

# REZONING APPLICATION

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2025-03-20

## TOWNHOUSE DEVELOPMENT

3334 202 STREET,
TOL, BC

PMA
ParaMorph
Architecture Inc

# DRAWING LIST


| | |
|---|---|
| COVER PAGE | A-0.1 |
| LOCATION PLAN AND TEAM | A-0.2 |
| PROGRAM SUMMARY | A-0.3 |
| TOPOGRAPHICAL SURVEY | A-0.4 |
| BASE PLAN | A-0.5 |
| SITE PLAN | A-1.0 |
| FLOOR PLANS | A-2.0 TO A-2.5 |
| RENDERINGS | A-3.0 TO A-3.9 |
| SECTIONS | A-4.0 & A-4.1 |


# LOCATION




# PROJECT TEAM


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**SURVEYOR - SOUTH FRASER LAND SURVEYING LTD.**
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Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2020-03-20

Project Title
**TOWNHOUSE DEVELOPMENT**

Project Address
**3334 202 STREET TOWNSHIP OF LANGLEY, BRITISH COLUMBIA**

| | |
|---|---|
| Drawn By GS | Date 2021-06-15 |
| Checked By PV | Project ID LA04 |

Sheet Title
**LOCATION PLAN & TEAM**

Scale

Sheet No.
**A-0.2**

March 18, 2026

# PROGRAM SUMMARY

## PROJECT SUMMARY

**LOT INFO**

| | |
|---|---|
| ADDRESS | 3334 202 STREET, TOWNSHIP OF LANGLEY, BRITISH COLUMBIA |
| LEGAL DESCRIPTION | LOT 26 SECTION 26 TOWNSHIP 7 NWD PLAN NWP61377 |

| SITE AREA | (Sqft) | (Sqm) | (Acre) | (Ha) |
|---|---|---|---|---|
| GROSS AREA | 96,767 | 8,990 | 2.22 | 0.90 |
| ROAD DEDICATION | 49 | 5 | 0.00 | 0.00 |
| NET AREA (DEVELOPABLE AREA) | 96,718 | 8,985 | 2.22 | 0.90 |

**ZONING**

| ZONING | CURRENT | PROPOSED |
|---|---|---|
| | SR-2 | CD |

| SETBACKS | PROPOSED |
|---|---|
| NORTH (ALONG 34 AVENUE) | 4.5m |
| SOUTH (ALONG NEIGHBORING LOT) | 4.5m |
| EAST (ALONG NEIGHBORING LOT) | 3.5m |
| WEST (ALONG 202 STREET) | 4.5m |

| BUILDINGG HEIGHT | PROPOSED |
|---|---|
| | 3 STOREYS |

| DENSITY (NET DEVELOPABLE AREA) | PROPOSED |
|---|---|
| UPA (UNITS PER ACRE) | 20 |
| TOTAL DWELLING UNITS | 44 |

| SITE COVERAGE (NET DEVELOPABLE AREA) | (Sqft) | (Sqm) | (%age) |
|---|---|---|---|
| PROPOSED | 36,296 | 3,372 | 37.53% |

**FAR**

FAR CALCULATION (NET DEVELOPABLE AREA)

| GROSS AREA (EXCLUDING GARAGE & AMENITY) | GARAGE (Sqft) | LVL-1 (Sqft) | TOTAL LVL-1 (Sqft) | LVL-2 (Sqft) | LVL-3 (Sqft) | TOTAL (Sqft) | NO. OF UNITS | TOTAL FLOOR AREA (Sqft) |
|---|---|---|---|---|---|---|---|---|
| UNIT-A | 266 | 783 | 1,049 | 783 | 0 | 1,566 | 3 | 4,698 |
| UNIT-A1 | 266 | 808 | 1,074 | 808 | 0 | 1,616 | 10 | 16,160 |
| UNIT-A2 | 266 | 808 | 1,074 | 808 | 0 | 1,616 | 3 | 4,848 |
| UNIT-B | 435 | 226 | 661 | 690 | 725 | 1,641 | 12 | 19,692 |
| UNIT-B1 | 435 | 226 | 661 | 690 | 725 | 1,641 | 3 | 4,923 |
| UNIT-B1.1 | 488 | 253 | 741 | 750 | 765 | 1,768 | 1 | 1,768 |
| UNIT-B2 | 435 | 226 | 661 | 690 | 725 | 1,641 | 4 | 6,564 |
| UNIT-C | 414 | 321 | 735 | 775 | 800 | 1,896 | 4 | 7,584 |
| UNIT-C1 | 414 | 321 | 735 | 775 | 800 | 1,896 | 2 | 3,792 |
| UNIT-C2.1 | 488 | 253 | 741 | 750 | 765 | 1,768 | 1 | 1,768 |
| UNIT-C2 | 414 | 321 | 735 | 775 | 800 | 1,896 | 1 | 1,896 |
| | | | | | | | 44 | 73,693 |
| | | | | | | FAR (NET) | | 0.76 |

**OFFSTREET CAR PARKING**

PARKING REQUIREMENTS BREAKDOWN

| | NO. OF UNITS | PERMITTED / UNIT | REQUIRED STALLS | PROVIDED STALLS |
|---|---|---|---|---|
| TOWNHOUSE | 44 | 2.0 | 88 | 88 |
| VISITORS | 44 | 0.2 | 9 | 9 |
| TOTAL | | | 97 | 97 |

**AMENITY CALCULATIONS**

AGE FRIENDLY AMENITY AREA

| OUTDOOR AMENITY | SQFT | SQM | REMARKS |
|---|---|---|---|
| REQUIRED (Sq m) | 2,842 | 264 | 1. Minimum 6 Sq.m. per dwelling unit for first 186 dwelling units. |
| PROPOSED (Sq m) | 3,186 | 296 | 2. Minimum 4 Sq.m. per dwelling unit for beyond 186 dwelling units. |

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Issues / Revisions

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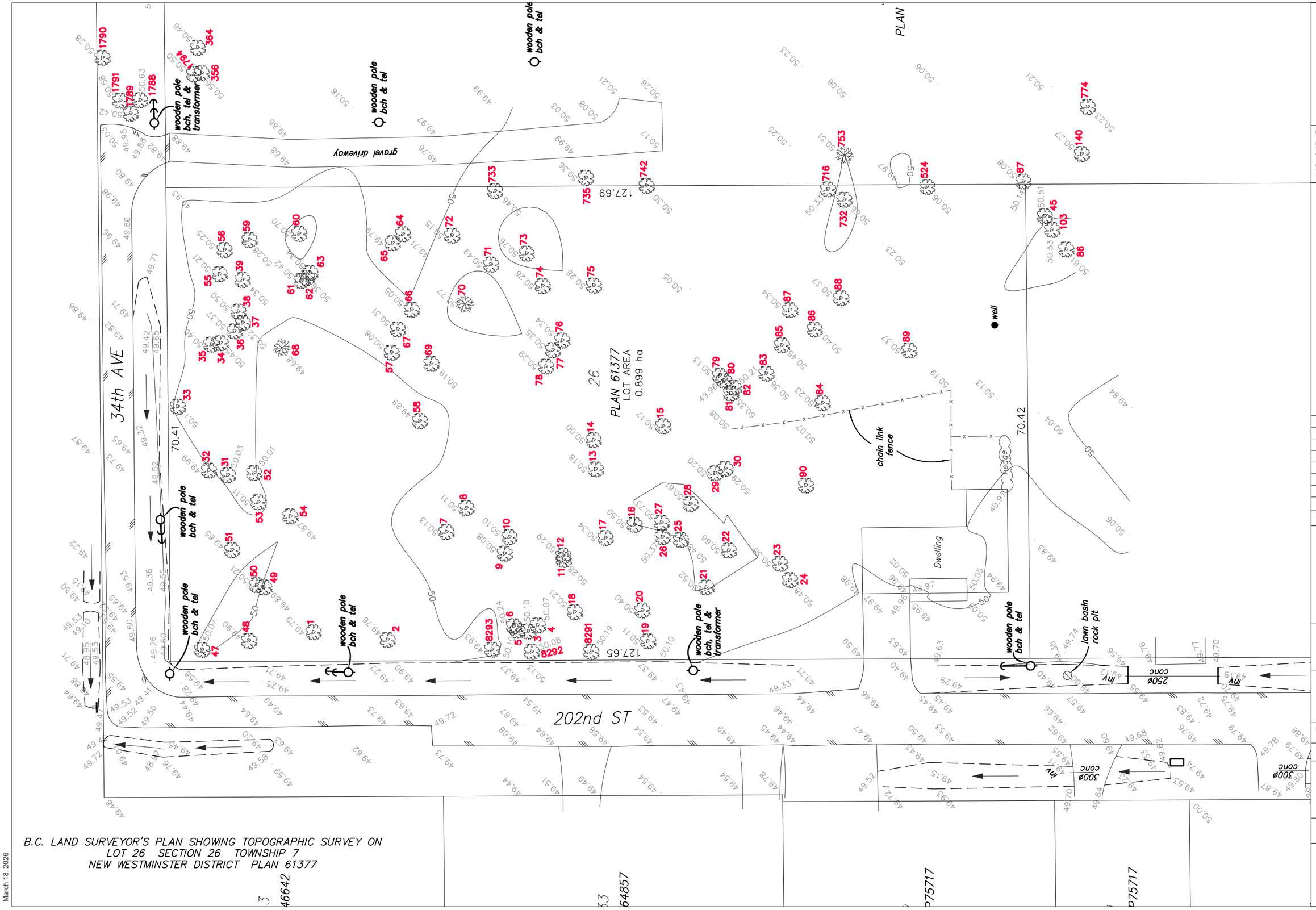
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**PROGRAM SUMMARY**

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**A-0.3**




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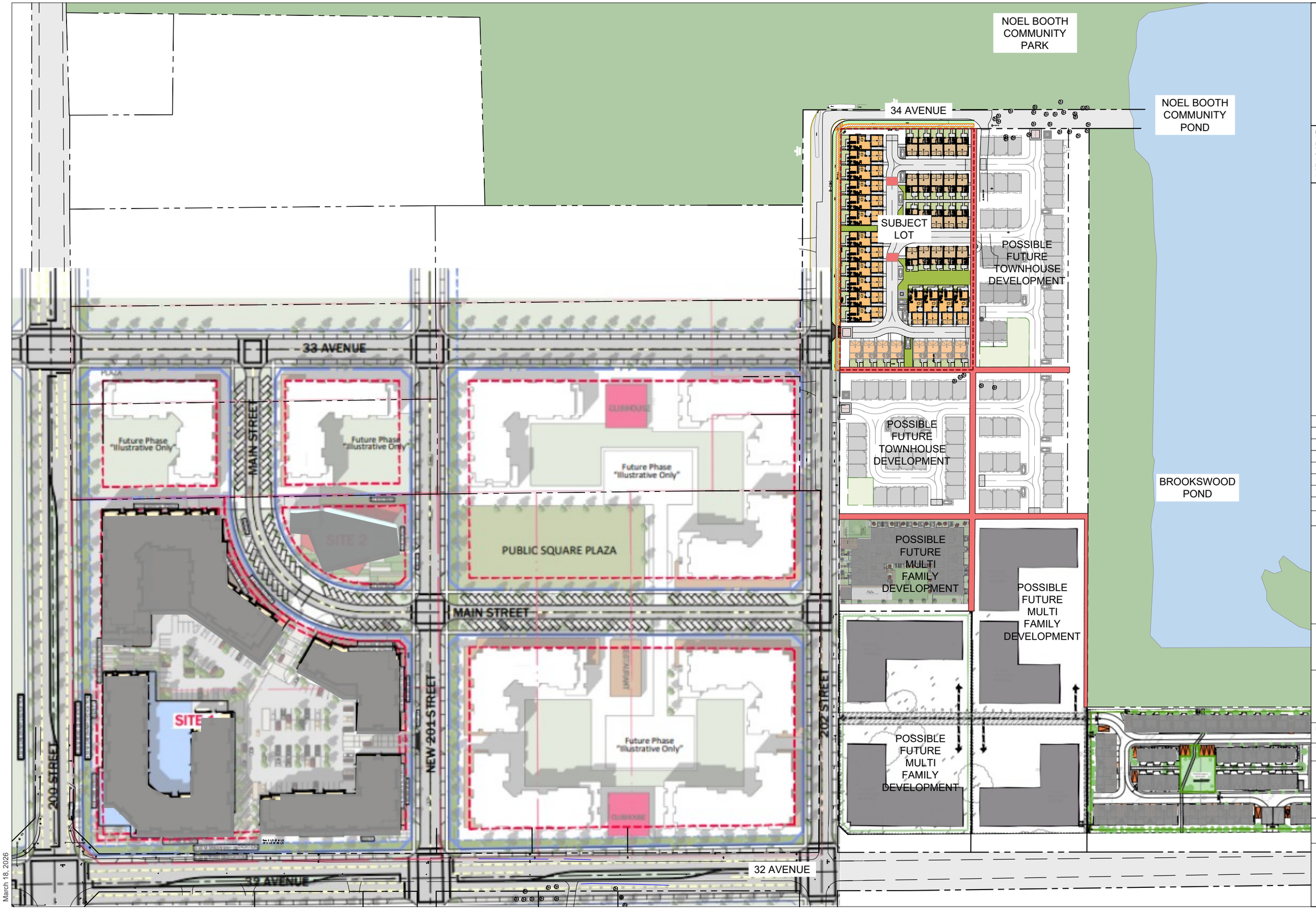
**TOPOGRAPHICAL SURVEY**

