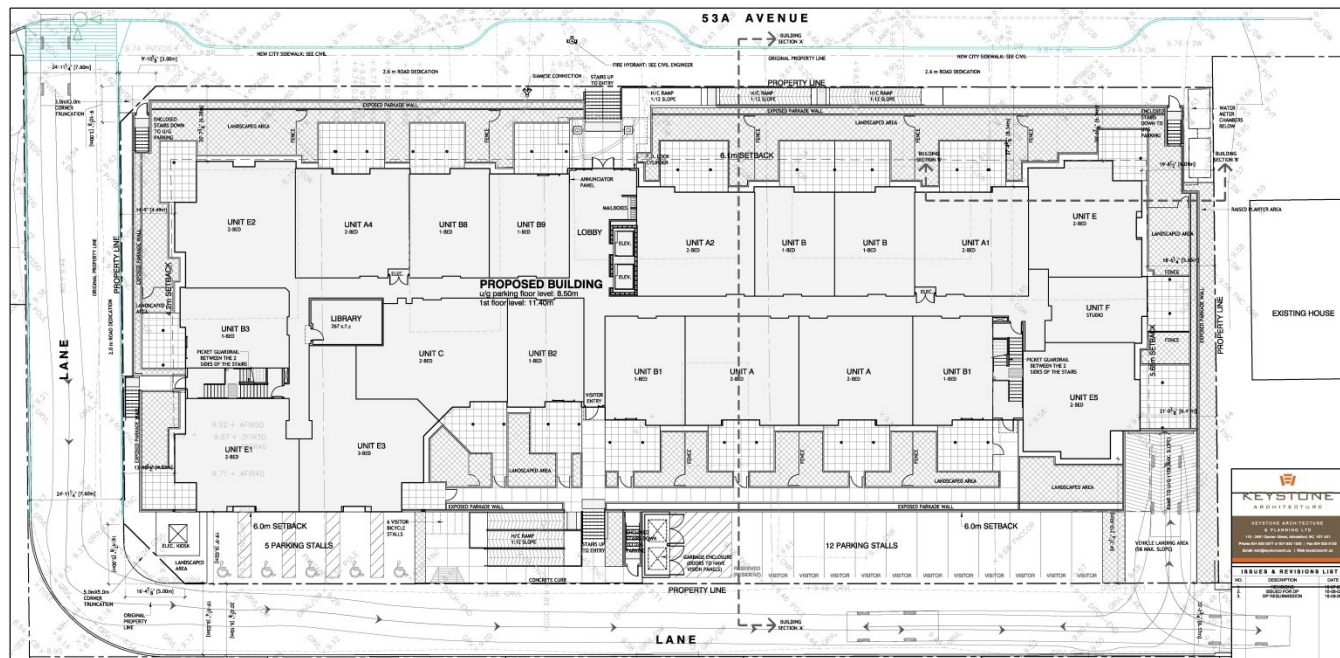
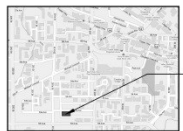




# Solaris – Site Plan/1<sup>st</sup> Floor Plan



**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, 20200, 20210, 20220-20224 - 33A Avenue, Langley, BC  
 Legal description: Lots 72 to 76, District Lot 306, Group 2, New Westminster District Plan 33603  
 Proposed zoning: CDD3 (Comprehensive Development Zone)  
 Site area: original: 44,430 s.f. (1,020 acres) - 0.413 ha  
 - road dedications: 3988 s.f.  
 - new area: 40,342 s.f. (0.938 acres) - 0.379 ha  
 Building area: 19,306 s.f. (1,780 s.m.)  
 Lot coverage: 43.5% of original site area  
 Floor areas:  
 - u/g parking floor: 92,213 s.f.  
 - 1st thru 4th floors: 19,306 s.f. each  
 - gross floor area: 77,234 s.f.  
 Floor Area Ratio: 77,234 / 44,430 = 1.74  
 Density (Lp4): 80 units / 0.413 ha = 193.7 (max 198)

