

REZONING APPLICATION



ParaMorph
Architecture Inc

MIXED USE DEVELOPMENT
19937 32 AVENUE
TOL, BC

DRAWING LIST

- COVER SHEET

•

LOCATION MAP & TEAM

•

PROGRAM SUMMARY

•

BASE PLAN

•

CONTEXT PLAN

•

VEHICLE CIRCULATION PLAN

•

CONCEPTUAL MASSING

•

SITE PLAN

•

FLOOR PLANS
- A-0.1

A-0.2

A-0.3 TO A-0.6

A-0.7

A-0.8

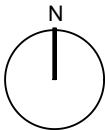
A-0.9

A-0.10

A-1.0

A-2.0 & A-2.1

LOCATION



308 - 9639 137A Street, Surrey BC V3T 0M1
604-608-0161 | www.paramorph.com

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2026-04-09	Rezoning Application
2024-09-05	Preliminary Application
Date	Description

Issues / Revisions

Seal



Project Title

MIXED USE
DEVELOPMENT

Project Address

19937 32 AVENUE,
TOWNSHIP OF LANGLEY,
BRITISH COLUMBIA

Drawn By GC	Date 2024-09-05
Checked By PV	Project ID LA32

Sheet Title

LOCATION MAP
& TEAM

Scale

Sheet No.

A-0.2

PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.
308 - 9639 137A Street
Surrey, BC V3T 0M1
(604) 608-0161
info@paramorph.com

CIVIL - HUB ENGINEERING INC.
212, 12992 76 Avenue
Surrey, BC V3W 2V6
(604)572-4328
mail@hub-inc.com

SURVEY - SOUTH FRASER LAND SURVEYING LTD.
202 - 19292 60TH AVENUE
SURREY, B.C V3S 3M2
(604)-599-1886
info@southfrasersurvey.ca

ARBORIST - MIKE FADUM AND ASSOCIATED LTD.
105, 8277 - 129 Street
Surrey, BC
(778)-593-0300
office@fadum.ca

GEOTECH - GEOSOLVE CONSULTANTS LTD.
(604)-712-1995
raj@geosolve.ca

April 9, 2026

PM 
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Architecture Inc
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DEVELOPMENT**

Project Address

**19937 32 AVENUE,
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BRITISH COLUMBIA**

Drawn By GC	Date 2024-09-05
Checked By PV	Project ID LA32

Sheet Title

**PROGRAM SUMMARY
(PARCEL-A)**

Scale

A-0.3

April 9, 2026

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Project Title MIXED USE DEVELOPMENT	
Project Address 19937 32 AVENUE, TOWNSHIP OF LANGLEY, BRITISH COLUMBIA	
Drawn By GC	Date 2024-09-05
Checked By PV	Project ID LA32
Sheet Title	
PROGRAM SUMMARY (PARCEL-B)	
Scale	
Sheet No.	
A-0.4	

Project Title MIXED USE DEVELOPMENT	
Project Address 19937 32 AVENUE, TOWNSHIP OF LANGLEY, BRITISH COLUMBIA	
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Checked By PV	Project ID LA32
Sheet Title PROGRAM SUMMARY (PARCEL-B)	
Scale	
Sheet No.	
A-0.4	

AMENITY CALCULATIONS	AMENITIES			
	AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	942	10,136	1. Minimum 6 Sq.m. per dwelling unit for first 186 dwelling units.
	PROPOSED INDOOR AMENITY(@SECOND LVL)	268	2,881	2. Minimum 4 Sq.m. per dwelling unit for beyond 186 dwelling
	PROPOSED OUTDOOR AMENITY (@ROOF LVL)	674	7,255	units.

April 9, 2026

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Project Title

**MIXED USE
DEVELOPMENT**

Project Address

19937 32 AVENUE,
TOWNSHIP OF LANGLEY,
BRITISH COLUMBIA

Sheet Title

PROGRAM SUMMARY (PARCEL-C)

