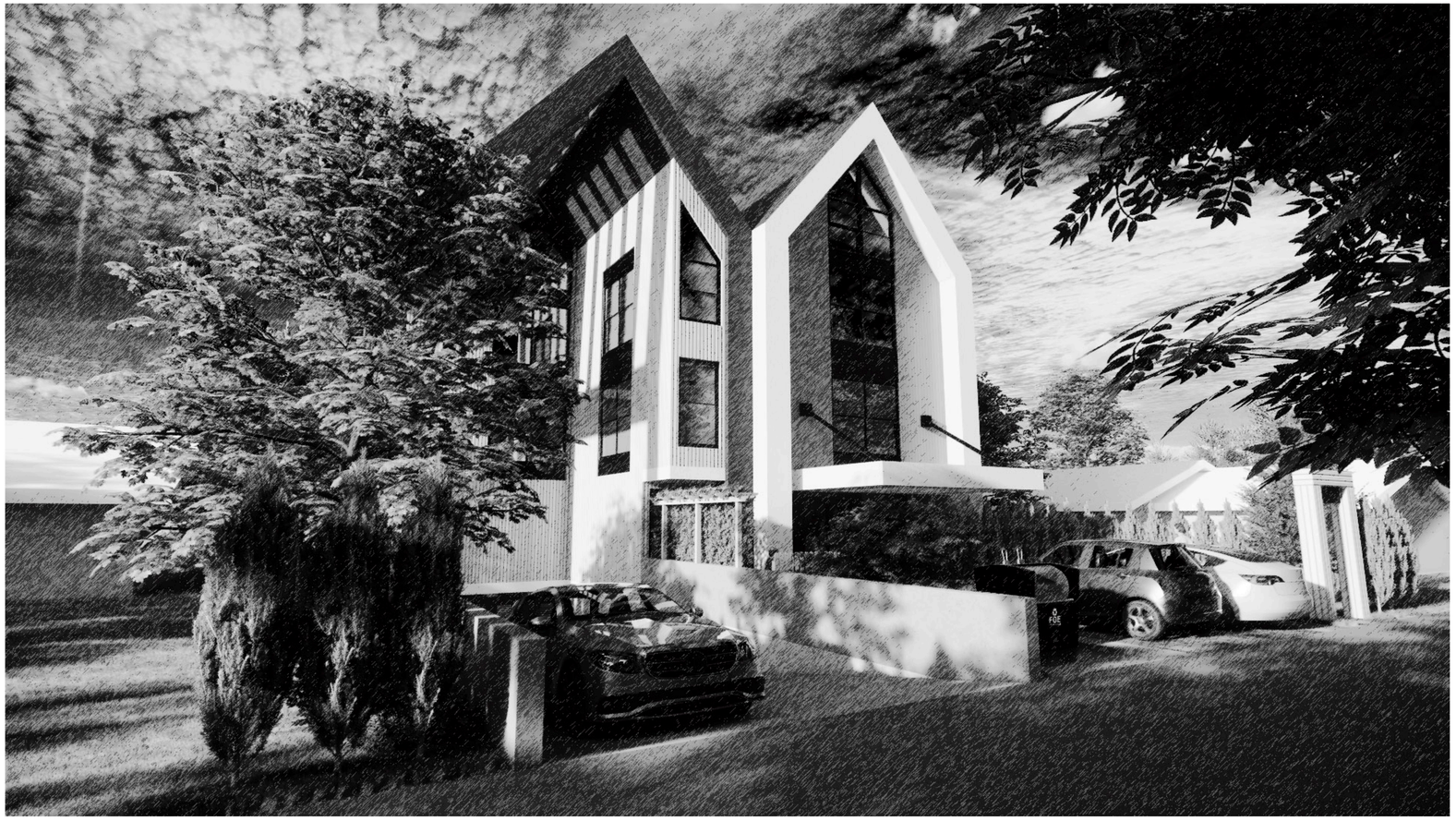
MIXED-USE DEVELOPMENT
DAYCARE & RESIDENTIAL

27251 3O AVE, LANGLEY TWP BC, V4W 3J6



PROPERTY DATA

CIVIC ADDRESS	27241 30 AVE, LANGLEY TWP, BC V4W 3J6
LEGAL ADDRESS	LOT 16, BLOCK 2, SECTION 20, TOWNSHIP 13, NEW WEST DISTRICT, PLAN NWP1621
PROPOSED USE	MIXED USE - DAYCARE & 8 RESIDENTIAL UNITS
BASIS OF DESIGN	BCBC 2024
PROPOSED ZONING	C-2 COMMUNITY COMMERCIAL

BUILDING DATA

	REQUIRED / ALLOWED	PROPOSED	COMPLIANCE
BUILDING HEIGHT (STORIES)	N/A	3	
BUILDING HEIGHT (METERS)	12m (MAX)		
TOTAL PROPOSED RESIDENTIAL UNITS	N/A	6 UNITS	
LOT AREA (GROSS)		737.65 sq.m (7,940 sq.ft)	
LOT COVERAGE (GROSS)	40%	36.00%	
TOTAL BUILT-UP AREA	N/A	787.34 sq.m 8,475 sq.ft)	
F.A.R. (GROSS)	N/A	1.1	
DAYCARE PLAYGROUND AREA	6 sq.m PER CHILD (15 CHILDREN) = (90 sq.m)	90.85 sq.m (977.90 sq.ft)	
RESIDENTIAL OUTDOOR AMENITY	N/A		
BIKE PARKING (RESIDENTIAL)	6 TEMP. STALLS / 1 LONG-TERM STORAGE SPACE PER D.U.	6 STALL RACK + BIKE RM. (LEVEL 1)	
BIKE PARKING (COMMERCIAL)	4 TEMP. STALLS PER CLASSROOM PLUS 0.4 SPACES PER 10 STUDENTS	6 STALL RACK + BIKE RM. (U/G PARKADE)	
RESIDENTIAL PARKING	1.5 SPACES PER D.U. = 9	9 SPACES	
VISITOR	1	1	
DAYCARE PARKING	3+ 1 DROP-OFF SPOT = 4 STALLS	4	
SMALL CAR PARKING	20% OF 14	3 SPACES	
TOTALS	14	14	
SETBACKS	**REQUIRED**		
NORTH	3m		
SOUTH	3m		
WEST	0m		
EAST	0m		