**Units:**  
 - studio: 6 units (482 s.f. - 522 s.f.)  
 - 1 bed: 19 units (812 s.f. - 841 s.f.)  
 - 1 1/2 bed: 6 units (966 s.f. - 774 s.f.)  
 - 2 bed: 44 units (720 s.f. - 1099 s.f.)  
 - 3 bed: 4 units (1022 s.f. - 1172 s.f.)  
 - 3 bed + den: 1 unit (1366 s.f.)  
 - total: 80 units  
**Parking provided:**  
 - 85-151 units x 1.2 = 30.0 stalls  
 - 85-441 units x 1.3 = 85.0 stalls  
 - 85-111 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  
 - \*N/A stalls required: 121 x 0% = 6.05 = 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  
 - total: 121 stalls  
 - tenant parking provided: 105 stalls  
 - visitor parking provided: 16 stalls  
 - total parking provided: 121 stalls

**Bicycle parking:**  
 - tenant: 40 spaces in u/g garage  
 - visitor: 0 spaces on grade  
 - total: 40 spaces  
 Storage lockers: 80 lockers (within each unit)  
 Indoor amenity space:  
 - 1st floor: 257 s.f. (library)  
 - 2nd floor: 972 s.f. (games/entertainment)  
 - 3rd floor: 972 s.f. (fitness)  
 - total: 2211 s.f.  
 Average grade: 5.64m



**KEYSTONE ARCHITECTURE**  
 14-3000 104th Avenue, Suite 100, Surrey, BC V3R 4C9  
 Phone: (604) 591-1111  
 Fax: (604) 591-1112  
 Email: info@keystonearch.com  
 Website: www.keystonearch.com

**ISSUES & REVISIONS LIST**

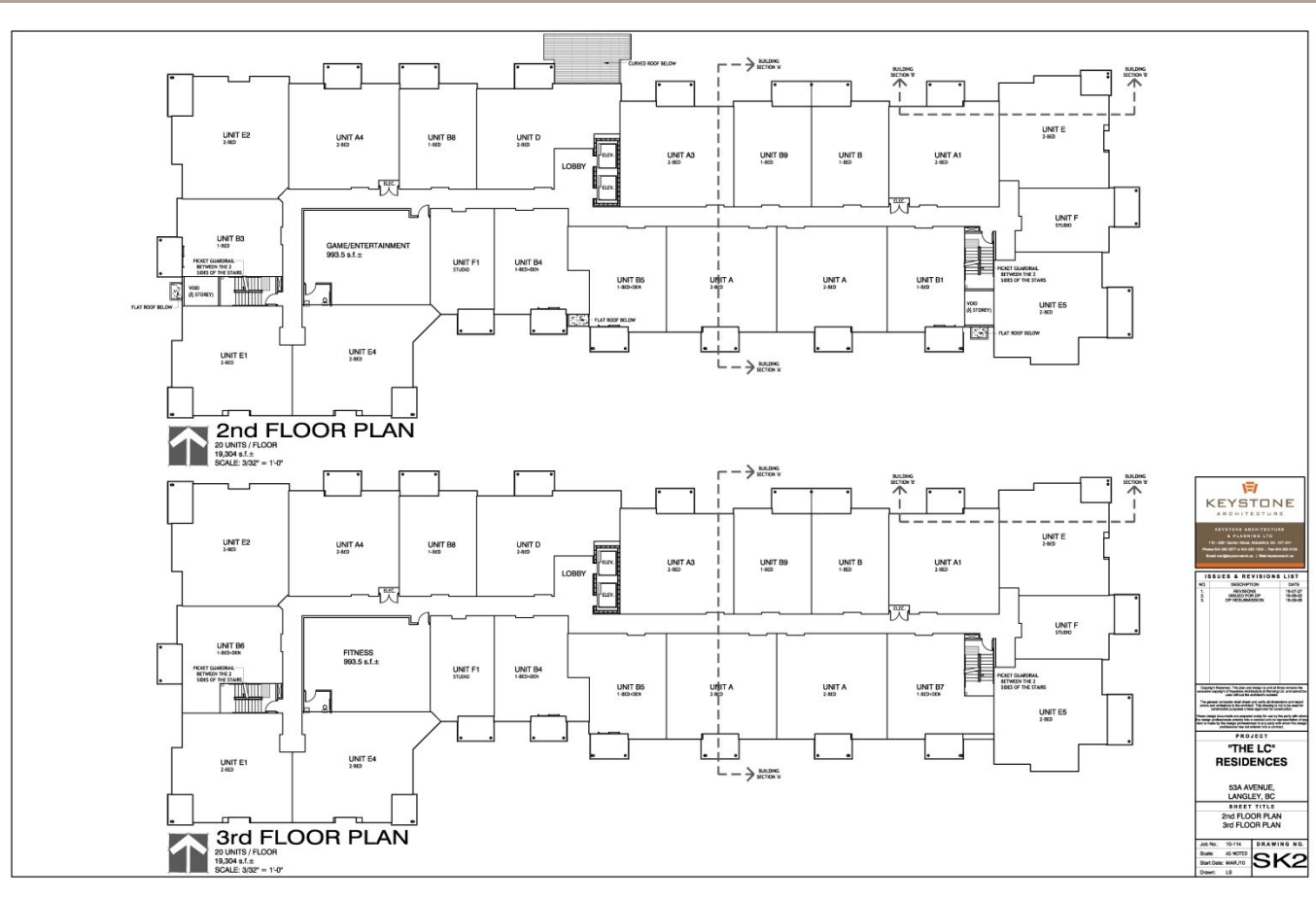
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1	ISSUES	10/14/2024
2	REVISIONS	10/14/2024

