



RESPONSE TO ADP
DATE: July 18th, 2024

MULTI FAMILY DEVELOPMENT
5302 - 200 St, 20011, 21, 31 - 53 Ave, 20030-53A Ave,
Langley City, British Columbia



DRAWING LIST

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LOCATION



PROJECT TEAM

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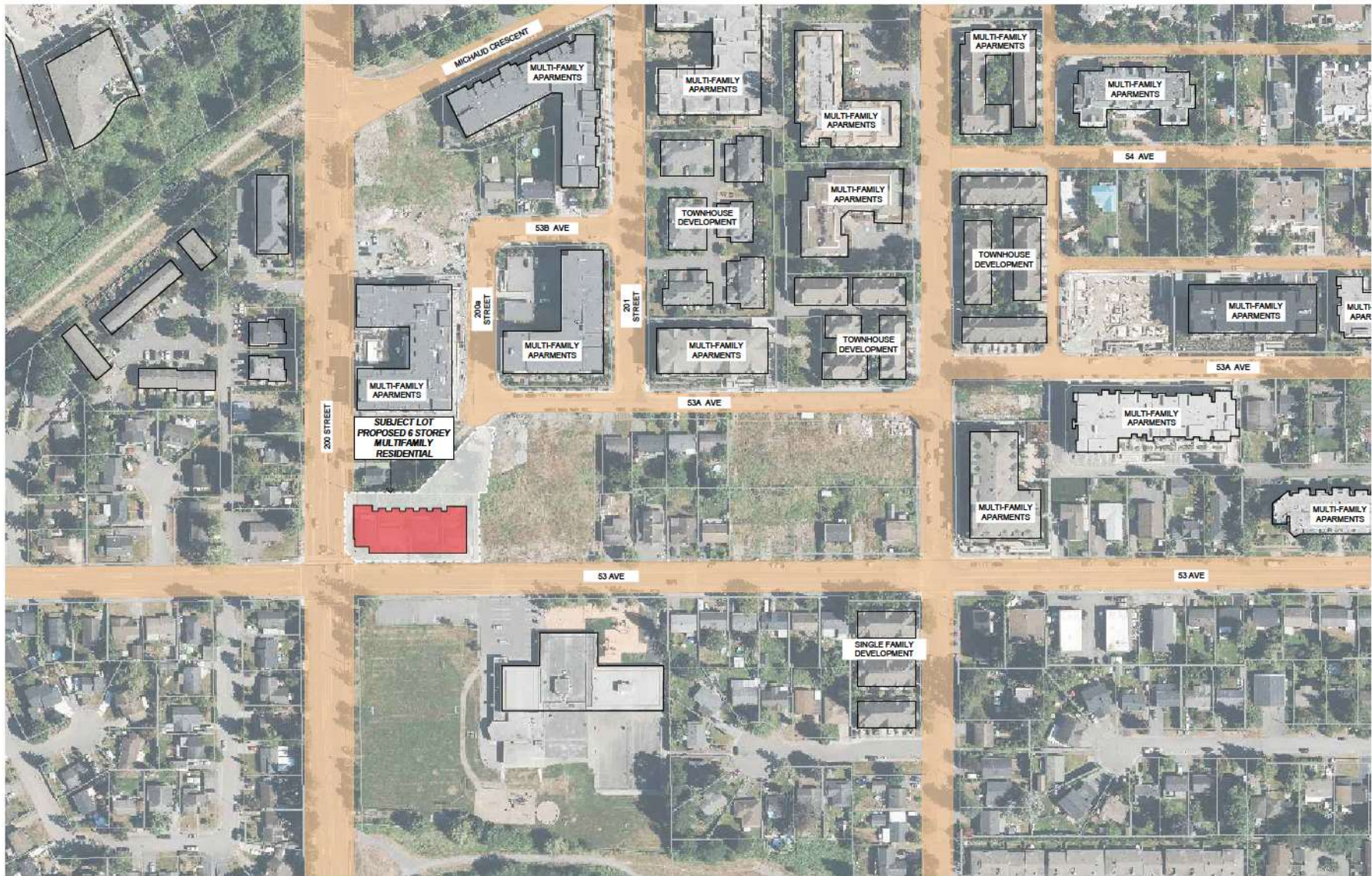
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PROPOSED MULTI UNIT RESIDENTIAL DEVELOPMENT
5302-200 ST., 20011, 21, 31-53 AVE, 20030-53A AVE, LANGLEY CITY, BC



The proposed development is a 6-storey residential building of 6161.03 sqm (66319 sq.ft) with 95 dwelling units, slated on a 5-parcel land assembly, fronting 53 Avenue and providing access to parking from North Lane. The proposal classifies the subject lot as RS1, based on **CD (Multiple Residential zone)**, which allows multiple unit residential buildings and related amenity spaces, we are proposing FAR of 2.10 on Gross lot area.

Increasing the supply of market multi-unit housing near City's center, this multi-family development provides mix of Studio, 1BR, 1BR+Den, 2BR, Jr 2BR units with average unit size ranging from 368 sqft to 715 sqft catering to varying family units in the growing City of Langley.

In response to the parking requirements, we are providing 112 parking stalls (based on 1/1BR, Studio unit, 1.25/ 2BR unit+ 0.15/unit for visitors) including 6 accessible stalls & 100% prewired out of which 10 parking spaces will have electrical vehicles charging stations pre-installed. Also, 30 bike Storage Lockers are provided in the underground parkade and 3 visitor bicycle parking near both entrances (front & rear) 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 follow the urban design approach on this street to fit in this rapidly developing neighborhood. This is a contemporary design that will add a fresh face to the block with the contrasting tones of White and Gray. The proposed materials will be Hardie panels, lux aluminum clad and longboard siding.

Proposed Building is fronting 53 Ave with Indoor amenity area & Outdoor amenity spilling on Easten side of building. We have also proposed an Outdoor amenity space on the roof with open seating areas, harvest table and Urban agricultural community garden. There are multiple opportunities for all ages to come together in the amenity space on the roof top.

Seeking to enhance the existing identity, the proposed landscape connects the building to 53 Ave, 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.

LOT INFO	ADDRESS	5302-200 Street, 20011,21,31 - 53 Avenue 20030-53A Avenue, Langley City			
	LEGAL DESCRIPTION	Plan NWP42983 Lot 315,Plan NWP42983 Lot 314,Plan NWP42983 Lot 313,Plan NWP42983 Lot 301,Plan NWP42983 Lot 312			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	31,572	2,933	0.72	0.29
	ROAD DEDICATION	2,525	235	0.06	0.02
	NET AREA (AFTER DEDICATION)	29,047	2,698	0.67	0.27

ZONING	ZONING	CURRENT	PROPOSED
		RS1	CD

ZONING	FAR (GROSS)	PERMITTED	PROPOSED
	FAR		2.100
	TOTAL AREA(Sq.ft.)		66301

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (Along Cul De Sac)		6.00m
	SOUTH(Along 53 Ave)		4.00m
	EAST (Along Neighbouring Lot)		6.00m
	WEST (Along 200 Street)		4.00m

ZONING	BLDG HEIGHT	PERMITTED	PROPOSED
			6 STOREY
	NO. OF DWELLING UNITS		95
	NO. OF ADAPTABLE UNITS		23 (24% OF TOTAL UNITS)

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	12012	1,116	41.35%	On NET AREA

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (GROSS)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	3,846.00	1,632.00	1,755	7,233	53%
	SECOND FLOOR LVL	10,069.00	1,291.00	0	11,360	89%
	THIRD FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
	FOURTH FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
	FIFTH FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
	SIXTH FLOOR LVL	10,652.36	1,274.64	0	11,927	89%
	TOTAL FAR(SQFT)				66,301	

PROPOSED FLOOR AREA SUMMARY	UNIT COUNT				
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)
	UNIT-A	1BR	530.00	4	2,120
	UNIT-A1	1BR	530.00	2	1,060
	UNIT-B(ADAP.)	1BR+DEN	715.00	18	12,870
	UNIT-C	STUDIO	512.00	17	8,704
	UNIT-D	1BR	676.00	5	3,380
	UNIT-E	STUDIO	390.00	5	1,950
	UNIT-F	Jr. 2BR	651.00	5	3,255
	UNIT-G	1BR	621.00	20	12,420
	UNIT-G1(ADAP.)	1BR	662.00	5	3,310
	UNIT-H	Jr. 2BR	639.00	5	3,195
	UNIT-I	STUDIO	368.00	5	1,840
	UNIT-J	1BR	602.00	4	2,408
	TOTAL			95	56,512

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl-1 & Surface)
	1 Bedroom , 1 Bedroom+Den, Studio	85	1.0 / Unit	85	85(@Parkade lvl-1 & Surface)
	2 bedroom	10	1.25/ Unit	12.5 SAY 13	13(@Parkade lvl-1 & Surface)
	Visitor's	95	0.15	14.25 SAY 14	14(@ Surface)
	TOTAL			112	112
	SMALL CARS		60% of Total Stalls	67.2 SAY 67	66(@ Parkade lvl-1 & Surface)
	ACCESSIBLE		5% of Total Stalls	5.6 SAY 6	6(@ Parkade lvl-1 & Surface)
	LOADING BAY			1	1(@Surface)
	COMBINED BICYCLE PARKING & STORAGE LOCKER	95	1 / Unit & 4sqm/Unit	95	95
Provided @ Parkade Lvl-1				30	
Provided @ Unit-A, Unit-C, Unit-D, Unit-E, Unit-G, Unit-G1, Unit-I, Unit-J				65	

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	PROPOSED(@ MAIN FLOOR)	163	1,755	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
PROPOSED(@ ROOF TOP)	192	2,065		



① STREETScape VIEW
ALONG 53 AVE



② STREETScape VIEW
ALONG 200 ST.



