

6 STOREY MIXED-USE DEVELOPMENT

19941, 82 AVENUE, LANGLEY



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2025-08-08

5	AUG 2025	REZONING APPLICATION
4	MAY 2025	CONCEPTUAL- CLIENT REVIEW
3	FEB 2025	PRE-APPLICATION - CITY REVIEW
2	OCT 2023	PRE-APPLICATION - CITY REVIEW
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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:

-

DRAWING TITLE:

PROJECT CONTACT LIST
19963, 82 AVE.

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-0.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

6 STOREY MIXED-USE DEVELOPMENT
19963, 82 AVENUE, LANGLEY

PROJECT STATISTICS

CIVIC ADDRESS :
19963, 82 AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
LOT 95 SECTION 27 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 55964

LOT AREA :
4,057.2 SQ.M (43,672 SQ.FT) = 1.0 ACRE

ZONING :
EXISTING : SR-2
PROPOSED : CD (MIXED-USE)

LOT COVERAGE :
1,671.3 / 4,057.2 SQ.M. (22,886 / 43,672 SQ.FT) 55%

FLOOR AREA : RESIDENTIAL (Net) 103261.5 SQ.FT.
COMMERCIAL (Net) 4552 SQ.FT.
COMMON AREA 11805.4 SQ.FT.

TOTAL AREA 119618.4 SQ.FT.

FAR :
ALLOWED : 2.5 TO 3.0
PROVIDED : (119618.4 / 43,672 = 2.74)

NUMBER OF UNITS: 152

PARKING : REQUIRED : PROVIDED
CRU : 1 STALL / 20 SQ.M 422/ 20 = 21.1 21
APARTMENT: --- 188 (1.24 / UNIT)
APARTMENT VISITORS : 10% 190 X 10%=19 20

TOTAL PARKING PROVIDED : 231 STALLS
ACCESSIBLE PARKING PROVIDED : 5 STALLS

SMALL PARKING PROVIDED : ALLOWED MAX. 20% OF TOTAL STALLS 46
231 X 0.2 = 46.2

BIKE STALL REQUIRED (1 / UNIT) : 152 PROVIDED: 152

STORAGE LOCKERS PROVIDED: 152

OUTDOOR AMENITY REQUIRED: 6M/ UNIT (152 x 6 = 912) PROVIDED : 971 SQ.M.= 10460 SQ.FT.

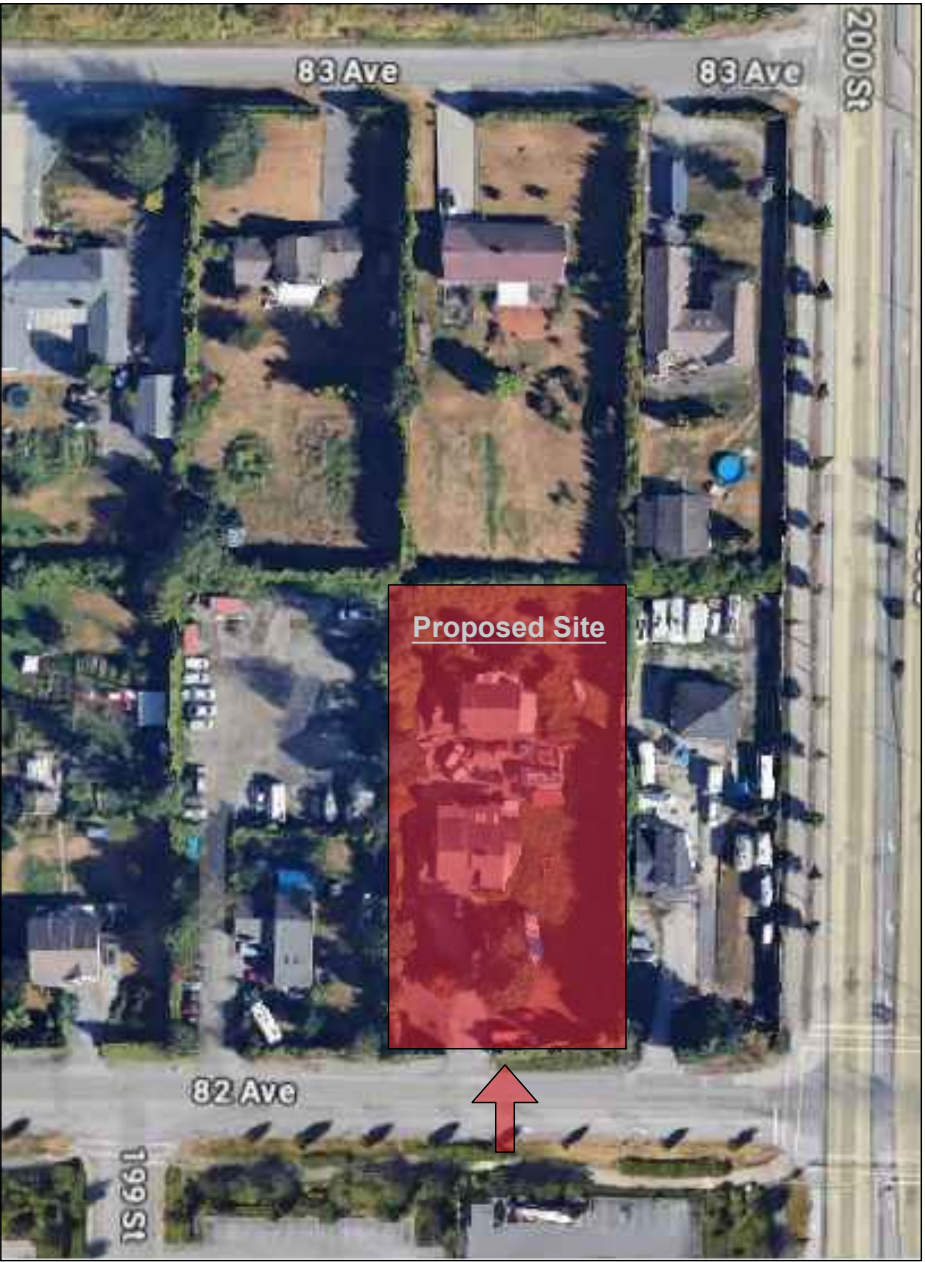
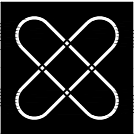
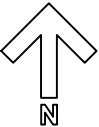


Table with 5 columns: Unit Type, 1st Floor, 2nd-5th Floor, 6th Floor, and Total. Rows include Studio, 1-Bed or +Den, 2-Bed or +Den, 3-Bed, and a Total row.



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Table with 3 columns: NO, DATE, and REVISION / ISSUED. It contains a timeline of project milestones from April 2021 to August 2025.

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MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

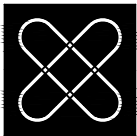
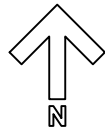
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DRAWING TITLE:
STATISTICS

Table with 2 columns: Field and Value. Fields include Date, Scale, Design, Drawn, Project No, and Sheet No. The sheet number is A-0.2.



CONTEXT MAP



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2025-08-08

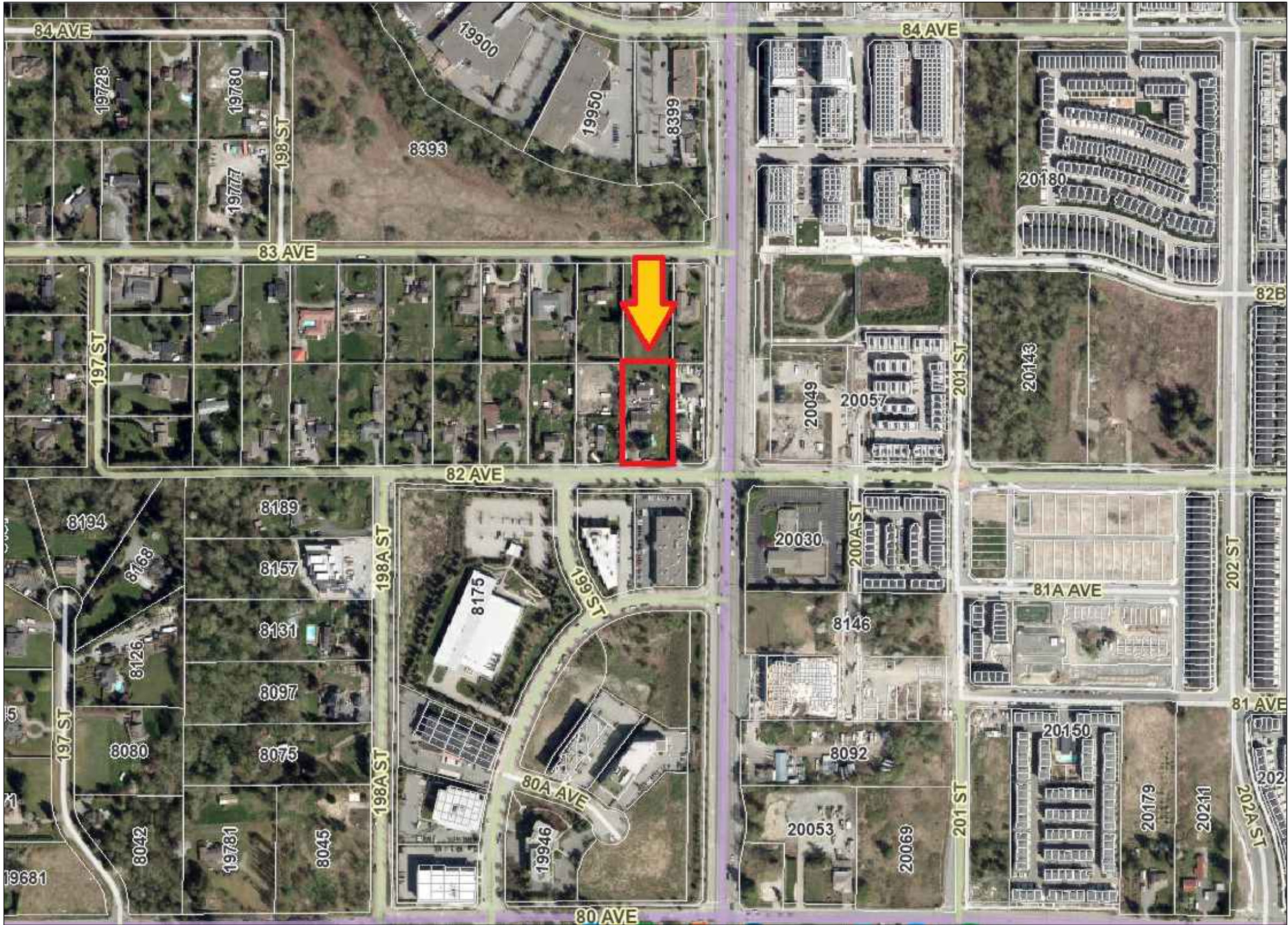
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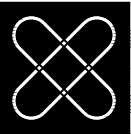
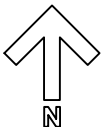
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CONTEXT MAP

DATE:	OCT. 2023	SHEET NO: A-0.3
SCALE:	NTS.	
DESIGN:	P.P	
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AERIAL MAP



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LANGLEY, BC.

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AERIAL MAP

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SCALE:	NTS.	
DESIGN:	P.P	
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PROJECT NO:	-	



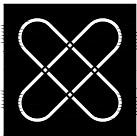
AERIAL MAP



1- VIEW FROM SOUTH-WEST



2- VIEW FROM SOUTH



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LANGLEY, BC.

