

MIXED-USE DEVELOPMENT DAYCARE & RESIDENTIAL

27251 30 AVE, LANGLEY TWP BC, V4W 3J6

PROPERTY DATA	
CIVIC ADDRESS	27251 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)	11.6	
TOTAL PROPOSED RESIDENTIAL UNITS	N/A	5 UNITS	
LOT AREA (GROSS)		737.65 sq.m (7,940 sq.ft)	
LOT COVERAGE (GROSS)	40%	34.00%	
TOTAL BUILT-UP AREA	N/A	827.26 sq.m (8,905 sq.ft)	
F.A.R. (GROSS)	N/A	1.12	
DAYCARE PLAYGROUND AREA	6 sq.m PER CHILD (12 CHILDREN) = (72 sq.m)	75.11 sq.m (808.48 sq.ft)	
AGE-FRIENDLY AMENITY AREA	70 sq.m	70.30 sq.m (756 sq.ft)	
RESIDENTIAL OUTDOOR AMENITY	N/A	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. = 7.5	8 SPACES (INCLUDING VISTOR)	
DAYCARE PARKING	2 (INSTRUCTORS) + 2 DROP-OFF SPOT = 4 STALLS	4	
SMALL CAR PARKING	20% OF 12 = 2.4	2 SPACES	
TOTALS	12	12	
SETBACKS	REQUIRED		
NORTH	3m		
SOUTH	3m		
WEST	0m		
EAST	0m		



ARCHITECTURAL DRAWING INDEX

ARCHITECTURAL	A0.01	COVER PAGE
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	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
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LANDSCAPE DRAWING INDEX

LANDSCAPE	L01	KEY PLAN
	L02	PLANTING / HARDSCAPE PLAN
	L03	O.S. PLANTING / HARDSCAPE PLAN



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604 385 3600 | ruchlr@architecturepanel.com

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Project Number

13-20-0160

Project Name

MIXED USE DEVELOPMENT

Project Address

27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner

Zeshan Randhawa

Total Sheets

12

Drawn By

SJ/MP/BB

AHJ

TOWNSHIP OF LANGLEY

Reviewed By

Checked By

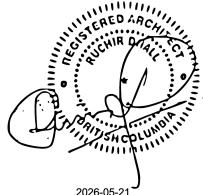
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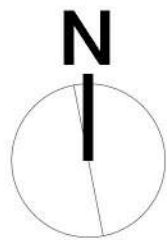
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DEVELOPMENT PERMIT

NOTE:



No	Date	Issue Notes
A	2025-01-06	SCHEMATIC REVIEW
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H	2026-05-19	DP RESUBMISSION



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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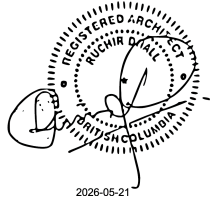
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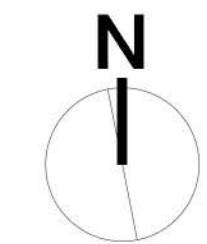
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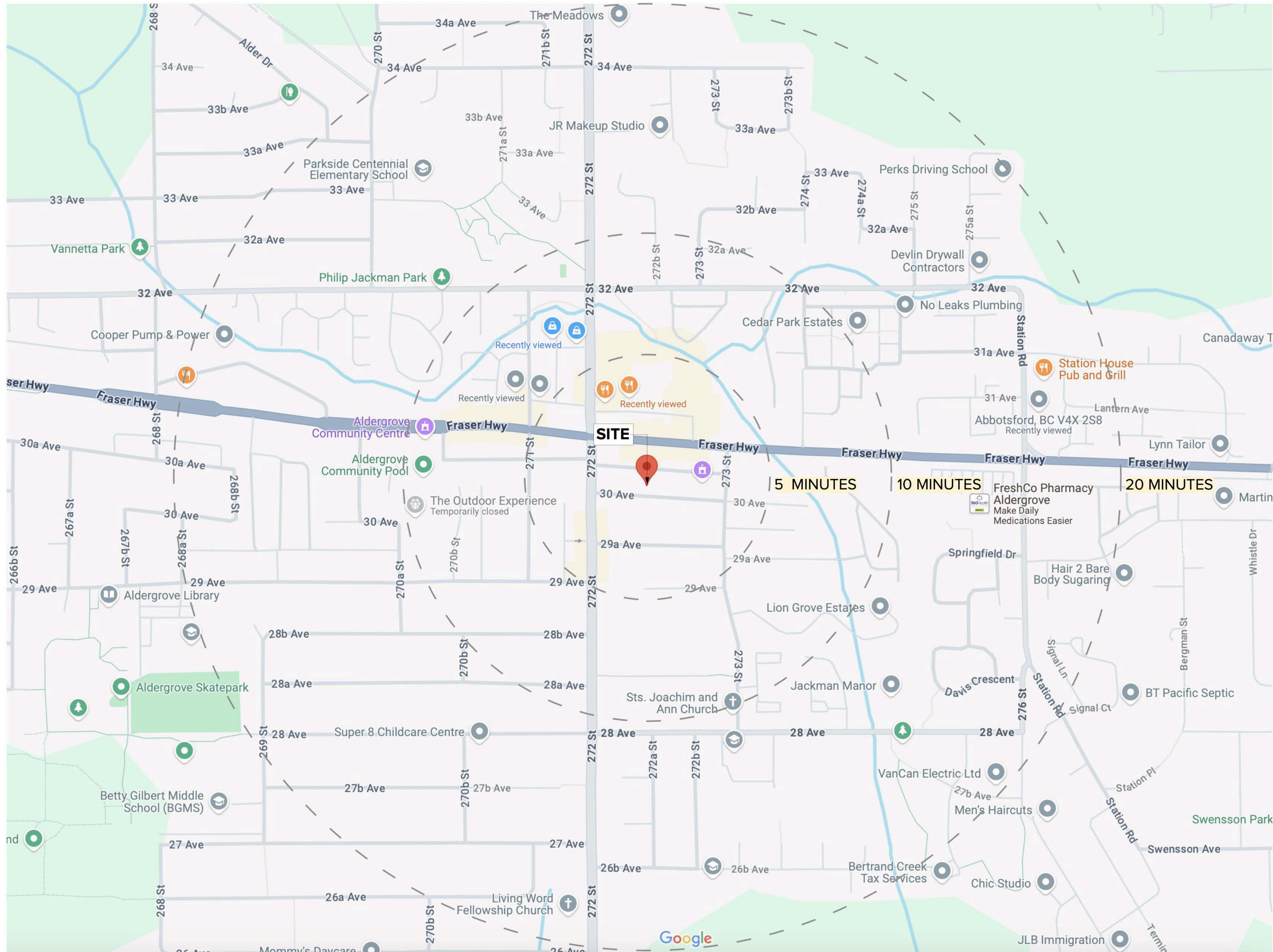