Scale

Sheet No. _____

A-0.5

April 9, 2026

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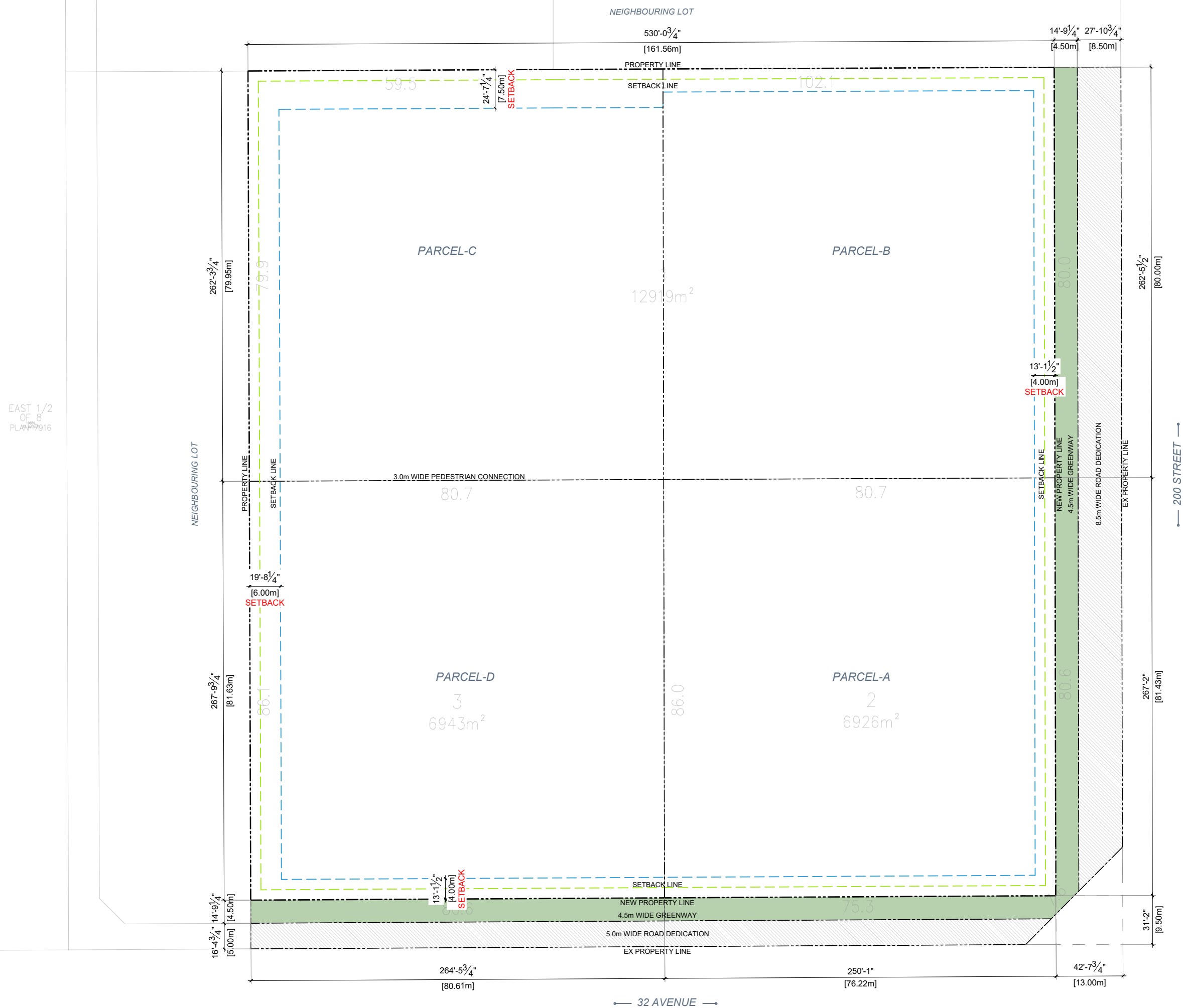
2026-04-09	Rezoning Application
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Seal	
	
Project Title	
MIXED USE DEVELOPMENT	

Project Address

**19937 32 AVENUE,
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BRITISH COLUMBIA**

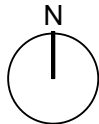
Drawn By GC	Date 2024-09-05
Checked By PV	Project ID LA32

Sheet Title
PROGRAM SUMMARY (PARCEL-D)
Scale
Sheet No.
A-0.6



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2026-04-09	Rezoning Application
2024-09-05	Preliminary Application
Date	Description
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Seal	
REGISTERED ARCHITECT MANPREET SINGH  BRITISH COLUMBIA 2026-04-10	
Project Title	
MIXED USE DEVELOPMENT	
Project Address	
19937 32 AVENUE, TOWNSHIP OF LANGLEY, BRITISH COLUMBIA	
Drawn By GC	Date 2024-09-05
Checked By PV	Project ID LA32
Sheet Title	
BASE PLAN	
Scale	
Sheet No.	
A-0.7	