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CONTEXT PHOTOS

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-0.5
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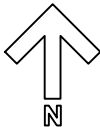
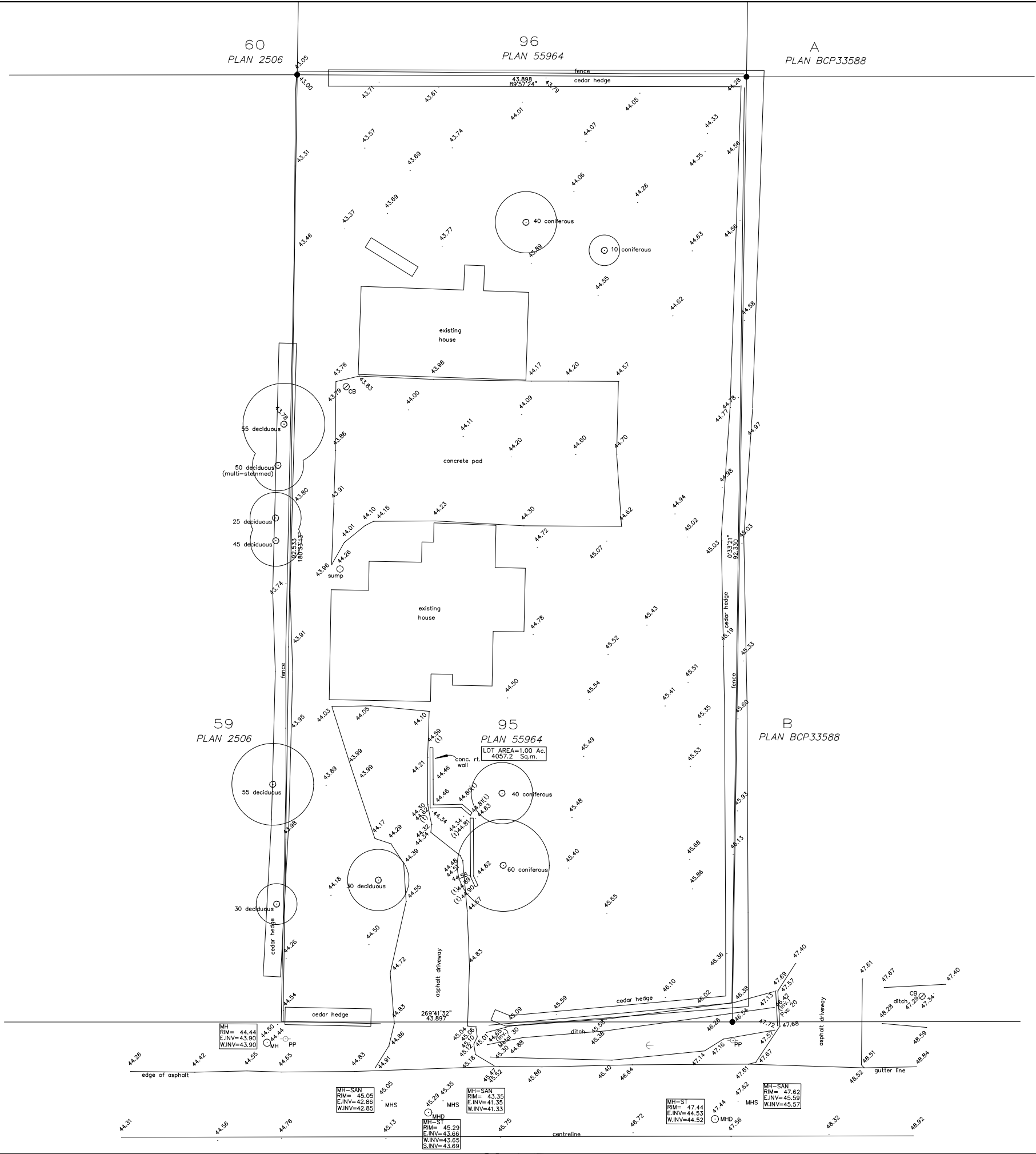
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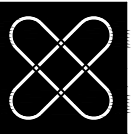
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DRAWING TITLE:

SURVEY PLAN

DATE:	OCT. 2023	SHEET NO:
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DESIGN:	A.A.	
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DRAWING TITLE:
SITE PLAN

DATE: OCT. 2023	SHEET NO:
SCALE: NTS.	A-1.2
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

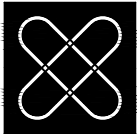




VIEW FROM 82 AVE. (SOUTH-WEST)



VIEW FROM 82 AVE.



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LANGLEY, BC.

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DRAWING TITLE:
RENDERINGS 1

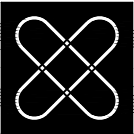
DATE:	OCT. 2023	SHEET NO: A-1.3
SCALE:	NTS.	
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EAST ELEVATION



BIRD'S-EYE VIEW (SOUTH-WEST)



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DRAWING TITLE:
RENDERING 2

DATE:	OCT. 2023	SHEET NO:
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EAST ELEVATION



NORTH ELEVATION



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DRAWING TITLE:
RENDERINGS 3

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-1.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

Design Rationale / Statement of Intent for 19963 - 82 Avenue, Langley

Introduction and Intent

This Design Rationale is to be read as part of a rezoning and development application for a 153 units six-story mixed use development with 2 levels of underground parking at 19963 - 82 Avenue.

For detailed information refer to the architectural, landscape, civil drawings, rendering, and other related documents.

The development proposal intends to meet the high-density 6-storey development permitted for this area. The site will be rezoned from S-2 to CD (based on Carvolth NCP)

Siting, orientation, form, and character meet the guidelines and the policy that are anticipated for Carvolth NCP.

The Site

The site is located along the 200 Street Corridor intensive transit oriented development that in future would be served with Bus Rapid Transit (BRT). The Township of Langley Council has requested that the staff study and prepare a report outlining the parking ratio requirement for sites located within 200 Street Corridor. This proposal is requesting for parking variance for being located within the 200 Street Corridor Plan.

The site is rectangular shape and the total lot area is 4057 sqm. It is not clear at this point how much SRW and road dedication is required along 82 Avenue. The site has sharp slope from east to west and moderate slope from south to north.

History and Characteristics of the Proposed Development

The client team have prepared a conceptual development and contacted the planning staff first on **January 2021**. Since that time a few more sketches were prepared and meetings were held with the planners, **director of planning and the mayor**.

The client team has been informed by the planning staff that a design should be prepared demonstrating that how the neighboring properties to the east, west and north could be developed. This proposal contains a preliminary design for the neighboring properties to the east and west and the properties to the north have already submitted a comprehensive development proposal to the township.

This proposal is based on the discussion and meetings between the client and the township and complies with the Carvolth Neighborhood Plan and Willoughby Community Plan in terms of land use density and will comply with the zoning and OCP guidelines and policy.

Sitting, Orientation, Massing, Building Form, and Character

The building orientation and massing responds to the mixed use zoning and OCP guidelines and policies by facing 82 Avenue and having commercial use at grade and 6 storey residential on upper floors.

There are two separate lobbies in front and rear of the proposed development. Commercial parking is located behind the commercial space.

The visual impact of the massing is reduced by terracing back the 6th floor and offering transitional building materials. This concept also creates generous terraces for the larger suites on the 6th floor.

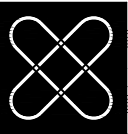
The façade is organized by creating symmetrical bays and recessed balconies. Windows, projected bays, and balconies are grouped and harmonized on different levels creating a rhythm in the façade.

Corner windows are introduced at the intersection of the street and internal road and windows are grouped and harmonized on different levels.

Siting and massing follow the topography and shape of the site responding to the decline in natural grade and facing the street. Sitting also respond to the orientation of the building by introducing commercial use at grade and residential occupancy on upper floors. Due to this slope ground floor slab is recessed along the street allowing for direct entry to each commercial space along the sloping 82 Avenue.

The identifiable entrances to each commercial space and residential entries create an active connection between the residents and the public realm.

Corner windows are introduced at the intersection of the streets and they are harmonized on different levels creating a rhythm in the façade.



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1	APRIL 2021	PRE-APPLICATION - CITY REVIEW
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:

-

DRAWING TITLE:

DESIGN RATIONALE 1

DATE:	OCT. 2023	SHEET NO:	A-1.6
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		

Exterior Finishes and Colours

The building uses a simple palette of colors and materials. The intention is to present a unified contemporary building form.

The selection of the exterior finishes has been based on the enhanced durability/longevity of the construction materials as part of a sustainable approach.

A variety of high-quality building materials have been selected with an emphasis on prefabricated cement board, hardy siding, and brick for non-combustibility and longevity.

The distribution of colours and materials have been organized in a manner to create harmony and connectivity throughout the building. The colours are selected with an emphasis on creating contrast by using a combination of grey and white cement boards. Widows, privacy screens, and railings are black.

Crime Prevention Through Environmental Design. “CPTED”

The rationale behind the CPTED strategy takes into account the standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure falls into the following categories:

All units at grade are slightly raised above the internal road and have identifiable private patios with low-wrought iron fencing. This feature, along with the presence of the balconies and windows on the upper floors, creates a clear definition of the hierarchy of space, a sense of territorial identity, and a sense of ownership.

Wall-mounted light s on the exterior walls as well as landscape lights would be installed on all sides of the buildings illuminating the entire buildings and internal pathways.

The access control is achieved by ensuring visible lobby entrances overlooked by windows and balconies as well as defining the entranceways and controlling the point of Gates and fences are provided along the internal road and on property lines securing the site.

Trees, shrubs, and hedges are designed in a manner to increase visibility and avoid creating hidden spaces. The Strata Council should implement a maintenance manual.

Residents control the space in front and rear of the building. The windows and the balconies along the streets and the courtyard ensure the presence of observers, which provide “eyes on the street” and security for the private and public spaces.

The simplicity of the massing and its orientation offers an open space environment visible from every angle with no enclave or semi-enclosed spaces for strangers and wandering people.

Safety Measures for Underground Parking

- Lighting would be provided above the cars as well as aisles.
- Exposed concrete walls would be painted white.
- Glazing provided on doors and walls of the elevator vestibules and other rooms.
- Exit doors have sensors to avoid access to the parking.
- Lockers and storages have see-through doors and windows where possible.
- Standard and visitor parking are separated with chain links or aluminum fences.
- Convex mirrors would be installed in spaces as required.

Energy Performance

Many sustainable measures and green strategies have been incorporated into the design approach including the following items:

A green roof is introduced to improve the thermal efficiency and provide outdoor amenities. Green roof planting is a type of self-maintained moss, shrubs, and vegetation. Hose bibs are provided for irrigation during hot and dry seasons. The green roofs reduces the solar intensity and provides increased insulation. This also reduces the rate of stormwater run-off from the site.

Where possible, operable windows are located in every room to draw ventilation across the occupied spaces. Overhangs and deep balconies act as shading devices.

Deep balconies and recessed overhangs are introduced on all sides and The ratio of glazing to solid wall is less than 40%

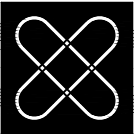
The greenhouse emissions are minimized due to proximity to the public transit route.

Density and affordability have been increased by replacing the one single family house with a mixed-use project with 153 units residential developments offering more affordable units.

The building envelope, glazing, and mechanical system will be designed based on the 2024 code and in compliance with ASHRAE 90, 2018.

Electric chargers are proposed for 100% of vehicles as per TOL requirement.

The project uses energy-efficient lighting, appliances, and efficient water consumption as well as recycled construction materials.



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2025-08-08

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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
DESIGN RATIONALE 2

DATE:	OCT. 2023	A-1.7
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:

-

DRAWING TITLE:

MATERIALS

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-1.8
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

EXTERIOR FINISH COLOUR SCHEME



1
BRICK :
MIDNIGHT BLACK - BY IXL



2
HARDIE SIDING :
SW 7064
BY SHERWIN WILLIAMS



3
HARDIE PANEL :
SW 9163
BY SHERWIN WILLIAMS



4
HARDIE PANEL :
SW 7674
BY SHERWIN WILLIAMS



5
FASCIAS :
SW 7068 GRIZZLE GRAY -
BY SHERWIN WILLIAMS



7
WINDOWS :
VINYL - BLACK



8
RAILING
a : ALUMINUM & BLACK, SAFETY GLASS
b : CLEAR SAFETY GLASS



9
PRE-CAST CONCRETE SILL AND CAP
SW 0055 LIGHT FRENCH GRAY -
BY SHERWIN WILLIAMS



10
CANOPY :
BLACK PAINTED METAL FRAME:
CLEAR SAFETY GLASS



11
**LOBBY ENTRANCE STOREFRONT &
SIDE LIGHT**
BLACK PAINTED ALUMINUM FRAME :
CLEAR SAFETY GLASS



13
SANDBLASTED GLASS SPANDREL



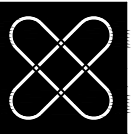
14
ALUMINUM PANEL :
SW 6991 BLACK MAGIC -
BY SHERWIN WILLIAMS