③ STREETScape VIEW
ALONG 200 ST.



④ STREETScape VIEW
ALONG 53 AVE



1 SHADOW @ EQUINOX MARCH 20 9AM



2 SHADOW @ EQUINOX MARCH 20 12NOON



3 SHADOW @ EQUINOX MARCH 20 3PM



4 SHADOW @ EQUINOX SEP 20 9AM

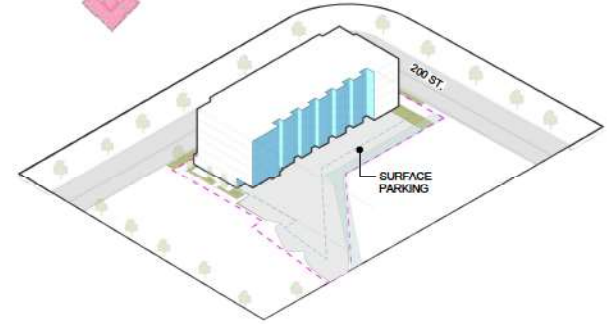
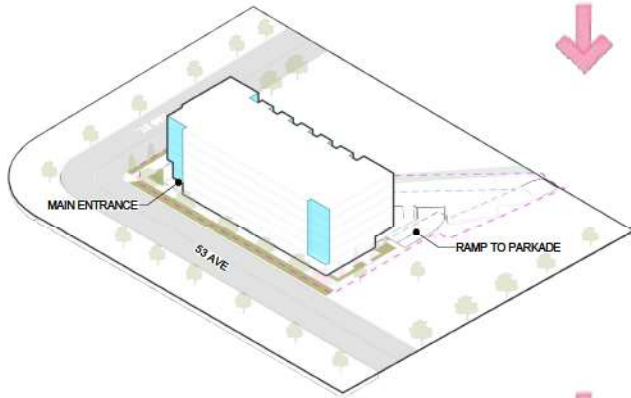
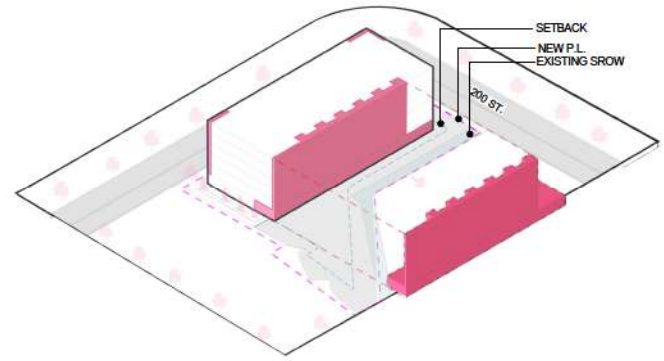
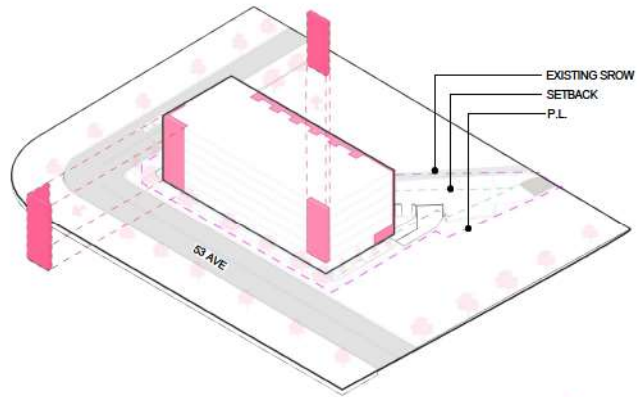


