



## RESPONSE TO ADP COMMENTS

April 8<sup>th</sup>, 2024



## MUTI-FAMILY DEVELOPMENT

20256-58, 20264 & 20272 54A AVENUE,  
LANGLEY, BRITISH COLUMBIA

**PM**A  
ParaMorph  
Architecture Inc

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## LOCATION



## PROJECT TEAM

### ARCHITECT - PARAMORPH ARCHITECTURE INC.

308-9639 137A Street  
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info@paramorph.com

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### LANDSCAPE - DAVID STOYKO LANDSCAPE ARCHITECT

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### ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.

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### CPTED - LIAHONA SECURITY CONSORTIUM INC.

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### GEOTECH

### - GEOPACIFIC CONSULTANTS

1779 West 75th Avenue  
Vancouver, BC V6P 6P2  
(604)439-0922

# PROGRAM SUMMARY

LOT INFO	ADDRESS	20256-58,20264 & 20272 54A Ave., Langley City				
	LEGAL DESCRIPTION	Plan NWS1661 Lot 1, Plan NWP8109 Lot 15, Plan NWP8109 Lot 14				
	SITE AREA	(Sqft)	(Sqm)	(Acres)	(Ha)	
	GROSS AREA	29,668	2,756	0.68	0.28	
ROAD DEDICATION	1,232	114	0.03	0.01		
NET AREA (AFTER DEDICATION)	28,436	2,642	0.65	0.26		
ZONING	ZONING	CURRENT	PROPOSED			
		RS1/RM1	CD Zone			
	FAR (ON GROSS AREA)	PERMITTED	PROPOSED			
	FAR		2.70			
	TOTAL AREA(SQFT.)		80051			
	SETBACKS	PERMITTED	PROPOSED			
	NORTH (Along 54 A Ave)		3.00m			
	SOUTH (Along Lane)		6.00m			
	EAST (Along Lane)		3.00m			
	WEST (Along Neighbouring Lot)		7.35m			
BLDG HEIGHT	PERMITTED	PROPOSED				
		6 STOREY				
	NO. OF DWELLING UNITS		114			
NO. OF ADAPTABLE UNITS		24 (21% OF TOTAL UNITS)				
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS	
	PROPOSED	13402	1,245	47.00%		
	FAR CALCULATION (ON NET AREA)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	8,251.65	2,279.00	2,192	12,723	65%
	SECOND FLOOR LVL	11,765.50	1,601.50	0	13,365	88%
	THIRD FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FOURTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	FIFTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	SIXTH FLOOR LVL	11,753.37	1,611.63	0	13,365	88%
	ROOF FLOOR LVL	0.00	503.59	0	504	0%
	TOTAL FAR(SQFT)				80,051	
	UNIT COUNT					
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
	UNIT-A(ADAP)	1BR+DEN	716.00	16	11,456	
UNIT-A1(ADAP)	1BR+DEN	716.00	8	5,728		
UNIT-B	1r 2BR	671.00	5	3,355		
UNIT-C	1BR	525.00	14	7,350		
UNIT-C1	1BR	525.00	4	2,100		
UNIT-C2	1BR	524.24	6	3,145		
UNIT-D	1r 2BR	682.73	1	683		
UNIT-D1	2BR	707.81	5	3,539		
UNIT-E	1BR	553.10	6	3,319		
UNIT-F	STUDIO	315.09	6	1,891		
UNIT-G	STUDIO	389.23	6	2,335		
UNIT-H	1BR	484.25	5	2,421		
UNIT-R	2BR	815.59	6	4,894		
UNIT-J	1BR	562.02	5	2,810		
UNIT-K	1 BR	577.32	5	2,887		
UNIT-L	2 BR	652.52	5	3,263		
UNIT-M	1r 2 BR	637.56	5	3,188		
UNIT-N	STUDIO	440.31	5	2,202		
UNIT-P	STUDIO	414.46	1	414		
TOTAL			114	66,979		

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	87	1.0 / Unit	87	87(@Parkade lvl-1,2)
	2 bedroom	27	1.25/ Unit	34.0	34(@Parkade lvl-1,2)
	Visitor's	114	0.15	17.1 SAY 17	17(@Surface)
	TOTAL			138	138
	SMALL CARS		60% of Total Stalls	82.8 SAY 83	54(@ Parkade lvl-1,2 & Surface)
	ACCESSIBLE		5% of Total Stalls	6.9 SAY 7	7(@ Parkade lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	BICYCLE PARKING STALLS	114	0.5/UNIT	57	57
STORAGE LOCKER	114	1.0/UNIT	114	114	
VISITOR'S BICYCLE PARKING			6	6	
SHARED BICYCLE/STORAGE LOCKER (5s.qm)		57		(Provided @ parkade lvl-1 & 2)	
STORAGE LOCKER (5.67 Q.m)		57			
AMENITY CALCULATIONS	AMENITIES				
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
	PROPOSED( MAIN FLOOR)	204	2,192		
OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS		
PROPOSED( MAIN FLOOR & ROOF)	568	6,112			

April 8<sup>th</sup>, 2024

PROPOSED MULTI UNIT RESIDENTIAL DEVELOPMENT  
20256-58, 20264 & 20272 54A AVE LANGLEY, BC



### Design Brief

The proposed development is a 6-storey residential building of 7437 sqm (80,051 sq.ft) with 114 dwelling units, slated on a three-parcel land assembly, fronting 54A Avenue and providing access to parking from South Lane. The proposal classifies the subject lot as RS1/RM1, based on CD (Multiple Residential zone), which allows multiple unit residential buildings and related amenity spaces, we are proposing FAR of 2.70 on Gross 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 units with average unit size ranging from 315 sqft to 815 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 138 parking stalls (based on 1/1BR, Studio unit, 1.25/ 2BR unit+ 0.15/unit for visitors) including 7 accessible stalls & 100% pre wired out of which 10% will have electrical vehicles charging stations pre-installed. Also, 57 bike spots are provided in the underground parkade and 6 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 White and Grey approach with accents of Pine wood tone. The proposed materials will be Hardie panels in colors- Chalk White and Englewood cliffs grey and yellow pine longboard cladding, along with White stone thin brick, and perforated metal soffits.

Proposed Building is fronting 54A Ave with Indoor amenity area & Outdoor amenity spilling on Southern 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.

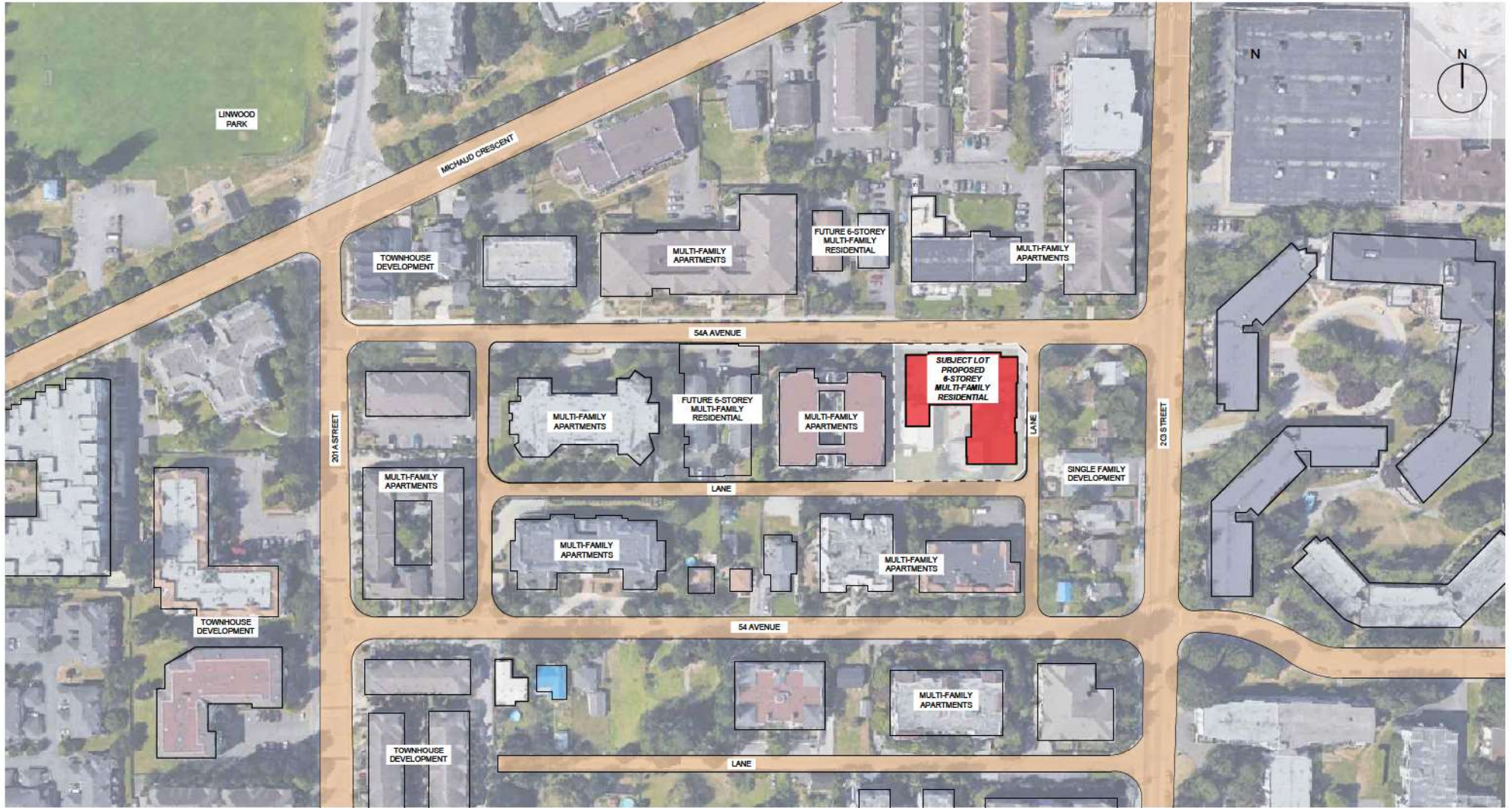
Seeking to enhance the existing identity, the proposed landscape connects the building to 54A Ave, east and rear lane and the surroundings through a pedestrian friendly design.

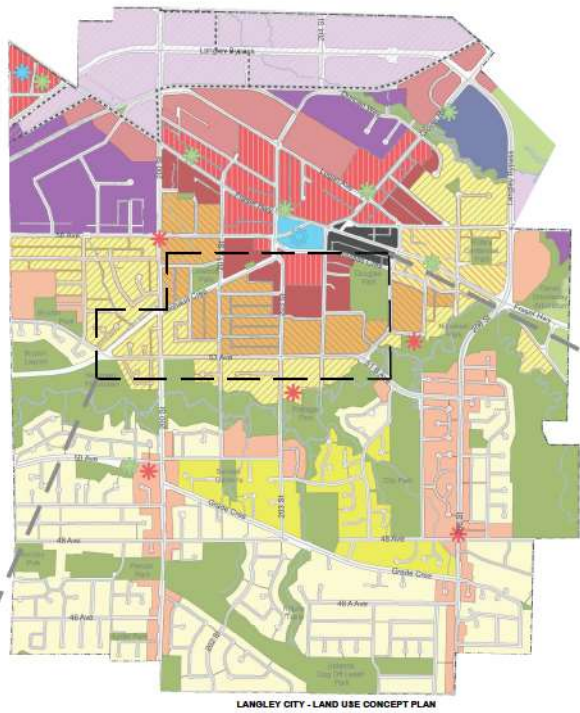
The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light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

Regards,

Manpreet Singh, Architect AIBC

Principal, ParaMorph Architecture Inc.





