



80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

COVER SHEET

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE:
JOB NO. 21008

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RENDERINGS

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CIVIC ADDRESS

LEGAL DESCRIPTION

STANDARD DESCRIPTION

ZONE

EXISTING

PROPOSED

LOT AREA

GROSS

ZONING BYLAW REVIEW

COMPREHENSIVE DEVELOPMENT ZONE (CD)

USES PERMITTED

Amenity areas shall be provided in accordance with the provisions of the Development Permit.

AMENITY AREAS

4.0 SM PER UNIT = 440 SM REQUIRED

484.0 SM OUTDOOR AMENITY + 151.9 SM ROOF DECK + 67.8 SM INDOOR = 703.7 SM PROVIDED

DENSITY

RESIDENTIAL UNITS

RESIDENTIAL AREA (INCL. LOBBY)

CRU AREA

TOTAL (INSULATED) FLOOR AREA

UNITS PER HECTARE

FLOOR SPACE RATIO (FSR)

COMMERCIAL (1214.26 SM)

RESIDENTIAL (7620.60 SM)

ALL WEATHER DECKS (820.88 SM)

LOT COVERAGE

Proposed lot coverage:

SITING OF BUILDINGS AND STRUCTURES

Buildings and structures shall be sited in accordance with the provisions of the Development Permit

Front:

Rear:

Side 1:

Side 2:

HEIGHT OF BUILDINGS AND STRUCTURES

The height of buildings and structures shall not exceed 6 storeys.

Proposed Building Height:

6 Storeys (25.7M)

PARKING AND LOADING

Parking and loading shall be provided in accordance with Section 107.

SUBDIVISION REQUIREMENTS

All lots created by subdivision shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

LANDSCAPING, SCREENING AND FENCING

Landscaping areas, landscaping screens and fencing shall comply with Section 111.

DEVELOPMENT PERMIT REQUIREMENTS

Every application for Comprehensive Development Zone OD shall be accompanied by and application for a Development Permit.

107 - PARKING AND LOADING REQUIREMENTS

107.3 GENERAL REQUIREMENTS

All off-street parking shall be provided and maintained on the same lot as the building or use requiring the parking.

107.2 UNITS OF MEASUREMENT

Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, mechanical purposes or storage.

107.3 REQUIRED OFF-STREET PARKING SPACES

Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this Section. Where a parking lot of facility if provided, and spaces are allocated to a specific building or use, the total number of parking spaces, including any on the same lot as the building or use, shall comply with the requirements of this Bylaw.

PARKING REQUIREMENTS:

1 space per dwelling unit for studio apartments

1.5 spaces for each dwelling unit for apartments having one or more bedrooms

1 space per 35 SQ.M of gross floor area for retail stores, service establishments, personal service use and licensee retail store uses except as otherwise stated

10% of required apartment parking spaces shall be provided for visitor parking

(1 EV charging space per dwelling unit having one or more bedrooms (included as part of the total Parking Requirements specified))

Total Spaces Required:

95 UNITS x 1.5 = 143 STALLS

15 UNITS x 1.0 = 15 STALLS

1214.2 SM/35 = 35 STALLS

193 STALLS REQUIRED

Total Provided:

193 STALLS PROVIDED

107.5 DESIGN CRITERIA

Standard stall width:

2.75m (9'-0")

Standard stall length:

5.8m (19'-0")

Width of aisle:

6.7m (22'-0")

A maximum of 20% of the required parking stalls may be designated for small car parking.

Small car width:

2.44m (8'-0")

Small car length:

4.88m (16'-0")

107.7 DESIGN OF LOADING SPACES

Required width:

3.0m (10'-0")

Required length:

9.25m (30'-4")

Required height:

4.25m (14'-0")

107.11 PARKING STALLS FOR PERSONS WITH DISABILITIES

For buildings required to be accessible by persons with disabilities, where more than 50 parking stalls are provided, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 100 or part thereof.

(1 space is required for each adaptable unit (as per Schedule 2 Adaptable Housing Requirements 2.2.1.))

Total provided:

13 H/C STALLS PROVIDED

Required width:

3.7m (12'-0")

Required length:

5.8m (19'-0")

107.12 OFF-STREET BICYCLE PARKING

Apartments: 6 visitor bicycle spaces per multiple unit residential building; plus 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit

Total Required:

138 SPACES

Total Provided:

138 SPACES

Commercial: 6 visitor bicycle spaces at each public entrance; plus 0.06 bicycle spaces in a secure bicycle parking area per 100sm of the gross floor area where gross floor area is greater than or equal to 2,000sm

Total Required:

36 SPACES

Total Provided:

36 SPACES

111 - LANDSCAPING, SCREENING AND FENCING

111.1 GENERAL REQUIREMENTS

Landscaping In Comprehensive Development CD Zones shall be provided with a Development Permit.

111.5 AGE FRIENDLY AMENITY AREA

Each apartment with more than 4 dwelling units shall provide a minimum of 4m² Age Friendly Amenity Area(s) per apartment dwelling unit

TOTAL AFAA REQUIRED 440.0M2

TOTAL AFAA PROPOSED 635.9M2

BUILDING A INFORMATION			
UNIT SUMMARY			
UNIT TYPE	BEDROOMS	AREA - SF	UNITS
A1	2	598	10
B1	2	629	25
C1	1	448	15
D1	3	926	5
E1	2	828	5
F1	2	738	5
G1	2	678	5
H1	3	929	5
J1	2	753	5
K1	2	587	10
L1	2	717	19
M1	2	717	1
TOTAL			110
FLOOR AREA - SF (SM)			
STOREY	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA
1	N/A	1,508.37	1,508.37
2	N/A	1,513.62	1,513.62
3	205.22	1,513.62	1,718.84
4	205.22	1,513.62	1,718.84
5	205.22	1,513.62	1,718.84
6	205.22	1,513.62	1,718.84
TOTAL	8,835.9 (820.88)	97,698.31 (9,076.47)	106,534.2 (9997.35)

OWNER & CONSULTANTS

OWNER:	POLLYCO (201 STREET) HOLDINGS LTD. 320 - 20780 WILLOUGHBY TOWN CENTRE DRIVE LANGLEY, BC, V2Y 0M7
ARCHITECT:	STATION ONE ARCHITECTS 203 - 2190 WEST RAILWAY STREET ABBOTSFORD, BC, V2S 2E2 604-793-9445
CIVIL ENGINEER:	McEHLHANNEY CONSULTING SERVICES LTD. 2300 - CENTRAL CITY TOWER 13450 - 102 AVENUE SURREY, BC, V3T 5X3 604-596-0391
LANDSCAPE ARCHITECT:	STATION ONE ARCHITECTS 203 - 2190 WEST RAILWAY STREET ABBOTSFORD, BC, V2S 2E2 604-793-9445
GEOTECHNICAL ENGINEER:	ABLE GEOTECHNICAL LTD. 15580 97A AVENUE SURREY, BC, V3S 8R8 778-995-2404
SURVEYOR:	BUTLER SUNDVICK & ASSOCIATES 4 - 19089 94 AVENUE SURREY, BC V4N 3S4 604-513-9611
ARBORIST:	ARBORTECH CONSULTING (ACL GROUP) 12051 HORSESHOE WAY #145 RICHMOND, BC, V7A 4V4 604-275-3484

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OFFICIAL COMMUNITY PLAN REVIEW
BYLAW: LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030 4.1.1. PROVIDE HOUSING DIVERSITY AND CHOICE TO PERMIT A RANGE OF INCOMES, AGES, AND ABILITIES • PROVIDING 10% ADAPTABLE UNITS (11 UNITS). 4.1.2. ENCOURAGE A WALKING COMMUNITY • GROUND FLOOR COMMERCIAL DEVELOPMENT TO FRONT ON PUBLICLY OWNED AND ACCESSIBLE STREETS 4.1.3. PROVIDE COMMERCIAL SERVICES FOR THE NEIGHBOURHOOD • PROVIDING A PEDESTRIAN-ORIENTED COMMUNITY COMMERCIAL CENTRE IN THE NEIGHBOURHOOD WITH A WIDE RANGE OF COMMERCIAL SERVICES TO RESIDENTS 4.1.7. JOBS AND HOUSING: BALANCE JOBS CLOSE TO HOME • PROPOSING MIXED USE DEVELOPMENT 4.2.1. RESIDENTIAL POLICIES • PROPOSING A 6 STOREY APARTMENT WITH COMMERCIAL AT GROUND FLOOR. CD ZONE. • 271.6 UNITS PER HECTARE (110 UNITS PER ACRE) • PROVIDING ADAPTABLE HOUSING, UNDERGROUND AND AT GRADE PARKING, VARIED ROOF LINES, QUALITY ARCHITECTUTURAL DESIGN AND A VARIETY OF QUALITY FINISHES, COLOURS AND MATERIALS ON THE BUILDING 4.2.2. TOWN MARKET POLICIES • STREET FACING COMMERCIAL DEVELOPMENT. COMMERCIAL USES OCCUPY THE GROUND FLOOR OF THE BUILDING, WITH RESIDENTIAL USES ON UPPER FLOORS.

LEGEND

AD - AREA DRAIN	S/C - SMALL CAR PARKING STALL
CB - CATCH BASIN	SU - SUPPLY AIR
DD - DECK DRAIN	EX - EXHAUST AIR
PD - PATIO DRAIN	EVC - ELECTRIC VEHICLE CHARGER
RD - ROOF DRAIN	EVR - ELECTRIC VEHICLE CHARGER ROUGH-IN
TBC - TO BE CONFIRMED	TA - TOP OF ASPHALT
SRW - SERVICE RIGHT OF WAY	TC - TOP OF FINISHED CONCRETE
UNO - UNLESS NOTED OTHERWISE	TG - TOP OF GRADE
RWL - RAIN WATER LEADER	TS - TOP OF STRUCTURAL SLAB
RV - ROOF VENT	TSF - TOP OF SUBFLOOR
FG - FIXED GLASS	BW - BOTTOM OF WALL
H/C - HANDICAPPED PARKING STALL	TW - TOP OF WALL

PROJECT DATA & DRAWING INDEX

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE 1/4" = 1'-0"
JOB NO. 21008

2023.02.22

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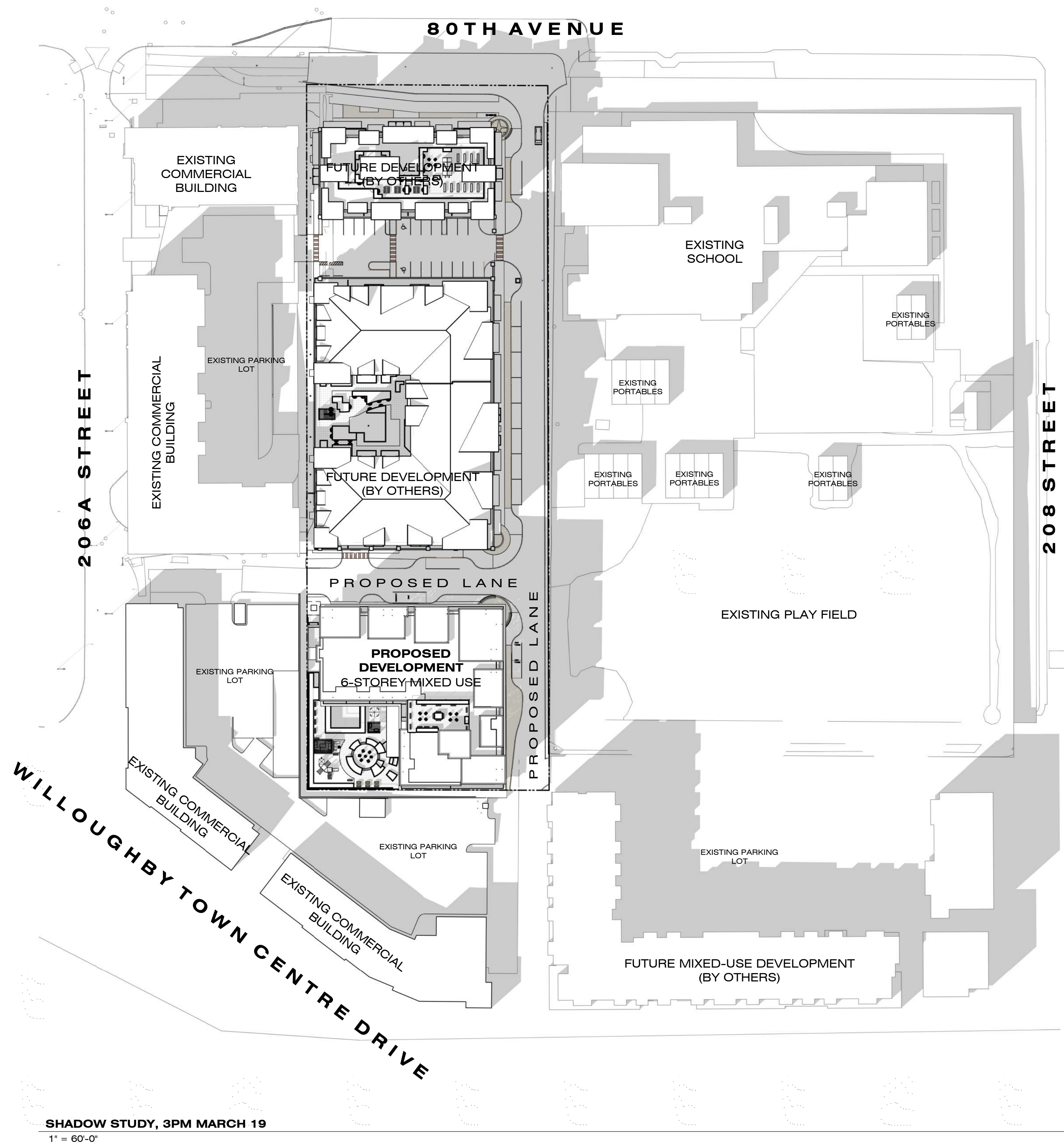
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SHADOW STUDY