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**NEIGHBOURING
DEVELOPMENT
PLANS ARE JUST
FOR REFERENCE AS
FOUND ON TOL GIS**

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Seal



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**MIXED USE
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Project Address

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BRITISH COLUMBIA**

Drawn By

GC

Date

2024-09-05

Checked By

PV

Project ID

LA32

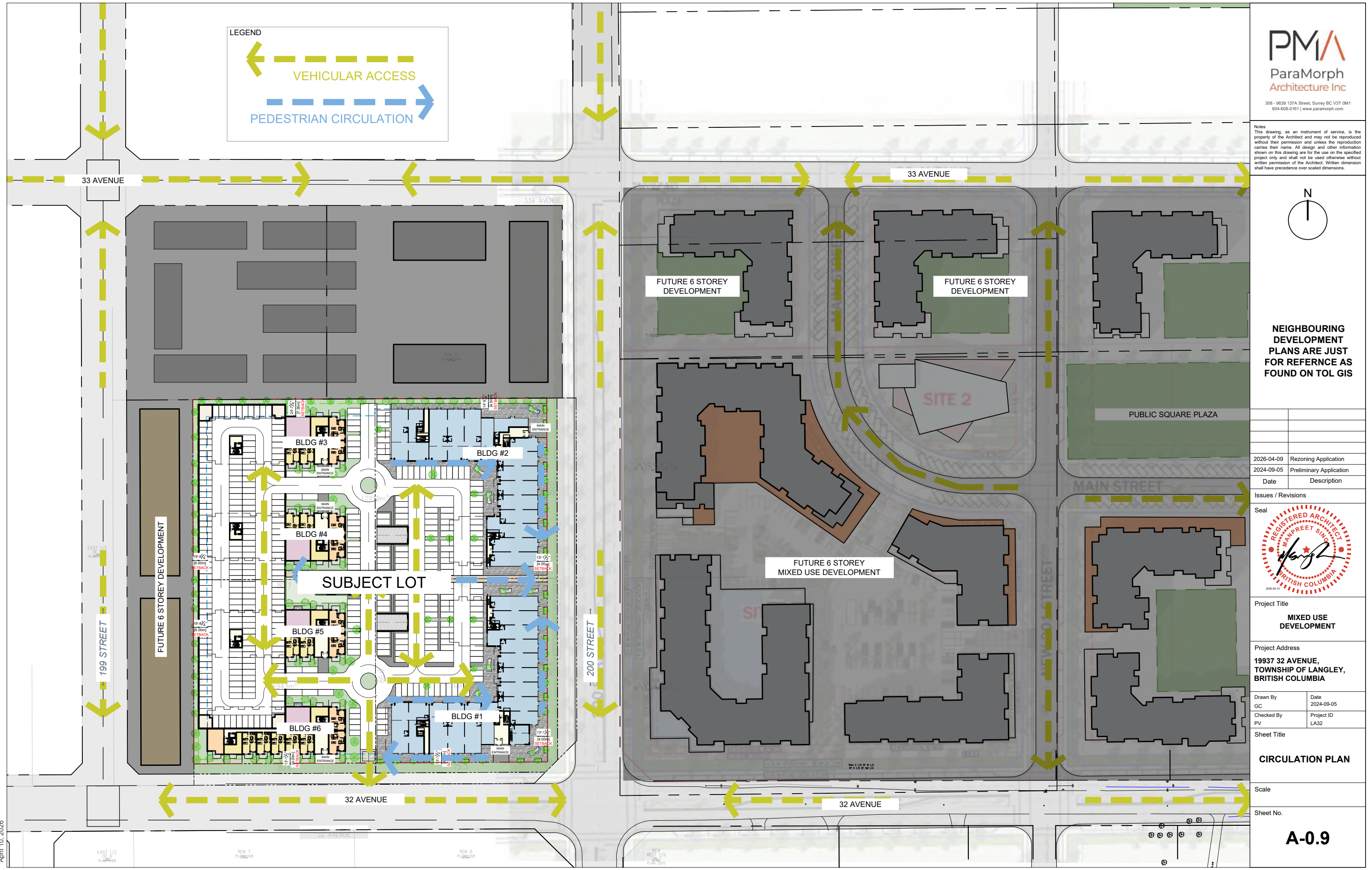
Sheet Title

CONTEXT PLAN

Scale

Sheet No.

