



ADVISORY DESIGN PANEL

WEDNESDAY, MARCH 29, 2023 AT 7:00 PM

**Council Chambers
Langley City Hall
(In-Person Meeting)**

A G E N D A

1) AGENDA

Adoption of the March 29, 2023 agenda.

2) MINUTES

Adoption of minutes from the November 2, 2022 meeting.

3) ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION

Welcome and brief orientation and review of ADP Terms of Reference.

**4) DEVELOPMENT PERMIT APPLICATION DP 03-22
ZONING BYLAW AMENDMENT APPLICATION RZ 02-22
LAND USE CONTRACT DISCHARGE APPLICATION LUC 01-22**

5360 204 Street.

5) NEXT MEETING

To be determined and confirmed (April 2023).

6) ADJOURNMENT



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN TIMMS COMMUNITY CENTRE
MULTI-PURPOSE ROOM #2**

**WEDNESDAY, NOVEMBER 2, 2022
AT 7:00 PM**

Present:

Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Co-Chair)
Wendy Crowe
Matt Hassett
Leslie Koole
Johnnie Kuo
Cst. Peter Mann
Chad Neufeld
Scott Thompson
Ella van Enter

Absent:

Clark Kavolinas
School Trustee Shelley Coburn

Guest:

Councillor Albrecht

Staff:

C. Johannsen, Director of Development Services
R. Beddow, Deputy Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Chair Storteboom began by acknowledging that the land on which we gather is the traditional lands of the Coast Salish People including the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

Chair Storteboom offered condolences to Cst. Mann for the loss of a fellow RCMP member from the Burnaby detachment who recently passed away in the line of duty.

Chair Storteboom offered congratulations to Mayor-elect Pachal on his election to the office of Mayor in the recent election and advised ADP members they were welcome to attend the upcoming Inaugural Council Meeting.

1) **AGENDA**

Adoption of the November 2, 2022 agenda.

It was MOVED and SECONDED

THAT the agenda for the November 2, 2022 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the July 13, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the July 13, 2022 Advisory Design Panel meeting be approved as amended to reflect that Leslie Koole was in attendance at this meeting and that it was held in-person, not via video conference.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 06-22**

Proposed 6-storey, 178-unit apartment development at 20644 Eastleigh Crescent

Mr. Anton Metalnikov, Planner, spoke to the staff report and provided a brief overview of the Development Permit application.

The applicant team entered the meeting:

- Eric Poxleitner, Sr. Principal, Keystone Architecture
- Noel Lim, Project Coordinator, Keystone Architecture
- Clark Kavolinas, Landscape Architect, Clark Kavolinas Landscape Architect

Mr. Lim and Mr. Poxleitner presented the application, providing an overview of the development with details about the following:

- Project context
- Walkability to SkyTrain timeframes
- Shadow studies
- Streetscapes
- Concept sketches
- Building materials, colours, exterior finishes
- Building elevation rendering

- Streetscape renderings
- Courtyard renderings
- Ground level units
- Parkade plan
- Level 1
- Level 2
- Unit plans

Mr. Kavolinas provided details on the landscape plan.

Panel members provided feedback on the form and character of the development and discussion took place about the following:

- breaking up massing of large party wall between properties;
- more dedicated accessible parking spaces;
- lack of practicality and accessibility in having access to outdoor amenity space only be through indoor amenity space;
- no kitchen amenities in any of the amenity spaces;
- extension of courtyard to provide for additional community garden space;
- whether current location of community garden area would get adequate sunlight; potential for raised beds so no need to bend down;
- addition of windows into bike room for security;
- garbage area pick up logistics;
- orientation of units so bedroom of one unit is not sharing wall to living room of neighbouring unit;
- suggested use of electric heating;
- installation of conduit for air conditioning units;
- potential for bicycle repair and maintenance room;
- potential for installation of mechanical doors to common areas for greater accessibility;
- storage and charging of electric mobility vehicles;
- potential for car share spaces;
- potential for green roof, solar power;
- safety considerations for children's play space.

In response to questions from Panel members, Mr. Poxleitner advised that:

- the units will be market condo/strata housing, not rental;
- the mail room door to the outside is required to allow for mail-loading of mailboxes;
- all bike storage is on the P1 level, is enclosed and would have enclosure inside for each bike;
- Units on L1 to L6 have in-unit storage;
- it would not be possible to gain access into the courtyard from street level as all exits have gates, there is a security gate on the parking ramp, and all walls are high enough to prevent individuals from hopping over;

- an arborist was retained to determine which trees need to be protected, fenced off during construction and the arborist will be onsite during construction;
- the ground level units are one storey, though they are designed to look like they are two-storey;
- adaptable units can be made into accessible suites;
- the play space for children hasn't yet been programmed; however, it will have a rubberized surface for accessibility;
- the client hasn't asked for an amenity area for pets to date; however, if the courtyard was expanded it would open up more amenity opportunities.

The applicant team left the meeting.

Panel members further discussed the following:

- caution about allowing pets into the courtyard;
- suggestion to have more amenities;
- party wall design options;
- cost of putting window into bike storage rooms; recommend looking at other options;
- how number of elevators required in a development is determined;
- green roof pros and cons.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated October 21, 2022 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Provide more visual interest (texture, colour, mural, horizontal banding, geometric pattern, etc.) to party wall to reduce its apparent massing;
 - b. Provide 1 additional accessible parking space, preferably near elevator lobby;
 - c. Consider providing a kitchenette/lounge space in indoor amenity (not form and character);
 - d. Ensure full and consistent access to outdoor amenity space is provided from building interior (i.e. hallway connection between internal corridor and courtyard);

- e. Extend outdoor courtyard deck further south, incorporating communal garden spaces and considering the installation of a dog relief area, and providing adequate perimeter fence heights;
- f. Provide visual surveillance into bike storage rooms;
- g. Review accessibility of entrance doors to garbage room;
- h. Review garbage pickup logistics to avoid blocking vehicle throughways;
- i. Consider adding metal guards to bottom of doors to garbage room to prevent damage to doors (not form and character);
- j. Consider sound transfer attenuation measures between neighbouring units with bedroom/living room interfaces (not form and character);
- k. Consider adding a bike repair room (not form and character);
- l. Review storage and charging of electric mobility devices (e-bikes, scooters, etc.) (not form and character);
- m. Consider use of electric energy for building systems;
- n. Provide more detail on children's play structure, and ensure there is enough room in playground area to accommodate various play features safely; consider relocating play area to centre of courtyard
- o. Consider providing a green roof or rooftop solar panels;
- p. Review opportunities for unit air conditioning provision/installation (not form and character).

CARRIED

Co-Chair Pachal thanked outgoing Council member Storteboom for his years of service to the Advisory Design Panel and to the City.

Current ADP members were encouraged to apply to serve on the Panel next year.

Mr. Johannsen provided a summary of accomplishments and future expectations for development in the city, noting projects the Panel has reviewed, and also providing information on potential future development applications, including the plaza and station design that will come to the ADP for comment as part of the Langley SkyTrain project.

4) NEXT MEETING

To be determined.

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:41 pm.

CARRIED



ADVISORY DESIGN PANEL CO-CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 03-22
Rezoning Application RZ 02-22
Land Use Contract Application LUC 01-22
(5360 204 Street)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00
Bylaw #: 3237,3238

Doc #:

Date: March 22, 2023

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider Development Permit, Zoning Bylaw amendment, and Land Use Contract discharge applications by 1337204 BC Ltd. for a 12-storey, 370-unit apartment development at 5360 204 Street.

POLICY:

The subject property is currently zoned RM2 Multiple Residential Medium Density in Zoning Bylaw No. 2100 and designated "Mid Rise Residential" in the Official Community Plan Land Use map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character. The property is also affected by a Land Use Contract (LUC 25-76) which generally limits the property to its current development form.

The proposed development complies with the Official Community Plan but is inconsistent with the subject Land Use Contract and existing zones in the Zoning Bylaw. As such, a Comprehensive Development Zone and Land Use Contract discharge are proposed to accommodate it.

COMMENTS/ANALYSIS:

Background Information:

Applicant:	1337204 BC Ltd.
Owner:	1337204 BC Ltd.
Civic Address:	5360 204 Street
Legal Description:	Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282
Site Area:	7,151.85 m ² (1.77 acres)
Number of Units:	370 apartments
Gross Floor Area:	24,901 m ² (268,032 ft ²)
Floor Area Ratio:	3.482
Lot Coverage:	34.3%
Total Parking Required:	527 spaces (including 27 h/c spaces) <i>*RM3 requirement</i>
Parking Provided:	
Resident	393 spaces
<u>Visitor</u>	<u>56 spaces</u>
Total	449 spaces (including 23 h/c spaces)
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM2 Multiple Residential Medium Density
Proposed Zoning:	CD87 Comprehensive Development
Variances Requested:	5.5 m long accessible parking stalls (5.8 m min.) Visitor parking located underground (required to be at surface) 45% small car space share (40% max.) 56 visitor parking spaces (74 required) <i>Note a parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
Development Cost Charges:	\$5,198,072.00 (City - \$3,112,974.00, GVS&DD - \$1,391,694.00, SD35 - \$186,800.00, TransLink - \$506,604.00)
Community Amenity Contributions (CACs):	\$740,000.00

Discussion:

1. Context

The applicant is proposing to develop a 12-storey, 370-unit apartment building on a site consisting of a single property currently hosting a 3-storey, 44-unit apartment building. The site is located in a residential area composed primarily of low-rise apartment buildings of various ages.

The site's sole frontage is formed on the west by 204 Street, a collector road across from which sit the 4-storey Brighton Apartments building and the McMillan Place townhouse complex. The Countryside Estates apartment complex, composed of three separate 3-storey buildings, is buffered from the subject property by a private drive lane on the south and shares a treed property line with it to the east. On the north, the site is bounded by two 3-storey apartment buildings: Ridgewood Manor and Wheatcroft Manor.



Site context

The site is well positioned with connections to retail and service areas, with Downtown located within a 5-minute walk. It also benefits from proximity to key neighbourhood amenities, including:

- Portage Park (5-minute walk);
- Douglas Park Community School (5-minute walk); and
- Timms Community Centre (5-to-10-minute walk).

The site is also located near several transportation services, including:

- Local transit lines (directly adjacent);
- The Langley Centre transit exchange and the fifteen bus routes it serves, including the frequent 503 Fraser Highway Express (10-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (10-minute walk).

2. Proposed Rezoning, Land Use Contract Discharge, and the Official Community Plan (OCP)

The subject site is designated Mid Rise Residential in the City's OCP, which allows for apartment development of up to 12 storeys in height and a Floor Area Ratio (FAR) of up to 3.5.

The property is proposed to be rezoned to a site-specific Comprehensive Development (CD) Zone as no existing zones adequately accommodate the Mid Rise Residential designation. A new Zoning Bylaw is currently in development, and the project was designed to conform to the preliminary draft zoning regulations associated with this designation. Should the CD rezoning be adopted it is anticipated that, as part of adopting the new Zoning Bylaw, the City will rezone this site from its CD Zone to the new zone created to implement the Mid Rise Residential designation.

The current building on site consists of 44 purpose-built rental units. Under Policy 1.16.1. of the City's OCP, the proposed new development must replace any existing rental units at a minimum one-to-one ratio, with these replacement units secured by a Housing Agreement. The applicant has proposed to meet this requirement by including 53 rental units in the new development, with the Housing Agreement to secure the replacement units to be executed prior to the application proceeding to consideration of Final Reading by Council. The other 317 units will be sold as condominiums. This approach supports OCP Policy 1.16.2., which encourages mixed tenure (rental and strata) developments.

The site is also affected by a Land Use Contract (LUC 25-76) which supersedes Zoning Bylaw regulations and generally limits the property's use and development to the building form it currently hosts. As such, a Land Use Contract

discharge is required to enable the proposed rezoning and align the property's development potential with the Mid Rise Residential OCP designation. It is anticipated that all Land Use Contracts in the City will be discharged as part of the future adoption of the new Zoning Bylaw, as enabled in the *Local Government Act*. The same *Act* will eliminate any Land Use Contracts remaining in the province at the end of June 2024.

3. Tenant Relocation Plan

As the current building on site contains purpose-built rental units, the applicant is undertaking a Tenant Relocation Plan, as required by Policy 1.18 (*Tenant Relocation Plans*) of the City's OCP and Council Policy CO-81 (*Tenant Relocation Plans*). A separate explanatory memo detailing the applicant's efforts and communications with existing tenants to date will be provided when the application is considered by Council. The Provincial *Residential Tenancy Act* legislation also applies.

4. Design

The applicant is proposing a U-shaped building that responds to this large square site near existing transit, the planned 203 Street SkyTrain station, and the Historic Downtown, helping maximize density supporting these destinations. The building sits atop an underground parkade, partially extruded above ground due to geotechnical conditions, which is tiered with a step along the streetfront, clad with brick, and screened by landscaping to reduce the wall's height and massing and soften its interface with the public realm. Staff note this ground-floor street frontage, including the stairs, accessible ramp, and planters, is currently under review, and may be shifted east into the site by 1.2 metres by reducing the depth of the ground floor patios in order to accommodate the construction of a multi-use path on 204 Street. On the remaining three sides, the extruded parkade is painted to match the building's colour scheme, and is also tiered, landscaped, and indented along various points on the south and east sides to enable the preservation of existing trees on the neighbouring properties.

The building wraps a courtyard with its opening oriented to the north to accommodate vehicle and pedestrian access to each building wing and parking area, as well as to reduce shadowing on the neighbouring properties. To further support sensitive integration with its surroundings, the building uses an 8-metre setback to the east, which is larger than the typical 6-metre side setback, and a tiered building form, featuring an 8-storey podium, set back single-loaded corridor portions for the 9th and 10th storeys on the south and east, and a 12-storey tower oriented to 204 Street to the west. This shaping of density shifts height and massing away from neighbouring properties to the north, east, and south and toward the 204 Street frontage on the west while forming a transition between

the future 15-storey buildings in the approved Langley Lions master plan to the north and the lower building forms envisioned in the OCP moving south toward the Nicomekl River. This allows the taller building portions to be less or not visible from adjacent properties and the building's podium portion to exceed the 12-metre building-to-building separation requirement in the OCP, with separation distances of 14 metres to the east, 21 metres to the south, and 26 metres to the north provided at the shortest points.

The applicant has chosen to accommodate the rental-unit replacement requirement by separating the development into a strata wing, with its entrance facing 204 Street, and a rental wing, with its entrance on the interior courtyard and access to the street provided through a wide, accessible, and landscaped walkway. The architecture treats the development as a cohesive building form, with a brick base and fibre cement panelling above establishing a "base-middle-top" effect capped off with a light blue aluminum cornice. Light blue aluminum curved decorative features have also been added to the building's façades.