ARCHITECTURAL DRAWING INDEX

ARCHITECTURAL

A0.01	COVER PAGE
A0.02	STREETSCAPE
A0.03	NEIGHBOURHOOD CONTEXT
A0.04	SITE CONTEXT
A0.05	SURVEY
A0.06	DESIGN RATIONALE
A1.01	BASE PLAN
A1.02	SITE PLAN
A2.01	MAIN FLOOR & PARKADE PLANS
A2.02	LEVEL 2-3 & ROOF PLANS
A3.01	ELEVATIONS
A4.01	RENDERINGS

LANDSCAPE DRAWING INDEX

LANDSCAPE

L01	KEY PLAN
L02	PLANTING / HARDSCAPE PLAN

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Project Number
12

Project Name
MIXED USE DEVELOPMENT - 27251 30 AVE

Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner
Zeshan Randhawa

Total Sheets	Drawn By	AHJ
0	SJ	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE:

No	Date	Issue Notes
A	2025-01-06	SCHEMATIC REVIEW
B	2025-03-12	SCHEMATIC REVIEW
C	2025-05-05	DP SUBMISSION

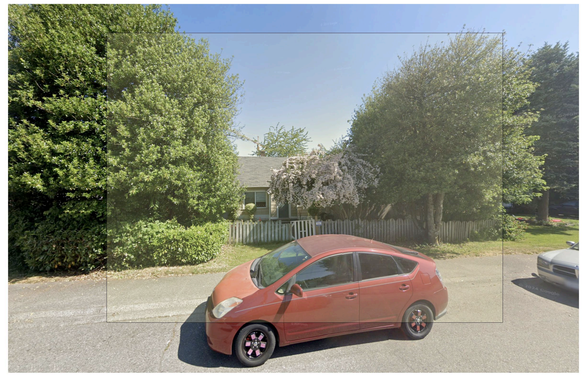
Scale

Sheet Title
COVER PAGE

Sheet No.
A0.01

STREETSCAPE





1 VIEW TO SITE FROM 30 AVE FACING NORTH
Scale: NTS



2 VIEW TO SITE FROM 30 AVE FACING NORTH-WEST
Scale: NTS



3 VIEW TO SITE FROM 30 AVE FACING NORTH-EAST
Scale: NTS

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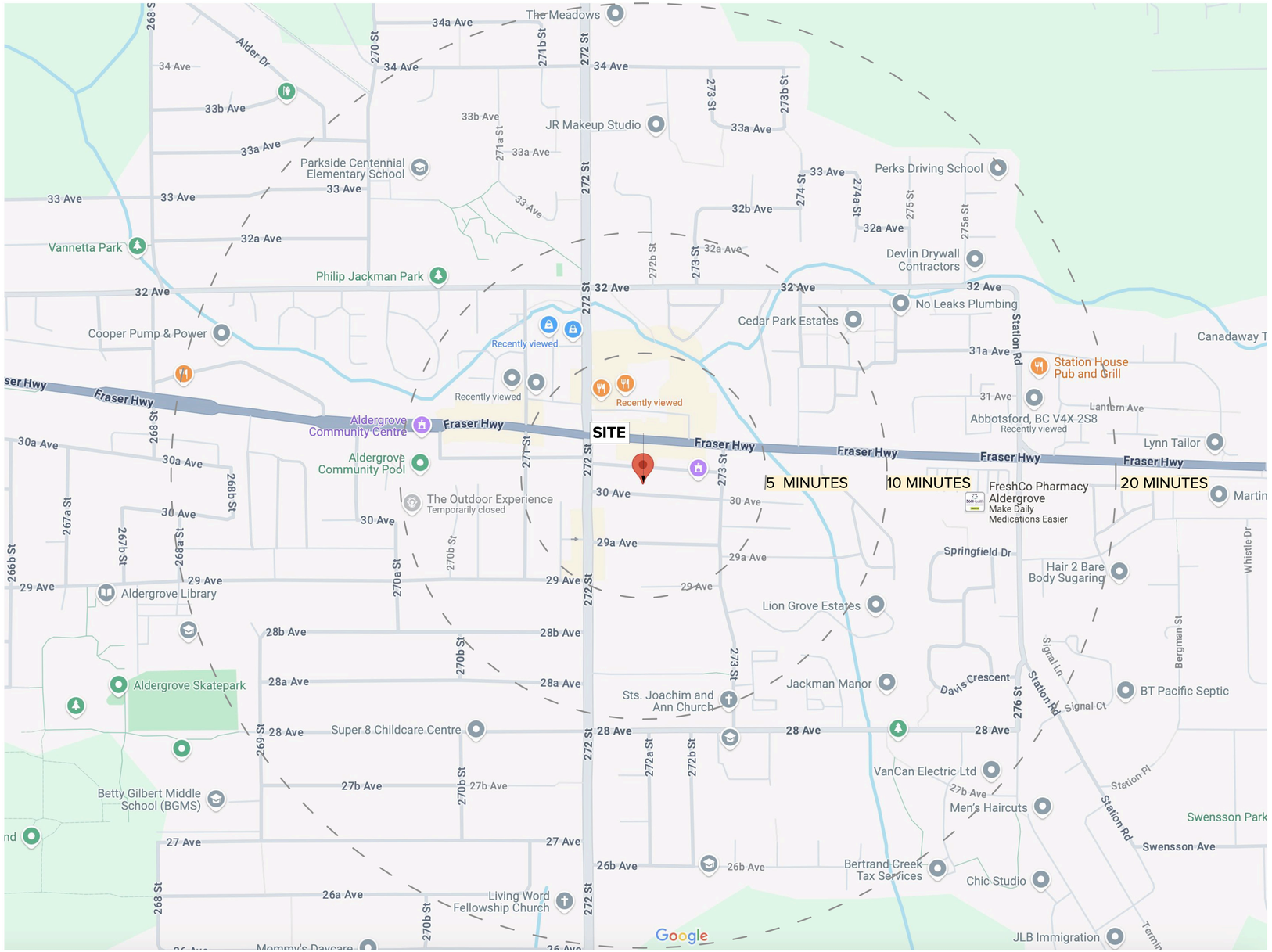
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Scale

Sheet Title
STREETSCAPE

Sheet No.
A0.02

NEIGHBOURHOOD CONTEXT



CONTEXT

Located in the heart of downtown Aldergrove, the future mixed-use development at 27251 30 Avenue will benefit from a vibrant, walkable neighborhood rich in community amenities and public services. The site is within close proximity to a variety of local businesses, cafés, restaurants, and retail shops, fostering a lively streetscape and strong sense of community. Just a short walk away, residents and visitors can enjoy the Aldergrove Credit Union Community Centre, which includes a leisure pool, ice arena, fitness facility, and outdoor water park.