LANOLEY CITY - LAND USE CONCEPT PLAN



PARKS AND OPEN SPACE CONCEPT PLAN



FUTURE TRANSPORTATION CONCEPT - ROAD NETWORK



ACTIVE TRANSPORTATION CONCEPT - ROAD NETWORK

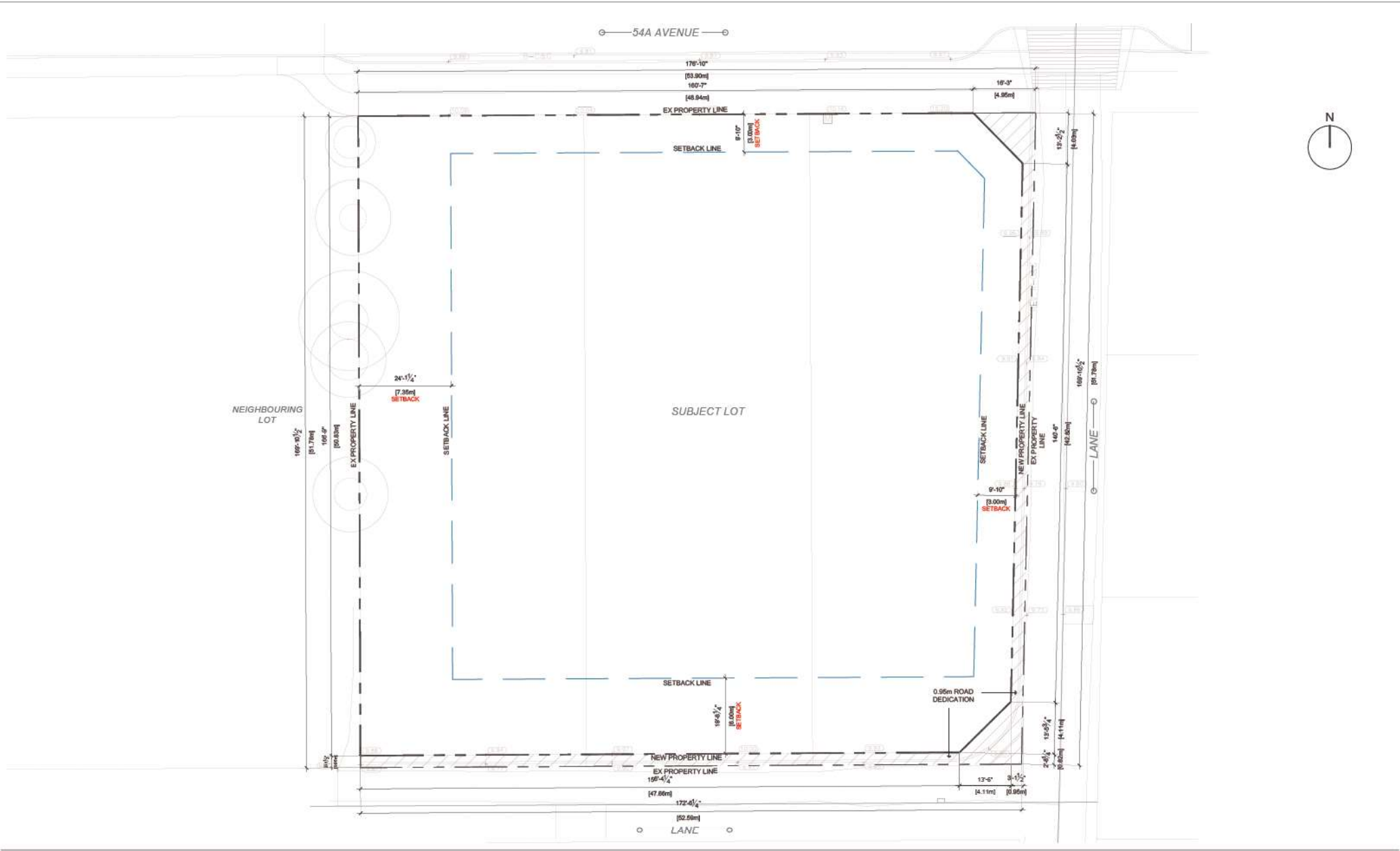
**LEGEND FOR LAND USE CONCEPT PLAN**

- |                                |                      |                              |
|--------------------------------|----------------------|------------------------------|
| Agriculture                    | Low Rise Residential | Suburban                     |
| City Centre                    | Mid Rise Residential | Transit-Oriented Core        |
| General Commercial/Residential | Mixed Employment     | Transit-Oriented Residential |
| Historic Overlay Zone          | Parks and Open Space | University District          |
| Industrial                     | Regional Study Area  | Urban Residential            |
| Mixed Use                      | Service Commercial   |                              |

**LEGEND FOR TRANSPORTATION CONCEPT-ROAD NETWORK**

- | FUTURE                                   |                                     | ACTIVE   |                               |
|--|-------------------------------------|--|-------------------------------|
| Existing Longley Centre Transit Exchange | Inter-Regional Service (Power Walk) | Existing Bike Route                            | Proposed Park Trail           |
| Future Longley Centre Transit Exchange   | Potential Rapid Bus Alignment 100   | Proposed Bike Route                            | Unopened Park Trail           |
| Future MetroLink Transit Exchange        | Rapid Transit (20-40 min)           | Main Vancouver Regional Corridor               | TransitLink Next Bike Network |
| Future Downtown Station                  | Local Transit Route                 | Potential Location for New Parks or Open Space | Potential Open Space          |
|  |                                     | Potential Open Space                           | Park                          |
|  |                                     | School (School District No. 35)                |                               |







1 STREETScape VIEW ALONG EAST LANE



2 STREETScape VIEW ALONG 54A AVE



3 STREETScape VIEW ALONG 54A AVE



4 STREETScape VIEW ALONG 54A AVE





① SHADOW @ EQUINOX MARCH 20 9AM



② SHADOW @ EQUINOX MARCH 20 12PM



③ SHADOW @ EQUINOX MARCH 20 3PM



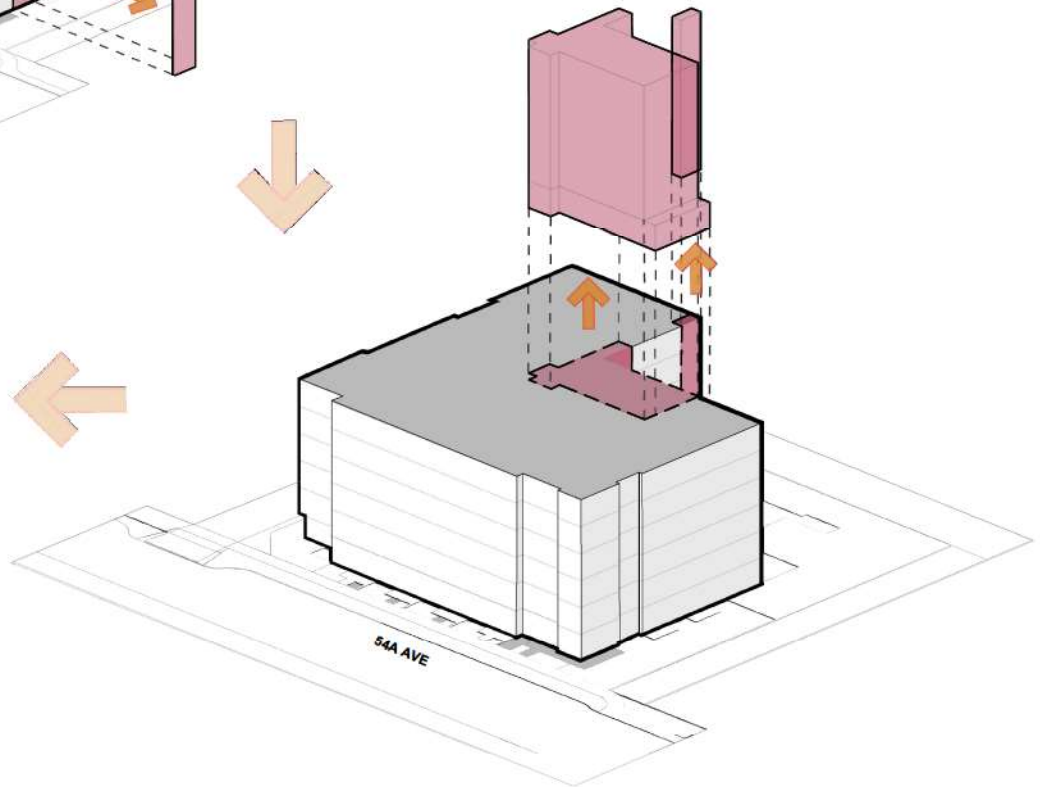
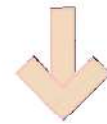
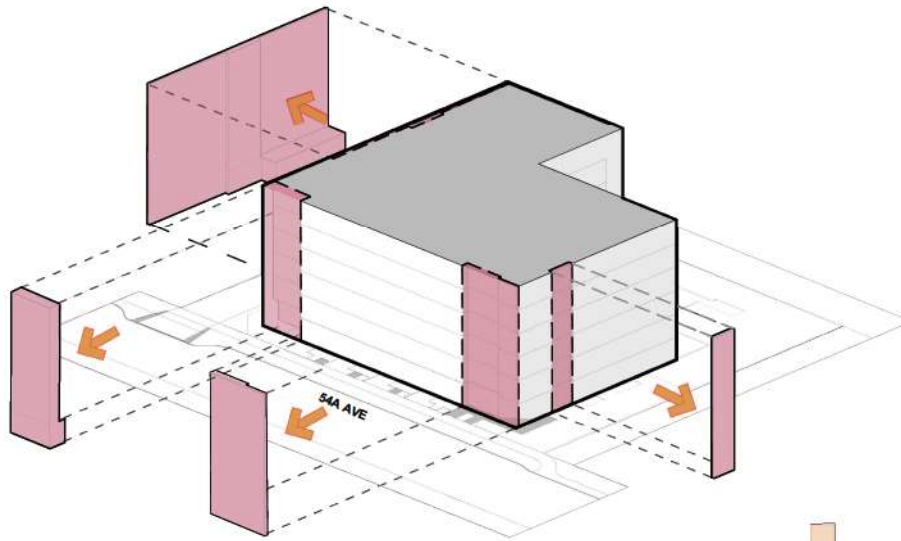
④ SHADOW @ EQUINOX SEP 20 9AM

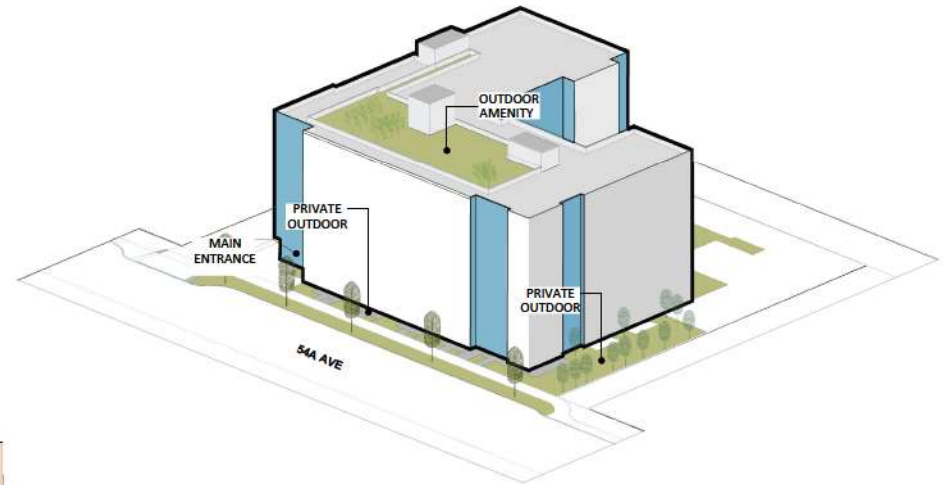
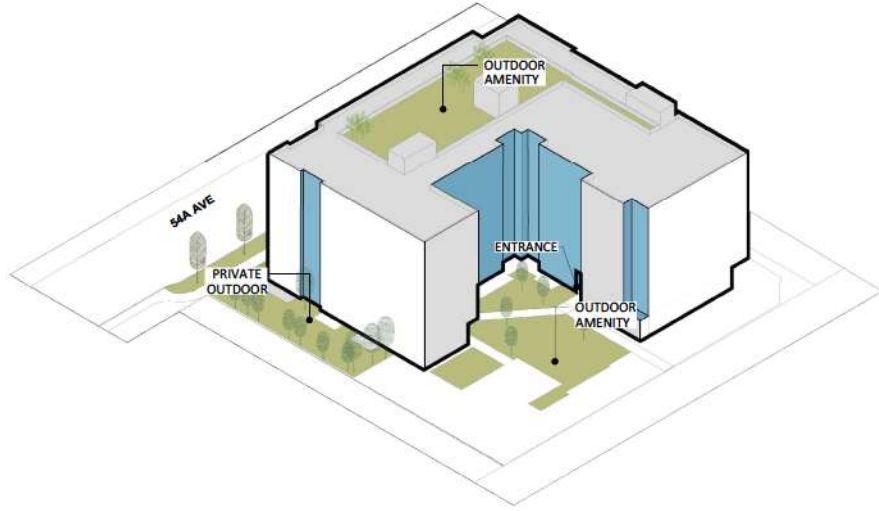


⑤ SHADOW @ EQUINOX SEP 20 12PM



⑥ SHADOW @ EQUINOX SEP 20 3PM





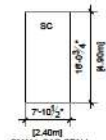
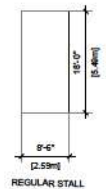