Scale

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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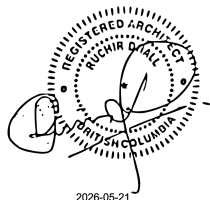
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2026-05-19

Issue Notes

SCHEMATIC REVIEW

SCHEMATIC REVIEW

DP SUBMISSION

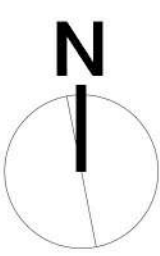
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Scale

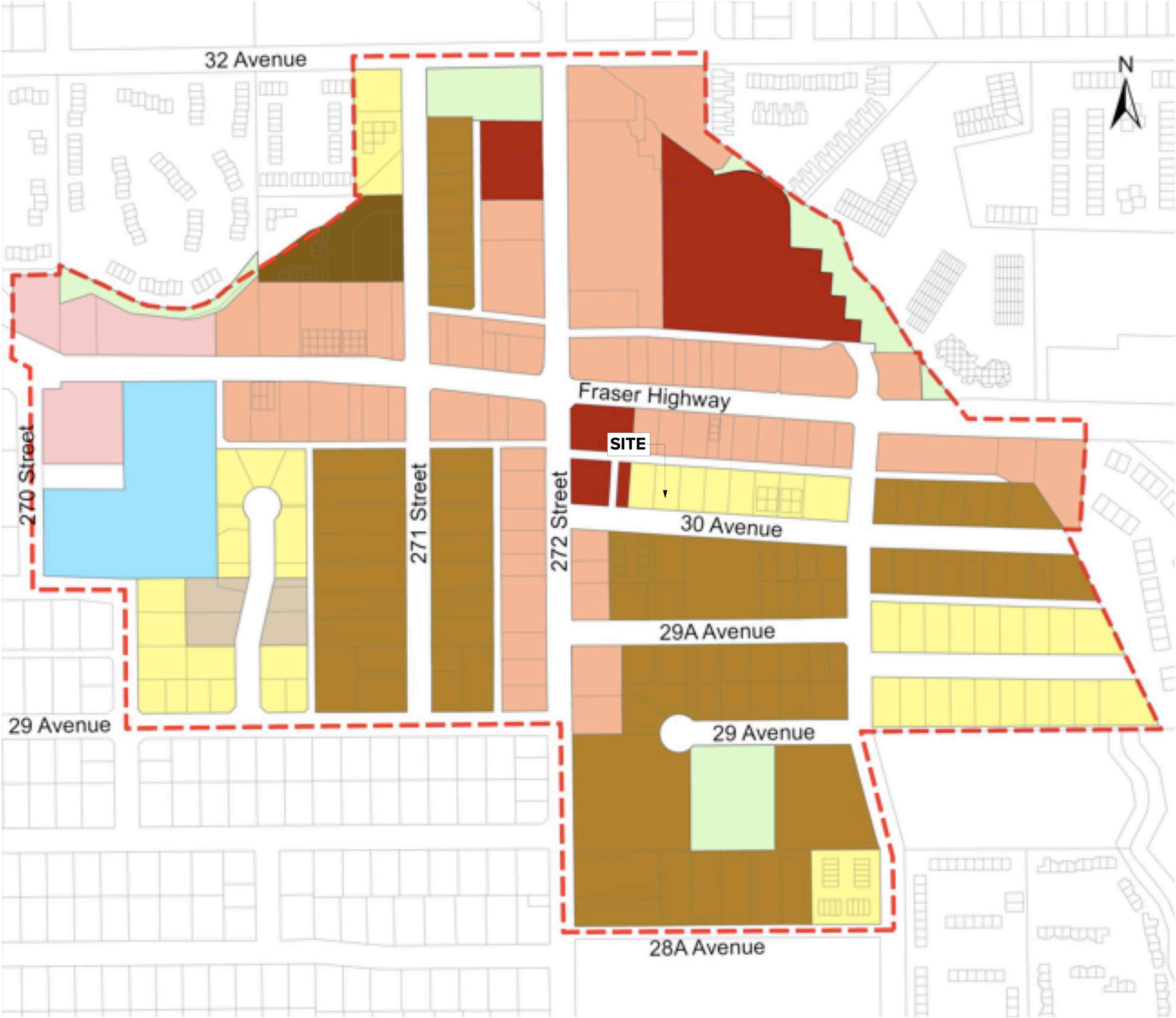
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NEIGHBOURHOOD
CONTEXT