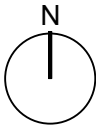
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April 10, 2026



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Sheet Title

**CONCEPTUAL
MASSING**

Scale

Sheet No.

A-0.10



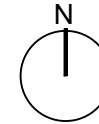
PARCEL-C
BUILDING #3 & #4
6 STOREY
RESIDENTIAL BUILDING

PARCEL-D
BUILDING #5 & #6
6 STOREY
RESIDENTIAL BUILDING

PARCEL-B
MIXED USE BUILDING #2
6 STOREY
COMMERCIAL ON MAIN FLOOR
5 STOREY RESIDENTIAL ABOVE

PARCEL-A
MIXED USE BUILDING #1
6 STOREY
COMMERCIAL ON MAIN FLOOR
5- STOREY RESIDENTIAL ABOVE

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BRITISH COLUMBIA**

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GC

Date

2024-09-05

Checked By

PV

Project ID

LA32

Sheet Title

SITE PLAN

Scale

NTS

Sheet No.

A-1.0

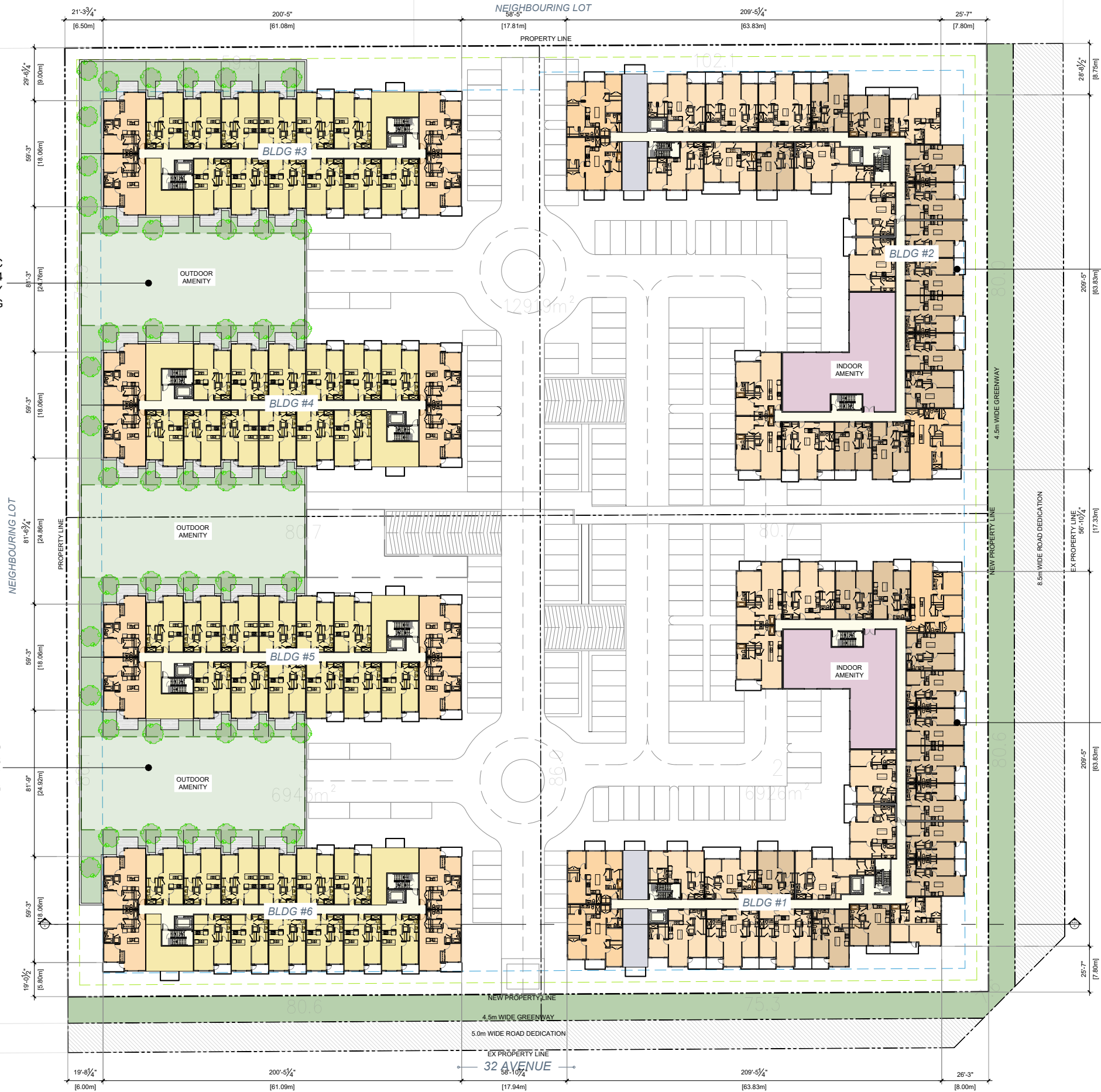
EAST 1/2
OF 8
BLOCK
PLAN# 79316

PARCEL-C
BUILDING #3 & #4
6 STOREY
RESIDENTIAL BUILDING

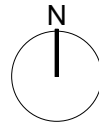
PARCEL-D
BUILDING #5 & #6
6 STOREY
RESIDENTIAL BUILDING

PARCEL-B
MIXED USE BUILDING #2
6 STOREY
COMMERCIAL ON MAIN FLOOR
5- STOREY RESIDENTIAL ABOVE

PARCEL-A
MIXED USE BUILDING #1
6 STOREY
COMMERCIAL ON MAIN FLOOR
5- STOREY RESIDENTIAL ABOVE



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Project ID