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**A-0.4**

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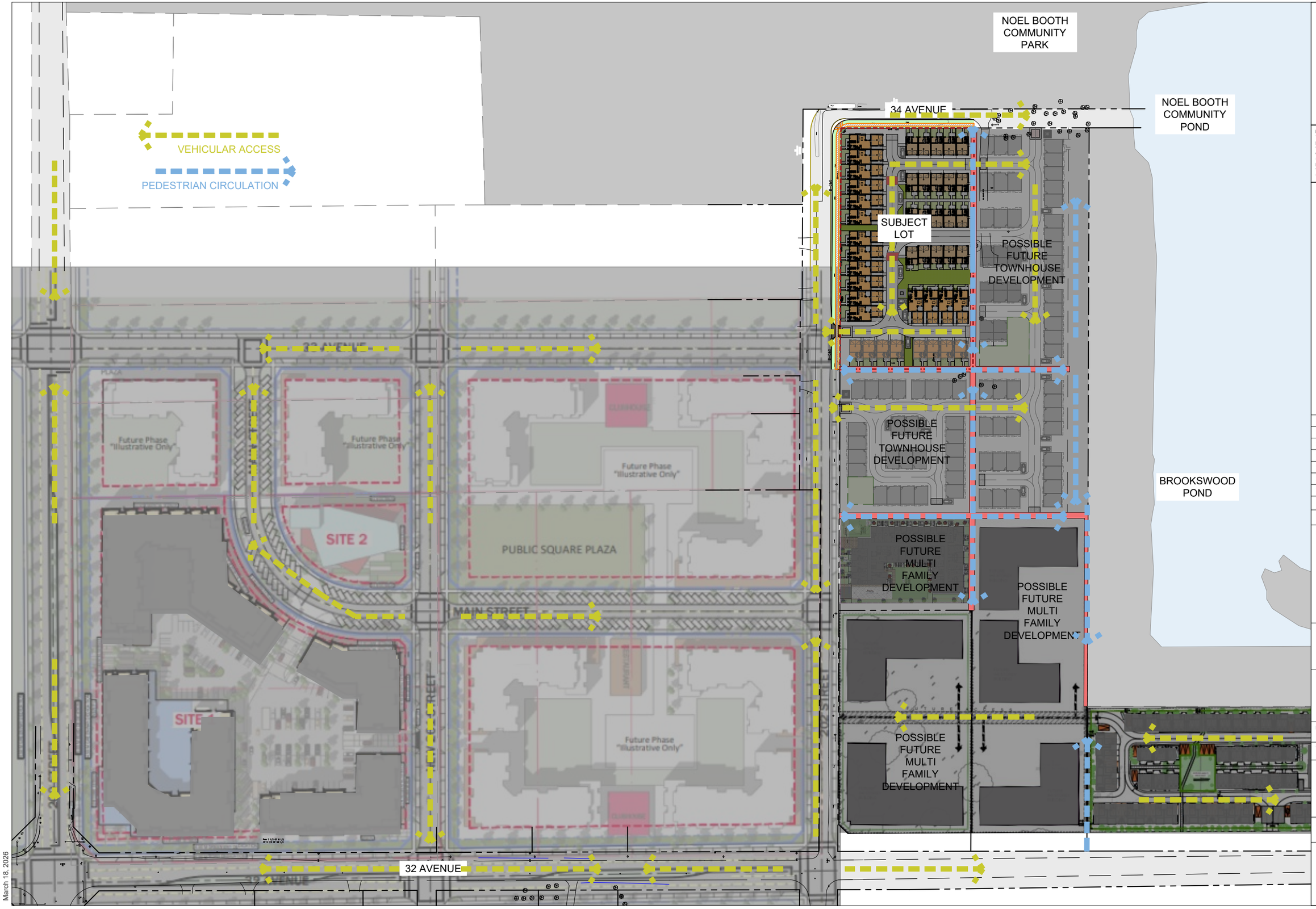
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**CONTEXT PLAN**

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**A-0.5**




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**CONTEXT PLAN**

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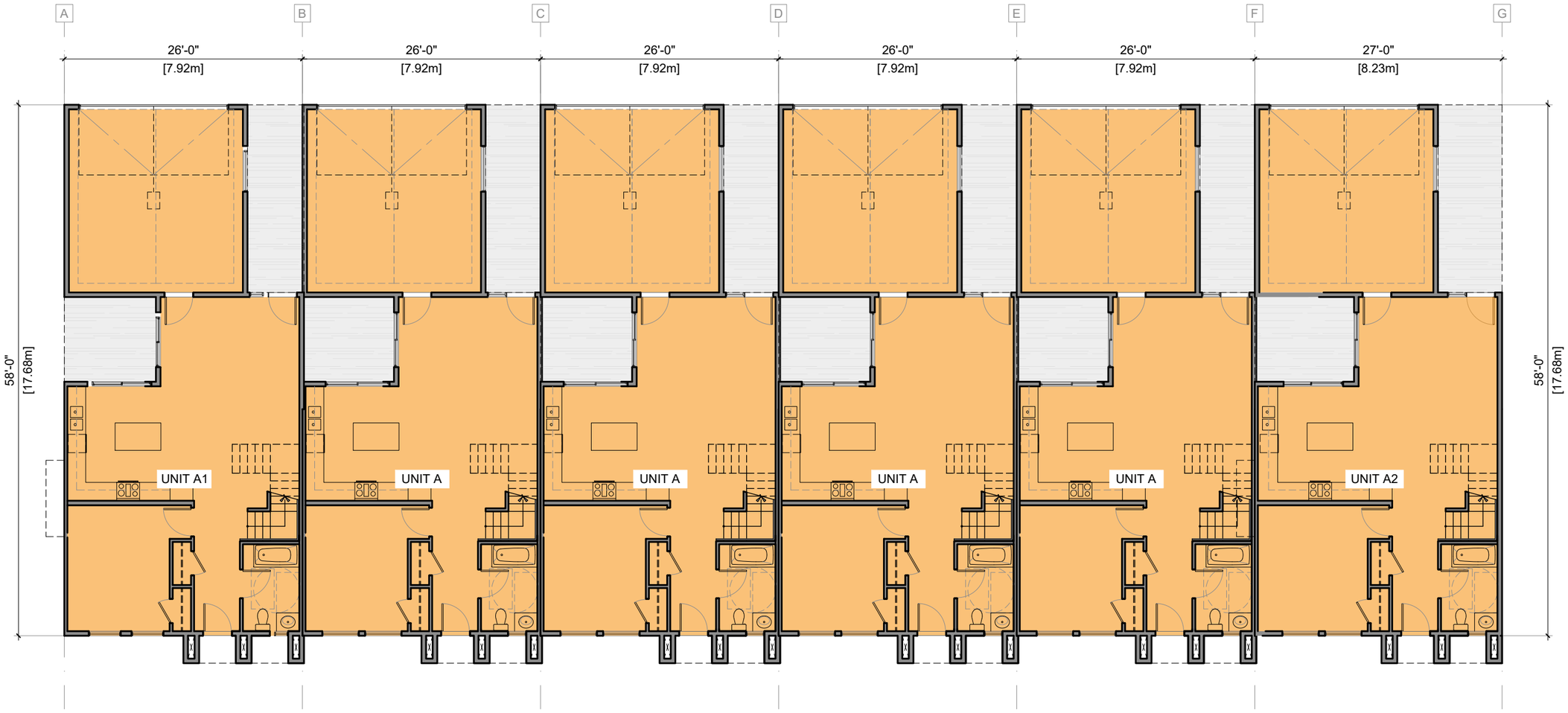
SITE PLAN

Scale

Sheet No.

A-1.0

March 18, 2026




1 BUILDING 8 & 9
MAIN FLOOR PLAN

March 18, 2026

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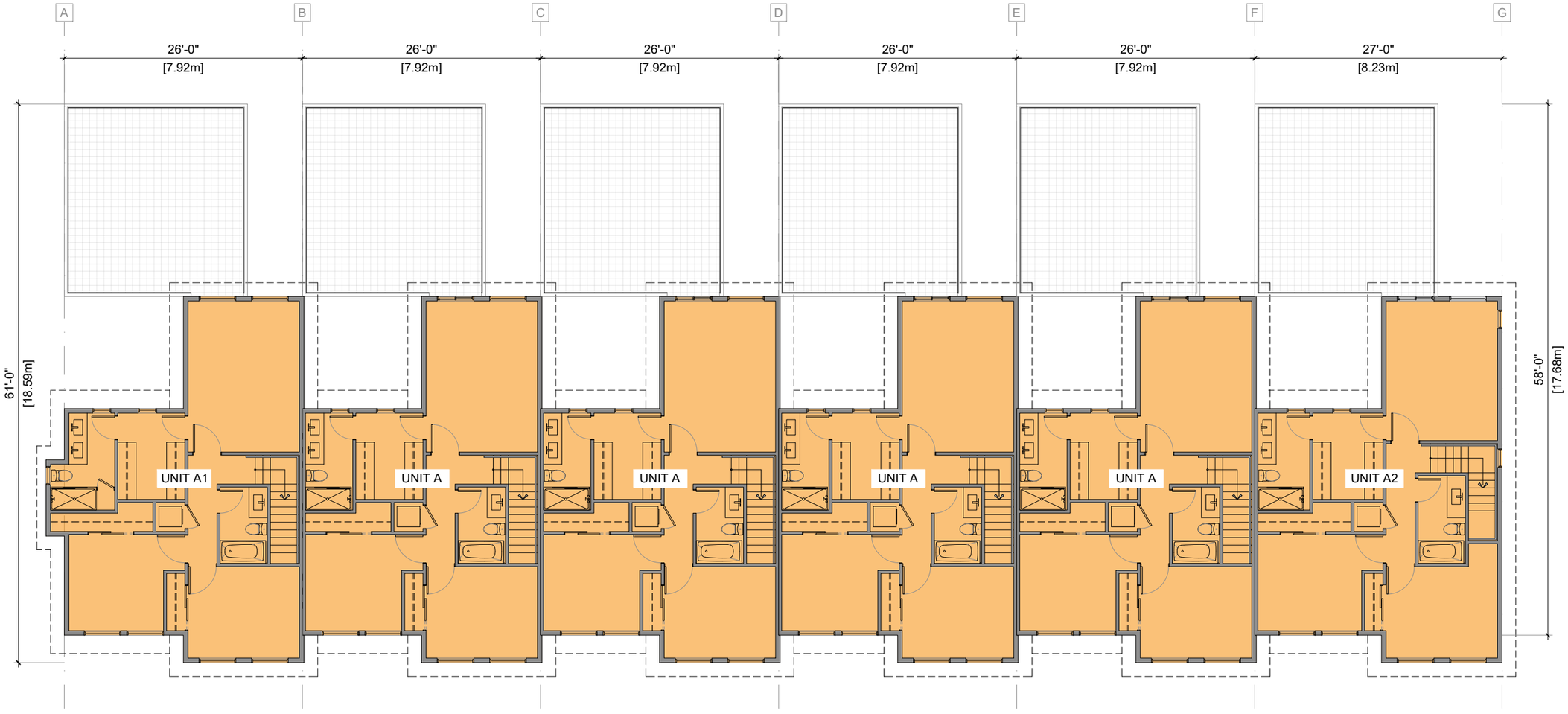
Sheet Title

**FLOOR PLANS**

Scale

Sheet No.