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SCALE 1" = 60'-0"
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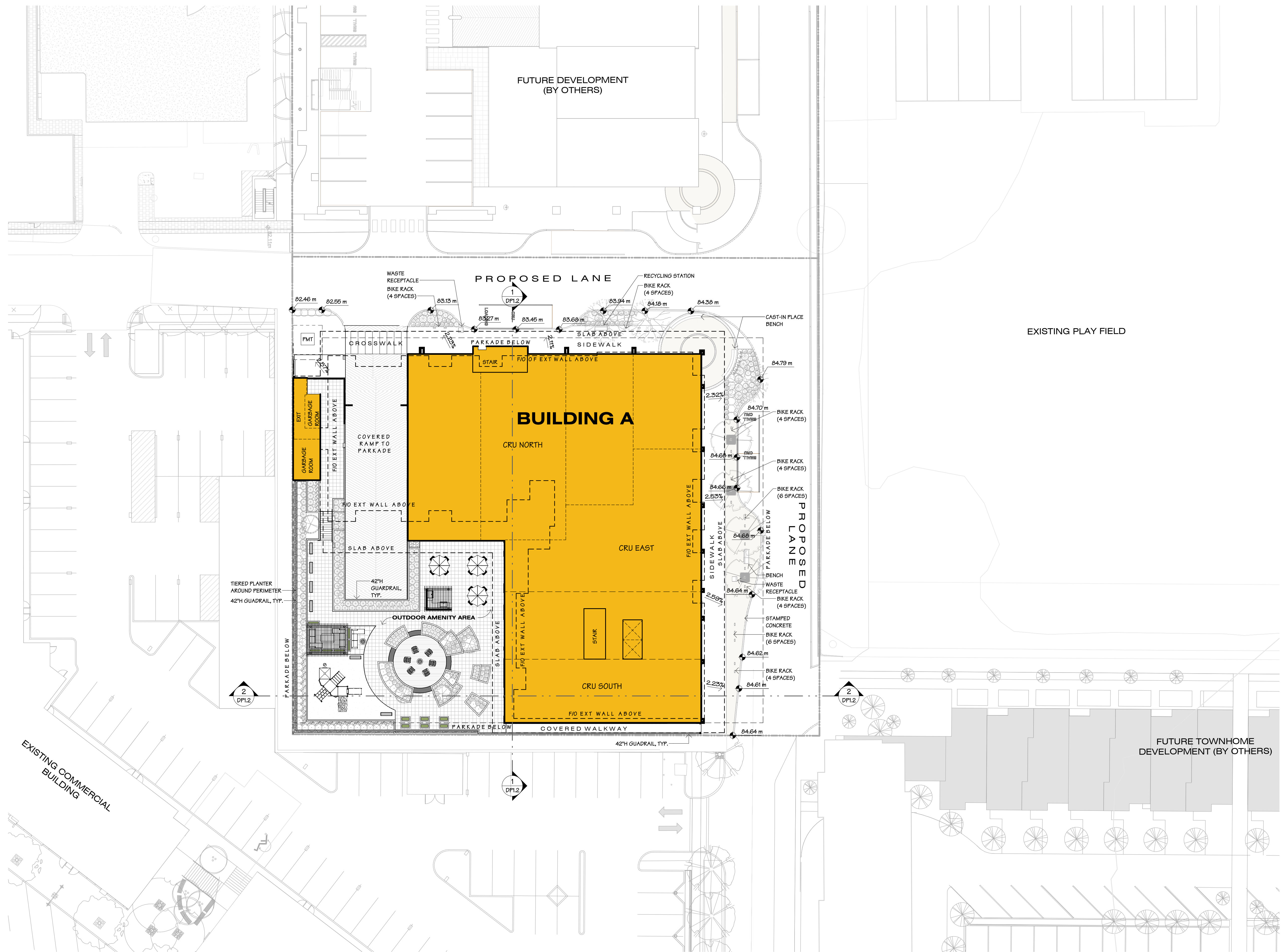
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 **SITE PLAN**
1" = 20'-0"
NORTH

SITE PLAN

80TH AVENUE SOUTH CONDOS

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SCALE 1" = 20'-0"
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DP1.1

SITE SECTIONS

80TH AVENUE SOUTH CONDOS

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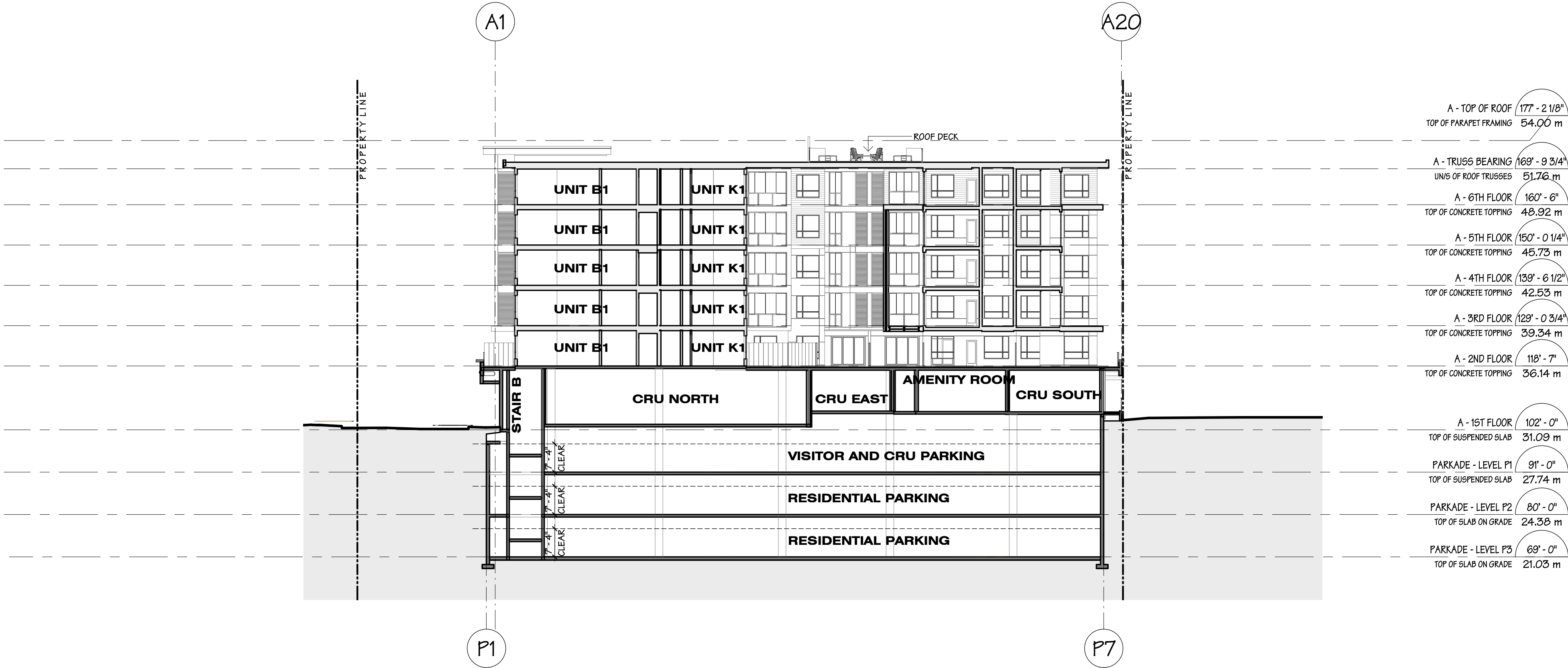
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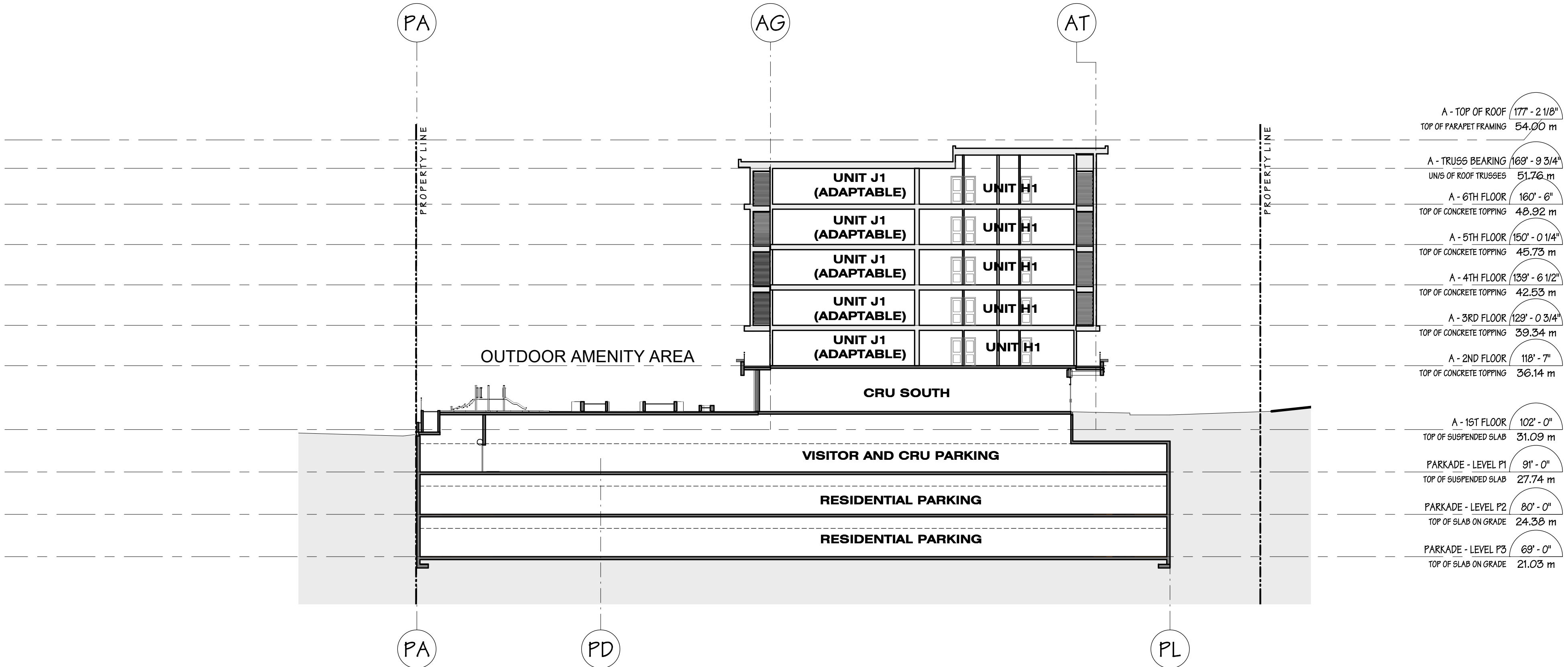
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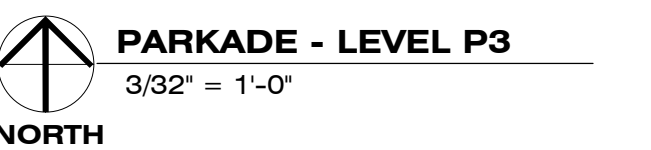
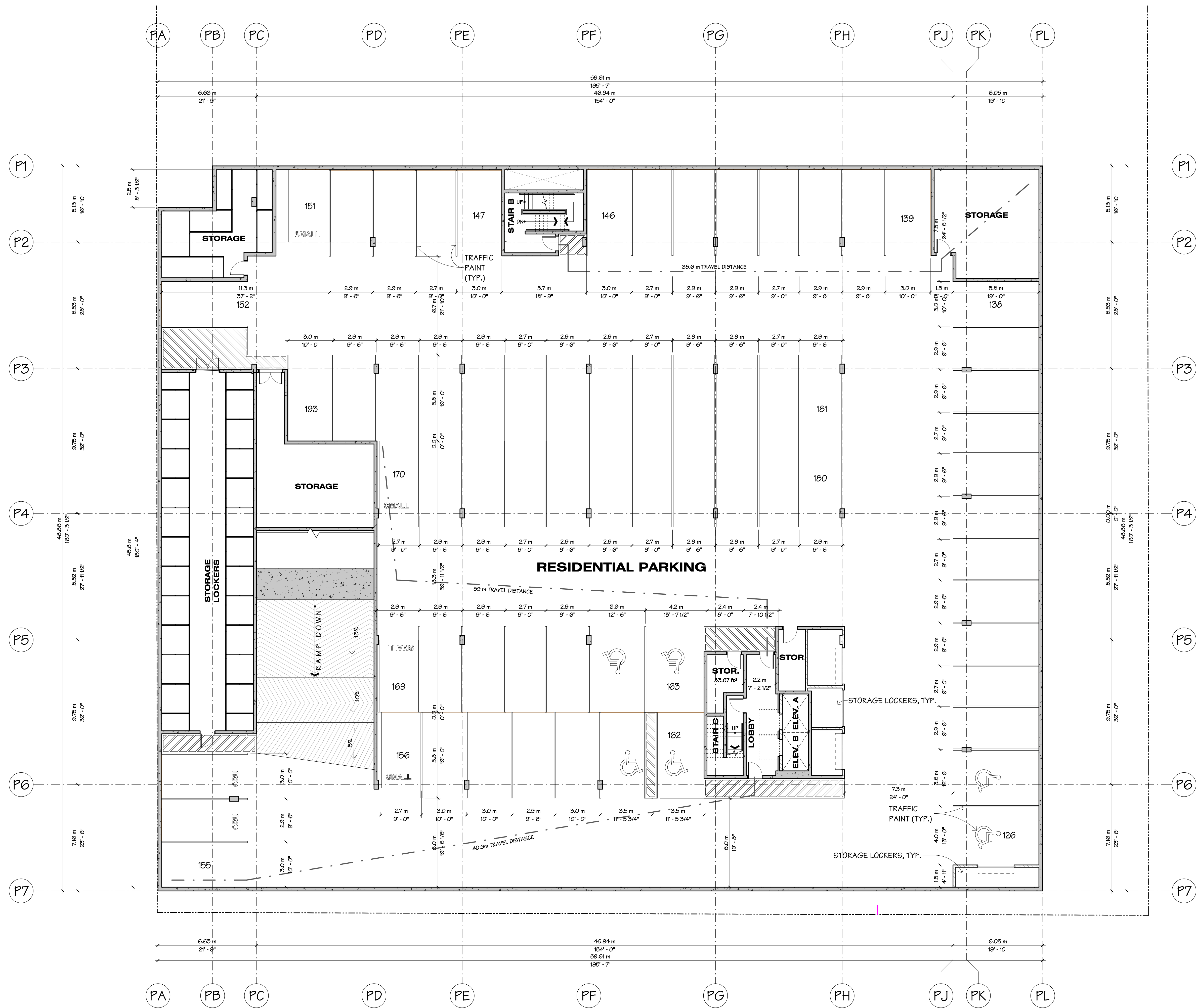
DP1.2