The area is also well-served by public transit, with bus stops nearby providing easy access to surrounding communities and greater Langley. Parks such as Philip Jackman Park and Aldergrove Athletic Park offer green space and recreational opportunities within a few minutes' walk. Nearby schools, including Aldergrove Community Secondary and Shortreed Elementary, make this location ideal for families. With ongoing revitalization in the downtown core, the development will complement the evolving character of Aldergrove and contribute to a thriving, community-oriented future.

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Owner
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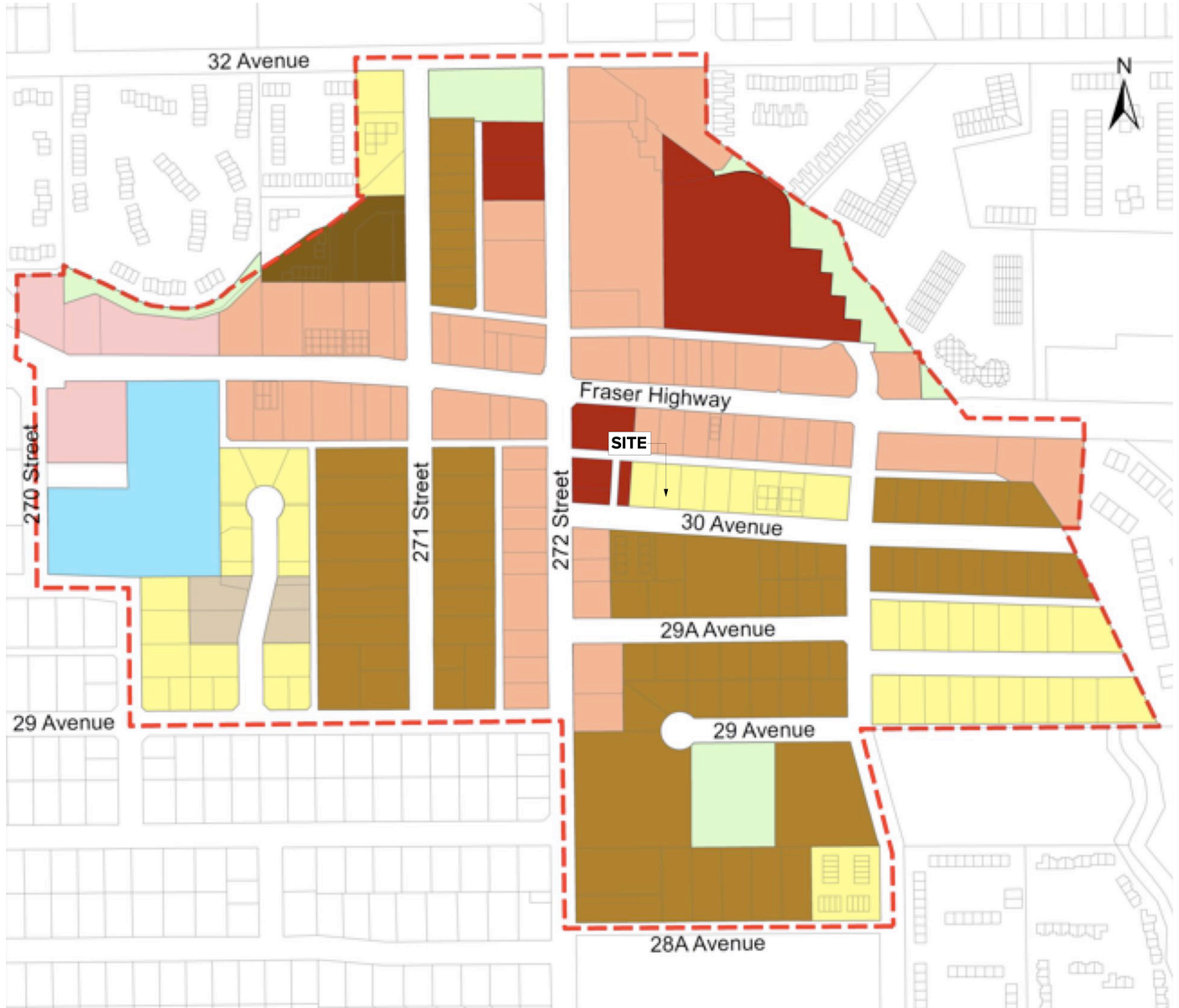
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C	2025-05-05	DP SUBMISSION

Scale

Sheet Title
NEIGHBOURHOOD CONTEXT

Sheet No.
A0.03

SITE CONTEXT



CONTEXT

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MAP LEGEND

- HIGH DENSITY MIXED USE
- MEDIUM DENSITY MIXED USE
- SERVICE COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW-MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- CIVIC / RECREATIONAL
- PARKS, RECREATION, AND GREENSPACE