LEGEND	
	VEHICULAR
	PEDESTRIAN

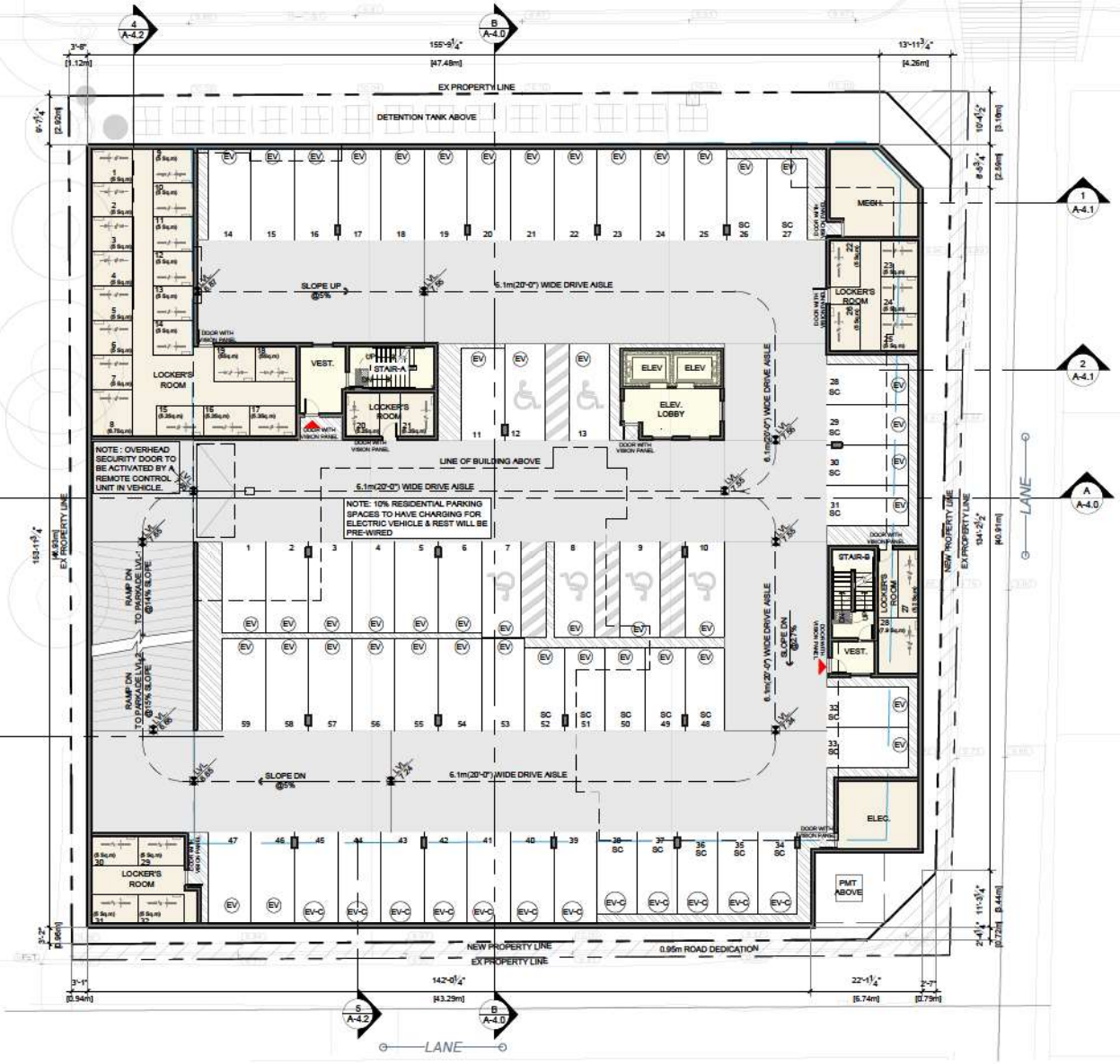
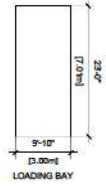
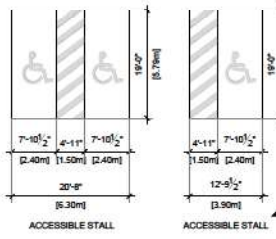




54A AVENUE

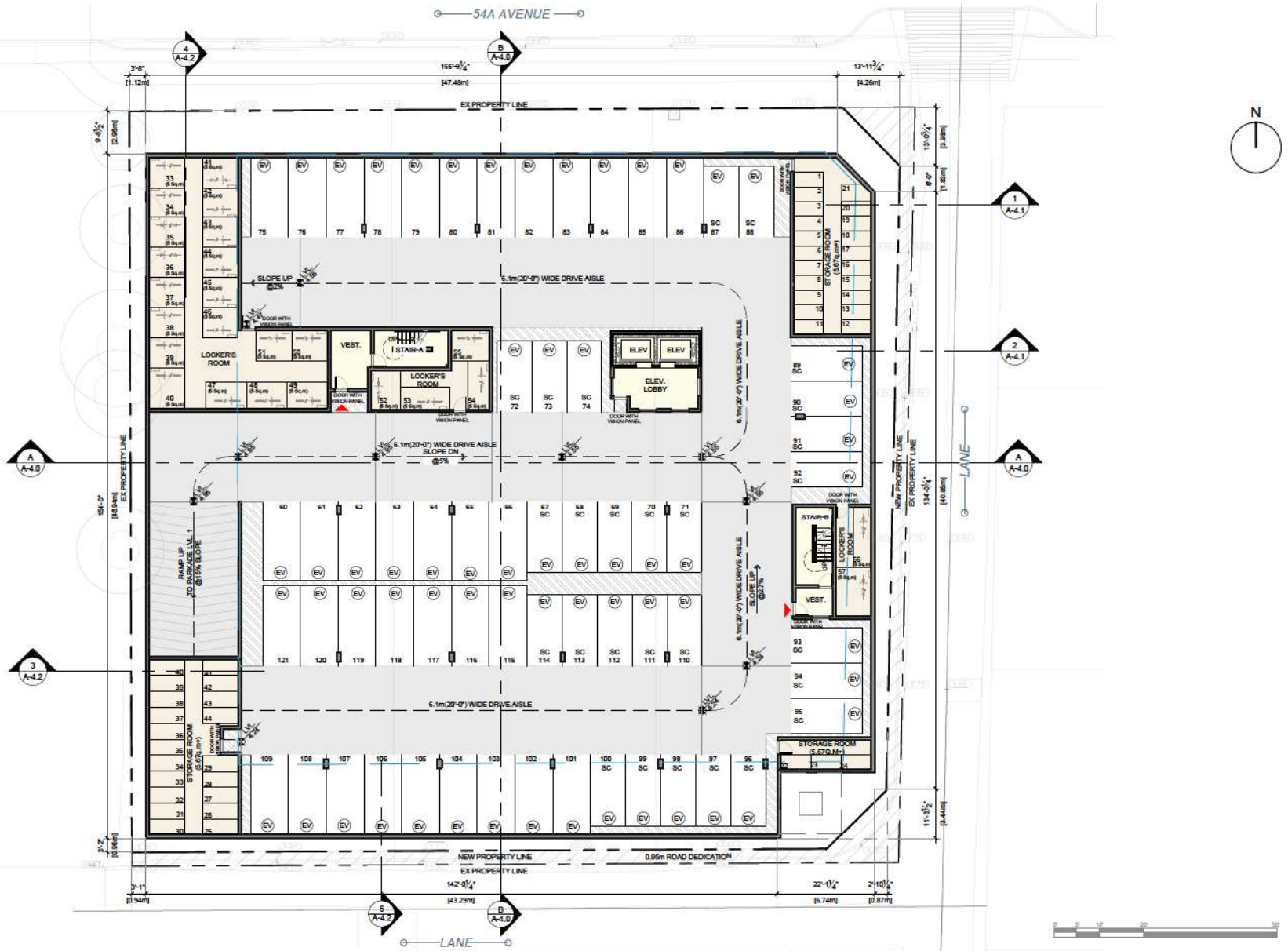


NEIGHBOURING LOT





NEIGHBOURING LOT









NEIGHBOURING LOT





NEIGHBOURING LOT





NEIGHBOURING LOT

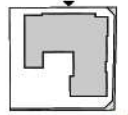








① PERSPECTIVE-1  
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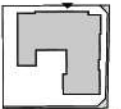


KEY PLAN





1 PERSPECTIVE-2  
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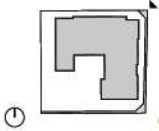


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KEY PLAN



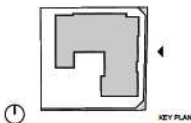
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① PERSPECTIVE-4  
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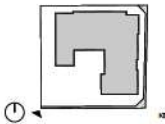
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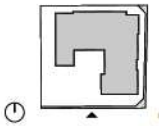
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KEY PLAN



1 PERSPECTIVE-6  
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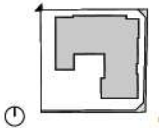


KEY PLAN





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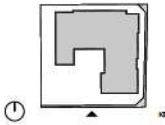


KEY PLAN





1 PERSPECTIVE-7  
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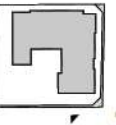


KEY PLAN





① PERSPECTIVE-7  
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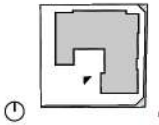


KEY PLAN





1 PERSPECTIVE-8  
Scale: N.T.S



KEY PLAN



7 - Double Glazed Windows  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Clear



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



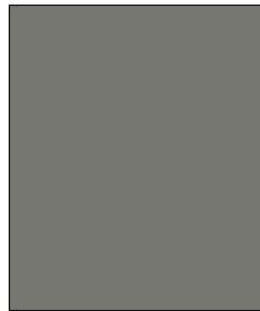
9 - Canopy: Metal and Glass  
Color to Match: Benjamin Moore  
Black Ink 2127-20  
Glass: Tinted



10 - Glass: Guardian Glass  
Color to Match: SNR43  
Crystal Gray  
(Only on south elevation)



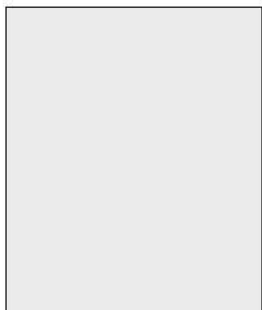
1- Longboard Aluminium Siding:  
Color to Match: South Yellow Pine  
Size: 6" Siding



2 - Paint -Color to Match: Benjamin  
Moore Amsherst Gray HC-167



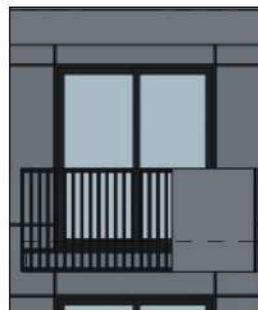
3 - Aluminium Composite Panelling:  
Colour: Silver Mirror Finish



4- Fiber Cement Panelling with Reveal  
Color to Match: Benjamin Moore  
White 2126-70 Chalk White



5- Fiber Cement Panelling with Reveal  
Color to Match: Benjamin Moore  
Englewood Cliffs 1607



6 - Metal Railing:  
Color To Match: Benjamin Moore  
Black Ink 2127-20

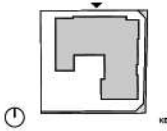


\* NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.





