

FEASIBILITY STUDY

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APARTMENT DEVELOPMENT
72 AVENUE
TOL, BC

DRAWING LIST

- COVER SHEET A-0.1
- LOCATION PLAN AND TEAM A-0.2
- PROJECT SUMMARY A-0.3
- BASE PLAN A-0.4
- SITE PLAN A-1.0 TO A-1.0A
- FLOOR PLANS A-2.0 TO A-2.2

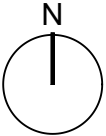
LOCATION



PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.
 308 - 9639 137A Street
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SURVEYOR -



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APARTMENT DEVELOPMENT
 72 AVENUE, TOL

LOCATION PLAN AND TEAM

06 August 2024	R0	SCHEMATIC DESIGN
28 July 2025	R1	SCHEMATIC DESIGN

A-0.2

PROJECT SUMMARY

LOT INFO	ADDRESS	72 AVENUE, TOWNSHIP OF LANGLEY			
	LEGAL DESCRIPTION	SECTION 15, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP1476 E1/2 OF LOT 21; EXC PT DEDICATED RD ON PL BCP17586.			
LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	74,925	6,961	1.72	0.70
	SINGLE FAMILY LOT	10,093	938	0.23	0.09
	ROAD DEDICATION	11,095	1,031	0.25	0.10
	NET DEVELOPABLE AREA (AFTER DEDICATION)	53,737	4,992	1.23	0.50

ZONING	ZONING	CURRENT	PROPOSED
		SR-2	CD
ZONING	FAR(BUILDING #1 & #2)	PERMITTED	PROPOSED
	FAR BASED ON NET AREA		2.53
TOTAL FLOOR AREA(Sqft)			135,755
ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH(ALONG 72 AVENUE)		4.0m
	SOUTH(ALONG 71 AVENUE)		4.0m
	EAST(ALONG 198A STREET)		4.0m
	WEST(ALONG NEIGHBOURING LOT) BUILDING #2		4.0m
	WEST(ALONG NEIGHBOURING LOT) BUILDING #1		11.10m
ZONING	BUILDING HEIGHT	PERMITTED	PROPOSED
	BUILDING #1		4 STOREY
	BUILDING #2		6 STOREY
	TOTAL UNITS		178

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	27733	2,576	51.61%	

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (ON NET AREA) - BUILDING #1						UNIT COUNT			
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO	1BR, 1 BR + DEN	2 BR, 2BR+DEN	TOTAL UNITS
	MAIN FLOOR LVL	12,591	2,331	0	14,923	84%	2	13	4	19
	SECOND FLOOR LVL	12,648	1,588	0	14,237	89%	2	13	4	19
	THIRD FLOOR LVL	13,300	1,588	0	14,889	89%	2	14	4	20
	FOURTH FLOOR LVL	13,300	1,588	0	14,889	89%	2	14	4	20
	ROOF FLOOR LVL (FOR OUTDOOR AMENITY)	0	830	0	830	0%	0	0	0	0
	TOTAL FLOOR AREA (EXCLUDING OUTDOOR AMENITY)				59,767		8	54	16	78

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION (ON NET AREA) - BUILDING #2						UNIT COUNT			
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY	STUDIO	1BR, 1 BR + DEN	2 BR, 2BR+DEN	TOTAL UNITS
	MAIN FLOOR LVL	10,613	2,197	0	12,810	83%	2	9	5	16
	SECOND FLOOR LVL	10,558	1,440	0	11,998	88%	2	9	5	16
	THIRD FLOOR LVL	11,207	1,440	0	12,647	89%	2	10	5	17
	FOURTH FLOOR LVL	11,207	1,440	0	12,647	89%	2	10	5	17
	FIFTH FLOOR LVL	11,207	1,440	0	12,647	89%	2	10	5	17
	SIXTH FLOOR LVL	11,207	1,440	0	12,647	89%	2	10	5	17
	ROOF FLOOR LVL (FOR OUTDOOR AMENITY)	0	592	0	592	0%	0	0	0	0
	TOTAL FLOOR AREA (EXCLUDING OUTDOOR AMENITY)				75,988		12	58	30	100

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED (@Parkade Lvl-1 & 2)
	Studio	20	1.0/UNIT	20	20
	1BR, 1BR+DEN, 2BR, 2BR+DEN	158	1.5/UNIT	237	237
	Visitor's	10% OF REQUIRED PARKING			
	TOTAL			257	257
	ACCESSIBLE PARKING	1 EVERY 50 STALLS		5.14 SAY 5	5
SMALL CAR	20% OF REQUIRED PARKING		51.4 SAY 51	54	
BICYCLE PARKING(RESIDENTIAL)	178	1 / Unit + 6 Visitor	184	192	

AMENITY CALCULATIONS	AMENITIES			
	AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	1,068	11,496.2	1. Minimum 6 Sq.m. per dwelling unit for first 186 dwelling units.
	PROPOSED OUTDOOR AMENITY(@MAIN & ROOF LVL)	1,116	12,008	2. Minimum 4 Sq.m. per dwelling unit for beyond 186 dwelling units.