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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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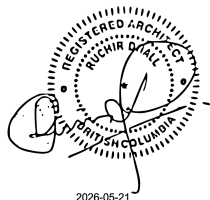
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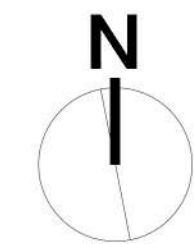
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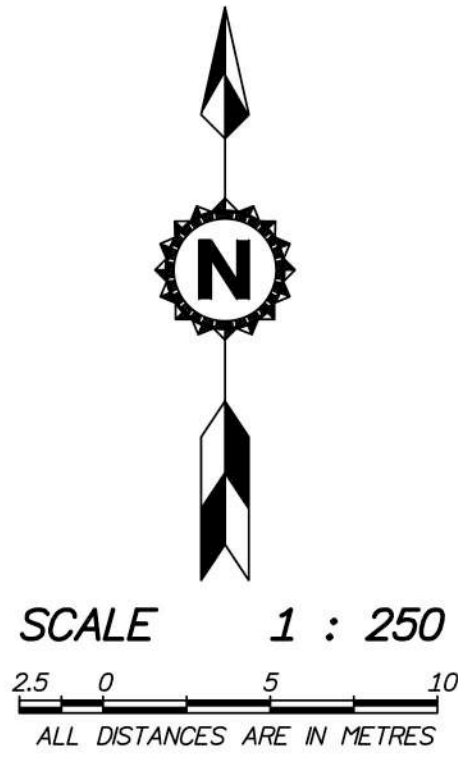
Sheet No.
A0.04

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.L.D. 012-314-960

LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND
- ⊕ 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
- ⊞ WM DENOTES WATER METER
- MHS DENOTES SANITARY MANHOLE
- MHD DENOTES STORM MANHOLE
- ⊞ DENOTES TREE AND CANOPY EXTENT
- X DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- MS DENOTES MULTI-STEMMED TREE



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.

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signatory accepts no responsibility or liability for any
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DATED THIS 17TH DAY OF FEBRUARY, 2025

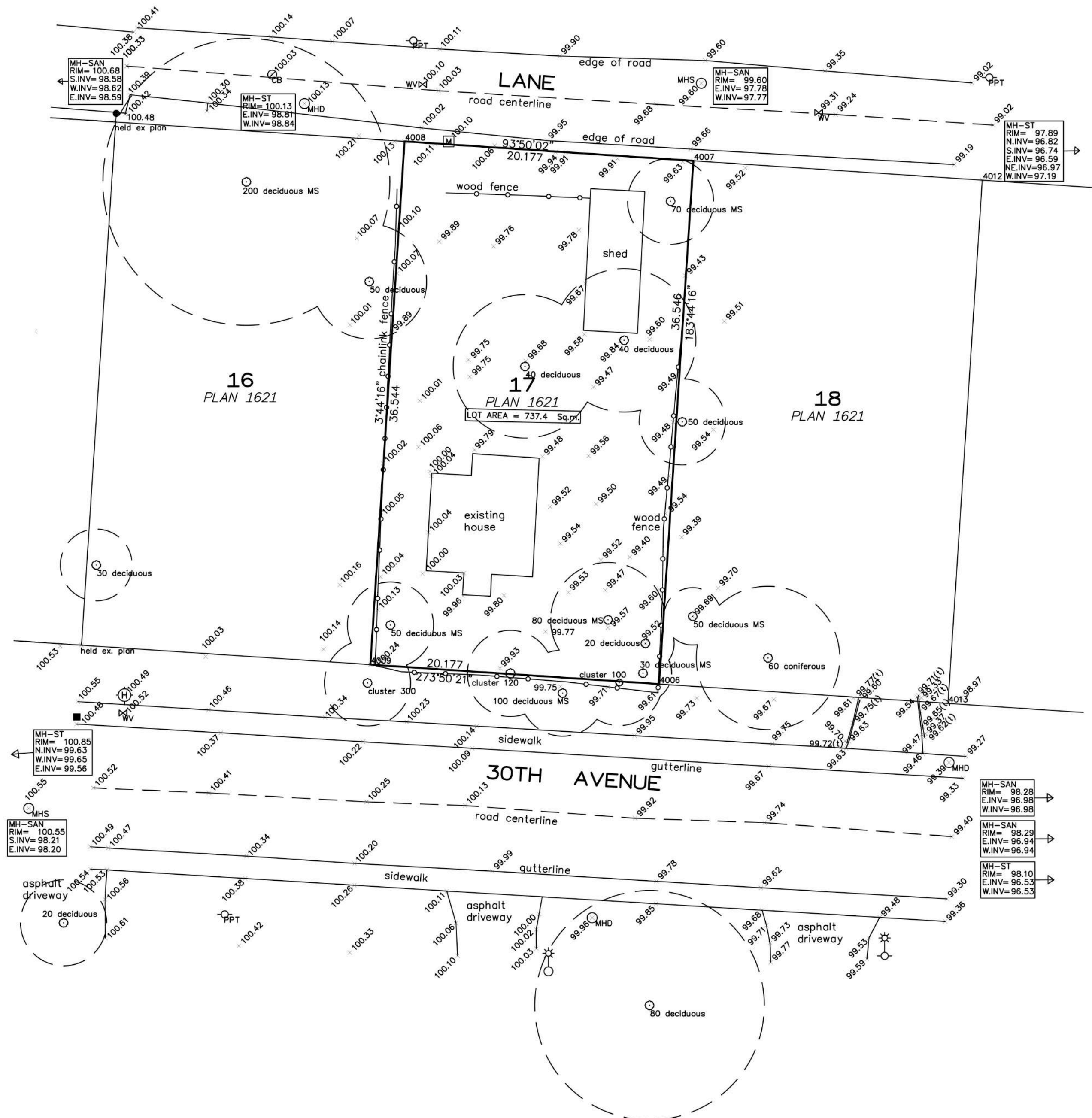
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LAND SURVEYING
FILE: 24-2850-site
604-385-5571