5 SHADOW @ EQUINOX SEP 20 12NOON

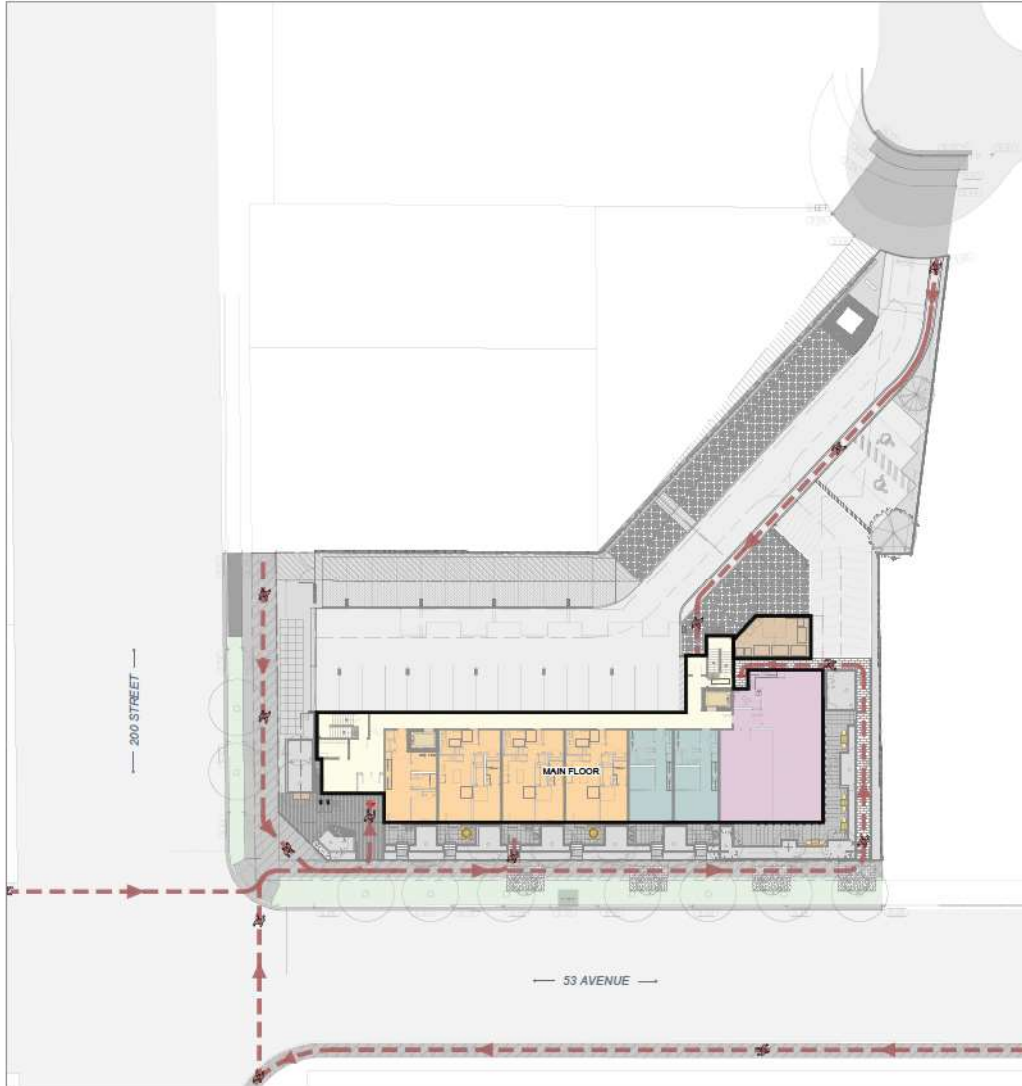


6 SHADOW @ EQUINOX SEP 20 3PM





PEDESTRIAN MOVEMENT



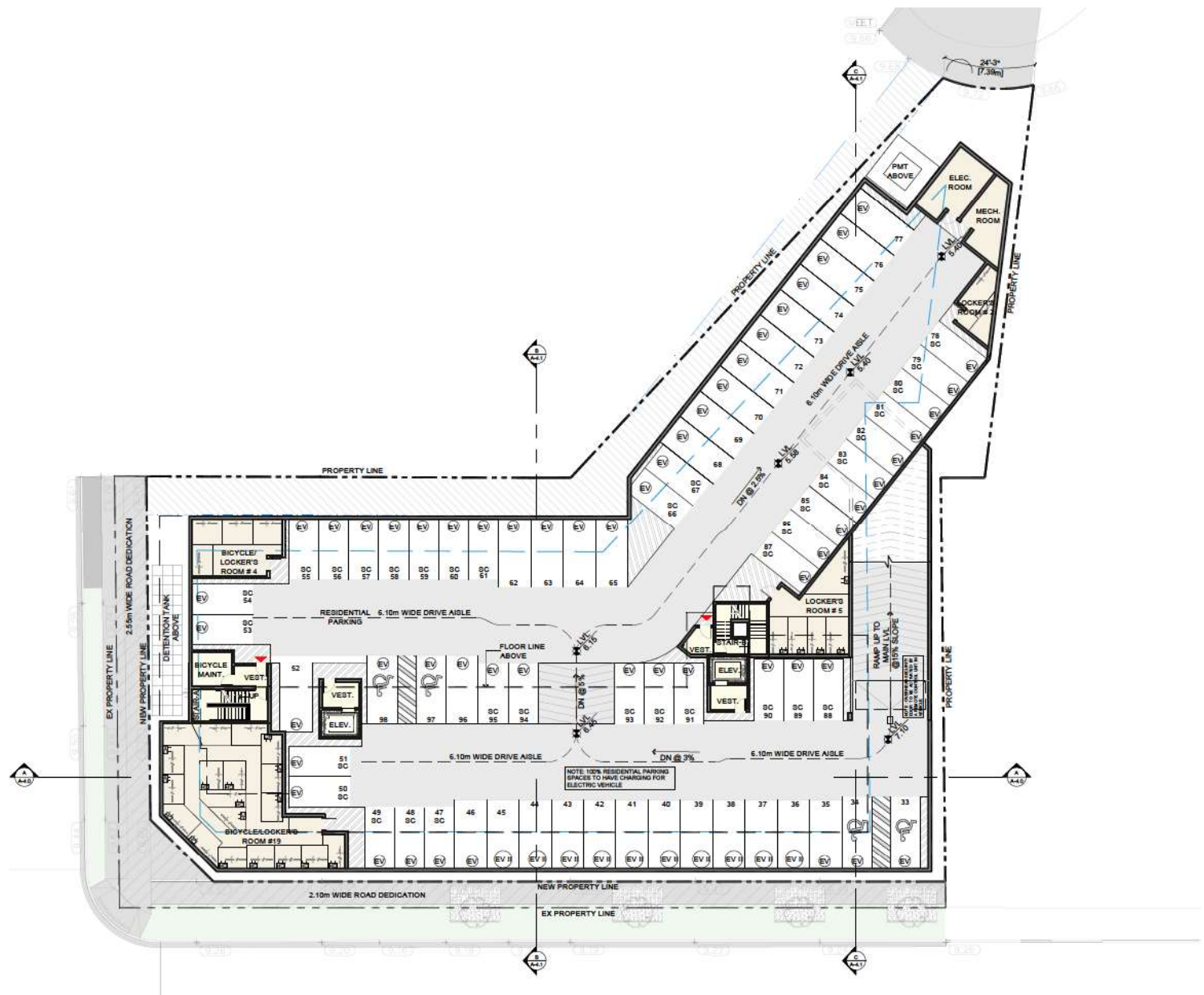
VEHICULAR MOVEMENT



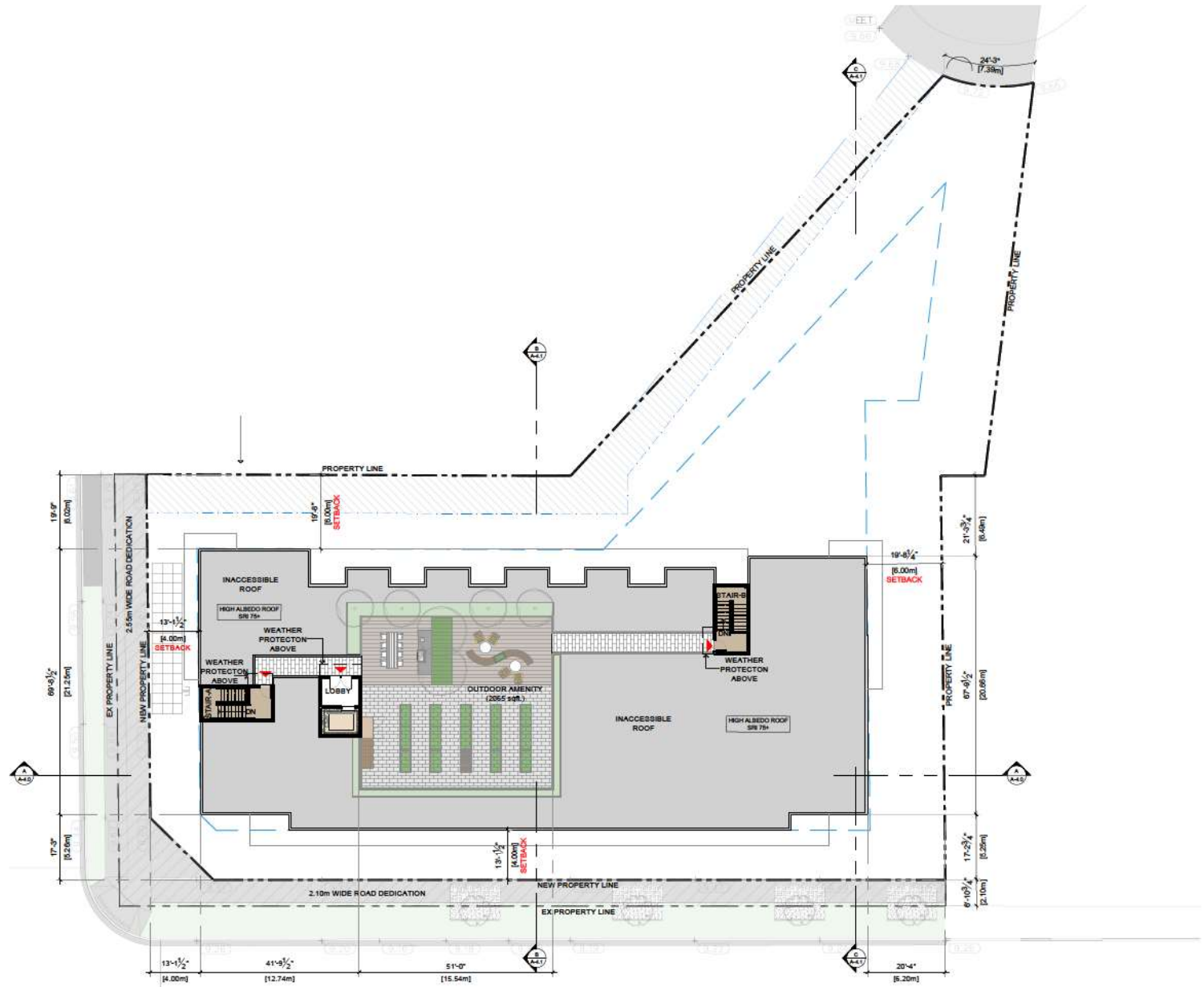
LEGEND	
VEHICULAR	
PEDESTRIAN	



-  REGULAR STALL
-  SMALL CAR STALL
-  ACCESSIBLE STALL

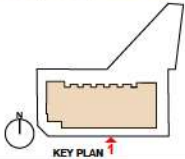








1 PERSPECTIVE VIEW
ALONG 53 AVENUE

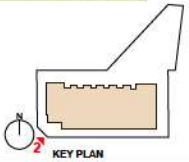


KEY PLAN ↑



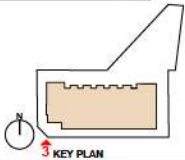


2 PERSPECTIVE VIEW
ALONG SOUTH-WEST CORNER



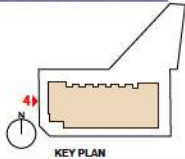


3 PERSPECTIVE VIEW
ALONG SOUTH-WEST CORNER (ENTRANCE)





4 PERSPECTIVE VIEW
ALONG 200 STREET

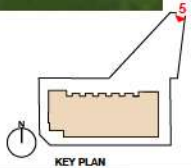


KEY PLAN



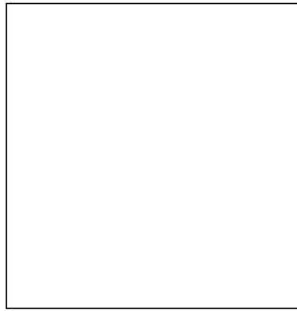


5 PERSPECTIVE VIEW
ALONG 53A Ave

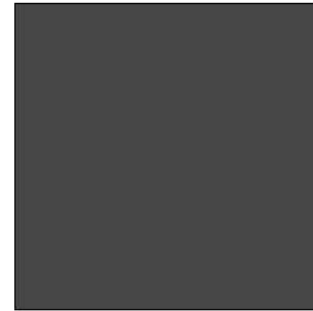




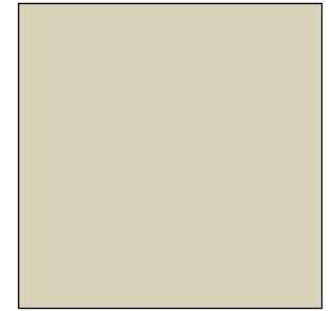
SOUTH ELEVATION (ALONG 53 AVE)



1 - Hardie Panel with matching reveals
Color to Match: Primary white



2 - Hardie Panel with matching reveals
Color to Match: Benjamin Moore
Graphite 1603



3 - Hardie Panel with matching reveals
Color to Match: Benjamin Moore
Berber White 955



4 - Aluminum Composite Paneling:
Color: Longboard Architectural
Products - Dark Fir



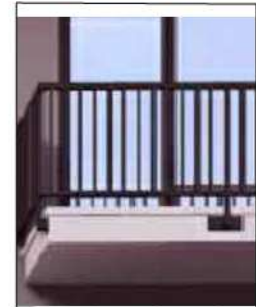
5 - Aluminium Metal Louver
Color to Match: Benjamin Moore
Graphite 1603



6 - Aluminium Railing
Clear and Translucent
Color: Black



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



7 - Aluminium Railing:
Color : Black



8 - Glazed Windows
Color : Black
Glass: Clear



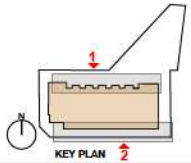
9 - Aluminium Door with Glass
Color : Black
Glass:Clear