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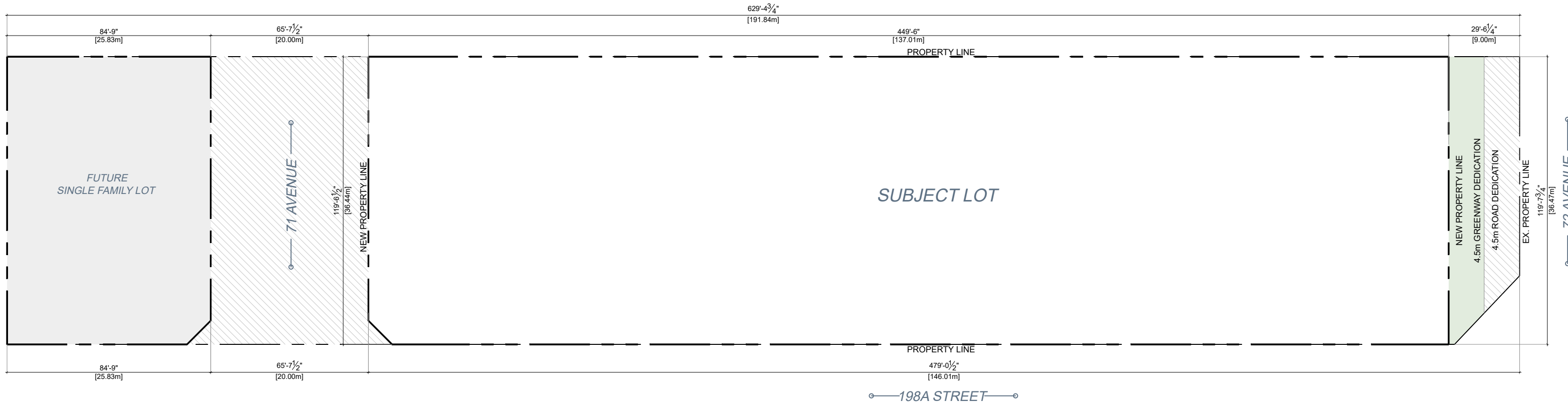
APARTMENT DEVELOPMENT
72 AVENUE, TOL

PROGRAM SUMMARY

06 August 2024	R0	SCHEMATIC DESIGN
28 July 2025	R1	SCHEMATIC DESIGN

A-0.3

July 28, 2025



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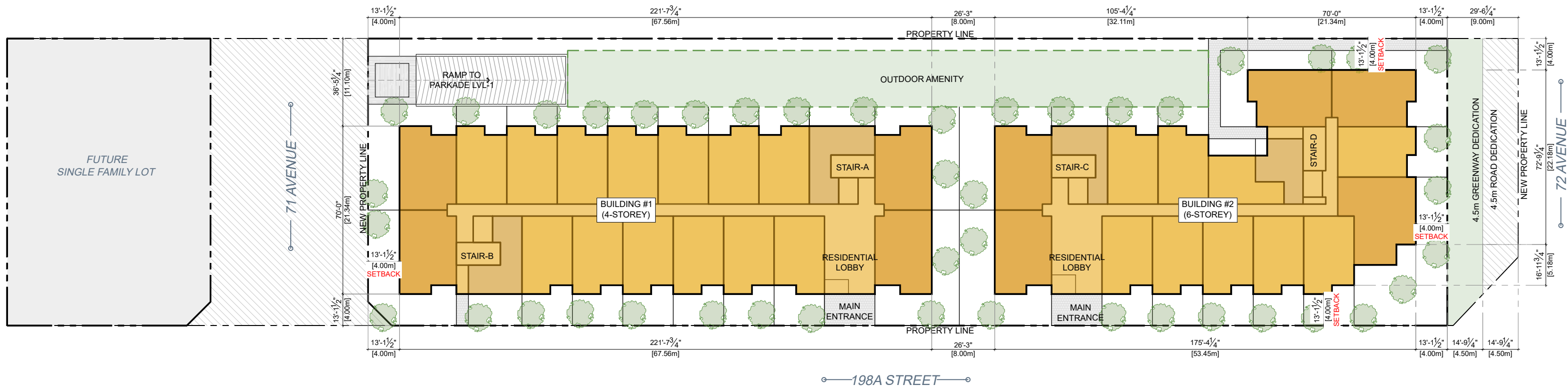
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APARTMENT DEVELOPMENT
 72 AVENUE, TOL