The development's shape, orientation, and massing approach create several landscaping opportunities. In addition to street-fronting trees, and shrub plantings lining the parkade walls and private patios, the surface level hosts a large courtyard, open to both the strata and rental wings, with two grass areas supporting play structures flanking a central lounge area. Upper-floor step backs at the 9th and 11th floors create additional rooftop outdoor amenity areas and landscaping opportunities for the roof levels of both building wings, accommodating features such as grass and hardscaped areas, lounge spaces and communal garden plots, and additional shrubs and trees. A total of 31 trees are proposed as part of the project. These rooftop spaces are also designed to set the usable space back from the roof edge, using planters placed along the perimeter, to ensure safety and prevent overlook to the neighbouring properties.

Within the building, unit sizes range from 28 m² to 78 m² (307 ft² to 840 ft²). The unit type distribution provides 42 studios, 244 one-bedroom unit types (1-bedroom or 1-bedroom + flex room), and 84 two-bedroom units. 84 of the units are adaptable. Average unit sizes and the proportion of different unit types are similar in both the strata and rental wings. Tenant storage facilities are provided in storage rooms located on all residential floors.

2,872 m² (30,914 ft²) of total amenity space is provided in the development. For the strata wing, this includes 728 m² (7,836 ft²) of indoor amenity space and 951 m² (10,237 ft²) of outdoor amenity space, programmed with communal garden boxes and lounge areas. For the rental wing, this includes 138 m² (1,485 ft²) of indoor amenity space and 268 m² (2,885 ft²) of outdoor amenity space, programmed with grass and a lounge area. In addition, both wings share the 787 m² (8,471 ft²) courtyard outdoor amenity. The amenity area provided exceeds

the minimum requirements for both the strata and rental wings separately, with the rental wing having slightly more amenity space on a per-unit basis. Three separate elevator cores serve the overall building.

5. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Reducing the heat island effect by use of landscaped and treed courtyard and rooftop amenity areas;
- Using non-water dependent materials in the landscape design;
- Incorporating an irrigation system with central control and rain sensors;
- Using water-conserving toilets; and
- Providing 40 parking stalls with Level II electric vehicle (EV) chargers, with the remaining spaces pre-ducted for future installation.

6. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

7. Variances

As noted above, the applicant's proposed development is generally consistent with the draft 6-12 storey apartment building zoning regulations that are being considered for the new Zoning Bylaw to implement the Official Community Plan's Mid Rise Residential land use designation. However, given the proponent has applied to redevelop the site prior to the adoption of the new Zoning Bylaw, a site-specific Comprehensive Development (CD) Zone is proposed to be created to accommodate the redevelopment.

Despite the use of a CD Zone, the proposal requires variances from general Zoning Bylaw provisions to allow underground visitor parking, reduce the length of accessible parking spaces, and increase the share of small car spaces. Staff support these variances per the rationales below.

Underground visitor parking has become a common practice and staff will be proposing to allow it outright in the City's new Zoning Bylaw currently under

development. Additionally, the underground parkade has been designed in a way to fully secure the visitor and residential parking separately.

The accessible parking space variance requested is to reduce their length from 5.8 metres to 5.5 metres. The 5.5 metre length is consistent with the City's standard parking stall dimension requirements and, in a review of nearby municipalities (Langley Township, Surrey, Maple Ridge, and Abbotsford), found that all used the same stall length for both standard and accessible parking spaces. Staff are also considering making standard and accessible parking stall lengths consistent in the City's upcoming new Zoning Bylaw.

The share of small car parking spaces is proposed as 48% of resident stalls and 34% of visitor stalls, with a blended rate of 46%. The current Zoning Bylaw allows a maximum of 40% small car spaces, but staff are considering increasing this to a maximum of 60% for properties within the OCP's "Shoulder" area, in which this site is located, in the new Zoning Bylaw. This approach can significantly improve parkade space efficiency, as the use of slightly smaller individual spaces often results in the creation of additional stalls on the same amount of land without needing to further reduce parking rates. This in turn allows additional site density while maintaining reasonable parking supply.

Proposed Parking

If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 14.8% less than what would be required. Given that a CD zone is being proposed to accommodate this development, technically a variance is only required for visitor parking, along with those previously outlined. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 78 spaces or 14.8%) exceeds the standard rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, what has included a review of the Metro Vancouver Parking Study as well as of parking rate requirements in other municipalities within the Lower Mainland.

If the preliminary rates being considered were applied to this application, 447 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit (=391 resident spaces), and 0.15 visitor spaces per unit (=56 visitor spaces). This total is 0.5% less than the applicant's proposed parking amount of 449 spaces, and is 15.2% less than the current RM3 Zone requirement of 527 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=453 spaces) and 0.2 visitor spaces per unit (=74 spaces). Similar variances have

recently been approved by Council at 20230 Logan Avenue (10% reduction), 20191 53A Avenue (13% reduction), and 20230 56 Avenue (15% reduction).

Based on the above commentary and analysis, staff support these variances.

8. Summary

The proposed development is consistent with the City's OCP and Development Permit Area guidelines for the area and presents a transit-supportive and efficient design providing housing in close proximity to parks, transit, and Downtown.

Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

All work to be done to the City of Langley's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **370 Unit Apartment Development located at 5360 204 St.**

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The Developer is responsible for the following work which shall be designed by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.

- II. As this project is located within the new designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768
- III. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the *tabulated readings* to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. *Pre-development release rates shall not include climate change effect.*
- IV. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- V. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
- VI. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
- VII. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
- VIII. A 1.2m wide easement is required along the 204 Street frontage.
- IX. New sidewalk, bike path, barrier curb, gutter will be required along the entire project frontage, complete with boulevard trees and a planting strip, and appropriate curb bulges as per the City's DCM x-section SS-R06 standard and section 11.0 - Specifications and Standards for Landscaping.
- X. A traffic impact assessment will be required as per the City's DCM.
- XI. The condition of the existing pavement along the proposed project's frontages shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay

- designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated at the Developer's expense.
- XII. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
 - XIII. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards (SS-E03 in the updated DCM – DEC 2022).
 - XIV. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 204th St. frontage by replacing with underground infrastructure.
 - XV. A dedicated on-site loading zone shall be provided by the developer.

B) The Developer is required to deposit the following bonding and fees:

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The Developer is required to adhere to the following conditions:

- I. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 (updates coming – Dec. 2022)
- II. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- III. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.
- IV. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- V. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VI. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VII. A *Stormceptor* or equivalent oil separator is required to treat site surface drainage.
- VIII. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- IX. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- X. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XI. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate access was in place. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as construction rises. Standpipes will be located at both end of the outdoor amenity areas, in the parkade vestibule, and at the vehicle entrance to the parkade. Rescue rated anchors will need to be installed, location to be determined as per building design. All garbage/recycling rooms to be of adequate size to prevent spillover into parkade area. Stairwells must be constructed to accommodate shelter in place applications. A Fire Safety plan and FD lock box will be required before occupancy. The final locations of multiple 4" FDCs will be discussed with the Fire Department at a later date. A firefighter communication system will be required to be installed, as well as additional fire fighting equipment and storage areas. Locations to be determined at a later date.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Zoning Bylaw amendment, Land Use Contract discharge, and Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the March 29, 2023 meeting.

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP recommendations will be presented to Council through the ADP meeting minutes and, if applicable, through an additional City staff report, prior to Council consideration of the proposed Zoning Bylaw amendment and Development Permit Applications.

A copy of the ADP minutes will be presented to Langley City Council at a future Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$3,112,974.00 to City Development Cost Charge accounts and \$740,000.00 in Community Amenity Contributions.

To: Advisory Design Panel

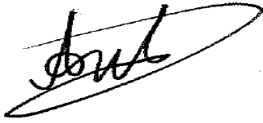
Date: March 22, 2023

Subject: Development Permit Application DP 03-22, Rezoning Application RZ 02-22, & Land Use

Contract Application LUC 01-22

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Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



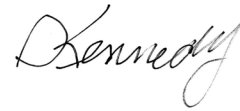
Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
Environment

Concurrence:



Scott Kennedy, Fire Chief

Attachments

To: Advisory Design Panel

Date: March 22, 2023

Subject: Development Permit Application DP 03-22, Rezoning Application RZ 02-22, & Land Use Contract Application LUC 01-22

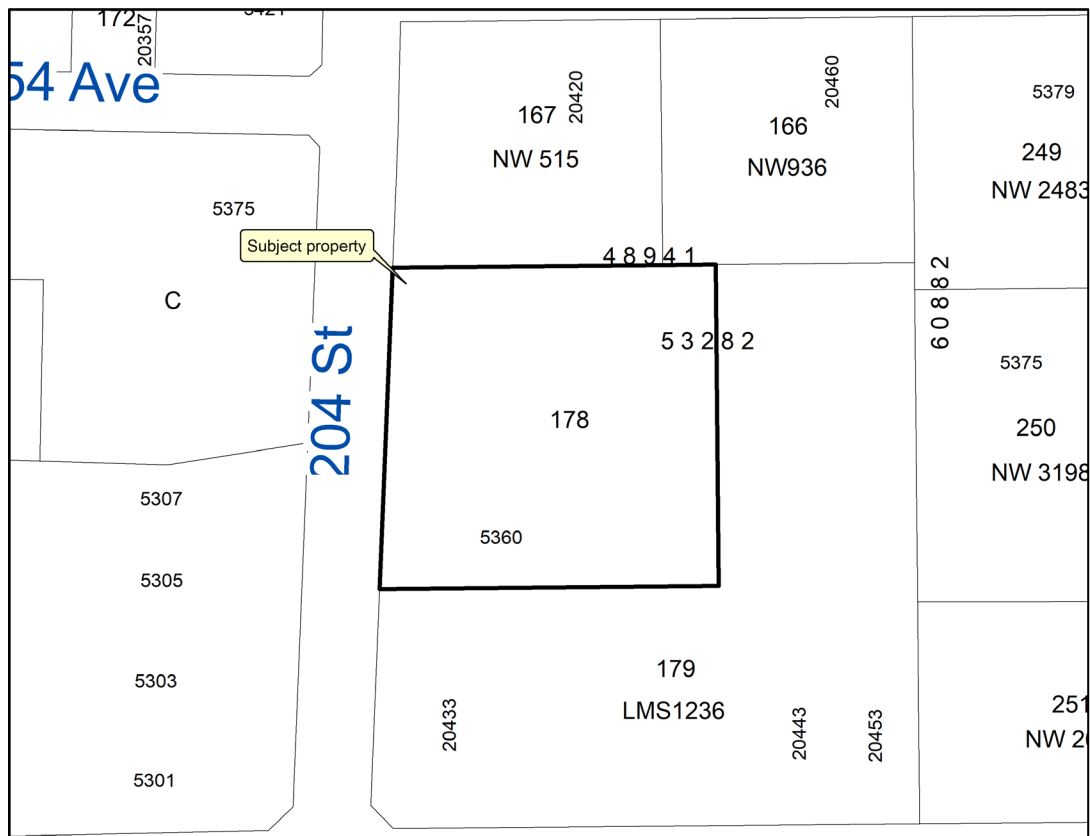
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CITY OF
LANGLEY



DEVELOPMENT PERMIT APPLICATION DP 03-22 REZONING APPLICATION RZ 02-22 LAND USE CONTRACT APPLICATION LUC 01-22

Civic Address: 5360 204 Street
Legal Description: Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282
Applicant: 1337204 BC Ltd.
Owner: 1337204 BC Ltd.





sheet schedule

SD0.01	COVER PAGE	SD2.01	SITE PLAN	SD3.01	BUILDING ELEVATIONS	SD3.14	RENDERED PERSPECTIVES
SD1.01	CONTEXT PLANS	SD2.10	1ST LEVEL PLAN	SD3.02	BUILDING ELEVATIONS	SD3.15	RENDERED PERSPECTIVES
SD1.02	CONTEXT PLANS	SD2.11	2ND LEVEL PLAN	SD3.03	BUILDING ELEVATIONS	SD3.16	RENDERED PERSPECTIVES
SD1.10	PROJECT DATA	SD2.12	3RD-7TH LEVEL PLAN	SD3.04	BUILDING ELEVATIONS	SD5.01	STREETSCAPES
SD1.11	PROJECT DATA	SD2.13	8TH LEVEL PLAN	SD3.05	BUILDING ELEVATIONS	SD5.10	SHADOW STUDY
SD1.12	PROJECT DATA	SD2.14	9TH LEVEL PLAN	SD3.06	BUILDING ELEVATIONS	SD6.01	SITE SECTION
SD1.13	PROJECT DATA	SD2.15	10TH LEVEL PLAN	SD3.07	BUILDING ELEVATIONS	SD6.02	SITE SECTION
SD1.14	FSR PLANS	SD2.16	11TH LEVEL PLAN	SD3.10	RENDERED ELEVATION	SD6.10	ENLARGED SECTIONS
SD1.15	FSR PLANS	SD2.17	12TH LEVEL PLAN	SD3.11	RENDERED ELEVATION	SD7.02	SITE LAYOUT PLAN
SD1.16	FSR PLANS	SD2.18	ROOF LEVEL PLAN	SD3.12	RENDERED ELEVATION	SD7.03	SITE CODE PLAN
SD1.17	FSR PLANS	SD2.19	P2 LEVEL PLAN	SD3.13	RENDERED ELEVATION		
SD1.18	FSR PLANS	SD2.20	P1 LEVEL PLAN				
SD1.20	DESIGN RATIONALE						

Whitetail homes Ltd.

T (604)-864-0714 | #104 - 3550 Mt. Lehman Rd.
Abbotsford, B.C., V4X 2M9



keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way
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KEYSTONE
ARCHITECTURE



keystonearch.ca

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD0.01



1) 204 st. looking east



2) 204 st. looking north east



3) intersection 53 ave. x 204 st.



