



ADP PRESENTATION

March 13th, 2024



MUTI-FAMILY DEVELOPMENT

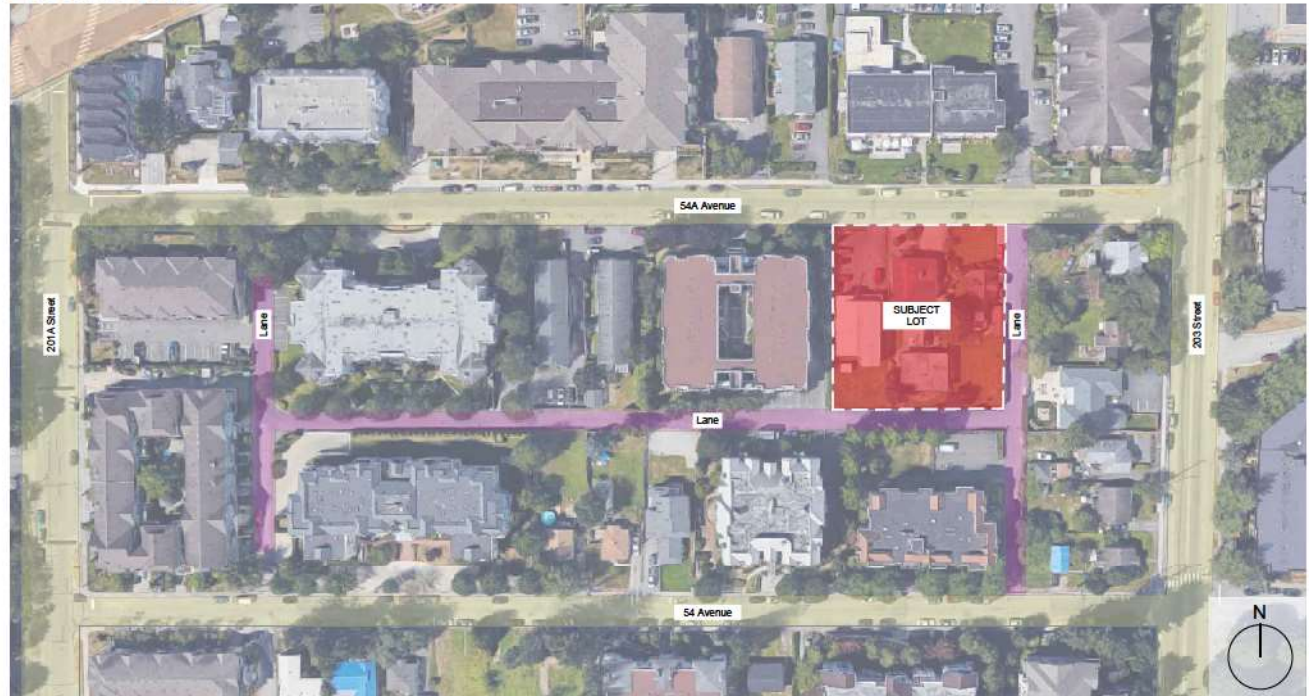
20256-58, 20264 & 20272 54A AVENUE,
LANGLEY, BRITISH COLUMBIA



DRAWING LIST

| | |
|-------------------------|------------------|
| COVER PAGE | A-0.1 |
| LOCATION PLAN AND TEAM | A-0.2 |
| PROGRAM SUMMARY | A-0.3 |
| DESIGN RATIONALE | A-0.4 |
| CONTEXT PLAN | A-0.5 |
| LAND USE & CONCEPT PLAN | A-0.6 |
| BASE PLAN | A-0.7 |
| STREETSCAPE | A-0.8 |
| SHADOW STUDY | A-0.9 |
| DESIGN CONCEPT | A-0.10 TO A-0.11 |
| SITE PLAN | A-1.0 |
| SITE CIRCULATION | A-1.1 |
| FLOOR PLANS | A-2.0 TO A-2.7 |
| PERSPECTIVE | A-3.0-3.6 |
| MATERIAL BOARD | A-3.7 |
| ELEVATION | A-3.8-3.13 |
| SECTIONS | A-4.0-4.2 |
| UNIT PLAN | A-5.0-5.8 |
| DETAILS | A-6.0-6.1 |

LOCATION



PROJECT TEAM

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CPTED - LIAHONA SECURITY CONSORTIUM INC.

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GEOTECH

- GEOPACIFIC CONSULTANTS

1779 West 75th Avenue
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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) | (Acre) | (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 | | | |
| | 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 | | | |

MARCH 13TH, 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, based on **RM 1 (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 414 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.

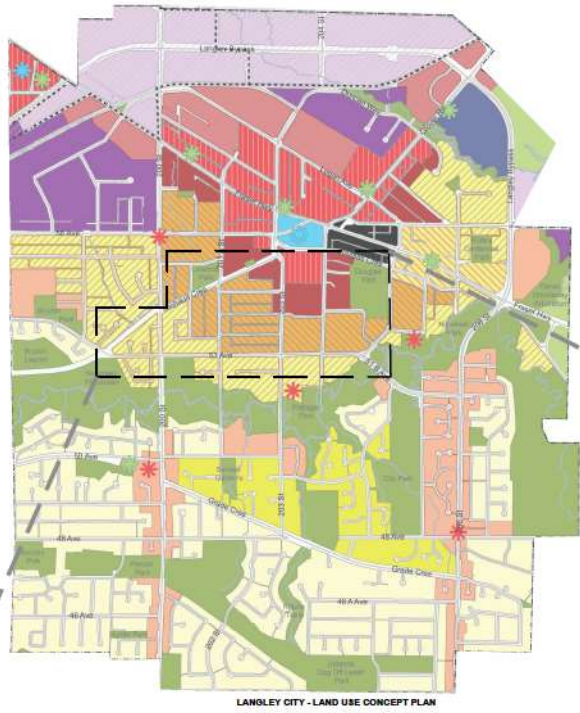
The Proposal also incorporates principles of Crime prevention through environmental design (CPTED), so that extensive windows from upper living levels provide direct visual surveillance. Landscape contributes to CPTED with low shrubs and high canopy trees allowing clear pedestrian site lines. As light 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.





LANOLLEY CITY - LAND USE CONCEPT PLAN



PARKS AND OPEN SPACE CONCEPT PLAN



FUTURE TRANSPORTATION CONCEPT - ROAD NETWORK



ACTIVE TRANSPORTATION CONCEPT - ROAD NETWORK

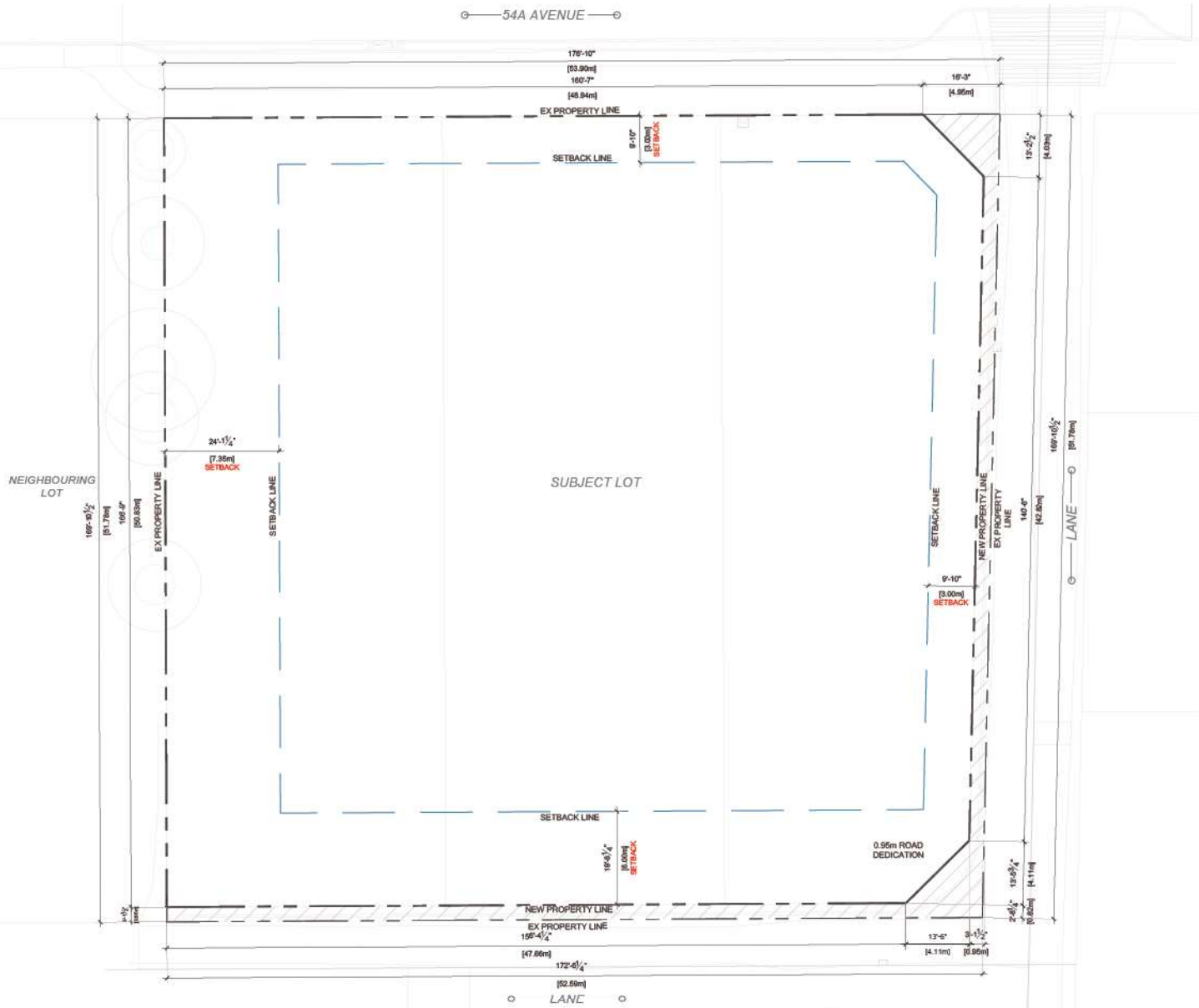
LEGEND FOR LAND USE CONCEPT PLAN

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

LEGEND FOR TRANSPORTATION CONCEPT-ROAD NETWORK

- | FUTURE | | ACTIVE | |
|--------|--|--------|----------------------------------|
| | Existing Longley Centre Transit Exchange | | Existing Bike Route |
| | Future Longley Centre Transit Exchange | | Proposed Bike Route |
| | Future Longley Centre Transit Exchange | | Main Vancouver Regional Greenway |
| | Future Longley Centre Transit Exchange | | Transit-Linked Major Bike Routes |
| | Future Longley Centre Transit Exchange | | Multi Bike Routes |
| | Future Longley Centre Transit Exchange | | Paved Park Trail |
| | Future Longley Centre Transit Exchange | | Unpaved Park Trail |
| | Future Longley Centre Transit Exchange | | Paved Open Space |
| | Future Longley Centre Transit Exchange | | Unpaved Open Space |
| | Future Longley Centre Transit Exchange | | Park |
| | Future Longley Centre Transit Exchange | | Potential Location for New Parks |
| | Future Longley Centre Transit Exchange | | Potential Open Space |
| | Future Longley Centre Transit Exchange | | 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