**A-2.0**




1 BUILDING 8 & 9
SECOND FLOOR PLAN

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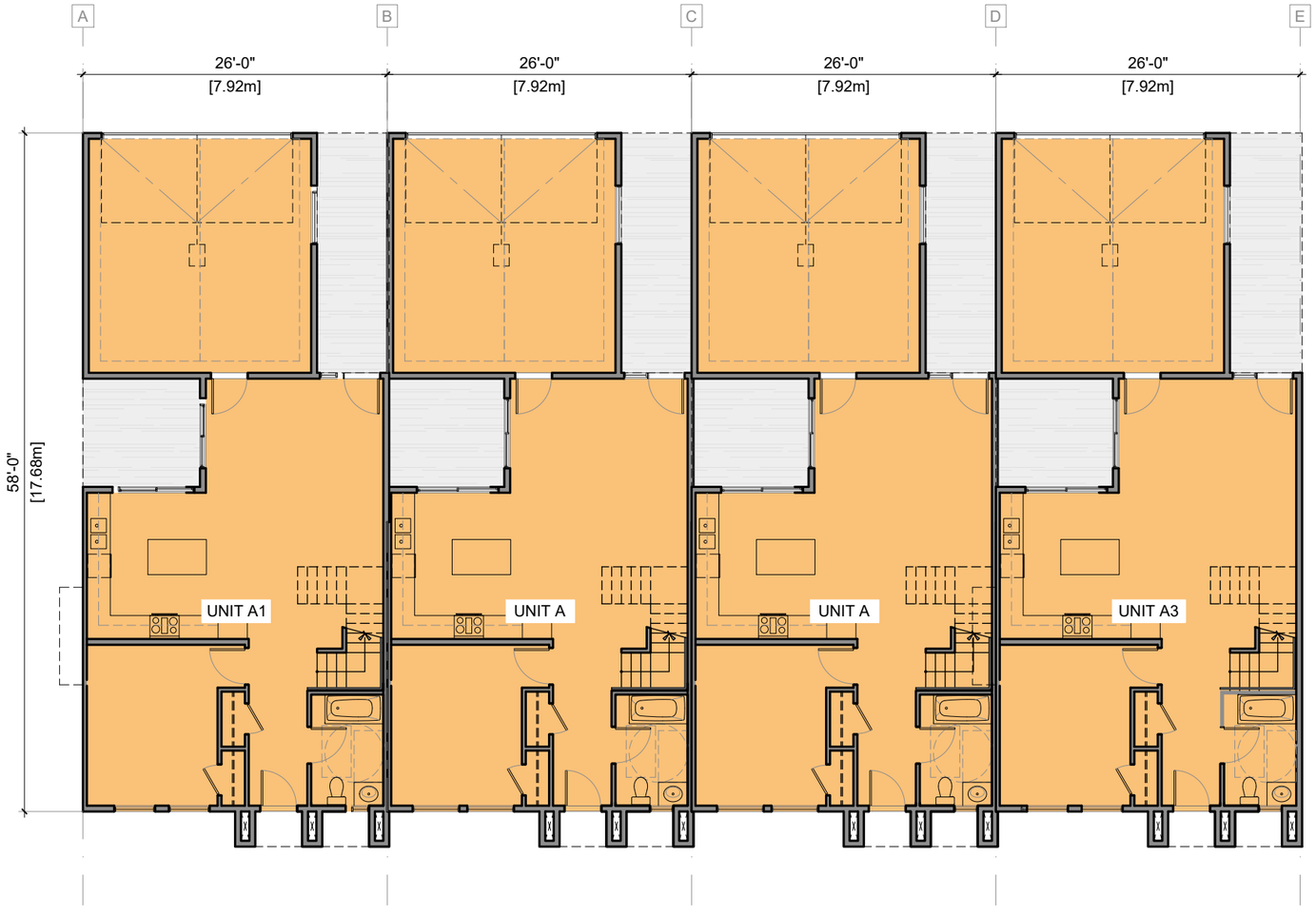
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**FLOOR PLANS**

Scale

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**A-2.1**




1 BUILDING 3
MAIN FLOOR PLAN

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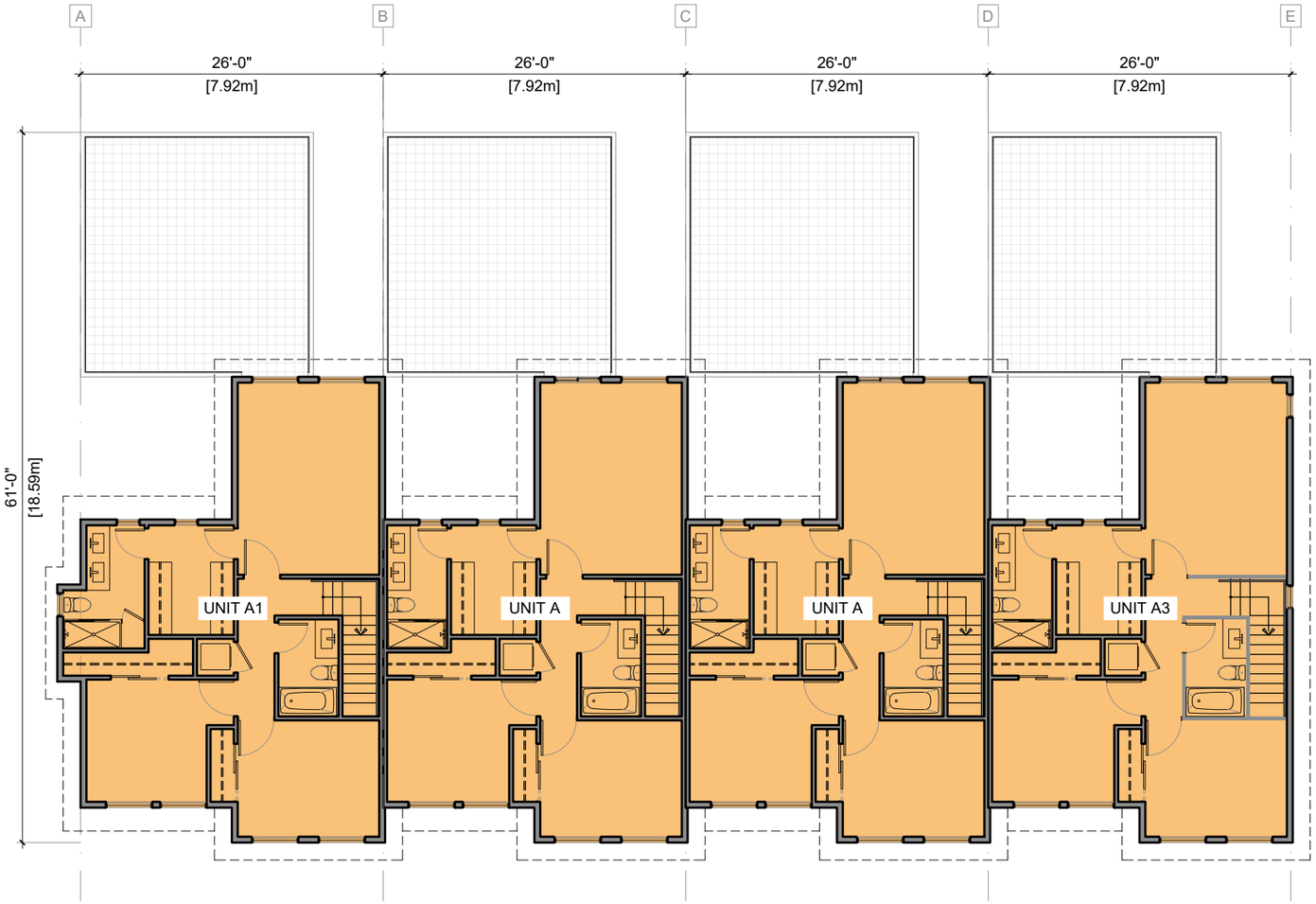
**FLOOR PLANS**

Scale

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1 BUILDING 3
SECOND FLOOR PLAN

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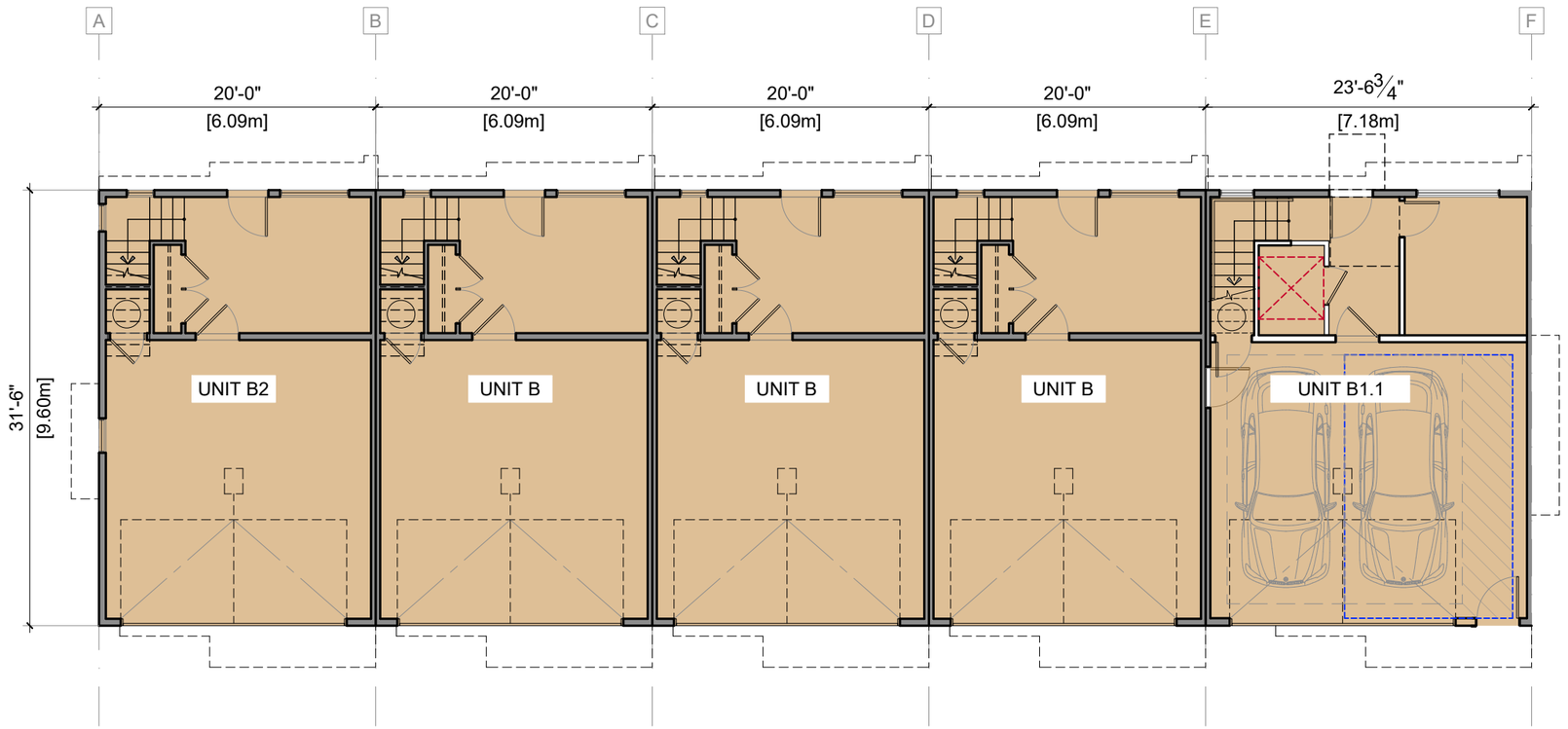
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**FLOOR PLANS**