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Scale

Sheet Title
SITE CONTEXT

Sheet No.
A0.04

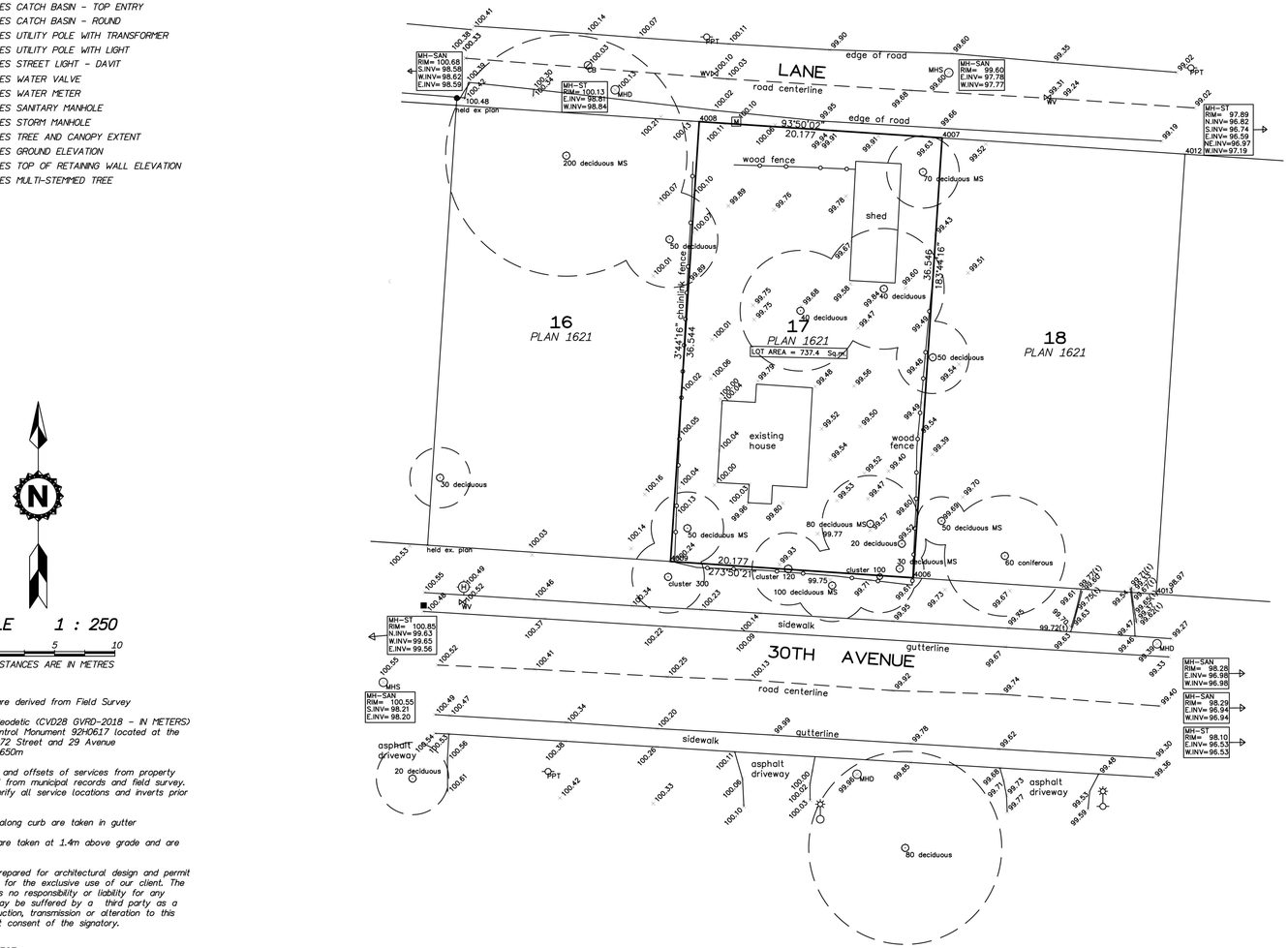
TOPOGRAPHIC SITE PLAN OF LOT 17 BLOCK 2 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 1621

CIVIC ADDRESS(ES):

27251 30 Ave, Township of Langley, BC
P.I.D. 012-314-960

LEGEND

- ■ DENOTES LEAD PLUG FOUND
- ● DENOTES STANDARD IRON POST FOUND
- (H) DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN - TOP ENTRY
- CB DENOTES CATCH BASIN - ROUND
- PPT DENOTES UTILITY POLE WITH TRANSFORMER
- DENOTES UTILITY POLE WITH LIGHT
- DENOTES STREET LIGHT - DAVIT
- WV DENOTES WATER VALVE
- [M] DENOTES WATER METER
- MHS DENOTES SANITARY MANHOLE
- MHD DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- MS DENOTES MULTI-STEMMED TREE



SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES

Lot dimensions are derived from Field Survey

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from Control Monument 92H0617 located at the intersection of 272 Street and 29 Avenue Elevation = 103.650m

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 17TH DAY OF FEBRUARY, 2025

_____ BCLS
Finny Philip

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ELEVATE LAND SURVEYING

FILE: 24-2850-site

604-385-5571

1 SITE SURVEY
Scale: N.T.S.

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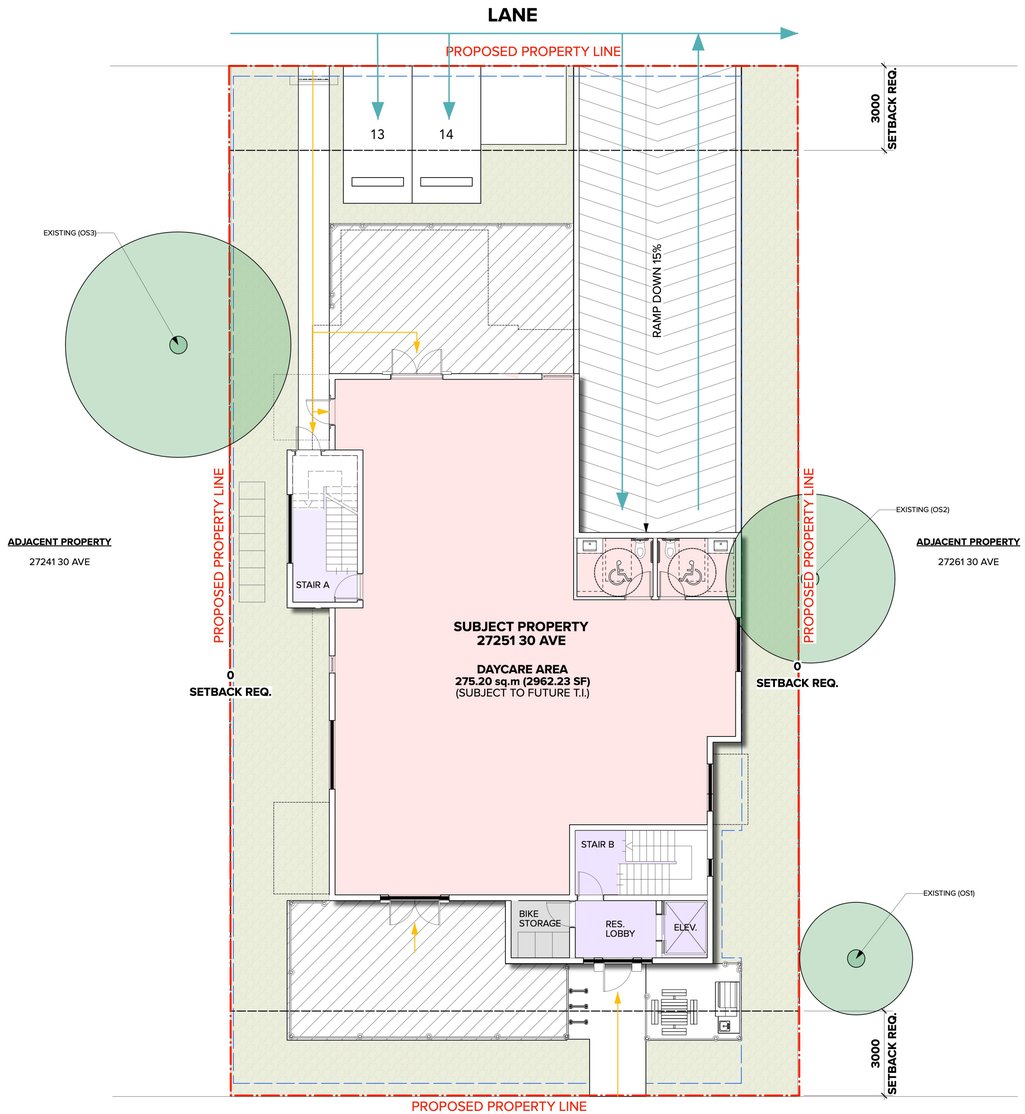
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C	2025-05-05	DP SUBMISSION