4) 204 st. looking south east



5) intersection 54 ave. x 204 st.



location map



aerial view looking north east



bay 4 transit station



no frills



no frills parking



n/e corner



204 st looking east



204 st looking south



location map/east langley

location

THE PROPOSED DEVELOPMENT IS LOCATED IN SOUTH LANGLEY ON 204 STREET, BETWEEN 54A AVE AND 53 AVE. 7 BLOCKS NORTH OF THE SITE LIES LANGLEY CENTRE BAY 4 TRANSIT STATION. 2 BLOCKS NORTH IS AN EXISTING SHOPPING CENTRE WITH A NO FRILLS, AND RESIDENTIAL AREA BETWEEN IT AND THE PROPOSED DEVELOPMENT.

whitetail 204th
apartments
development location

whitetail 204th
apartments
development location


aerial view looking n/w



keystonearch.ca

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

CONTEXT PLANS

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1


SD1.02

0.1.0 project data

PROJECT:	WHITETAIL 204 STREET APARTMENTS (RESIDENTIAL)
PROPOSED ZONING:	CD
CIVIC ADDRESS:	5360 - 204 STREET, LANGLEY, BC
LEGAL DESCRIPTION:	LOT 178 DISTRICT LOT 36 GROUP 2, NEW WESTMINSTER DISTRICT PLAN 53282
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	<ul style="list-style-type: none"> - EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0m (3.25 ft) - STEPS, ABORS AND TRELLISES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES. UNCOVERED PATIOS OR TERRACES. - SWIMMING POOLS SHALL NOT PROJECT INTO THE FRONT YARD SETBACK AREAS.
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION (ZONING):	THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
GROSS FLOOR AREA DEFINITION (ZONING):	THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN TO 5.0m INTERVALS ALONG THE EXTERIOR BUILDING...
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METERS FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY. WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	ANY HEIGHT (BCBC 3.2.2.47)
LOWEST AVERAGE GRADE (BCBC 2018):	7.40m
PROPOSED BUILDING HEIGHT (BCBC 2018):	12 STOREYS / 142ft 7in (43.46 m)
SITE AREA:	OLD PROPERTY LINE: 76,981.87 S.F. (7,151.85 S.M.) NEW PROPERTY LINE: 75,635.34 S.F. (7,026.75 S.M.)
LOT COVERAGE:	OLD PROPERTY LINE: 25,948 S.F. 76,981.87 S.F. = 33.7% NEW PROPERTY LINE: 25,925 S.F. /75,635.34 S.F. = 34.3%
BUILDING AREA:	25,560 S.F. (2,374.60 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	292,869 S.F. (27,208.40 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	147,488 S.F. (13,702.08 S.M.)
FSR:	3.493 (REFER TO FSR PLANS SHEET FOR AREA SCHEDULE, METHOD OF MEASUREMENT/EXCLUSIONS, AND CALCULATIONS)
SETBACKS:	EAST PROPERTY LINE = 6m WEST PROPERTY LINE = 4m SOUTH PROPERTY LINE = 6m NORTH PROPERTY LINE BUILDING A = 12m BUILDING B = 6m UPPER FLOOR SETBACK (LEVEL 10) EAST PROPERTY LINE = 16m WEST PROPERTY LINE = 5m SOUTH PROPERTY LINE = 14m NORTH PROPERTY LINE BUILDING A = 33m BUILDING B = 33m
NUMBER OF STREETS:	1

0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016
 BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:

TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (IES):	RESIDENTIAL/STORAGE GARAGE	3.1.2., & APPENDIX A - 3.1.2.1.(1)
3. BUILDING CLASSIFICATION (S):		3.2.2.19.-3.2.2.90.
3.1. STORAGE GARAGE:		3.2.2.80
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 13,613.21 m ²)		
NON-COMBUSTIBLE CONSTRUCTION		
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		
3.2. RESIDENTIAL:		3.2.2.47
GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED		3.2.2.47.(1)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.47.(2)
BUILDING SHALL BE SPRINKLERED THROUGHOUT		3.2.2.47.(2)(A)
FLOOR ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HOUR FIRE RESISTANCE RATING		3.2.2.47.(2)(B)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.47.(2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.47.(2)(D)
3.3 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2.(80)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRESTOP 3.1.9.1(2)		3.1.9.1(2)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8, 3.2.2.47
5. NON-COMBUSTIBLE CLADDING:		3.1.4.8.(1)
6. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.5.1.1., 3.2.2.47.
7. FIREWALL:	2 HR	3.1.10.
8. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
9. MEZZANINE EXITING:	NA	3.4.2.2.
10. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2.
12. SPRINKLER SYSTEM:		3.2.2.18., 3.2.5.13.
12.1. STORAGE GARAGE:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.2. RESIDENTIAL:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5524-14	3.2.4.1. (2)&(4)
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.

NOTES:

1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

PROJECT DATA

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 - REVISION #:
 CITY OF LANGLEY FILE #
 PROJECT NUMBER: 21172.1



SD1.10

0.2.0 gross floor area summary notes

1. GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
2. EXCLUSIONS: NONE

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P2 LEVEL				
CIRCULATION	2154 SF	200.13 m ²	0.5%	
PARKADE	68151 SF	6331.40 m ²	15.5%	
SERVICE ROOMS/SHAFTS	2033 SF	188.87 m ²	0.5%	
STORAGE	892 SF	82.85 m ²	0.2%	
	73230 SF	6803.26 m²	16.6%	
P1 LEVEL				
CIRCULATION	2889 SF	268.39 m ²	0.7%	
PARKADE	67243 SF	6247.05 m ²	15.3%	
SERVICE ROOMS/SHAFTS	2425 SF	225.30 m ²	0.6%	
STORAGE	745 SF	69.21 m ²	0.2%	
	73302 SF	6809.95 m²	16.6%	

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A				
P2 LEVEL				
CIRCULATION	375 SF	34.85 m ²	0.1%	
STORAGE	139 SF	12.92 m ²	0.0%	
	514 SF	47.77 m²	0.1%	
P1 LEVEL				
SERVICE ROOMS/SHAFTS	43 SF	3.99 m ²	0.0%	
STORAGE	399 SF	37.08 m ²	0.1%	
	442 SF	41.08 m²	0.1%	
1ST LEVEL				
CIRCULATION	5268 SF	489.42 m ²	1.2%	
INDOOR AMENITY	7505 SF	697.25 m ²	1.7%	
RESIDENTIAL	12151 SF	1128.88 m ²	2.8%	
SERVICE ROOMS/SHAFTS	636 SF	59.04 m ²	0.1%	
	25560 SF	2374.60 m²	5.8%	
2ND LEVEL				
CIRCULATION	3703 SF	344.01 m ²	0.8%	
RESIDENTIAL	18862 SF	1752.37 m ²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m ²	0.0%	
STORAGE	2898 SF	269.24 m ²	0.7%	
	25560 SF	2374.60 m²	5.8%	
3RD LEVEL				
CIRCULATION	3691 SF	342.87 m ²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m ²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m ²	0.0%	
STORAGE	2898 SF	269.24 m ²	0.7%	
	25560 SF	2374.60 m²	5.8%	
4TH LEVEL				
CIRCULATION	3691 SF	342.87 m ²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m ²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m ²	0.0%	
STORAGE	2898 SF	269.24 m ²	0.7%	
	25560 SF	2374.60 m²	5.8%	
5TH LEVEL				
CIRCULATION	3691 SF	342.87 m ²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m ²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m ²	0.0%	
STORAGE	2898 SF	269.24 m ²	0.7%	
	25560 SF	2374.60 m²	5.8%	

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
6TH LEVEL				
CIRCULATION	3691 SF	342.87 m ²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m ²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m ²	0.0%	
STORAGE	2898 SF	269.24 m ²	0.7%	
	25560 SF	2374.60 m²	5.8%	
7TH LEVEL				
CIRCULATION	3691 SF	342.87 m ²	0.8%	
RESIDENTIAL	18875 SF	1753.52 m ²	4.3%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m ²	0.0%	
STORAGE	2898 SF	269.24 m ²	0.7%	
	25560 SF	2374.60 m²	5.8%	
8TH LEVEL				
CIRCULATION	3691 SF	342.87 m ²	0.8%	
RESIDENTIAL	19986 SF	1856.75 m ²	4.5%	
SERVICE ROOMS/SHAFTS	97 SF	8.97 m ²	0.0%	
STORAGE	1787 SF	166.01 m ²	0.4%	
	25560 SF	2374.60 m²	5.8%	
9TH LEVEL				
CIRCULATION	3975 SF	369.32 m ²	0.9%	
RESIDENTIAL	9575 SF	889.57 m ²	2.2%	
SERVICE ROOMS/SHAFTS	96 SF	8.92 m ²	0.0%	
STORAGE	607 SF	56.37 m ²	0.1%	
	14253 SF	1324.18 m²	3.2%	
10TH LEVEL				
CIRCULATION	3328 SF	309.15 m ²	0.8%	
RESIDENTIAL	9575 SF	889.51 m ²	2.2%	
SERVICE ROOMS/SHAFTS	96 SF	8.92 m ²	0.0%	
STORAGE	607 SF	56.37 m ²	0.1%	
	13605 SF	1263.96 m²	3.1%	
11TH LEVEL				
CIRCULATION	1778 SF	165.40 m ²	0.4%	
INDOOR AMENITY	507 SF	47.09 m ²	0.1%	
RESIDENTIAL	4756 SF	441.81 m ²	1.1%	
SERVICE ROOMS/SHAFTS	33 SF	3.04 m ²	0.0%	
STORAGE	254 SF	23.60 m ²	0.1%	
	7327 SF	680.74 m²	1.7%	
12TH LEVEL				
CIRCULATION	1395 SF	129.61 m ²	0.3%	
RESIDENTIAL	5450 SF	506.32 m ²	1.2%	
SERVICE ROOMS/SHAFTS	33 SF	3.04 m ²	0.0%	
STORAGE	254 SF	23.60 m ²	0.1%	
	7132 SF	662.58 m²	1.6%	
BUILDING B				
1ST LEVEL				
CIRCULATION	1634 SF	151.83 m ²	0.4%	
INDOOR AMENITY	745 SF	69.24 m ²	0.2%	
RESIDENTIAL	3011 SF	279.69 m ²	0.7%	
SERVICE ROOMS/SHAFTS	67 SF	6.23 m ²	0.0%	
STORAGE	302 SF	28.02 m ²	0.1%	
	5759 SF	535.01 m²	1.3%	
2ND LEVEL				
CIRCULATION	1056 SF	98.14 m ²	0.2%	
INDOOR AMENITY	750 SF	69.68 m ²	0.2%	
RESIDENTIAL	3513 SF	326.39 m ²	0.8%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m ²	0.0%	
STORAGE	384 SF	35.72 m ²	0.1%	
	5799 SF	535.01 m²	1.3%	
3RD LEVEL				
CIRCULATION	1044 SF	97.00 m ²	0.2%	
RESIDENTIAL	4263 SF	396.07 m ²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m ²	0.0%	
STORAGE	397 SF	36.86 m ²	0.1%	
	5799 SF	535.01 m²	1.3%	

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
4TH LEVEL				
CIRCULATION	1044 SF	97.00 m ²	0.2%	
RESIDENTIAL	4263 SF	396.07 m ²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m ²	0.0%	
STORAGE	397 SF	36.86 m ²	0.1%	
	5759 SF	535.01 m²	1.3%	
5TH LEVEL				
CIRCULATION	1044 SF	97.00 m ²	0.2%	
RESIDENTIAL	4263 SF	396.07 m ²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m ²	0.0%	
STORAGE	397 SF	36.86 m ²	0.1%	
	5759 SF	535.01 m²	1.3%	
6TH LEVEL				
CIRCULATION	1044 SF	97.00 m ²	0.2%	
RESIDENTIAL	4263 SF	396.07 m ²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m ²	0.0%	
STORAGE	397 SF	36.86 m ²	0.1%	
	5759 SF	535.01 m²	1.3%	
7TH LEVEL				
CIRCULATION	1044 SF	97.00 m ²	0.2%	
RESIDENTIAL	4263 SF	396.07 m ²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m ²	0.0%	
STORAGE	397 SF	36.86 m ²	0.1%	
	5759 SF	535.01 m²	1.3%	
8TH LEVEL				
CIRCULATION	1044 SF	97.00 m ²	0.2%	
RESIDENTIAL	4263 SF	396.07 m ²	1.0%	
SERVICE ROOMS/SHAFTS	55 SF	5.08 m ²	0.0%	
STORAGE	397 SF	36.86 m ²	0.1%	
	5759 SF	535.01 m²	1.3%	
9TH LEVEL				
CIRCULATION	560 SF	52.05 m ²	0.1%	
	560 SF	52.05 m²	0.1%	
AREA GRAND TOTAL	440916 SF	40962.40 m²	100.0%	

0.2.2 gross floor area outdoor amenity

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL				
OUTDOOR AMENITY	5026 SF	466.89 m ²	27.7%	
	5026 SF	466.89 m²	27.7%	
BUILDING A				
9TH LEVEL				
OUTDOOR AMENITY	7020 SF	652.14 m ²	38.7%	
	7020 SF	652.14 m²	38.7%	
11TH LEVEL				
OUTDOOR AMENITY	3214 SF	298.62 m ²	17.7%	
	3214 SF	298.62 m²	17.7%	
BUILDING B				
9TH LEVEL				
OUTDOOR AMENITY	2886 SF	268.08 m ²	15.9%	
	2886 SF	268.08 m²	15.9%	
AREA GRAND TOTAL	18145 SF	1685.74 m²	100.0%	

0.3.0 unit count summary building a

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING A			
1 BED	139	43.8%	
1 BED & DEN	18	5.7%	
1 BED (ADAPTABLE)	62	19.6%	
2 BED	56	17.7%	
2 BED (ADAPTABLE)	7	2.2%	
STUDIO	35	11.0%	
BUILDING A: 317		100.0%	
TOTAL UNITS: 317		100.0%	

0.3.0 unit count summary building b

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING B			
1 BED	16	30.2%	
1 BED & DEN	1	1.9%	
1 BED (ADAPTABLE)	8	15.1%	
2 BED	14	26.4%	
2 BED (ADAPTABLE)	7	13.2%	
STUDIO	7	13.2%	
BUILDING B: 53		100.0%	
TOTAL UNITS: 53		100.0%	

0.4.0 unit floor area summary notes

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
- AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (LSF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
BUILDING A						
UNIT A1	STUDIO	1	307 SF	28 m ²	307 SF	28.48 m ²
UNIT A2	STUDIO	6	402 SF	37 m ²	2,411 SF	223.95 m ²
UNIT A4	STUDIO	8	377 SF	35 m ²	3,017 SF	280.26 m ²
UNIT A5	STUDIO	1	324 SF	30 m ²	324 SF	30.11 m ²
UNIT A6	STUDIO	1	389 SF	36 m ²	389 SF	36.18 m ²
UNIT A7	STUDIO	18	418 SF	39 m ²	7,524 SF	699.00 m ²
UNIT B1	1 BED	117	502 SF	47 m ²	58,734 SF	5,456.57 m ²
UNIT B1	1 BED	3	505 SF	47 m ²	1,515 SF	140.78 m ²
UNIT B1	1 BED	1	506 SF	47 m ²	506 SF	46.99 m ²
UNIT B1.1	1 BED (ADAPTABLE)	25	507 SF	47 m ²	12,675 SF	1,177.55 m ²
UNIT B1.2	1 BED (ADAPTABLE)	29	497 SF	46 m ²	14,413 SF	1,339.01 m ²
UNIT B1.2	1 BED (ADAPTABLE)	1	508 SF	47 m ²	508 SF	47.17 m ²
UNIT B1.3	1 BED (ADAPTABLE)	7	494 SF	46 m ²	3,457 SF	321.15 m ²
UNIT B2	1 BED	7	534 SF	50 m ²	3,738 SF	347.27 m ²
UNIT B2.1	1 BED	4	557 SF	52 m ²	2,227 SF	206.90 m ²
UNIT B3	1 BED	7	442 SF	41 m ²	3,093 SF	287.32 m ²
UNIT C2	1 BED & DEN	1	666 SF	62 m ²	666 SF	61.87 m ²
UNIT C3	1 BED & DEN	2	556 SF	52 m ²	1,112 SF	103.32 m ²
UNIT C4	1 BED & DEN	2	605 SF	56 m ²	1,210 SF	112.42 m ²
UNIT C5	1 BED & DEN	8	556 SF	52 m ²	4,445 SF	412.93 m ²
UNIT C6	1 BED & DEN	3	633 SF	59 m ²	1,900 SF	176.48 m ²
UNIT C6	1 BED & DEN	1	634 SF	59 m ²	634 SF	58.89 m ²
UNIT C7	1 BED & DEN	1	694 SF	65 m ²	694 SF	64.51 m ²
UNIT D1	2 BED	7	816 SF	76 m ²	5,710 SF	530.47 m ²
UNIT D2	2 BED	15	784 SF	73 m ²	11,754 SF	1,091.95 m ²
UNIT D2	2 BED	1	794 SF	74 m ²	794 SF	73.80 m ²
UNIT D3	2 BED	16	759 SF	71 m ²	12,143 SF	1,128.10 m ²
UNIT D3.2	2 BED (ADAPTABLE)	7	759 SF	71 m ²	5,313 SF	493.59 m ²
UNIT D5	2 BED	7	753 SF	70 m ²	5,268 SF	489.37 m ²
UNIT D5	2 BED	2	765 SF	71 m ²	1,529 SF	142.08 m ²
UNIT D6	2 BED	8	840 SF	78 m ²	6,720 SF	624.31 m ²
BUILDING A: 317					174,728 SF	16,232.75 m²