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

JOB NO.: 10714  
 SCALE: AS NOTED  
 SHEET DATE: 06/01/2024  
 DRAWING NO.: **SK1**  
 DESIGNER: J.S.

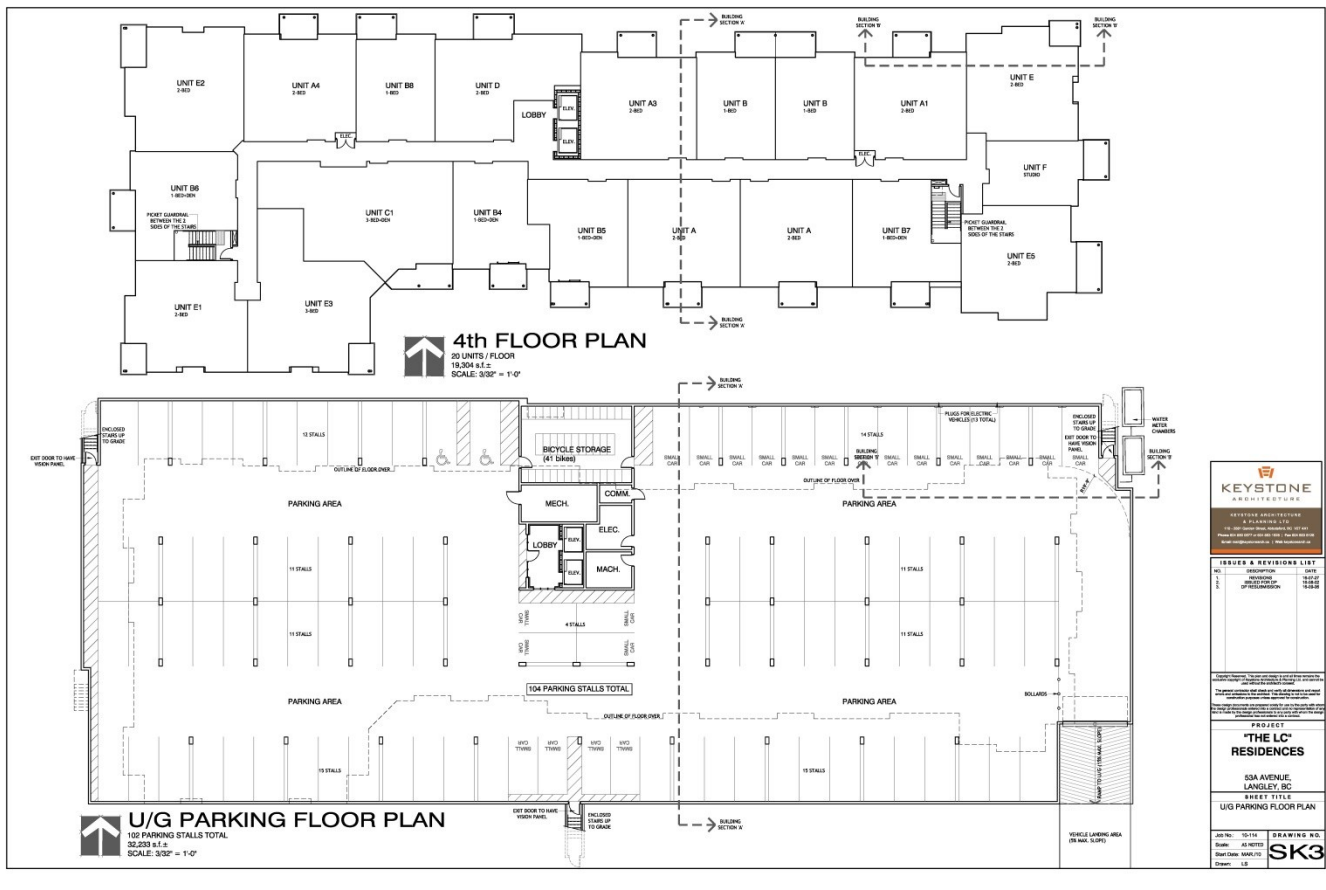


# Solaris – Second & Third Floor Plans





# Solaris – Fourth Floor & U/G Parking Plans



**KEYSTONE**  
 ARCHITECTURE  
 & PLANNING LTD.

