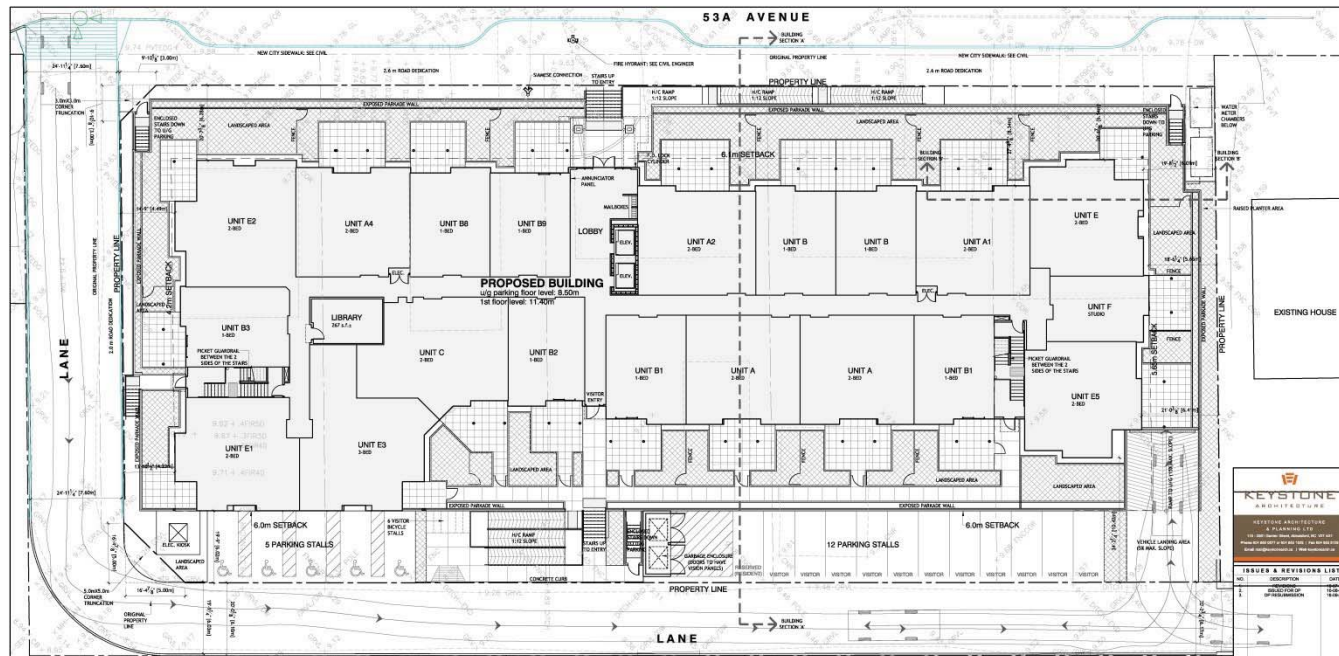


Solaris – Site Plan/1st Floor Plan



SITE PLAN / 1st FLOOR PLAN
20 UNITS
19,304 s.f.
SCALE: 3/32" = 1'-0"



KEY MAP
N.T.S.

SITE DATA

Civic address: 20180, 20190, 20190, 20200, 20210, 20220-20224 -
53A Avenue, Langley, BC
Legal description: Lots 72 to 76, District Lot 306, Group 2,
New Westminster District Plan 33003
Proposed zoning: C200 (Comprehensive Development Zone)
Site area:
- original: 44,430 s.f. (1,000 acres) - 0.413 ha
- road dedications: 3988 s.f.
- new area: 40,342 s.f. (0.933 acres) - 0.379 ha
Building area: 19,304 s.f. (1,763.6 m²)
Lot coverage: 45.5% of original site area
Floor areas:
- u/g parking floor: 52,213 s.f.
- 1st thru 4th floors: 19,304 s.f. each
- gross floor area: 77,224 s.f.
Floor Area Ratio: 77,224 / 44,430 = 1.74
Density: 80 units / 0.413 ha = 193.7 (max 198)

Units:
- studio: 6 units (687 s.f. - 522 s.f.)
- 1 bed: 19 units (812 s.f. - 641 s.f.)
- 1 bed + den: 6 units (998 s.f. - 774 s.f.)
- 2 bed: 44 units (1020 s.f. - 1099 s.f.)
- 3 bed: 4 units (1022 s.f. - 1172 s.f.)
- 3 bed + den: 1 unit (1360 s.f.)
- total: 80 units
Parking provided:
- 15-19 units x 1.2 = 30.0 stalls
- 15-44 units x 1.3 = 65.0 stalls
- 15-11 units x 2.0 = 10.0 stalls
- total tenant parking required: 105 stalls
- visitor parking: 80 units x 0.2 = 16 stalls
- total parking required: 121 stalls
- 1% stalls required: 121 x 0% = 0.05 = 7 stalls