1 SITE SECTION A
DP1.2 1" = 20'-0"



2 SITE SECTION B
DP1.2 1" = 20'-0"



UNDERGROUND PARKING - LEVEL P3

80TH AVENUE SOUTH CONDOS

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SCALE 3/32" = 1'-0"
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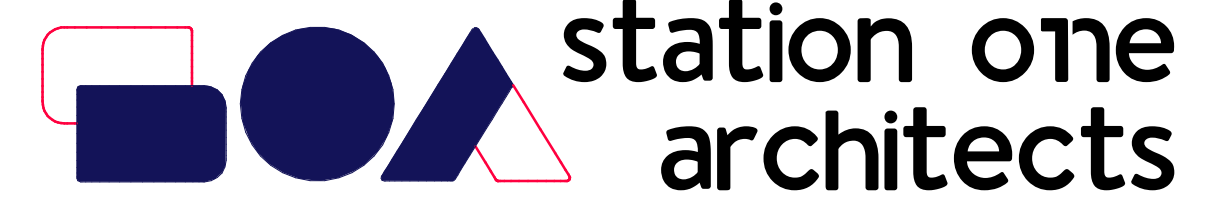
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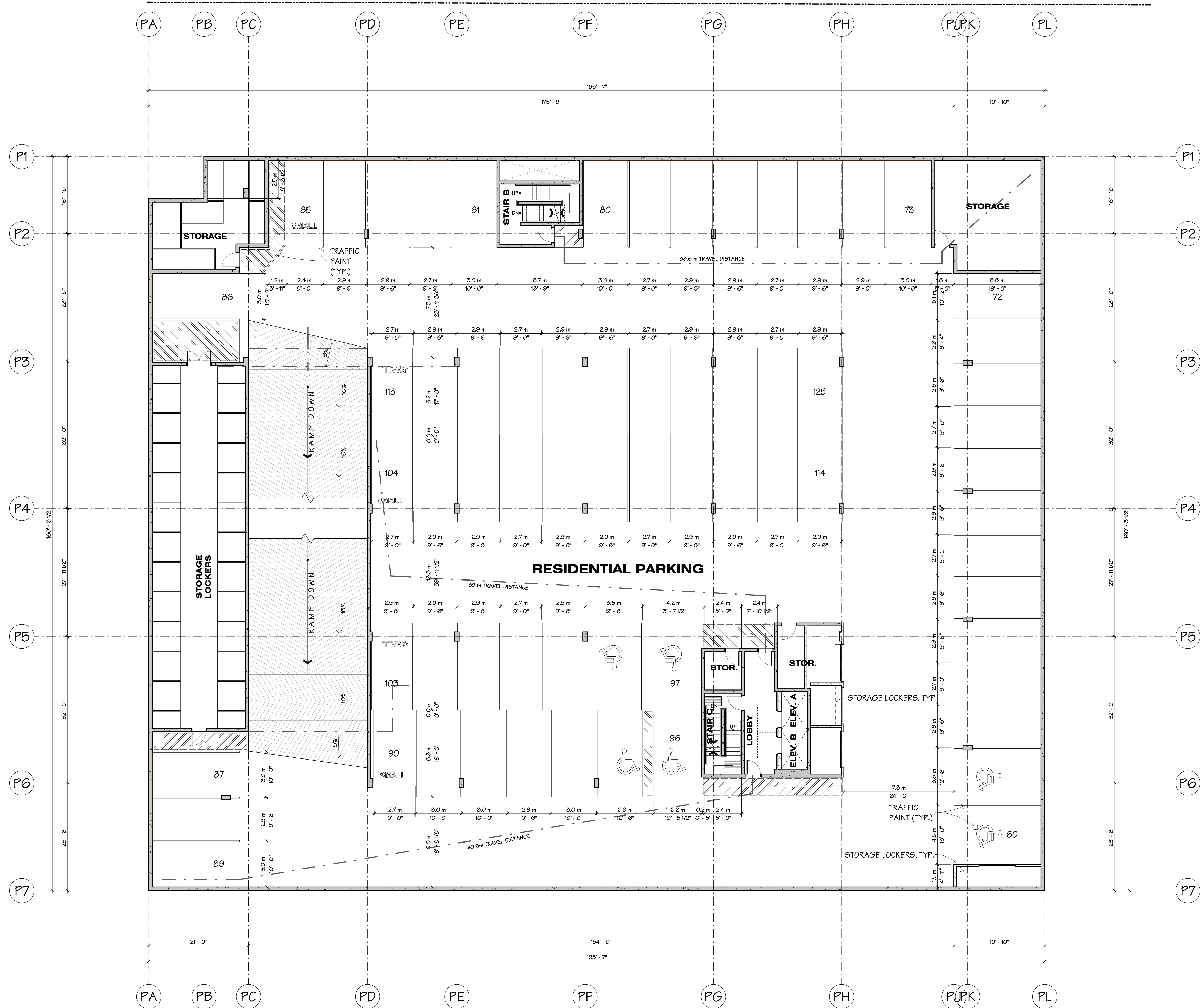
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UNDERGROUND PARKING - LEVEL P2

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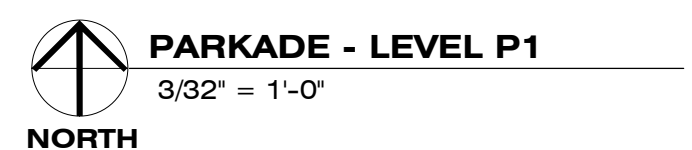
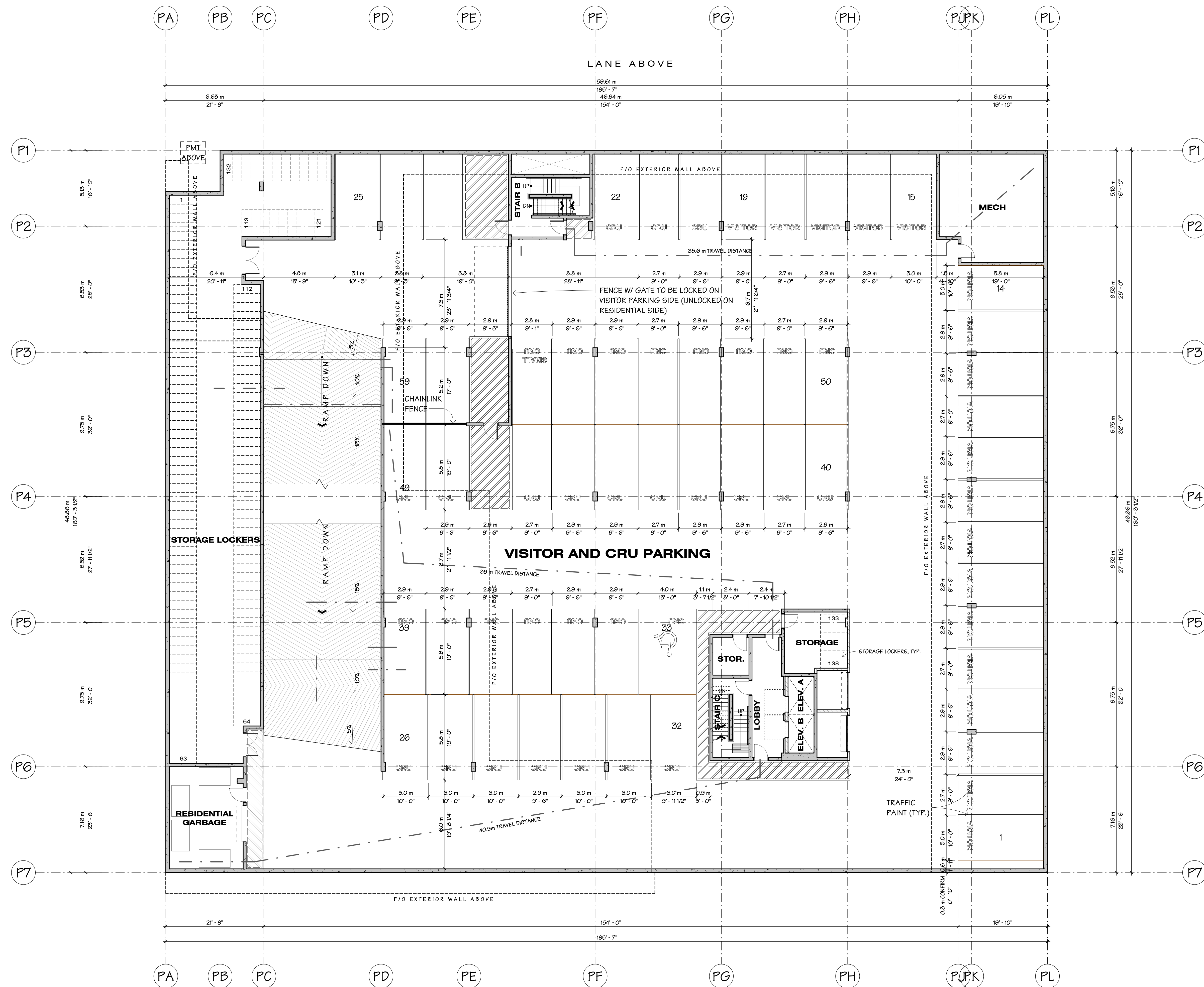
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UNDERGROUND PARKING - LEVEL P1