0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (LSF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
BUILDING B						
UNIT A3	STUDIO	7	417 SF	39 m ²	2,921 SF	271.39 m ²
UNIT B1	1 BED	16	502 SF	47 m ²	8,032 SF	746.20 m ²
UNIT B1.1	1 BED (ADAPTABLE)	8	507 SF	47 m ²	4,056 SF	376.81 m ²
UNIT C1	1 BED & DEN	1	671 SF	62 m ²	671 SF	62.33 m ²
UNIT D1	2 BED	7	821 SF	76 m ²	5,746 SF	533.86 m ²
UNIT D1	2 BED	1	829 SF	77 m ²	829 SF	76.99 m ²
UNIT D3.1	2 BED (ADAPTABLE)	7	764 SF	71 m ²	5,348 SF	496.85 m ²
UNIT D4	2 BED	6	750 SF	70 m ²	4,500 SF	418.11 m ²
BUILDING B: 53					32,104 SF	2,982.53 m²
UNIT TOTALS: 370					206,831 SF	19,215.27 m²

0.5.0 parking stall summary - building a 'market'

	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
VEHICLE PARKING STALL DATA					
STUDIO	35 UNITS	*1.2	42 STALLS	*1.0	35 STALLS
1 BED + 1 BED (ADAPTABLE)	202 UNITS	*1.2	242 STALLS	*1.0	202 STALLS
1 BED & DEN	17 UNITS	*1.2	20 STALLS	*1.0	17 STALLS
2 BED + 2 BED (ADAPTABLE)	63 UNITS	*1.4	88 STALLS	*1.25	79 STALLS
VISITOR	317 UNITS	*0.2	63.4 = 63 STALLS	*0.15	47.6 = 48 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	0.05(455) = 22.75 = 23 STALLS	5% OF TOTAL STALLS	0.05(381) = 19.1 = 19 STALLS
SMALL CAR (RESIDENT)	N/A	40% MAX OF TOTAL STALLS (180 MAX)	0.40(382) = 156.8 = 157 STALLS	40% MAX OF TOTAL STALLS (150 MAX)	0.40(333) = 133.2 = 133 STALLS
SMALL CAR (VISITOR)	N/A		0.40(63) = 25.2 = 25 STALLS		0.40(48) = 19.2 = 19 STALLS
TOTAL STALLS			455		381
		CURRENT FACTOR / SIZE	REQUIRED	PROPOSED FACTOR / ...	PROPOSED
SPECIALTY PARKING STALL DATA					
LOADING	N/A	9m x 3m x 3.6m (LWH)	1	9m x 3m x 3.6m (LWH)	1
ELECTRIC VEHICLE CHARGING	N/A	10% OF RESIDENT STALLS	39 LEVEL II EV STALLS	10% OF RESIDENT STALLS	33 LEVEL II EV STALLS
	UNITS	FACTOR	REQUIRED	FACTOR	PROVIDED
BIKE PARKING STALL DATA					
TENANT (UNIT) (CLASS 1)	317 UNITS	*0.5	159	*0.5	160
VISITOR / EMPLOYEE (CLASS 2)	N/A	6 SPACES PER BUILDING	6	6 SPACES PER BUILDING	6

0.5.0 parking stall summary - building b 'resident'

	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
VEHICLE PARKING STALL DATA					
STUDIO	7 UNITS	*1.2	8.4 = 8 STALLS	*1.0	7 STALLS
1 BED + 1 BED (ADAPTABLE)	24 UNITS	*1.2	28.8 = 29 STALLS	*1.0	24 STALLS
1 BED & DEN	1 UNIT	*1.2	1.2 = 1 STALL	*1.0	1 STALL
2 BED + 2 BED (ADAPTABLE)	21 UNITS	*1.4	29.4 = 29 STALLS	*1.25	26 STALLS
VISITOR	53 UNITS	*0.2	10.6 = 11 STALLS	*0.15	8 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	0.05(78) = 3.9 = 4 STALLS	5% OF TOTAL STALLS	0.05(66) = 3 STALLS
SMALL CAR (RESIDENT)	N/A	40% MAX OF TOTAL STALLS (36 MAX)	0.40 (87) = 26.8 = 27 STALLS	60% MAX OF TOTAL STALLS (72 MAX)	0.40 (58) = 23 STALLS
SMALL CAR (VISITOR)	N/A		0.40 (11) = 4.4 = 4 STALLS		0.40 (8) = 3 STALLS
TOTAL STALLS			82		66
		CURRENT FACTOR / SIZE	REQUIRED	PROPOSED FACTOR / ...	PROPOSED
SPECIALTY PARKING STALL DATA					
LOADING	N/A	9m x 3m x 3.6m (LWH)	1	9m x 3m x 3.6m (LWH)	1
ELECTRIC VEHICLE CHARGING	N/A	10% OF RESIDENT STALLS	7 LEVEL II EV STALLS	10% OF RESIDENT STALLS	6 LEVEL II EV STALLS
	UNITS	FACTOR	REQUIRED	FACTOR	PROVIDED
BIKE PARKING STALL DATA					
TENANT (UNIT) (CLASS 1)	53 UNITS	*0.5	26.5 = 27	*0.5	27
VISITOR / EMPLOYEE (CLASS 2)	N/A	6 SPACES PER BUILDING	6	6 SPACES PER BUILDING	6

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
MARKET RESIDENT					
ACCESSIBLE	11	3%	2.4%	P2 LEVEL	
ACCESSIBLE	6	2%	1.3%	P1 LEVEL	
SMALL CAR	99	29%	21.9%	P2 LEVEL	
SMALL CAR	41	12%	9.1%	P1 LEVEL	
SMALL EV	19	6%	4.2%	P1 LEVEL	
STANDARD	117	35%	25.9%	P2 LEVEL	
STANDARD	29	9%	6.4%	P1 LEVEL	
STANDARD EV	15	4%	3.3%	P1 LEVEL	
MARKET RESIDENT: 337		100%	74.6%		
MARKET VISITOR					
ACCESSIBLE	2	4%	0.4%	P1 LEVEL	
SMALL CAR	19	40%	4.2%	P1 LEVEL	
STANDARD	27	56%	6.0%	P1 LEVEL	
MARKET VISITOR: 48		100%	10.6%		
RENTAL RESIDENT					
ACCESSIBLE	3	5%	0.7%	P1 LEVEL	
SMALL CAR	32	54%	7.1%	P1 LEVEL	
STANDARD	18	31%	4.0%	P1 LEVEL	
STANDARD EV	6	10%	1.3%	P1 LEVEL	
RENTAL RESIDENT: 59		100%	13.1%		
RENTAL VISITOR					
ACCESSIBLE	1	13%	0.2%	1ST LEVEL	
STANDARD	7	88%	1.5%	1ST LEVEL	
RENTAL VISITOR: 8		100%	1.8%		
TOTAL PARKING STALLS: 452			100.0%		

0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
MARKET RESIDENT				
STANDARD BIKE	16	8.0%	P2 LEVEL	
VERTICAL BIKE	11	5.5%	P2 LEVEL	
VERTICAL BIKE	11	5.5%	P1 LEVEL	
STANDARD BIKE	122	61.3%	2ND LEVEL	
MARKET RESIDENT: 160		80.4%		
RENTAL RESIDENT				
STANDARD BIKE	24	12.1%	P1 LEVEL	
VERTICAL BIKE	3	1.5%	P1 LEVEL	
RENTAL RESIDENT: 27		13.6%		
MARKET VISITOR				
BIKE (RACK)	6	3.0%	1ST LEVEL	
MARKET VISITOR: 6		3.0%		
RENTAL VISITOR				
BIKE (RACK)	6	3.0%	1ST LEVEL	
RENTAL VISITOR: 6		3.0%		
TOTAL PARKING STALLS: 199		100.0%		

0.5.3 storage stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
MARKET RESIDENT				
STORAGE COMPARTMENT STALL	60	14.5%	3RD LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	4TH LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	5TH LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	6TH LEVEL	
STORAGE COMPARTMENT STALL	60	14.5%	7TH LEVEL	
STORAGE COMPARTMENT STALL	35	8.5%	8TH LEVEL	
STORAGE COMPARTMENT STALL	9	2.2%	9TH LEVEL	
STORAGE COMPARTMENT STALL	9	2.2%	10TH LEVEL	
STORAGE COMPARTMENT STALL	4	1.0%	11TH LEVEL	
STORAGE COMPARTMENT STALL	4	1.0%	12TH LEVEL	
MARKET RESIDENT: 361		87.2%		
RENTAL RESIDENT				
STORAGE COMPARTMENT STALL	5	1.2%	1ST LEVEL	
STORAGE COMPARTMENT STALL	6	1.4%	2ND LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	3RD LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	4TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	5TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	6TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	7TH LEVEL	
STORAGE COMPARTMENT STALL	7	1.7%	8TH LEVEL	
RENTAL RESIDENT: 53		12.8%		
TOTAL STORAGE STALLS: 414		100.0%		

NOTE: TOTAL REQUIRED STORAGE IS 1 PER UNIT

0.6.0 fsr floor area summary notes

- FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: STORAGE ROOMS (FOR PROPERTIES IN THE "FLOOD CONSTRUCTION LEVEL")

0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	636 SF	59.04 m ²	0.2%	
2ND LEVEL	97 SF	8.97 m ²	0.0%	
3RD LEVEL	97 SF	8.97 m ²	0.0%	
4TH LEVEL	97 SF	8.97 m ²	0.0%	
5TH LEVEL	97 SF	8.97 m ²	0.0%	
6TH LEVEL	97 SF	8.97 m ²	0.0%	
7TH LEVEL	97 SF	8.97 m ²	0.0%	
8TH LEVEL	97 SF	8.97 m ²	0.0%	
9TH LEVEL	96 SF	8.92 m ²	0.0%	
10TH LEVEL	96 SF	8.92 m ²	0.0%	
11TH LEVEL	33 SF	3.04 m ²	0.0%	
12TH LEVEL	33 SF	3.04 m ²	0.0%	
	1569 SF	145.76 m²	0.5%	
RESIDENTIAL				
1ST LEVEL	12151 SF	1128.88 m ²	4.1%	
2ND LEVEL	18686 SF	1735.98 m ²	6.4%	
3RD LEVEL	18875 SF	1753.52 m ²	6.4%	
4TH LEVEL	18875 SF	1753.52 m ²	6.4%	
5TH LEVEL	18875 SF	1753.52 m ²	6.4%	
6TH LEVEL	18875 SF	1753.52 m ²	6.4%	
7TH LEVEL	18875 SF	1753.52 m ²	6.4%	
8TH LEVEL	19986 SF	1856.75 m ²	6.8%	
9TH LEVEL	9575 SF	889.57 m ²	3.3%	
10TH LEVEL	9575 SF	889.51 m ²	3.3%	
11TH LEVEL	4746 SF	441.81 m ²	1.6%	
12TH LEVEL	5450 SF	506.32 m ²	1.9%	
	174552 SF	16216.41 m²	59.6%	
INDOOR AMENITY				
1ST LEVEL	7329 SF	680.85 m ²	2.5%	
11TH LEVEL	507 SF	47.09 m ²	0.2%	
	7836 SF	727.95 m²	2.7%	
CIRCULATION				
1ST LEVEL	5268 SF	489.42 m ²	1.8%	
2ND LEVEL	3703 SF	344.01 m ²	1.3%	
3RD LEVEL	3691 SF	342.87 m ²	1.3%	
4TH LEVEL	3691 SF	342.87 m ²	1.3%	
5TH LEVEL	3691 SF	342.87 m ²	1.3%	
6TH LEVEL	3691 SF	342.87 m ²	1.3%	
7TH LEVEL	3691 SF	342.87 m ²	1.3%	
8TH LEVEL	3691 SF	342.87 m ²	1.3%	
9TH LEVEL	3975 SF	369.32 m ²	1.4%	
10TH LEVEL	3328 SF	309.15 m ²	1.1%	
11TH LEVEL	1778 SF	165.19 m ²	0.6%	
12TH LEVEL	1395 SF	129.61 m ²	0.5%	
	41591 SF	3863.92 m²	14.2%	
AREA EXCLUSION				
2ND LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
3RD LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
4TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
5TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
6TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
7TH LEVEL	2898 SF	269.24 m ²	1.0%	STORAGE
8TH LEVEL	1787 SF	166.01 m ²	0.6%	STORAGE
9TH LEVEL	607 SF	56.37 m ²	0.2%	STORAGE
10TH LEVEL	607 SF	56.37 m ²	0.2%	STORAGE
11TH LEVEL	254 SF	23.60 m ²	0.1%	STORAGE
12TH LEVEL	254 SF	23.60 m ²	0.1%	STORAGE
	20897 SF	1941.40 m²	7.1%	
	246444 SF	22895.43 m²	84.1%	

0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING B				
SERVICE ROOMS/SHAFTS				
1ST LEVEL	76 SF	7.07 m ²	0.0%	
2ND LEVEL	55 SF	5.08 m ²	0.0%	
3RD LEVEL	55 SF	5.08 m ²	0.0%	
4TH LEVEL	55 SF	5.08 m ²	0.0%	
5TH LEVEL	55 SF	5.08 m ²	0.0%	
6TH LEVEL	55 SF	5.08 m ²	0.0%	
7TH LEVEL	55 SF	5.08 m ²	0.0%	
8TH LEVEL	55 SF	5.08 m ²	0.0%	
	439 SF	42.61 m²	0.2%	
RESIDENTIAL				
1ST LEVEL	3011 SF	279.69 m ²	1.0%	
2ND LEVEL	3513 SF	326.39 m ²	1.2%	
3RD LEVEL	4263 SF	396.07 m ²	1.5%	
4TH LEVEL	4263 SF	396.07 m ²	1.5%	
5TH LEVEL	4263 SF	396.07 m ²	1.5%	
6TH LEVEL	4263 SF	396.07 m ²	1.5%	
7TH LEVEL	4263 SF	396.07 m ²	1.5%	
8TH LEVEL	4263 SF	396.07 m ²	1.5%	
	32104 SF	2982.53 m²	11.0%	
INDOOR AMENITY				
1ST LEVEL	736 SF	68.39 m ²	0.3%	
2ND LEVEL	750 SF	69.68 m ²	0.3%	
	1486 SF	138.08 m²	0.5%	
CIRCULATION				
1ST LEVEL	1634 SF	151.83 m ²	0.6%	
2ND LEVEL	1056 SF	98.14 m ²	0.4%	
3RD LEVEL	1044 SF	97.00 m ²	0.4%	
4TH LEVEL	1044 SF	97.00 m ²	0.4%	
5TH LEVEL	1044 SF	97.00 m ²	0.4%	
6TH LEVEL	1044 SF	97.00 m ²	0.4%	
7TH LEVEL	1044 SF	97.00 m ²	0.4%	
8TH LEVEL	1044 SF	97.00 m ²	0.4%	
9TH LEVEL	560 SF	52.05 m ²	0.2%	
	9515 SF	884.00 m²	3.2%	
AREA EXCLUSION				
1ST LEVEL	302 SF	28.02 m ²	0.1%	STORAGE
2ND LEVEL	384 SF	35.72 m ²	0.1%	STORAGE
3RD LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
4TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
5TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
6TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
7TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
8TH LEVEL	397 SF	36.86 m ²	0.1%	STORAGE
	3067 SF	284.90 m²	1.0%	
	46630 SF	4332.11 m²	15.9%	
AREA GRAND TOTAL	293075 SF	27227.55 m²	100.0%	

0.6.2 fsr calculation

- SITE AREA: 76,981.87 SF
- BUILDING AREA: 292,869 SF
- EXCLUSIONS: BUILDING A: 20,897 SF + BUILDING B: 3,067 SF
- FSR: 292,869 SF - 3,067 SF - 20,897 SF = 268,905 SF / 76,981.87 SF = 3.493



1st level

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



2nd level

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- INDOOR AMENITY
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

FSR PLANS
SCALE: N.T.S.