Parking provided:
- underground parking:
- 2 h/c stalls
- 22 small car stalls
- 80 standard stalls
- total: 104 u/g parking stalls
- surface parking:
- 5 h/c stalls
- 12 standard stalls
- total: 17 parking stalls
- 100%:
- tenant parking provided: 105 stalls
- visitor parking provided: 16 stalls
- total parking provided: 121 stalls

Bicycle parking:
- tenant: 40 spaces in u/g parkade
- visitor: 8 spaces on grade
- total: 48 spaces
Storage lockers: 80 lockers (within each unit)
Indoor amenity space:
- 1st floor: 267 s.f. (library)
- 2nd floor: 972 s.f. (games/entertainment)
- 3rd floor: 972 s.f. (fitness)
- total: 2211.6 s.f.
Average grade: 5.54m

KEYSTONE ARCHITECTURE
100-1000 160th Street, Suite 100, Richmond, BC V6V 2G9
Tel: 604-273-1111
Fax: 604-273-1112
www.keystonearchitect.com

ISSUES & REVISIONS LIST

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/2024
2	REVISIONS	01/11/2024

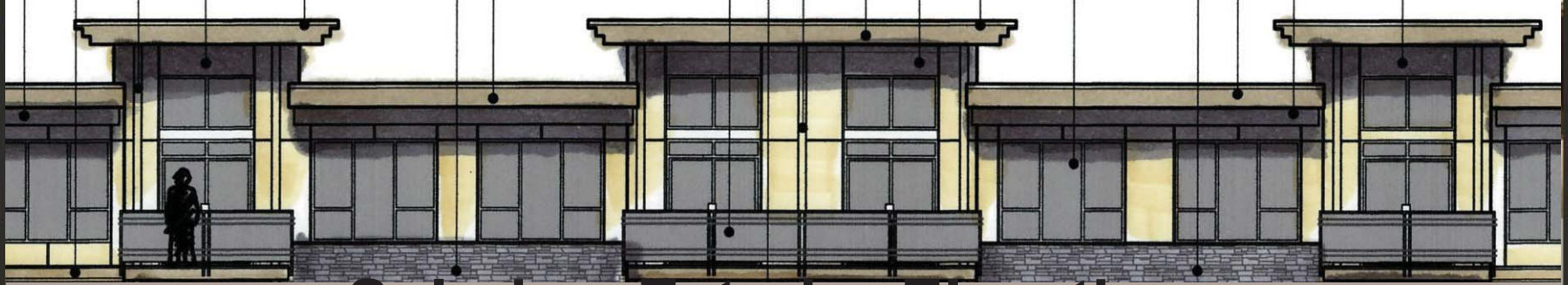
PROJECT
"THE LC" RESIDENCES
53A AVENUE, LANGLEY, BC
SHEET TITLE
SITE PLAN / 1st FLOOR PLAN

DESIGN: 10/11
SCALE: AS NOTED
DATE: 06/11/24
DRAWN: J

DRAWING NO.
SK1



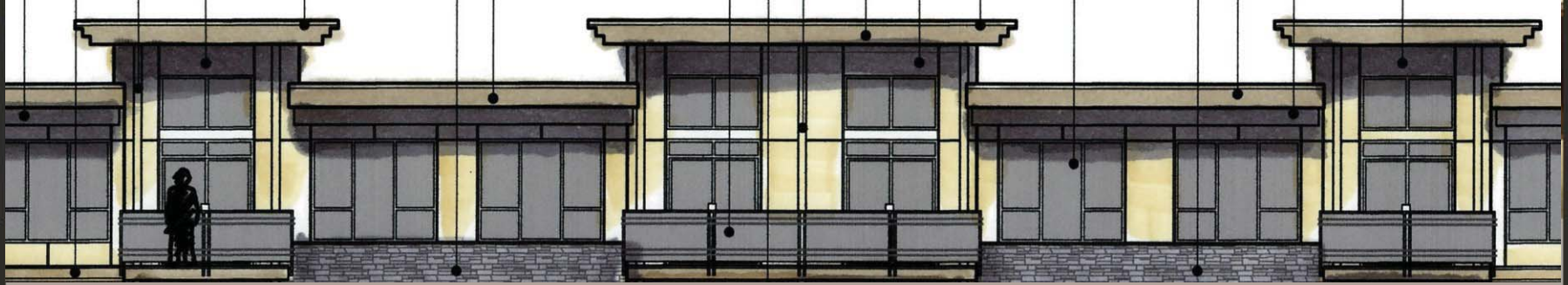




Solaris – Exterior Elevations







Crime Prevention Through Environmental Design (CPTED) Principles

- **Natural Surveillance:**

- Clear viewing points of the entire property from the residential unit windows & balconies
- Secure underground parking is for tenants only; visitor parking is surface only
- Site lighting will evenly illuminate all public areas