ISSUES & REVISIONS LIST

NO.	DESCRIPTION	DATE
1	ISSUES & REVISIONS LIST	10/26/18

PROJECT  
**"THE LC" RESIDENCES**  
 53A AVENUE,  
 LANSELY, BC  
 SHEET TITLE  
 U/G PARKING FLOOR PLAN

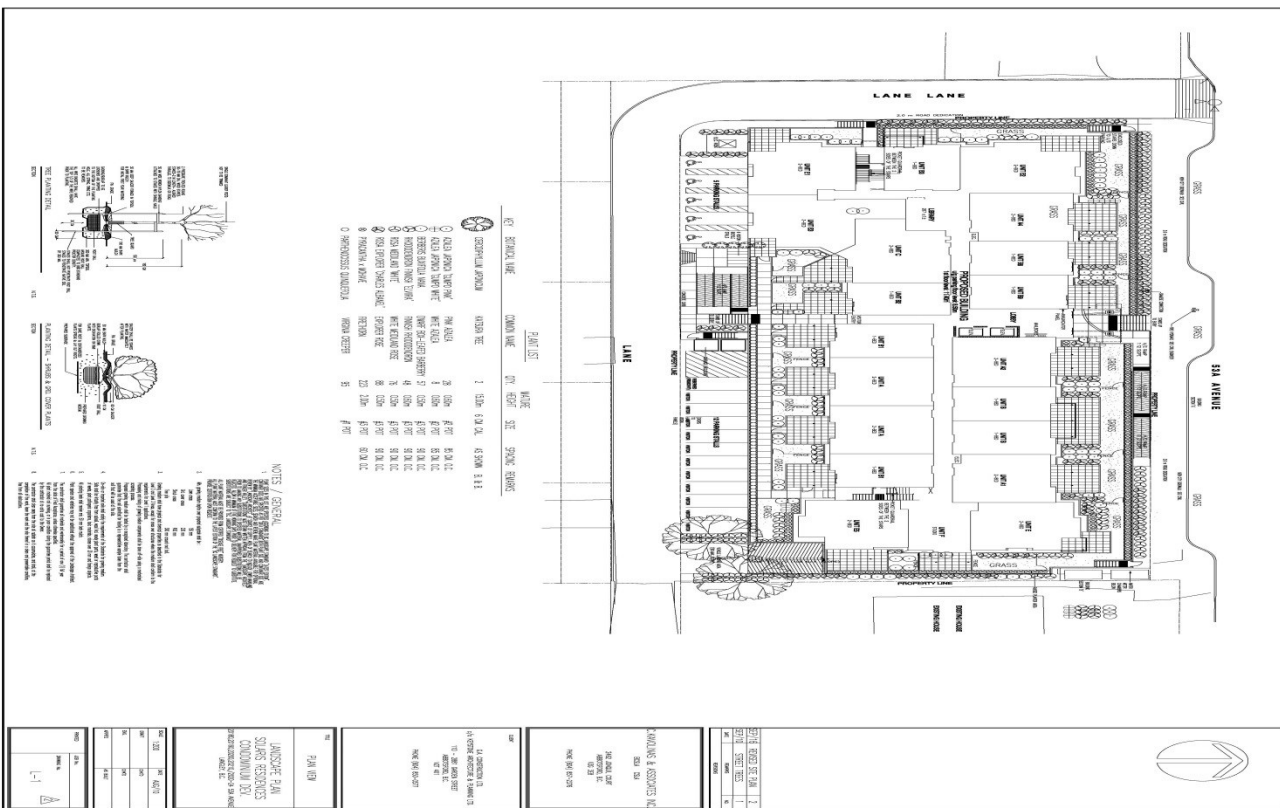
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 DATE: 04/10/18  
 DRAWN: MARYLOU  
 CHECKED: [ ]