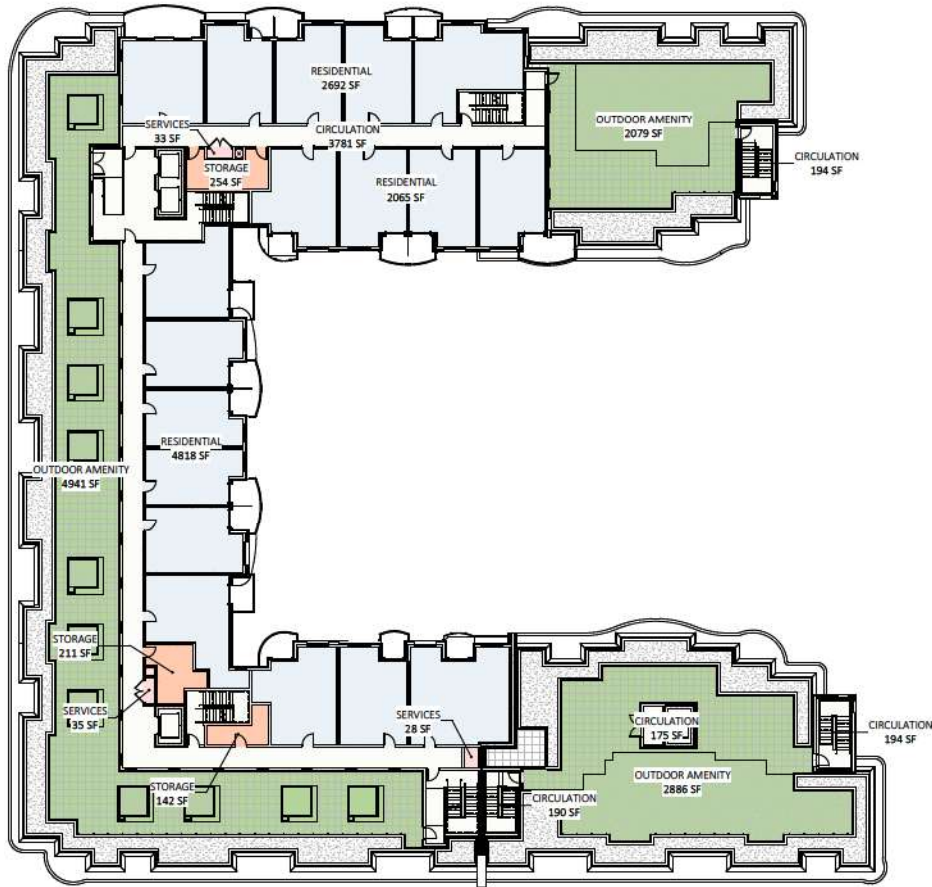


RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD1.15





9th level

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- OUTDOOR AMENITY
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



10th level

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

FSR PLANS
SCALE: N.T.S.

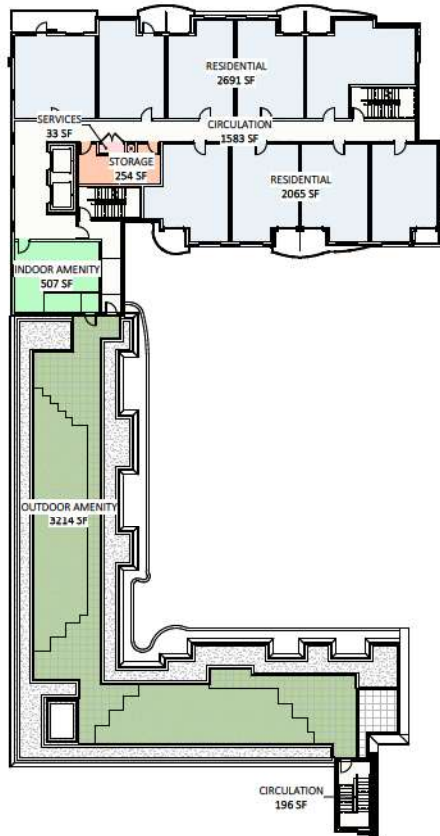


RE-ISSUED FOR DEVELOPMENT PERMIT

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CITY OF LANGLEY FILE #
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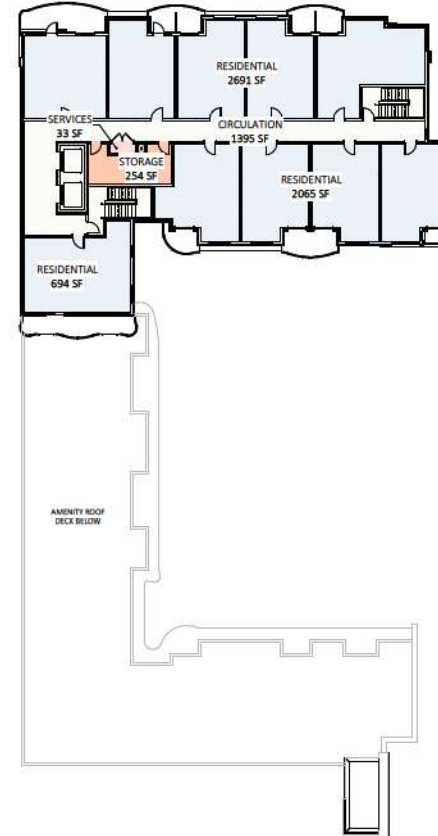
SD1.17



11th level

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



12th level

1/16" = 1'-0"

- AREA EXCLUSION
- CIRCULATION
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

FSR PLANS
SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD1.18

design rationale

project description

THIS PROPOSED DEVELOPMENT ON 204TH ST IN THE CITY OF LANGLEY IS COMPRISED OF FOUR STACKED MASSES – ONE 12-STORY, ONE 10-STORY AND TWO 8-STORY – OF STEEL FRAME NON-COMBUSTIBLE CONSTRUCTION HOUSING A TOTAL 370 UNITS OF MULTI-FAMILY RESIDENTIAL OCCUPANCY, OVER A 2-LEVEL CONCRETE PARKADE COVERING THE ENTIRE SITE. THE FOUR MASSES ARE ARRANGED TO DEFINE A LANDSCAPED INTERIOR COURTYARD PROVIDING AMPLE OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT.

massing, form & character

THE SITING AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT IS DESIGNED TO ALLOW NATURAL LIGHT INTO THE COURTYARD AND MAINTAIN A VISUAL CONNECTION FOR AS MANY RESIDENTS AS POSSIBLE WHILE ALSO OFFERING CONSIDERABLE SEPARATION TO MAINTAIN PRIVACY.

THE DISTINCT MASSES SERVE TO BREAK DOWN THE OVERALL PRESENCE OF THE DEVELOPMENT WHILE THE CURVILINEAR ARTICULATION OF THE FACADES SERVES TO FURTHER SOFTEN THE PERCEPTION. A STRONG TWO-STORY BASE OF MASONRY, ALSO IN CURVILINEAR FORM, BRINGS THE SOFTNESS DOWN TO STREET LEVEL WHERE IT CAN BE FURTHER APPRECIATED BY PASSERS-BY AT A MORE INTIMATE SCALE.

ON A HIGHLY CONCEPTUAL LEVEL THE MASSES OF THE BASE ARE AN ARCHITECTURAL INTERPRETATION OF WHAT WE SEE AS THE REMNANTS OF OLD GROWTH IN THE FORESTS OF THE WEST COAST – THE MASSIVE STUMPS FORMING THE BASE FOR NEW GROWTH – SUPPORTING A NEW CANOPY OF SOFTER, AIRIER FOLIAGE.

USE OF SOME REFLECTIVE MATERIALS AND SOFTER COLOURS AT THE UPPER LEVELS ALSO LEND TO A PERCEIVED AIRINESS OF THE BUILDING FACADES ALONG THE STREET FACES IN PARTICULAR, CREATING VISUAL INTEREST FOR MOTORISTS, TRANSIT COMMUTERS AND PEDESTRIANS EXPERIENCING THE SITE.

THE STRONG BASE OF ARTICULATED MASONRY FUNCTIONS AT A HUMAN SCALE FOR PEDESTRIANS MOVING ALONG THE MAIN STREETS AND ADJACENT LANEWAYS EXUDING A STREET-FRIENDLINESS AND ACHIEVE A STRONG SENSE OF BELONGING AND WALKABILITY AROUND THE DEVELOPMENT.

ON A TECHNICAL LEVEL THE FIVE MASSES REPRESENT ONLY TWO BUILDINGS, EACH WITH ITS OWN INDIVIDUAL MAIN ENTRANCE FROM WHICH ALSO SERVES AS THE MAIN FIREFIGHTING ACCESS FOR EACH. PARKING FOR VISITORS IS PROVIDED IN THE COURTYARD ALONG WITH SECURE VISITOR PARKING IN THE UNDERGROUND PARKADE.

MATERIALS CONSIST OF A BLEND OF BRICK VENEER, METAL PANEL, CEMENTITIOUS AND COMPOSITE BOARD CLADDING. OTHER FEATURES INCLUDE VEGETATED STREET-ORIENTED PATIOS AND TERRACES, LANDSCAPED FEATURES AND LARGE ROOFTOP AMENITY SPACES, AND LARGE INDOOR AND MULTI-USE EXTERIOR AMENITY AREAS.

environmental sustainability

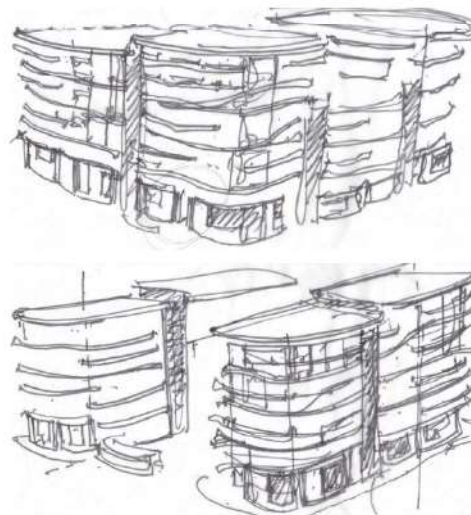
ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, AND HEAT ISLAND EFFECT REDUCTION THROUGH MINIMIZING EXTERIOR PARKING AND INCORPORATING LIGHT COLOURED ROOFING FINISHES.

crime prevention

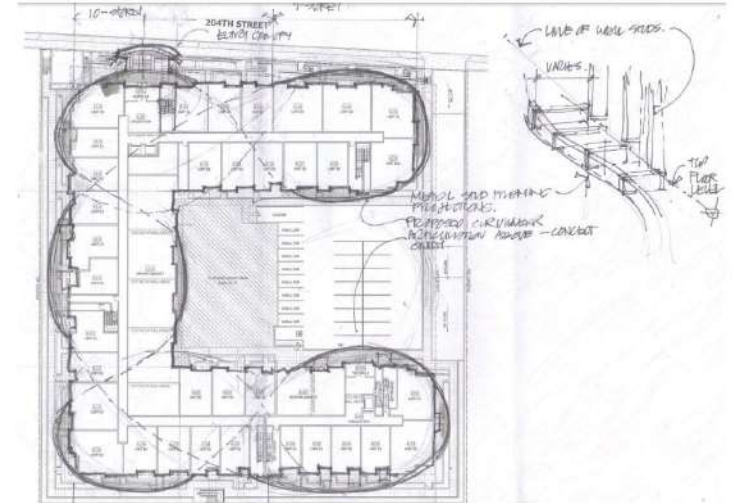
ENVIRONMENTAL DESIGN PRINCIPLES (EDPTD) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF POTENTIAL DARK AREAS AT ACCESS/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING. SECURE POINTS ARE WELL-DEFINED AND MONITORED BY CAMERA AND A SECURE ACCESS SYSTEM.