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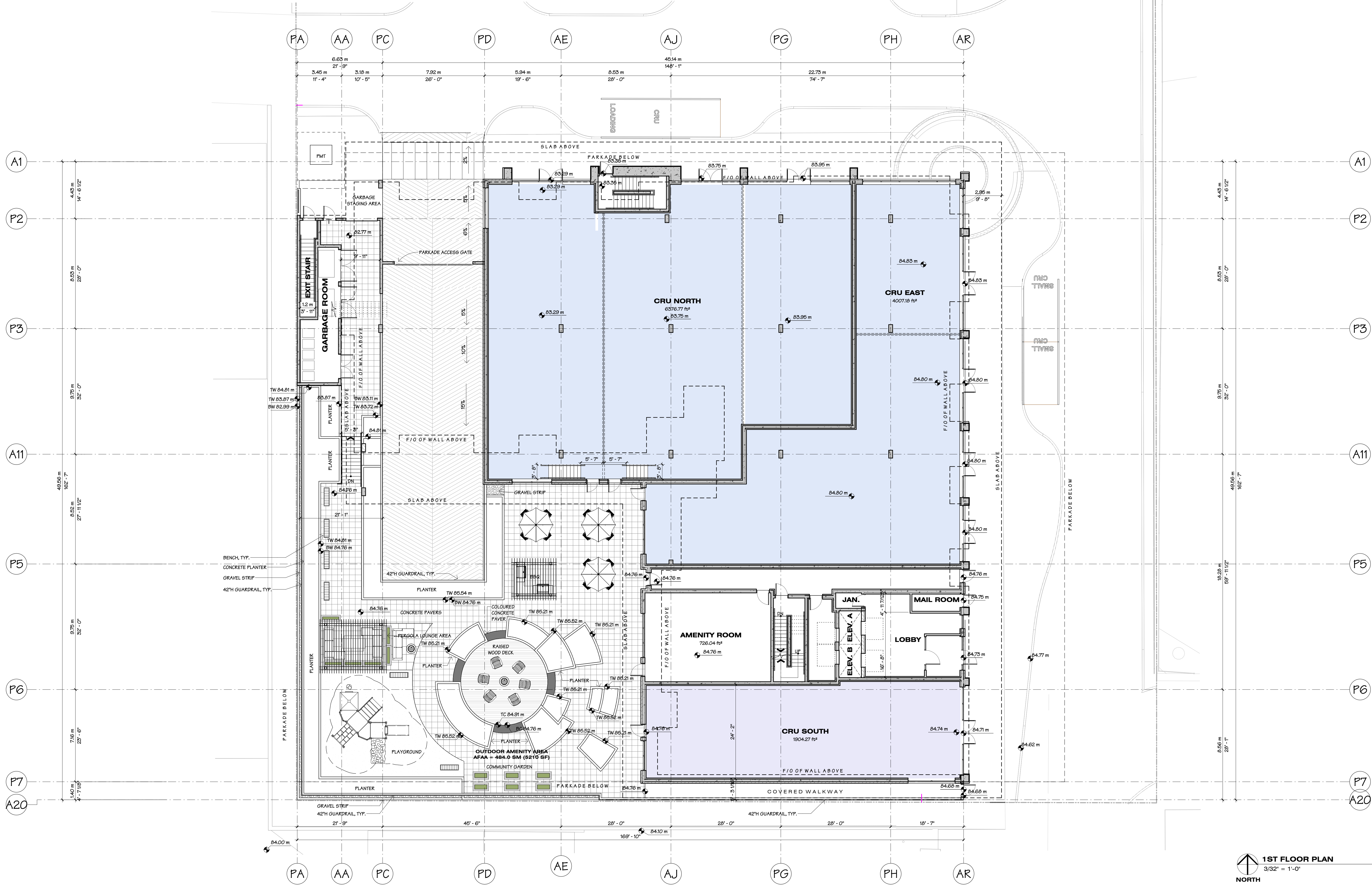
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1ST FLOOR PLAN
3/32" = 1'-0"
NORTH

1ST FLOOR PLAN
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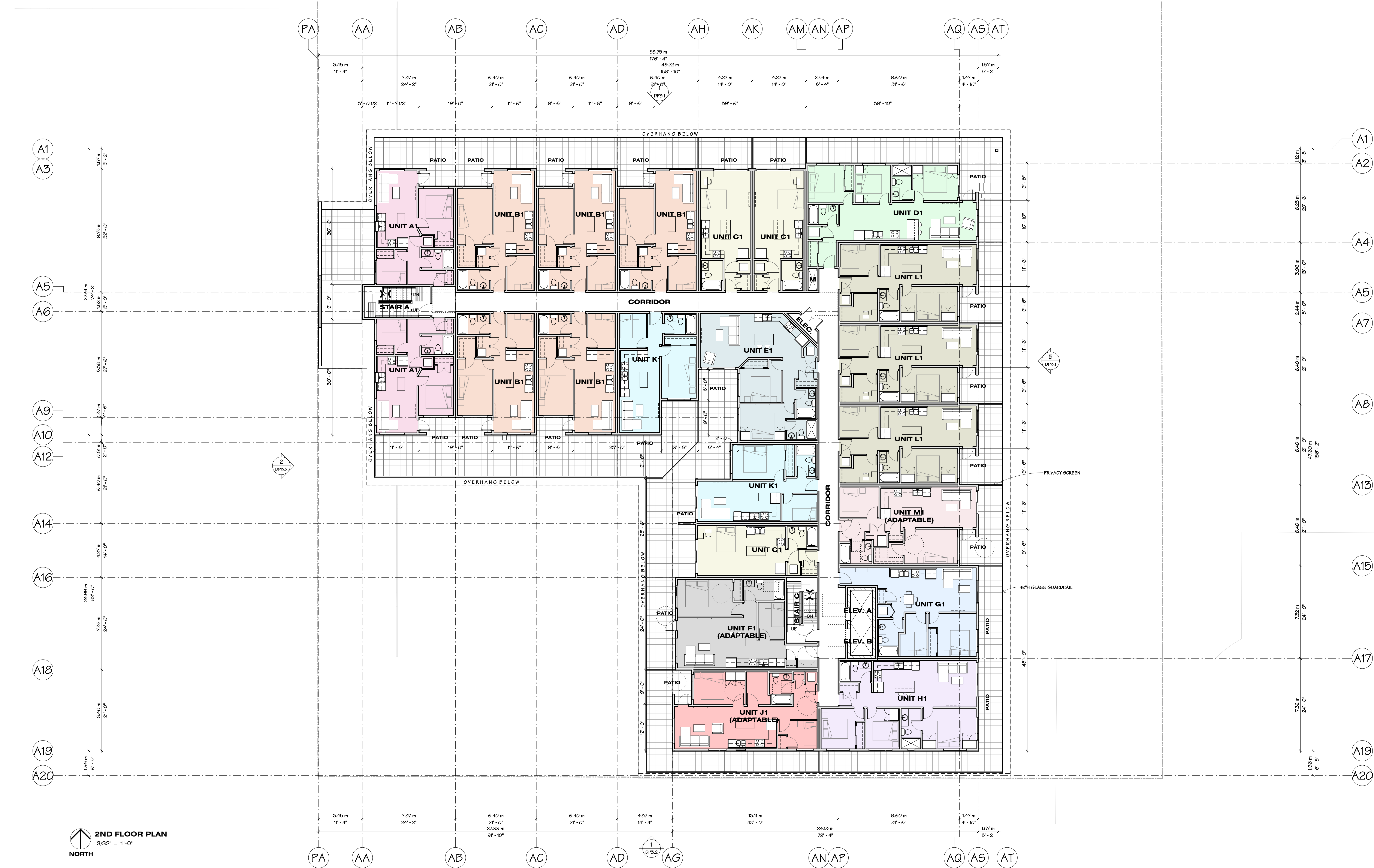
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2ND FLOOR PLAN

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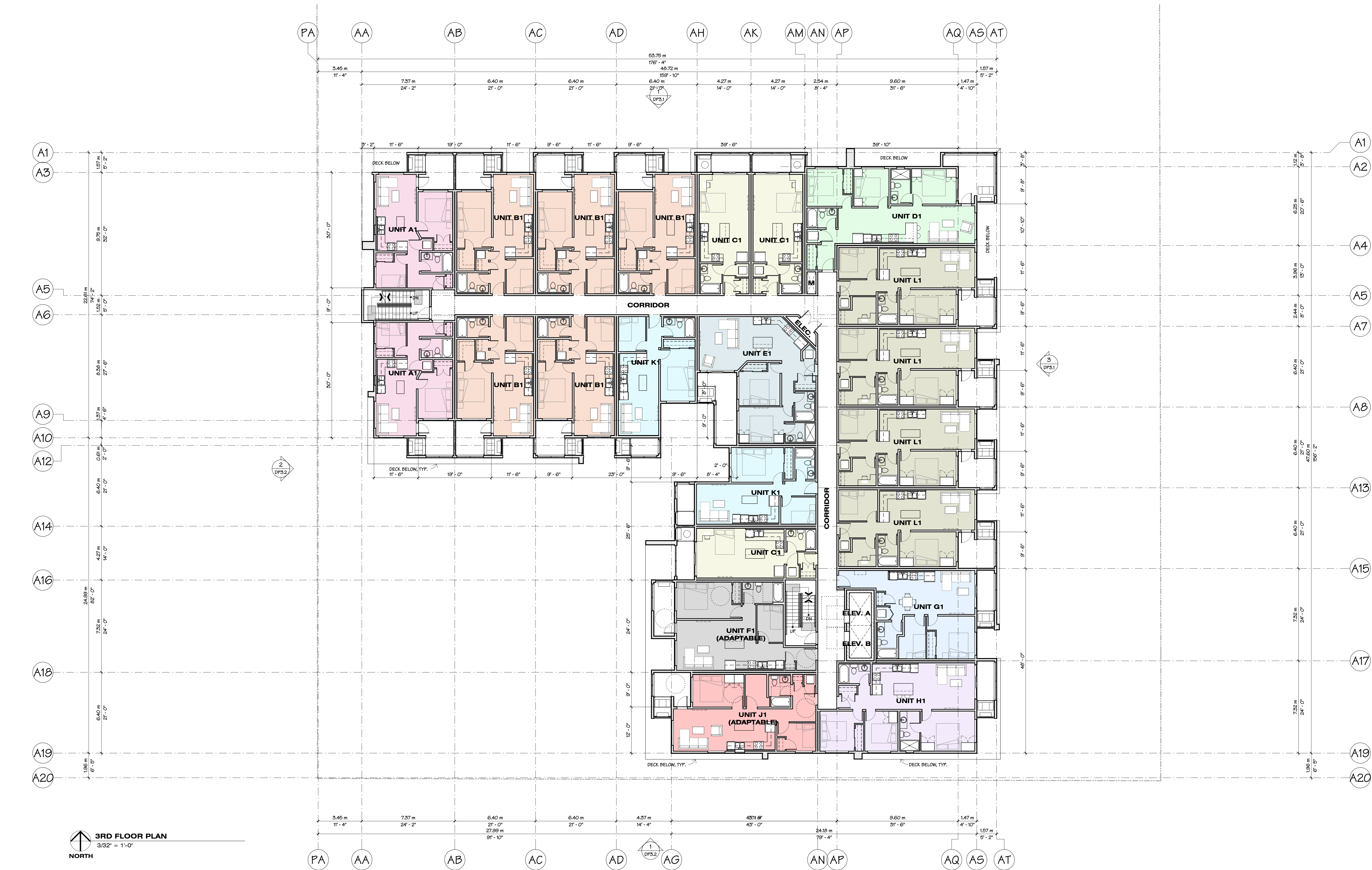
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3RD FLOOR PLAN