1 SITE SURVEY
Scale: N.T.S.

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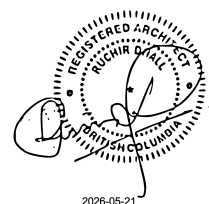
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DEVELOPMENT PERMIT

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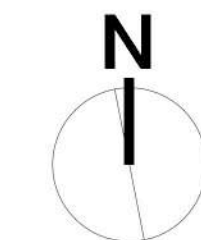


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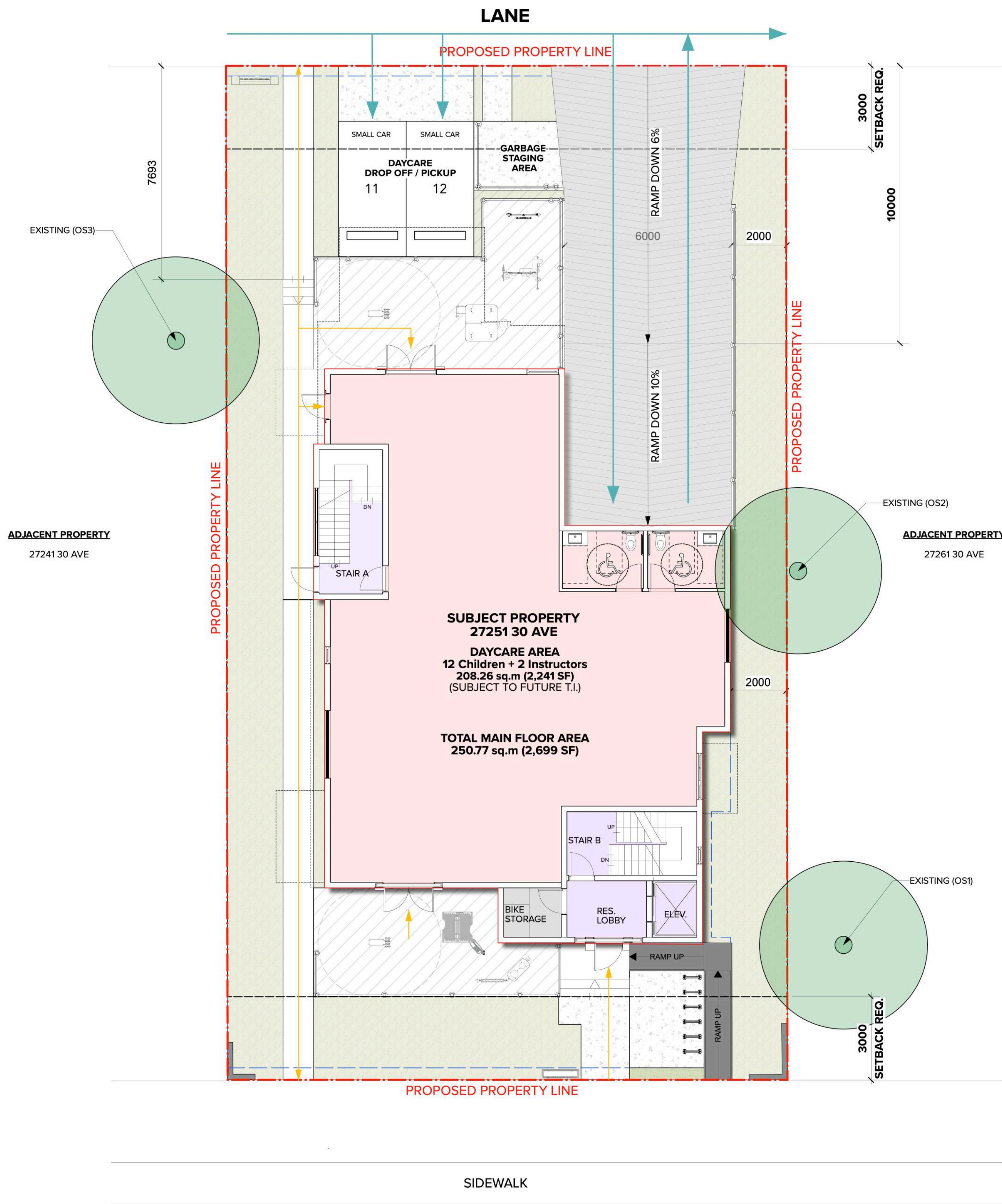
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Sheet Title

SURVEY

Sheet No.