1 NORTH ELEVATION
SCALE- NTS



2 SOUTH ELEVATION
SCALE- NTS

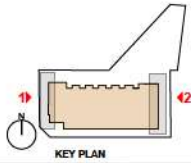


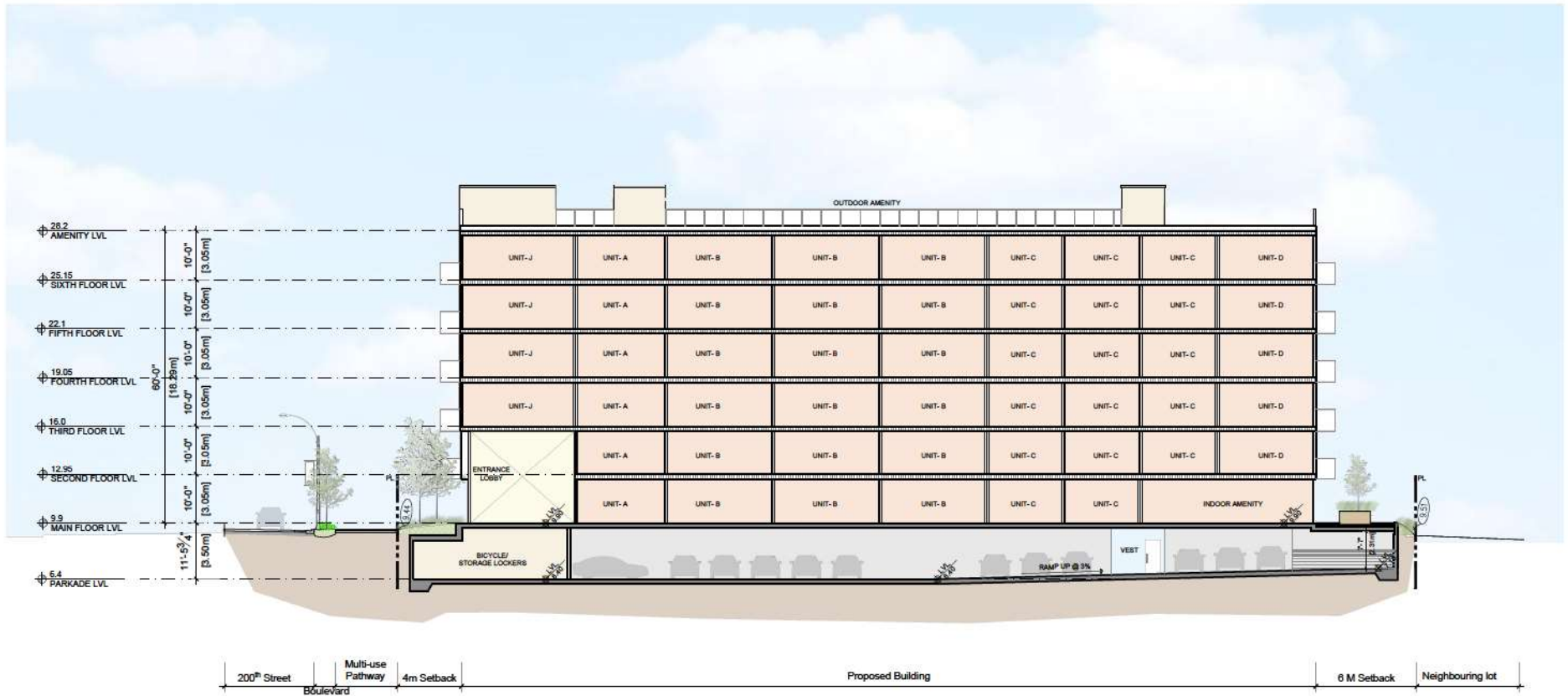


1 WEST ELEVATION
SCALE- NTS

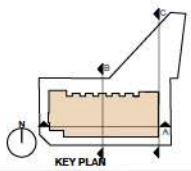


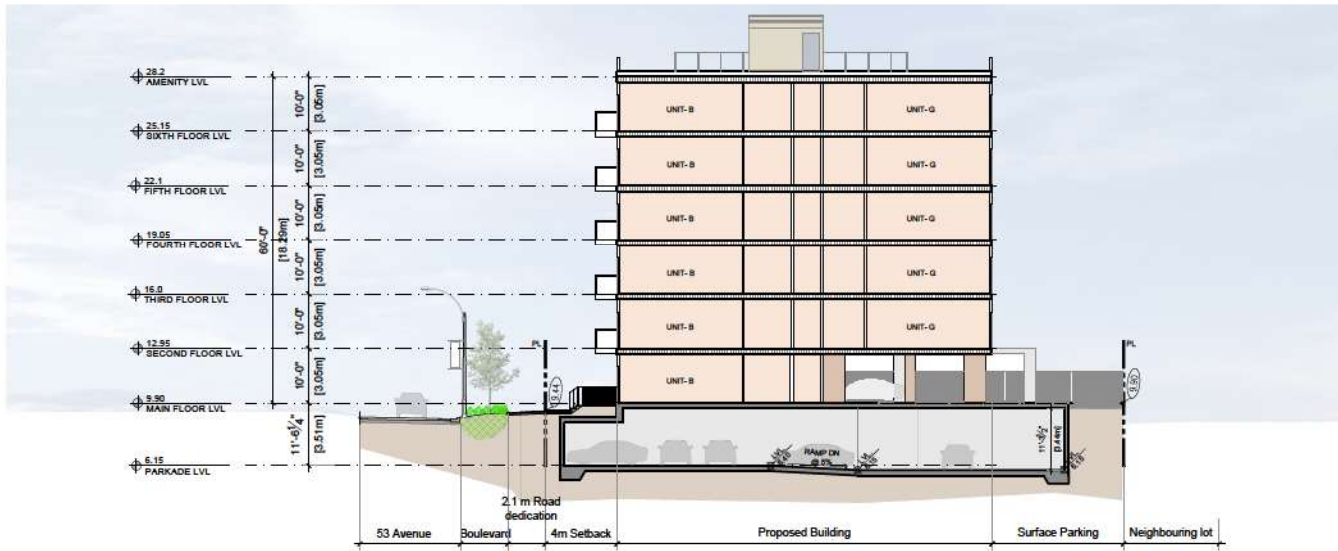
2 EAST ELEVATION
SCALE- NTS





1 SECTION A-A

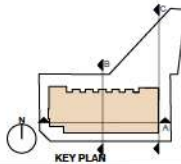


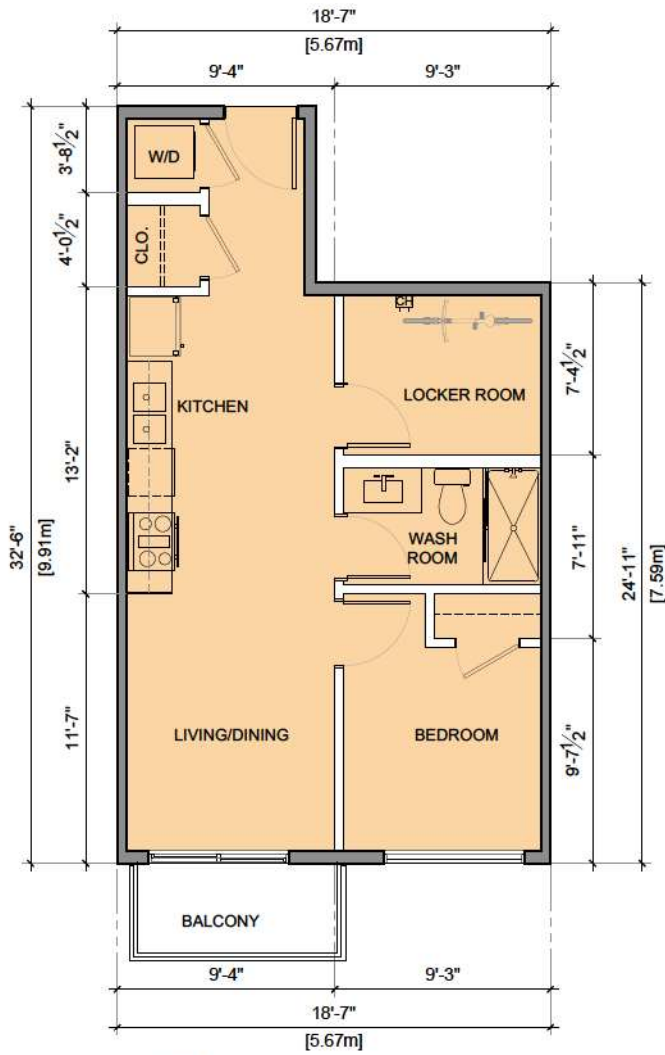


1 SECTION B-B

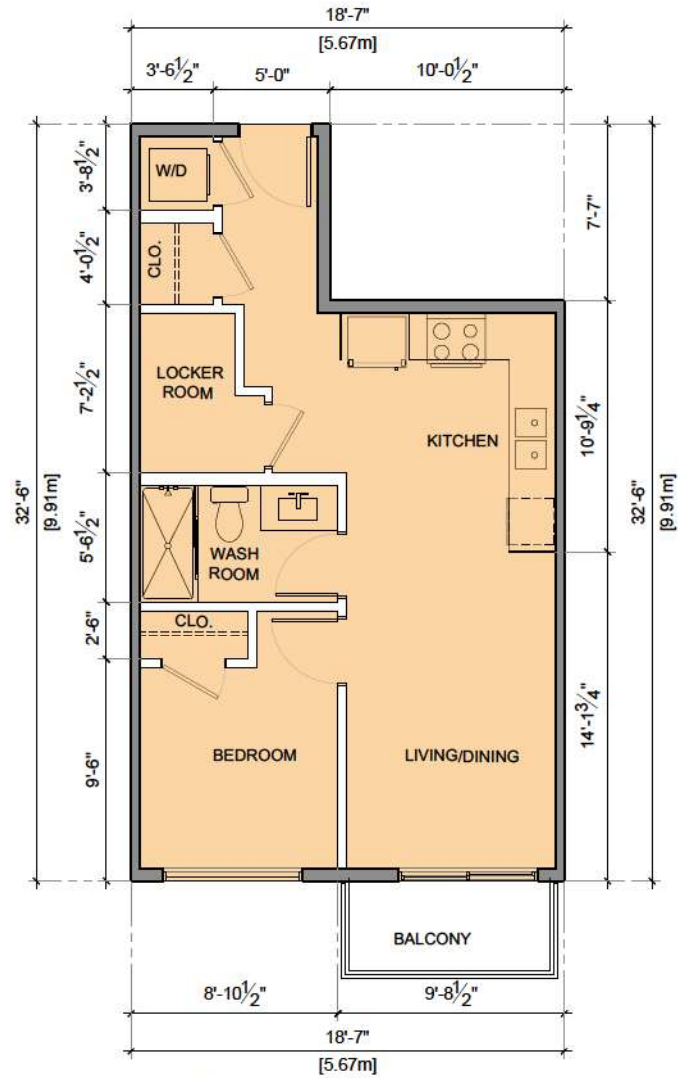


1 SECTION C-C

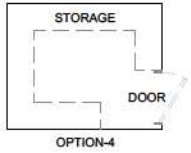