EAST ELEVATION



EAST ELEVATION



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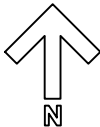
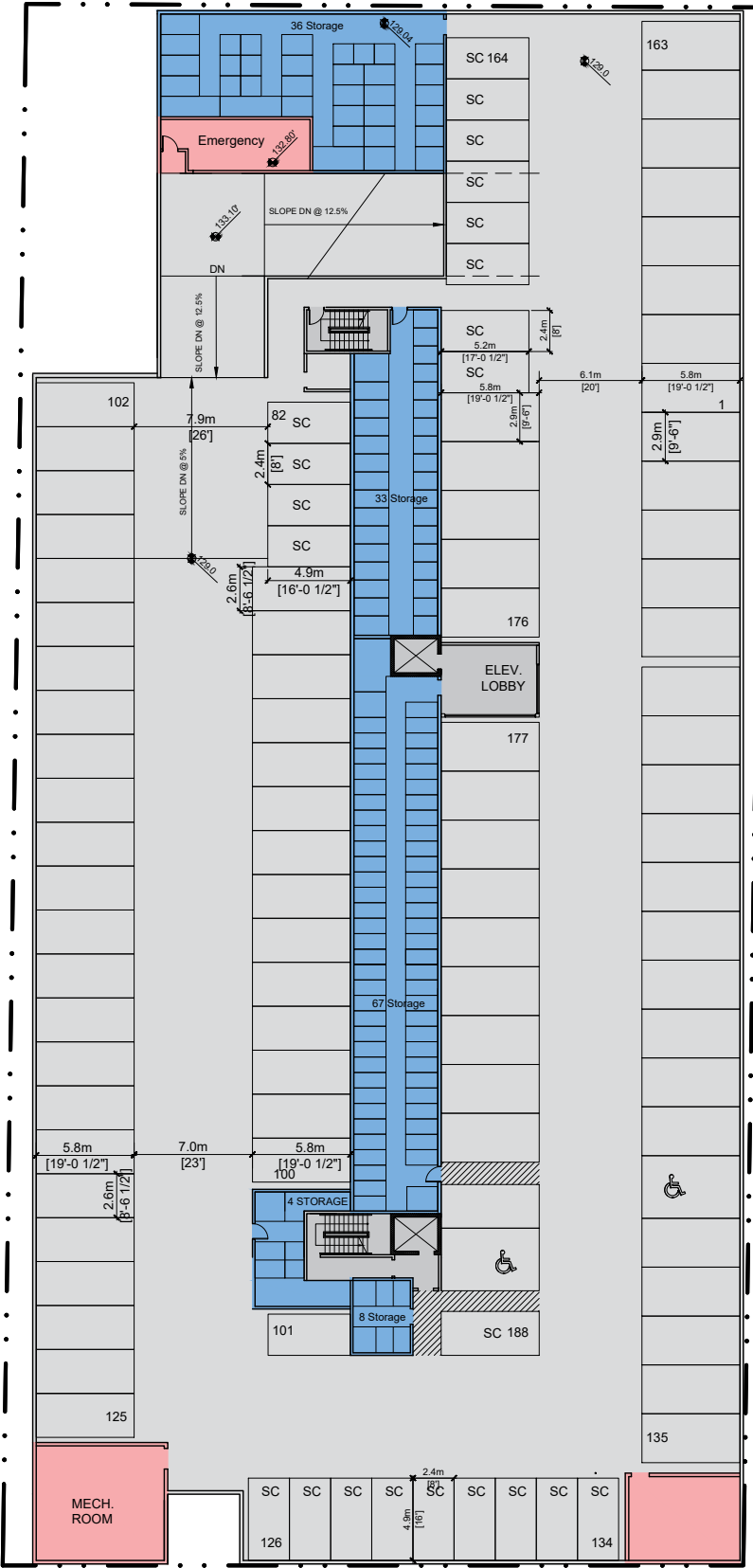
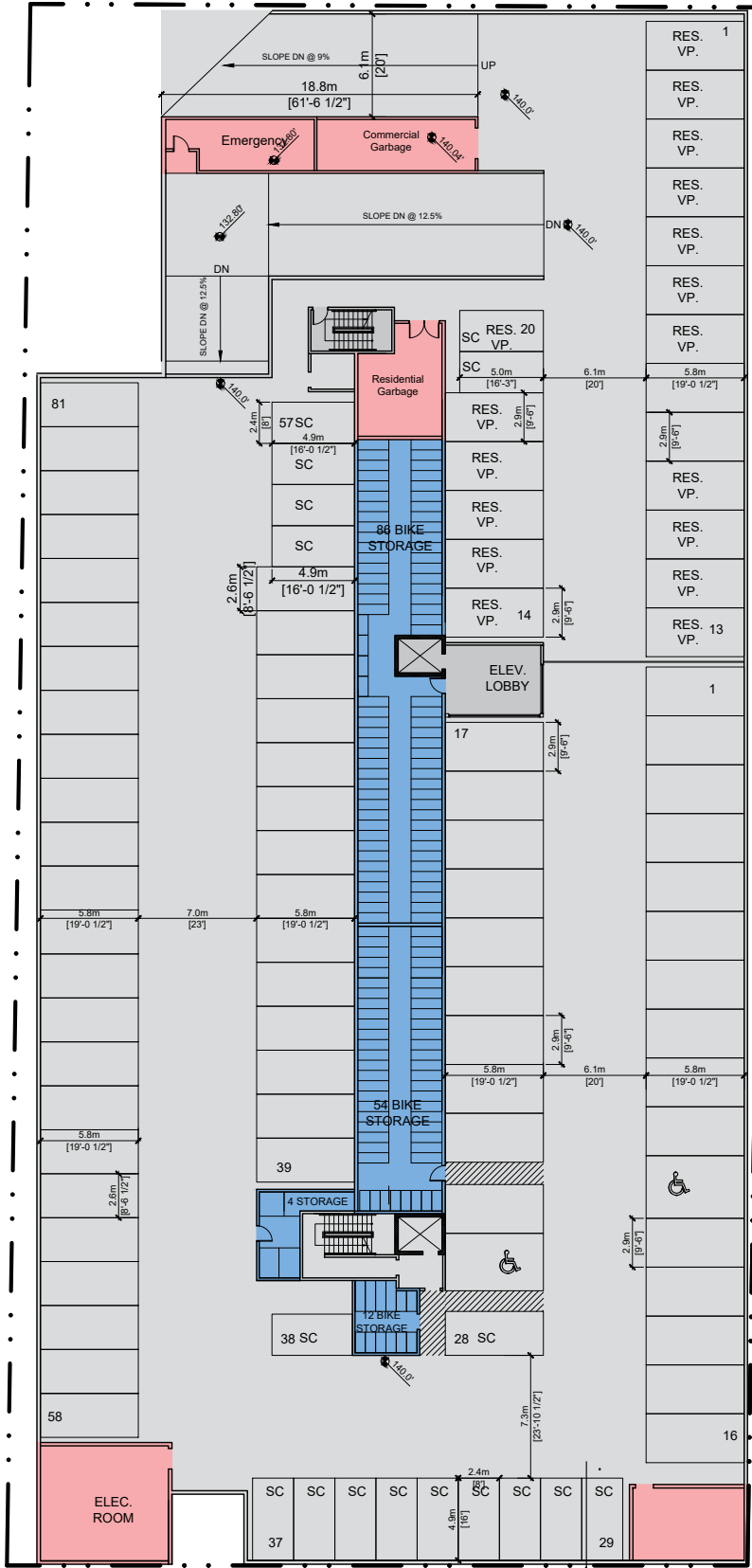
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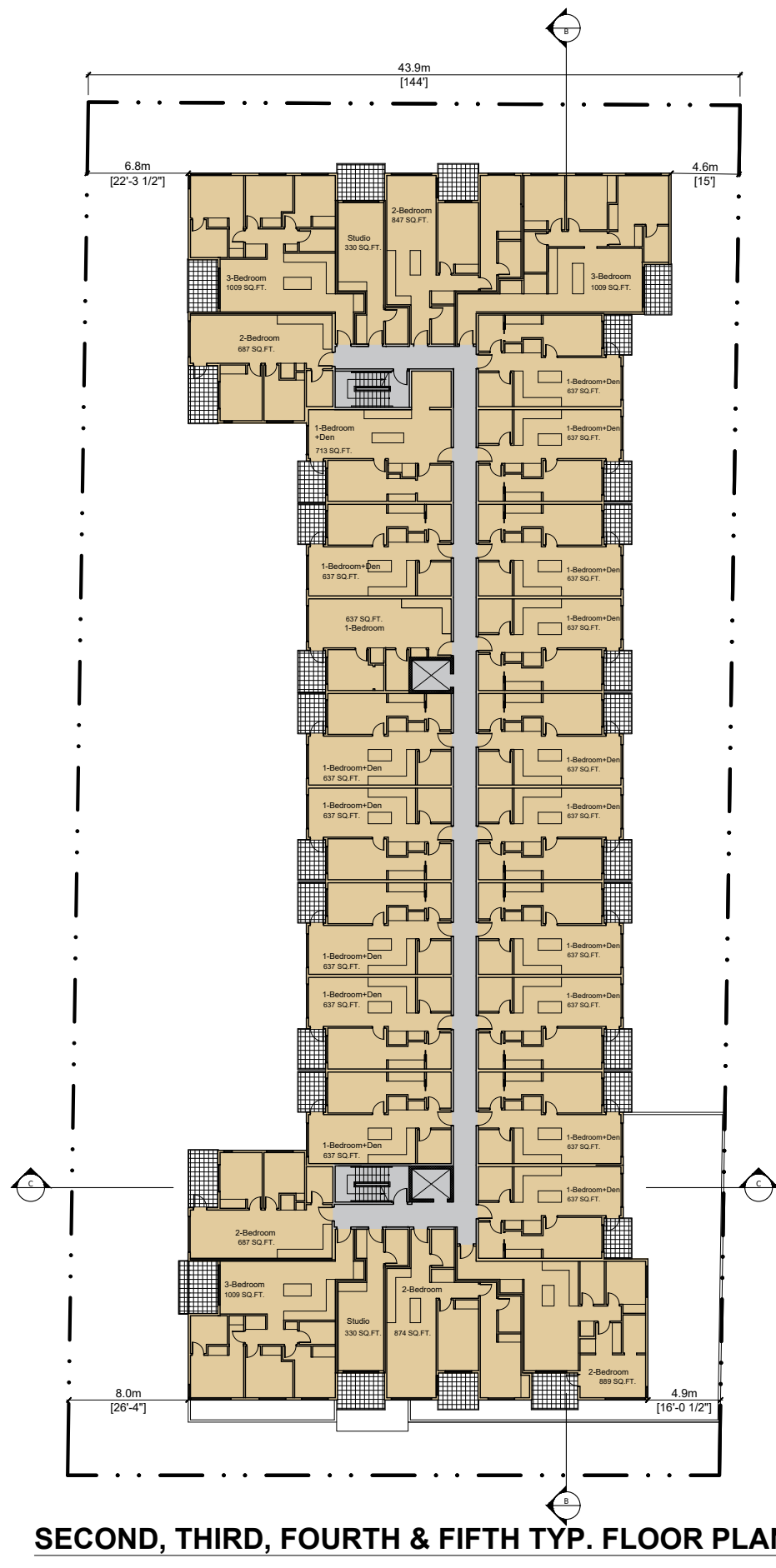
PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
**P1 AND P2
FLOOR PLANS**

DATE:	OCT. 2023	SHEET NO:	A-2.1
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		