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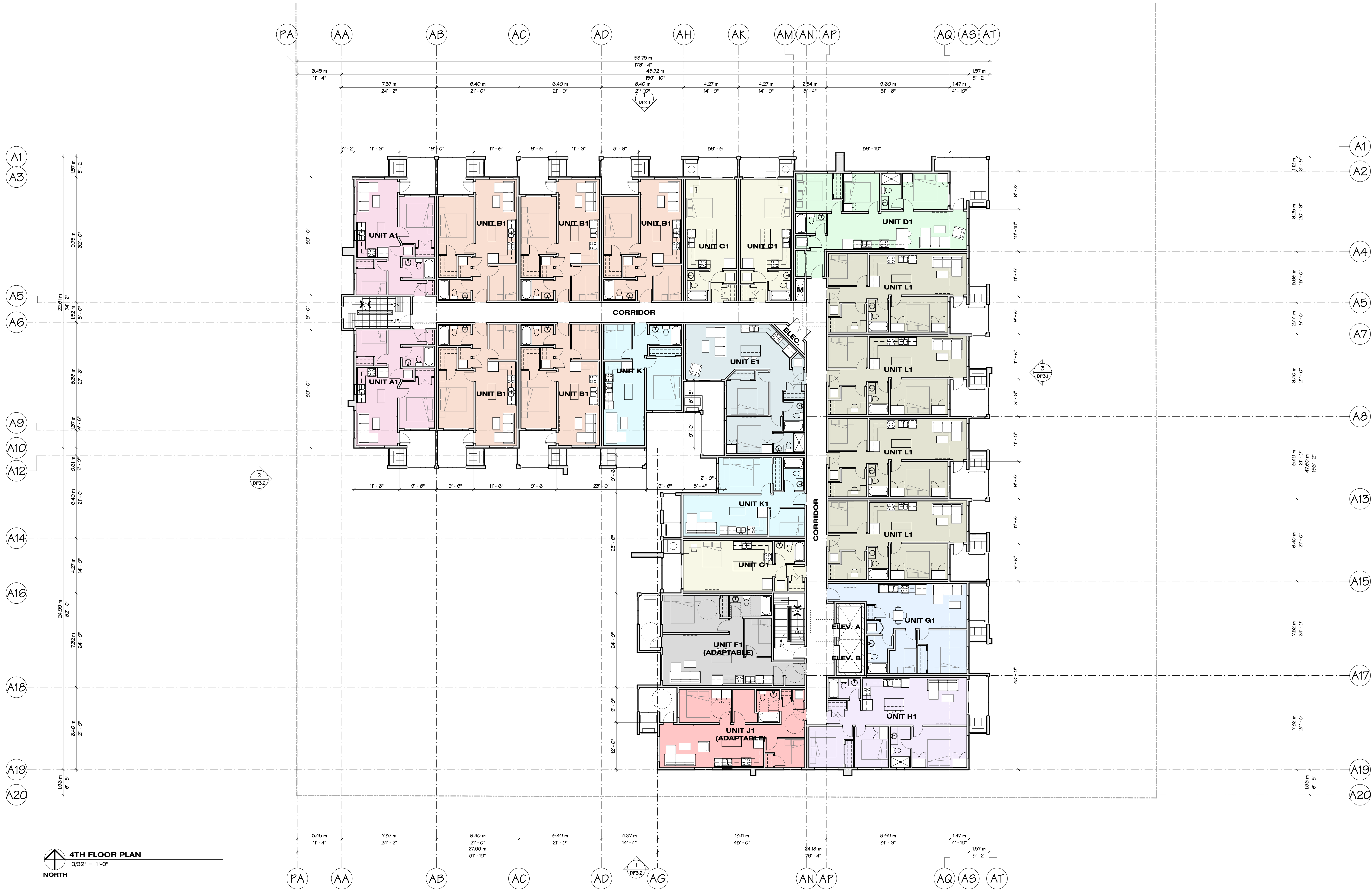
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DP2.3



4TH FLOOR PLAN

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE 3/32" = 1'-0"
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5TH FLOOR PLAN

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

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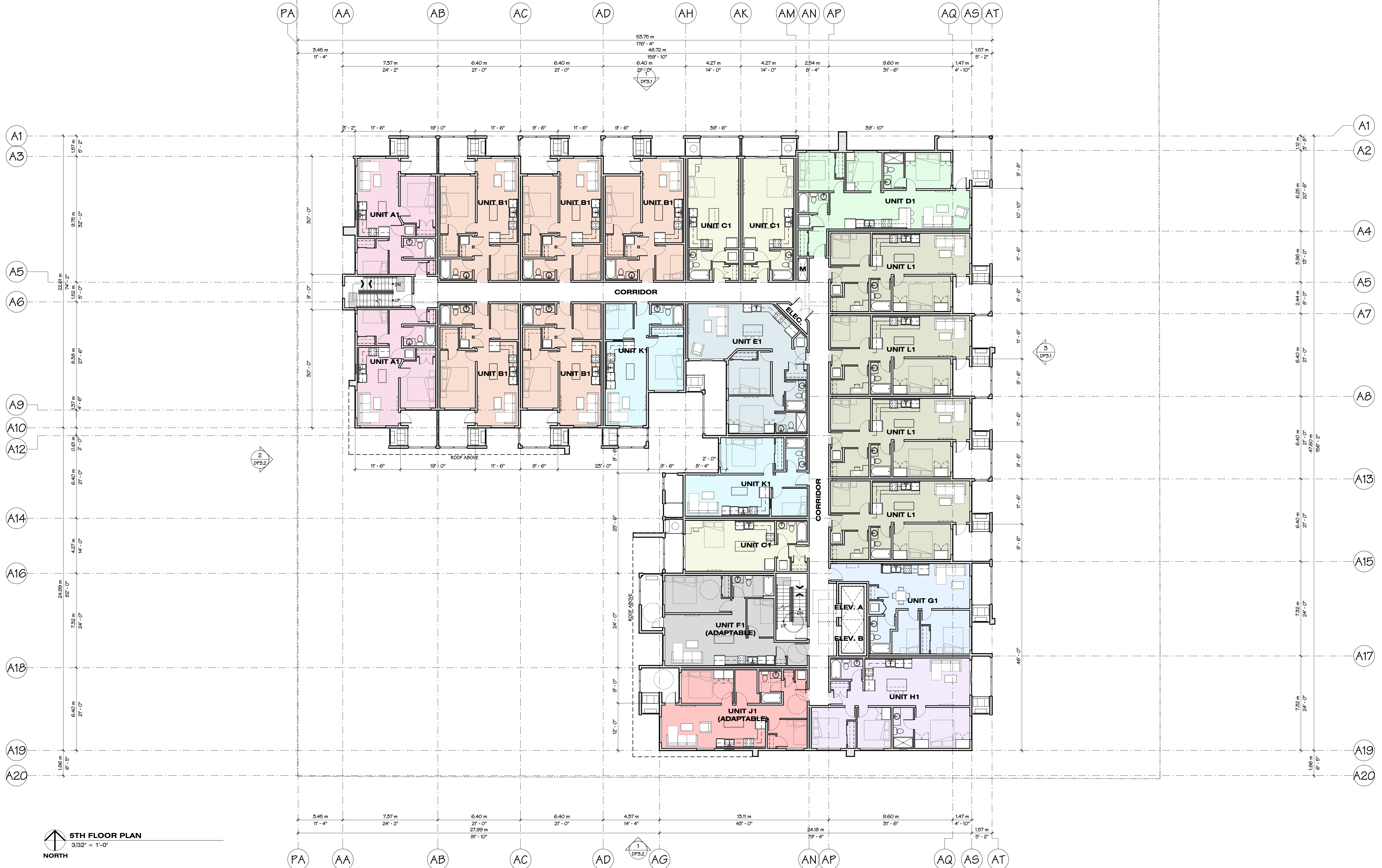
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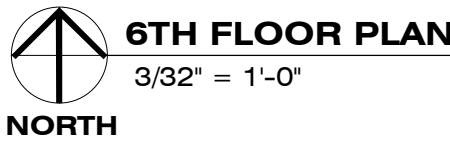
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DP2.5





DP2.6



ROOF DECK PLAN

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

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DP2.7

ELEVATIONS

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE As indicated
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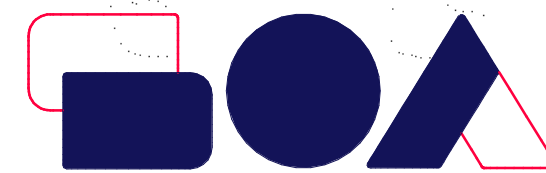
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EXTERIOR FINISH SCHEDULE	
	1 WALL - METAL HORIZONTAL PANELS - 1" RANDOMIZED 5 1/2" & 3 1/2" MAC METAL ARCHITECTURAL, NORWOOD & NORWOOD MINI, "SCANDINAVIAN FIR"
	2 WALL - METAL VERTICAL PANELS - 12" MAC METAL ARCHITECTURAL, VERSA, "AUTUMN BLUE"
	3 WALL - BLACK CORRUGATED METAL - HORIZONTAL MAC METAL ARCHITECTURAL, CORRUGATED M5 S80, "ANTHRACITE"
	4 WALL - METAL PANELS - 12 x 48" MAC METAL ARCHITECTURAL, POLYMAC, "AUTUMN BLUE"
	5 WALL - PAINTED CEMENTITIOUS PANELS WITH METAL REVEAL TRIMS a) BENJAMIN MOORE 2124-10 "WROUGHT IRON" FACTORY BLACK REVEAL TRIMS b) BENJAMIN MOORE OC-30 "CLOUD WHITE" FACTORY BLACK REVEAL TRIMS c) BENJAMIN MOORE 2124-20 "TROUT GRAY" FACTORY BLACK REVEAL TRIMS d) BENJAMIN MOORE HC-169 "COVENTRY GRAY" FACTORY BLACK REVEAL TRIMS e) BENJAMIN MOORE 2112-50 "STORMY MONDAY" FACTORY BLACK REVEAL TRIMS
	6 WALL - PAINTED CEMENTITIOUS CLAPBOARD SIDING; 5" EXPOSURE WITH METAL REVEAL TRIMS BENJAMIN MOORE OC-30 "CLOUD WHITE" FACTORY WHITE REVEAL TRIMS
	7 WALL - PAINTED CEMENTITIOUS CLAPBOARD SIDING; 5" EXPOSURE WITH METAL REVEAL TRIMS WOODTONE, RUSTIC SERIES "SAND CASTLE"
	8 WALL - BRICK, STACKED BOND, LIMESTONE
	9 WALL - CAST-IN-PLACE ARCHITECTURAL CONCRETE a) NATURAL FINISH b) PAINTED, BENJAMIN MOORE 2124-10 "WROUGHT IRON" c) PAINTED, BENJAMIN MOORE OC-30 "CLOUD WHITE"
	10 GLAZING PREFABRICATED VINYL FRAME WINDOW UNIT WITH METAL BEAUTY CAP INTERIOR: FACTORY WHITE EXTERIOR: FACTORY BLACK BEAUTY CAP
	11 GLAZING PREFABRICATED STOREFRONT/CURTAINWALL SYSTEM a) CLEAR VISION GLASS FACTORY BLACK METAL FRAME b) FACTORY BLACK OPAQUE SPANDREL PANEL FACTORY BLACK METAL FRAME
	12 GLAZING PREFABRICATED ALL WEATHER DECK SYSTEM VISION GLASS FACTORY BLACK METAL FRAME
	13 LOUVRES PREFABRICATED LOUVRE SYSTEM FACTORY BLACK LOUVRES & FRAME
	14 RAILING - PREMANUFACTURED ALUMINUM PICKET GUARDRAIL FACE-MOUNTED FACTORY BLACK
	15 RAILING PREFABRICATED ALUMINUM GUARDRAIL FACE-MOUNTED WITH CLEAR GLASS
	16 PRIVACY SCREEN PREMANUFACTURED ALUMINUM FRAME WITH GLASS INFILL PANELS FACTORY BLACK WITH FROSTED GLASS
	17 SCREEN PREFABRICATED METAL SCREENING
	18 TRIM PAINTED 2x FASCIA WITH PREFINISHED ALUMINUM GUTTERS WHERE REQUIRED BENJAMIN MOORE 2124-20 "TROUT GRAY"
	19 TRIM - BRICK SOLDIER COARSE - WHITE
	20 STEEL CANOPY - FACTORY BLACK
	21 ROOF - PARAPET CAP FLASHING - FACTORY BLACK
	22 METAL SOFFIT a) FACTORY BLACK b) FACTORY WHITE
NOTES	
1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED	
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC	
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION	