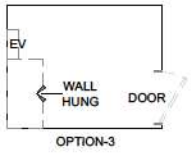
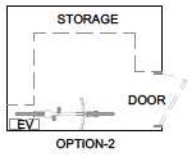
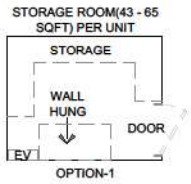




1 UNIT-A
 3/16"=1'-0"
 AREA = 530 Sq.ft.

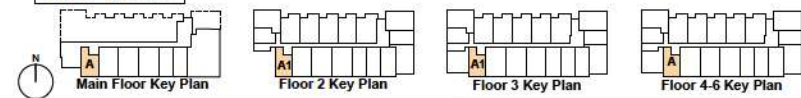


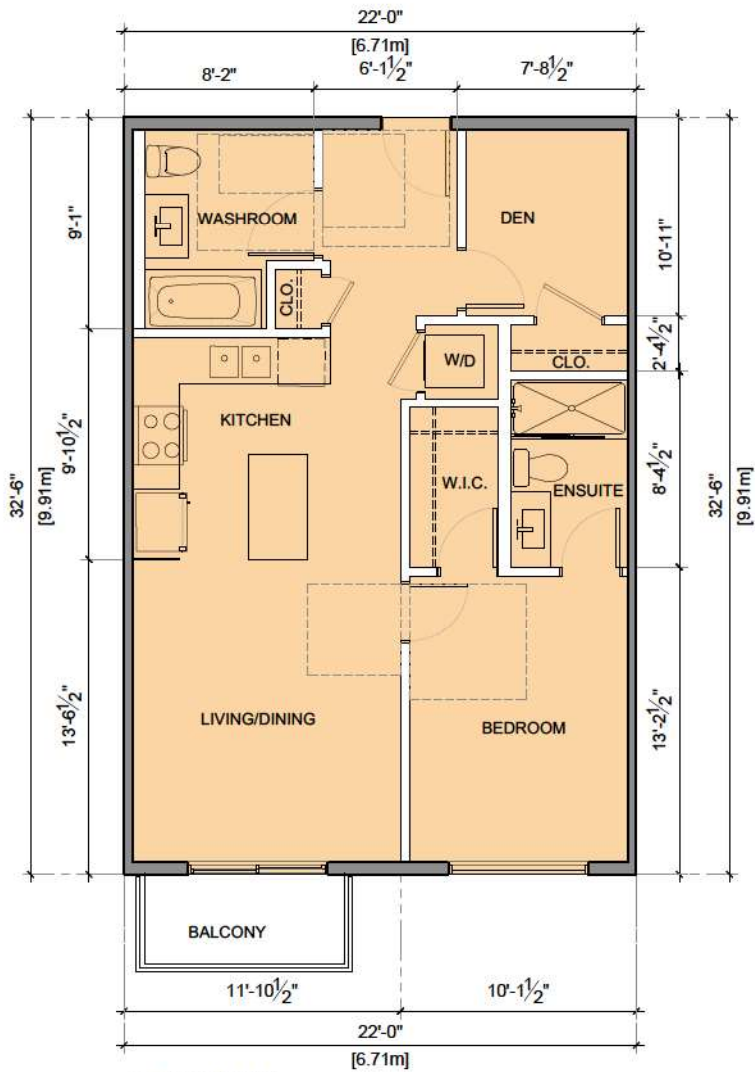
2 UNIT-A1
 3/16"=1'-0"
 AREA = 530 Sq.ft.



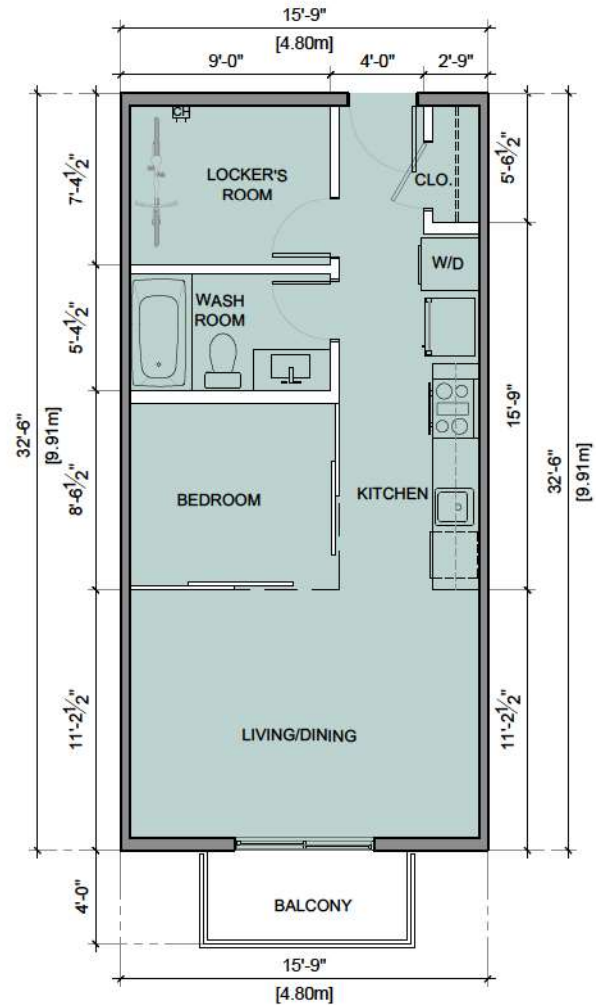
LEGEND

STUDIO
1BR
2BR





1 UNIT-B (ADAP.)
 3/16"=1'-0" AREA = 715 Sq.ft.

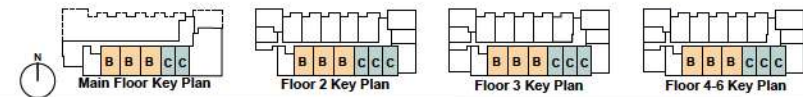


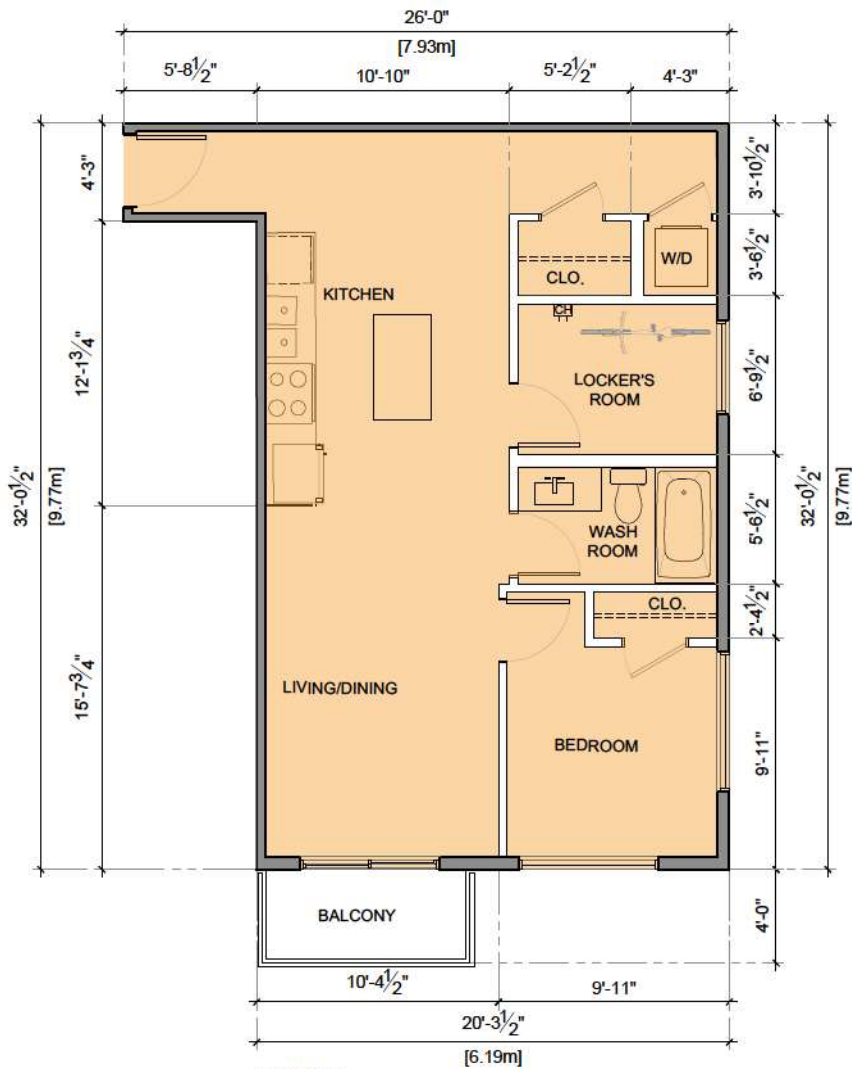
AREA = 512 Sq.ft.