south-west sketch perspective



massing studies



concept of proposed curvilinear projections



west sketch elevation



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

DESIGN RATIONALE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1

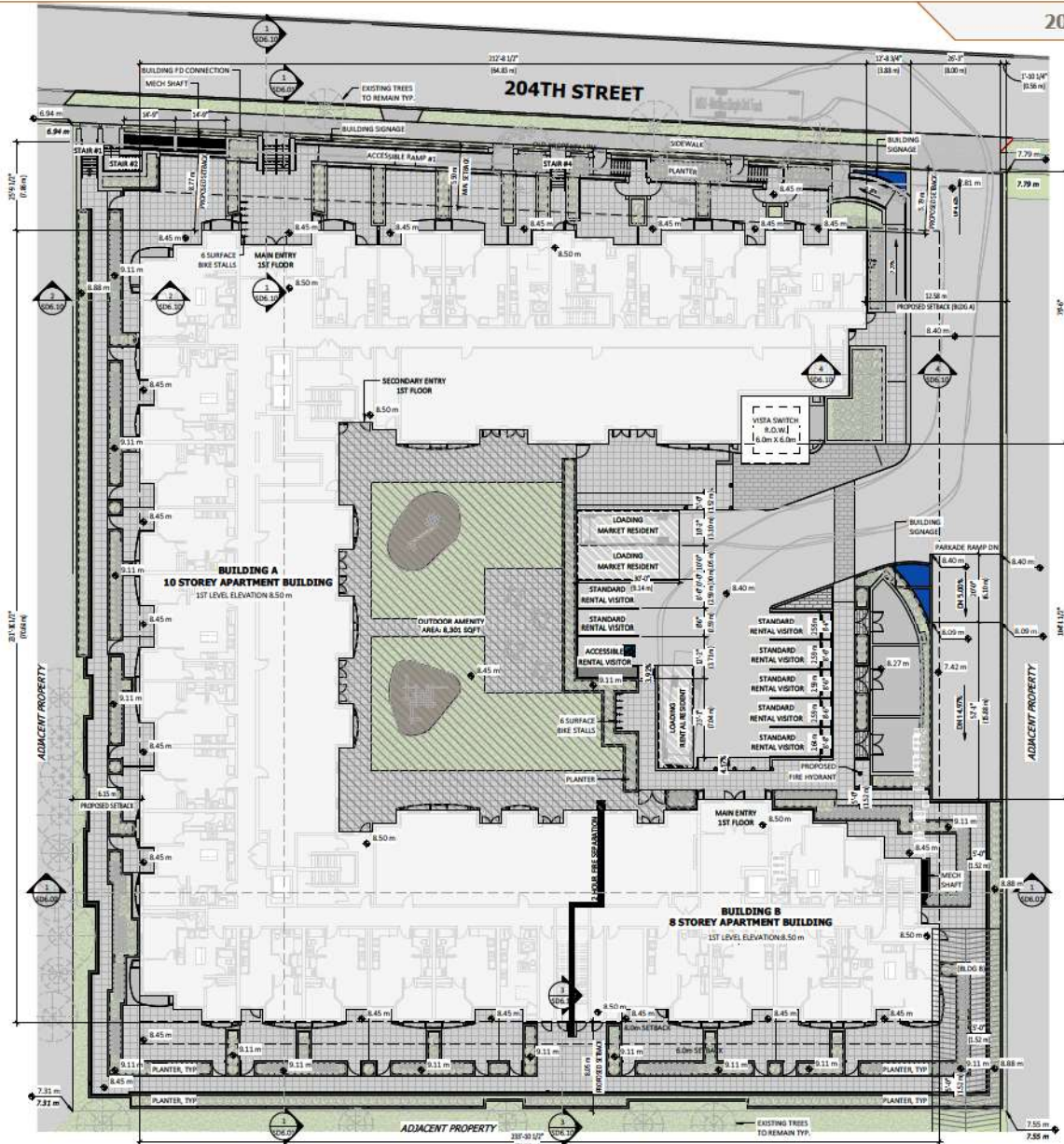


SD1.20

general site notes

1. REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE.
2. REFER TO SITE CODE PLAN.
3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
4. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
6. TW = TOP OF WALL
BW = BOTTOM OF WALL
BOC = BOTTOM OF CURB
TOC = TOP OF CURB
7. NEW ELEVATION = 70.00 m
EXISTING ELEVATION = 70.00 m

site plan
1/16" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

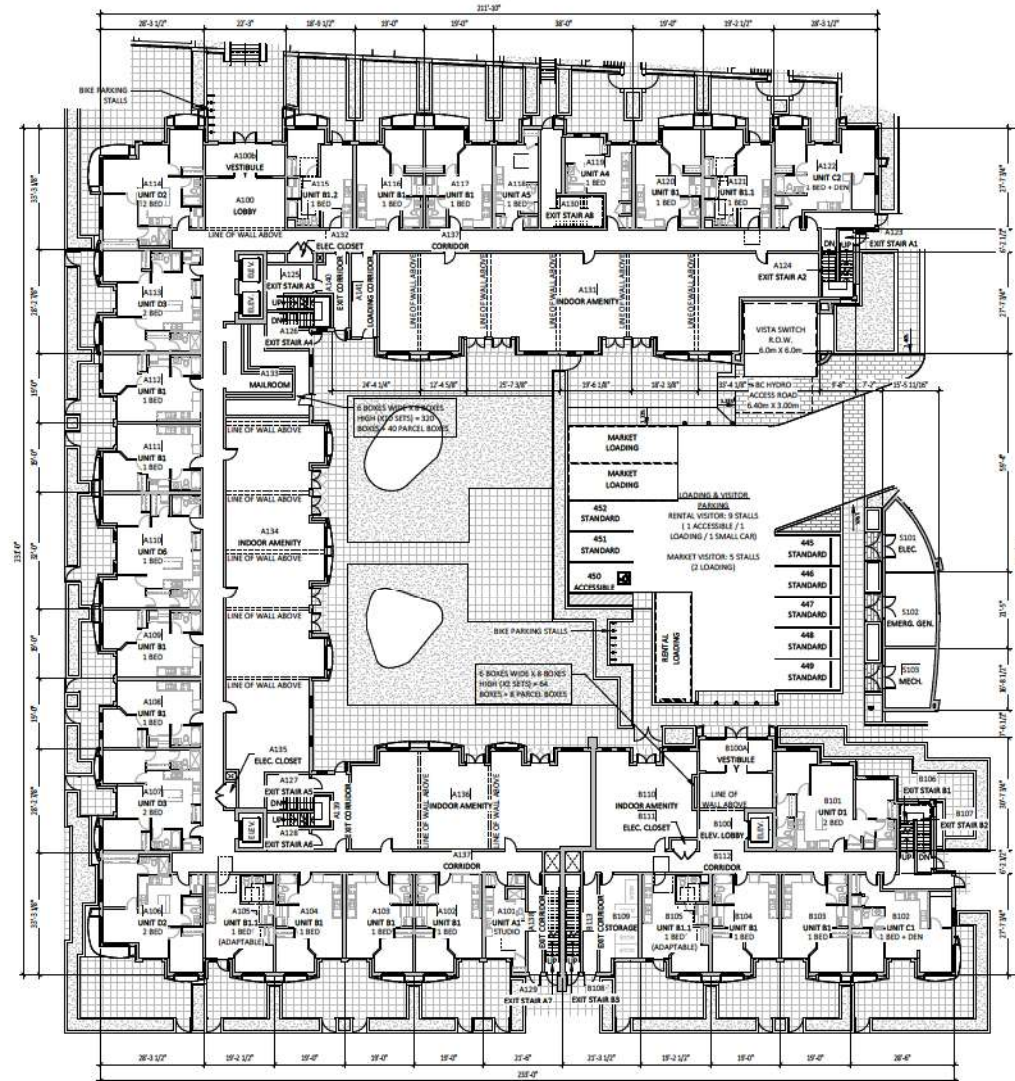
SITE PLAN
SCALE: 1/16" = 1'-0"



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23/01/13 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD2.01



1st level

1/16" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

1ST LEVEL PLAN
SCALE: 1/16" = 1'-0"

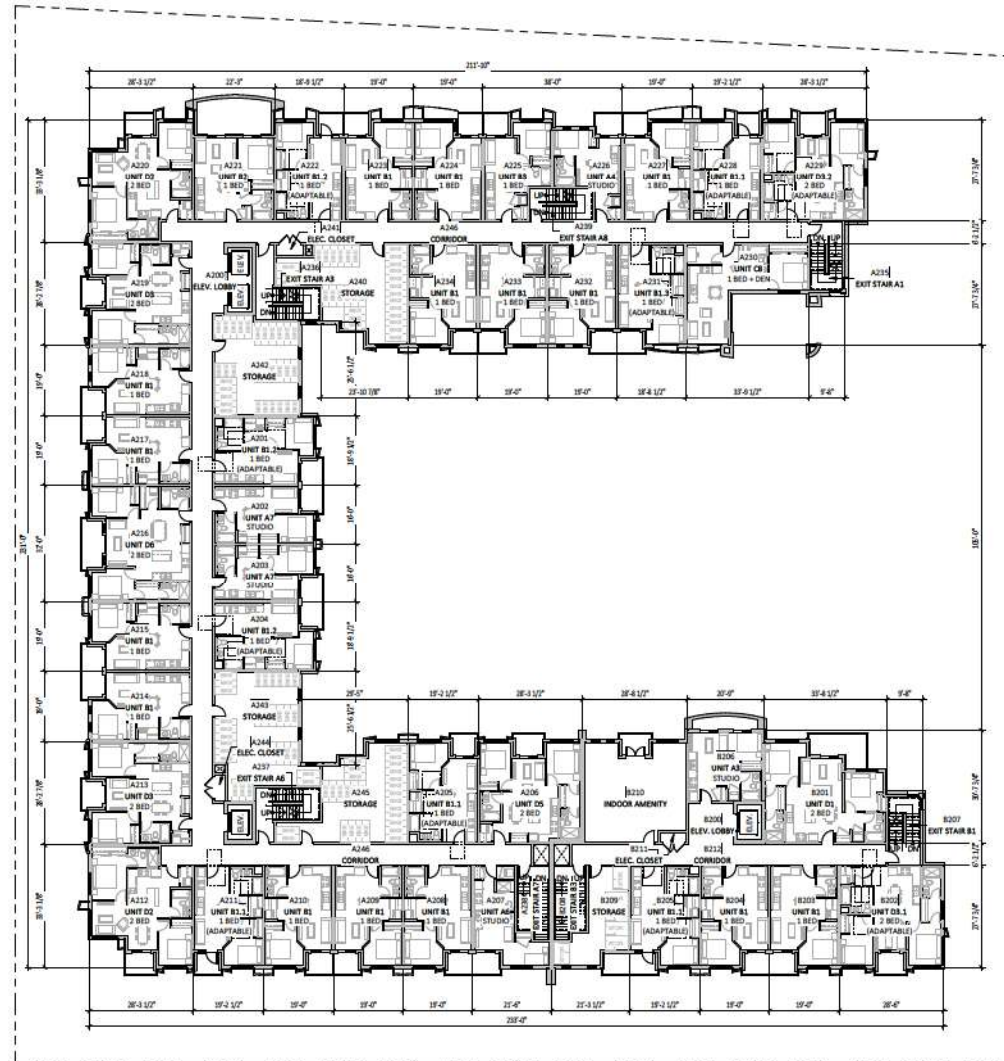


RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD2.10



2nd level
1/16" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

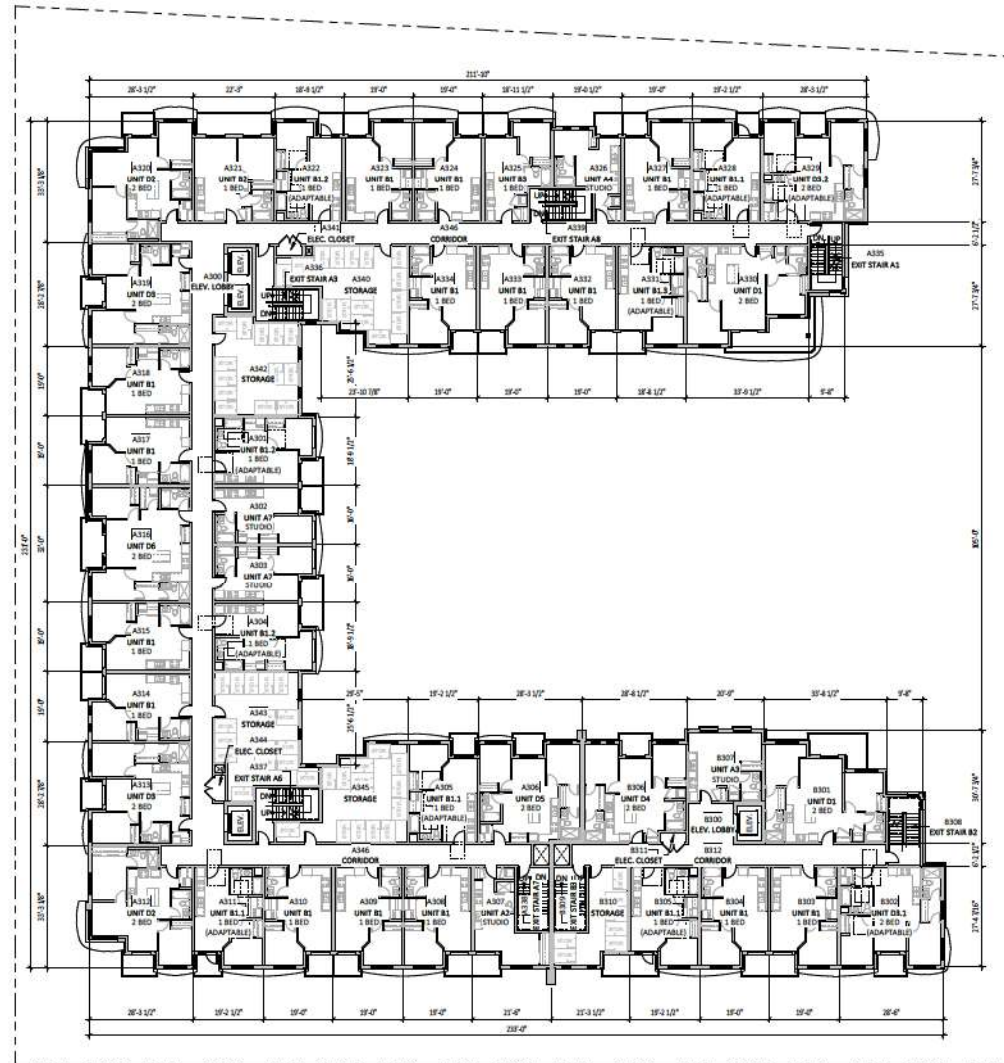
2ND LEVEL PLAN
SCALE: 1/16" = 1'-0"



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23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD2.11