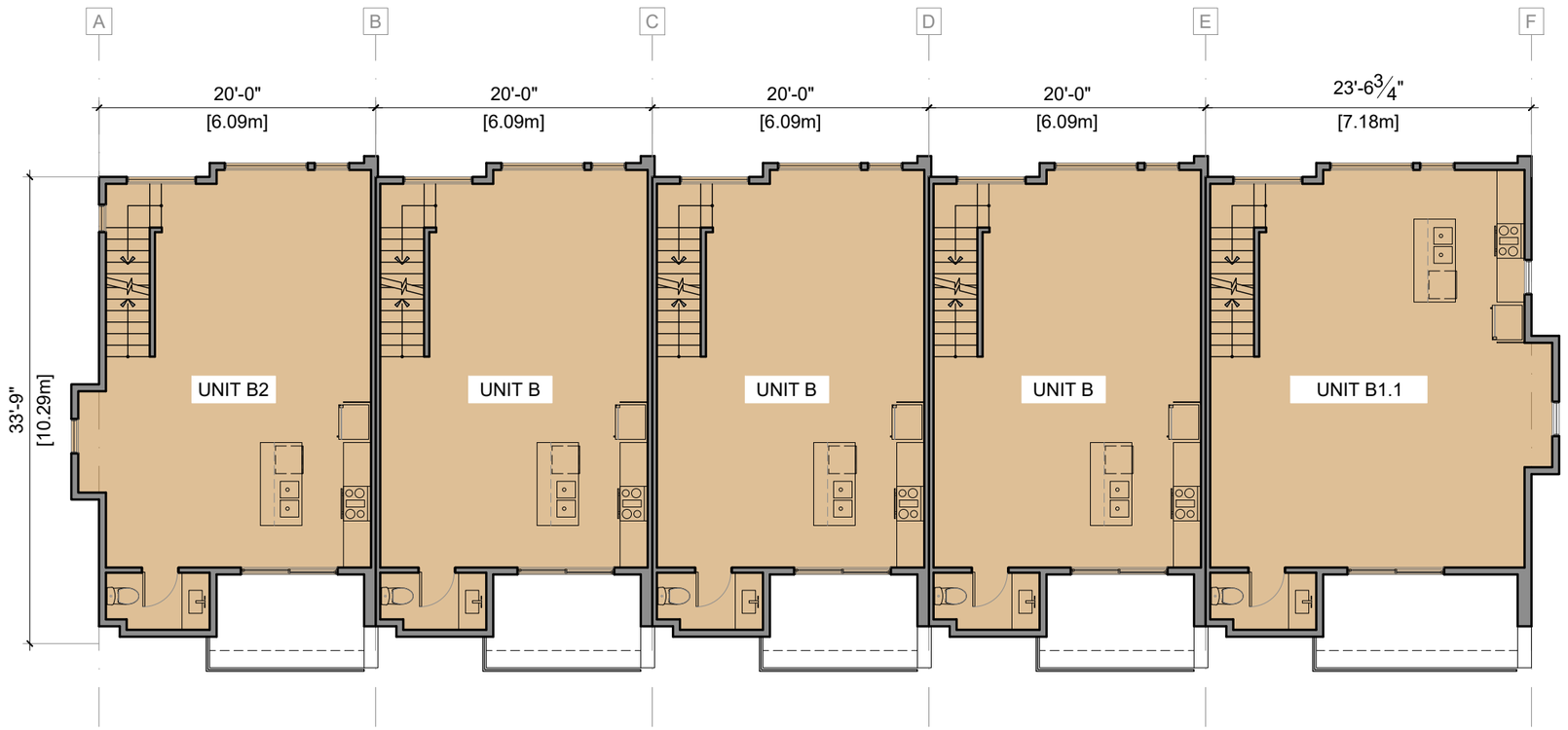
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**A-2.3**




1 BUILDING-4
MAIN FLOOR PLAN




2 BUILDING-4
SECOND FLOOR PLAN

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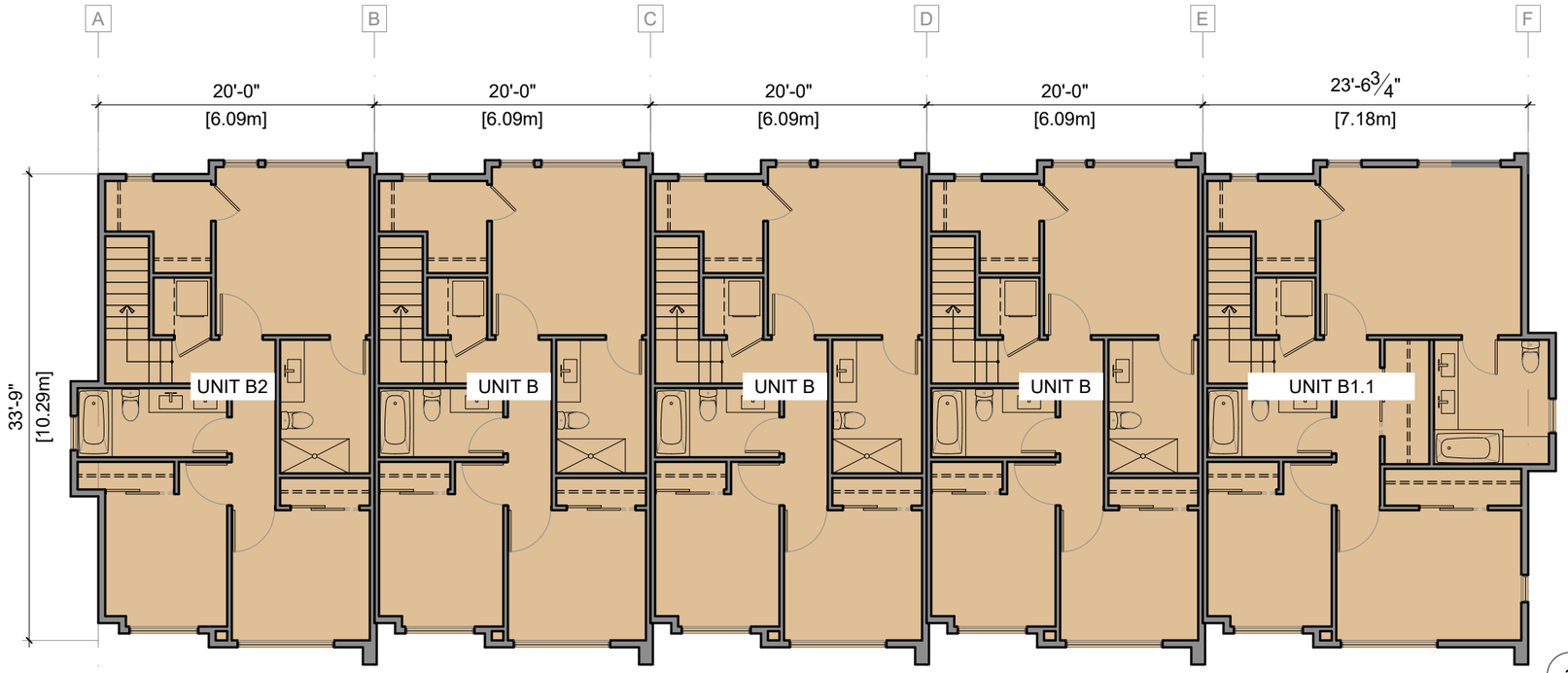
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1 BUILDING-4
THIRD FLOOR PLAN

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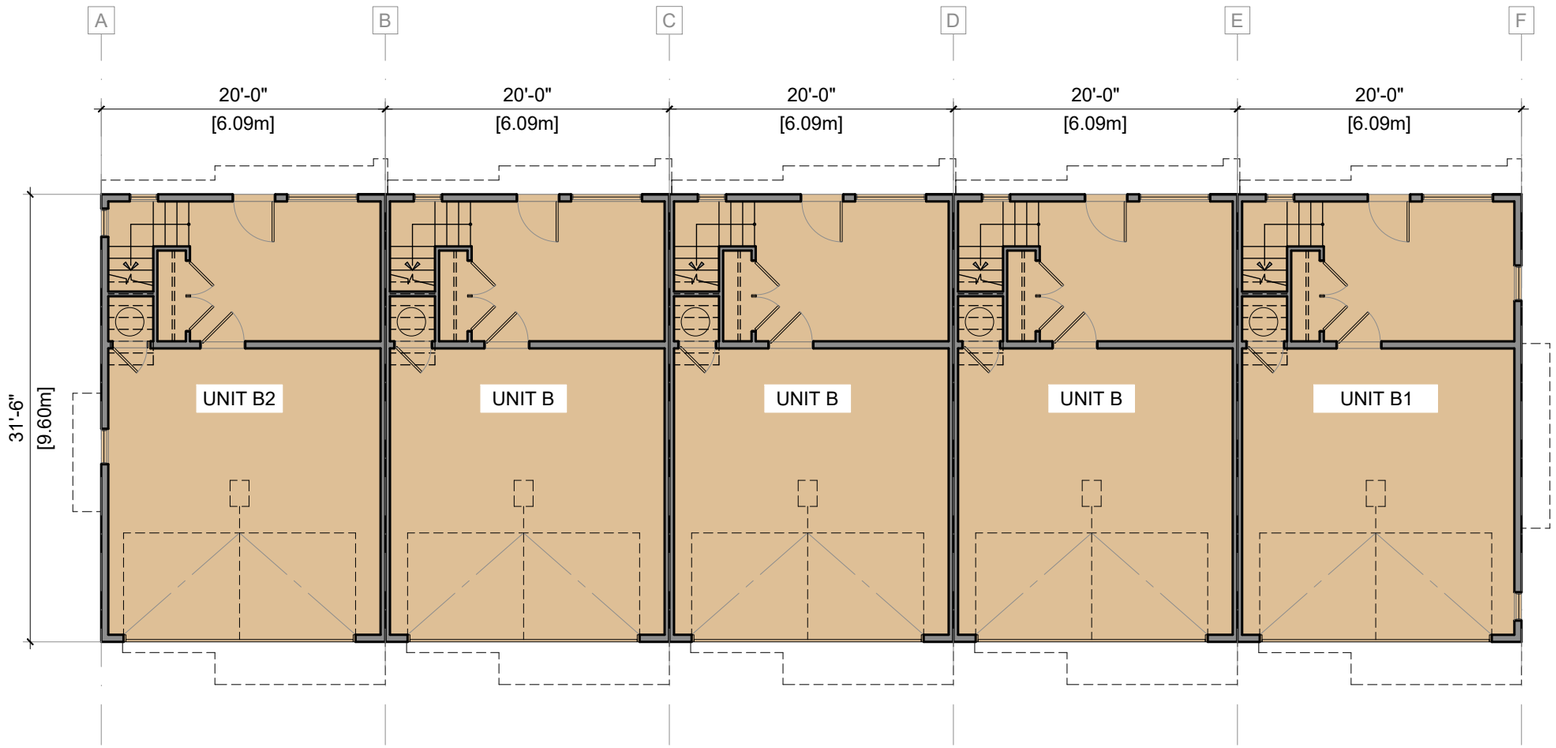
Sheet Title