1 VIEW FROM 54A AVE  
Scale: N.T.S

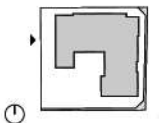


1

KEY PLAN



1 VIEW FROM WEST  
Scale: N.T.S

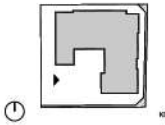


KEY PLAN





1 VIEW FROM WEST  
Scale: N.T.S

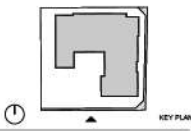


KEY PLAN



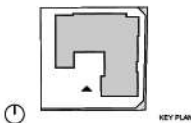


1 VIEW FROM SOUTH LANE  
Scale: N.T.S





1 VIEW FROM SOUTH LANE  
Scale: N.T.S

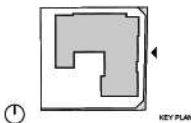


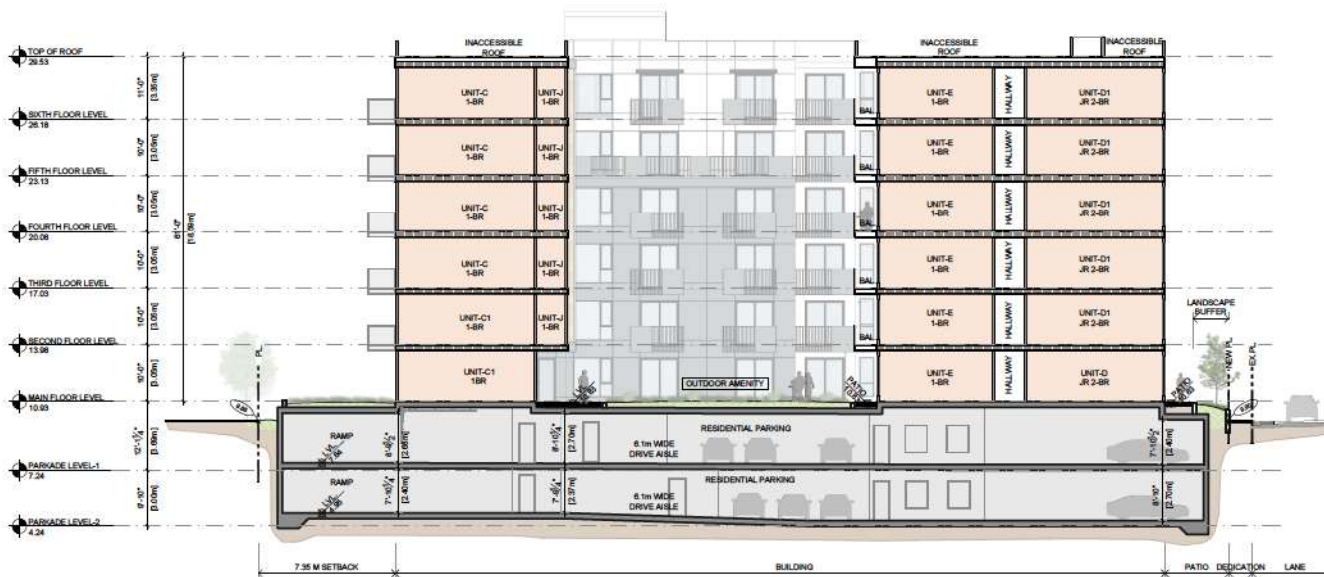
KEY PLAN



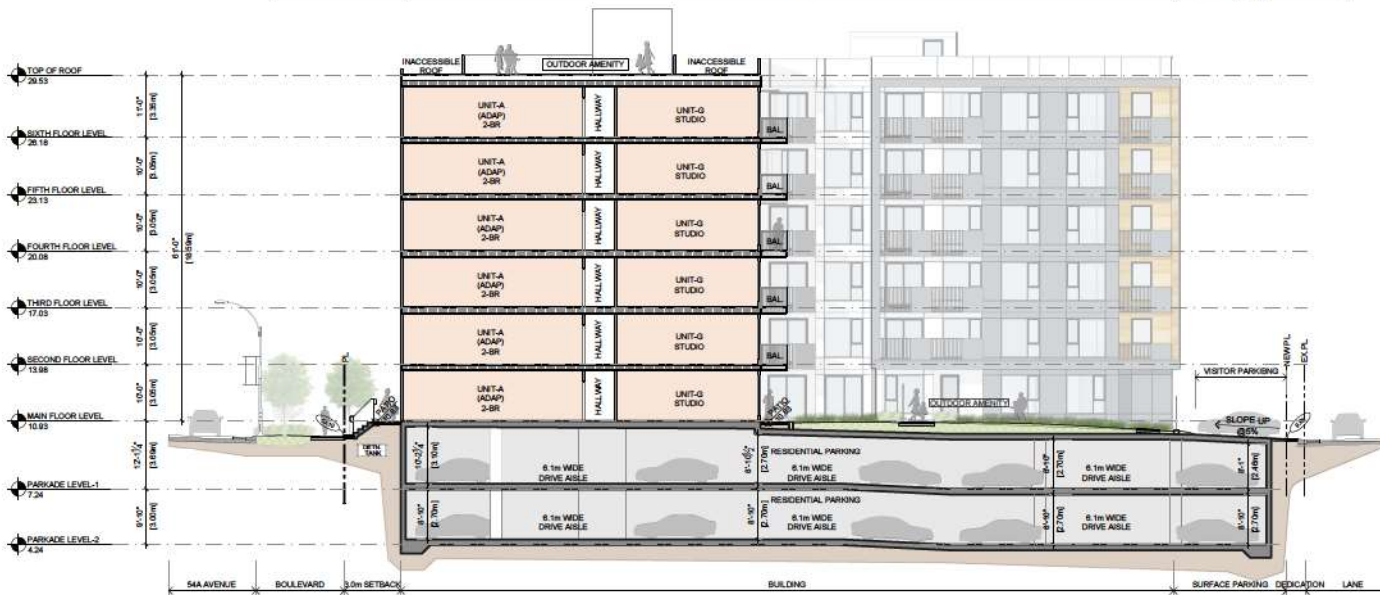


1 VIEW FROM EAST LANE  
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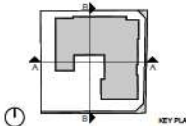




1 SECTION A  
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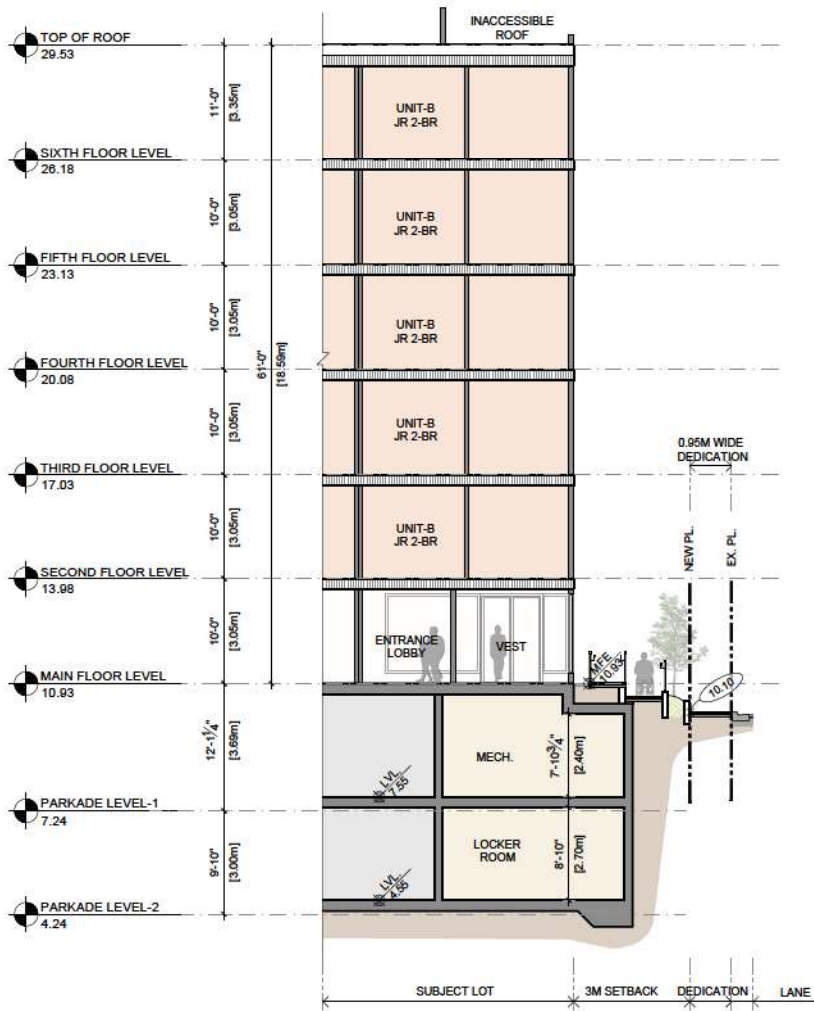


2 SECTION B  
Scale: N.T.S

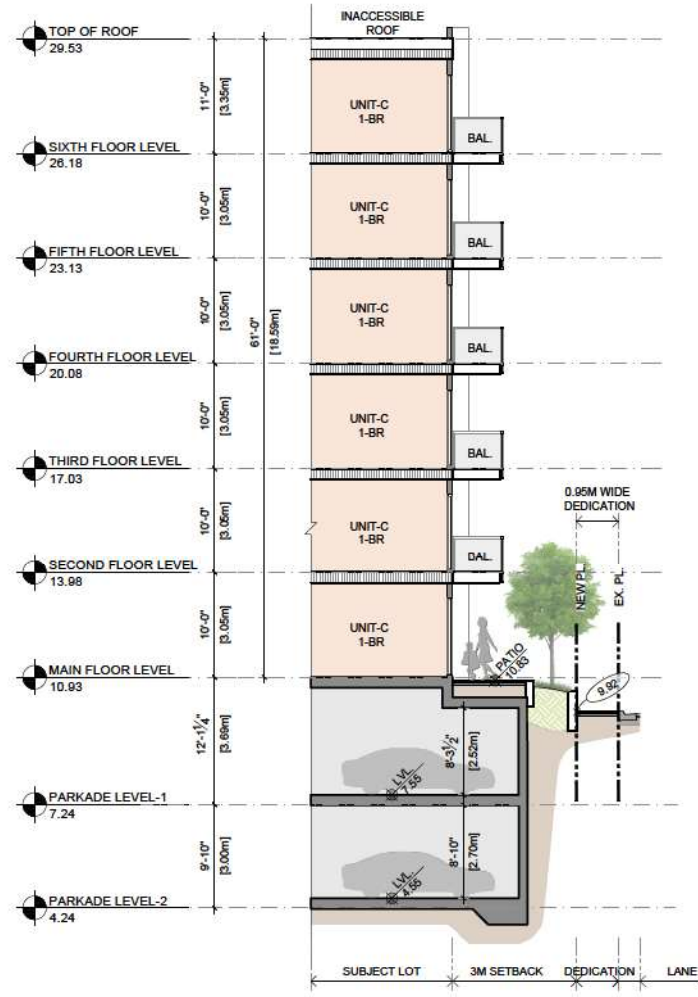


KEY PLAN

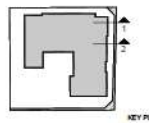




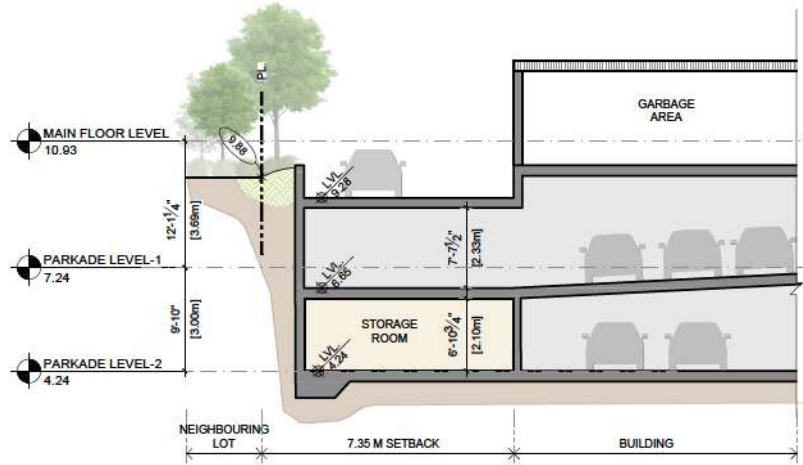
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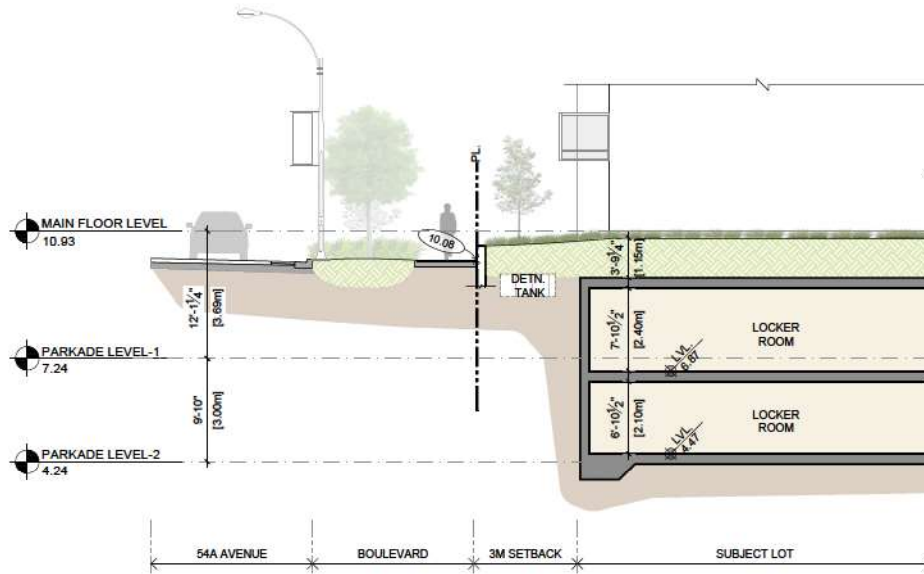
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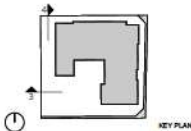