BASE PLAN

06 August 2024	R0	SCHEMATIC DESIGN
28 July 2025	R1	SCHEMATIC DESIGN

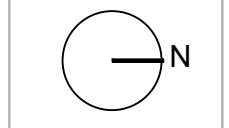
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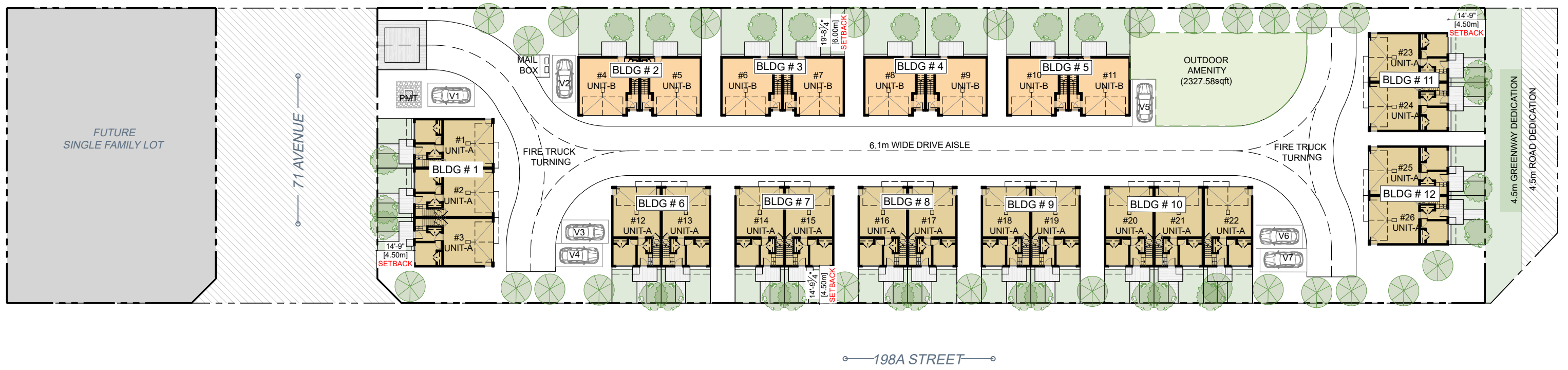


SCHEMATIC SITE PLAN

06 August 2024	R0	SCHEMATIC DESIGN
28 July 2025	R1	SCHEMATIC DESIGN

A-1.0

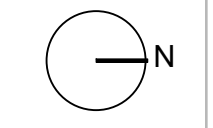
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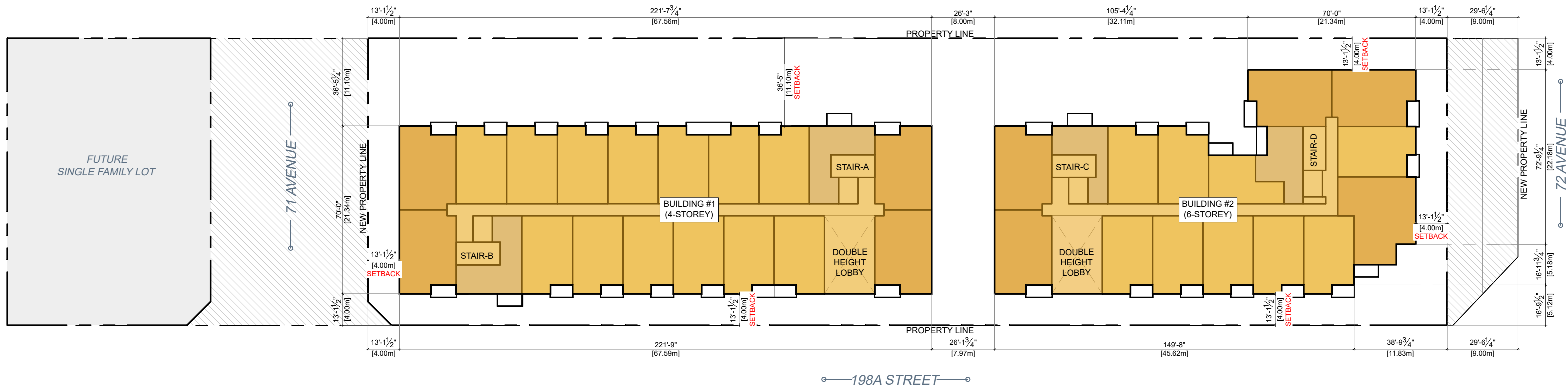