A0.05



1 RATIONALE PLAN
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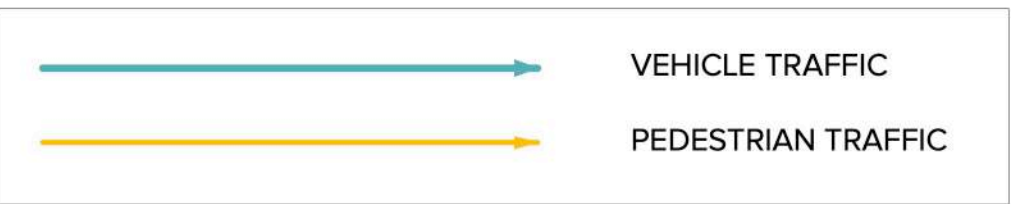
DESIGN RATIONALE

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 five 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 five 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.



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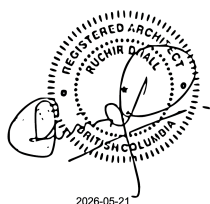
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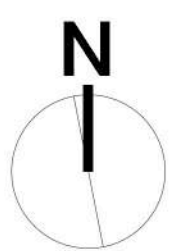
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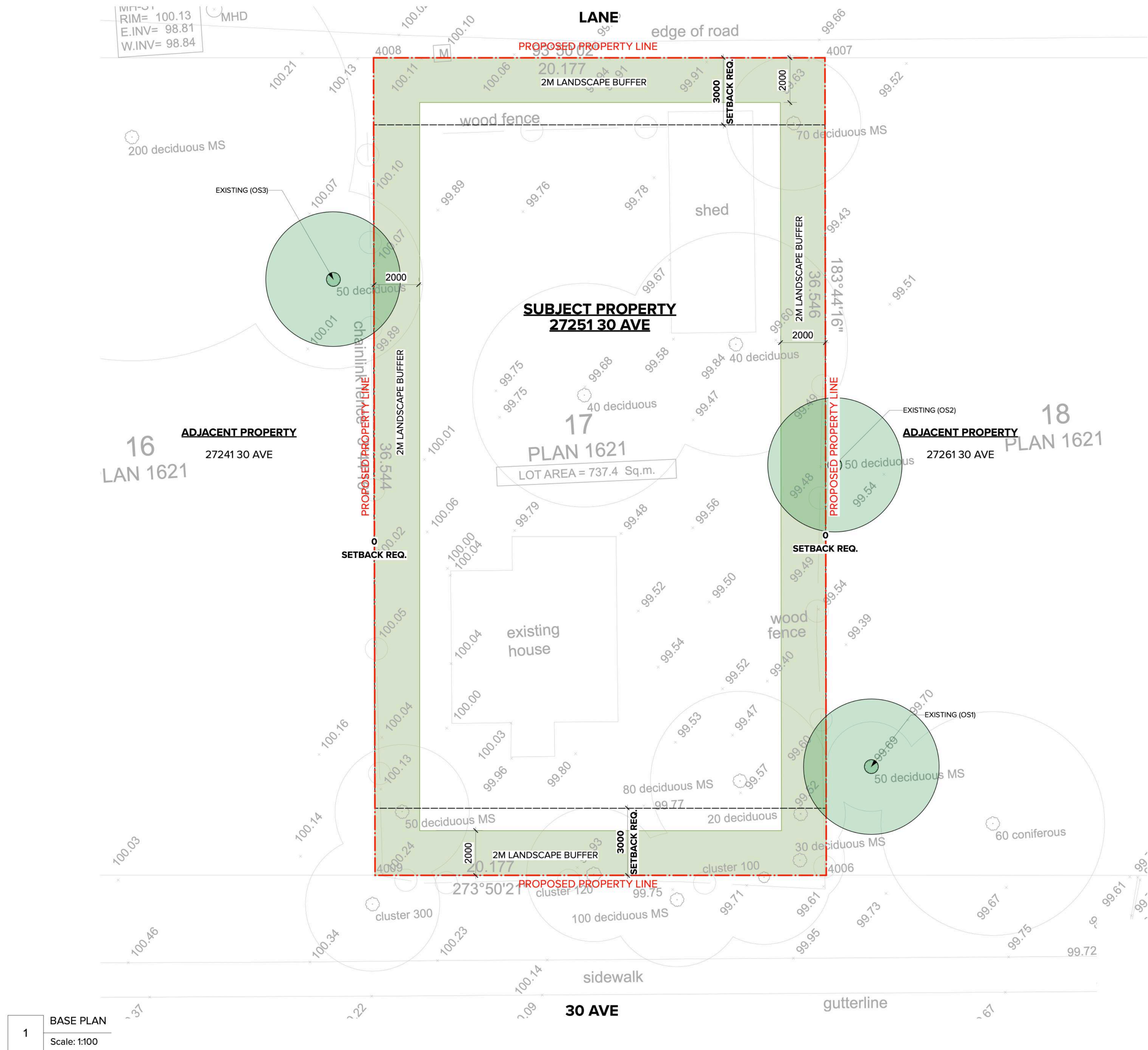


Sheet Title

DESIGN
RATIONALE

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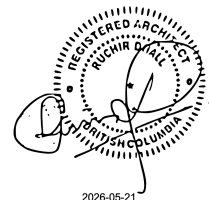
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2026-02-23