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

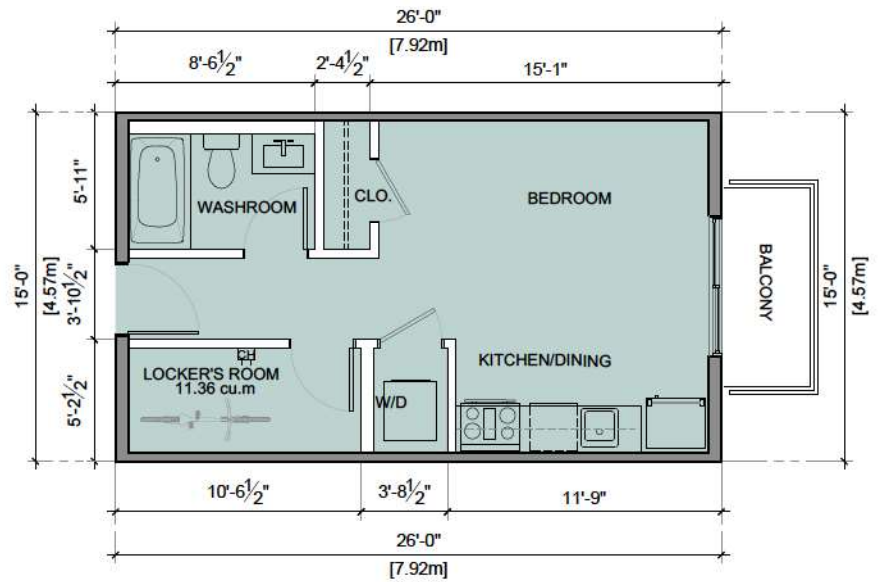
LEGEND

STUDIO
1BR
2BR



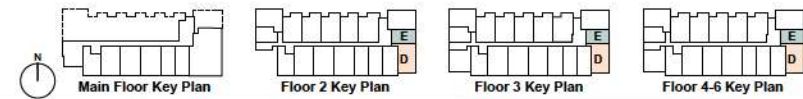


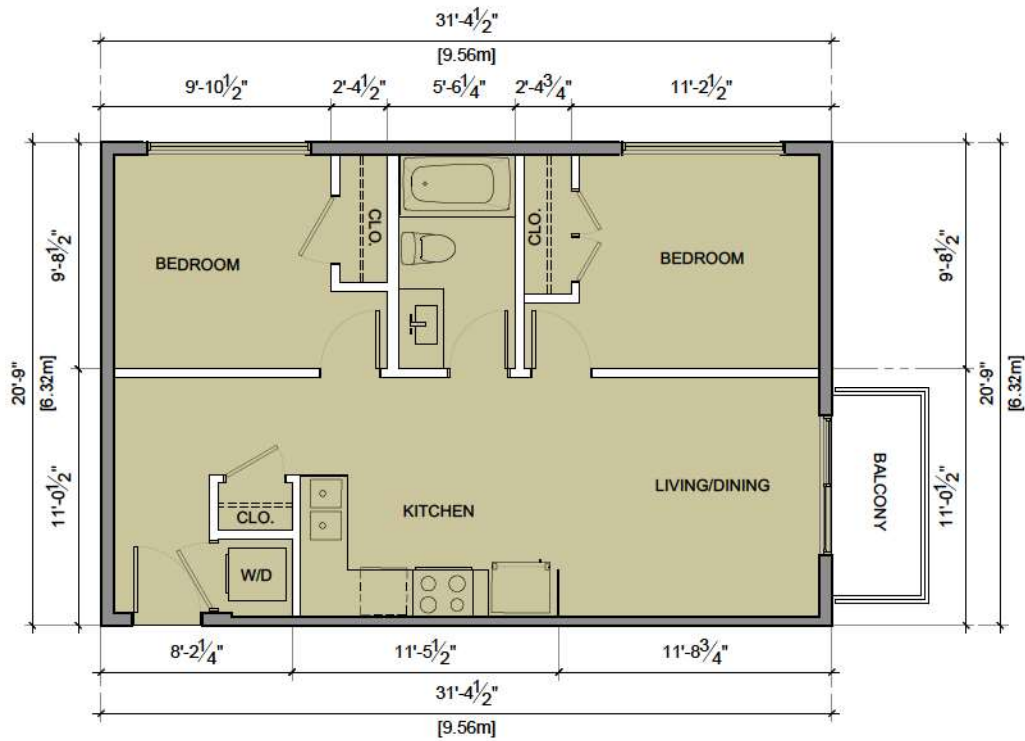
1 UNIT-D
 3/16" = 1'-0"



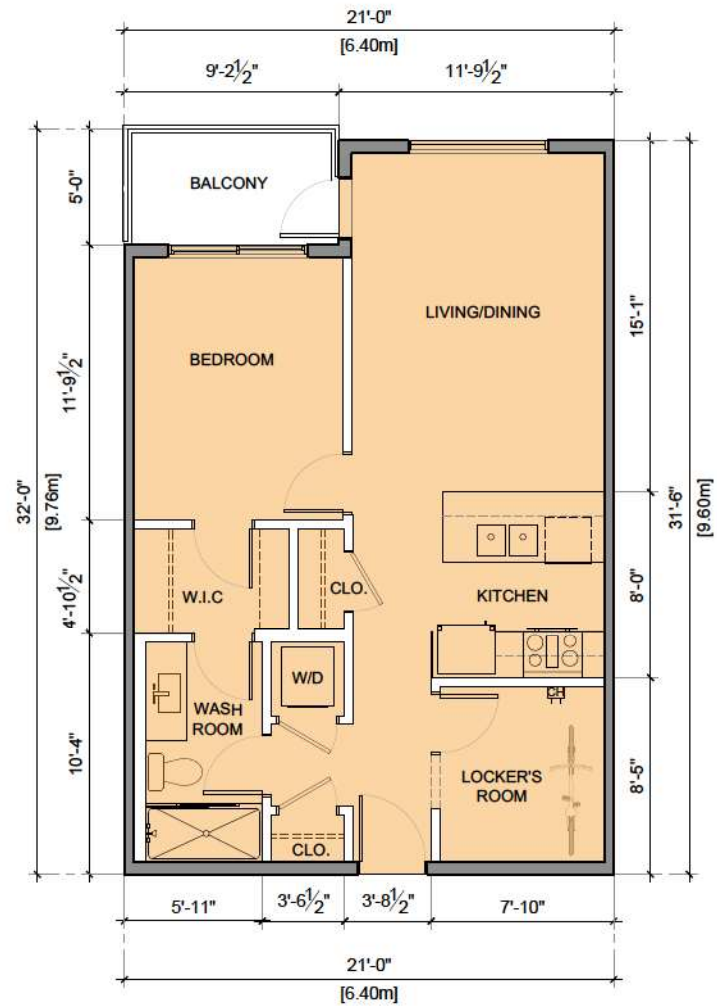
2 UNIT-E
 3/16" = 1'-0"