SCHEMATIC
SITE PLAN

06 August 2024	R0	SCHEMATIC DESIGN
28 July 2025	R1	SCHEMATIC DESIGN

A-1.0A

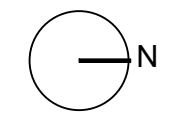
July 29, 2025



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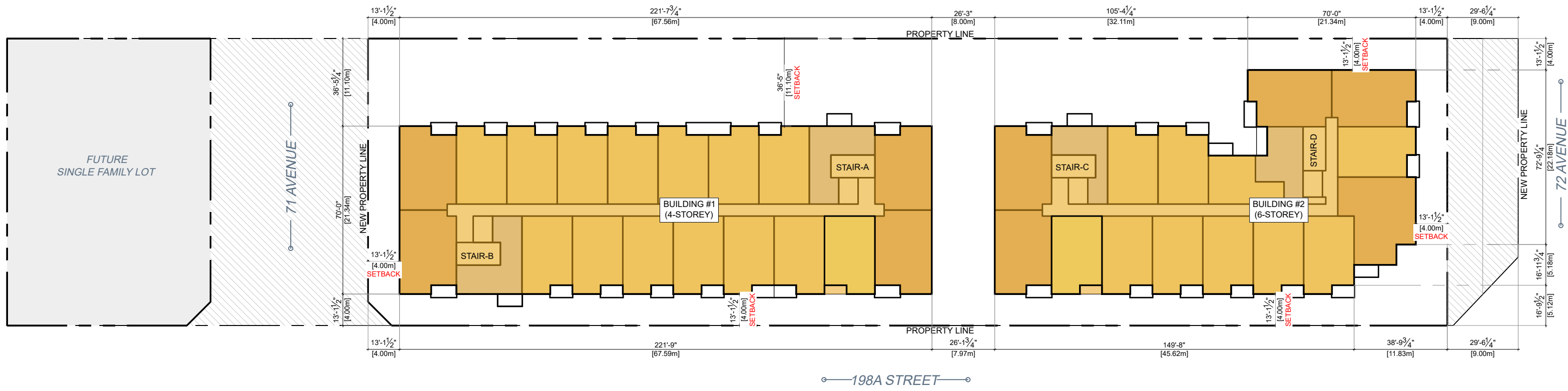
APARTMENT DEVELOPMENT
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SECOND FLOOR PLAN

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28 July 2025	R1	SCHEMATIC DESIGN

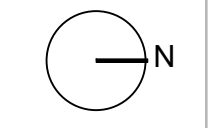
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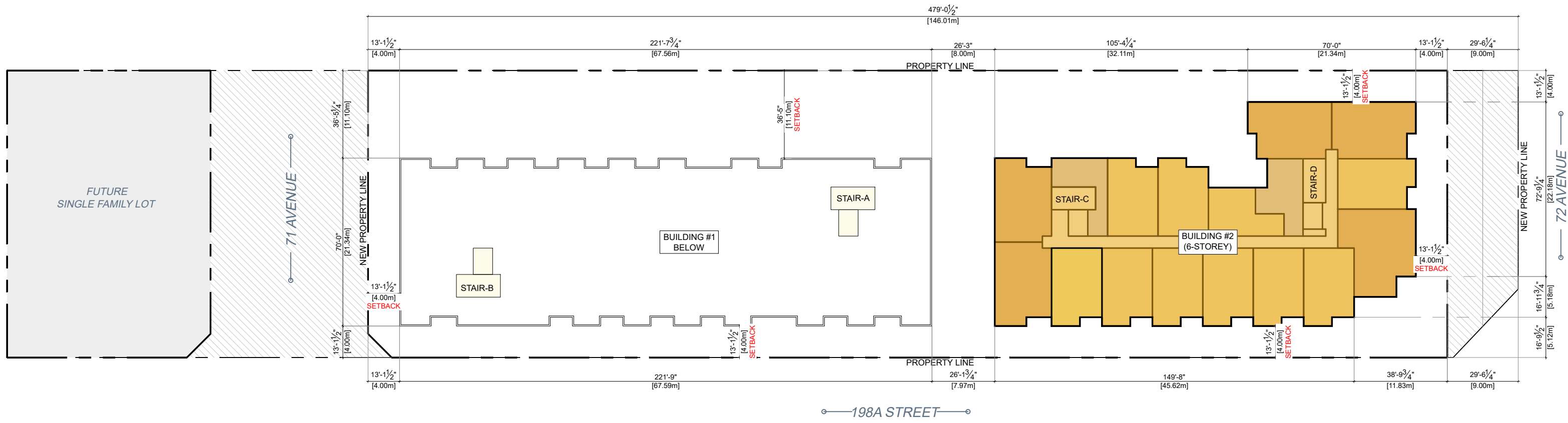
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THIRD & FOURTH FLOOR PLANS

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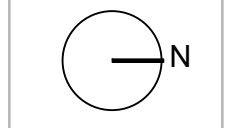
July 28, 2025



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 72 AVENUE, TOL



FIFTH & SIXTH FLOOR PLANS

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28 July 2025	R1	SCHEMATIC DESIGN

July 28, 2025