2026-04-30

2026-05-19

Issue Notes

SCHEMATIC REVIEW

SCHEMATIC REVIEW

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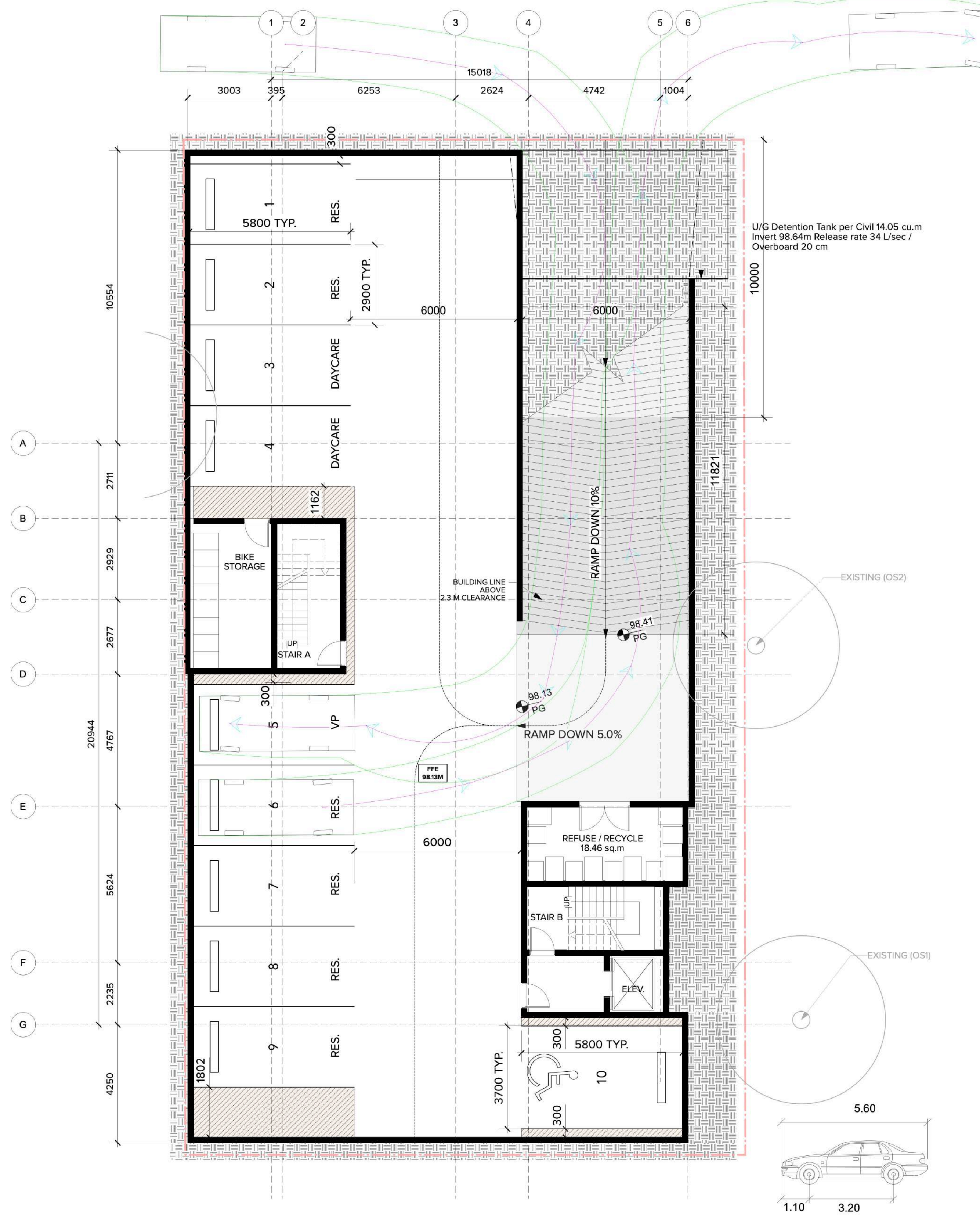