**FLOOR PLANS**

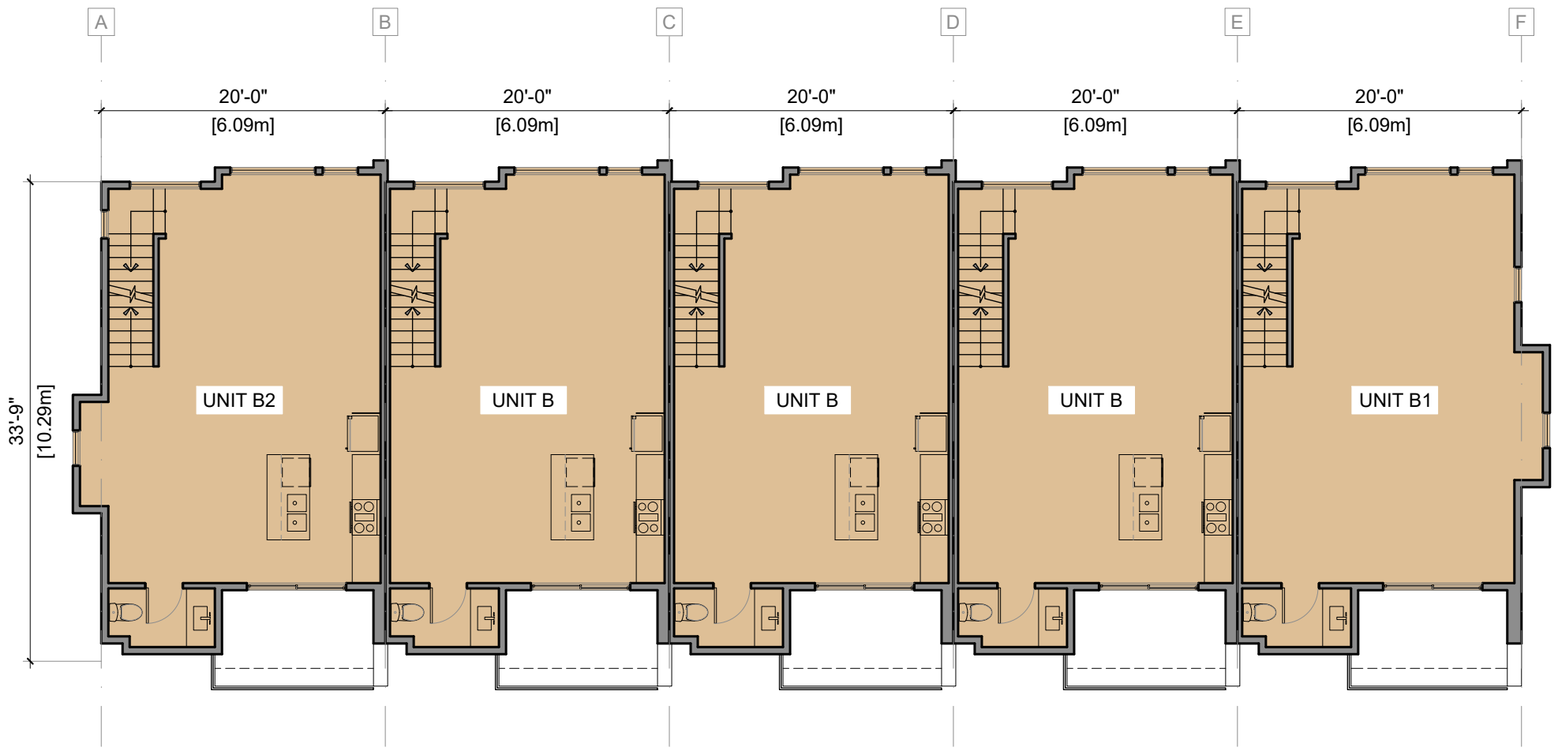
Scale

Sheet No.

**A-2.5**




1 BUILDING-5,6, & 7
MAIN FLOOR PLAN




2 BUILDING-5,6, & 7
SECOND FLOOR PLAN

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Issues / Revisions

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Project Title

**TOWNHOUSE DEVELOPMENT**

Project Address

**3334 202 STREET
TOWNSHIP OF LANGLEY,
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|---|---|
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| Checked By | Project ID |
| PV | LA04 |

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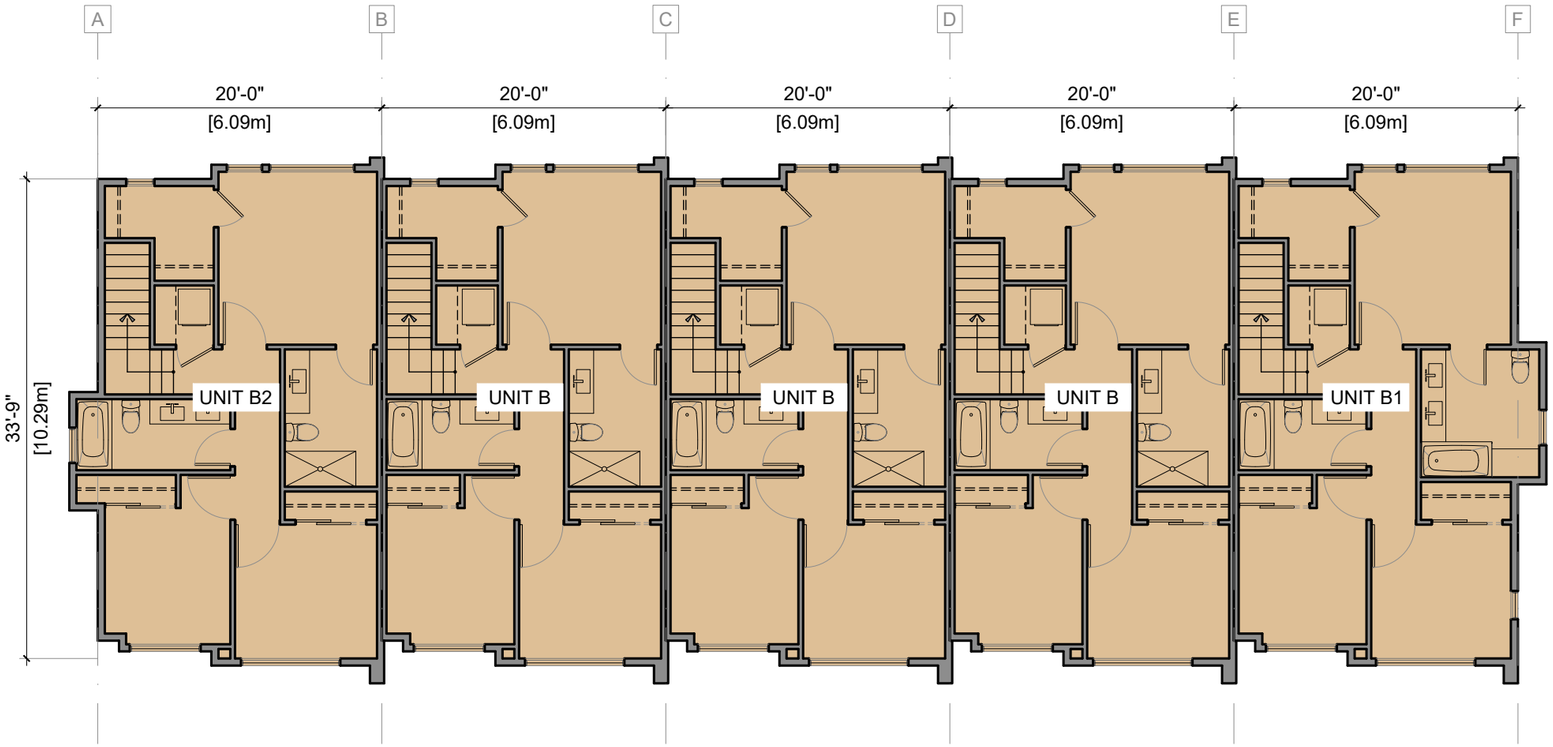
**FLOOR PLANS**

Scale

Sheet No.

**A-2.6**

March 18, 2026




1 BUILDING-5,6, & 7
THIRD FLOOR PLAN

March 18, 2026


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Issues / Revisions

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REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2026-03-20

Project Title

**TOWNHOUSE DEVELOPMENT**

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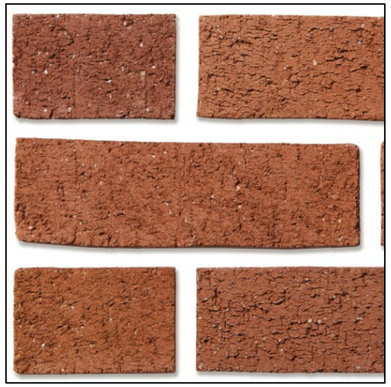
Sheet Title

**FLOOR PLANS**

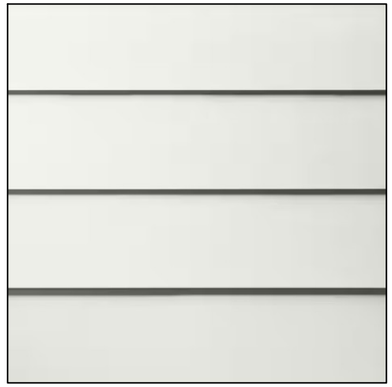
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Sheet No.

**A-2.7**



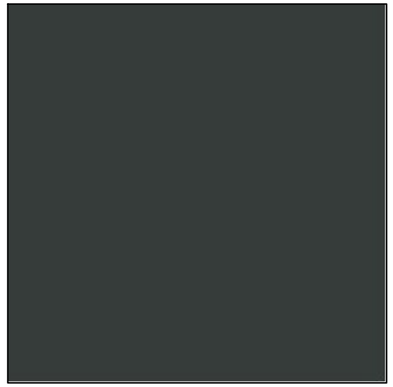
1. Mutual Materials Face Brick
Color : Sienna



2. Fibre Cement Lap Siding
Color To Match : Hardie Arctic White



3. Fibre Cement Panel Siding with Reveals
Color To Match : Mountain sage



4. Fibre Cement Panel Siding with Reveals
Color To Match : Hardie Iron Gray



5. Fibre Cement Lap Siding
Color To Match : Hardie Iron Gray



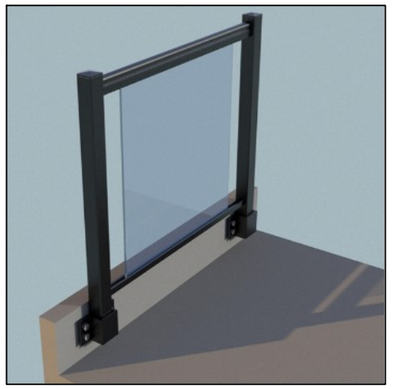
5. Fibre Cement Lap Siding
Color To Match : Hardie Iron Gray



7. Ashphalt Shingle Roof
Color : Grey



8. Double Glazed windows
Frame Color to Match: Sherwin
Williams Iron Ore 7069, Glass: Clear



9. Face mounted balcony
Frame Color to Match: Sherwin
Williams Iron Ore 7069, Glass: Clear



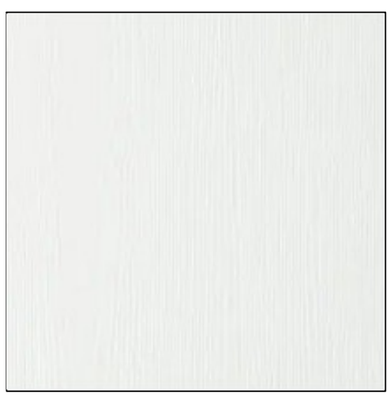
10. Hollow Core Garage Door
Color to Match: Benjamin Moore
Charcoal Slate HC178



11. Wood Finish Solid Core Door
Color to Match: Charcoal slate



12. Hollow Core Garage Door
Color to Match: Benjamin Moore
Natural Oak



13. Fibre Cement Panel Siding with Reveals
Color To Match : Arctc white

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REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2026-03-20

Project Title

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| GS | 2021-06-15 |
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| PV | LA04 |

Sheet Title

**MATERIAL BOARD**

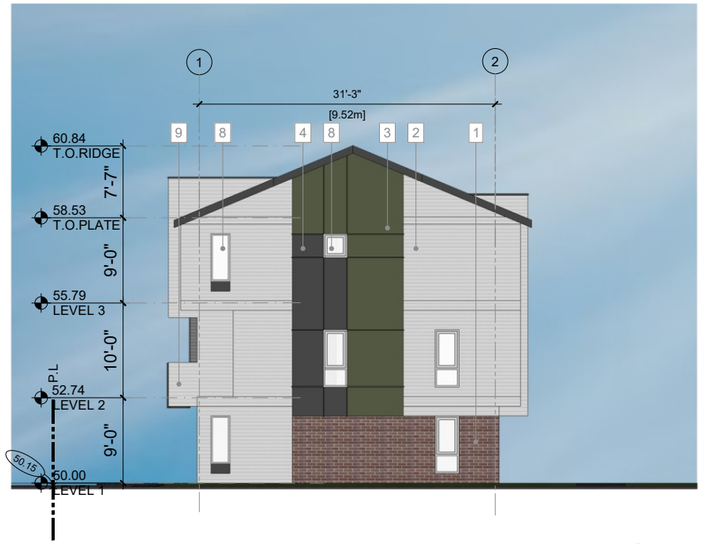
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Sheet No.