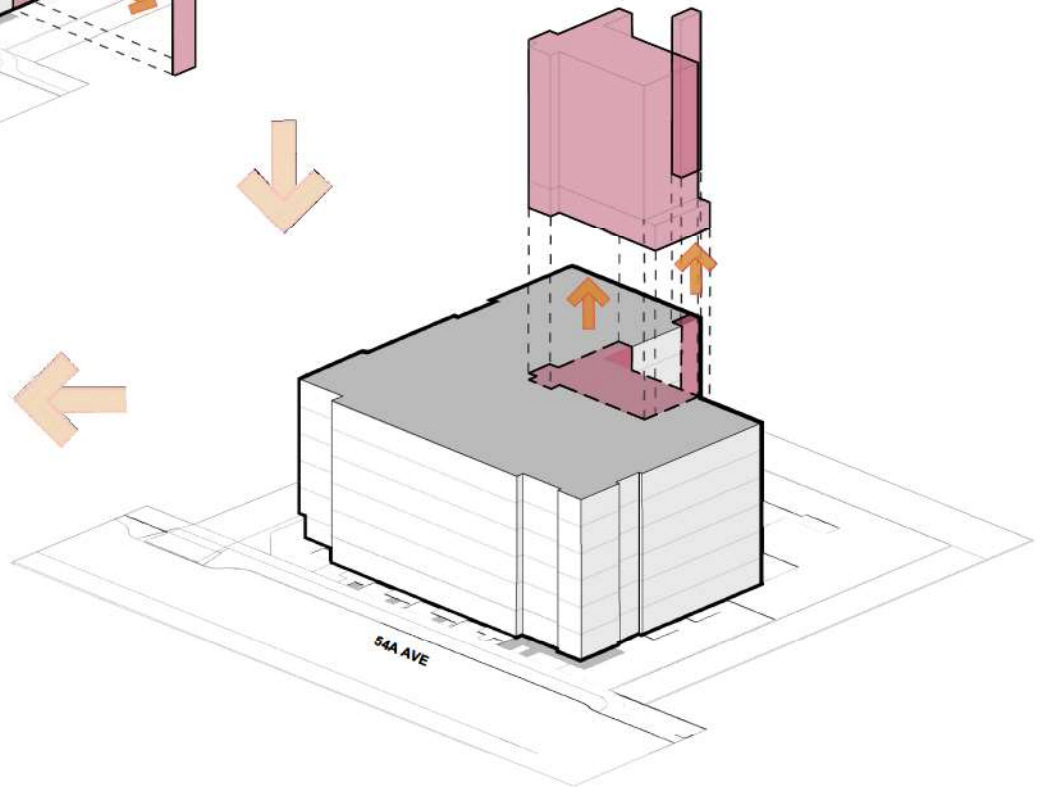
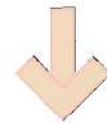
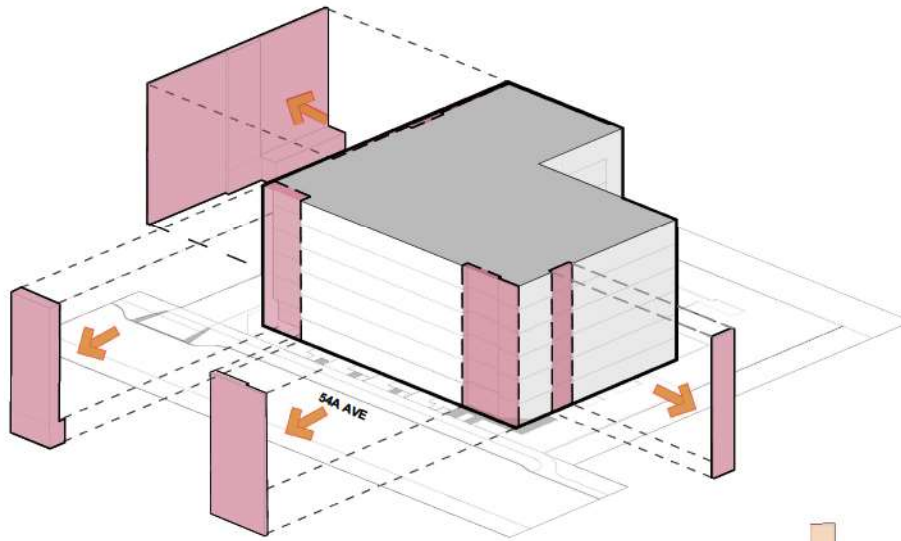
4 SHADOW @ EQUINOX SEP 20 9AM

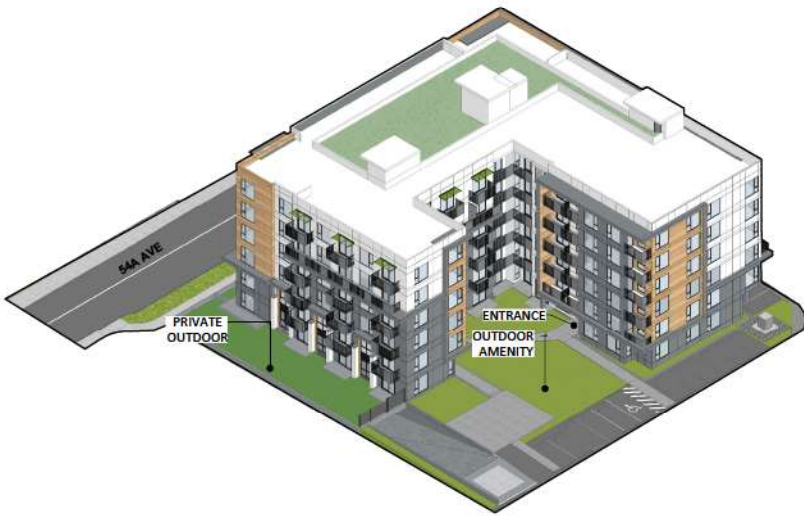
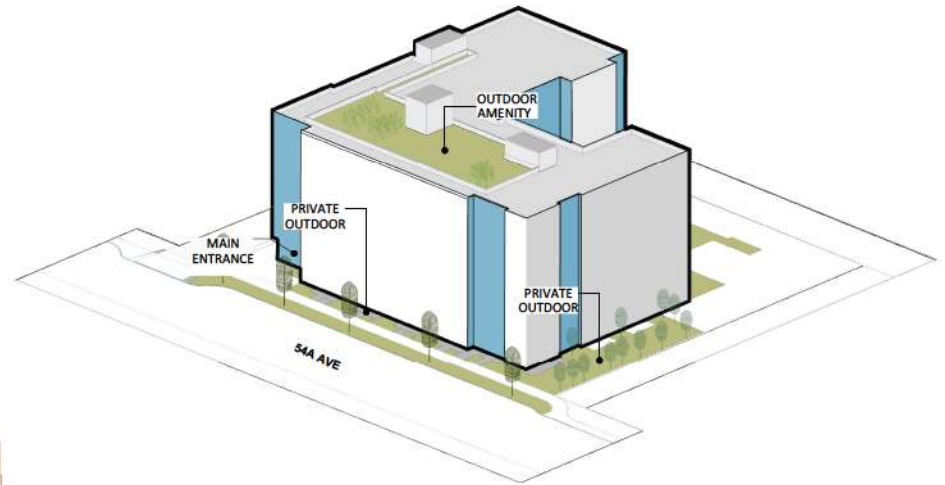
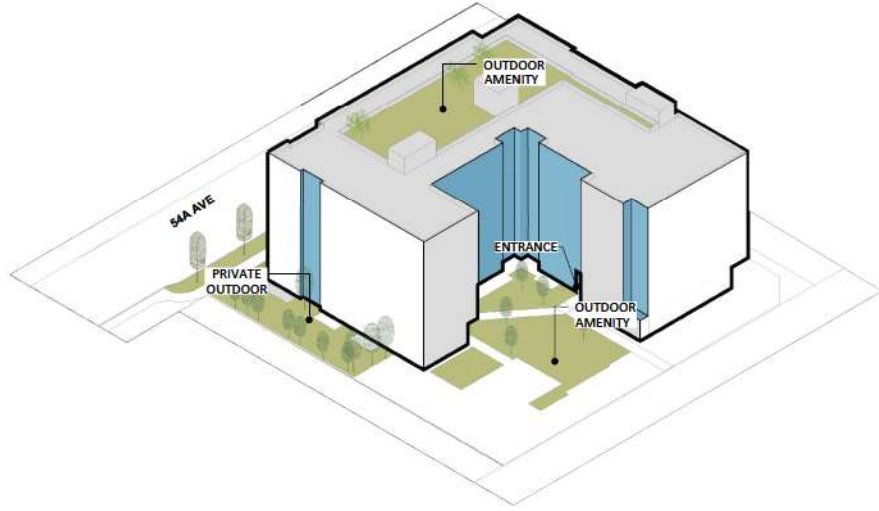


5 SHADOW @ EQUINOX SEP 20 12PM



6 SHADOW @ EQUINOX SEP 20 3PM









LEGEND

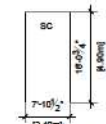
| | |
|--|------------|
| | VEHICULAR |
| | PEDESTRIAN |