3rd - 7th level

1/16" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

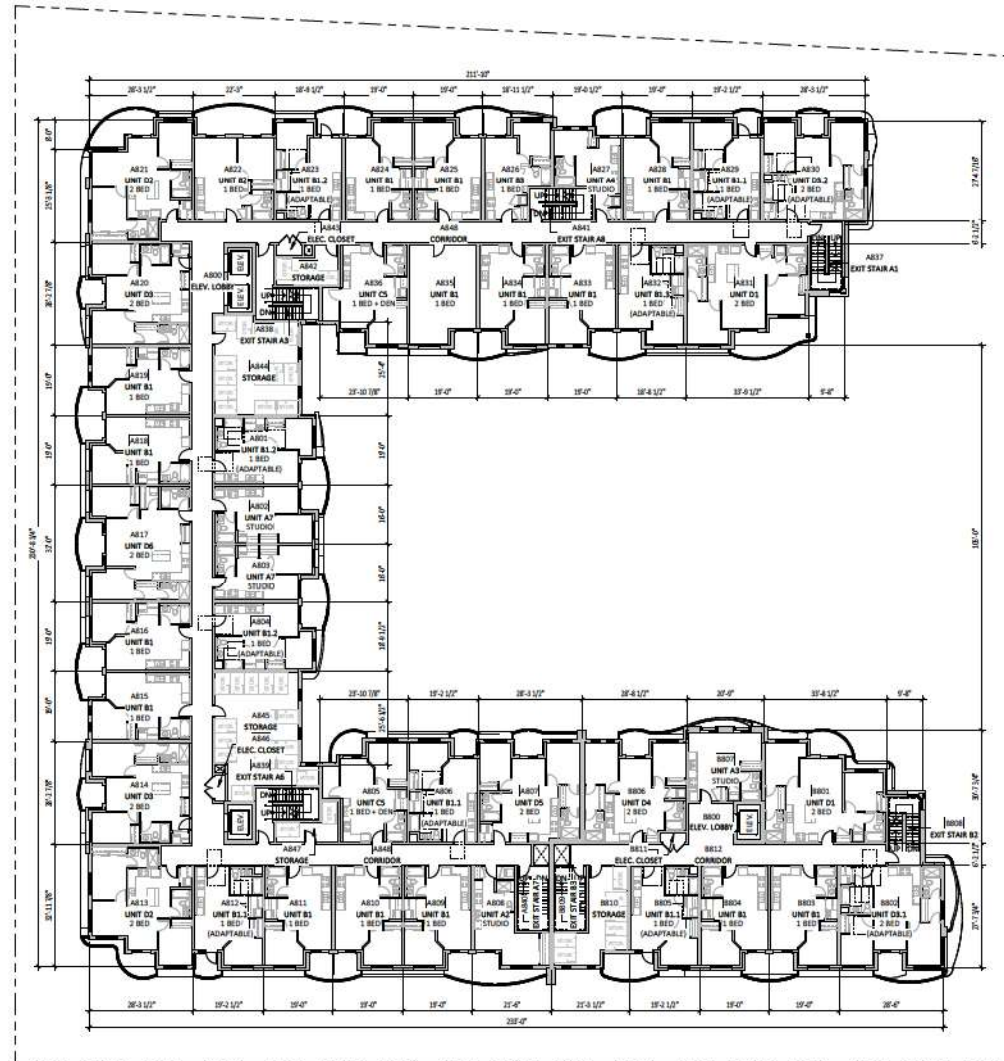
3RD-7TH LEVEL PLAN
SCALE: 1/16" = 1'-0"



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CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD2.12



8th level

$$1/16'' = 1'-0''$$


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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

8TH LEVEL PLAN

SCALE: 1/16" = 1'-0"

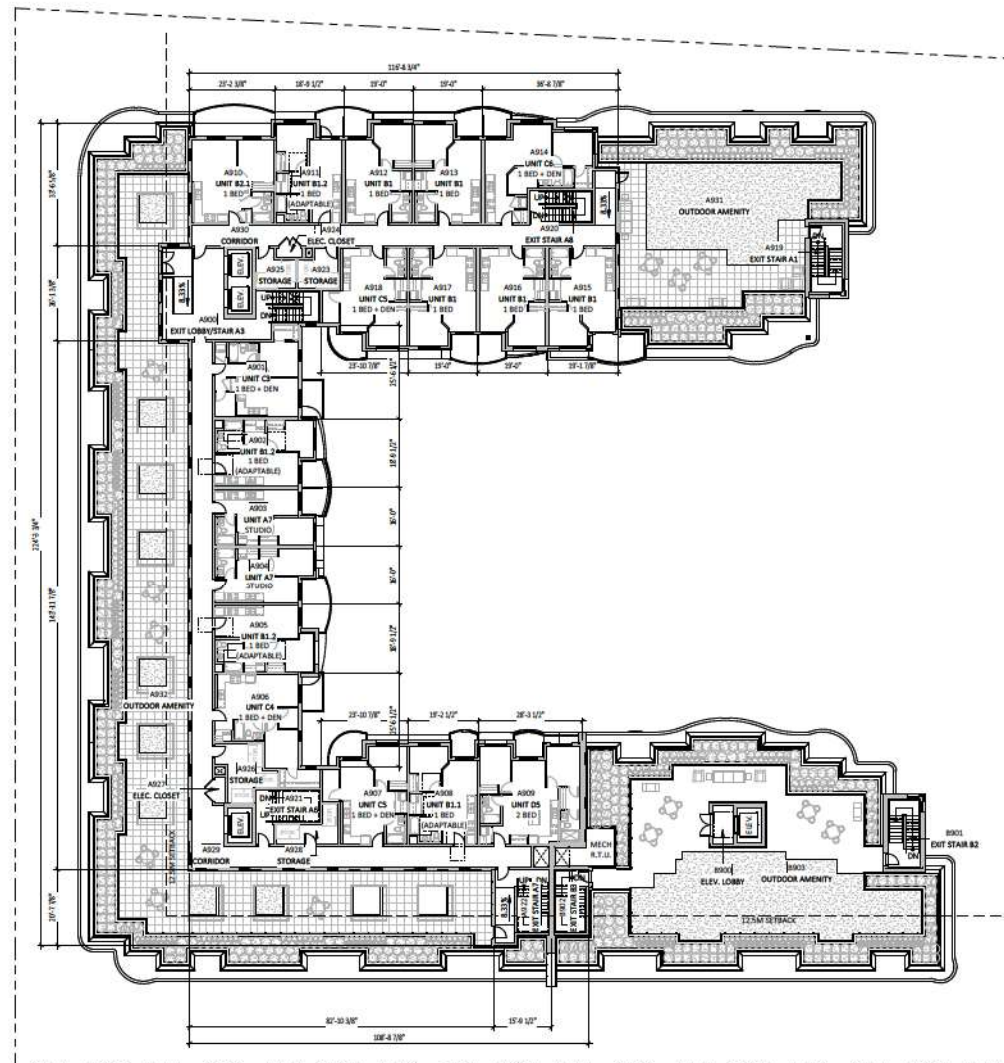


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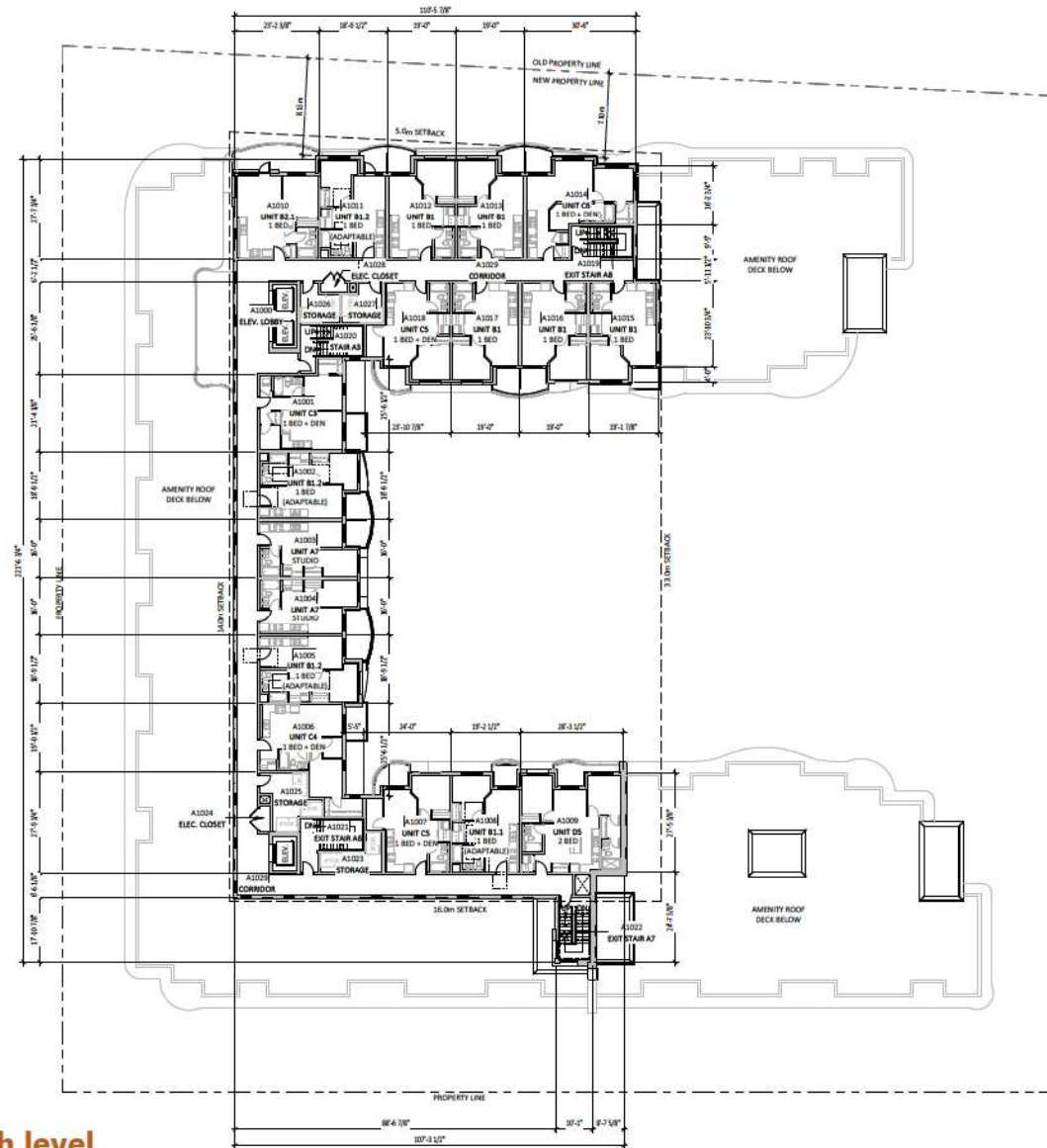


SD2.13



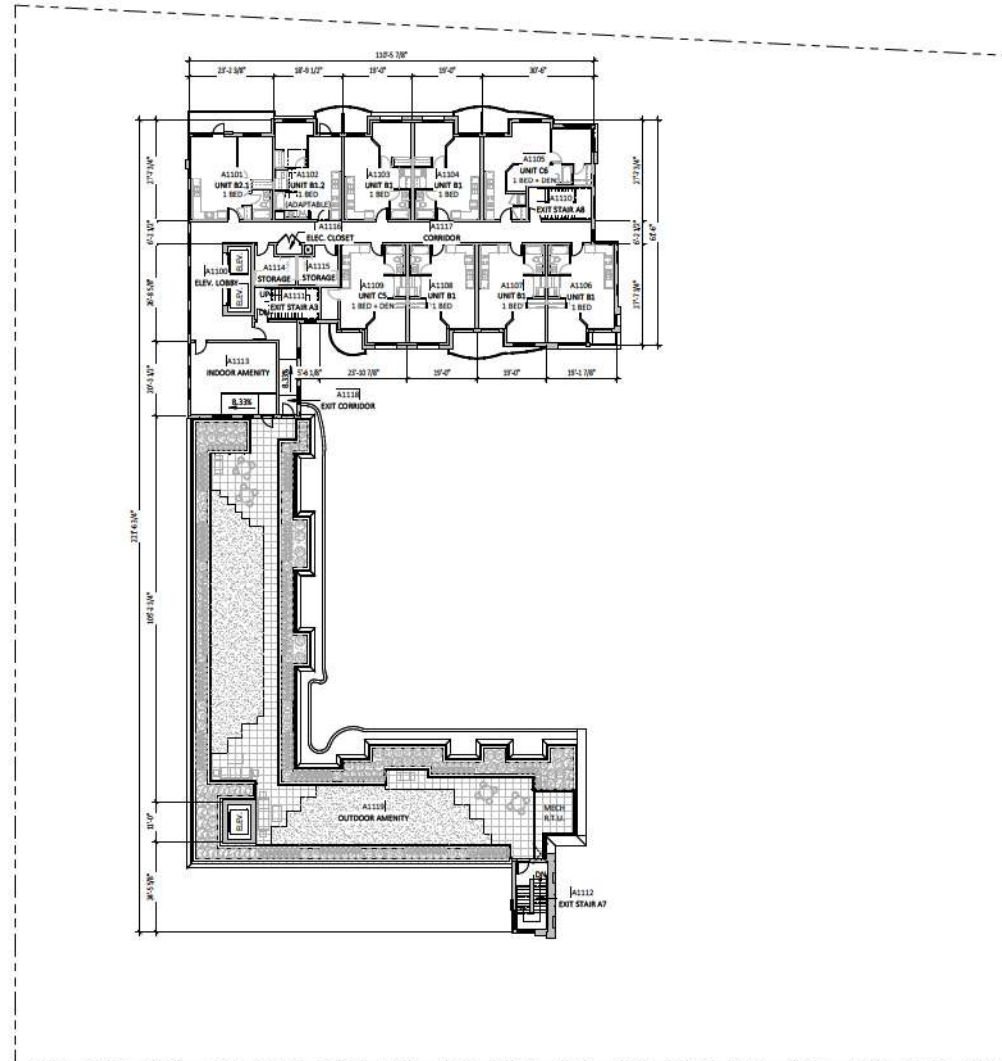
9th level
1/16" = 1'-0"





10th level
 $1/16^* = 1'-0''$





11th level
1/16" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

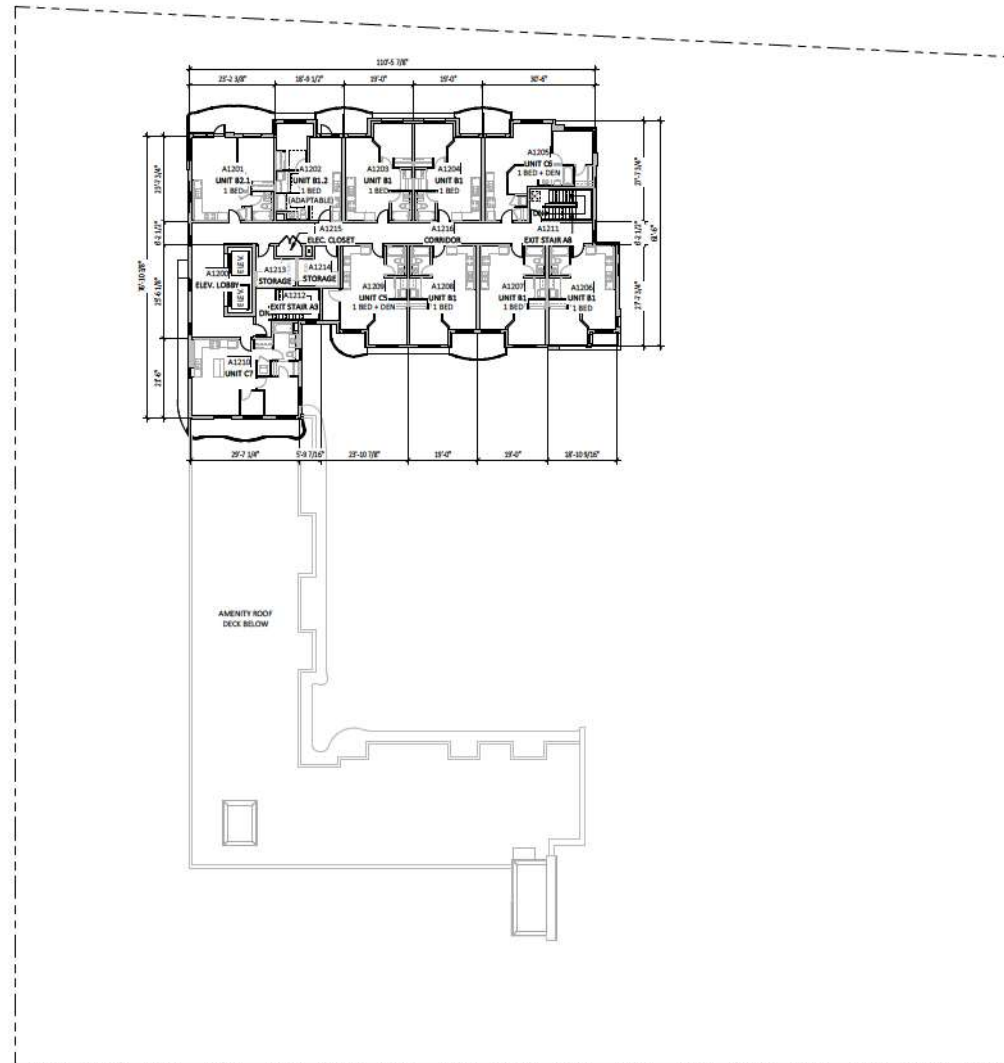
11TH LEVEL PLAN
SCALE: 1/16" = 1'-0"