- **Natural Access Control:**

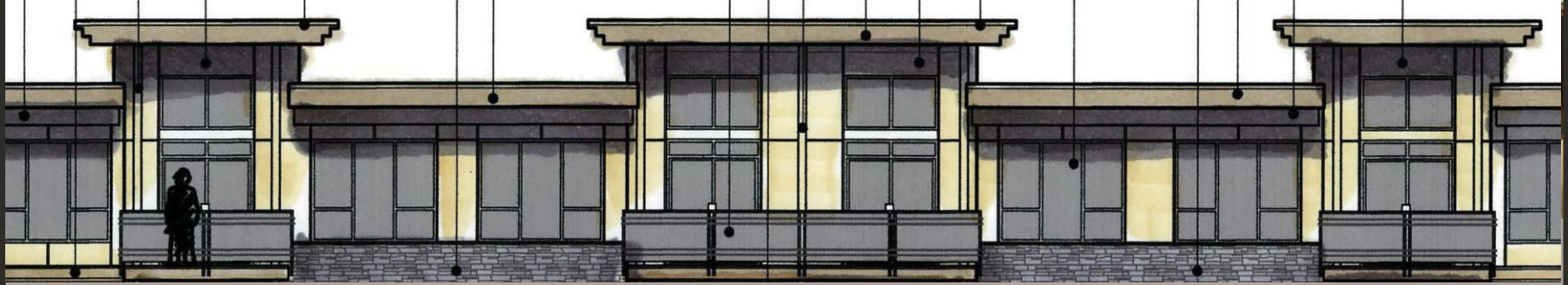
- There are 2 clearly-defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property
- The tenant underground parking access is gated and controlled by residents

- **Territoriality**

- Clearly defined spaces and physically and visually direct people from public to semi-public to semi-private to private spaces
- Each 1st floor unit has a private grassed yard area, which increases the sense of ownership
- Clear signage used to avoid any confusion

- **Maintenance & Management**

- We recommend that the owner implement initial programs, such as:
 - Landscape maintenance program, to avoid overgrowth
 - Building maintenance program to repair/remove any vandalism or graffiti within 24 to 48 hours
 - Community spirit programs, such as block parties, Block Watch, etc., which will heighten the sense of ownership



Project Sustainability Principles

- **Bike Parking:**

- 40 tenant bike stalls provided in the parkade
- 6 visitor bike stalls provided at the visitor entry

- **Electric Car Parking:**

- We have made allowance for 13 electric car parking stalls in the parkade

- **New Energy Code Requirements:**

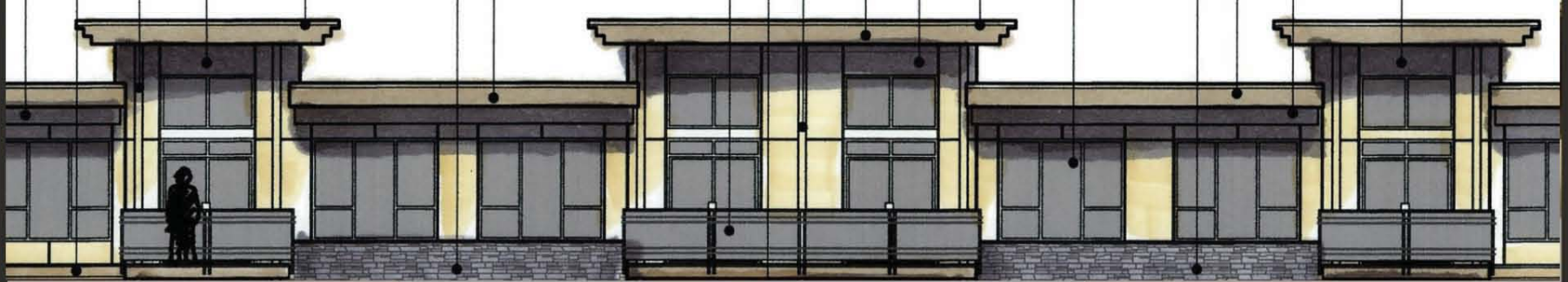
- We meet or exceed all new energy/ASHRAE code requirements

