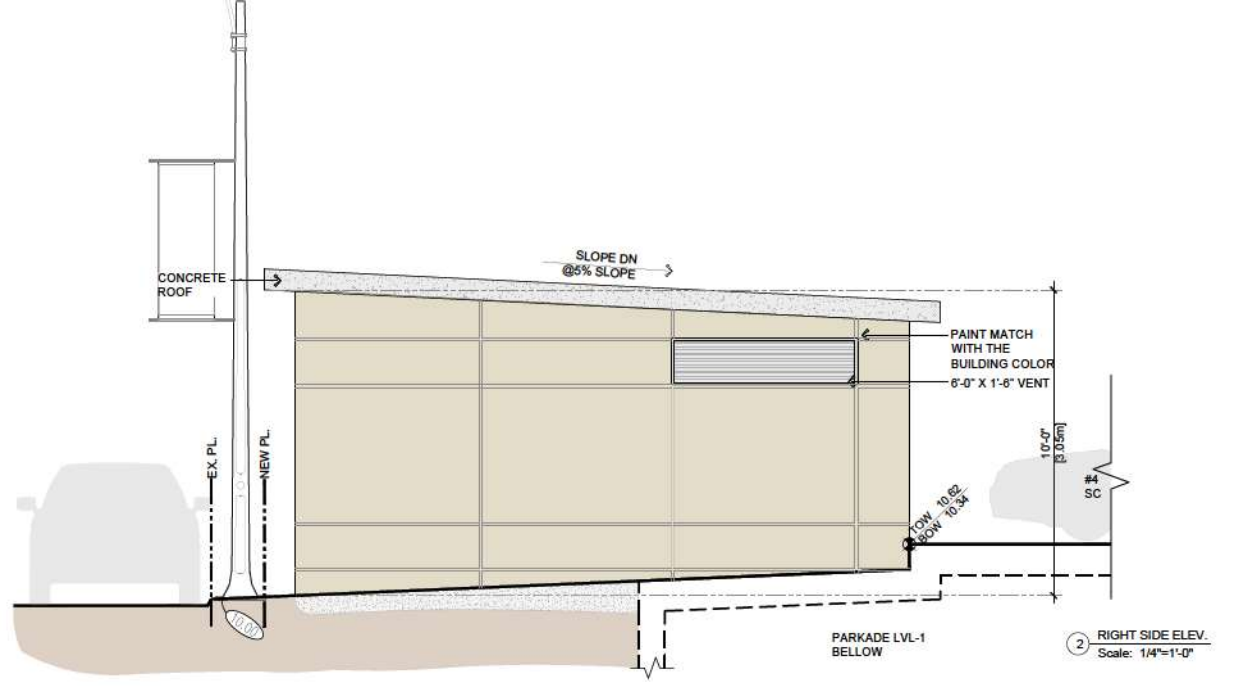


1 GARBAGE ENCLOSURE PLAN
Scale: 1/4"=1'-0"

- NOTES:
- ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
 - STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
 - ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.
 - STEEL ENTRY DOOR IS TO BE 36" WIDE (915MM) AND BE EQUIPPED WITH A SELF-CLOSING MECHANISM. DOOR MAY HAVE A ROUND TURNING KNOB COMPLETE WITH A COVERED KEYED KNOB GUARD ON THE EXTERIOR FOR ACCESS AND PANIC HARDWARE ON INTERIOR FOR EGRESS.
 - ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



2 FRONT ELEVATION
Scale: 1/4"=1'-0"



2 RIGHT SIDE ELEV.
Scale: 1/4"=1'-0"