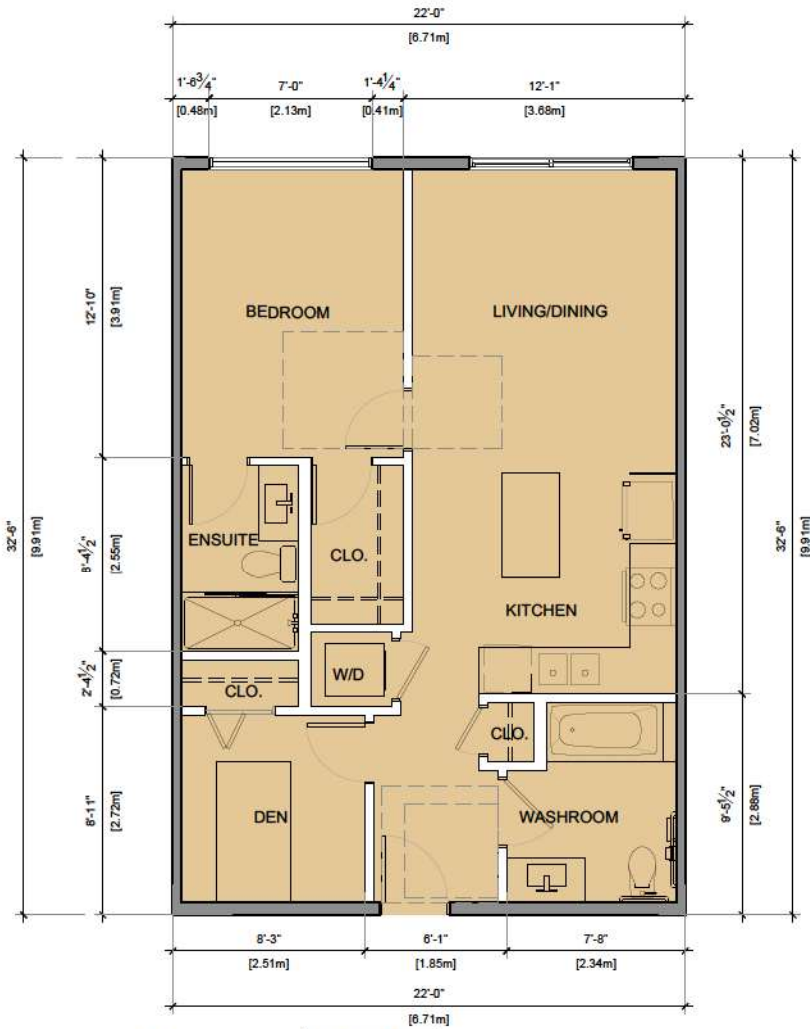


1 SECTION 3  
Scale: N.T.S.

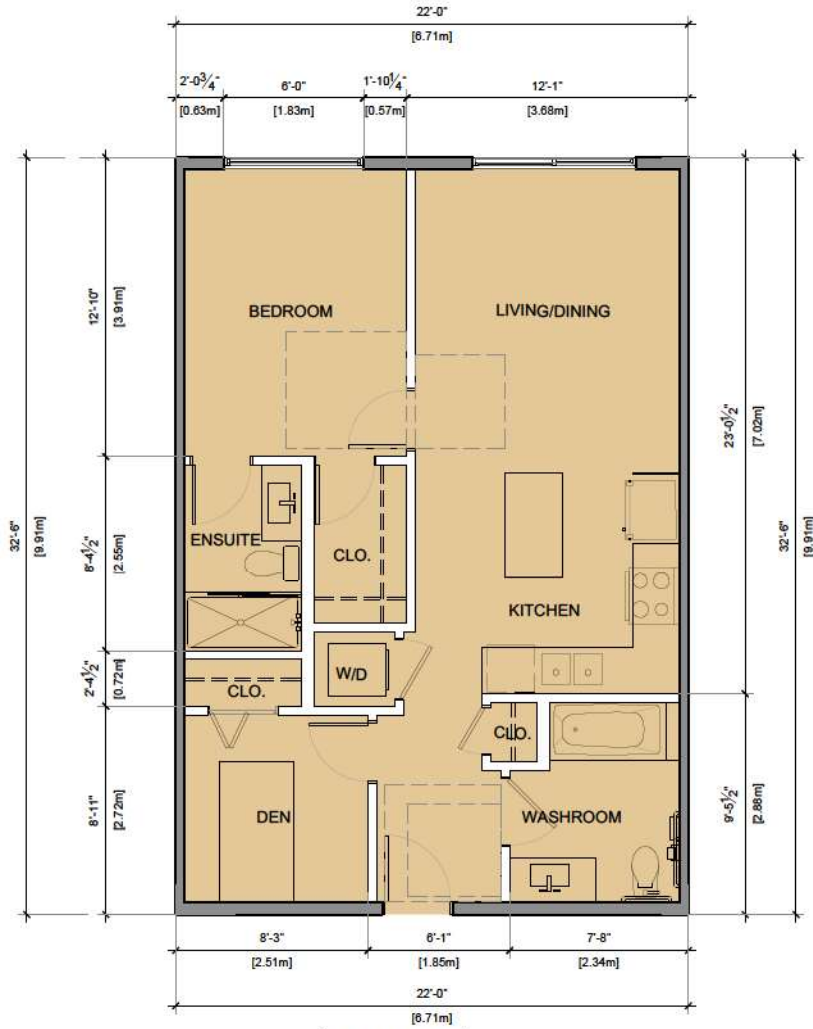


2 SECTION 4  
Scale: N.T.S.





1 UNIT-A (ADAP)  
3/16"=1'-0" AREA(716Sq.ft.)

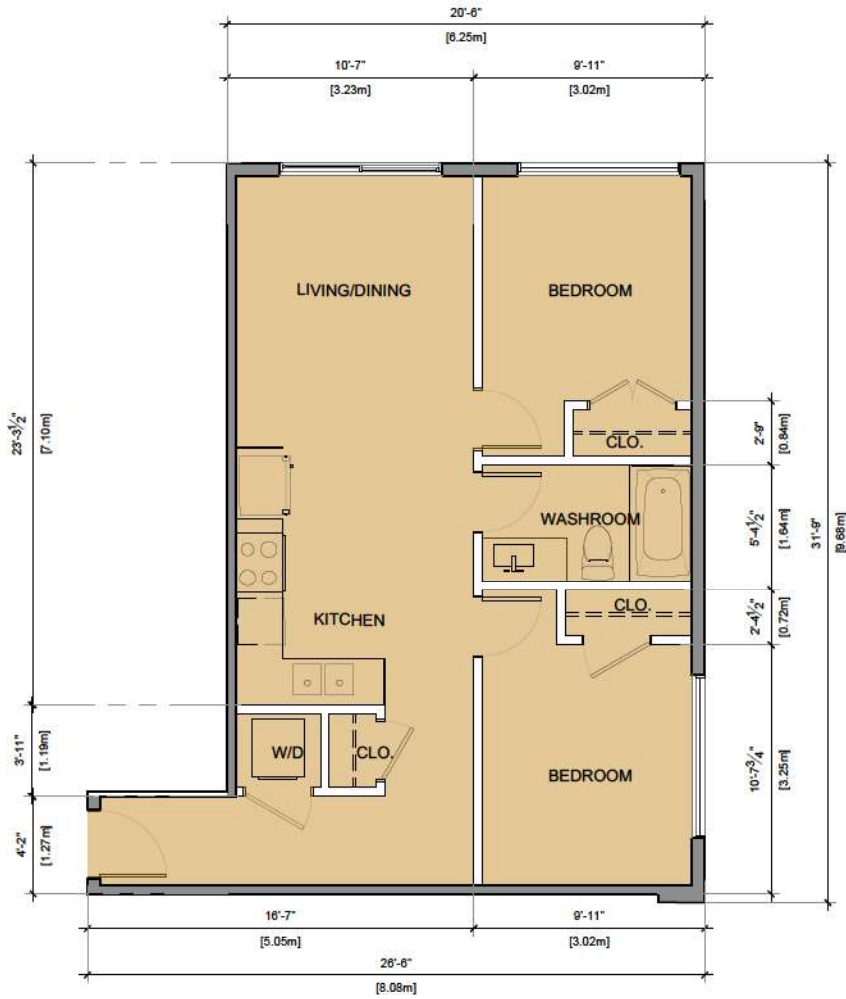


2 UNIT-A1 (ADAP)  
3/16"=1'-0" AREA(716Sq.ft.)



LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Orange Box]	2BR/2BR+DN





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

AREA(671Sq.ft.)



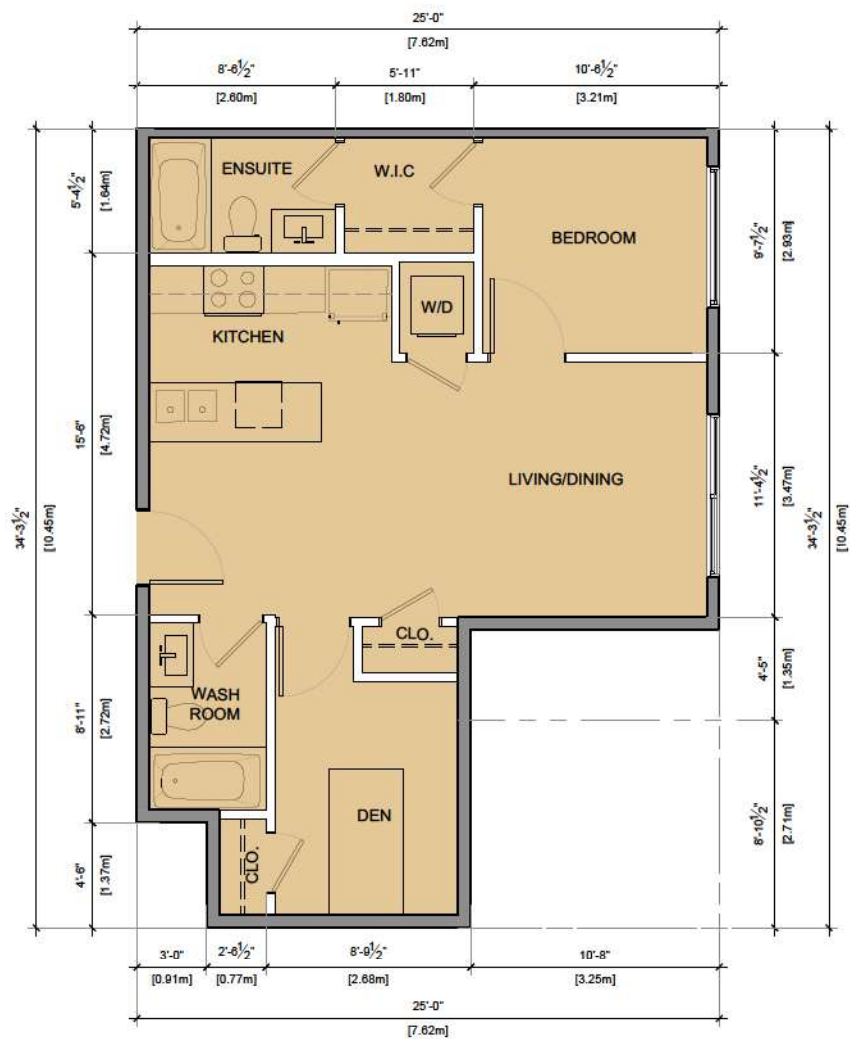
2 UNIT-D  
 3/16"=1'-0"

AREA(682.73q.ft.)