54A AVENUE

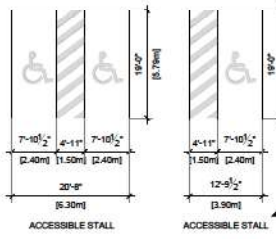


REGULAR STALL



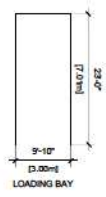
SMALL CAR STALL

NEIGHBOURING LOT

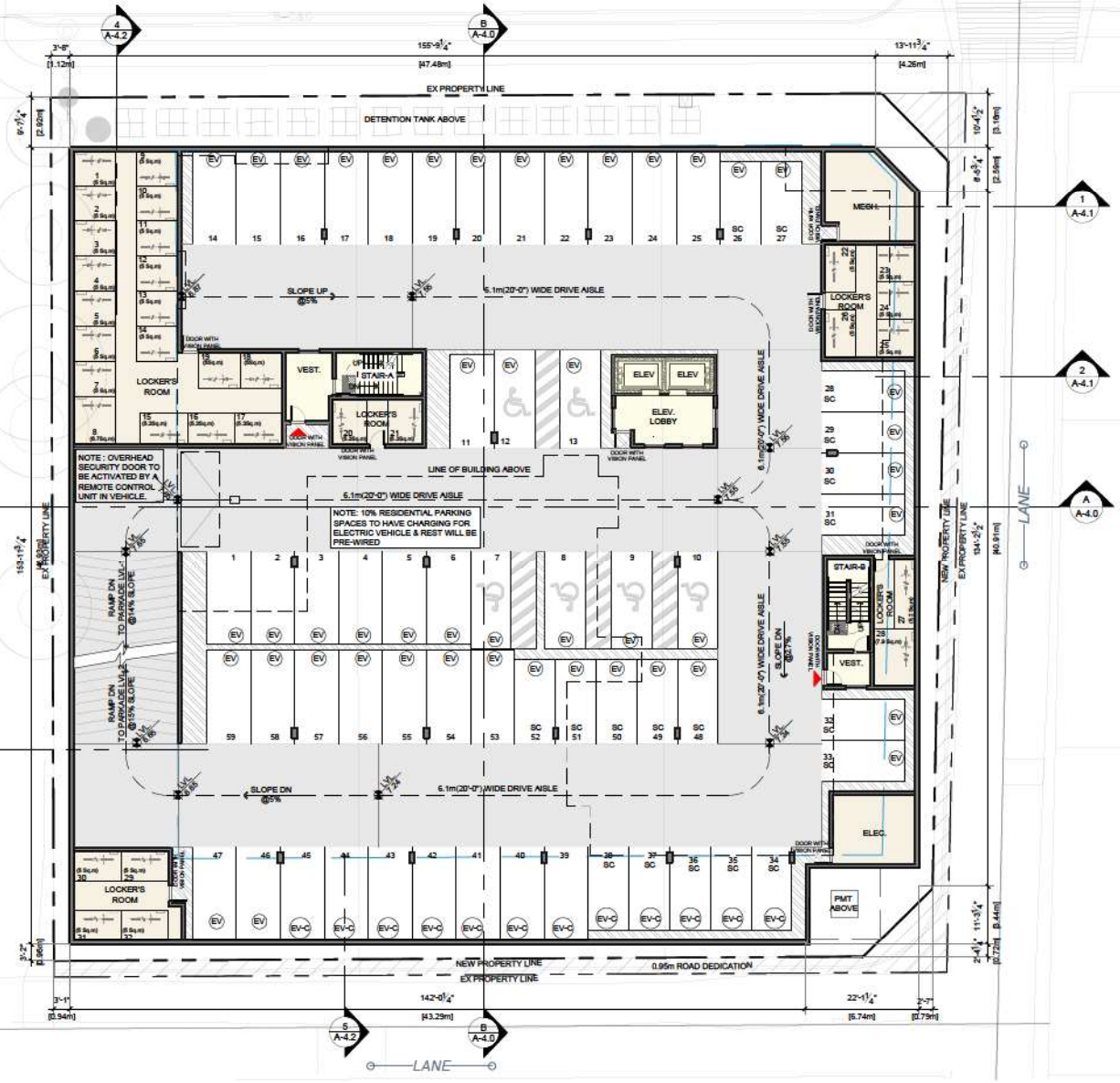


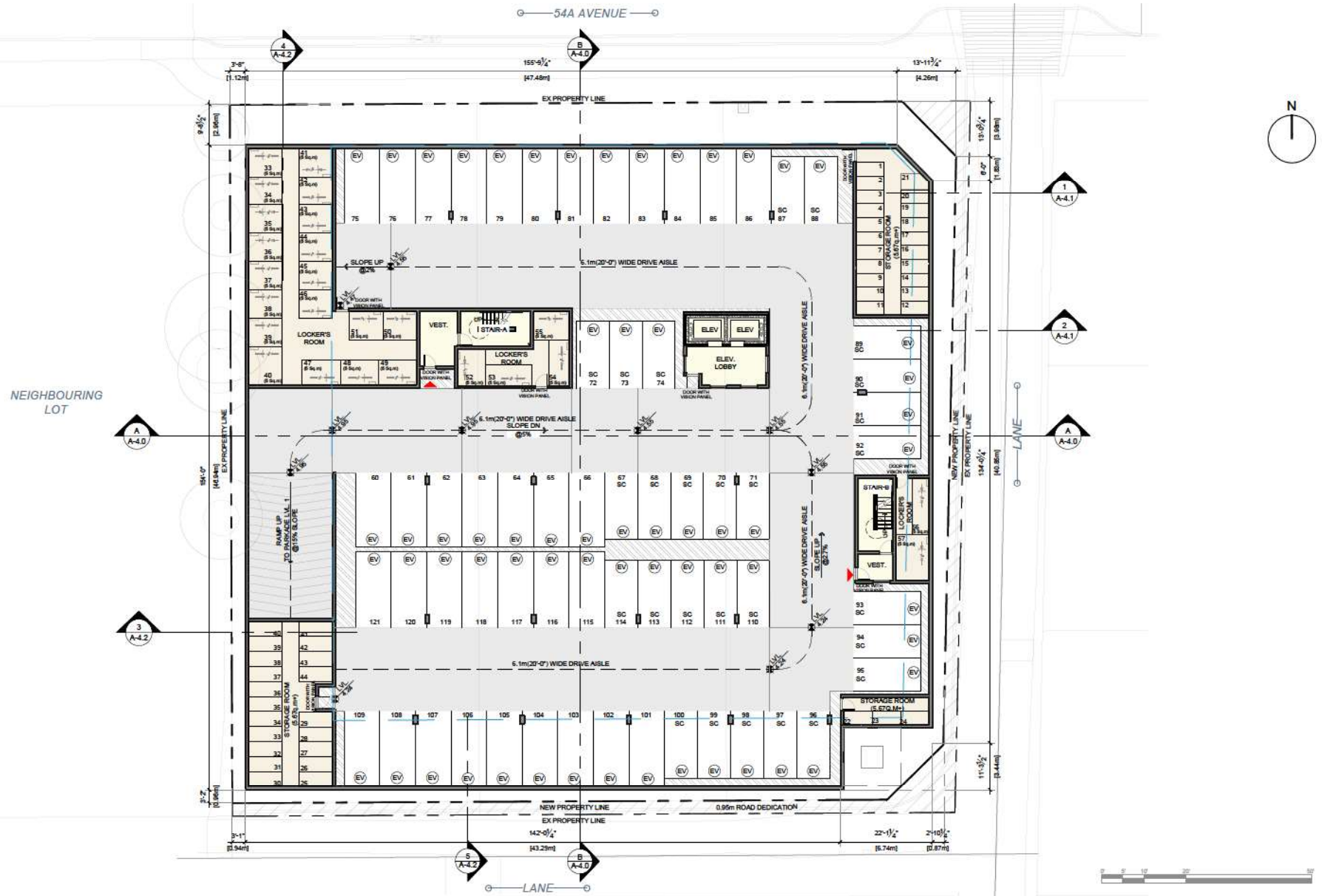
ACCESSIBLE STALL

ACCESSIBLE STALL



LOADING BAY











NEIGHBOURING
LOT



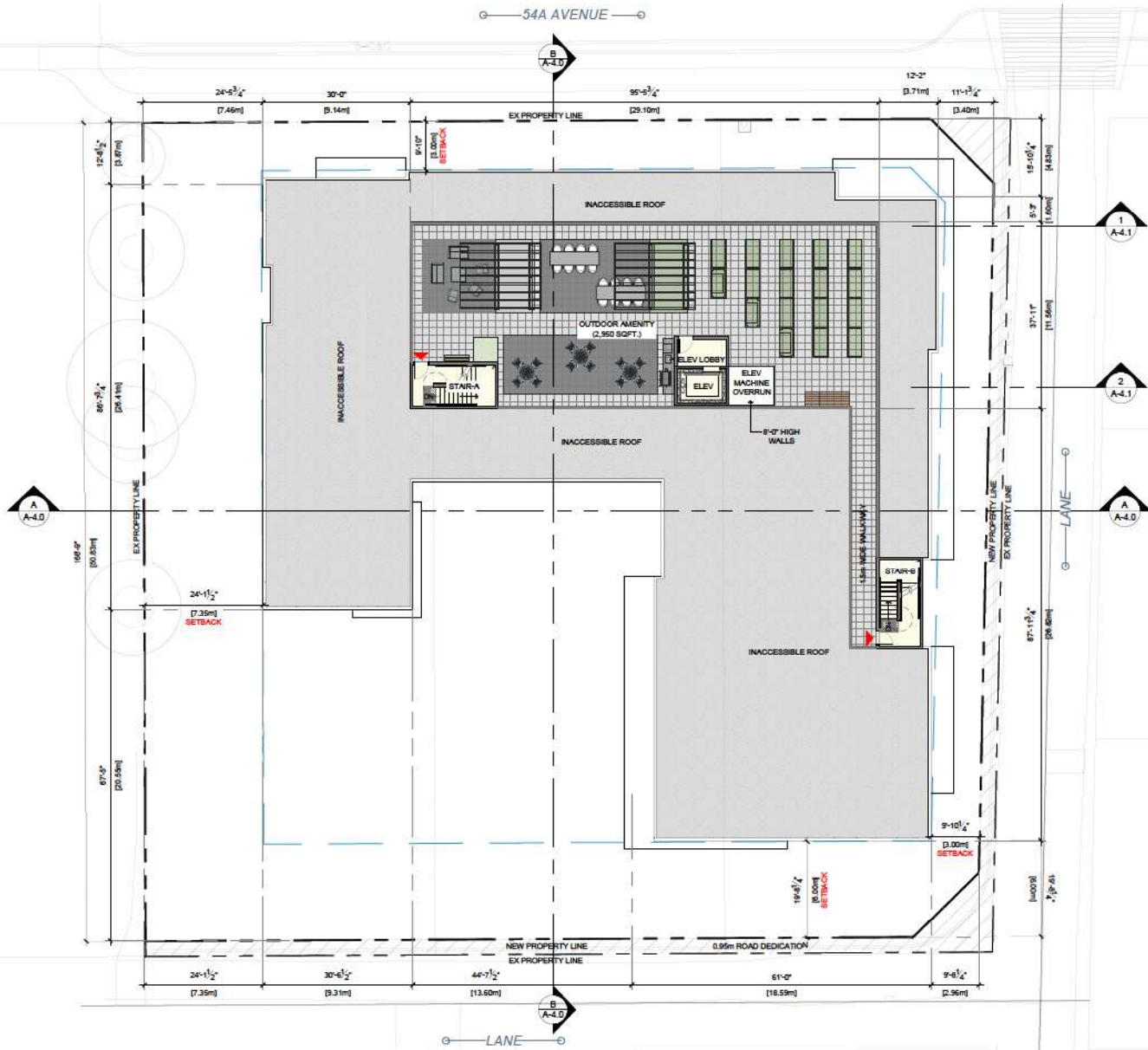


NEIGHBOURING
LOT



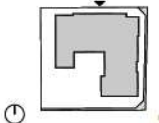


NEIGHBOURING LOT





① PERSPECTIVE-1
Scale: N.T.S



KEY PLAN





1 PERSPECTIVE-2
Scale: N.T.S

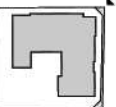


1

KEY PLAN



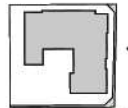
1 PERSPECTIVE-3
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KEY PLAN



① PERSPECTIVE-4
Scale: N.T.S

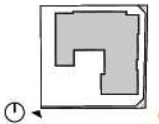


KEY PLAN





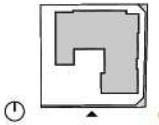
① PERSPECTIVE-5
Scale: N.T.S



KEY PLAN



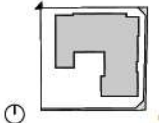
① PERSPECTIVE-6
Scale: N.T.S



KEY PLAN



① PERSPECTIVE-7
Scale: N.T.S



KEY PLAN





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



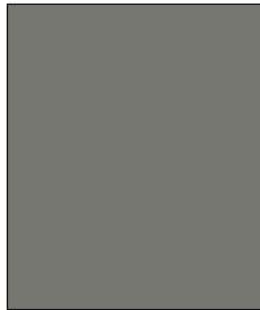
8 - Aluminium Door & Double
Glazed Glass
Color to Match: Benjamin Moore
Black Ink 2127-20
Glass: Clear



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



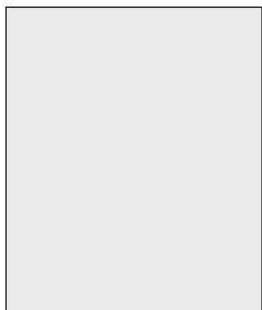
1- Longboard Aluminium Siding:
Color to Match: South Yellow Pine
Size: 6" Siding



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



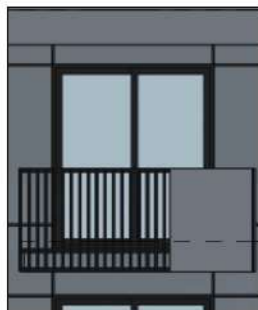
3 - Aluminium Composite Panelling:
Colour: Silver Mirror Finish



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



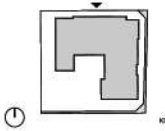
6 - Metal Railing:
Color To Match: Benjamin Moore
Black Ink 2127-20