SECOND, THIRD, FOURTH & FIFTH TYP. FLOOR PLAN



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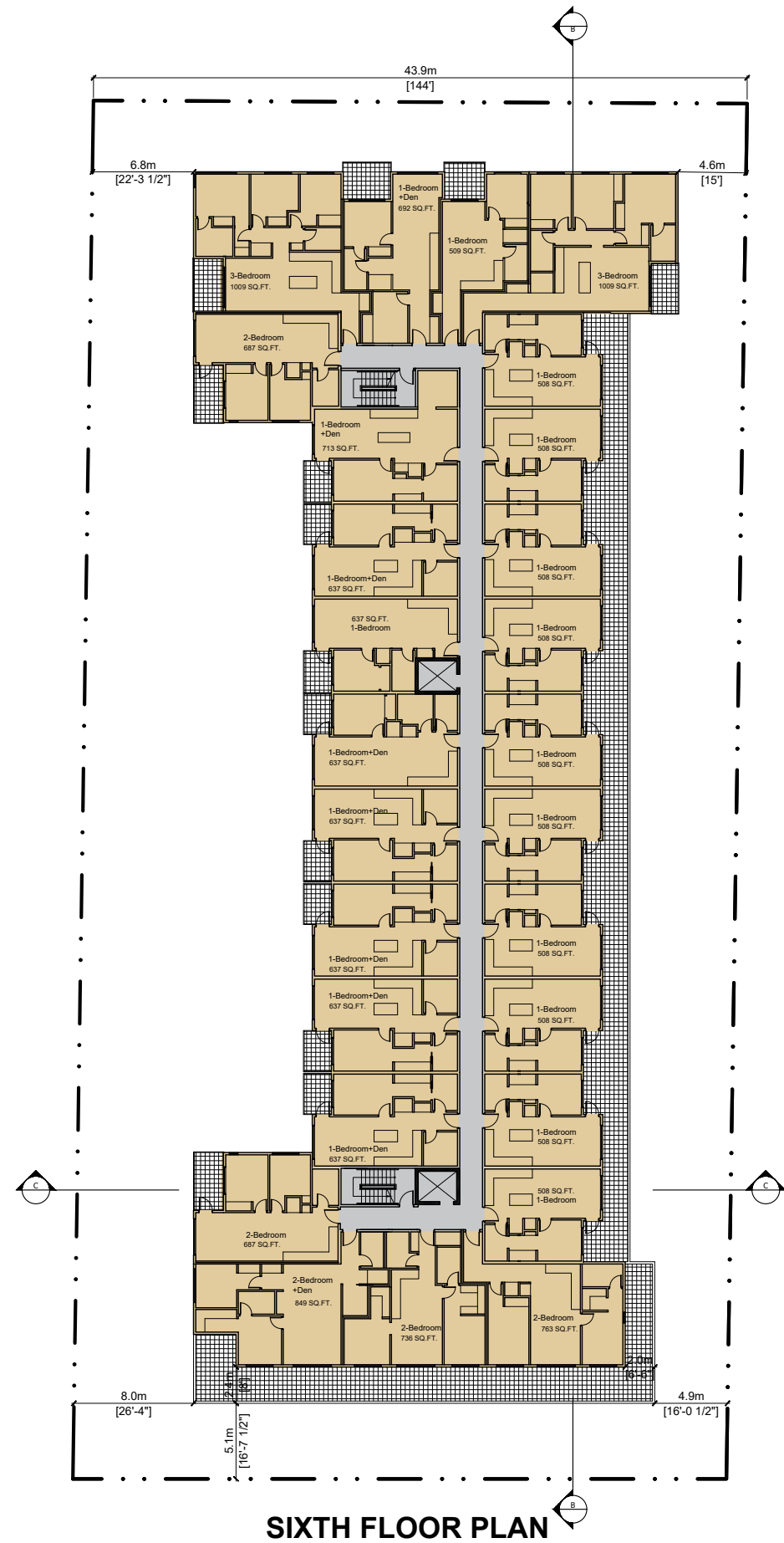
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PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

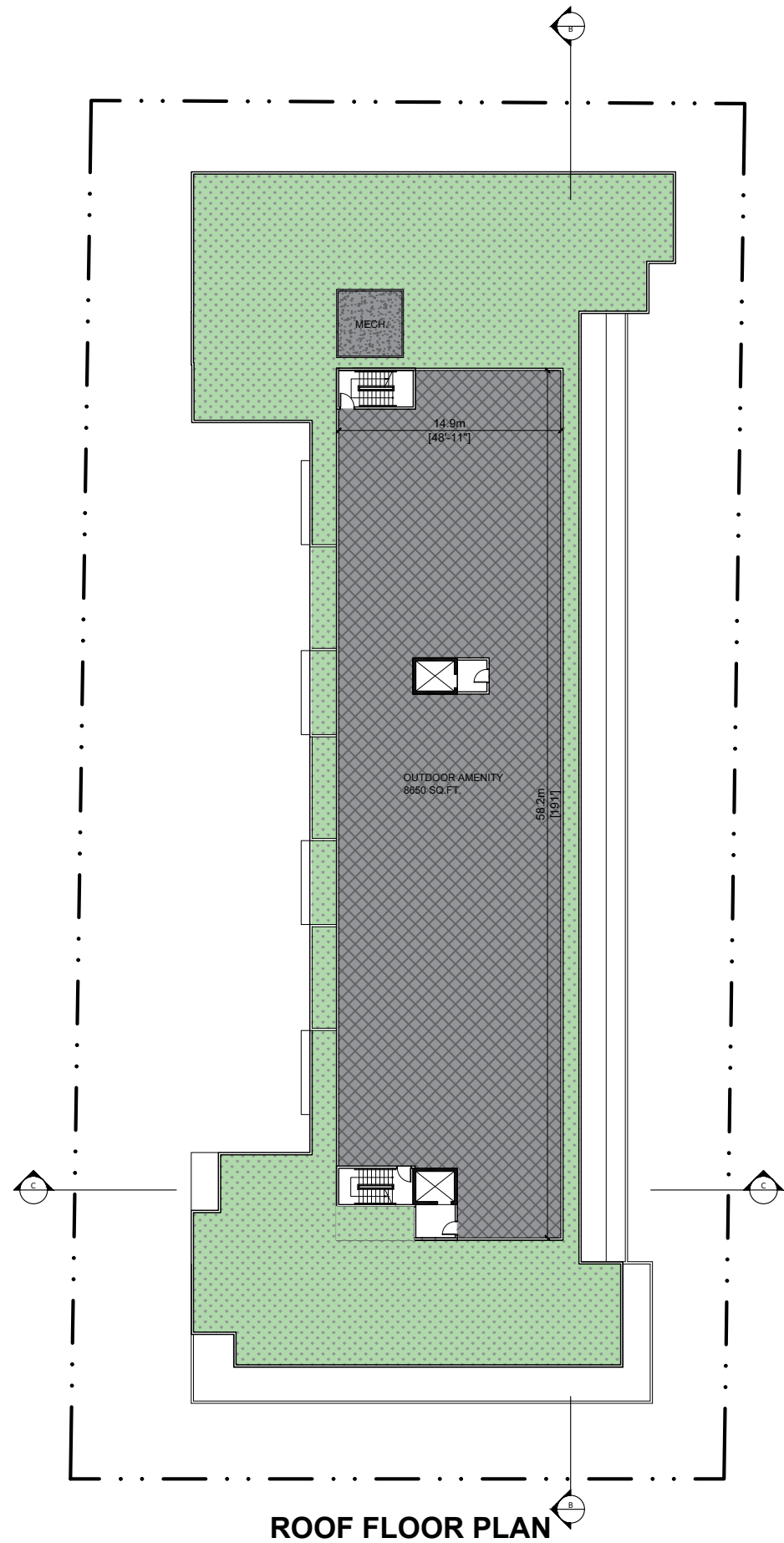
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DRAWING TITLE:
**FIRST TO FIFTH
FLOOR PLANS**

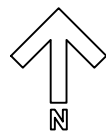
DATE:	OCT. 2023	SHEET NO:	A-2.2
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		



SIXTH FLOOR PLAN



ROOF FLOOR PLAN



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PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
**SIXTH AND ROOF
FLOOR PLANS**

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-2.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



EAST ELEVATION



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19963, 82 AVENUE
LANGLEY, BC.

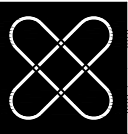
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DRAWING TITLE:
EAST ELEVATION

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-3.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



EAST ELEVATION



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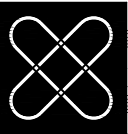
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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
WEST ELEVATION

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-3.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

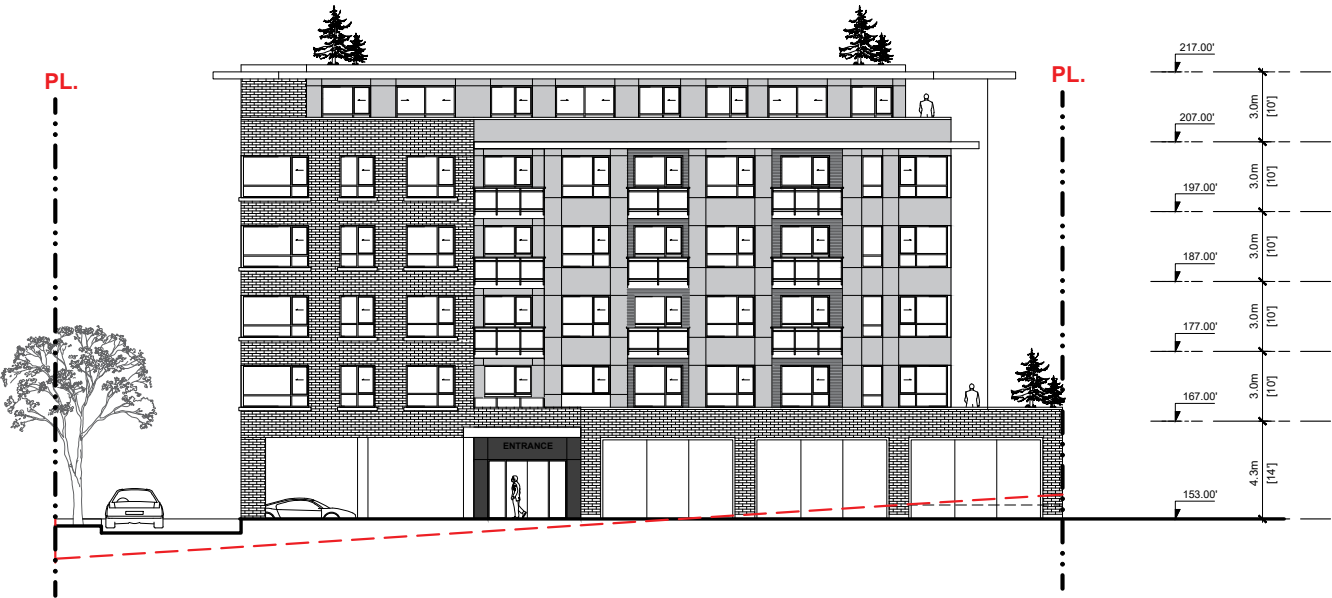
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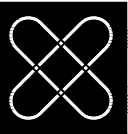
DATE:	OCT. 2023	SHEET NO:	A-3.3
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		



NORTH ELEVATION



SOUTH ELEVATION



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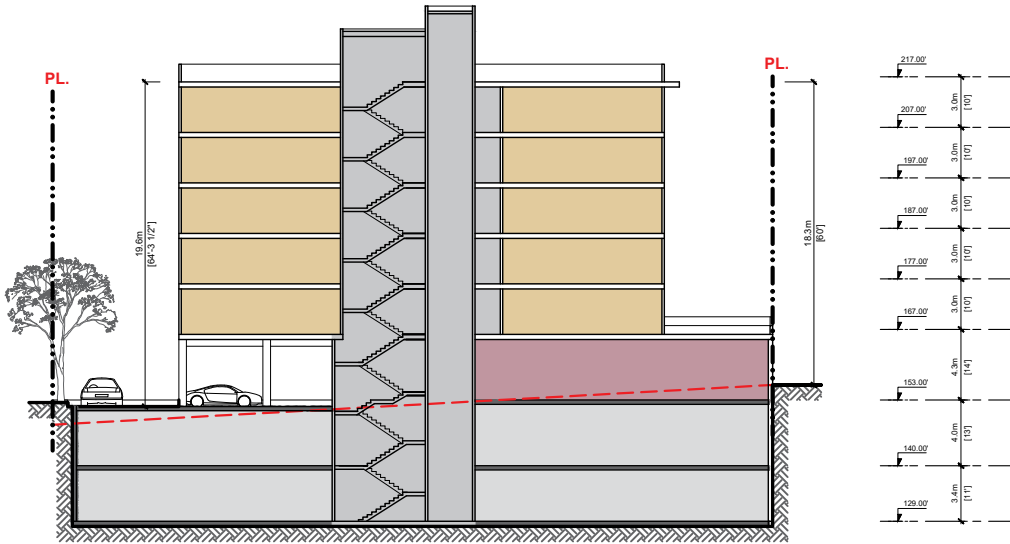
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MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

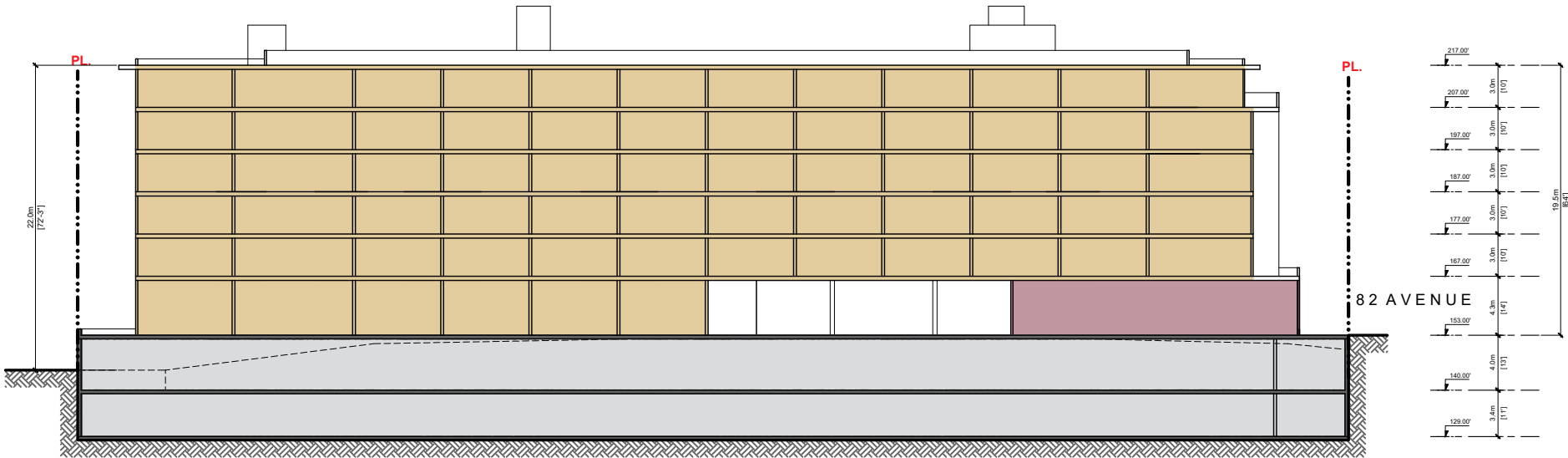
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DRAWING TITLE:
SECTIONS