LA32

Sheet Title

SECOND FLOOR
PLAN

Scale

Sheet No.

A-2.0

EAST 1/2
OF 8
BLOCK
PLAN # 9916

PARCEL-C
BUILDING #3 & #4
6 STOREY
RESIDENTIAL BUILDING

PARCEL-D
BUILDING #5 & #6
6 STOREY
RESIDENTIAL BUILDING



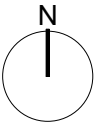
PARCEL-B
MIXED USE BUILDING #2
6 STOREY
COMMERCIAL ON MAIN FLOOR
5- STOREY RESIDENTIAL ABOVE

PARCEL-A
MIXED USE BUILDING #1
6 STOREY
COMMERCIAL ON MAIN FLOOR
5- STOREY RESIDENTIAL ABOVE

N 1/2 OF W 1/2
OF S 1/2 OF SW 1/4

REM
S 1/2 OF W 1/2
OF S 1/2 OF SW 1/4

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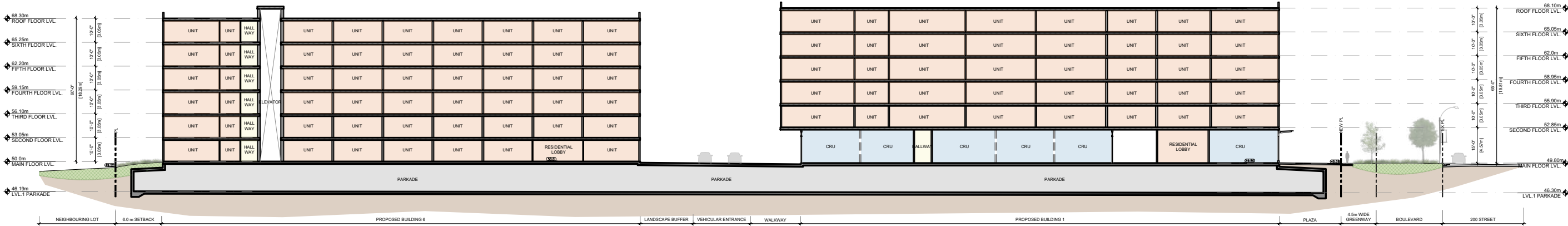
Sheet Title

**3rd TO 6th FLOOR
PLAN**

Scale

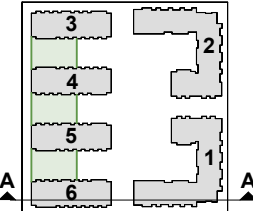
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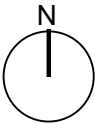


1 SECTION AA

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KEY PLAN



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Sheet Title

SECTION

Scale

NTS

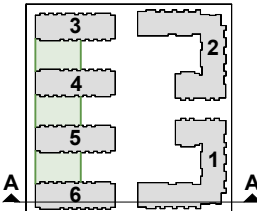
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A-4.0

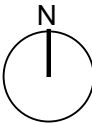


1 SECTION AA

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Project ID

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Sheet Title

SECTION

Scale

NTS

Sheet No.

A-4.1