Scale

Sheet Title
SURVEY

Sheet No.
A0.05



1 RATIONALE PLAN

Scale: 1:100

DESIGN RATIONALE

The proposed development at 27251 30 Avenue, Langley, BC, is a thoughtfully designed 3-storey mixed-use building, harmonizing functional community services with high-quality residential living. The development includes a licensed daycare facility on the ground floor and six residential rental units on the upper two levels. The building aims to address growing demand for early childhood education spaces and attainable housing within the Langley area.

The building draws inspiration from Scandinavian design, favoring clean lines, minimalism, and a functional layout with an emphasis on natural materials and light. The building's massing is simple yet purposeful, balancing warmth and modernity through the use of a muted color palette and natural textures. Large windows throughout the residential units invite an abundance of natural light into the interiors, creating bright and comfortable living spaces that enhance well-being and energy efficiency. The use of wood and other natural elements grounds the building in its West Coast environment, reinforcing the strong relationship between built form and nature that is a hallmark of Scandinavian architecture.

The main level of the building is dedicated to a daycare facility. The daycare has been designed to prioritize safety, accessibility, and functionality. A secure, dedicated drop-off and pick-up area is located along the rear lane, allowing for smooth vehicular flow without interfering with pedestrian movement along 30 Avenue. 2 fenced outdoor children's play areas offer safe, supervised spaces with direct access from the daycare interior. The upper two floors contain six residential units, offering a mix of housing types to support Langley's growing population and demand for diverse rental options. These units have been laid out to maximize privacy, natural light, and efficient use of space. Entrances to the residential component are separate from the daycare, enhancing safety and privacy for both user groups. Residents benefit from dedicated bicycle storage, a landscaped buffer from neighboring properties, and convenient access to underground parking, which is accessed via a ramp at the rear of the property.

The proposed development represents a balanced, thoughtful addition to the Langley community. It blends a much-needed daycare facility with high-quality housing in a form that is both contextually appropriate and architecturally distinctive.

VEHICLE TRAFFIC

PEDESTRIAN TRAFFIC

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Project Number
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Project Name
MIXED USE DEVELOPMENT - 27251 30 AVE

Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner
Zeshan Randhawa

Total Sheets	Drawn By	AHJ
0	SJ	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE:

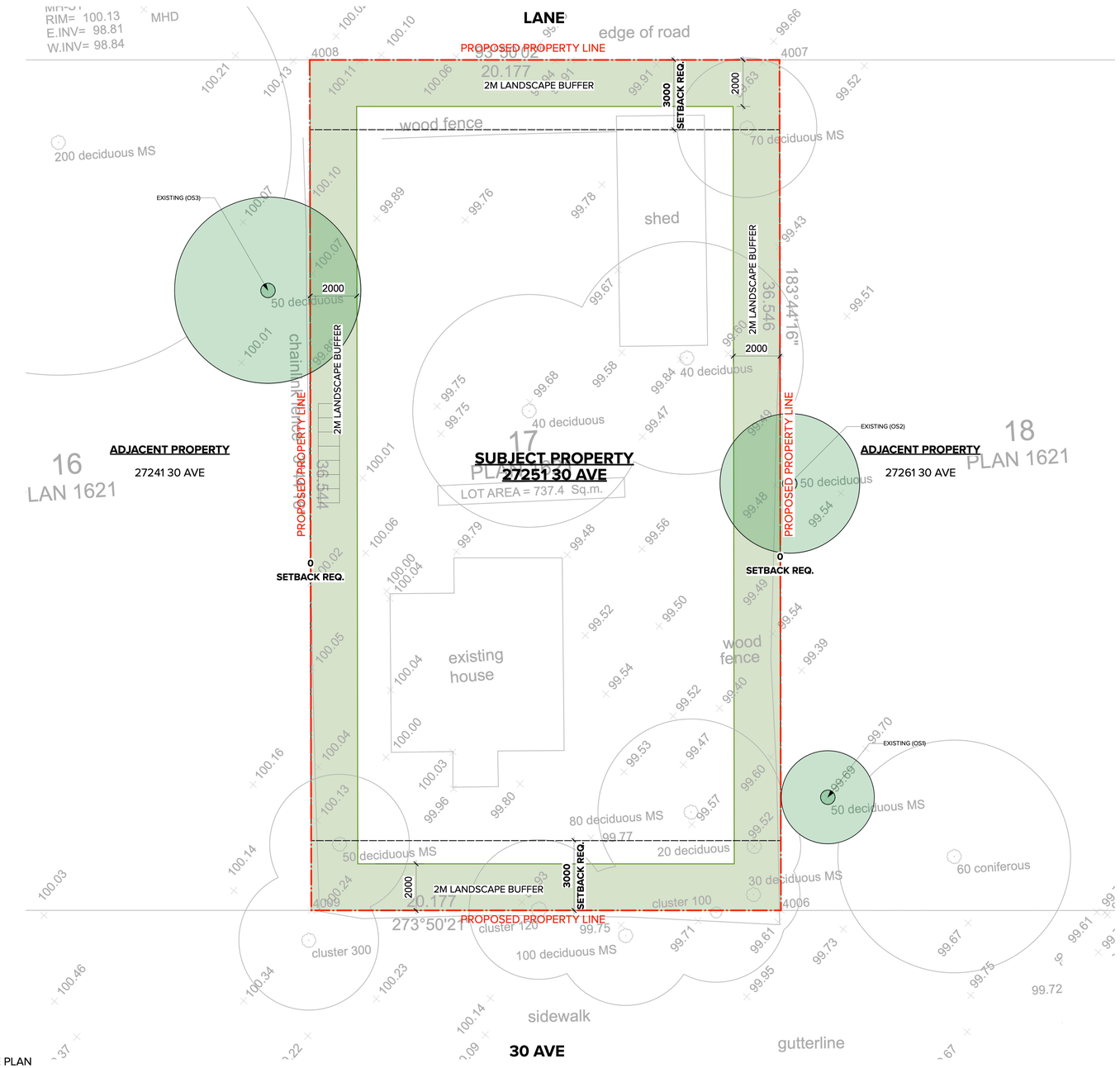
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C	2025-05-05	DP SUBMISSION