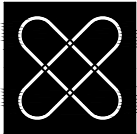
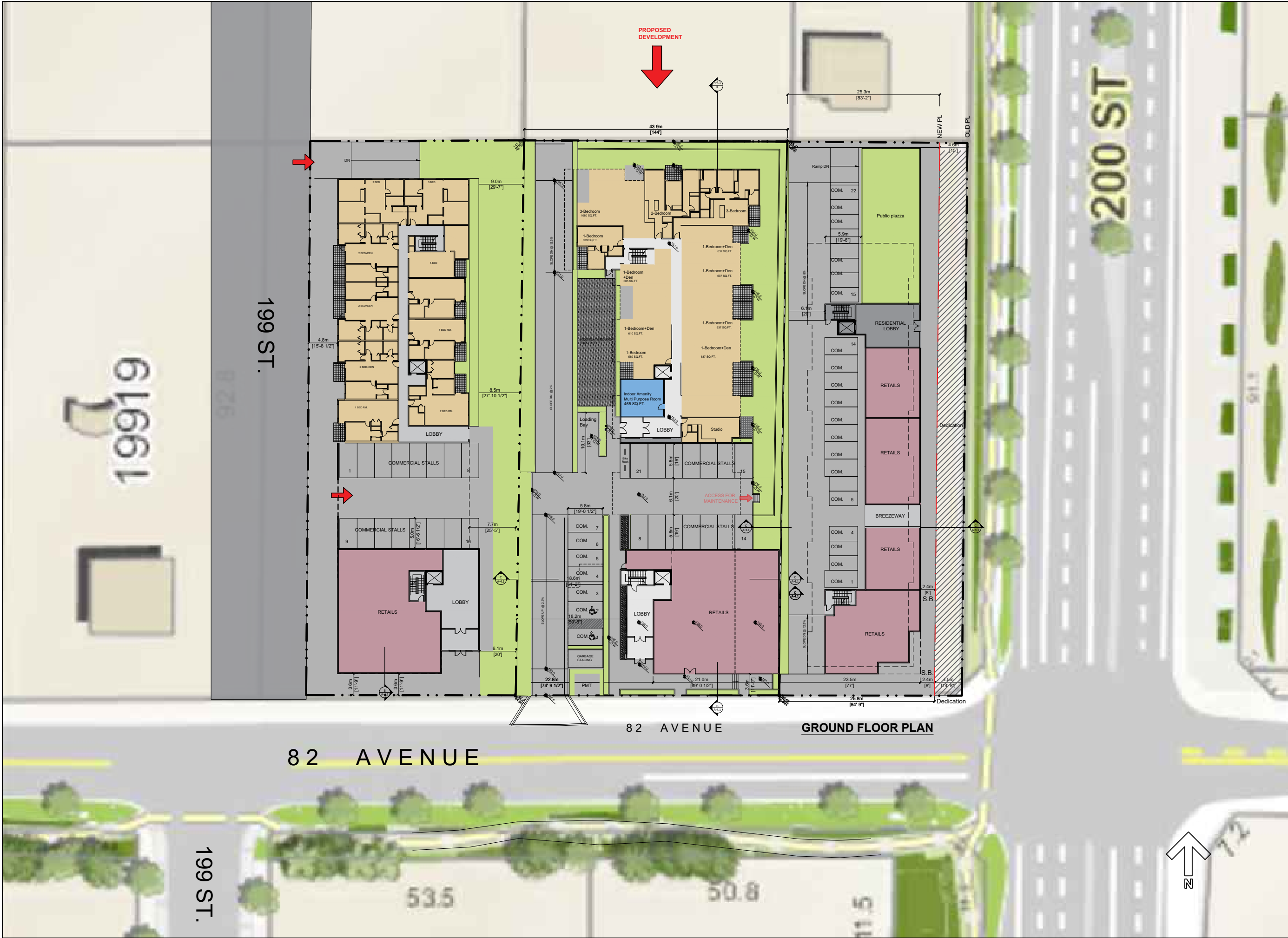
DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-4.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



SECTION C-C



SECTION B-B



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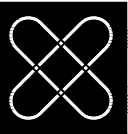
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1	APRIL 2021	PRE-APPLICATION - CITY REVIEW

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
**NEIGHBOURING
PROPERTIES
DEVELOPMENT PLAN**

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-5.1
DESIGN:	P.P	
DRAWN:	A.A.	
PROJECT NO:	-	



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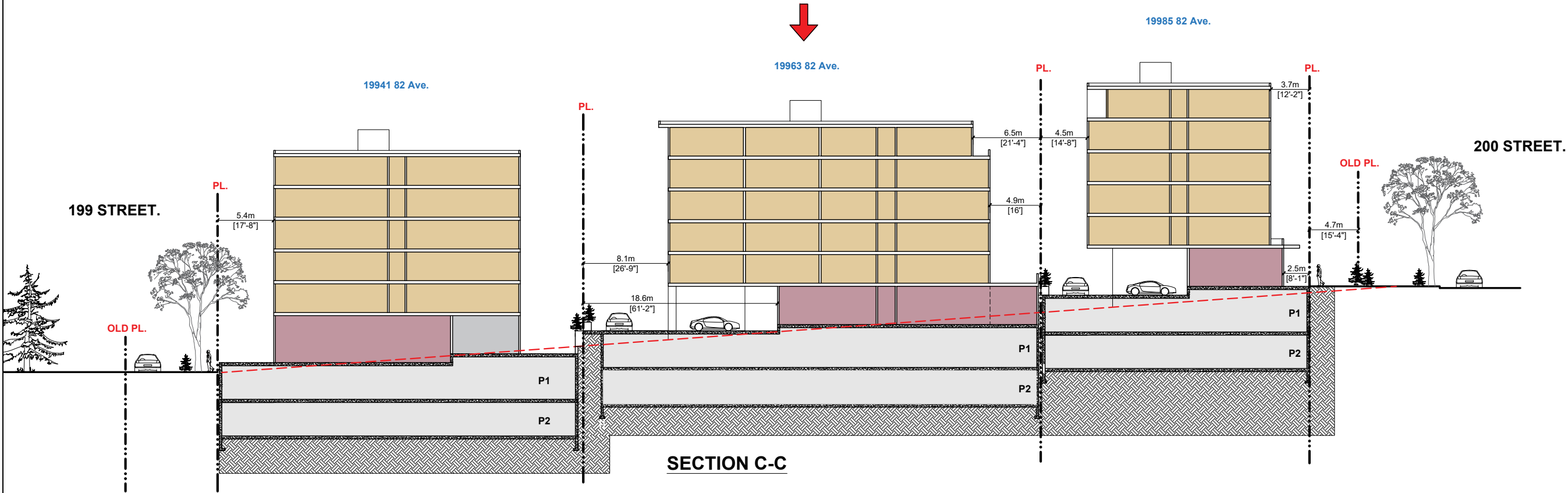
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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
CROSS SECTION

DATE:	OCT. 2023	SHEET NO:	A-5.2
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		



PROJECT STATISTICS

CIVIC ADDRESS :
19985, 82 AVENUE, LANGLEY, BC.

LOT AREA :
2783 SQ.M (29,959 SQ.FT)

ZONING :
EXISTING : SR-2
PROPOSED : CD (MIXED-USE)

FLOOR AREA :
RESIDENTIAL 53045
COMMERCIAL 4900

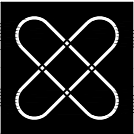
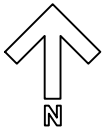
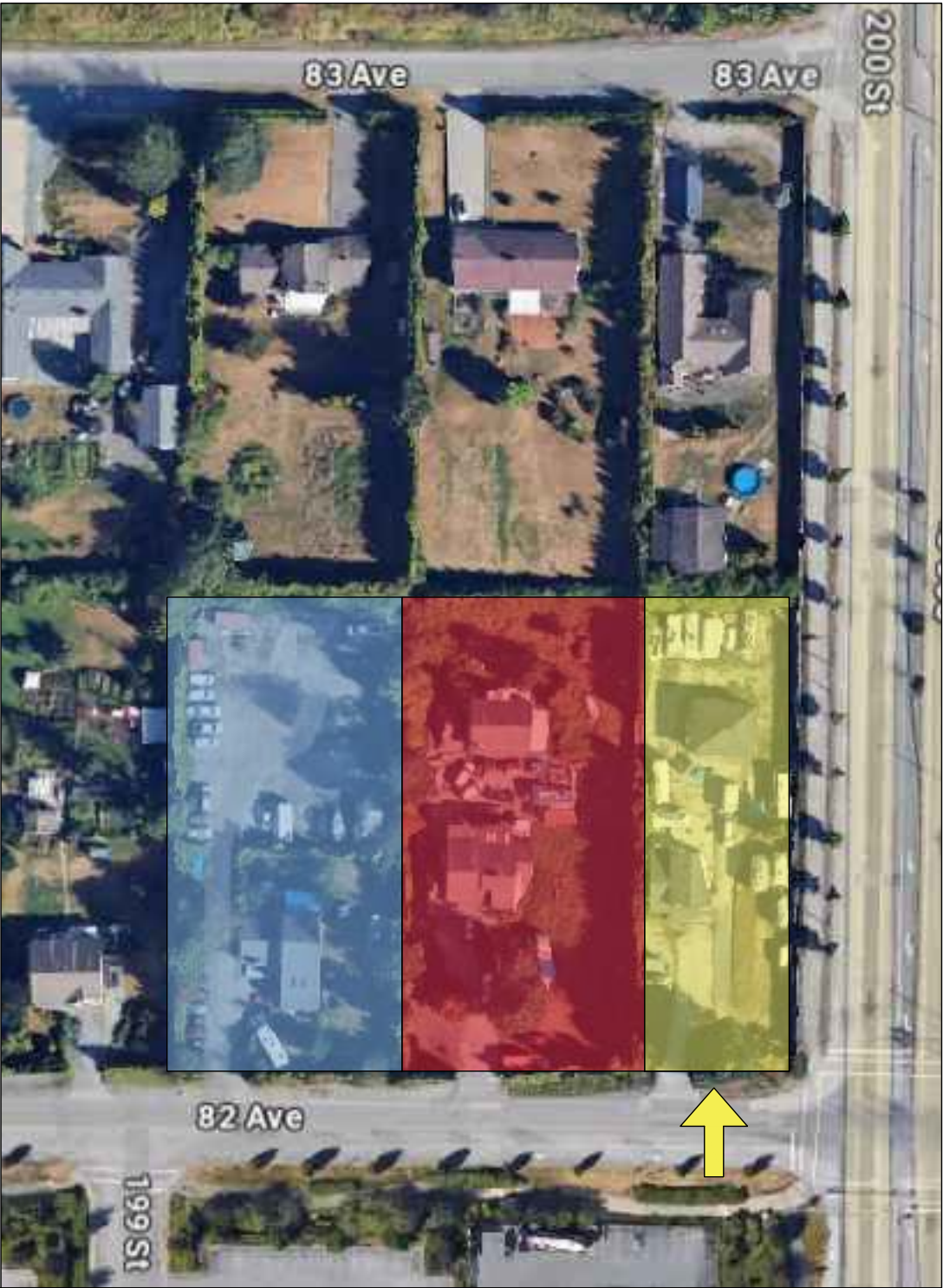
TOTAL AREA 57945 SQ.FT.