* 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

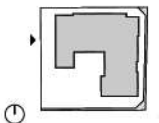


KEY PLAN





1 VIEW FROM WEST
Scale: N.T.S

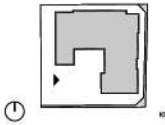


KEY PLAN





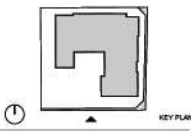
1 VIEW FROM WEST
Scale: N.T.S



KEY PLAN



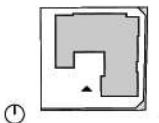
1 VIEW FROM SOUTH LANE
Scale: N.T.S



KEY PLAN

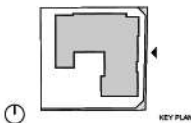


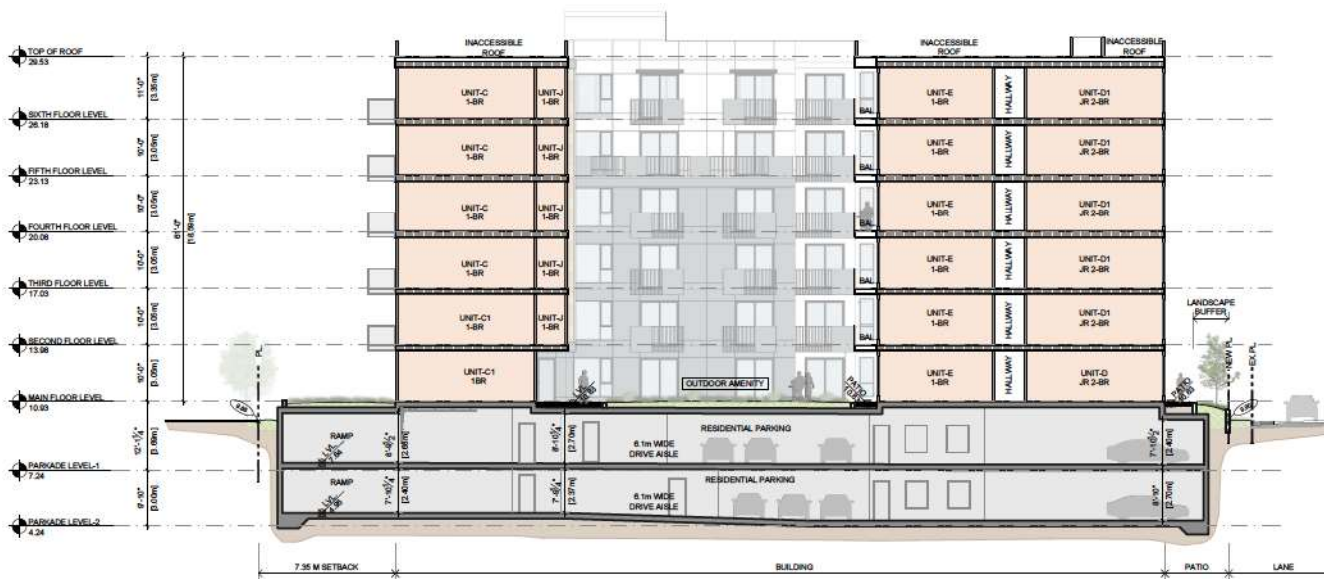
1 VIEW FROM SOUTH LANE
Scale: N.T.S



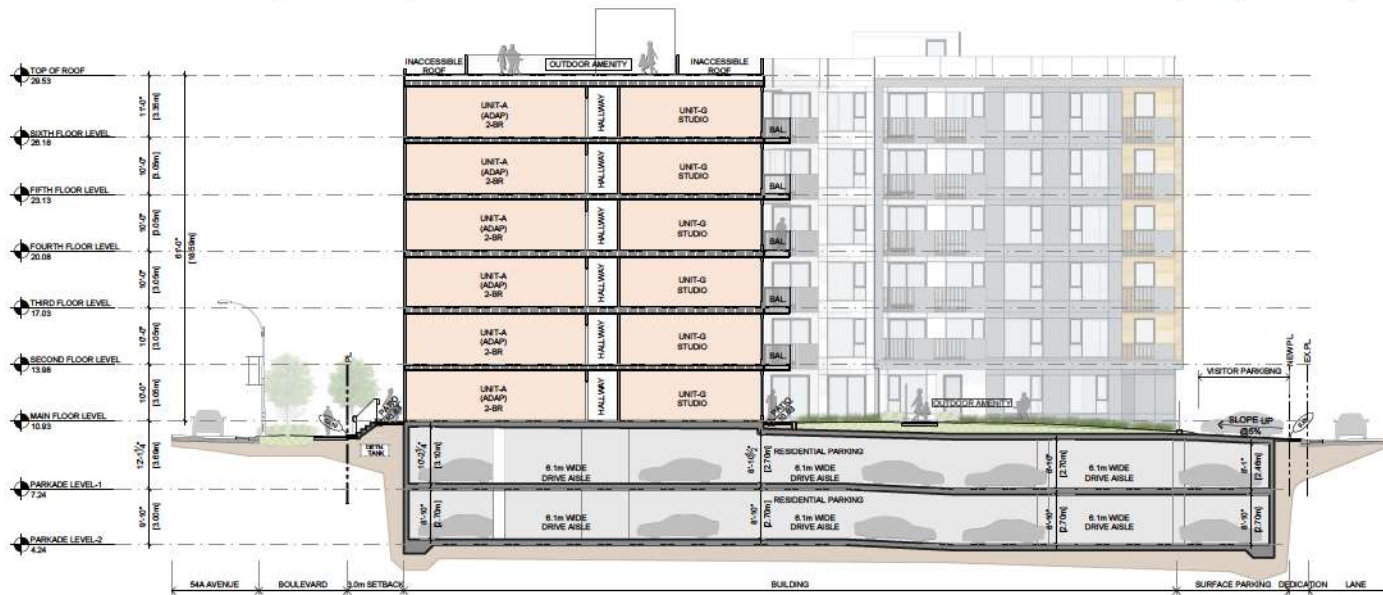


1 VIEW FROM EAST LANE
Scale: N.T.S

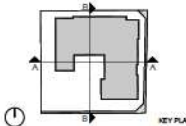


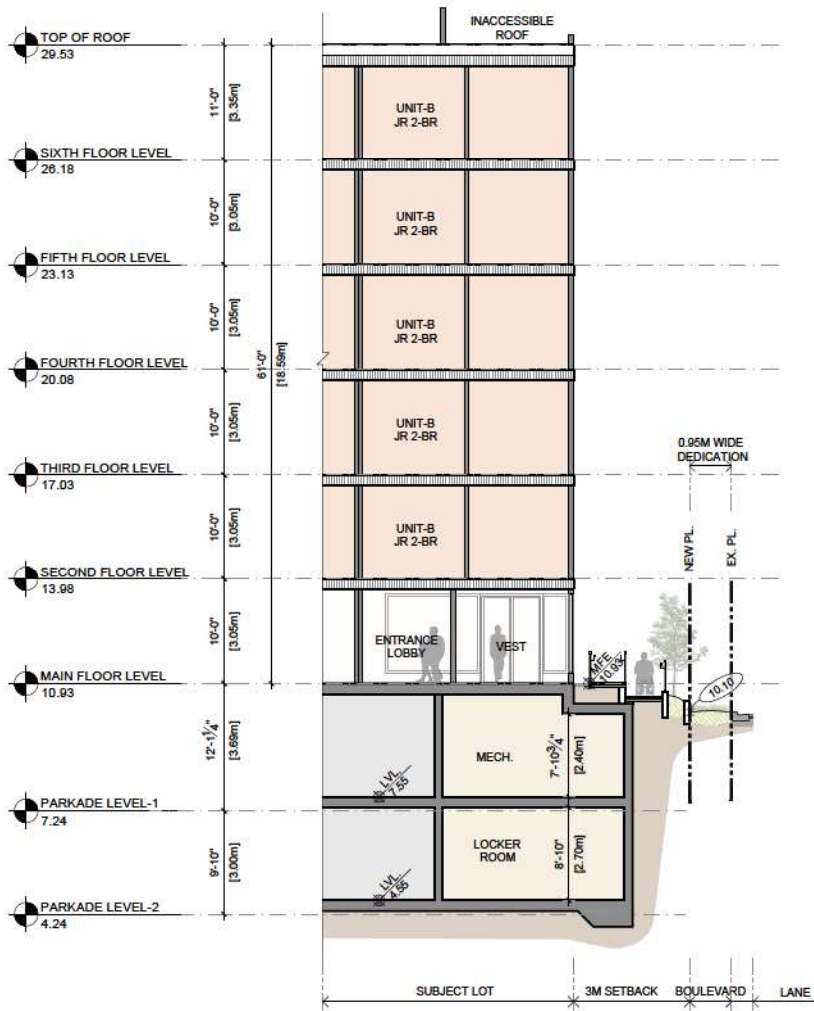


1 SECTION A
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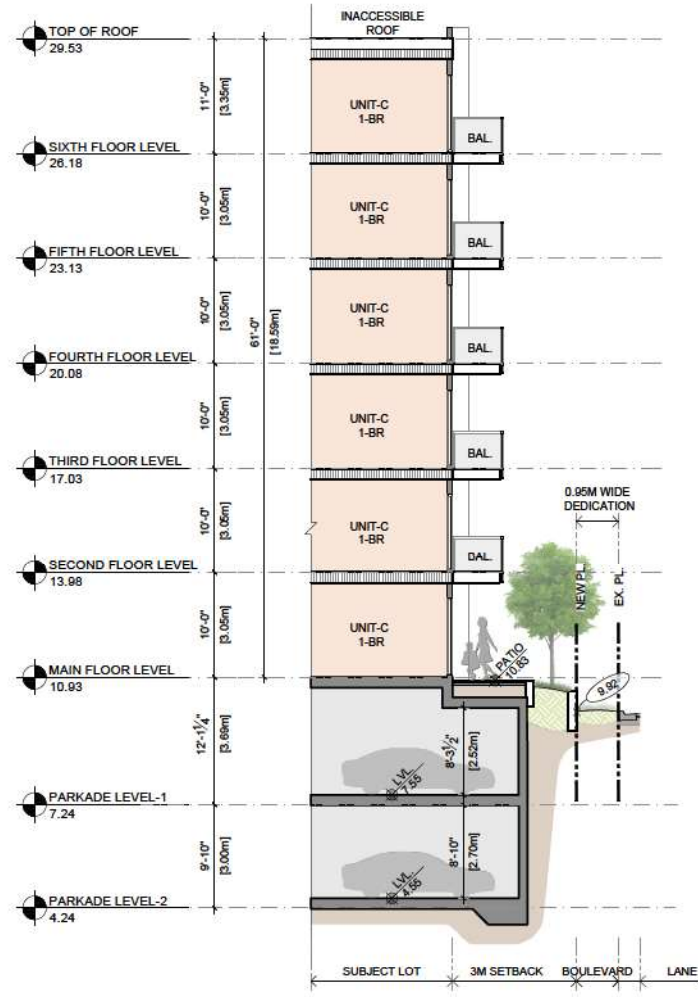


2 SECTION B
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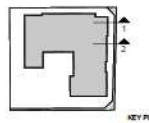


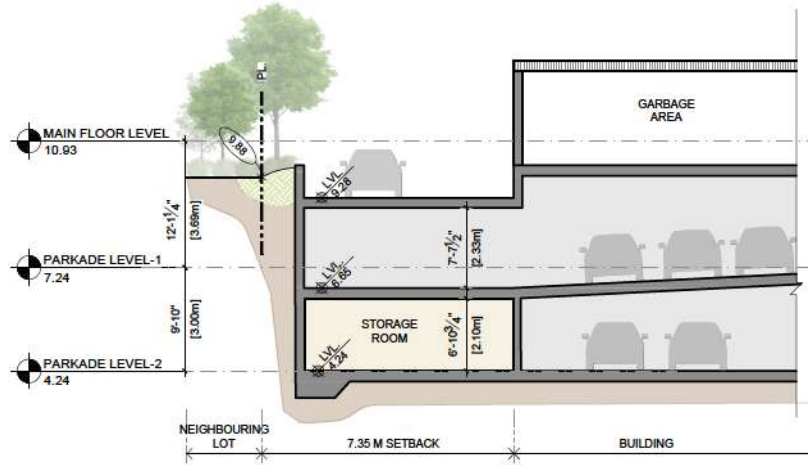


1 SECTION 1