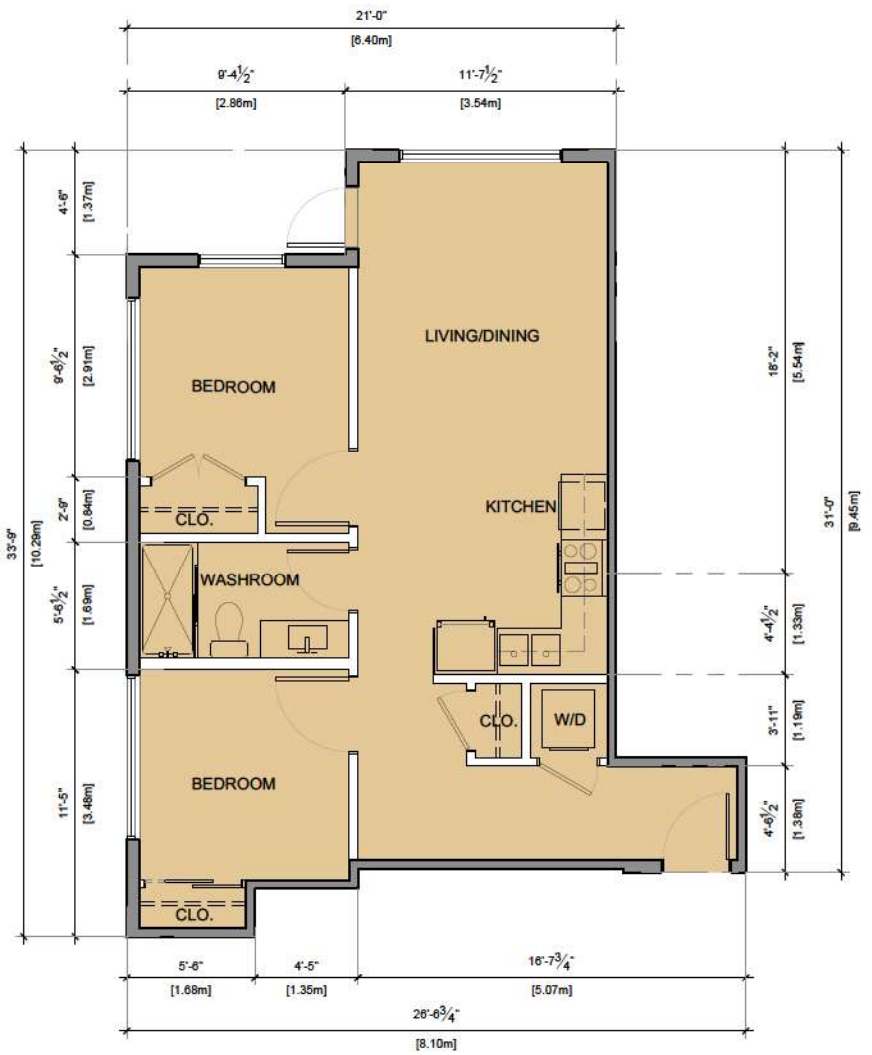


LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Orange Box]	2BR/2BR+DN





1 UNIT-D1  
3/16"=1'-0"  
AREA(707.81Sq.ft.)



2 UNIT-L  
3/16"=1'-0"  
AREA(652.52q.ft.)

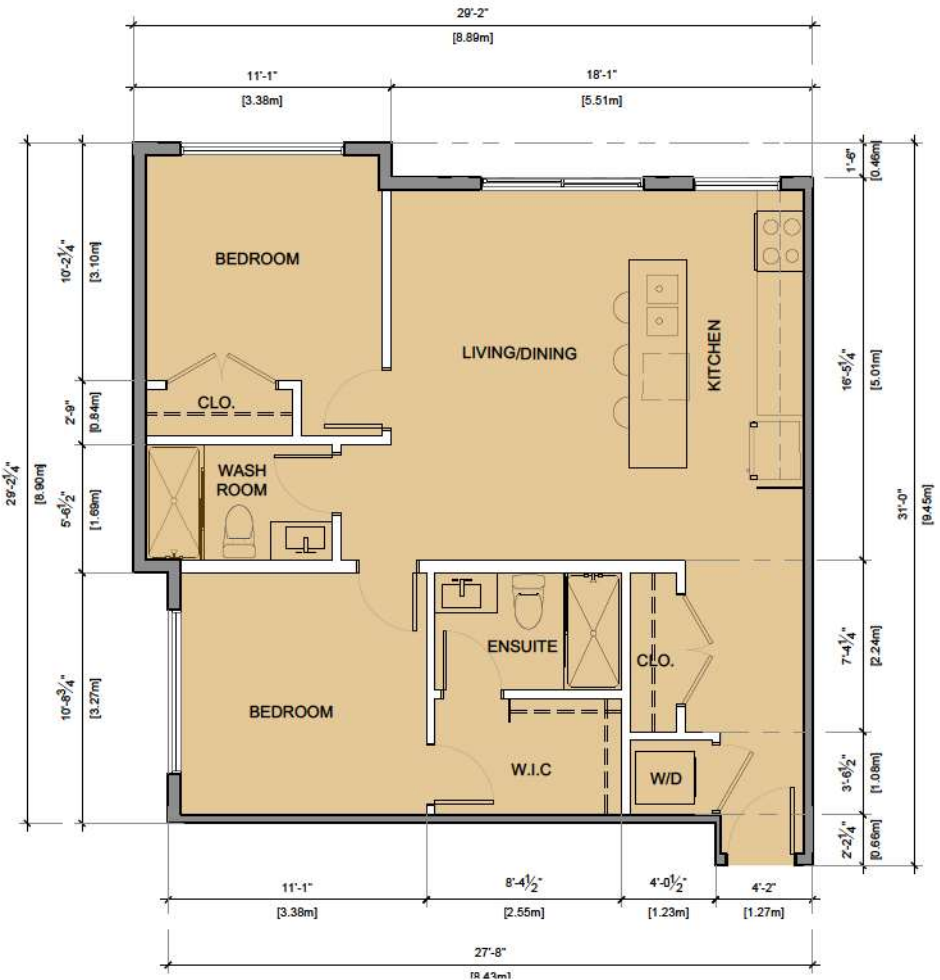


LEGEND	
[Light Green Box]	STUDIO
[Light Yellow Box]	1BR
[Light Orange Box]	2BR/2BR+DN



1 UNIT-M  
3/16"-1'-0"

AREA(637.56Sq.ft.)



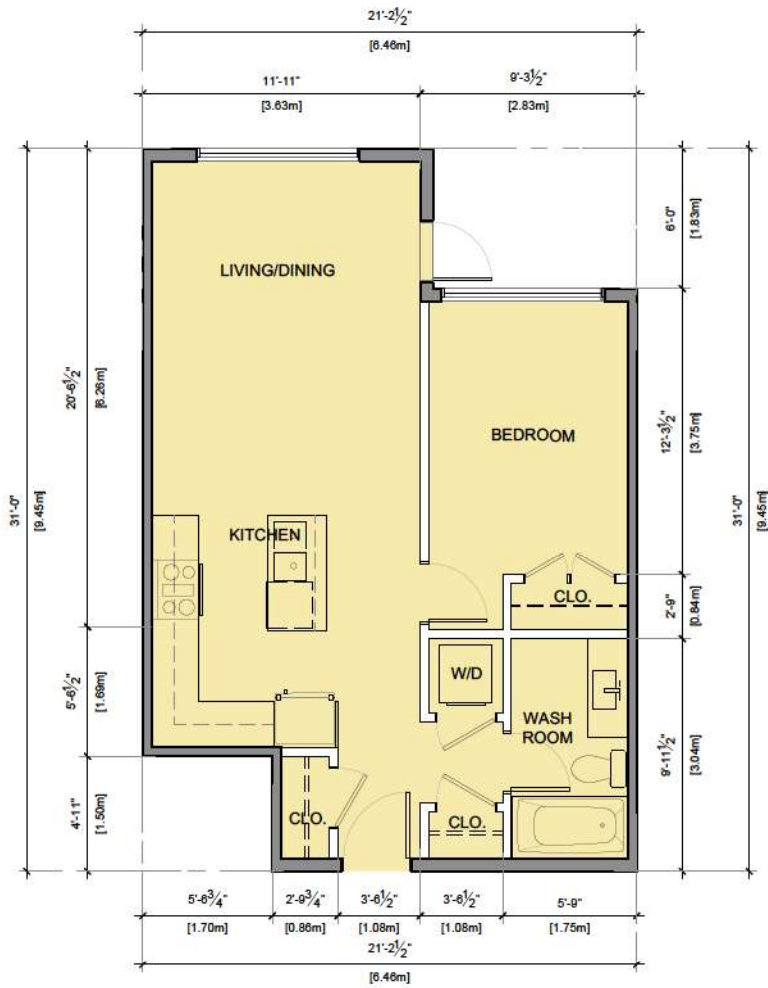
2 UNIT-R  
3/16"-1'-0"

AREA(815.59Sq.ft.)



LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Orange Box]	2BR/2BR+DN





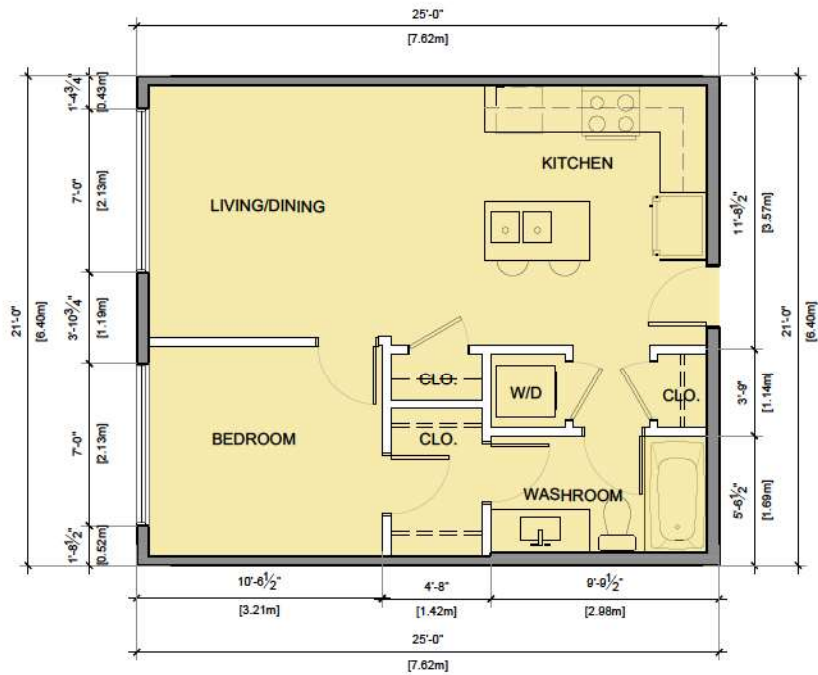
2 UNIT-K  
3/16"=1'-0"

AREA(577.32Sq.ft.)



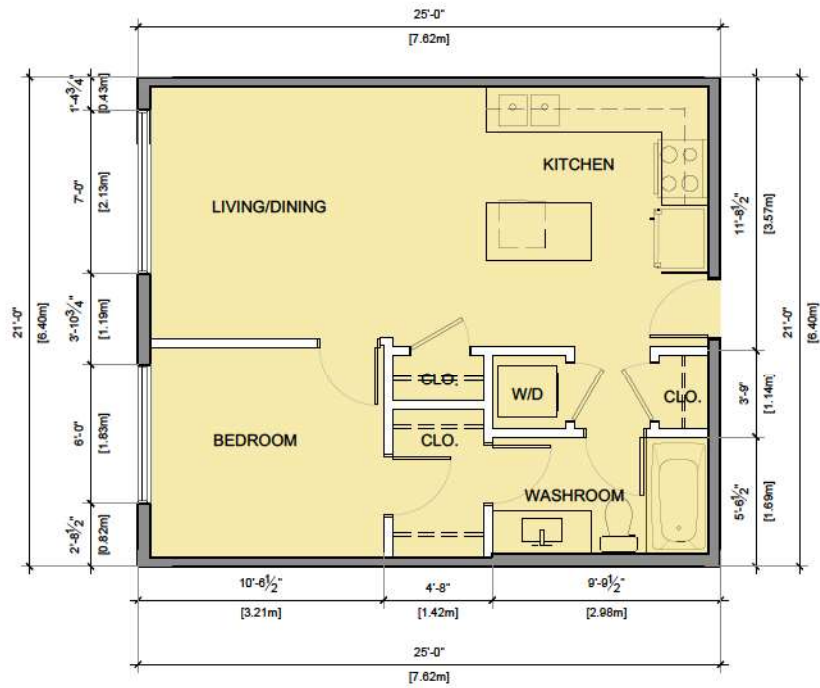
LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN





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

AREA(525Sq.ft.)

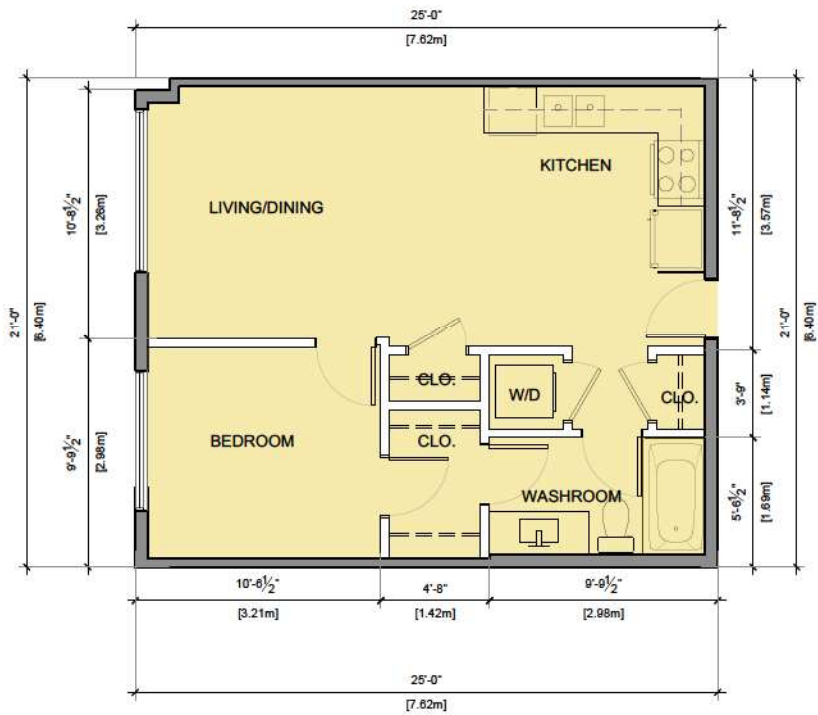


2 UNIT-C1  
3/16"=1'-0"

AREA(525Sq.ft.)