FAR :
ALLOWED : 2.5 TO 3.0
PROVIDED : (57,945 / 29,959 = 1.93)

NUMBER OF UNITS: 80

PARKING :	REQUIRED :	PROVIDED
CRU : 1 STALL / 20 SQ.M	450/ 20 = 22	22
APARTMENT: 1.5 STALL / UNIT	(74 X1.5) = 111	
1 STALL/ STUDIO	(6*1) 6	

	117	110
APARTMENT VISITORS : 10%	117 X 10% = 11.7	12
TOTAL PARKING PROVIDED :		144 STALLS
ACCESSIBLE PARKING PROVIDED :		3 STALLS
	ALLOWED	PROVIDED
SMALL PARKING PROVIDED :	MAX. 20% OF TOTAL STALLS	
	104 X 0.2 = 21	18
BIKE STALL : 1 / UNIT :	80	102
STORAGE LOCKERS PROVIDED : 1 / UNIT :	80	
OUTDOOR AMENITY PROVIDED :	100 SQ.M.= 1076 SQ.FT. (As Roof Deck)	



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2025-08-08

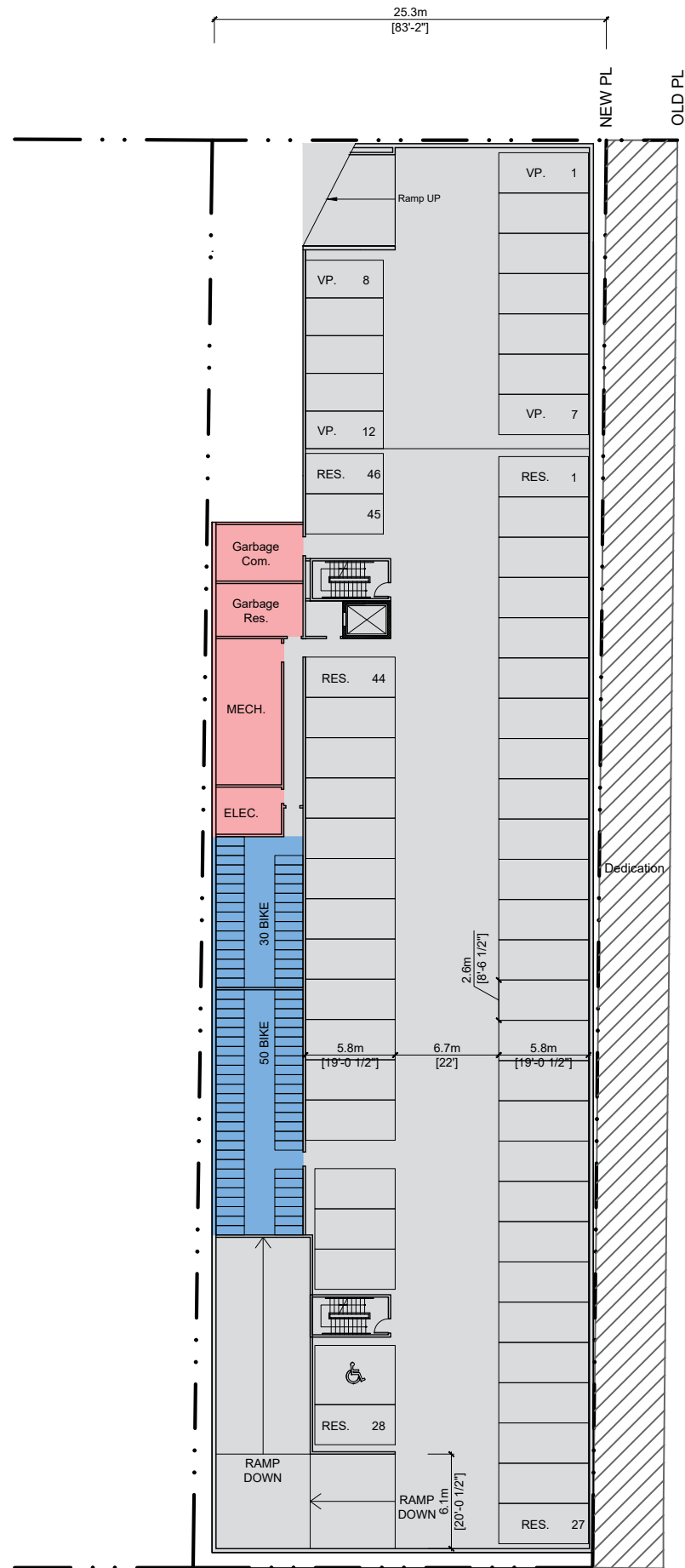
5	AUG 2025	REZONING APPLICATION
4	MAY 2025	CONCEPTUAL- CLIENT REVIEW
3	FEB 2025	PRE-APPLICATION - CITY REVIEW
2	OCT 2023	PRE-APPLICATION - CITY REVIEW
1	APRIL 2021	PRE-APPLICATION - CITY REVIEW
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

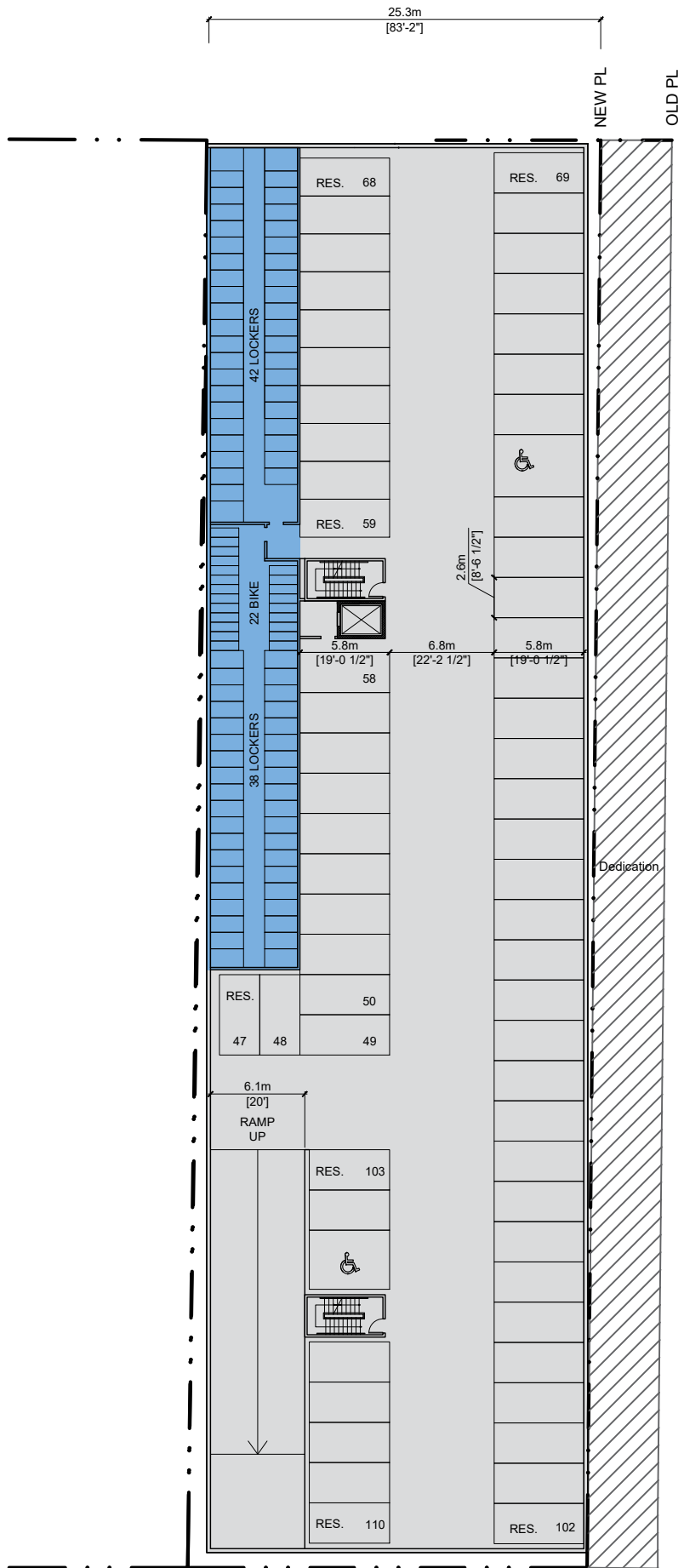
FOR:
-

DRAWING TITLE:
SITE PLAN
19985, 82 AVE.
CORNER LOT

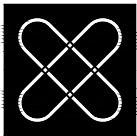
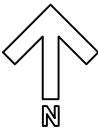
DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-5.3
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



UNDERGROUND PARKING PLAN - P1



UNDERGROUND PARKING PLAN - P2



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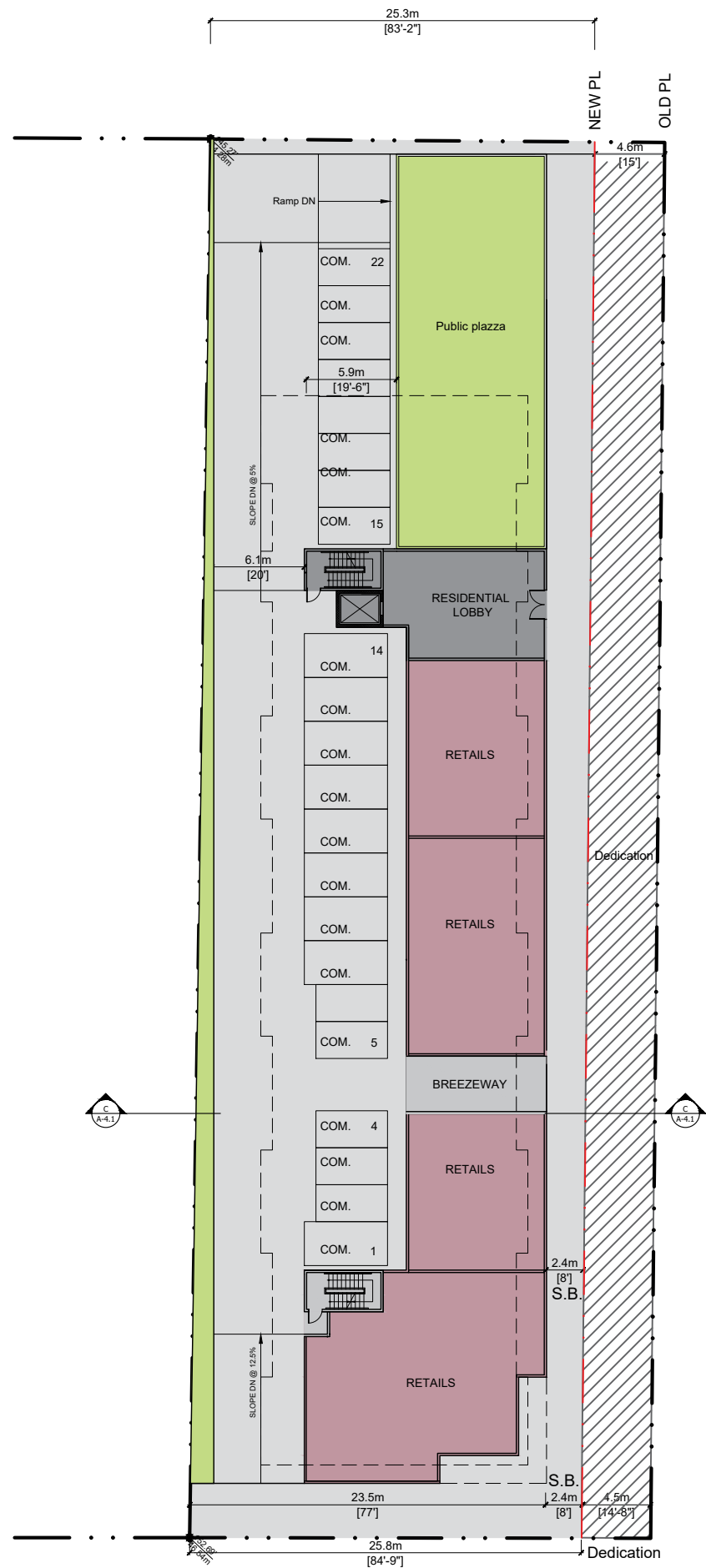
5	AUG 2025	REZONING APPLICATION
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3	FEB 2025	PRE-APPLICATION - CITY REVIEW
2	OCT 2023	PRE-APPLICATION - CITY REVIEW
1	APRIL 2021	PRE-APPLICATION - CITY REVIEW
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
P1 AND P2 FLOOR PLANS
19985, 82 AVE.