**A-4.0**



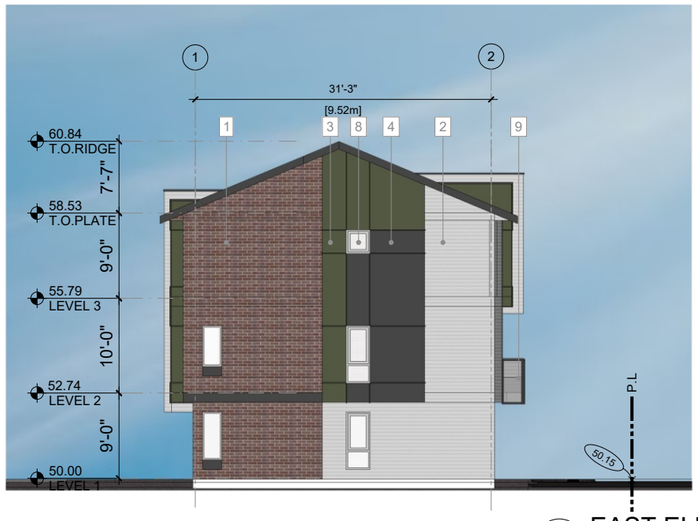

1 SOUTH ELEV
Scale: 1/16" = 1'-0"




3 WEST ELEV
Scale: 1/16" = 1'-0"




2 NORTH ELEV
Scale: 1/16" = 1'-0"



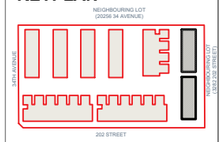

4 EAST ELEV
Scale: 1/16" = 1'-0"

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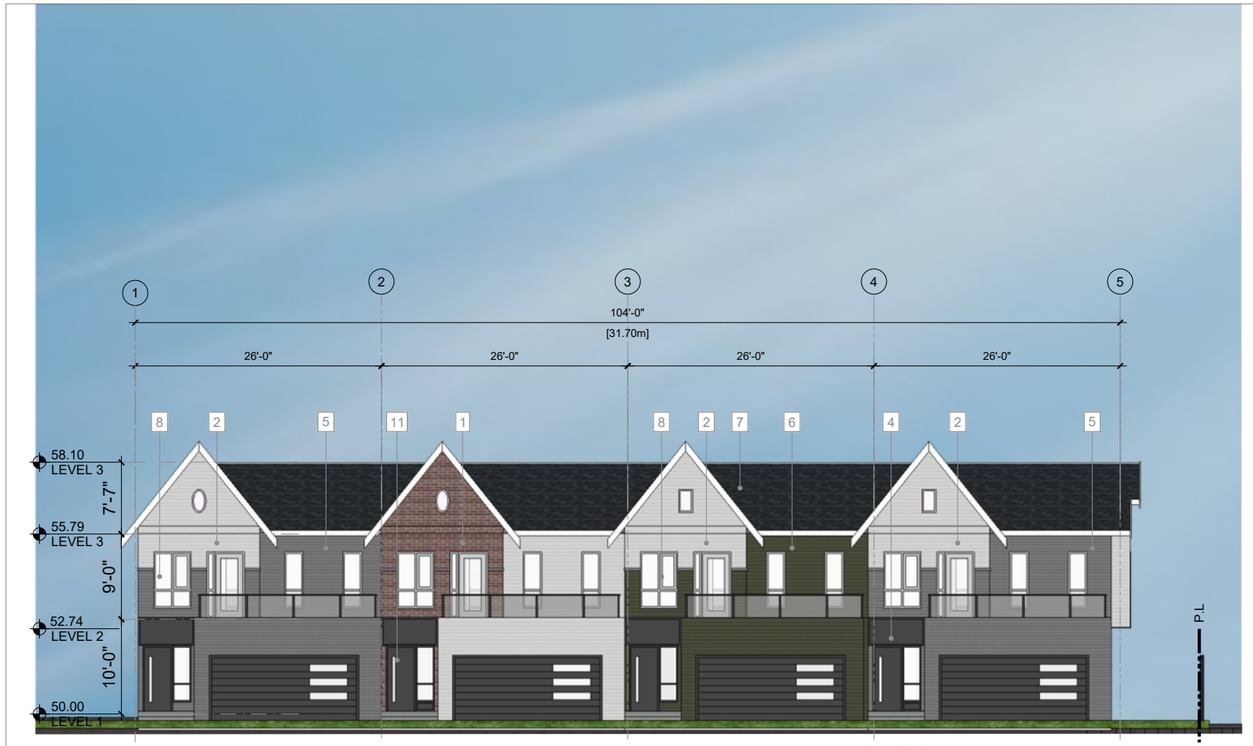
Sheet Title

**BUILDING 1&2 - ELEVATIONS**

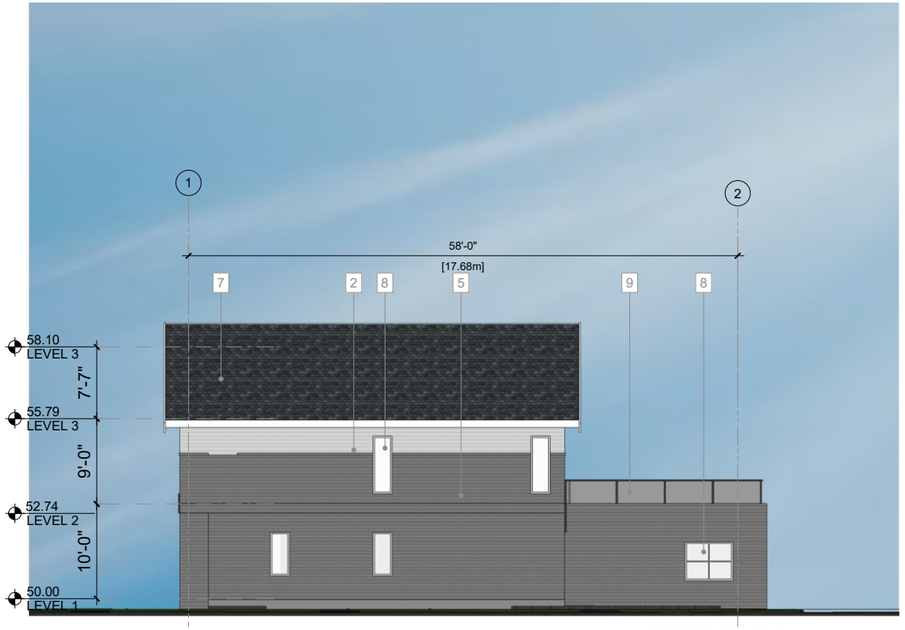
Scale

Sheet No.

A-4.1



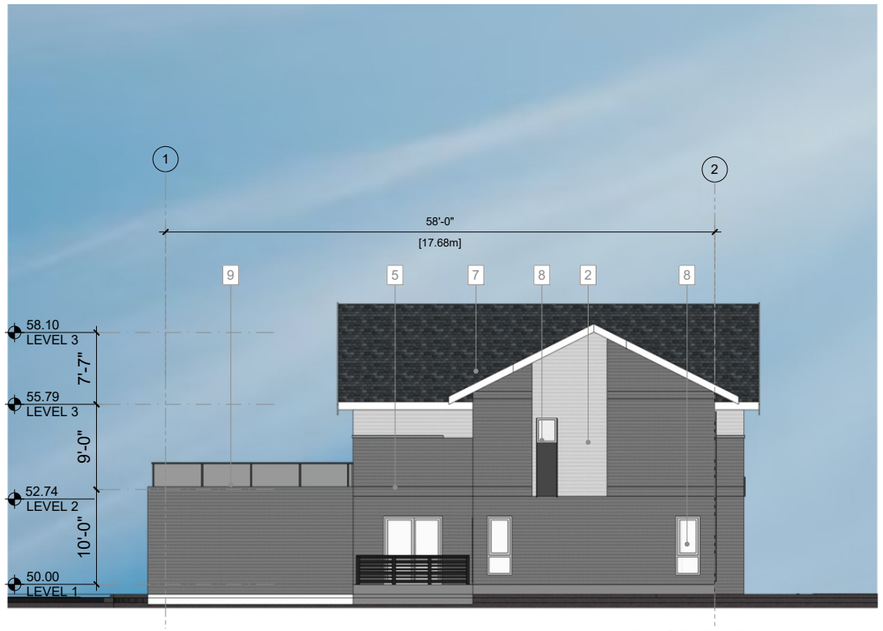

1 SOUTH ELEV
Scale: 1/16" = 1'-0"




3 WEST ELEV
Scale: 1/16" = 1'-0"




2 NORTH ELEV
Scale: 1/16" = 1'-0"




4 EAST ELEV
Scale: 1/16" = 1'-0"

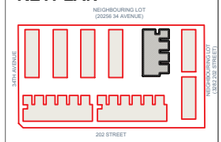
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REGISTERED ARCHITECT
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BRITISH COLUMBIA
2026-03-20

Project Title

**TOWNHOUSE DEVELOPMENT**

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|---|---|
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| Checked By PV | Project ID LA04 |

Sheet Title

**BUILDING 3 - ELEVATIONS**

Scale

Sheet No.

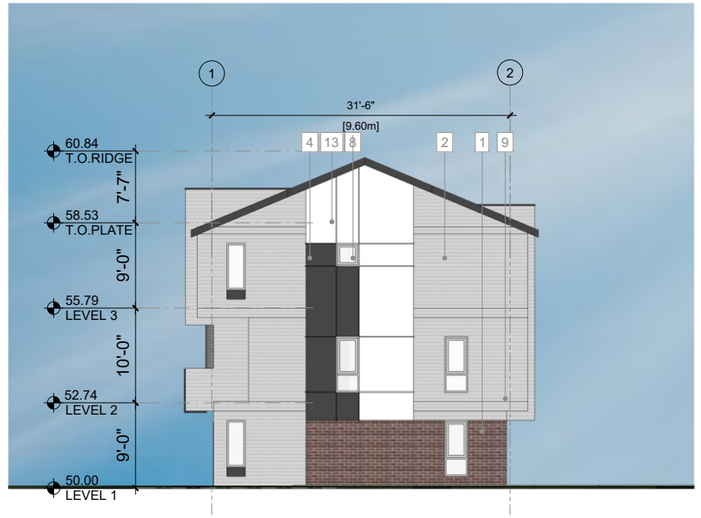
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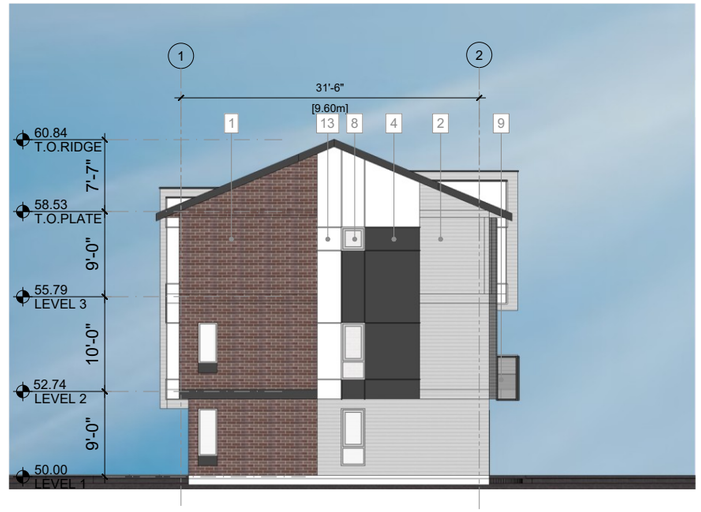

1 SOUTH ELEV
Scale: 1/16" = 1'-0"




2 NORTH ELEV
Scale: 1/16" = 1'-0"




3 WEST ELEV
Scale: 1/16" = 1'-0"



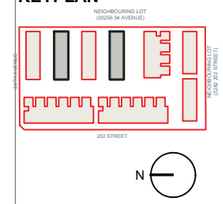

4 EAST ELEV
Scale: 1/16" = 1'-0"

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Sheet Title

**BUILDING 4&6 - ELEVATIONS**

Scale

Sheet No.