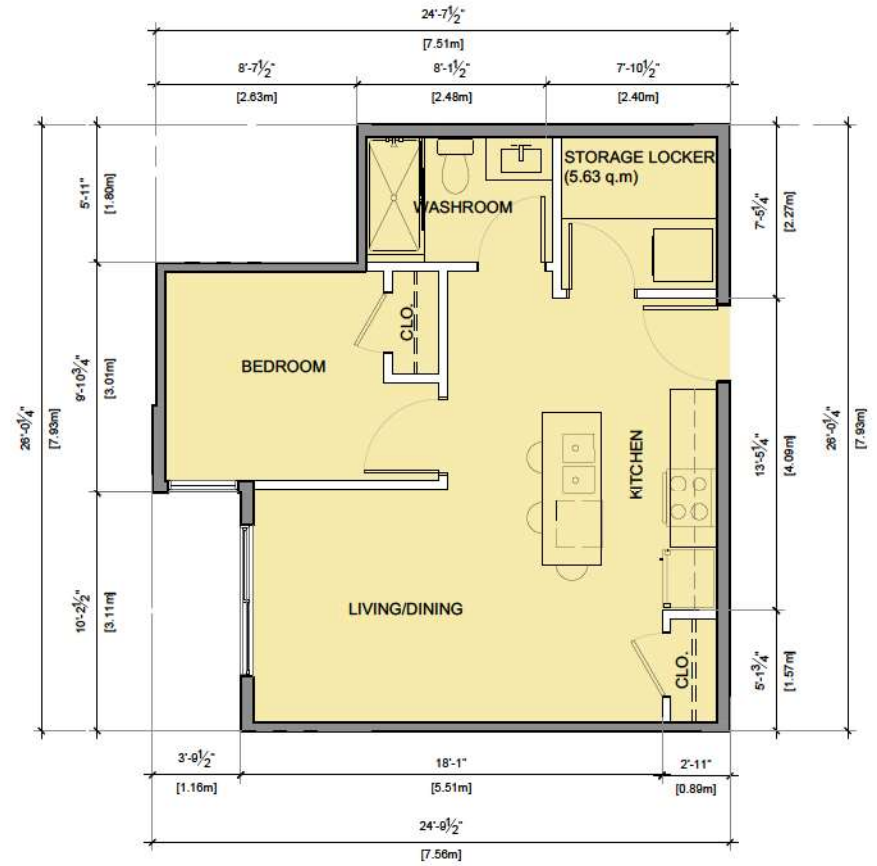


LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Yellow Box]	2BR/2BR+DN



1 UNIT-C2  
3/16"=1'-0"

AREA(524.24Sq.ft.)



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

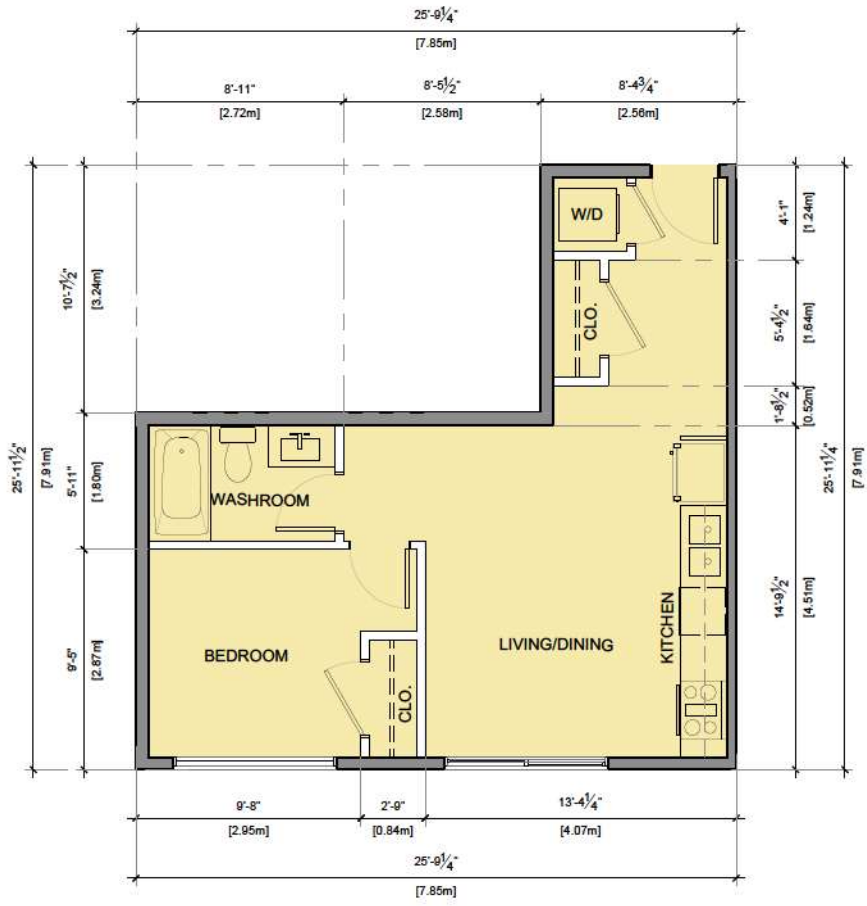
AREA(553.10Sq.ft.)



LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Yellow Box]	2BR/2BR+DN

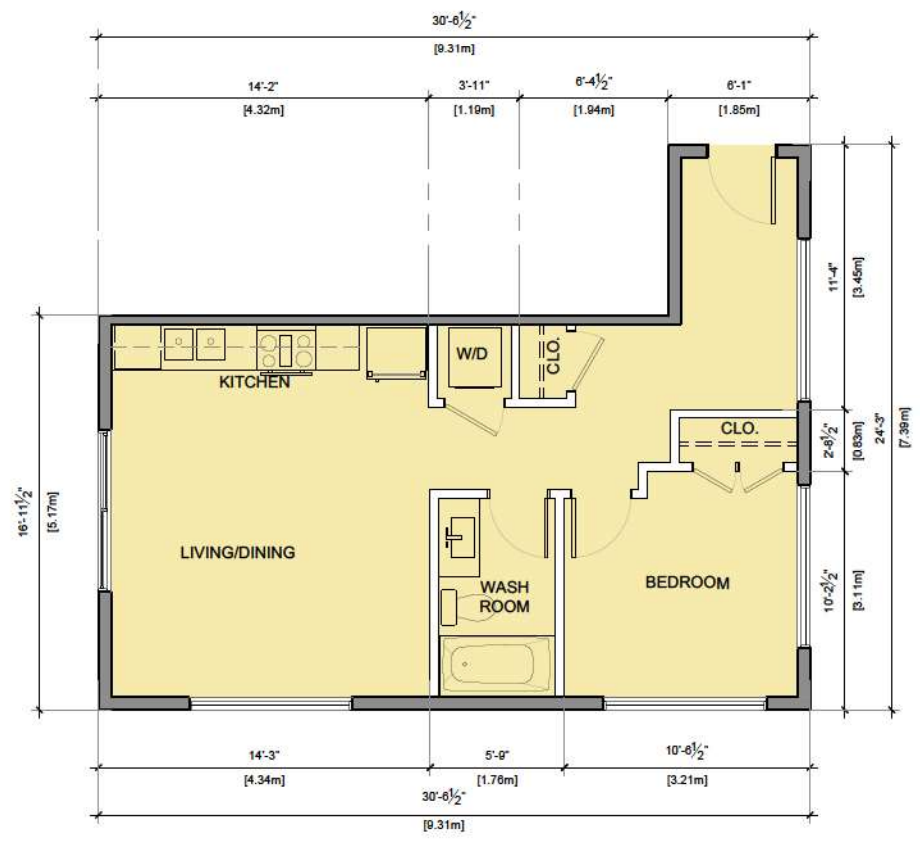






1 UNIT-H  
3/16"-1'-0"

AREA(484.25Sq.ft.)



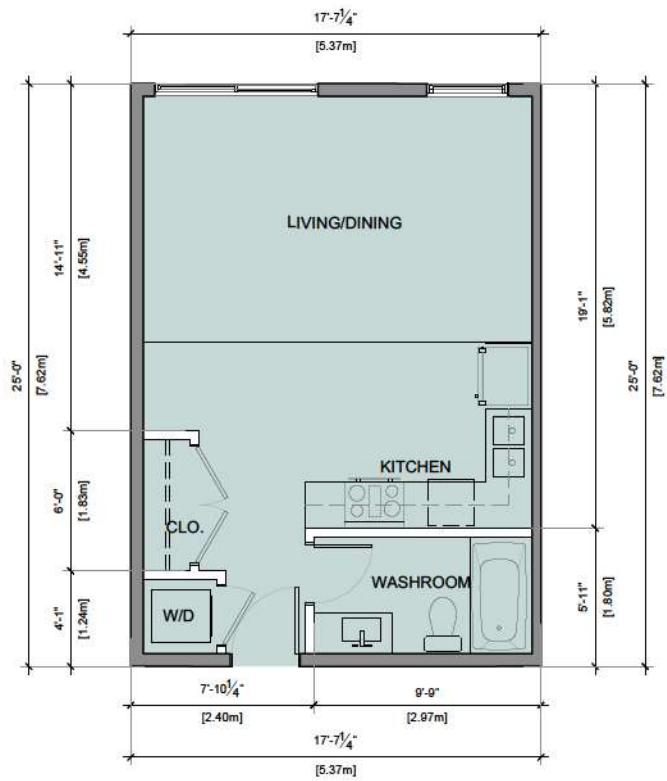
2 UNIT-J  
3/16"-1'-0"

AREA(562.02Sq.ft.)

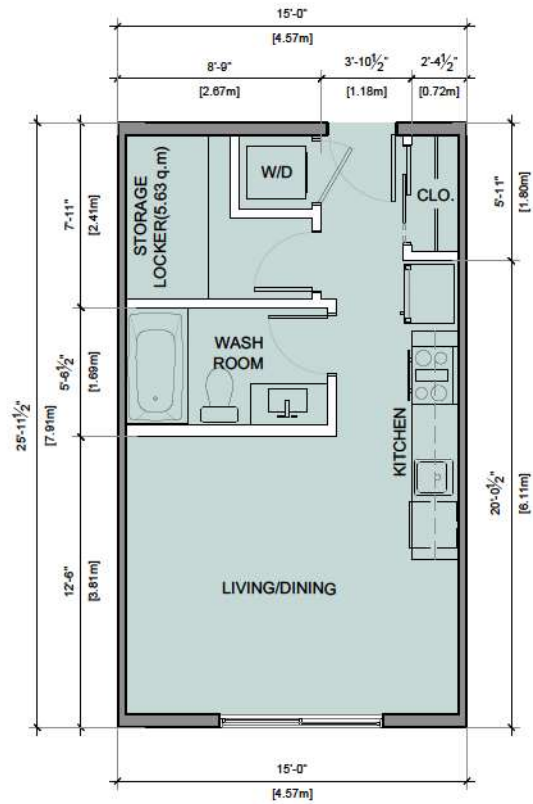


LEGEND	
[Light Green Box]	STUDIO
[Light Yellow Box]	1BR
[Light Orange Box]	2BR/2BR+DN