1 NORTH ELEVATION
DP3.1 3/32" = 1'-0"



3 EAST ELEVATION
DP3.1 3/32" = 1'-0"

A - TOP OF ROOF	177' - 2 1/8"
TOP OF PARAPET FRAMING	54.00 m
A - TRUSS BEARING	169' - 9 3/4"
UNIS OF ROOF TRUSSES	51.76 m
A - 6TH FLOOR	160' - 6"
TOP OF CONCRETE TOPPING	48.92 m
A - 5TH FLOOR	150' - 0 1/4"
TOP OF CONCRETE TOPPING	45.73 m
A - 4TH FLOOR	139' - 6 1/2"
TOP OF CONCRETE TOPPING	42.53 m
A - 3RD FLOOR	129' - 0 3/4"
TOP OF CONCRETE TOPPING	39.34 m
A - 2ND FLOOR	118' - 7"
TOP OF CONCRETE TOPPING	36.14 m
A - 1ST FLOOR	102' - 0"
TOP OF SUSPENDED SLAB	31.09 m



EXTERIOR FINISH SCHEDULE	
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1 SOUTH ELEVATION
DP3.2 3/32" = 1'-0"



2 WEST ELEVATION
DP3.2 3/32" = 1'-0"

UNIT PLANS

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE 1/4" = 1'-0"
JOB NO. 21008

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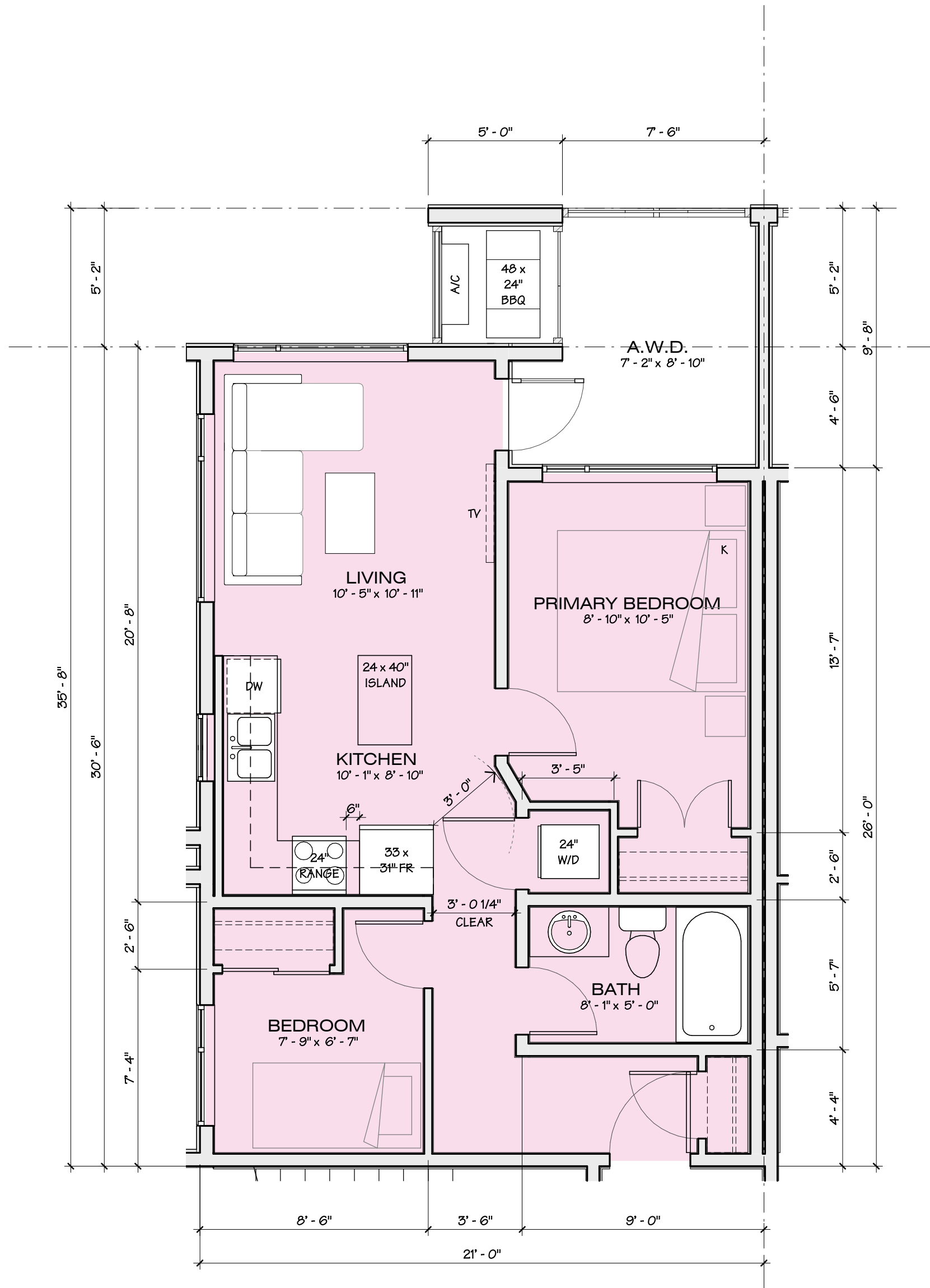
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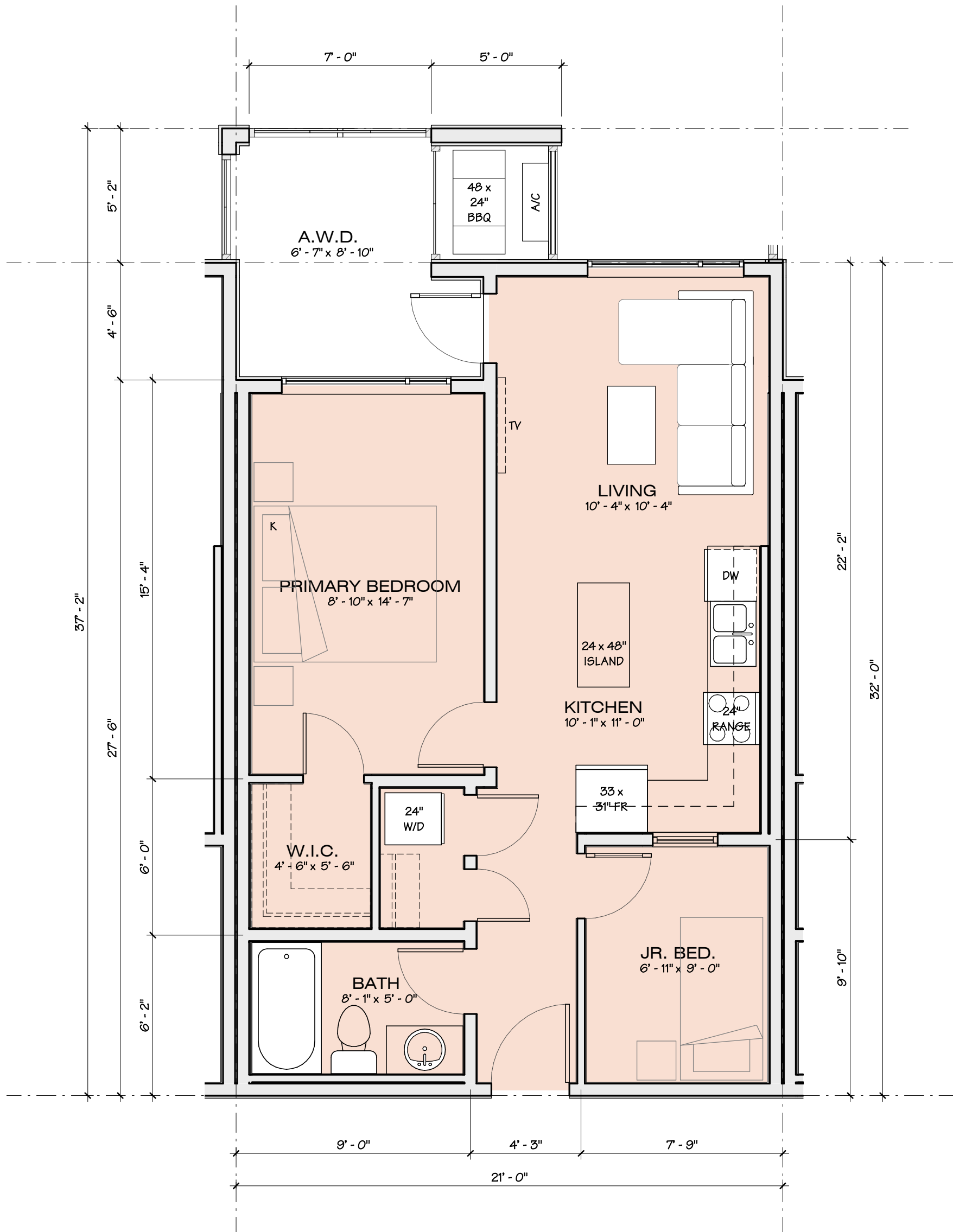
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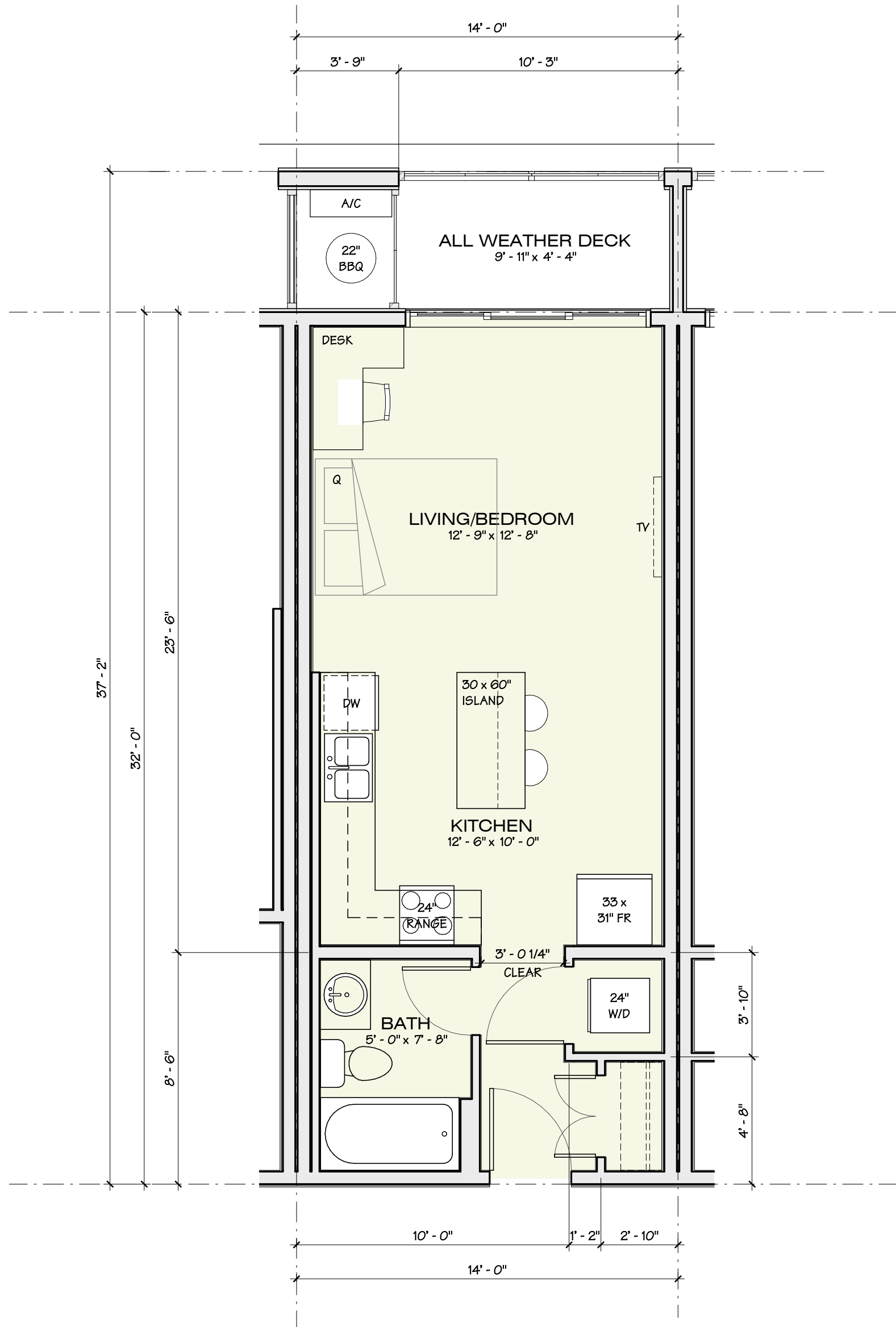
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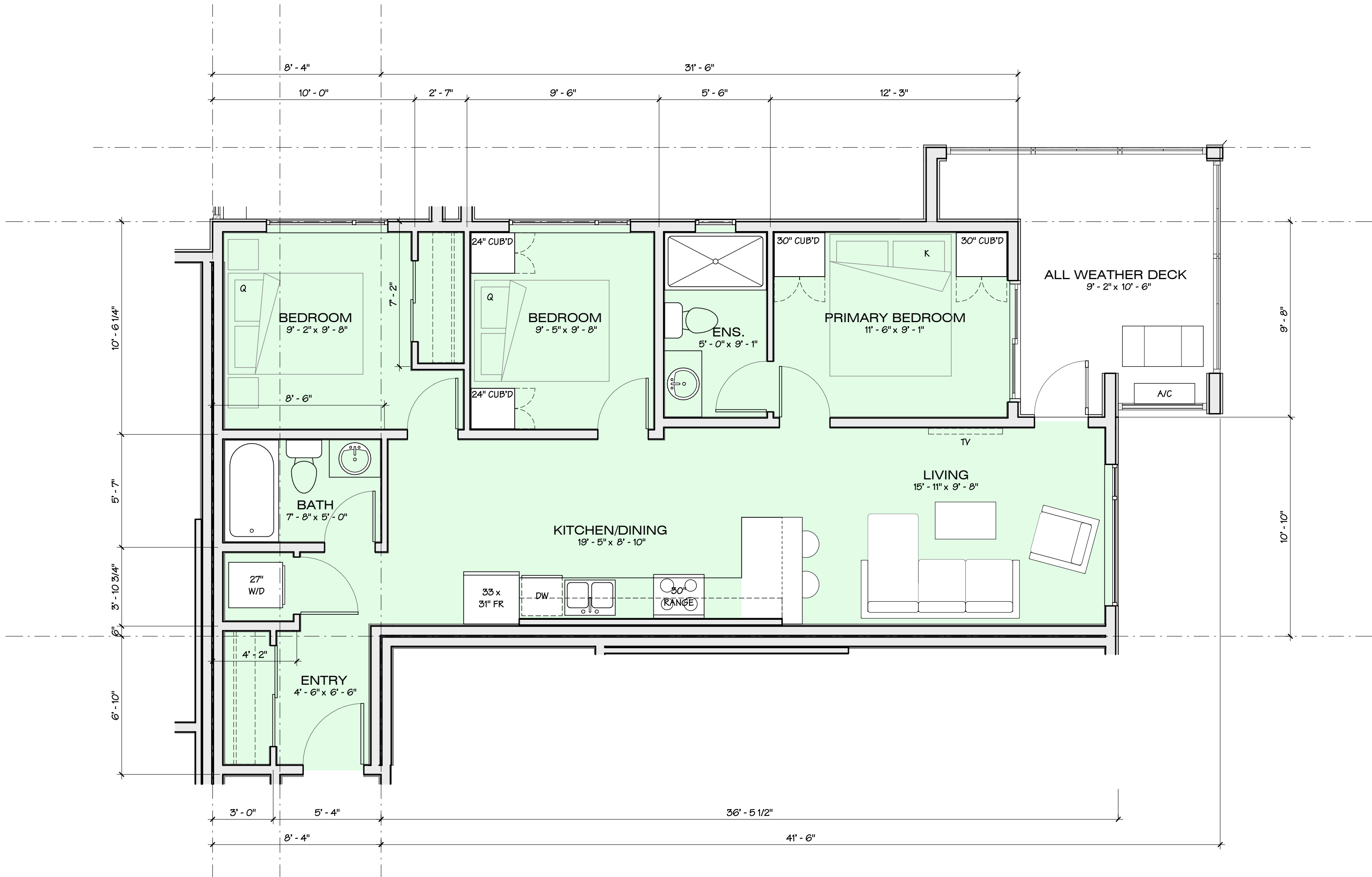
UNIT A1 - 598 SF
1/4" = 1'-0"