DRAWING NO.:  
**SK3**





# Solaris – Landscape Plan





# 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 1<sup>st</sup> 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

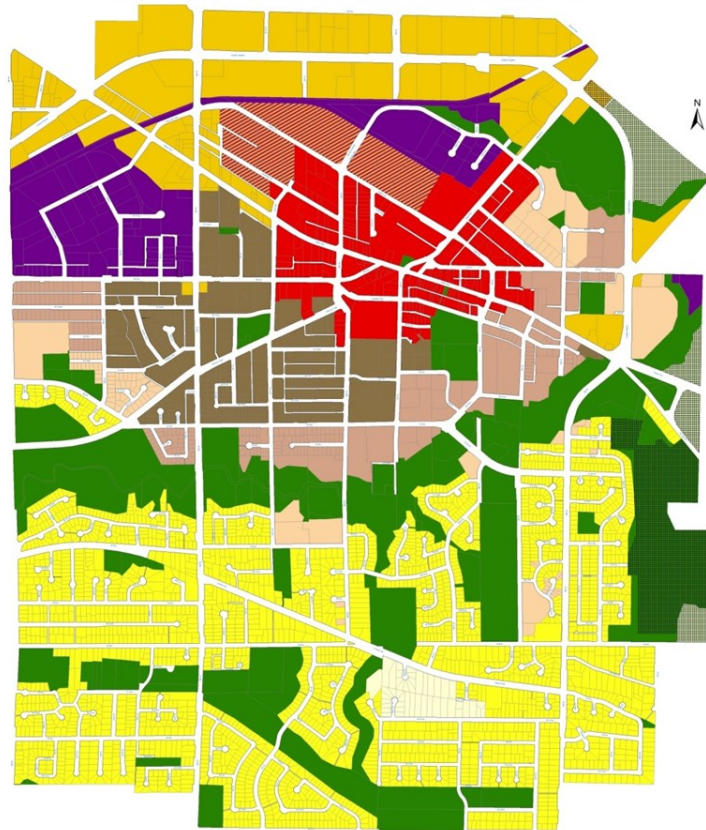


## Project Sustainability Principles

- **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 Amendment(s):  
 Bylaw No. 2600 - February 23, 2006  
 Bylaw No. 2617 - November 15, 2005  
 Bylaw No. 2618 - November 15, 2005  
 Bylaw No. 2619 - September 18, 2010

**Legend**

	Light Residential		Community Commercial		Greenbelt
	Office Residential		Neighbourhood Commercial		Environmentally Sensitive
	Medium Density Residential		Community Office		Water
	High Density Residential		Community Office		Wetlands
	Community Office		Community Office		Other Wetlands
	Community Office		Community Office		Other Wetlands
	Community Office		Community Office		Other Wetlands

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.