Scale

0 2 4 6 M

Sheet Title
DESIGN RATIONALE

Sheet No.
A0.06



1 BASE PLAN
Scale: 1:100

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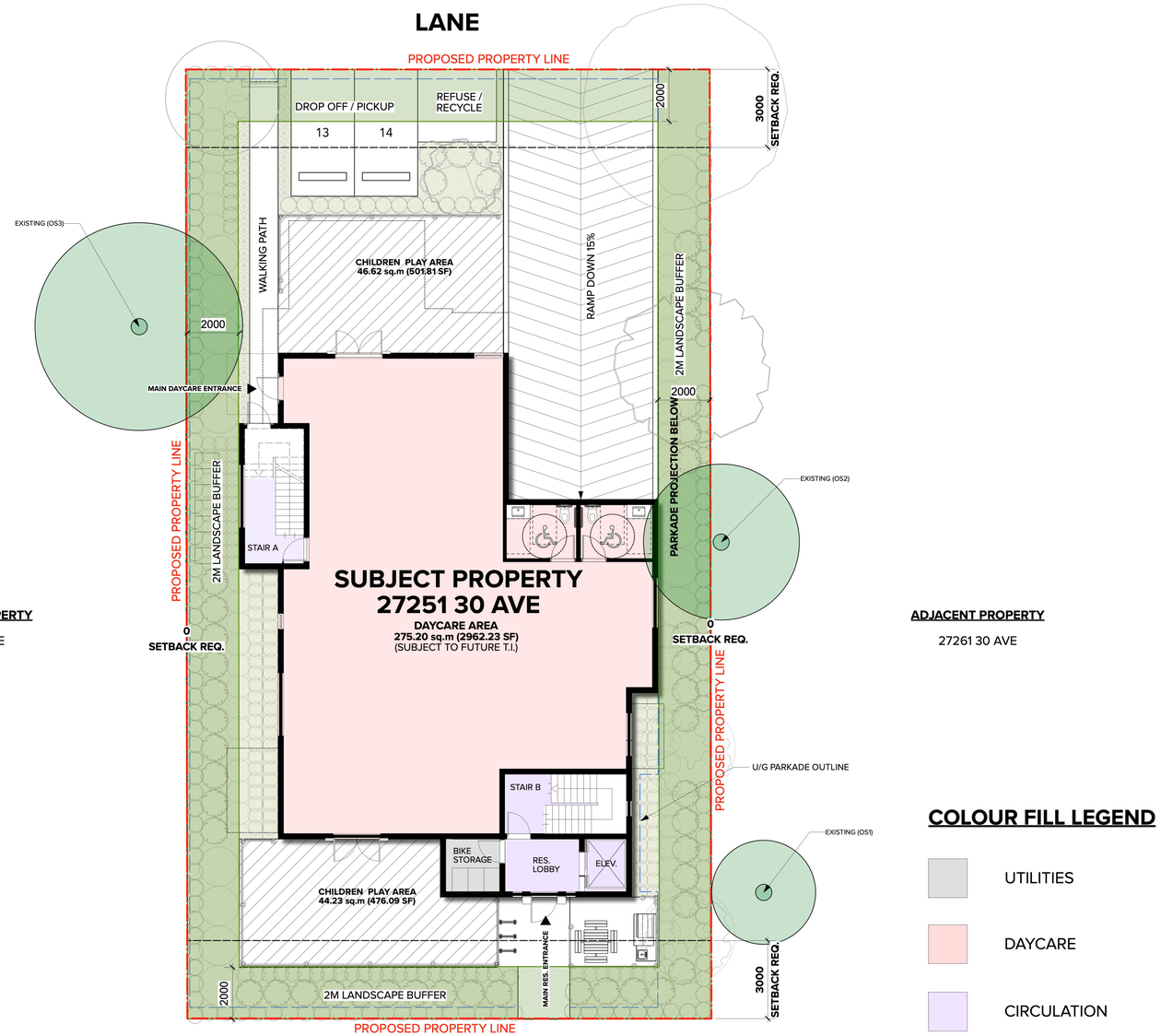
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Scale
0 2 4 6 M