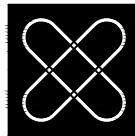
DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-5.4
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



GROUND FLOOR PLAN



SECOND, THIRD AND FORTH FLOOR PLAN



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2025-08-08

NO.	DATE	REVISION / ISSUED
5	AUG 2025	REZONING APPLICATION
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1	APRIL 2021	PRE-APPLICATION - CITY REVIEW

PROJECT TITLE:

MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

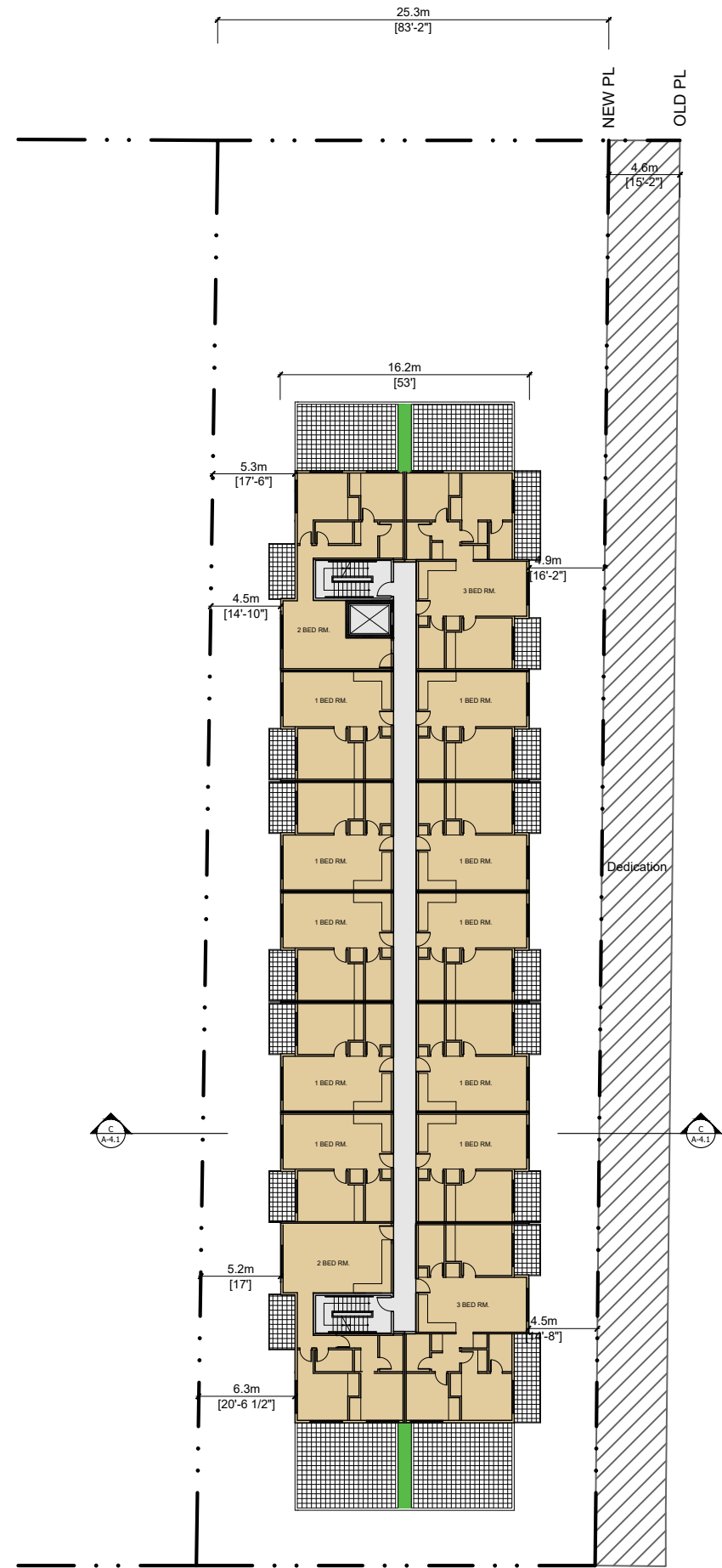
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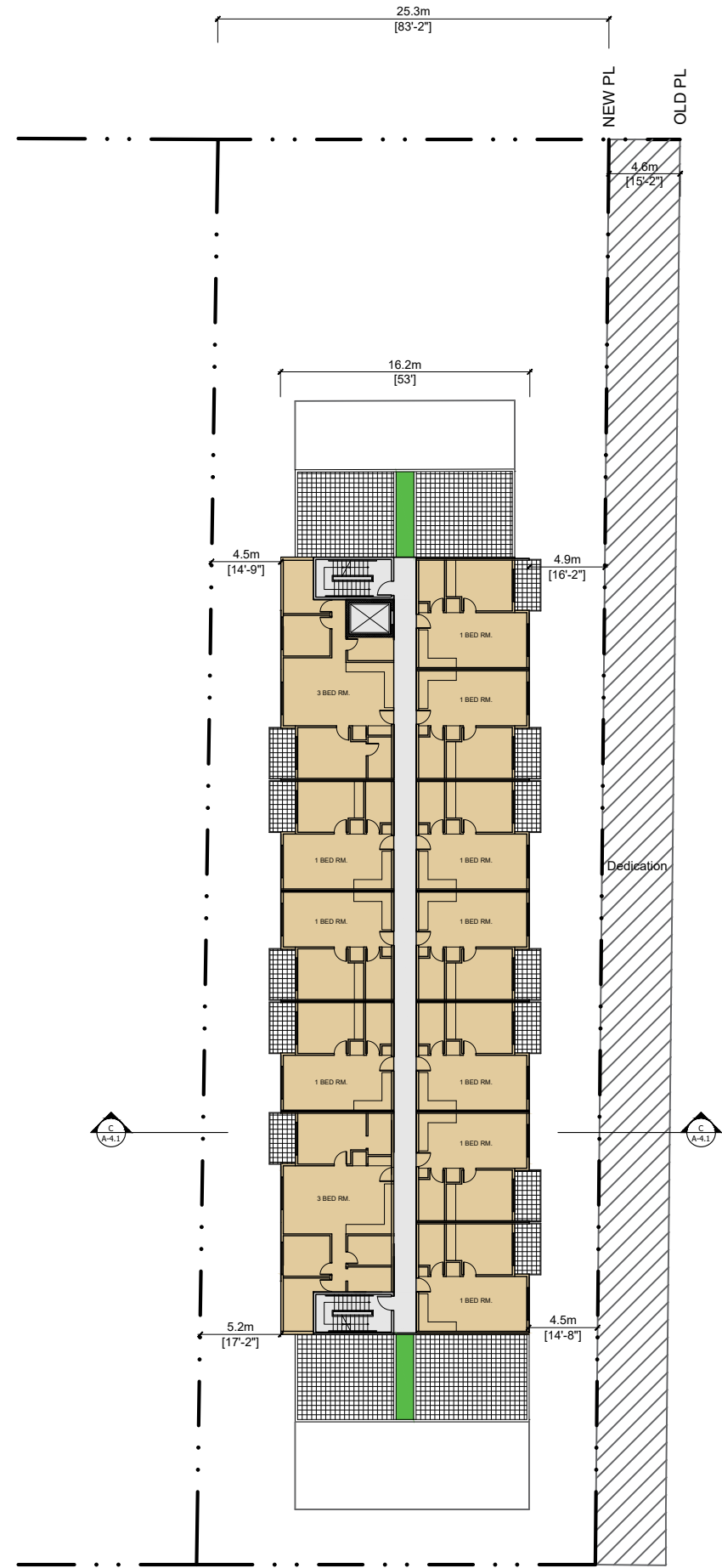
DRAWING TITLE:

1ST TO 4TH FLOOR PLANS
19985, 82 AVE.

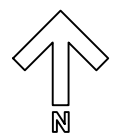
DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-5.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



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1	APRIL 2021	PRE-APPLICATION - CITY REVIEW
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
**FIFTH AND SIXTH
FLOOR PLANS**
19985, 82 AVE.

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-5.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

6 STOREY MIXED-USE DEVELOPMENT

19941, 82 AVENUE, LANGLEY

PROJECT STATISTICS

CIVIC ADDRESS :
19941, 82 AVENUE, LANGLEY, BC.

LOT AREA :
4,057.2 SQ.M (43,672 SQ.FT) = 1.0 ACRE

ZONING :
EXISTING : SR-2
PROPOSED : CD (MIXED-USE)

LOT COVERAGE :
1,671.3 / 4,057.2 SQ.M. (22,886 / 43,672 SQ.FT) 53%

FLOOR AREA :
RESIDENTIAL 101383 SQ.FT.
COMMERCIAL 3520 SQ.FT.

TOTAL AREA 104903 SQ.FT.

FAR :
ALLOWED : 2.5 TO 3.0
PROVIDED : (104903 / 43,672 = 2.40)

NUMBER OF UNITS: 105

PARKING :	REQUIRED :	PROVIDED
CRU : 1 STALL / 20 SQ.M	328/ 20 = 16.4	16
APARTMENT: 1.5 STALL / UNIT	100X1.5 = 157.5	160
APARTMENT VISITORS : 10%	158X 10% = 15.8	16

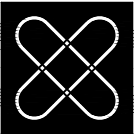
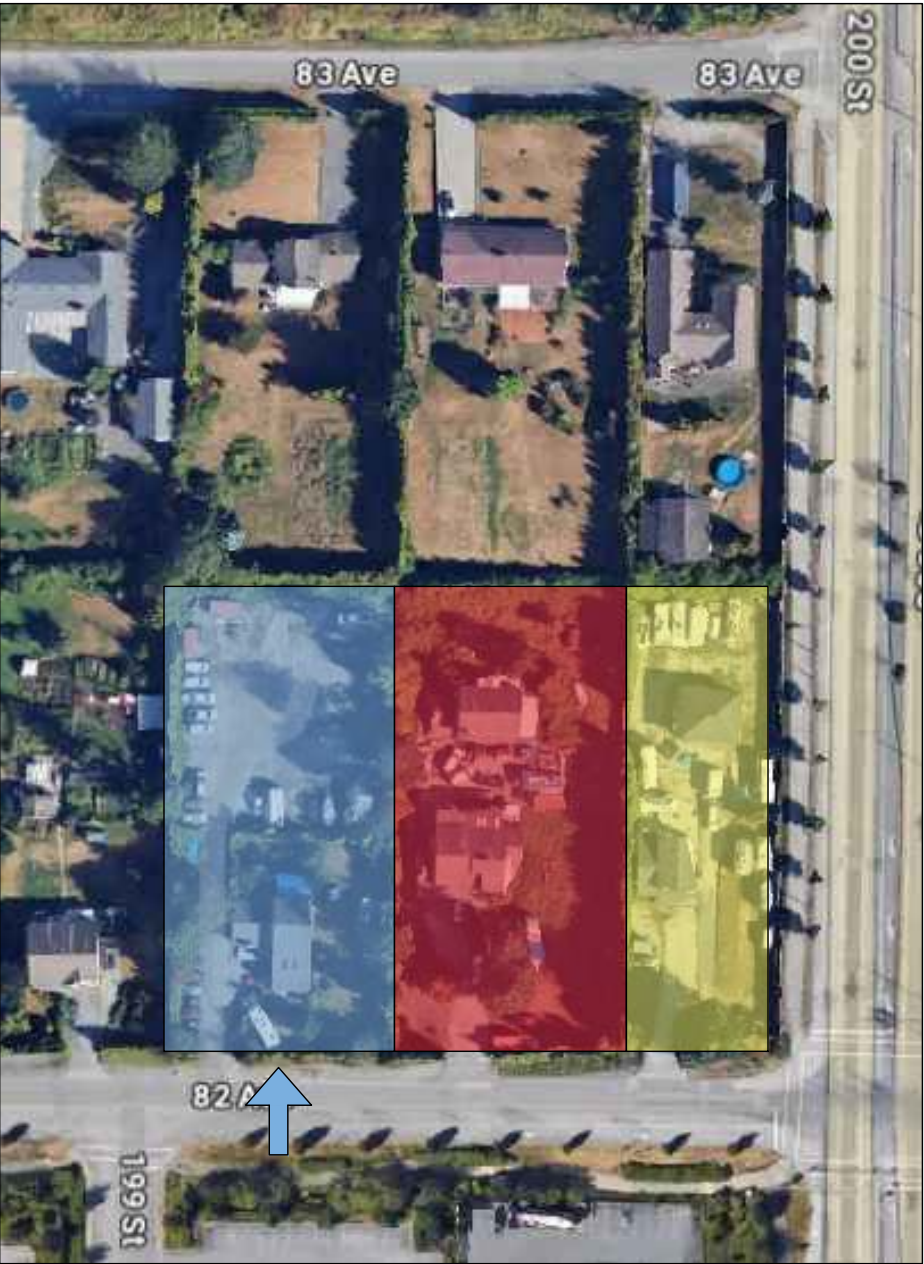
TOTAL PARKING PROVIDED :	192 STALLS
ACCESSIBLE PARKING PROVIDED :	4 STALLS

SMALL PARKING PROVIDED :	ALLOWED MAX. 20% OF TOTAL STALLS 192 X 0.2 = 38.4	PROVIDED 38
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BIKE STALL REQUIRED (1 / UNIT) : 105 PROVIDED: 105

STORAGE LOCKERS PROVIDED: 50

OUTDOOR AMENITY PROVIDED : 630 SQ.M.= 6781 SQ.FT.