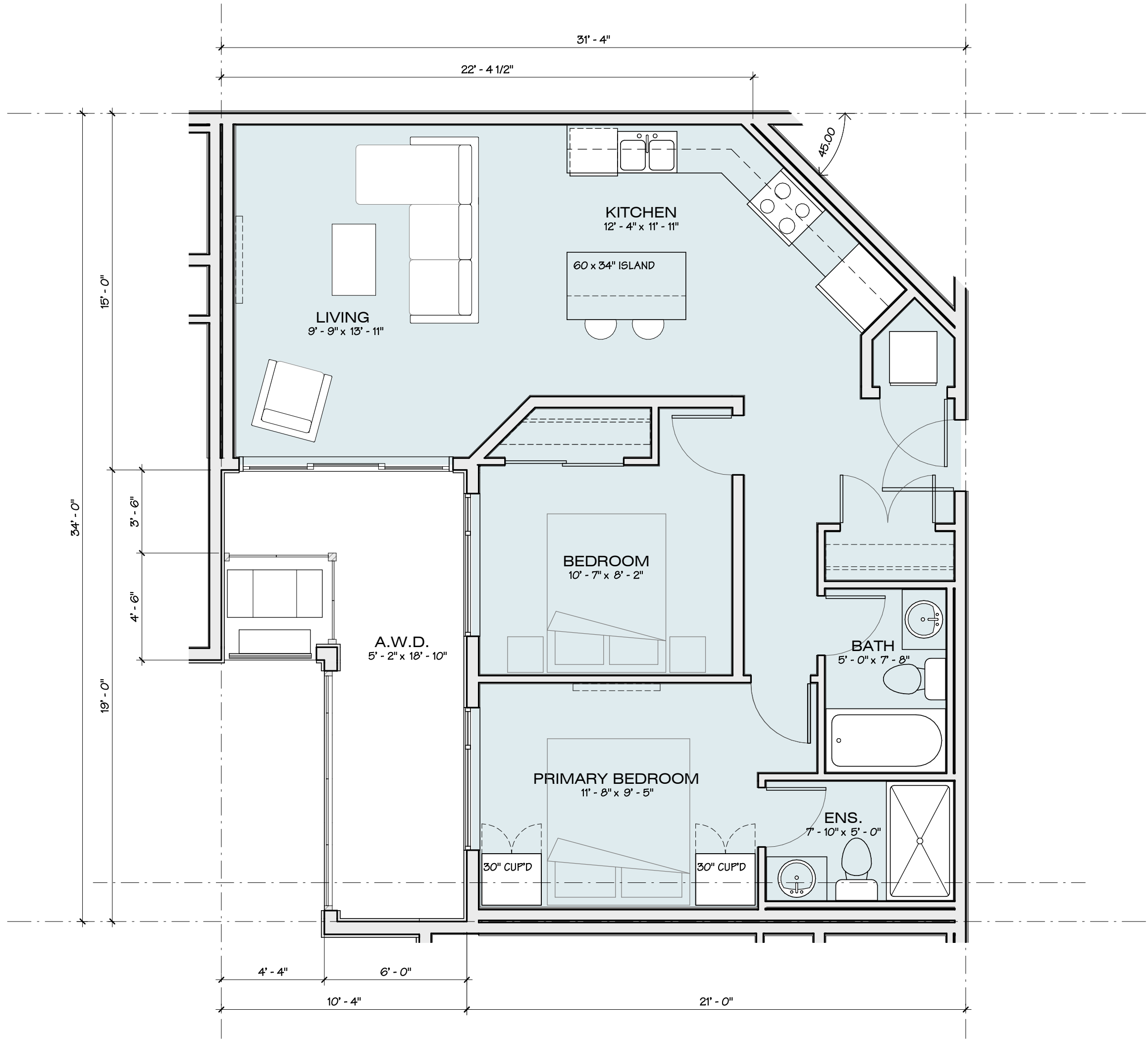
UNIT B1 - 629 SF
1/4" = 1'-0"



UNIT C1 - 448 SF
1/4" = 1'-0"



UNIT D1 - 926 SF
1/4" = 1'-0"



UNIT E1 - 828 SF
1/4" = 1'-0"

UNIT PLANS

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE 1/4" = 1'-0"
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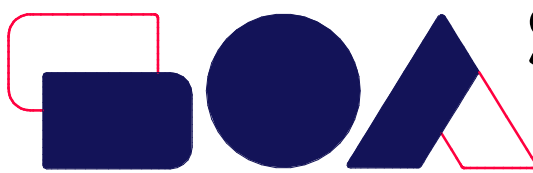
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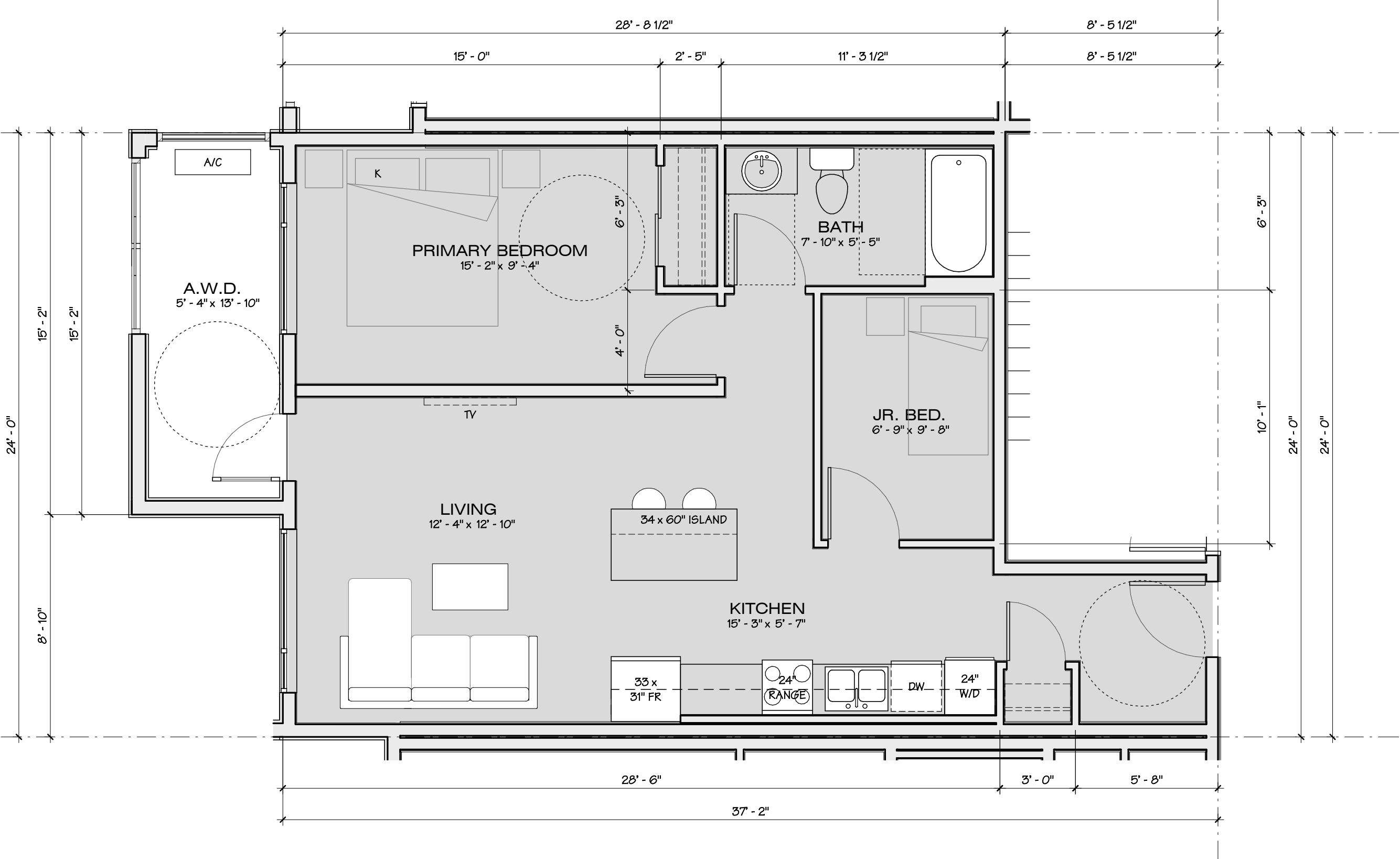
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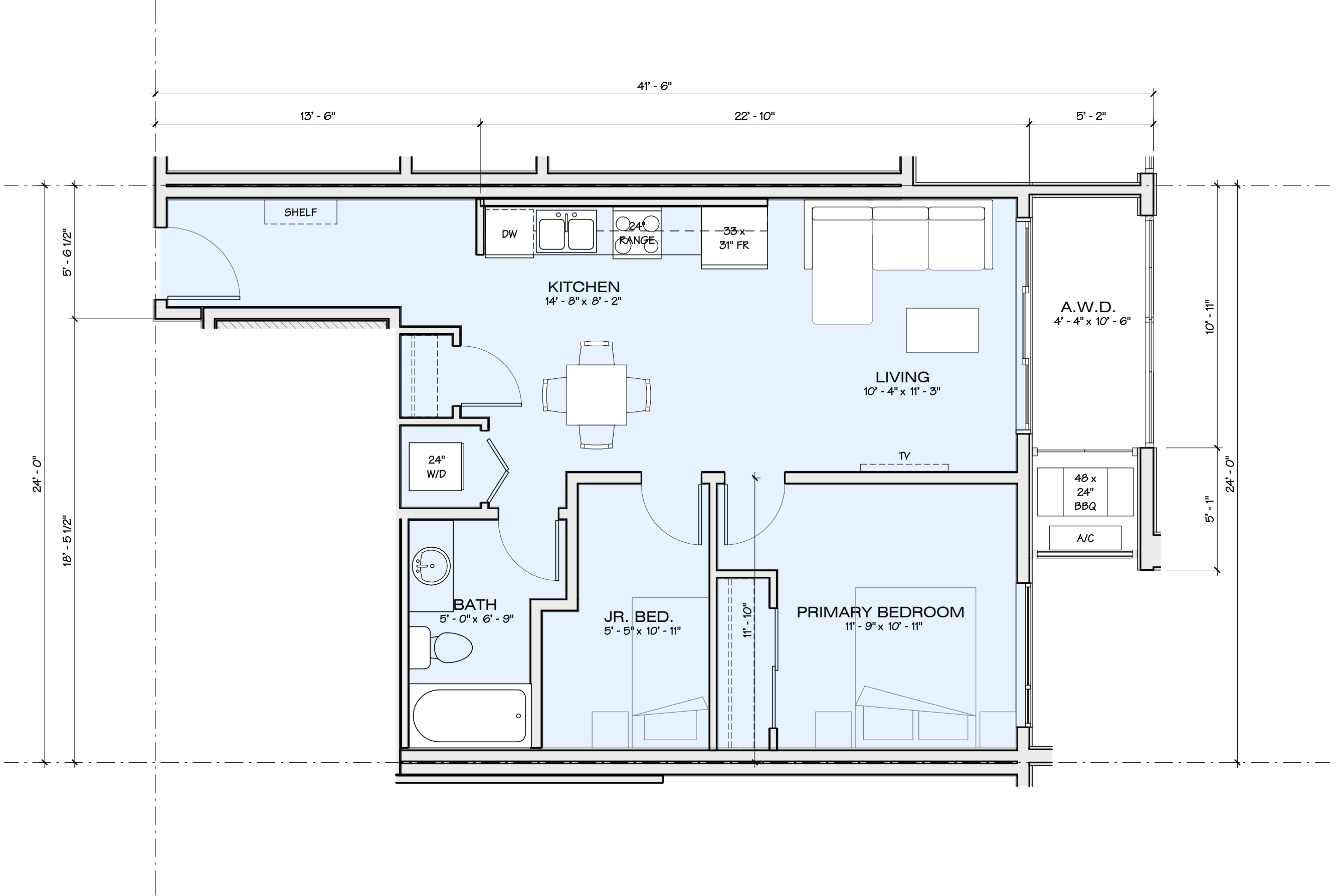