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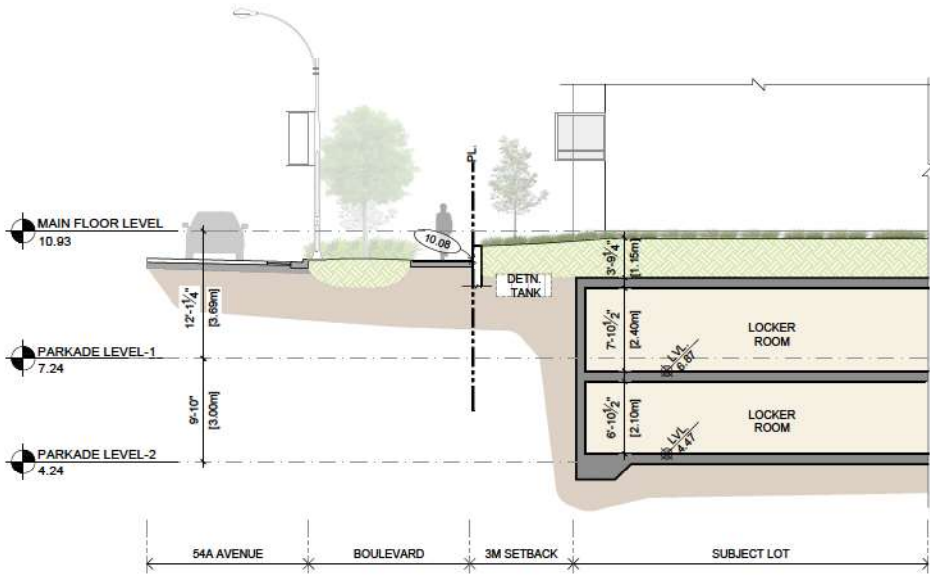


2 SECTION 2
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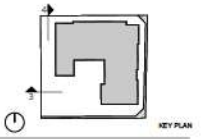


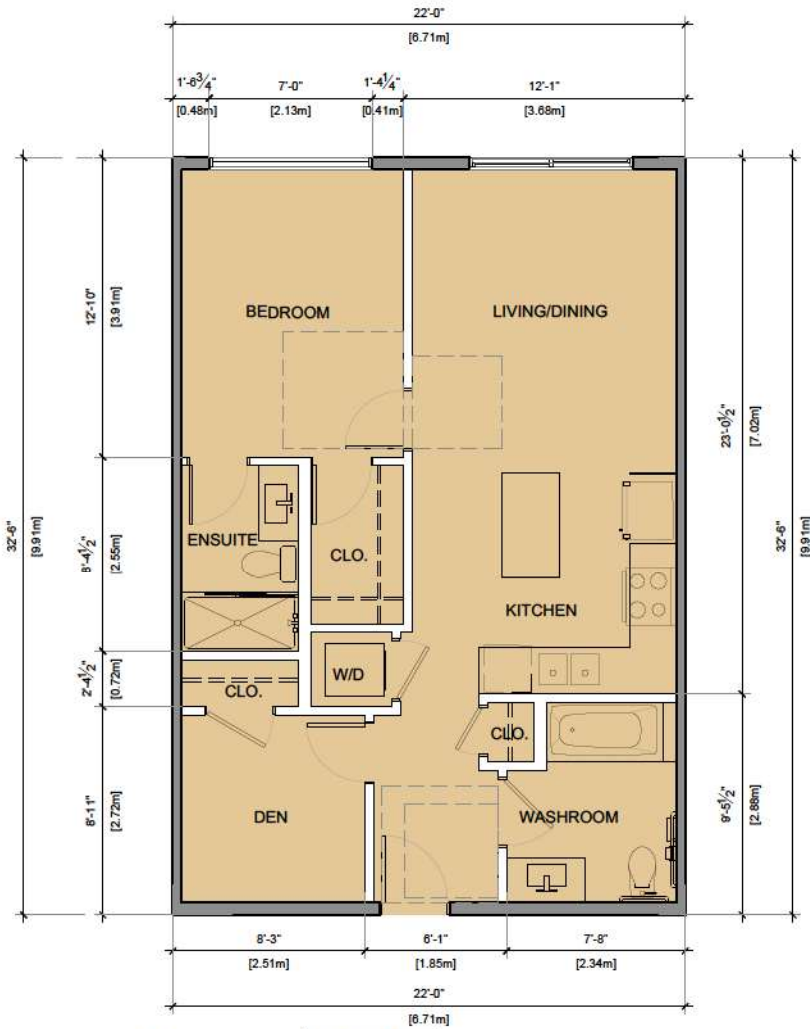


1 SECTION 3
Scale: N.T.S.

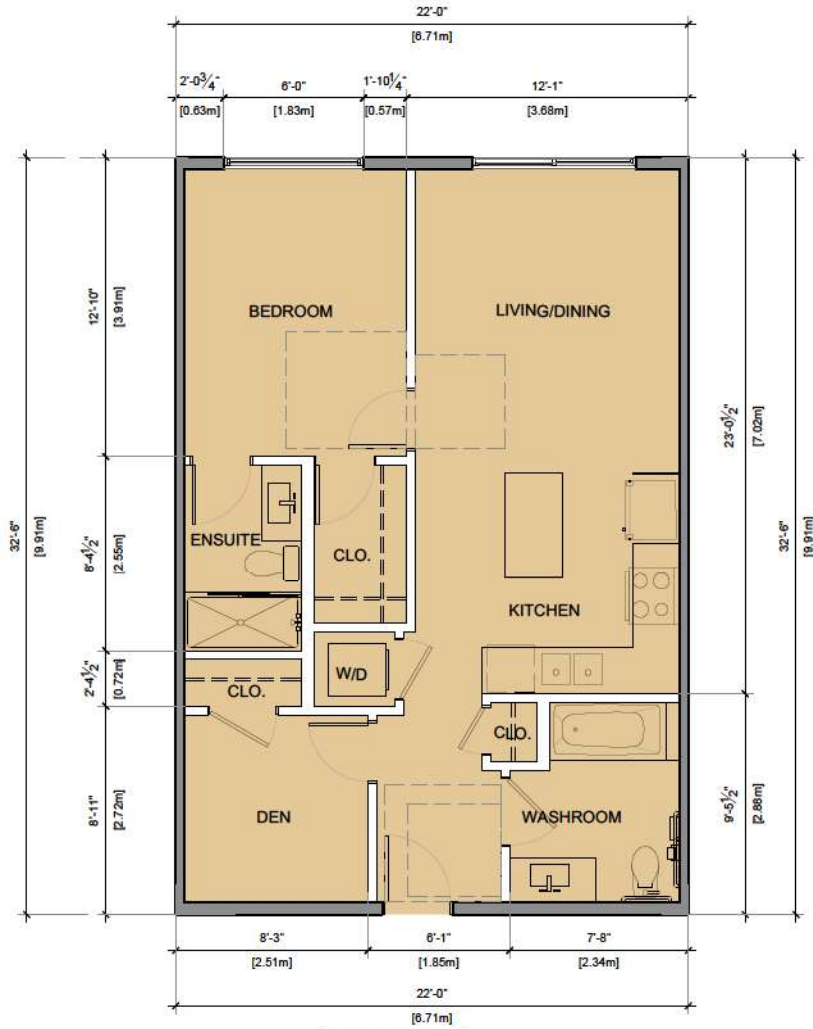


2 SECTION 4
Scale: N.T.S.





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

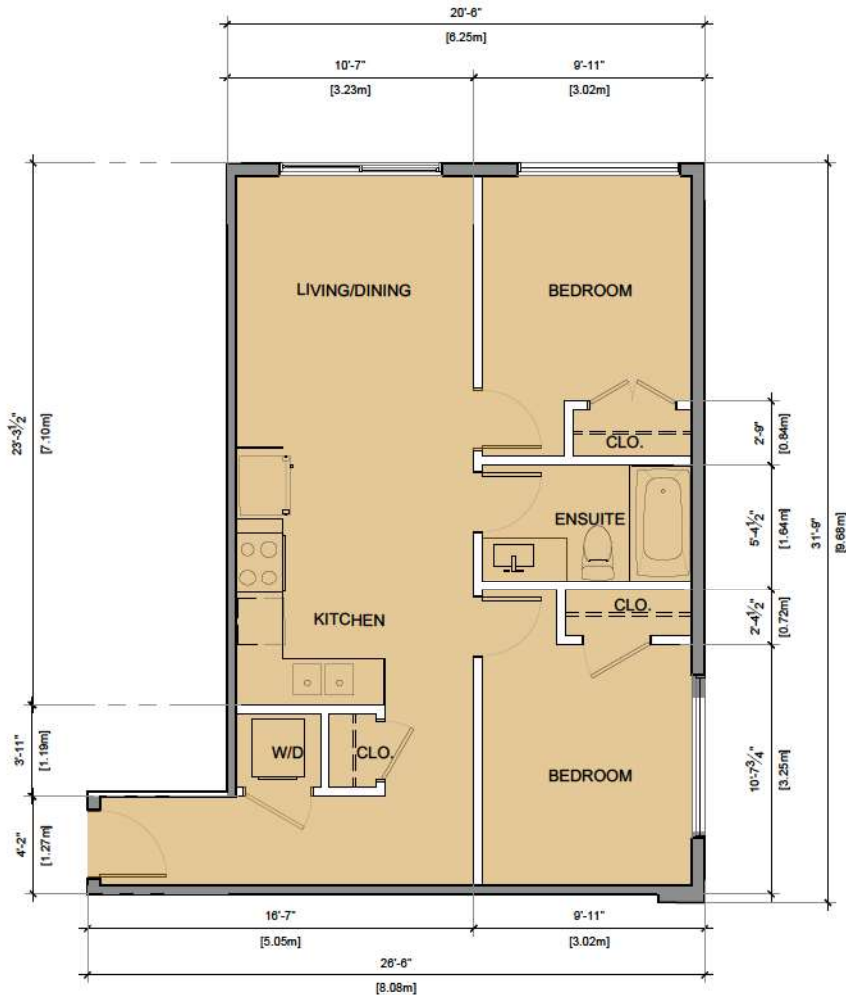


2 UNIT-A1 (ADAP)
3/16"=1'-0" AREA(716Sq.ft.)



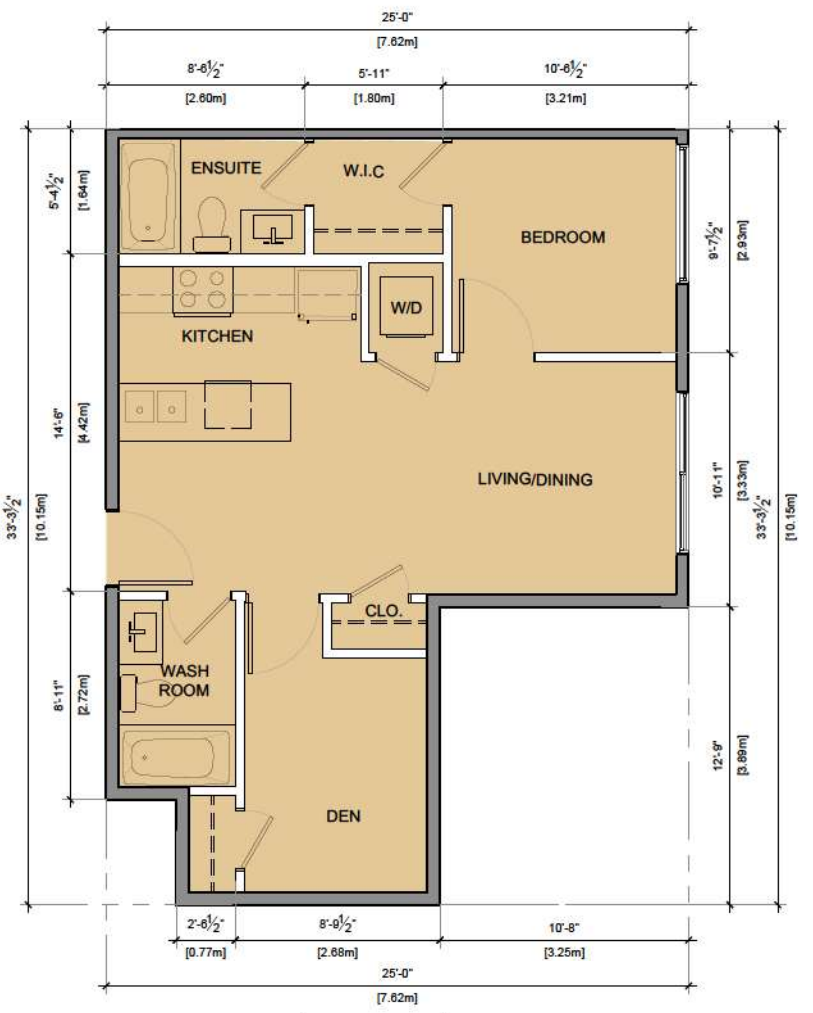
| LEGEND | |
|--------|------------|
| | STUDIO |
| | 1BR |
| | 2BR/2BR+DN |





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

AREA(671Sq.ft.)



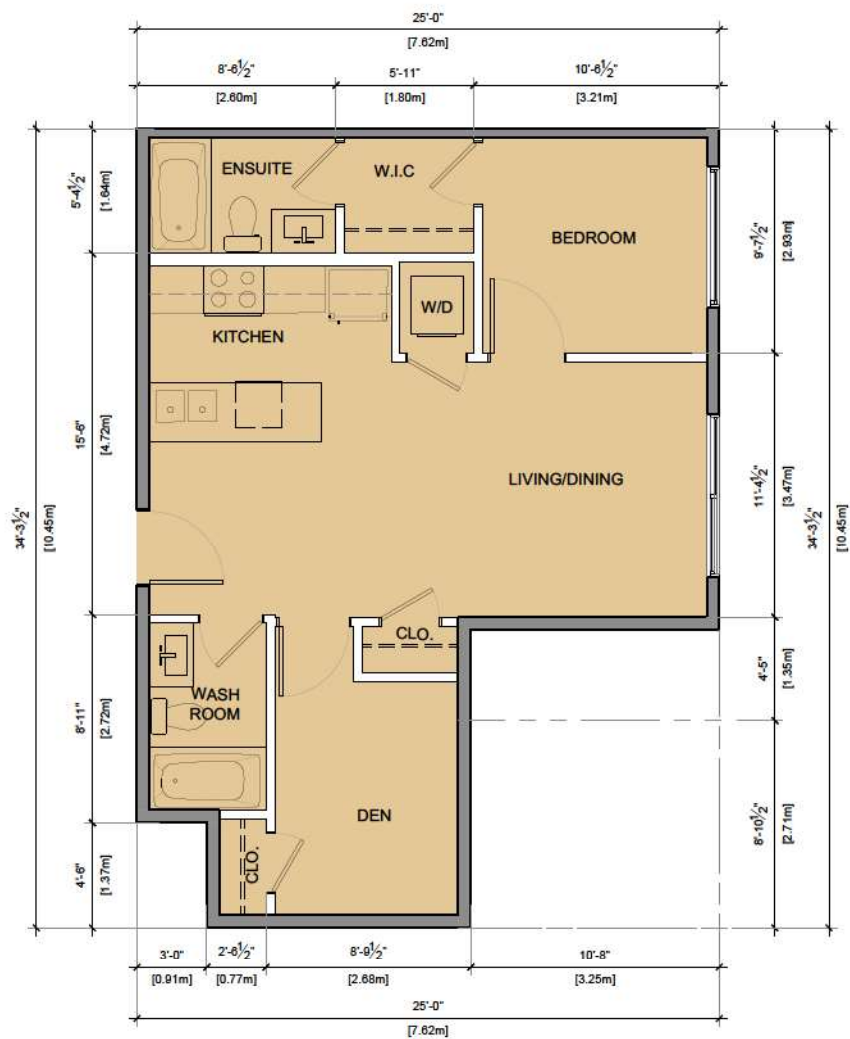
2 UNIT-D
 3/16"=1'-0"

AREA(682.73q.ft.)

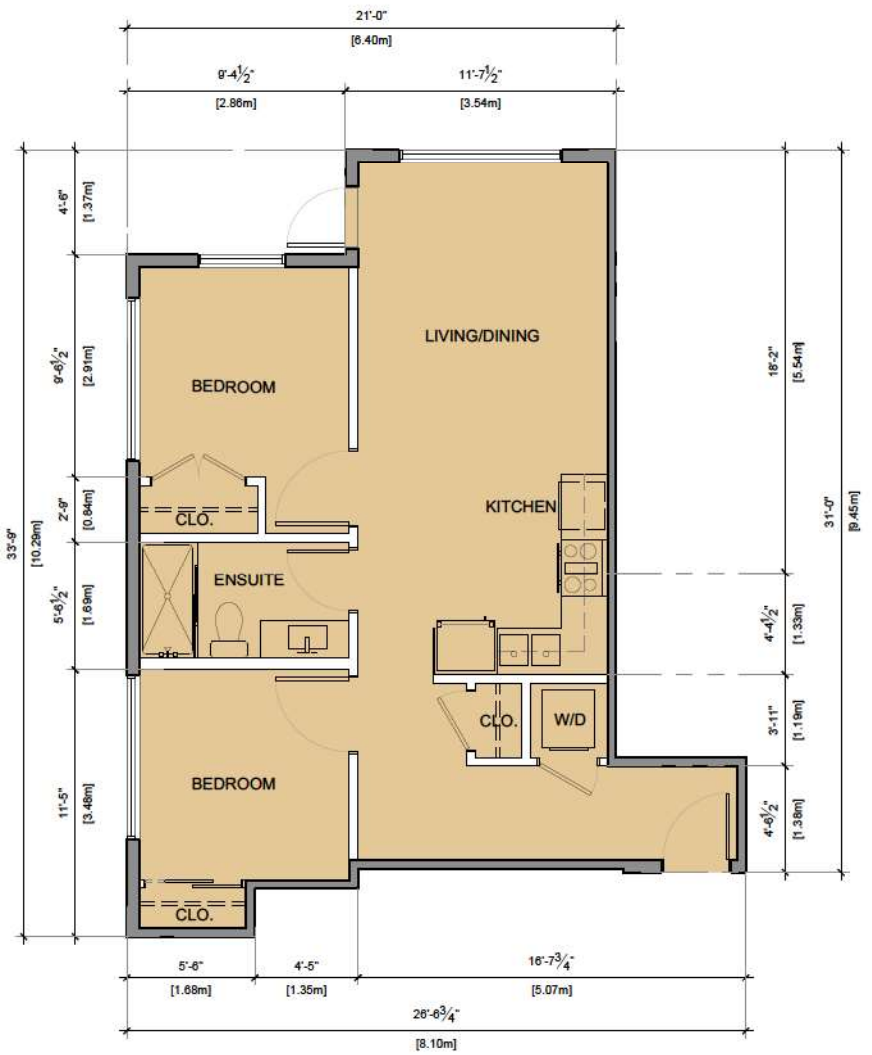


| LEGEND | |
|--------------------|------------|
| [Light Green Box] | STUDIO |
| [Light Blue Box] | 1BR |
| [Light Orange Box] | 2BR/2BR+DN |