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BASE PLAN

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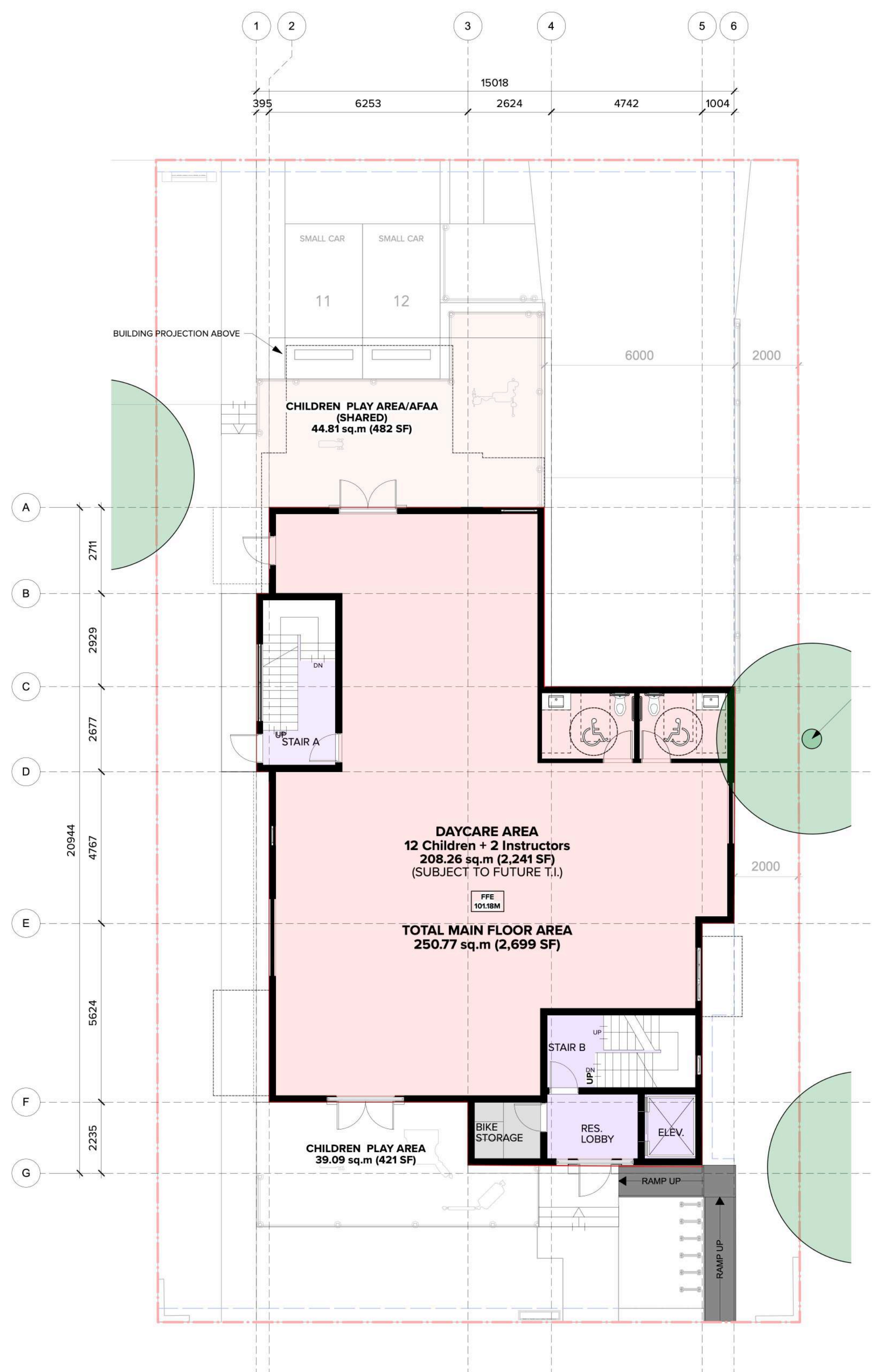
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1 U/G PARKADE
Scale: 1:100

Passenger Car

	Meters
Width	: 2.00
Track	: 2.00
Lock to Lock Time	: 6.00 s
Steering Angle	: 35.86 deg



LEVEL 1 GFA - 297.16 sq.m (3,312.38 SF)

2 GROUND LEVEL FLOOR PLAN (DAYCARE)
Scale: 1:100

COLOUR FILL LEGEND

	UTILITIES
	DAYCARE
	CIRCULATION



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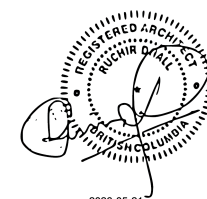
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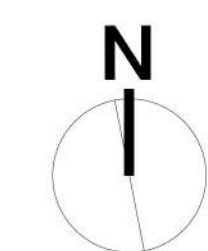
Owner
Zeshan Randhawa

Total Sheets	Drawn By	AHJ
12	SJ/MP/BB	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
D	2025-08-25	DP RESUBMISSION
E	2025-12-04	DP RESUBMISSION
F	2026-02-23	DP RESUBMISSION
G	2026-04-30	DP RESUBMISSION
H	2026-05-19	DP RESUBMISSION



Sheet Title
MAIN FLOOR & PARKADE PLANS

Sheet No.

A2.01



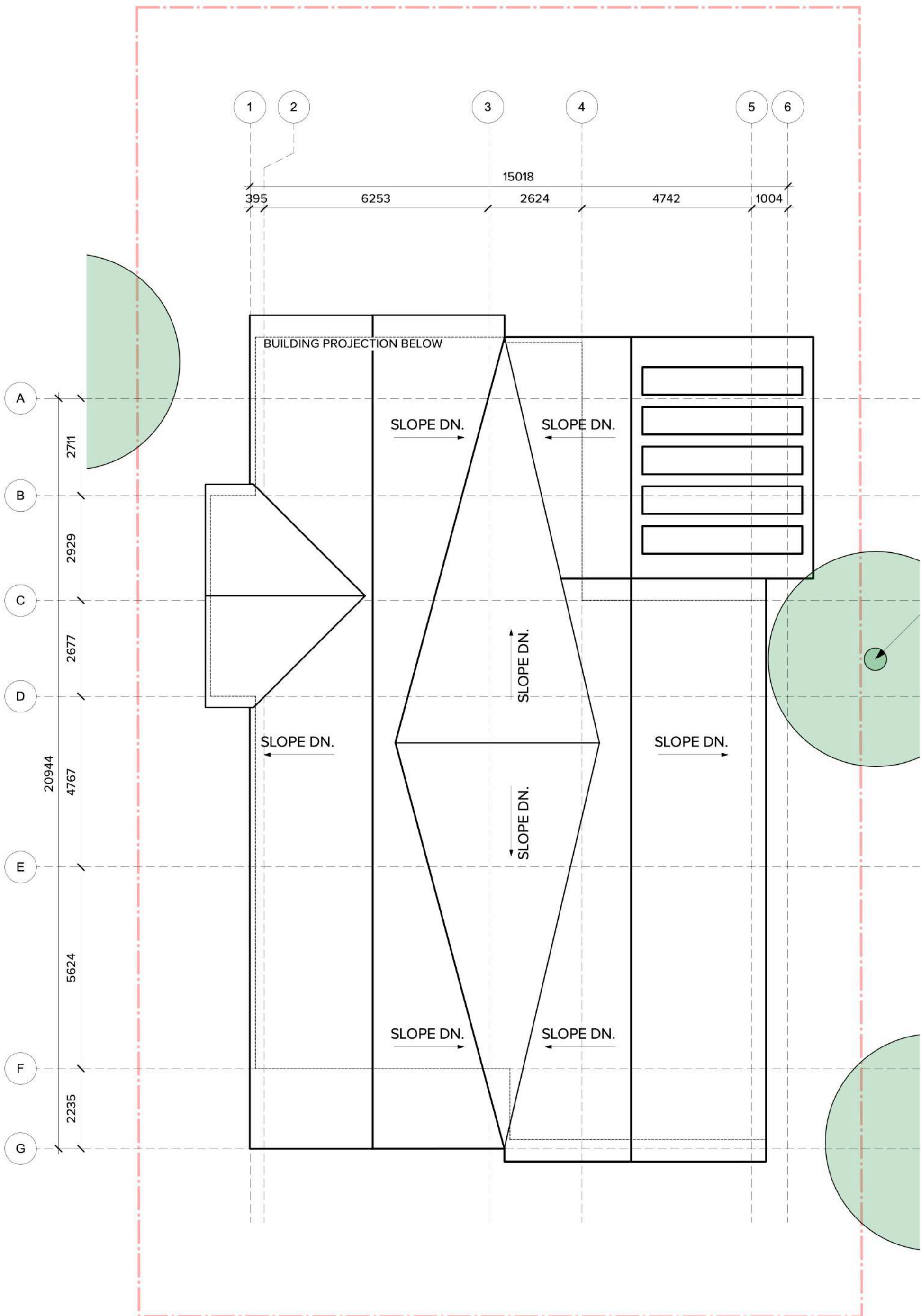
LEVEL 2 GFA - 262.05 sq.m (2,820 SF)