LEGEND	
	STUDIO
	1BR
	2BR





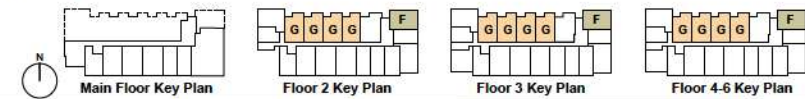
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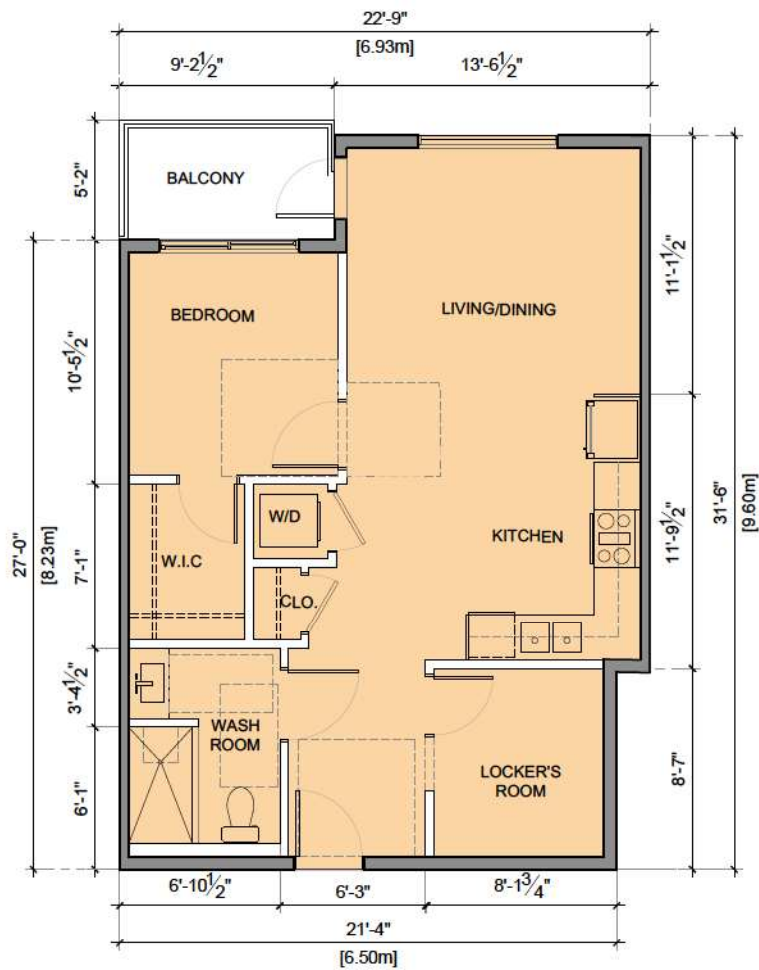


2 UNIT-G
3/16" = 1'-0"

LEGEND

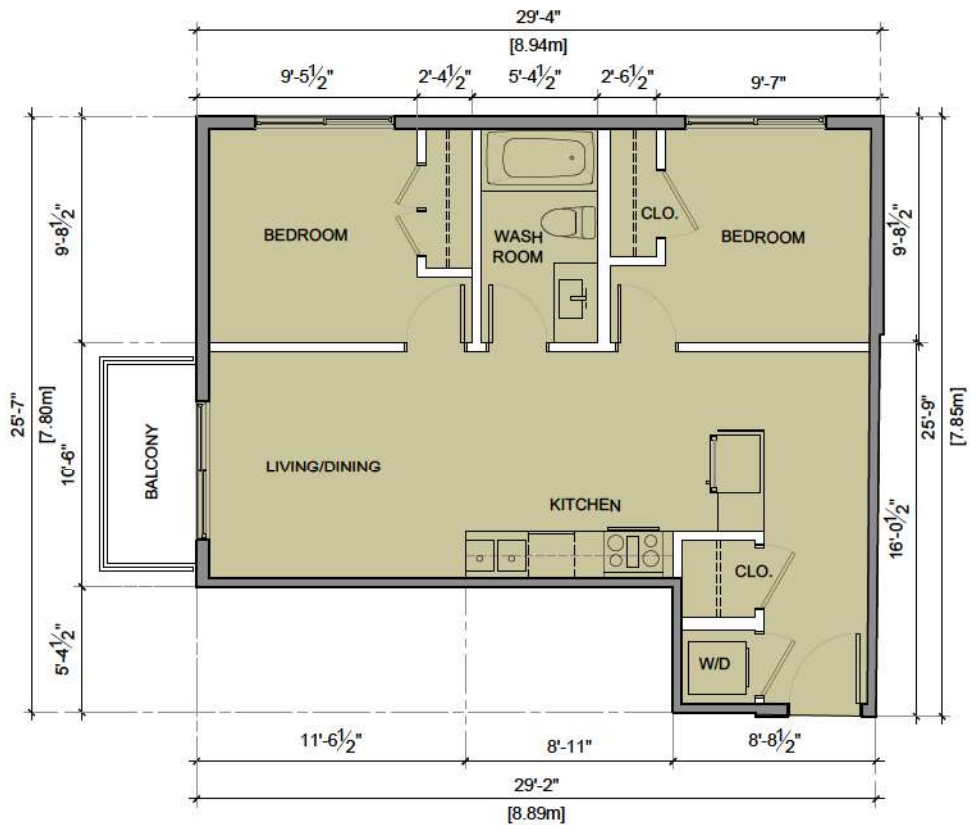
STUDIO
1BR
2BR





AREA = 662 Sq.ft.

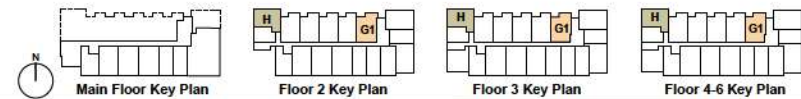
1 UNIT-G1
 3/16" = 1'-0"

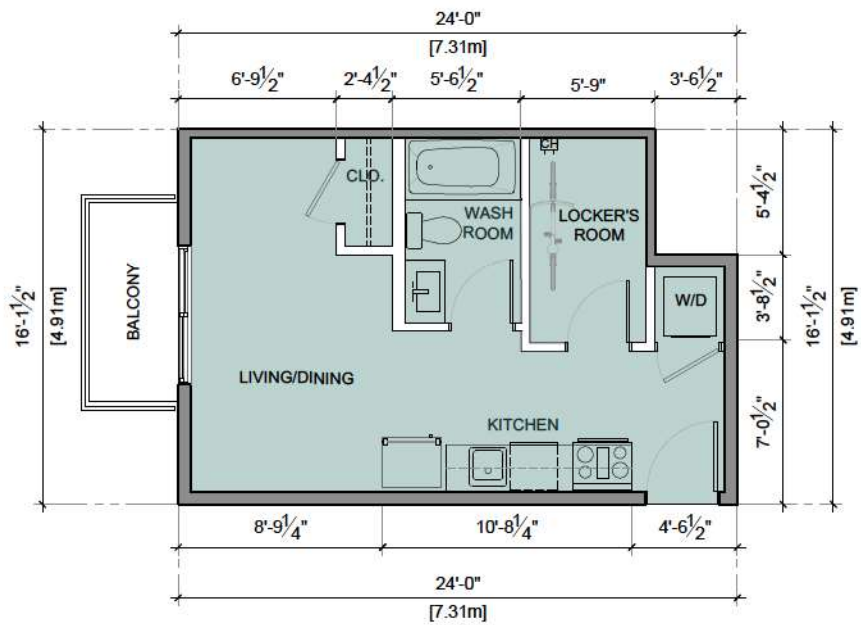


AREA = 639 Sq.ft.

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

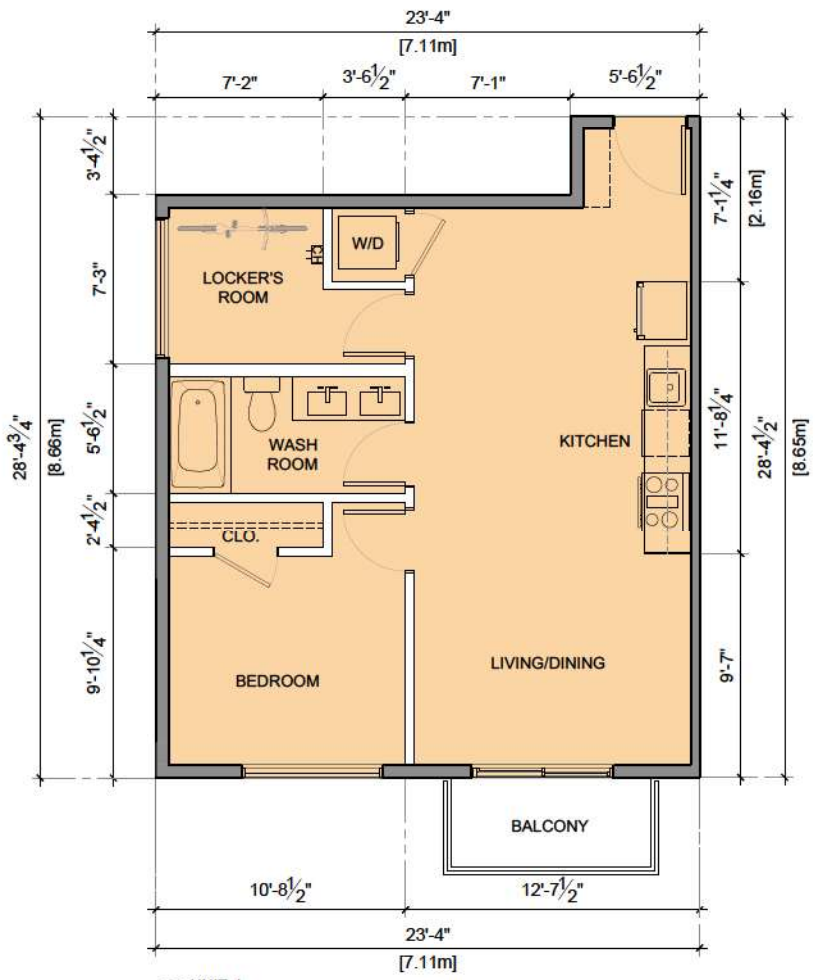
LEGEND	
[Light Green Box]	STUDIO
[Light Orange Box]	1BR
[Light Yellow Box]	2BR





AREA = 368 Sq.ft.