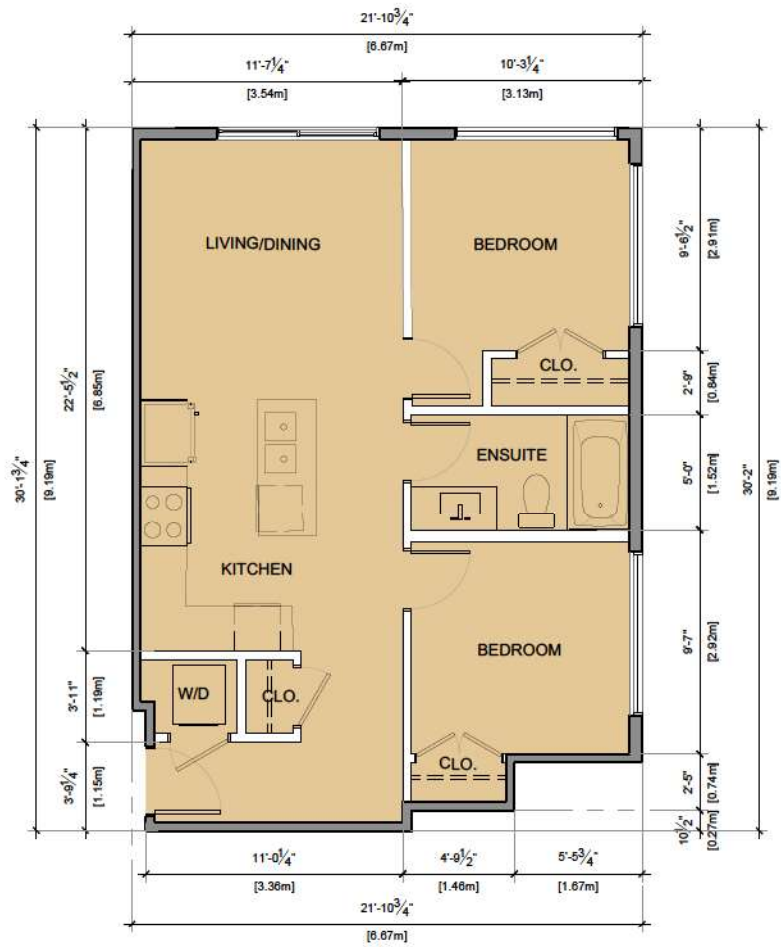
1 UNIT-D1
3/16"=1'-0"
AREA(707.81Sq.ft.)



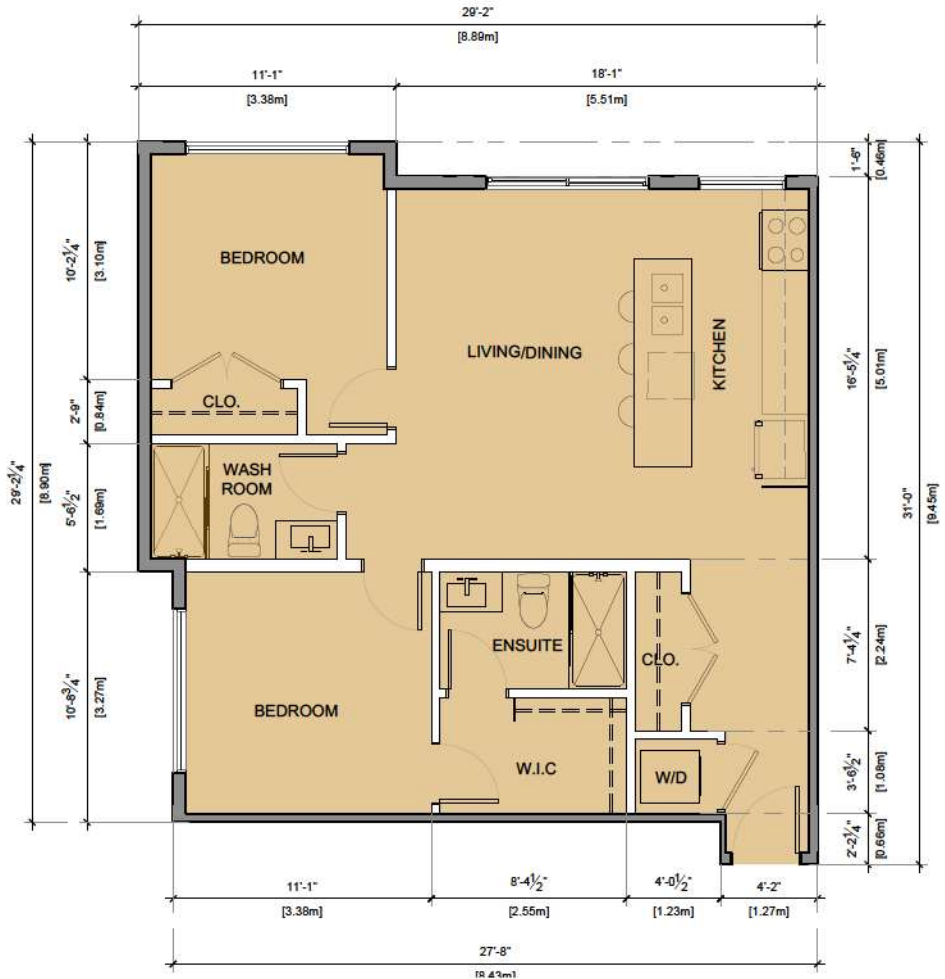
2 UNIT-L
3/16"=1'-0"
AREA(652.52q.ft.)



| 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.)

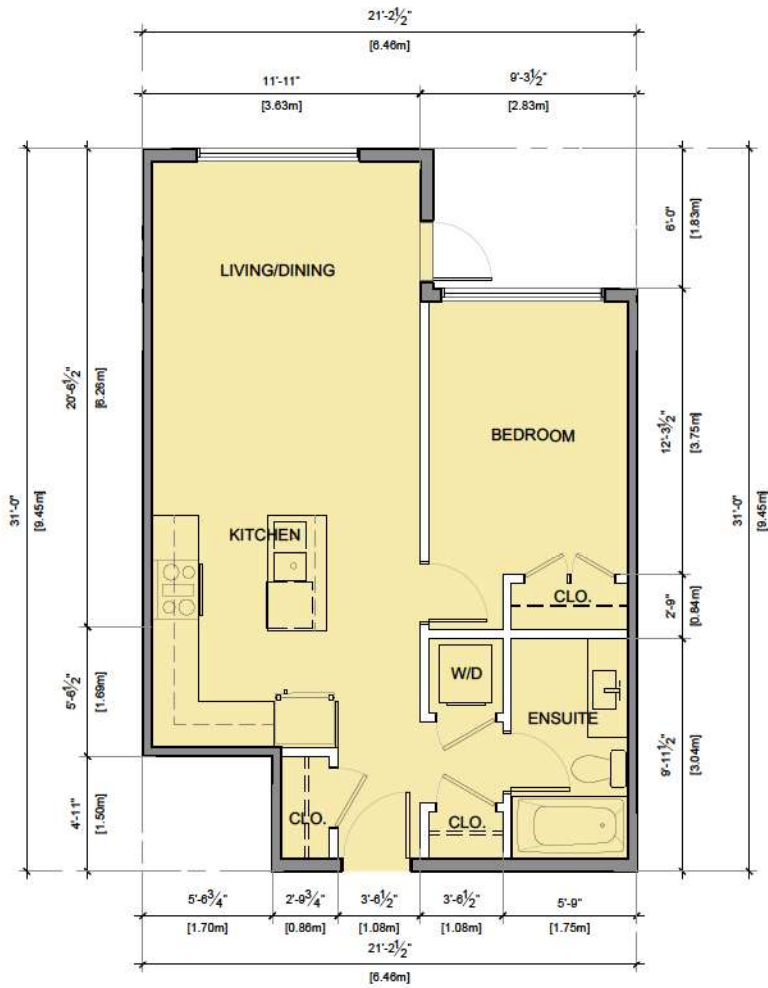


2 UNIT-R
3/16"=1'-0"
AREA(815.59Sq.ft.)



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





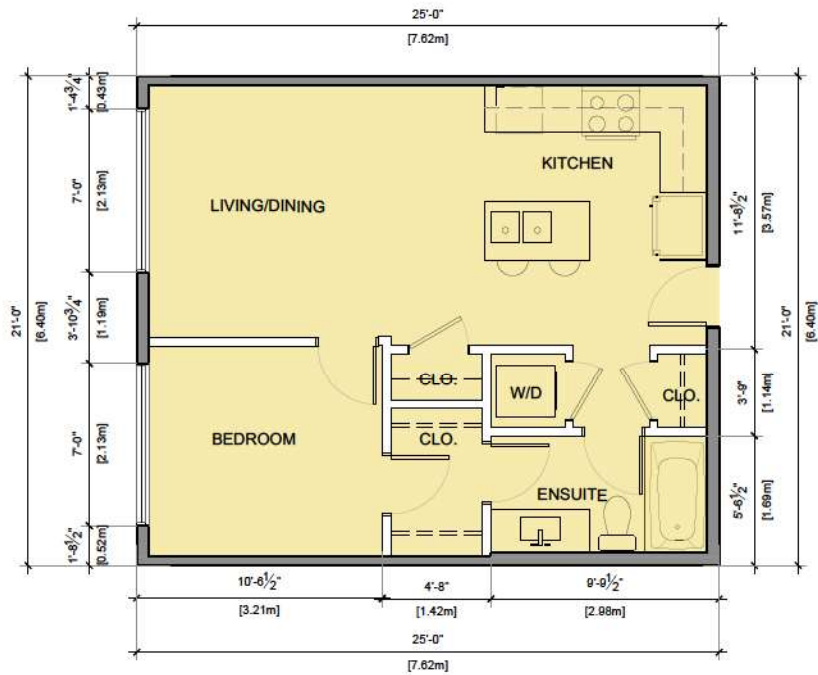
2 UNIT-K
3/16"=1'-0"

AREA(577.32Sq.ft.)



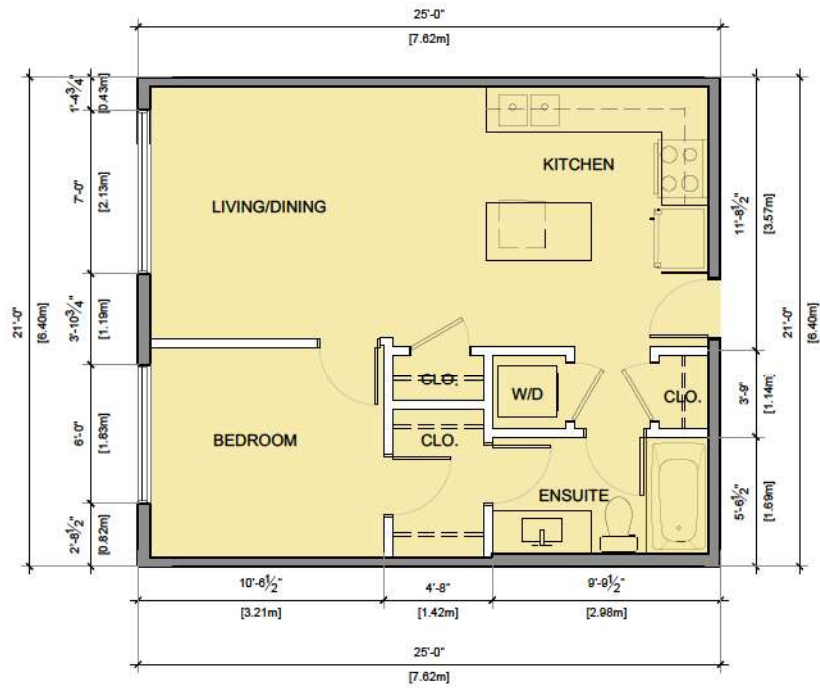
| LEGEND | |
|--------------------|------------|
| [Light Green Box] | STUDIO |
| [Light Yellow Box] | 1BR |
| [Light Orange Box] | 2BR/2BR+DN |





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

AREA(525Sq.ft.)

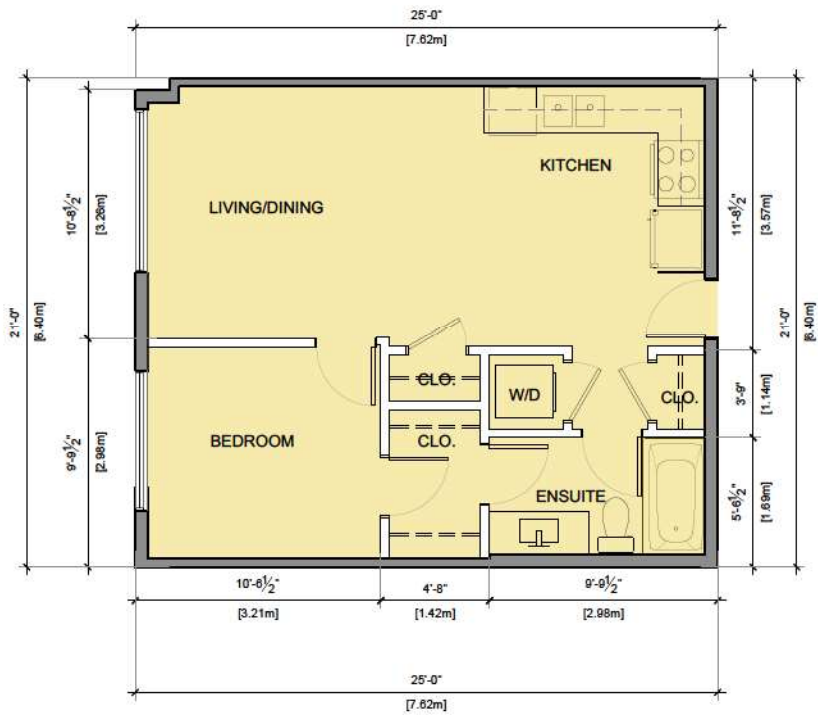


2 UNIT-C1
3/16"=1'-0"

AREA(525Sq.ft.)