Sheet Title
BASE PLAN

Sheet No.
A1.01



COLOUR FILL LEGEND

- UTILITIES
- DAYCARE
- CIRCULATION

1 SITE PLAN
Scale: 1:100

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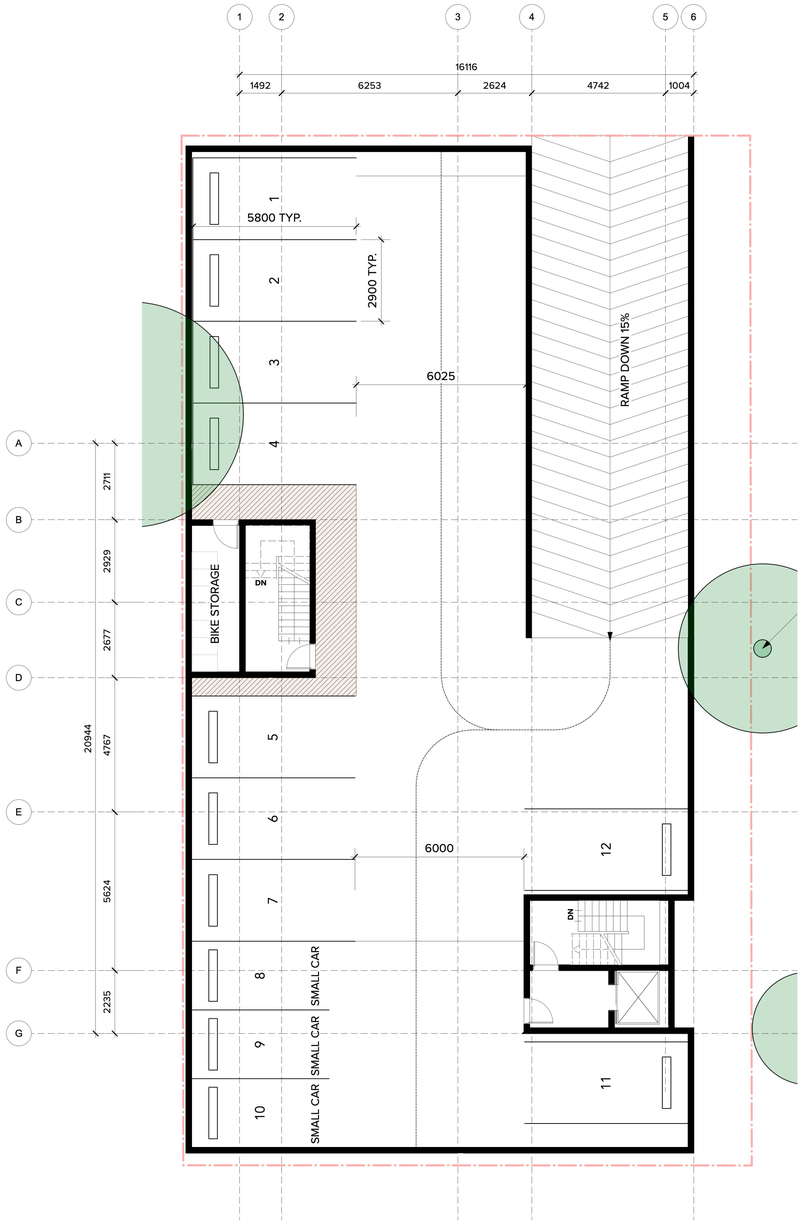
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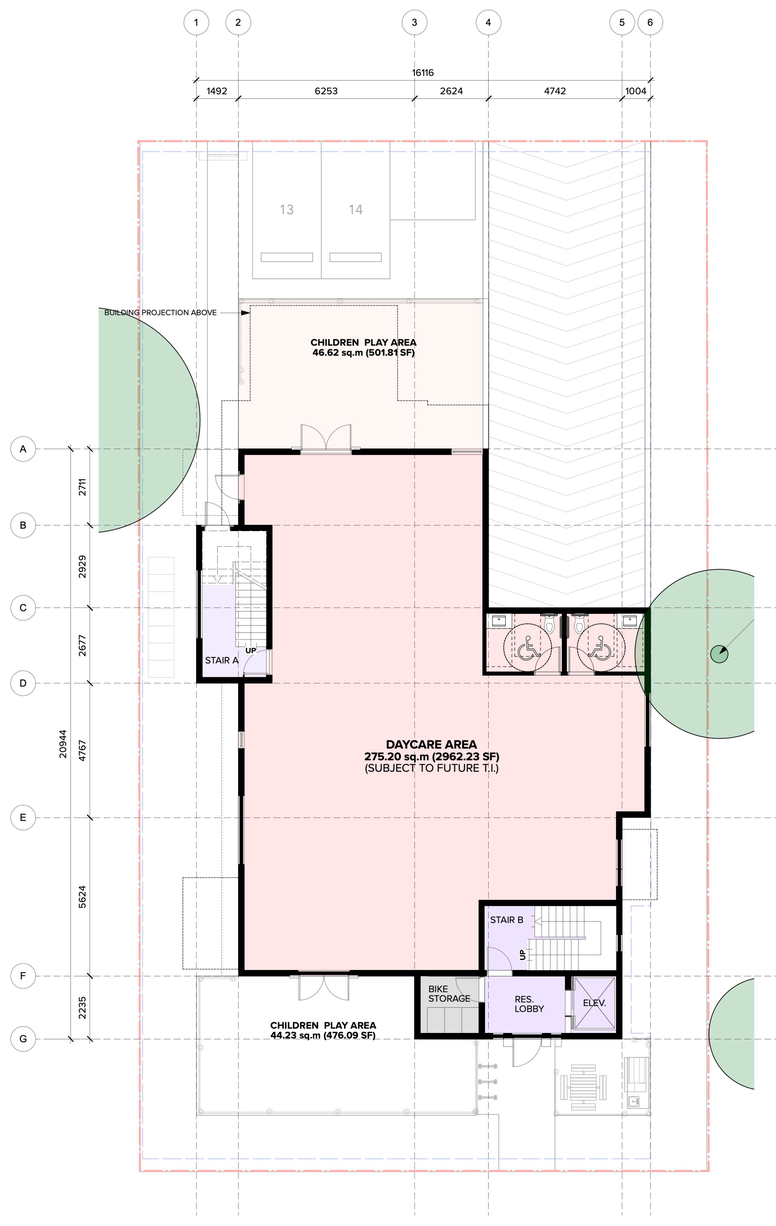
Sheet Title
SITE PLAN

Sheet No.
A1.02



3 U/G PARKADE

Scale: 1:100



LEVEL 1 GFA - 307.73 sq.m (3,312.38 SF)

1 GROUND LEVEL FLOOR PLAN (DAYCARE)

Scale: 1:100

COLOUR FILL LEGEND

- UTILITIES
- DAYCARE
- CIRCULATION

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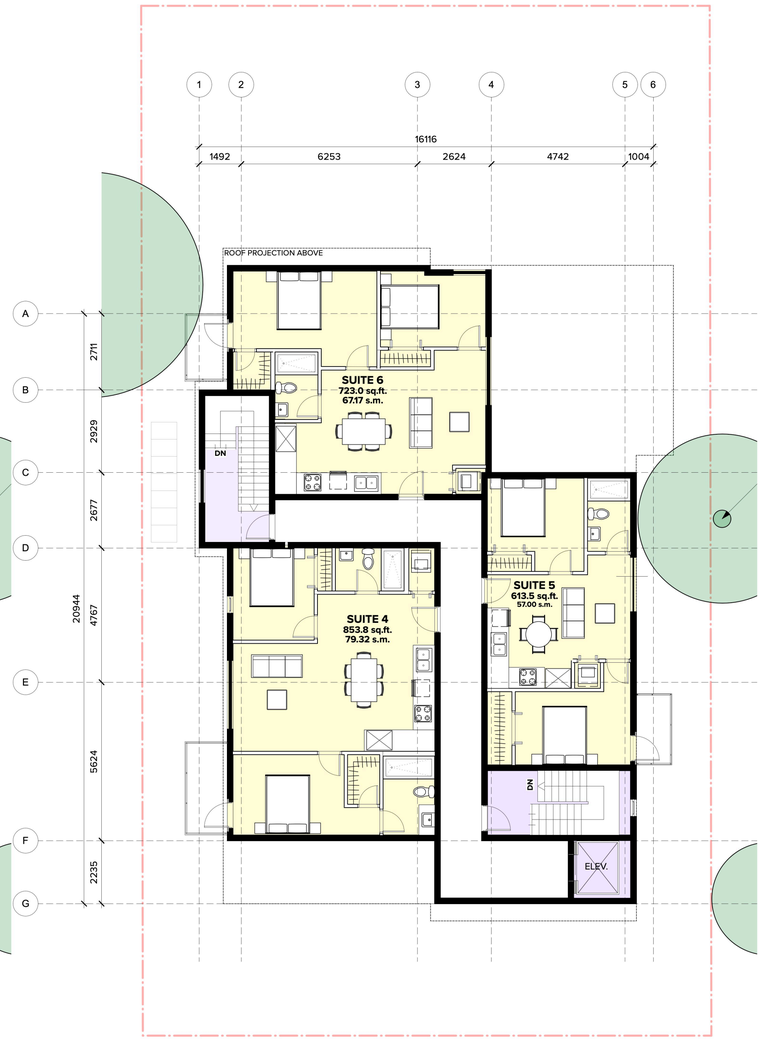
Sheet Title
MAIN FLOOR & PARKADE PLANS