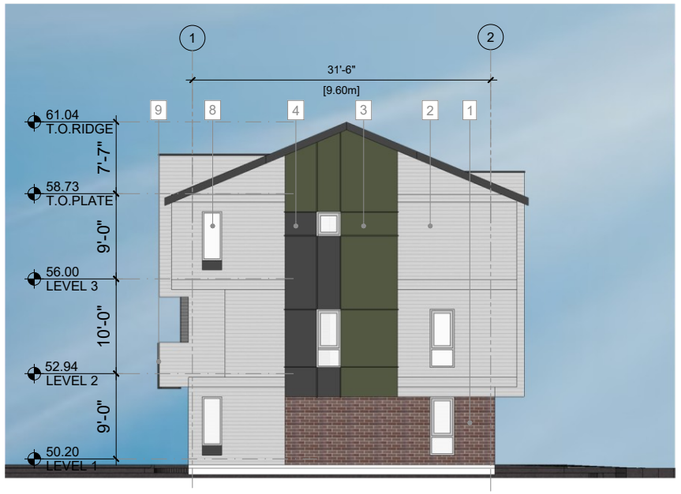
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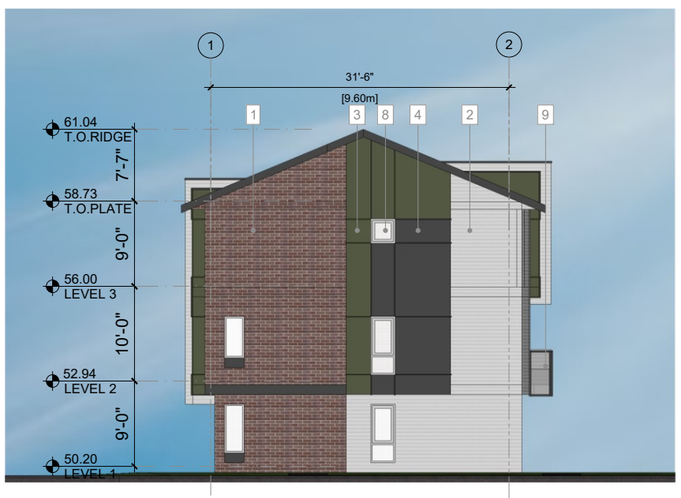

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2 NORTH ELEV
Scale: 1/16" = 1'-0"




3 WEST ELEV
Scale: 1/16" = 1'-0"



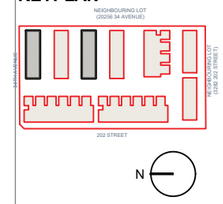

4 EAST ELEV
Scale: 1/16" = 1'-0"

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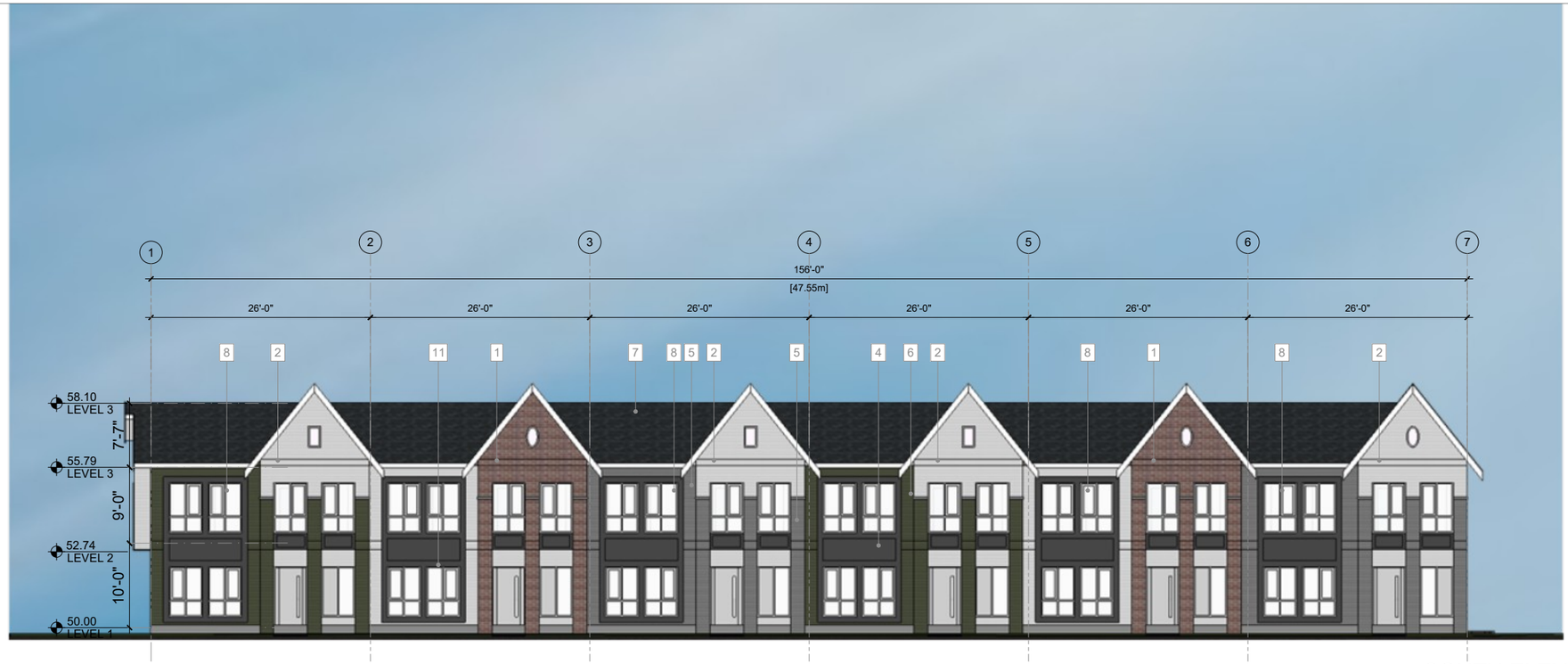
Sheet Title

**BUILDING 5&7 - ELEVATIONS**

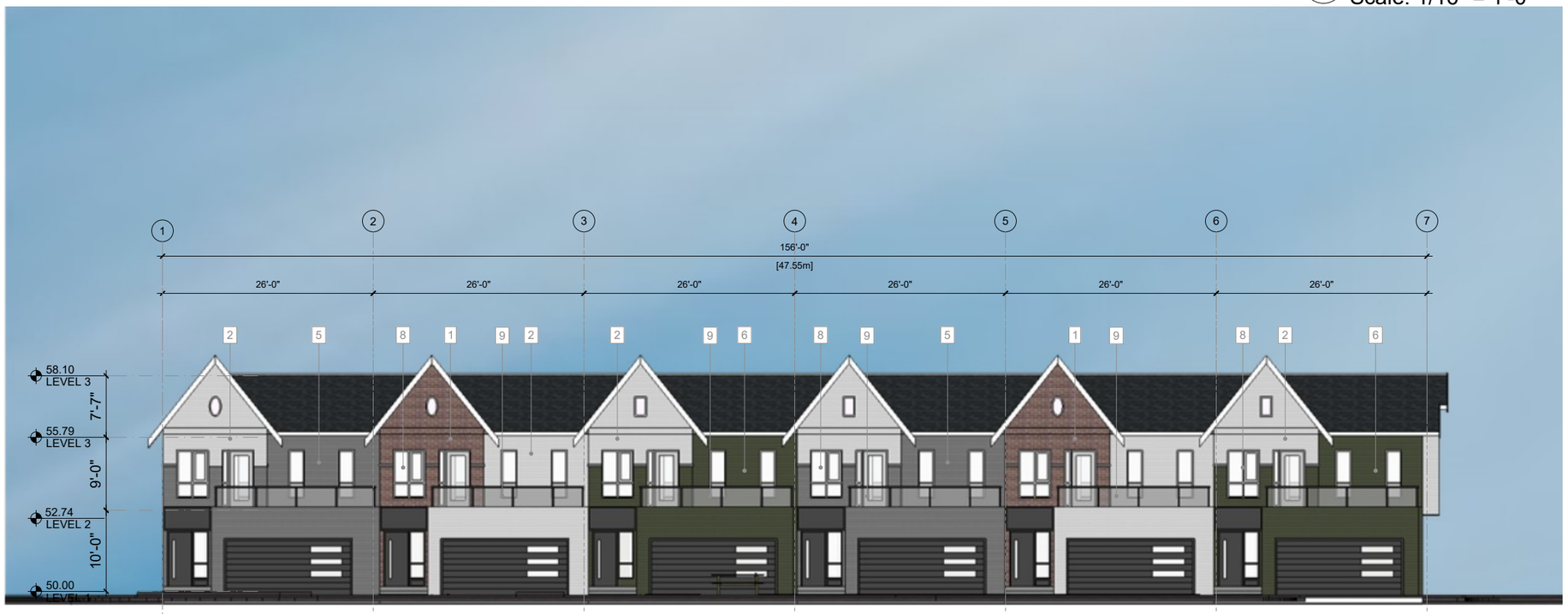
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Sheet No.

**A-4.4**




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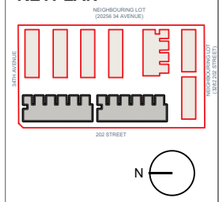

2 NORTH ELEV
Scale: 1/16" = 1'-0"

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Project Title

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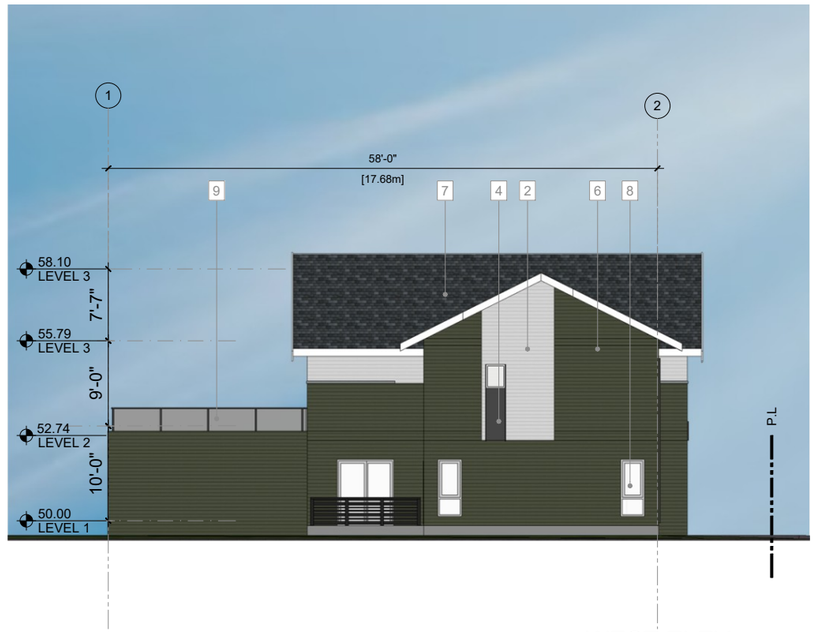
Sheet Title

**BUILDING 8&9 - ELEVATIONS**

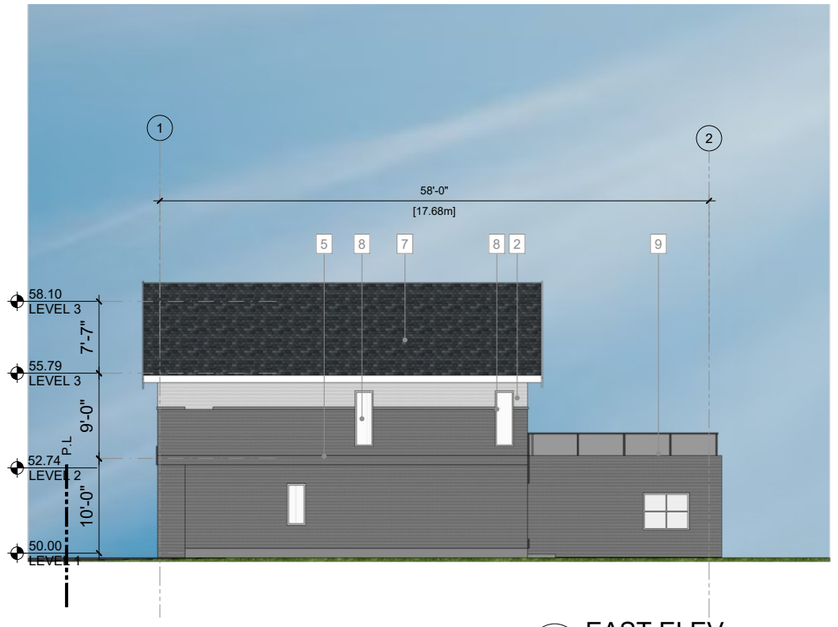
Scale

Sheet No.

**A-4.5**




1 WEST ELEV
Scale: 1/16" = 1'-0"



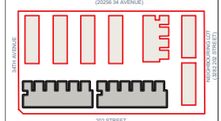

2 EAST ELEV
Scale: 1/16" = 1'-0"

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Sheet Title

**BUILDING 8&9 - ELEVATIONS**

Scale

Sheet No.

**A-4.6**



1 PERSPECTIVE


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| 2022-xx-xx | Preliminary Application |

Issues / Revisions

Seal

REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA 2026-03-20

Project Title

**TOWNHOUSE DEVELOPMENT**

Project Address

**3334 202 STREET TOWNSHIP OF LANGLEY, BRITISH COLUMBIA**

| Drawn By | Date |
|---|---|
| GS | 2021-06-15 |
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| PV | LA04 |

Sheet Title

**RENDERINGS**

Scale

Sheet No.