- **Exterior Lighting:**

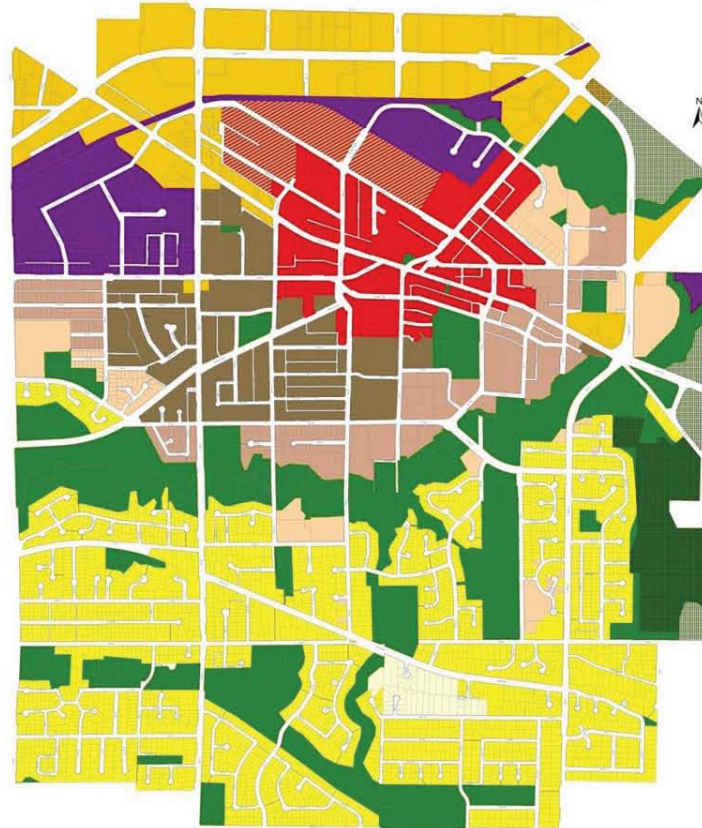
- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

- **Heat Island Effect:**

- We have located the majority of our parking in the U/G parkade limiting the amount of surface asphalt
- Landscaped on top of our parkade where the building is not located.



**CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP**



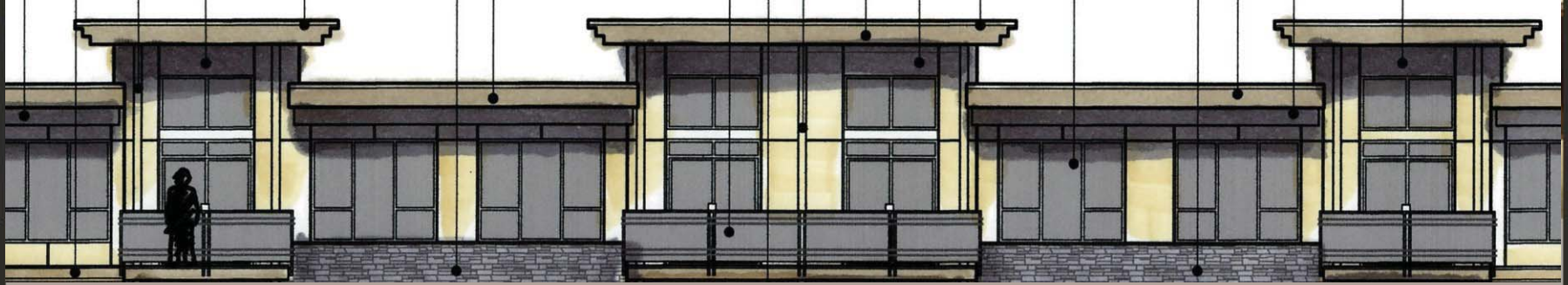
Adopted April 24, 2006
Map Information
Bylaw No. 2600, February 15, 2006
Bylaw No. 2611, December 15, 2005
Bylaw No. 2612, December 15, 2005
Bylaw No. 2613, December 15, 2005
Bylaw No. 2614, December 15, 2005

Legend

Land Use Designation	Neighbourhood Commercial	Community Commercial	Neighbourhood Office	Neighbourhood Office
Neighbourhood Office	Neighbourhood Office	Neighbourhood Office	Neighbourhood Office	Neighbourhood Office
Neighbourhood Office	Neighbourhood Office	Neighbourhood Office	Neighbourhood Office	Neighbourhood Office
Neighbourhood Office	Neighbourhood Office	Neighbourhood Office	Neighbourhood Office	Neighbourhood Office

1:4,000
Prepared by:
Development Services Department





City of Langley Official Community Plan Bylaw, 2005, No. 2600

- The City's OCP Bylaw states:
 - ✓ "Underground parking access should be from lanes" and
 - ✓ "Provide visitor parking at-grade" and
 - ✓ "Provide resident parking underground"
- ✓ Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.