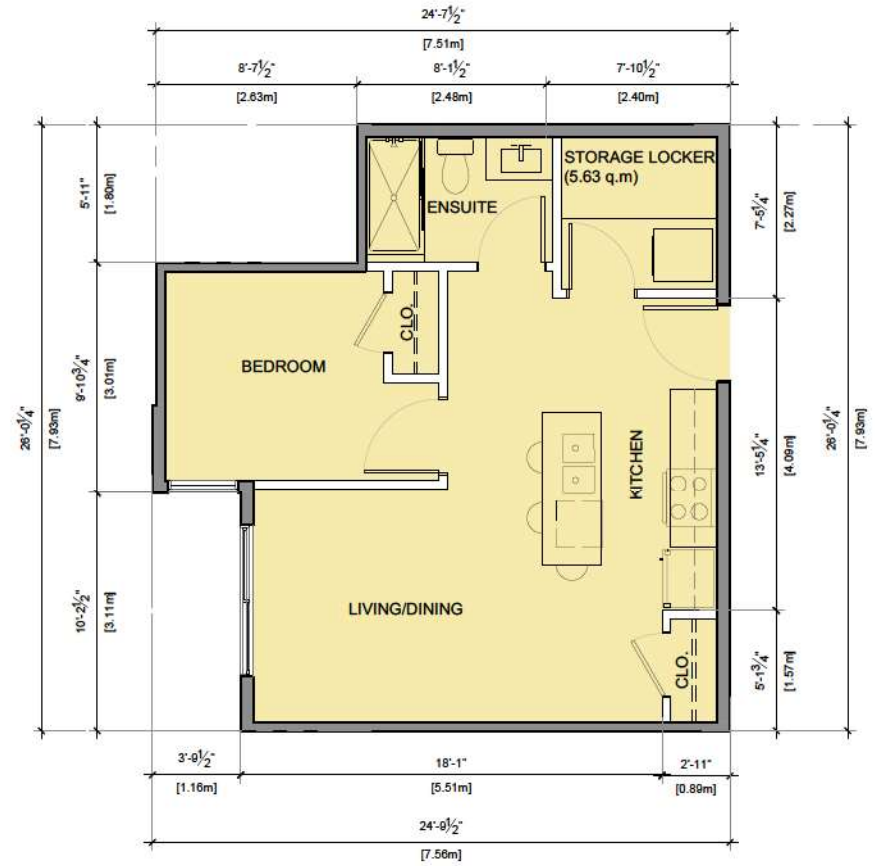


| LEGEND | |
|--------------------|------------|
| [Light Green Box] | STUDIO |
| [Light Blue Box] | 1BR |
| [Light Yellow Box] | 2BR/2BR+DN |



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

AREA(524.24Sq.ft.)



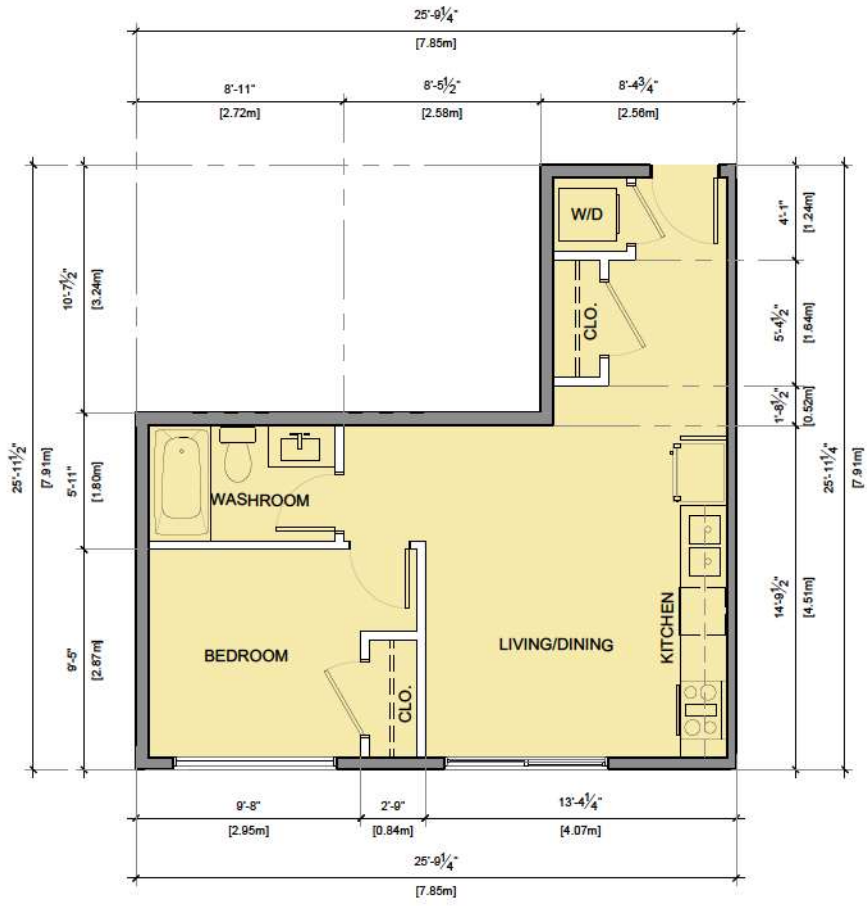
2 UNIT-E
3/16"=1'-0"

AREA(553.10Sq.ft.)



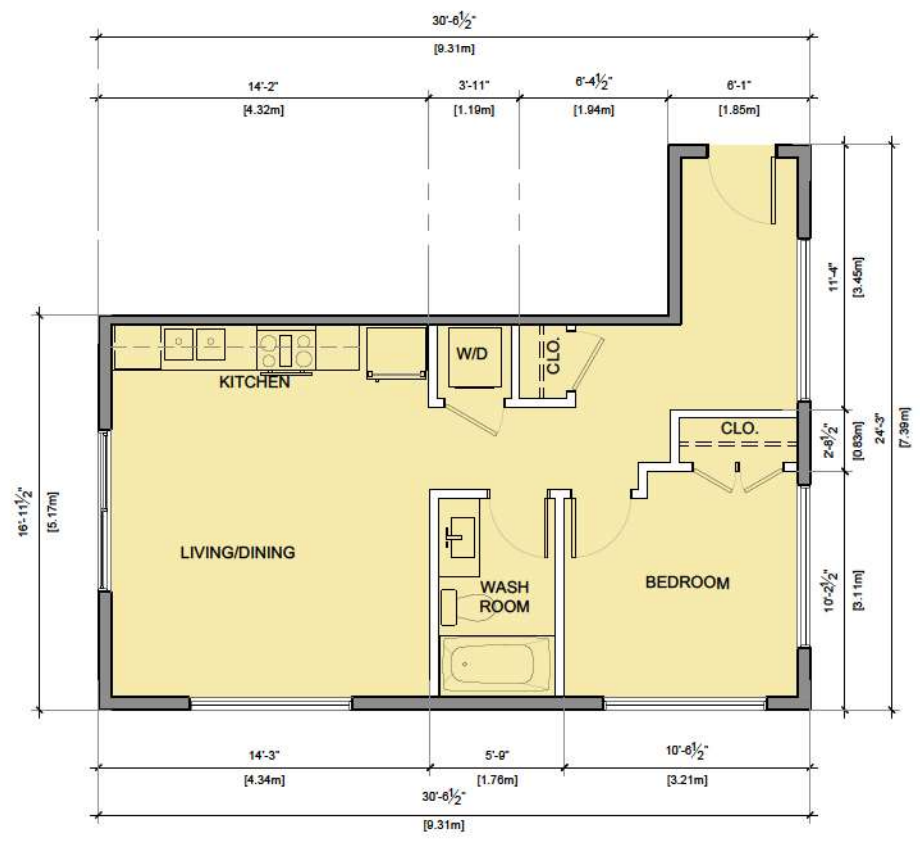
| LEGEND | |
|--------------------|------------|
| [Light Green Box] | STUDIO |
| [Light Yellow Box] | 1BR |
| [Light Orange Box] | 2BR/2BR+DN |





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

AREA(484.25Sq.ft.)



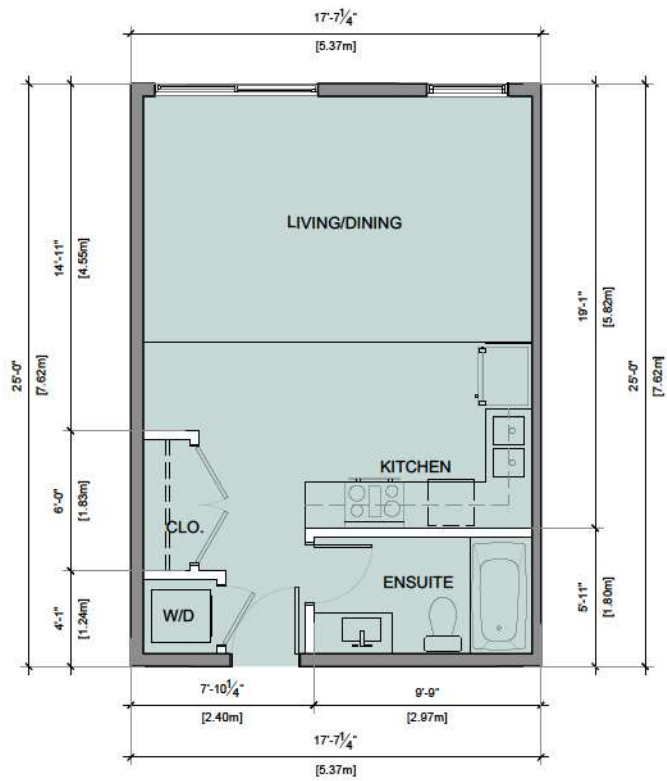
2 UNIT-J
3/16"-1'-0"

AREA(562.02Sq.ft.)

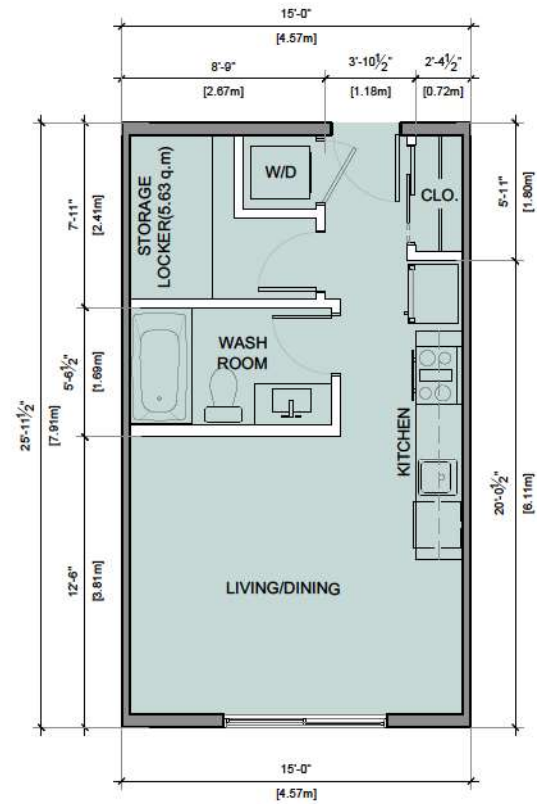


| LEGEND | |
|--------|------------|
| | STUDIO |
| | 1BR |
| | 2BR/2BR+DN |





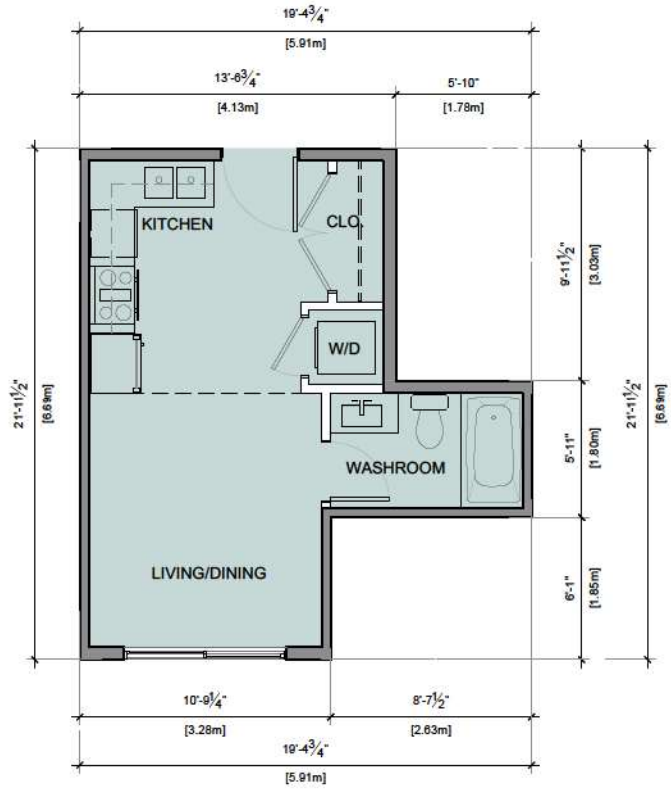
1 UNIT-N
 3/16"-1'-0"
 AREA(440.31Sq.ft.)