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DP4.2



UNIT F1 (ADAPTABLE) - 738 SF
1/4" = 1'-0"



UNIT G1 - 678 SF
1/4" = 1'-0"

UNIT PLANS

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE 1/4" = 1'-0"
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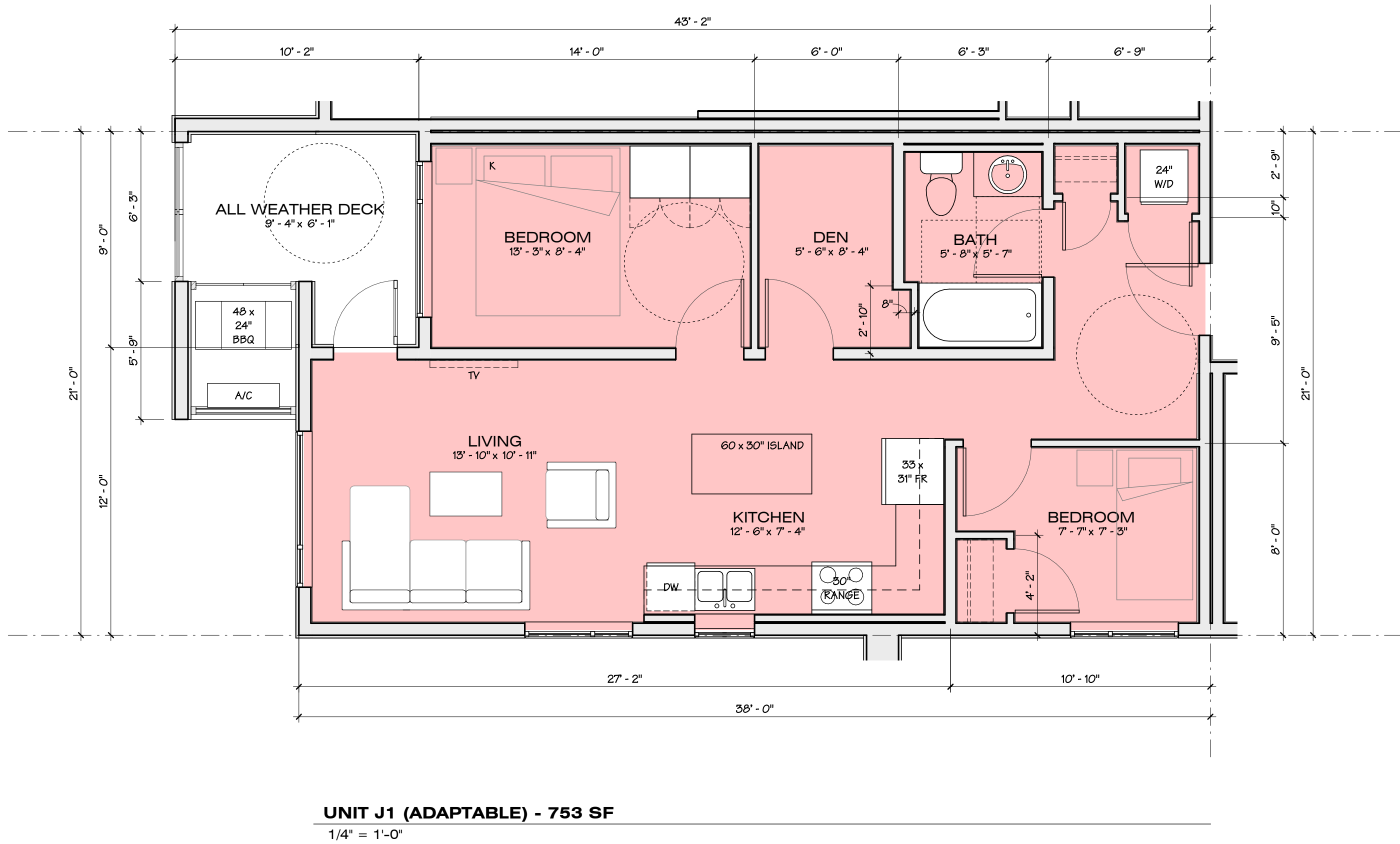
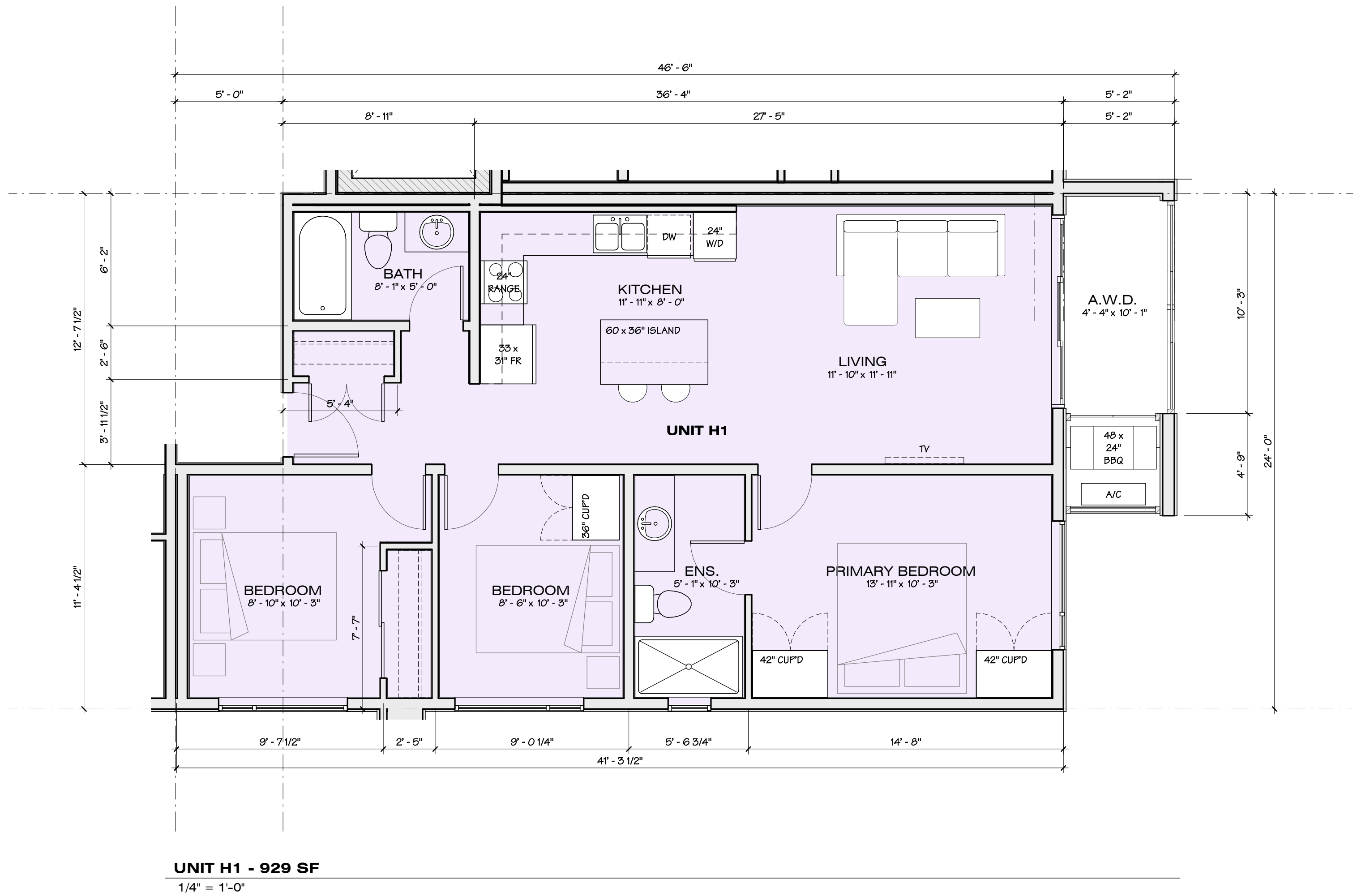
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DP4.3



UNIT PLANS

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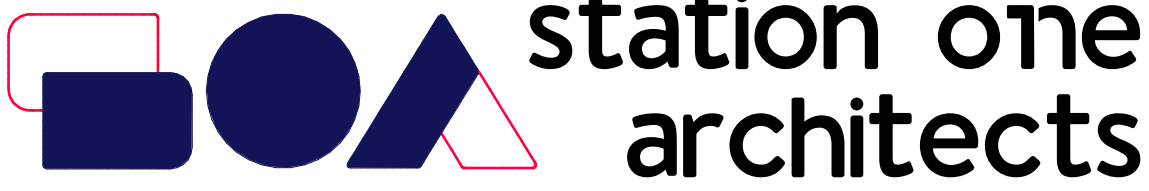
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UNIT PLANS

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SCALE 1/4" = 1'-0"
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