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2025-08-08

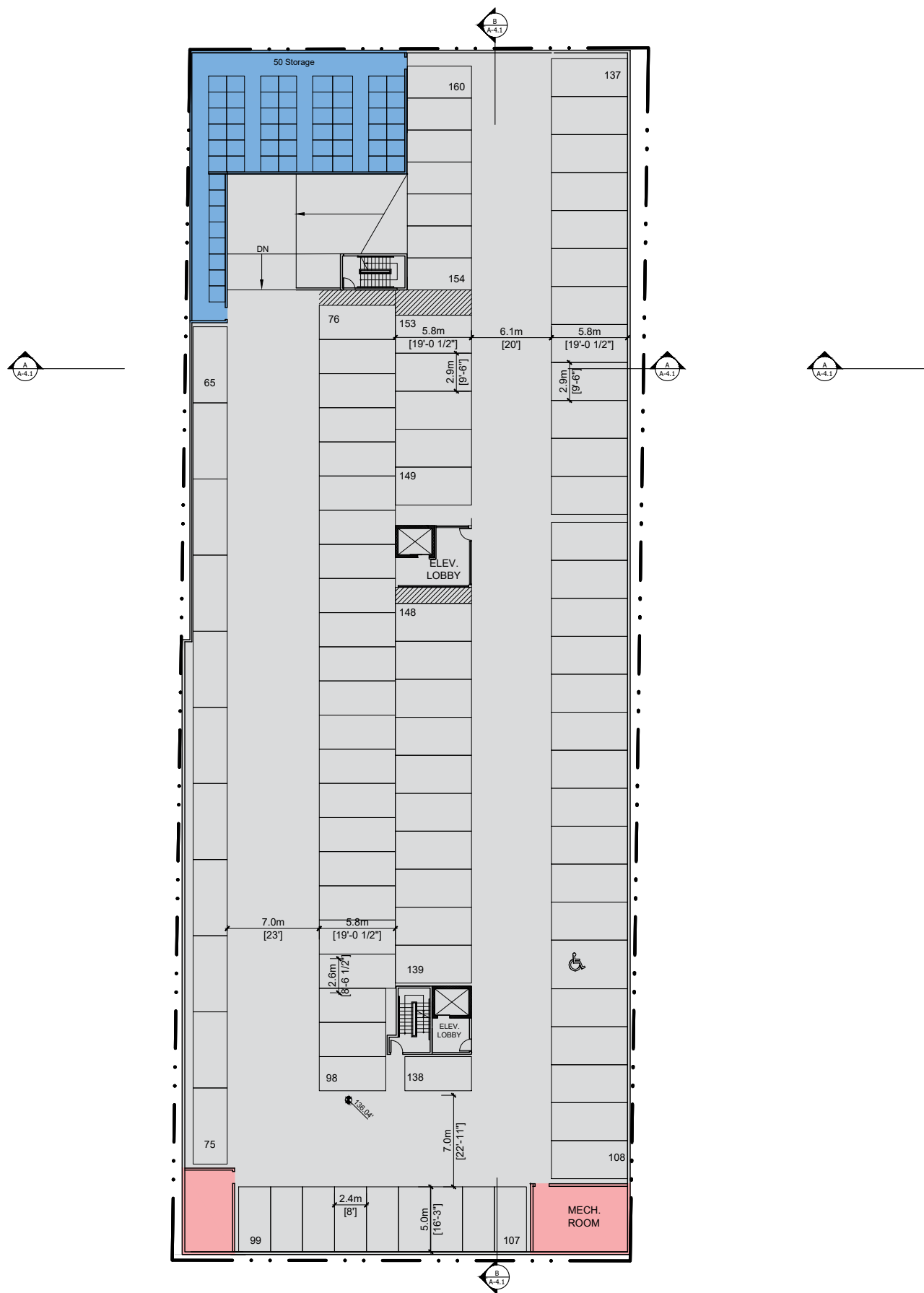
5	AUG 2025	REZONING APPLICATION
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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

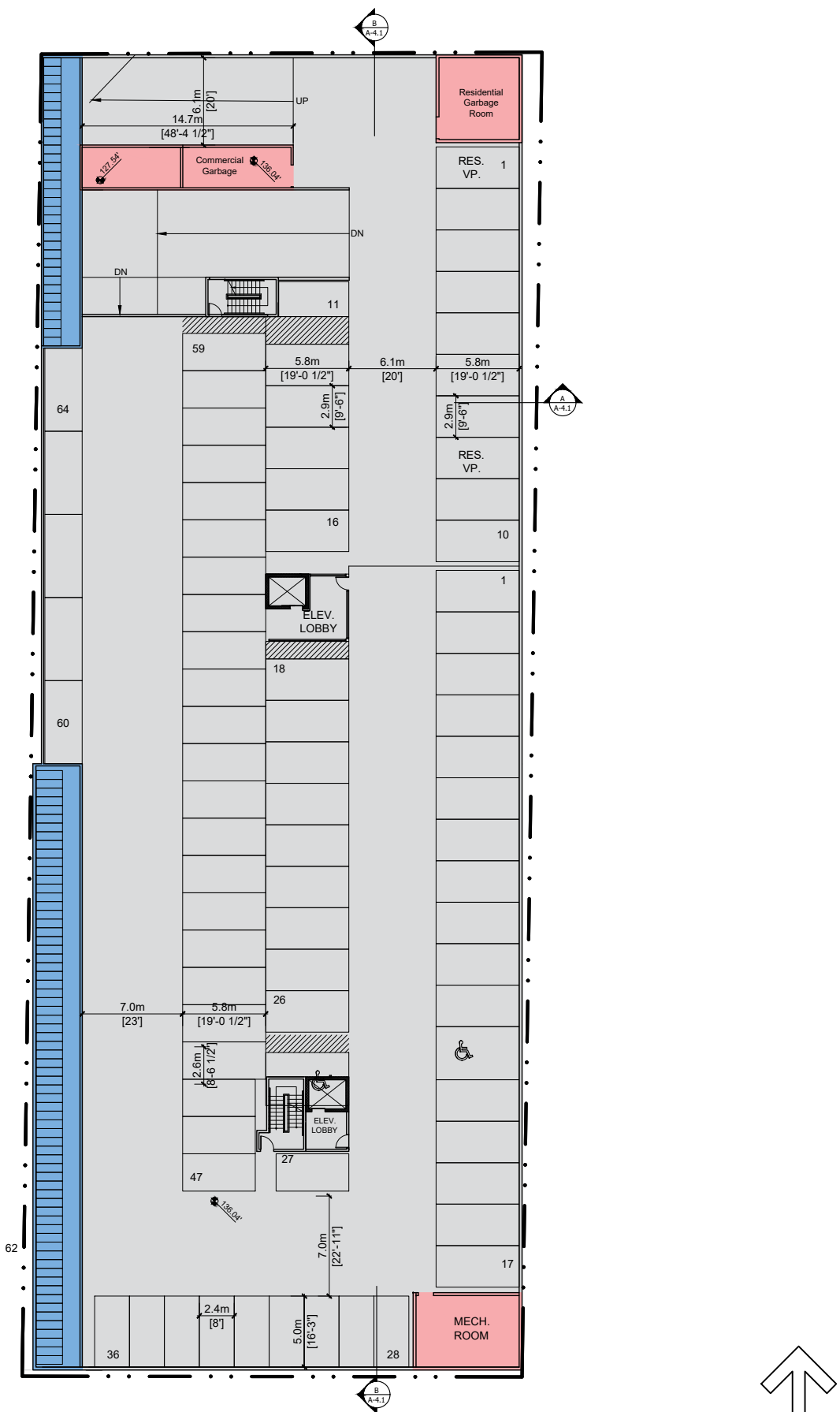
FOR:
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DRAWING TITLE:
**FIFTH AND SIXTH
FLOOR PLANS**
19941, 82 AVE.

DATE: OCT. 2023	SHEET NO:
SCALE: NTS.	A-5.7
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



UNDERGROUND PARKING PLAN - P1



UNDERGROUND PARKING PLAN - P2



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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

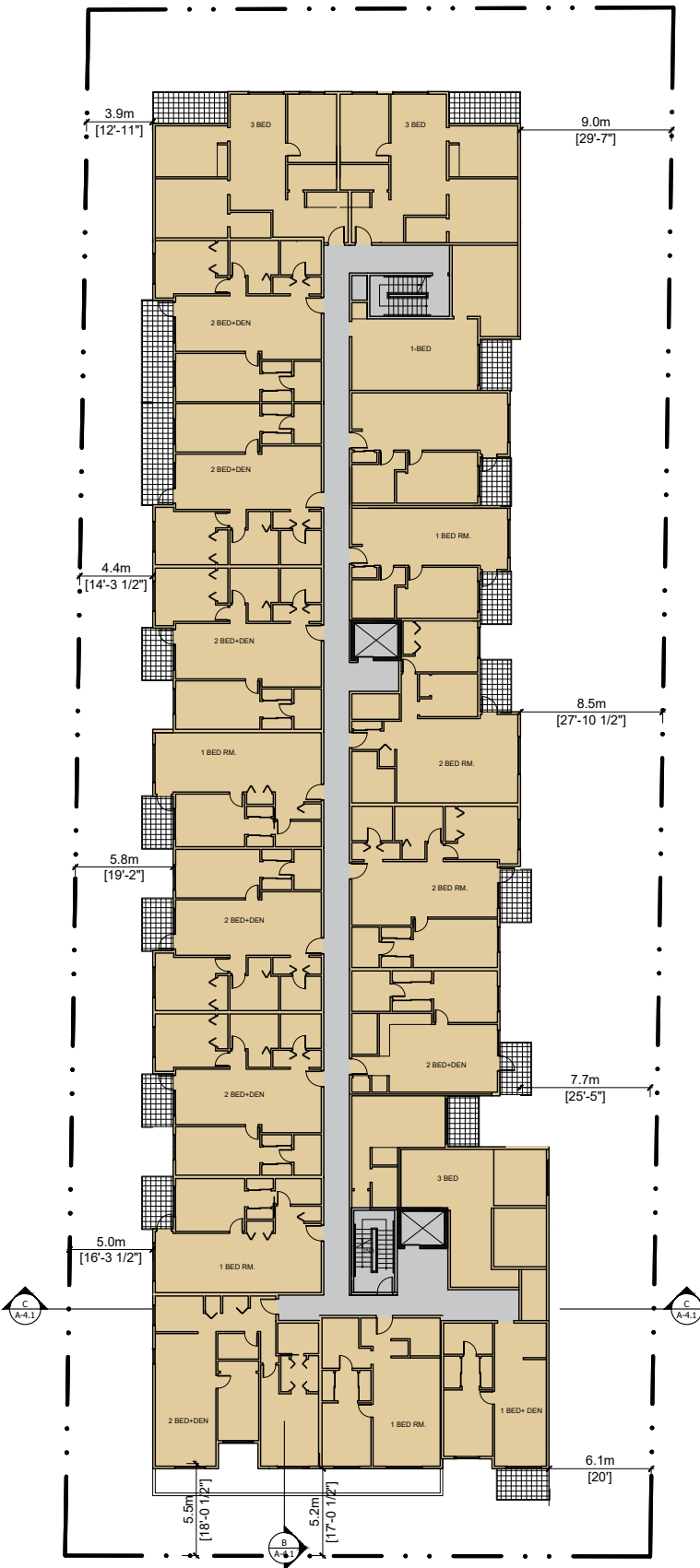
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DRAWING TITLE:
**FIFTH AND SIXTH
FLOOR PLANS**
19941, 82 AVE.

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-5.8
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



82 AVENUE



SECOND TO SIXTH FLOOR PLAN



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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MIXED-USE DEVELOPMENT
19963, 82 AVENUE
LANGLEY, BC.

FOR:
-

DRAWING TITLE:
**FIFTH AND SIXTH
FLOOR PLANS**
19941, 82 AVE.

DATE:	OCT. 2023	SHEET NO:
SCALE:	NTS.	A-5.9
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	