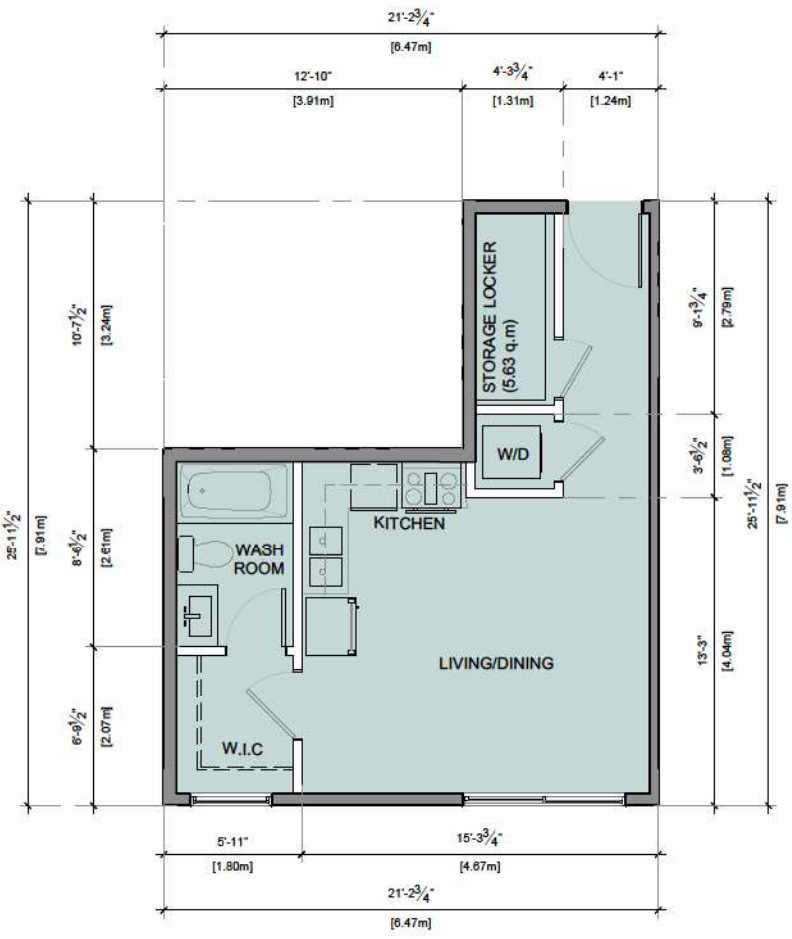
2 UNIT-G
 3/16"-1'-0"
 AREA(389.23Sq.ft.)



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



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

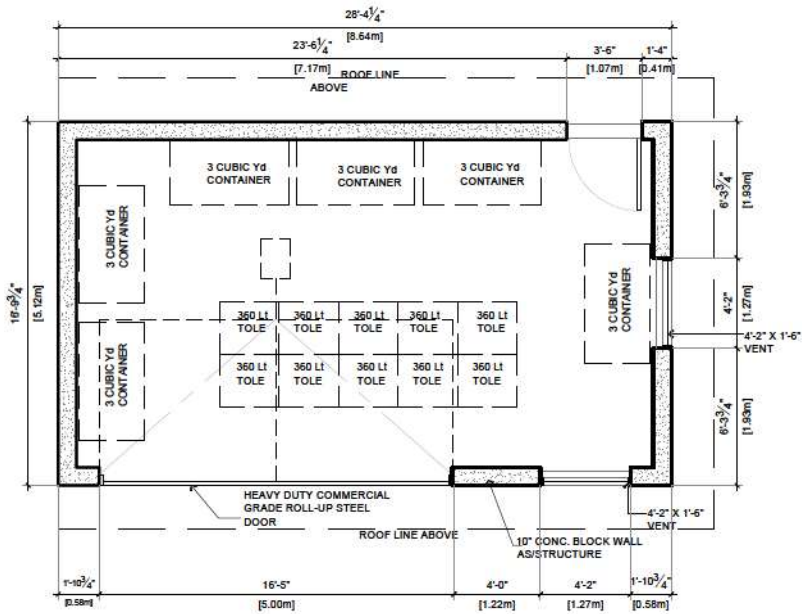


2 UNIT-P
 3/16"=1'-0"
 AREA(414.46Sq.ft.)

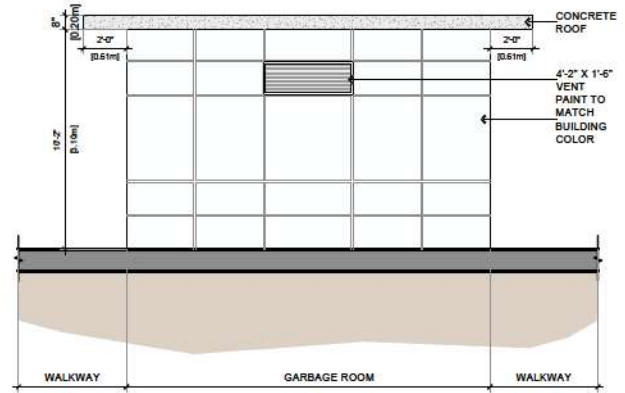


| LEGEND | |
|--------------------|------------|
| [Light Green Box] | STUDIO |
| [Light Blue Box] | 1BR |
| [Light Yellow Box] | 2BR/2BR+DN |



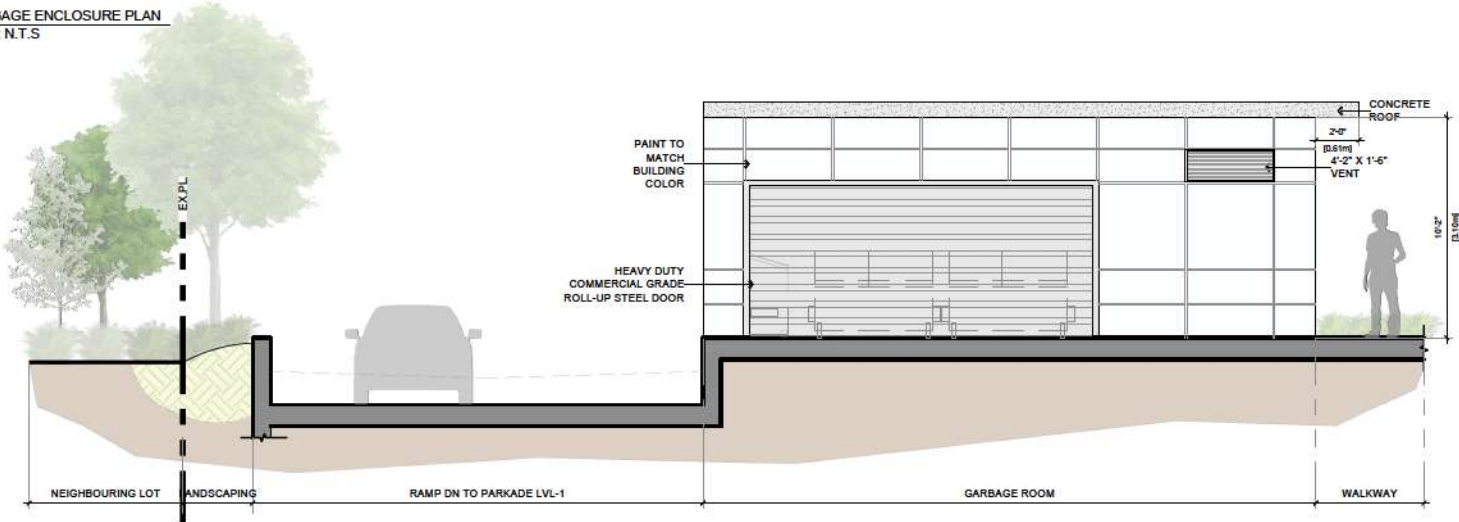


1 GARBAGE ENCLOSURE PLAN
Scale: N.T.S



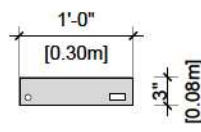
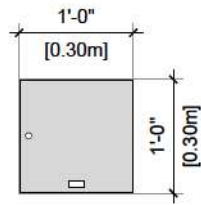
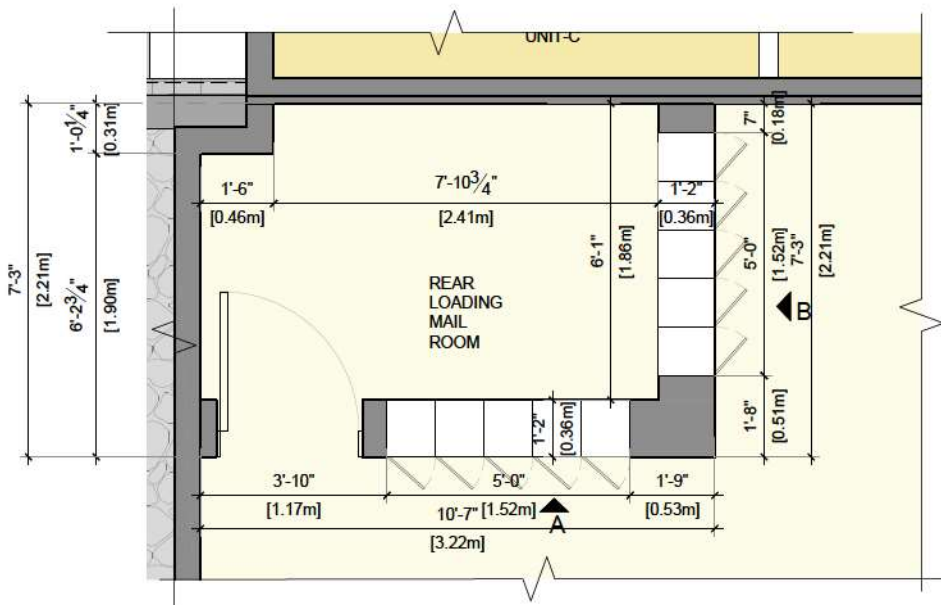
2 EAST ELEVATION
Scale: N.T.S

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

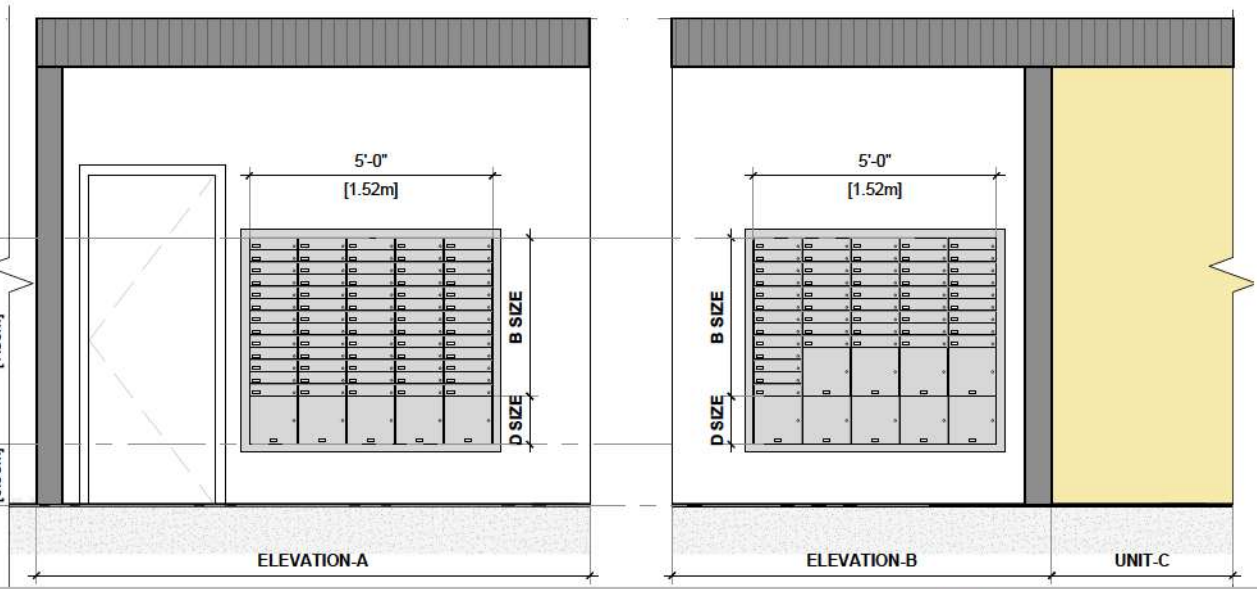




1 MAIL ROOM PLAN
Scale: N.T.S.

SECOND FLOOR LVL.
13.88

MAIN FLOOR LVL.
10.83



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