**A-3.0**

March 13, 2026



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Issues / Revisions

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REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2026-03-20

Project Title

**TOWNHOUSE DEVELOPMENT**

Project Address

**3334 202 STREET TOWNSHIP OF LANGLEY, BRITISH COLUMBIA**

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**A-3.1**

March 13, 2026



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Issues / Revisions

Seal

REGISTERED ARCHITECT
HARNPREET SINGH
BRITISH COLUMBIA
2020-03-20

Project Title

**TOWNHOUSE DEVELOPMENT**

Project Address

**3334 202 STREET
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BRITISH COLUMBIA**

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Sheet Title

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Sheet No.

**A-3.2**

March 13, 2026



1 PERSPECTIVE

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Issues / Revisions

Seal

REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA
2026-03-20

Project Title

**TOWNHOUSE DEVELOPMENT**

Project Address

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Scale

Sheet No.

**A-3.3**



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Issues / Revisions

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MANPREET SINGH
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Project Title

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**A-3.4**



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Project Title

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Sheet No.

**A-3.5**

March 13, 2026



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REGISTERED ARCHITECT
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Sheet No.

**A-3.6**



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Issues / Revisions

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**RENDERINGS**

Scale

Sheet No.

**A-3.7**



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Issues / Revisions

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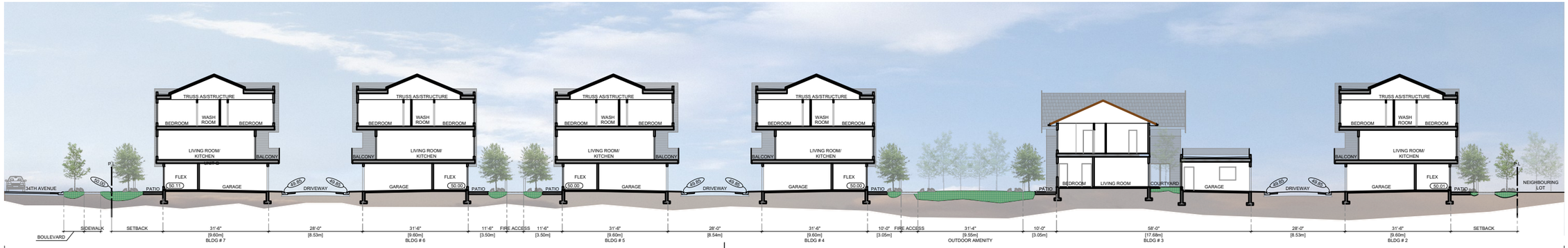
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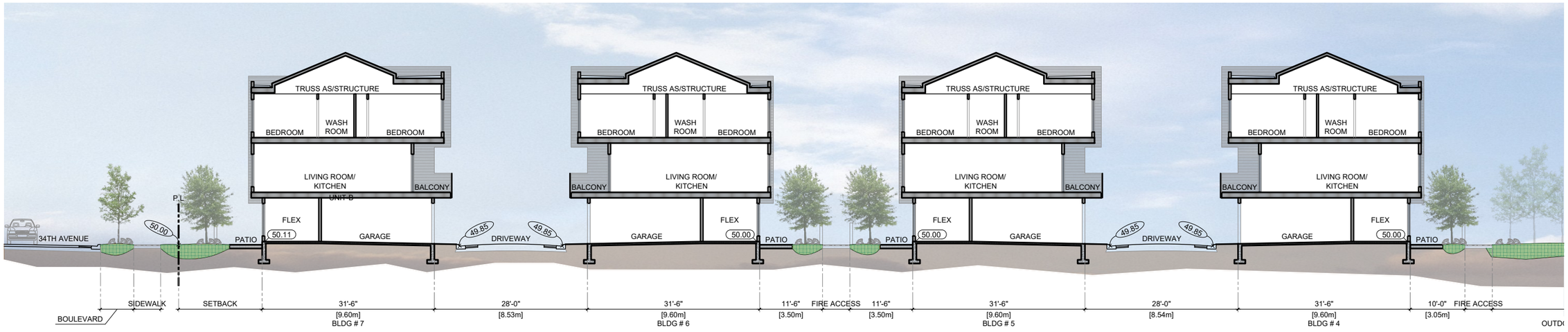
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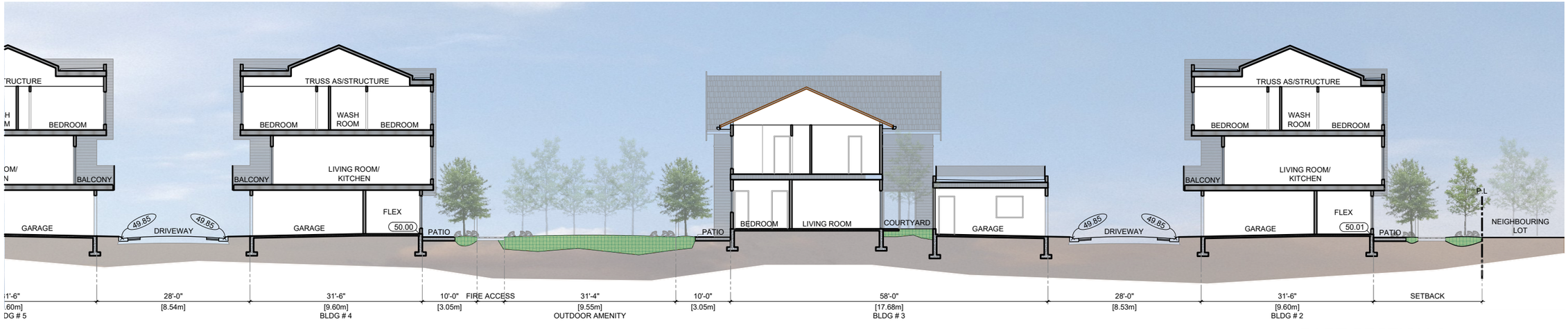
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1 SECTION AA
Scale: N.T.S




2 PART SECTION-1
Scale: N.T.S




3 PART SECTION-2
Scale: N.T.S

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Issues / Revisions

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REGISTERED ARCHITECT MANPREET SINGH BRITISH COLUMBIA
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**TOWNHOUSE DEVELOPMENT**

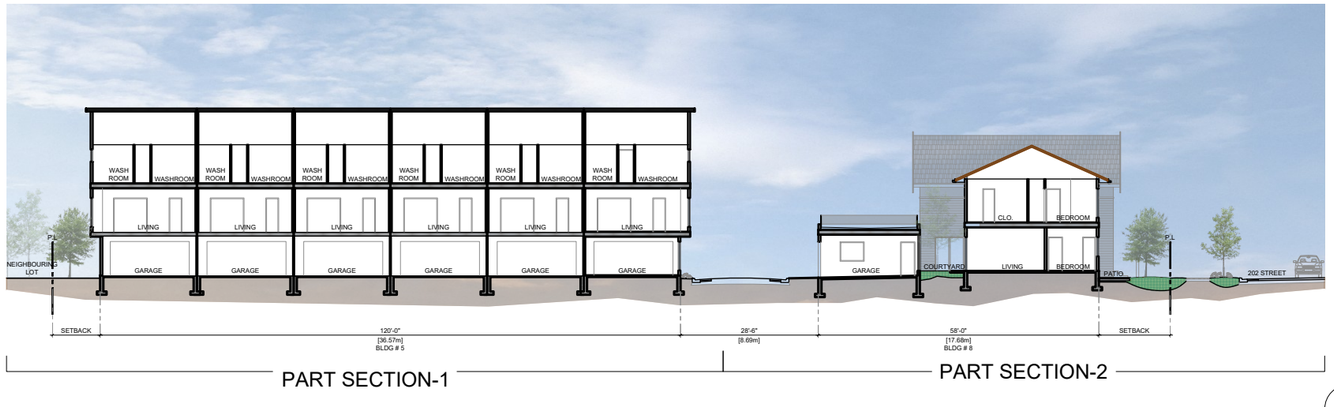
Project Address
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| PV | LA04 |

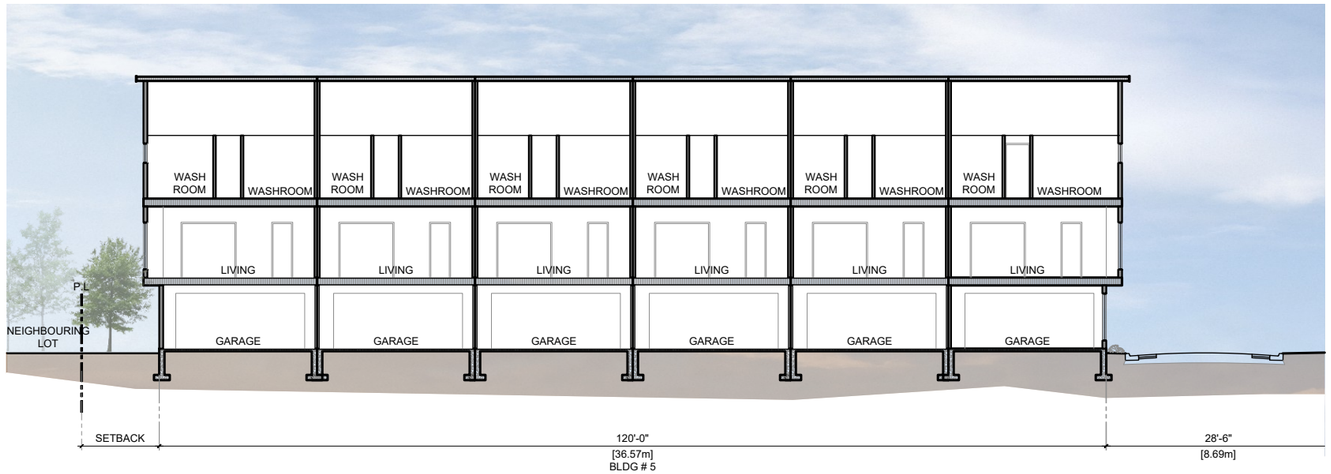
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Scale

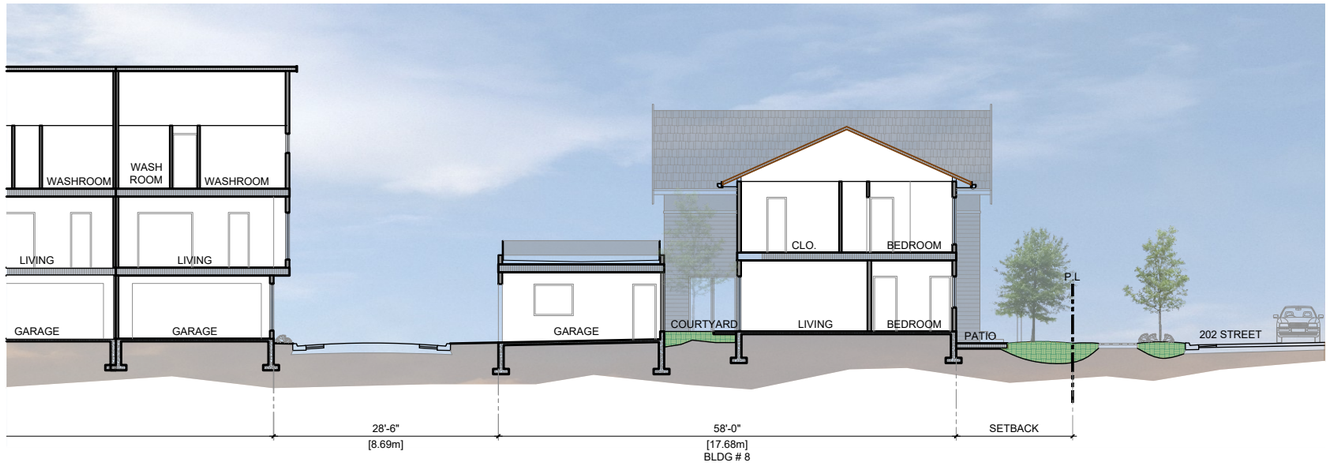
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**A-4.0**




1 SECTION BB
Scale: N.T.S




2 PART SECTION-1
Scale: N.T.S




3 PART SECTION-2
Scale: N.T.S

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