Sheet No.
A2.01



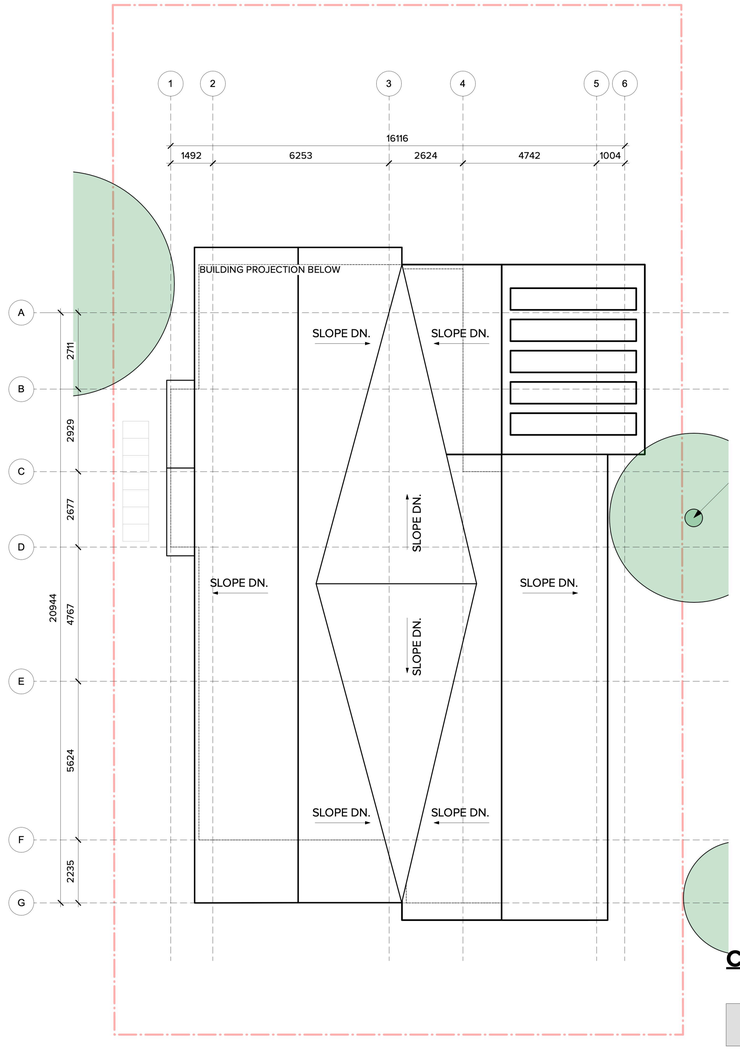
LEVEL 2 GFA - 261.03 sq.m (2,809.70 SF)

5 LEVEL 2 FLOOR PLAN
Scale: 1:100



LEVEL 3 GFA - 265.94 sq.m (2,862.55 SF)

6 LEVEL 3 FLOOR PLAN
Scale: 1:100



1 ROOF PLAN
Scale: 1:100

COLOUR FILL LEGEND

- UTILITIES
- DAYCARE
- CIRCULATION
- 2 BED UNIT

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0	SJ	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE:

No	Date	Issue Notes
A	2025-01-06	SCHEMATIC REVIEW
B	2025-03-12	SCHEMATIC REVIEW
C	2025-05-05	DP SUBMISSION

N

2025-05-05

Scale
0 2 4 6 M

Sheet Title
LEVEL 2-3 & ROOF PLANS

Sheet No.
A2.02



1 SOUTH ELEVATION

Scale: 1:100



2 EAST ELEVATION

Scale: 1:100



3 NORTH ELEVATION

Scale: 1:100



4 WEST ELEVATION

Scale: 1:100

MATERIAL LEGEND

1. HARDIE PANEL SMOOTH - MIDNIGHT BLACK
2. HARDIE PANEL SMOOTH - MOUNTAIN SAGE
3. WOOD GRAIN LONGBOARD - ASH
4. WOOD GRAIN LONGBOARD - DARK GRAY
5. HARDIEPANEL SMOOTH - LIGHT MIST
6. BRUSHED ALUMINUM PANELS
7. ENDICOTT BRICK - IRONSPOT
8. STANDING SEAM ROOF PANELS - BLACK
9. N/A

ARCHITECTURE **PANEL** INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC
604 385 3600 | ruchir@architecturepanel.com

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Project Number
12

Project Name
MIXED USE DEVELOPMENT - 27251 30 AVE

Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner
Zeshan Randhawa

Total Sheets	Drawn By	AHJ
0	**SJ**	**TOWNSHIP OF LANGLEY**
Reviewed By	**Checked By**	**Status**
RD	**RD**	**DEVELOPMENT PERMIT**

NOTE:

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C	2025-05-05	DP SUBMISSION

N

Scale

0 2 4 6 M

Sheet Title
ELEVATIONS

Sheet No.
A3.01



RENDER VIEW FROM 30TH AVE FACING NORTHWEST



RENDER VIEW FROM REAR LANE FACING SOUTHEAST



RENDER VIEW FACING SOUTHWEST



RENDER VIEW FACING NORTHEAST



RENDER VIEW FACING SOUTHWEST

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N

Scale

Sheet Title
RENDERINGS

Sheet No.
A4.01