1 LEVEL 2 FLOOR PLAN
Scale: 1:100



LEVEL 3 GFA - 268.05 sq.m (2,885 SF)

2 LEVEL 3 FLOOR PLAN
Scale: 1:100



3 ROOF PLAN
Scale: 1:100

COLOUR FILL LEGEND

- UTILITIES
- AMENITY
- CIRCULATION
- 2 BED UNIT



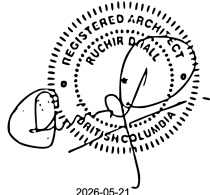
ARCHITECTURE **PANEL INC.**
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC
604 385 3600 | ruchlr@architecturepanel.com

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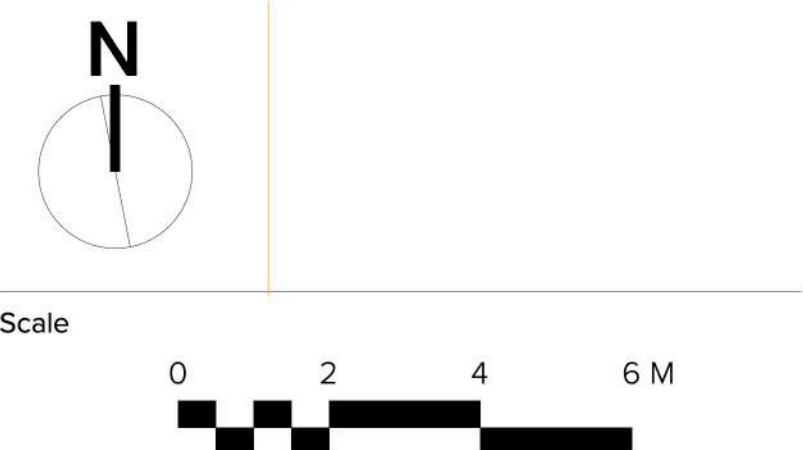
Project Number
13-20-0160
Project Name
MIXED USE DEVELOPMENT
Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner
Zeshan Randhawa

Total Sheets
12
Drawn By
SJ/MP/BB
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RD
Checked By
RD
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Sheet Title
LEVEL 2-3 & ROOF PLANS
Sheet No.
A2.02



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



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Project Name

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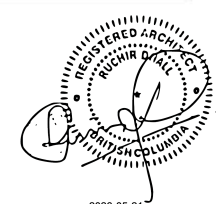
AHJ

TOWNSHIP OF LANGLEY

Status

DEVELOPMENT PERMIT

NOTE:

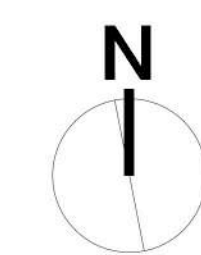


No

Date

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Scale



Sheet Title

ELEVATIONS

Sheet No.

A3.01



1 RENDER VIEW FROM 30TH AVE FACING NORTHWEST
Scale: N.T.S.



2 RENDER VIEW FROM REAR LANE FACING SOUTHEAST
Scale: N.T.S.



3 RENDER VIEW FACING SOUTHWEST
Scale: N.T.S.



4 RENDER VIEW FACING NORTHEAST
Scale: N.T.S.



5 RENDER VIEW FACING SOUTHWEST
Scale: N.T.S.



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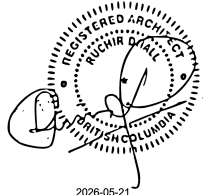
AHJ

TOWNSHIP OF LANGLEY

Status

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NOTE:

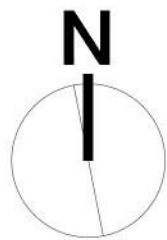


No

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Scale

Sheet Title

RENDERINGS

Sheet No.

A4.01