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

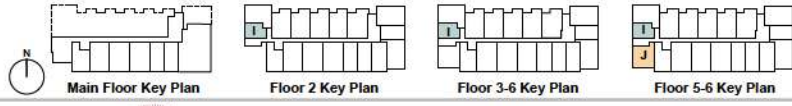


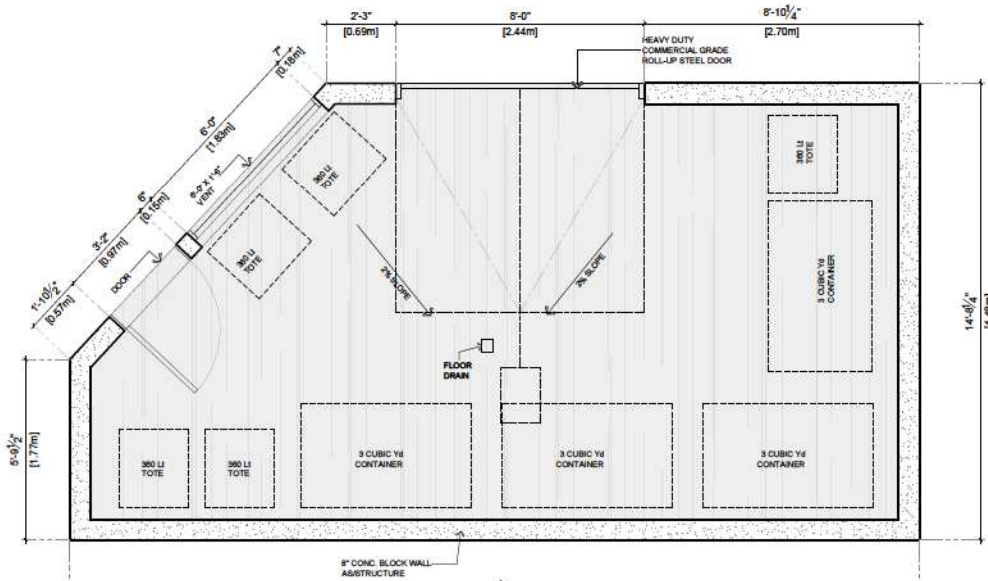
AREA = 602 Sq.ft.

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

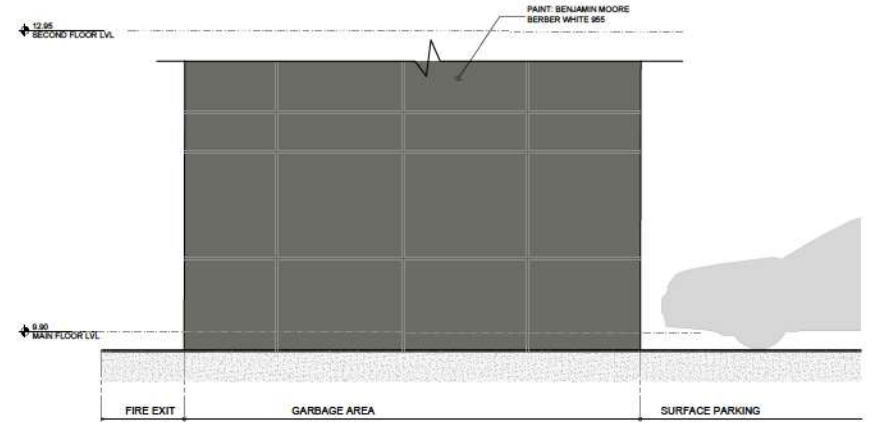
LEGEND

STUDIO
1BR
2BR

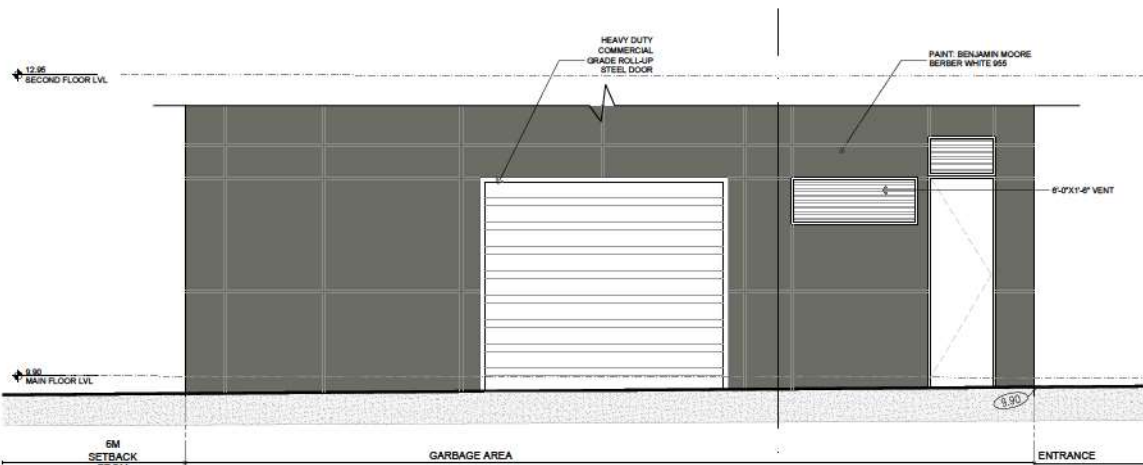




1 GARBAGE ENCLOSURE PLAN
Scale: 1/4"=1'-0"

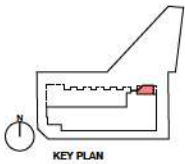


3 EAST ELEVATION
Scale: 1/4"=1'-0"

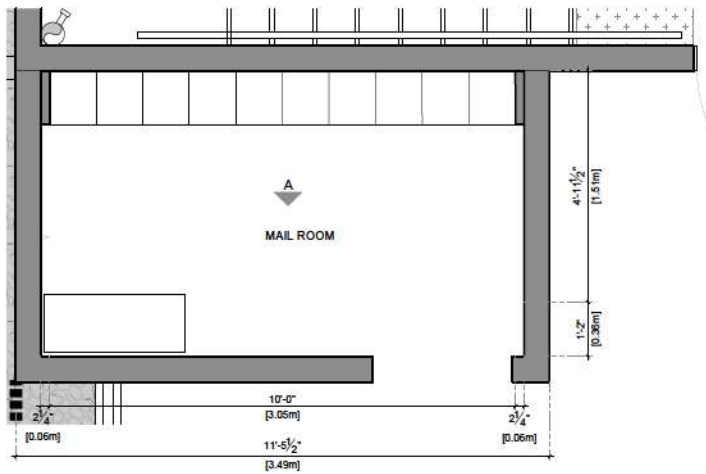


2 NORTH ELEVATION
Scale: 1/4"=1'-0"

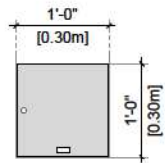
- NOTES:
1. ENCLOSURE ARCHITECTURE MATERIALS & METHODS TO CONFORM TO MUNICIPAL BUILDING AND DEVELOPMENT PERMIT REQUIREMENTS (AS REQUIRED).
 2. STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING CODE. ENCLOSURES ARE TO BE DESIGNED TO WITHSTAND SNOW LOADING, VEHICULAR DAMAGE, OPERATIONAL DAMAGE, AND BEARS.
 3. STEEL ENTRY DOOR IS TO BE 36" WIDE (815MM) 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.
 4. ADEQUATE MOTION ACTIVATED INTERIOR AND EXTERIOR LIGHTING (IF REQUIRED).



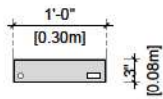
KEY PLAN



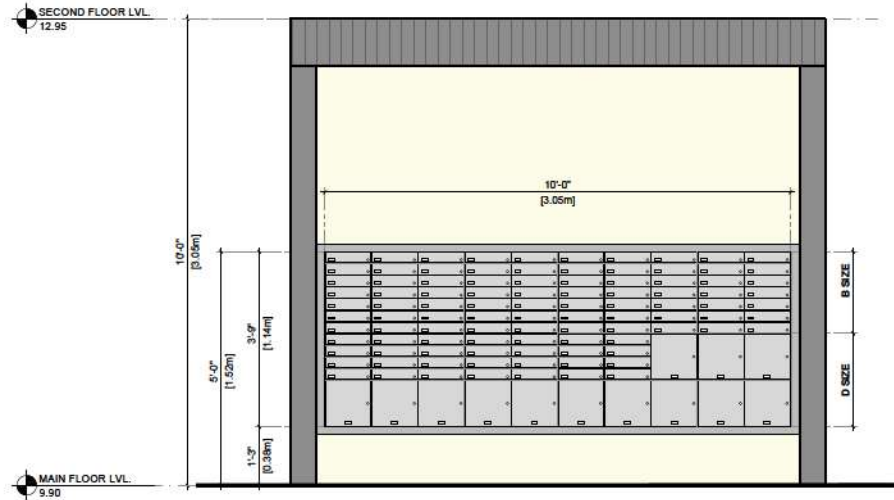
1 MAIL ROOM PLAN
Scale: 3/8" = 1'-0"



"D" size [13 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 [98 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)



2 MAIL ROOM ELEVATION - A
Scale: 3/8" = 1'-0"