1 UNIT-N  
3/16"-1'-0"  
AREA(440.31Sq.ft.)

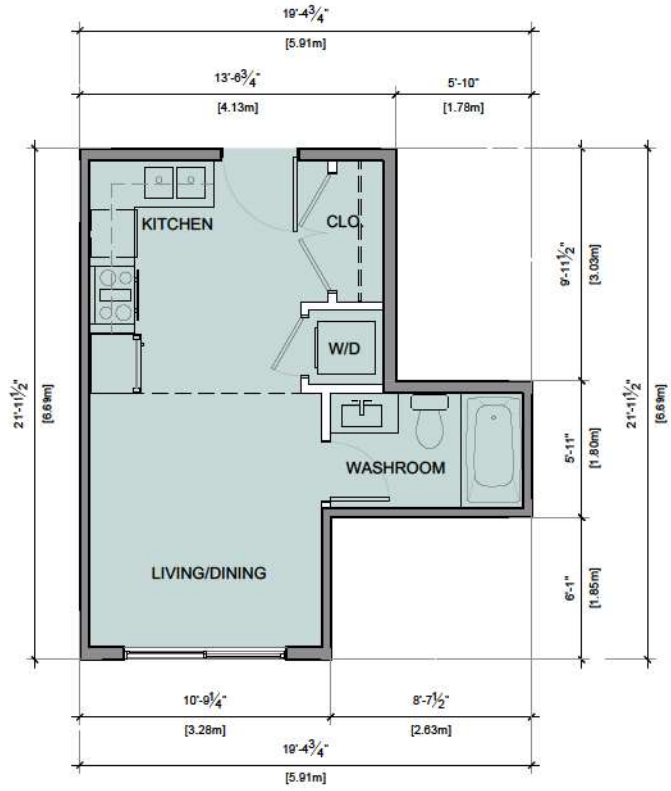


2 UNIT-G  
3/16"-1'-0"  
AREA(389.23Sq.ft.)

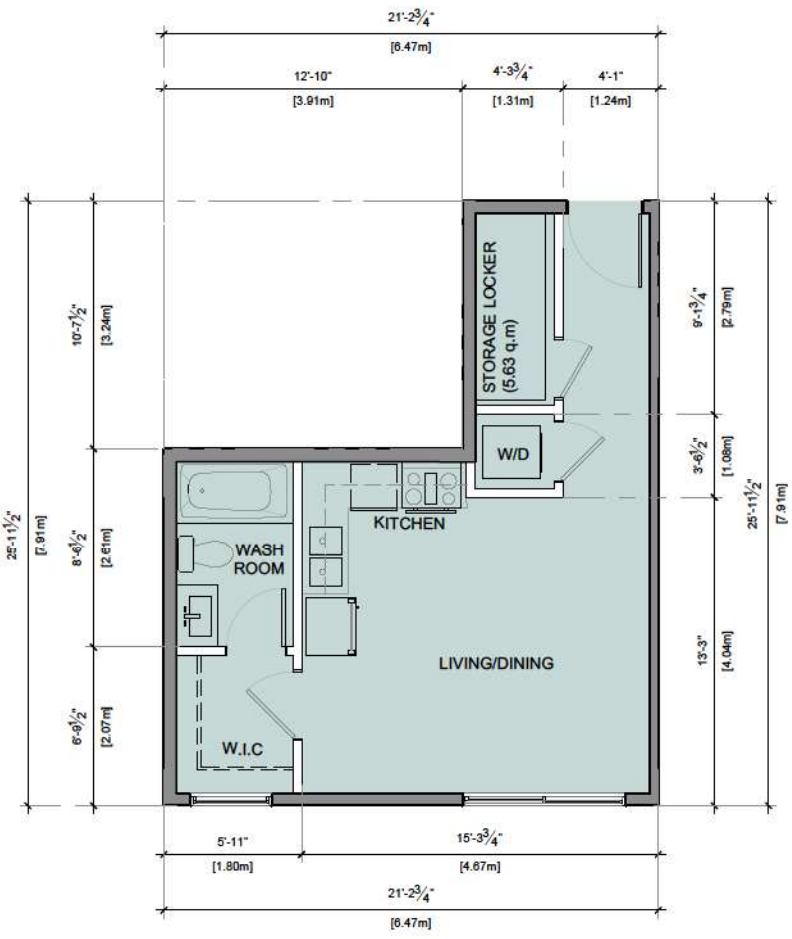


LEGEND	
	STUDIO
	1BR
	2BR/2BR+DN





1 UNIT-F  
 3/16"=1'-0"  
 AREA(315.09Sq.ft.)

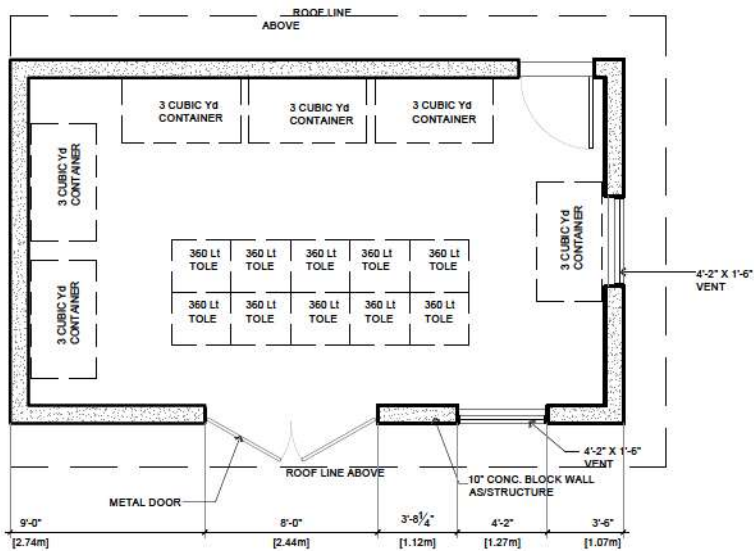


2 UNIT-P  
 3/16"=1'-0"  
 AREA(414.46Sq.ft.)

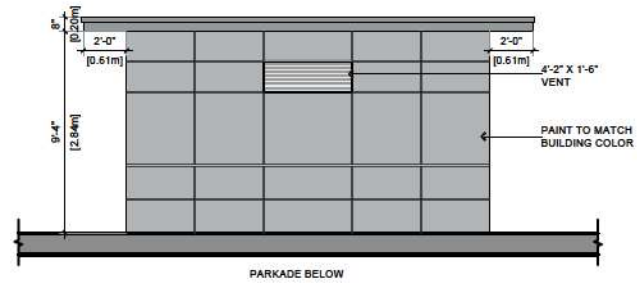


LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1BR
[Light Yellow Box]	2BR/2BR+DN



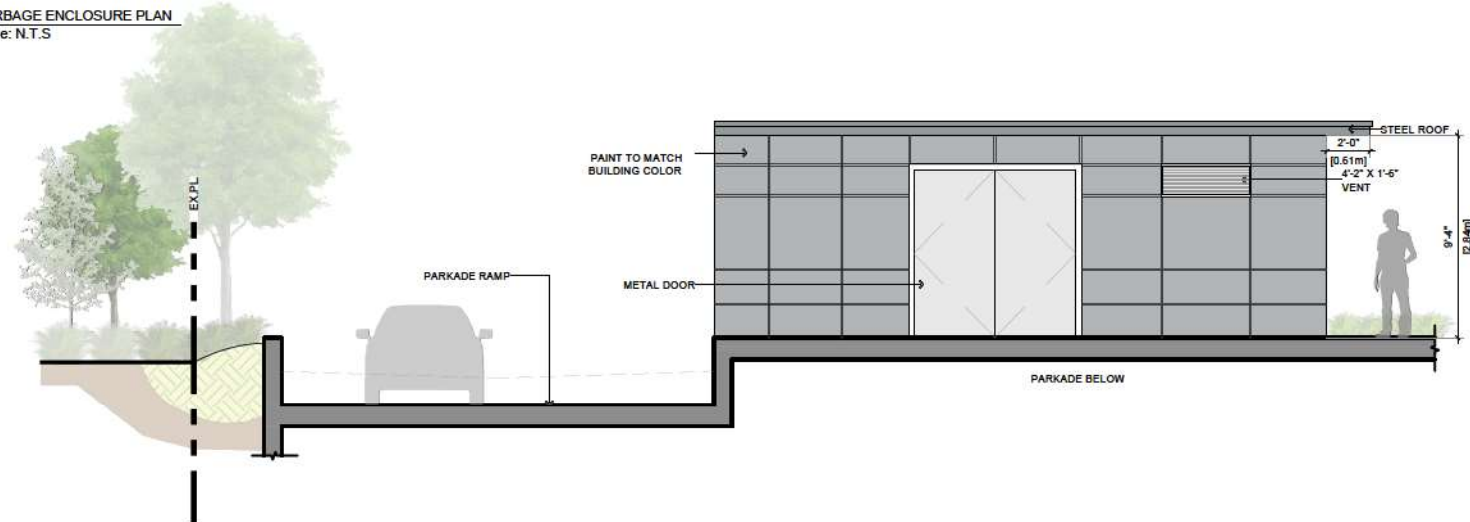


1 GARBAGE ENCLOSURE PLAN  
Scale: N.T.S

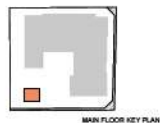


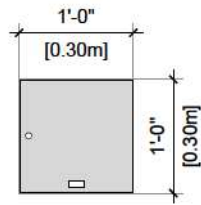
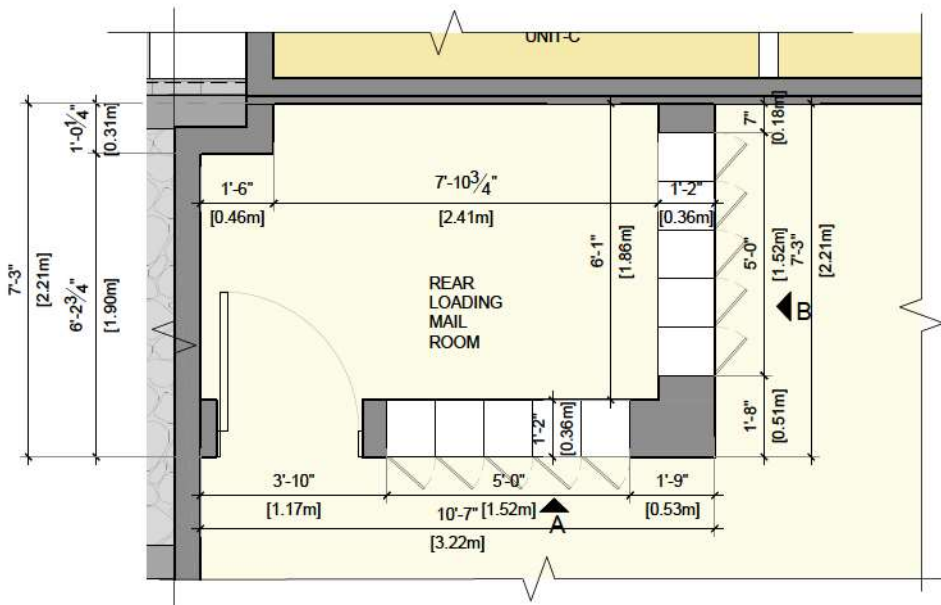
2 EAST ELEVATION  
Scale: N.T.S

NOTES:  
 1. ENCLOSURE ARCHITECTURE (MATERIALS, etc.) IS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).  
 2. 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.  
 3. ROOFS SHOULD BE DESIGNED TO AVOID SNOW SHED IN FRONT OF SERVICE AND ENTRY DOORS.  
 4. 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.  
 5. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).

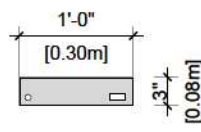


3 NORTH ELEVATION  
Scale: N.T.S





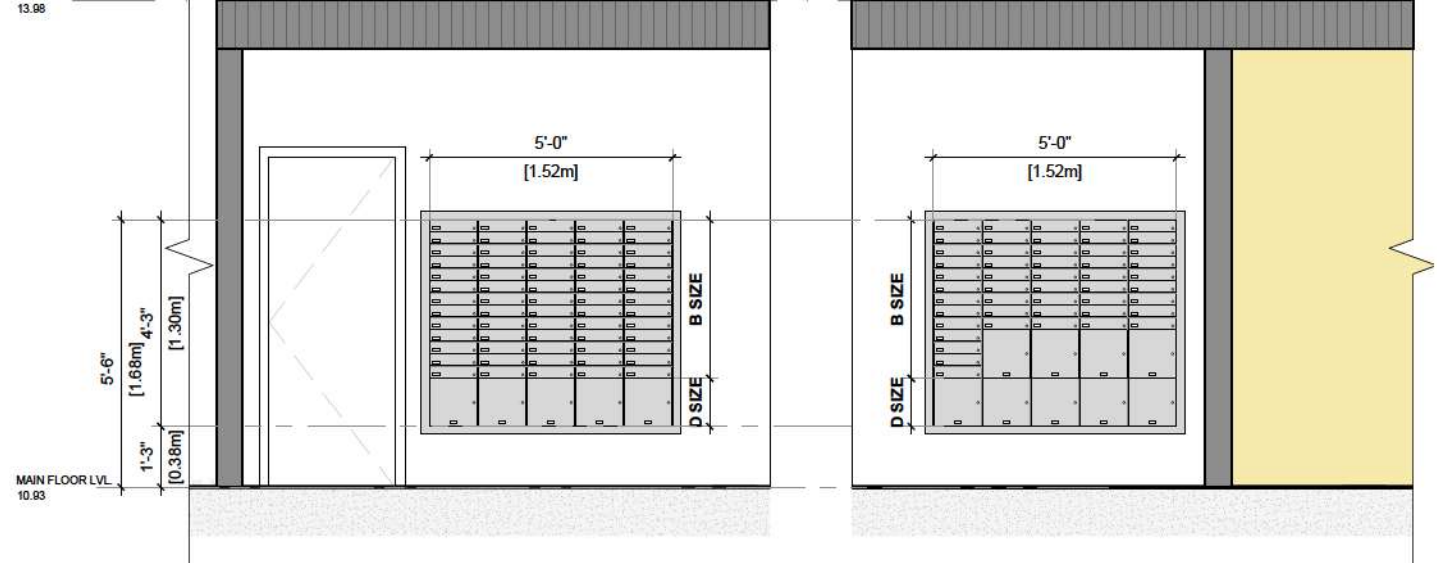
**"D" size [14 UNIT]**  
 Approximately 30.5 cm x 30.5 cm. Used for large volume receivers in business applications as well as optional parcel compartments.



**"B" size [114 UNIT]**  
 Personal compartments for residential and small business applications. These are minimum size requirements, regardless of front-loading or rear-loading lockbox assemblies. All with 35 cm of minimum (min.) depth. (As/Canada Post)

1 MAIL ROOM PLAN  
 Scale: N.T.S

SECOND FLOOR LVL.  
 13.88



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

MAIN FLOOR LVL.  
 10.83