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CITY OF LANGLEY FILE #:
PROJECT NUMBER: 21172.1



SD2.16



12th level
1/16" = 1'-0"



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

12TH LEVEL PLAN

SCALE: 1/16" = 1'-0"

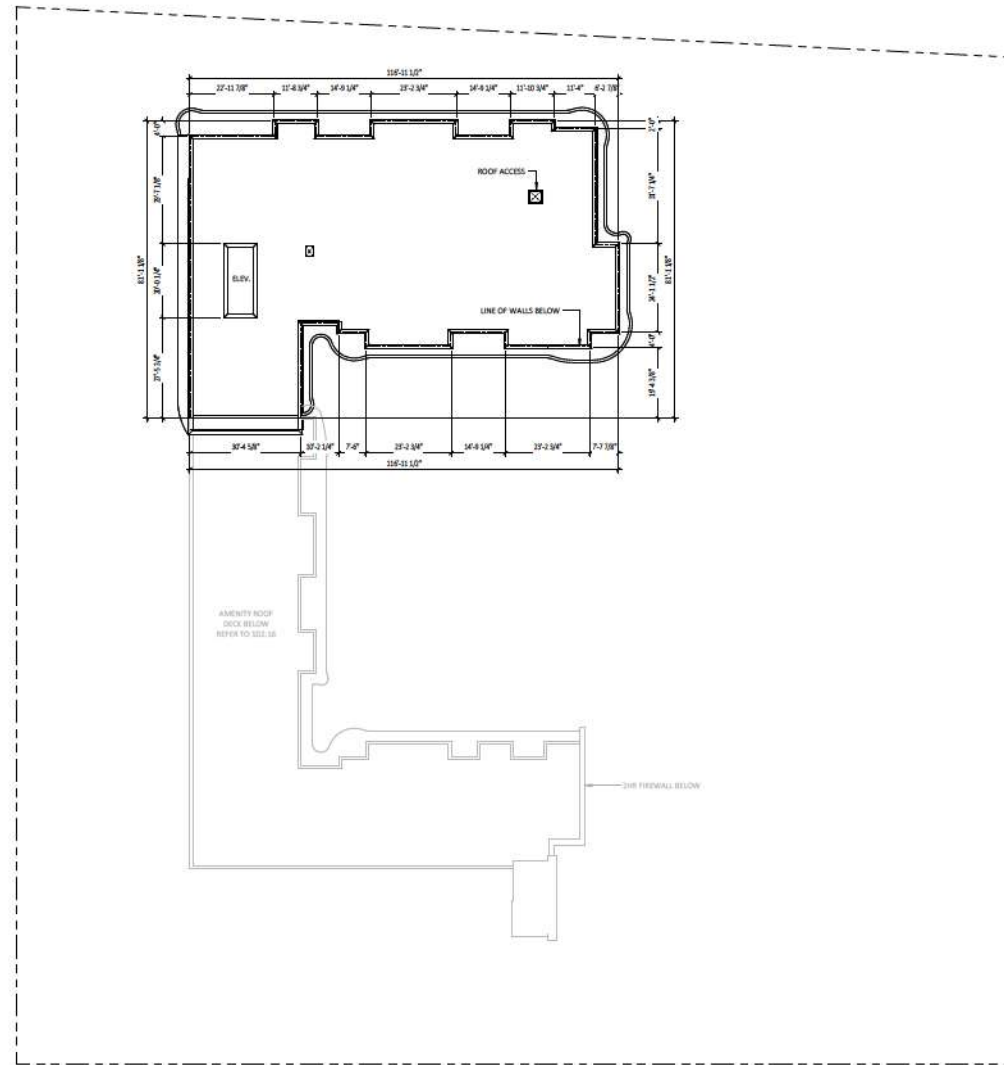


RE-ISSUED FOR DEVELOPMENT PERMIT

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD2.17



roof level
1/16" = 1'-0"



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WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

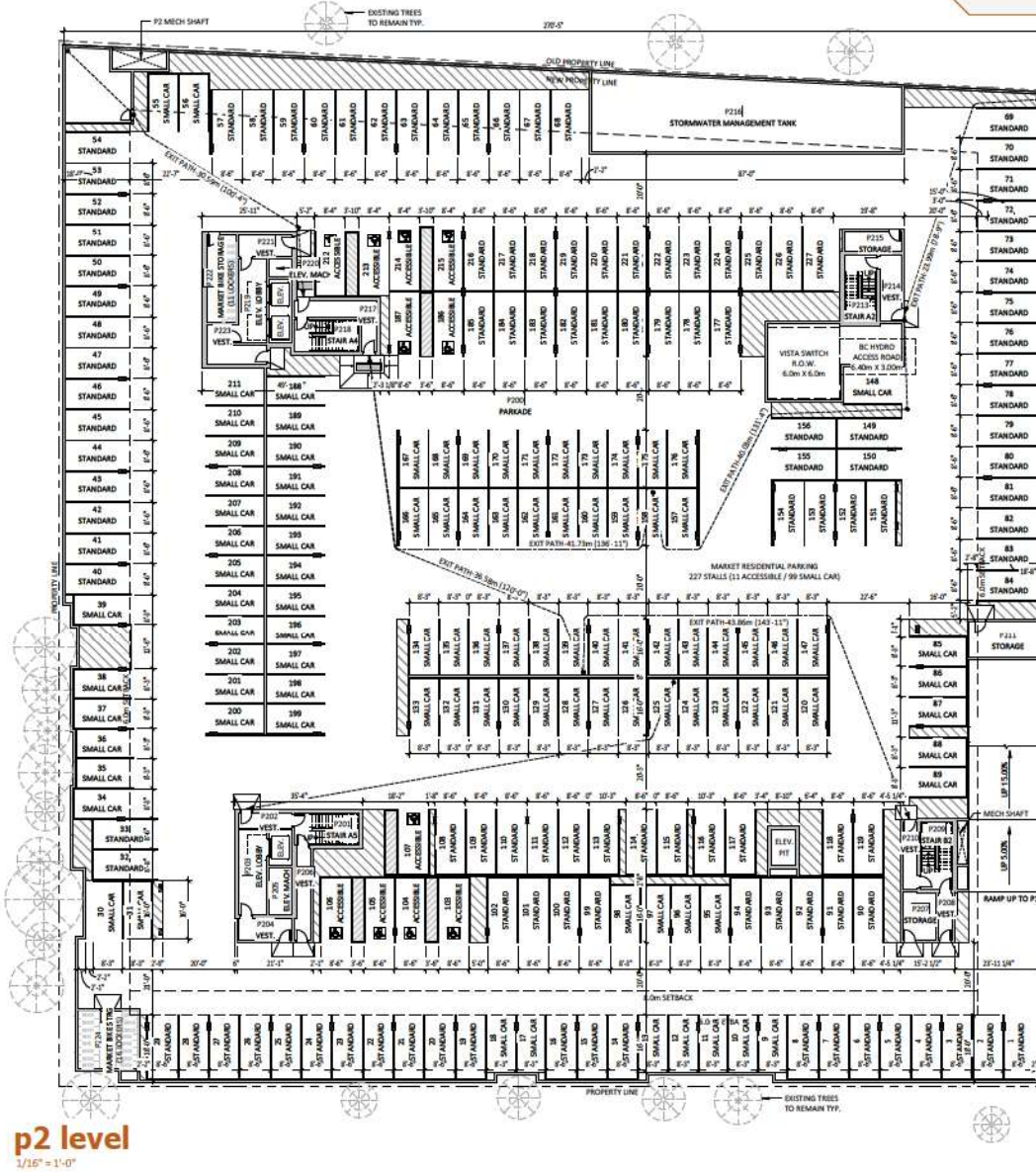
ROOF LEVEL PLAN
SCALE: N.T.S.

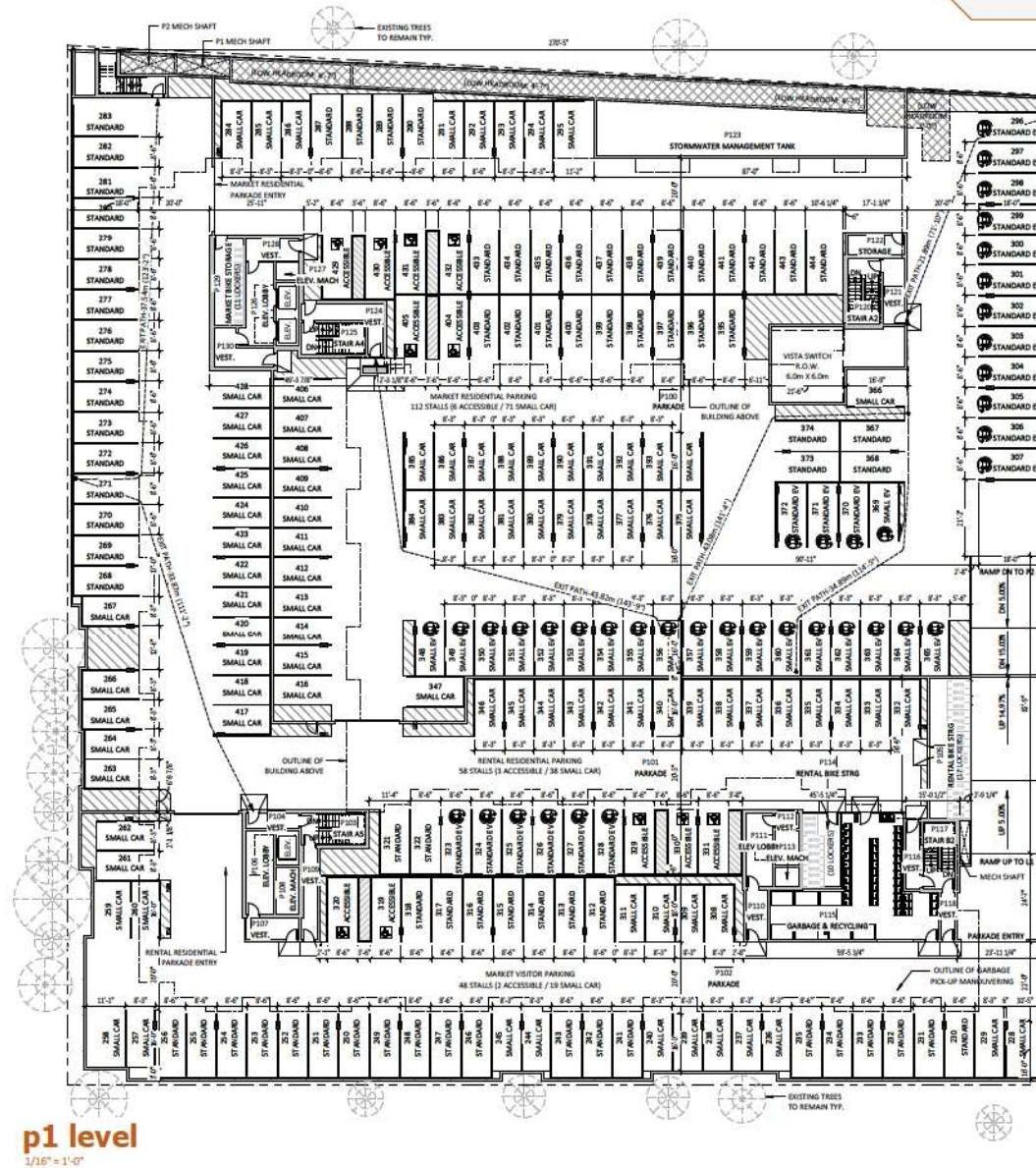


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CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD2.18





p1 level
1/16" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

P1 LEVEL PLAN
SCALE: 1/16" = 1'-0"



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23/01/13 REVISION #:
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PROJECT NUMBER: 21172.1



SD2.20



material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODSTONE CHROMETALLICS: COLOUR: SILVER SAND
2. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODSTONE CHROMETALLICS: COLOUR: MYSTIC ASH
3. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODSTONE CHROMETALLICS: COLOUR: BLACK MARBLE
4. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE: COLOUR: LIGHT MIST
5. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE: COLOUR: GRAY SLATE
6. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE: COLOUR: IRON GRAY
7. CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH
- JAMES HARDIE: COLOUR: NIGHT GRAY
8. ALUMINUM COMPOSITE PANEL SIDING
- ALUCABOND: COLOUR: SUNRISE SILVER
9. ALUMINUM COMPOSITE PANEL SIDING
- ALUCABOND: COLOUR: GALAXY BLUE
10. CORRUGATED METAL (HORIZONTAL)
- VIOWEST: COLOUR: CLEAR ANNOXIDIZED
11. CORRUGATED METAL (VERTICAL)
- VIOWEST: COLOUR: DEEP GRAY
12. BRICK, TEXTURE: SMOOTH
- TRISTAR: COLOUR: DARK CHARCOAL GRAY, MORTAR COLOUR: LIGHT GRAY
13. BRICK, TEXTURE: SMOOTH
- TRISTAR: COLOUR: LIGHT GRAY, MORTAR COLOUR: LIGHT GRAY
14. ALUMINUM/GLASS PATIO PRIVACY SCREEN/MECH EQUIPMENT SCREEN:
- COLOUR: BLACK ANNOXIDIZED
15. ALUMINUM GLAZED SYSTEM:
- COLOUR: CLEAR ANNOXIDIZED, C/W GRAY SHANDREL PANEL
16. WINDOW:
- COLOUR: BLACK EXT. / WHITE INT.
17. ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: CLEAR ANNOXIDIZED
18. CONCRETE WALL:
- COLOUR: IRON GRAY
19. METAL DOOR:
- COLOUR: NIGHT GRAY

NOTES

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

east elevation

3/32" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

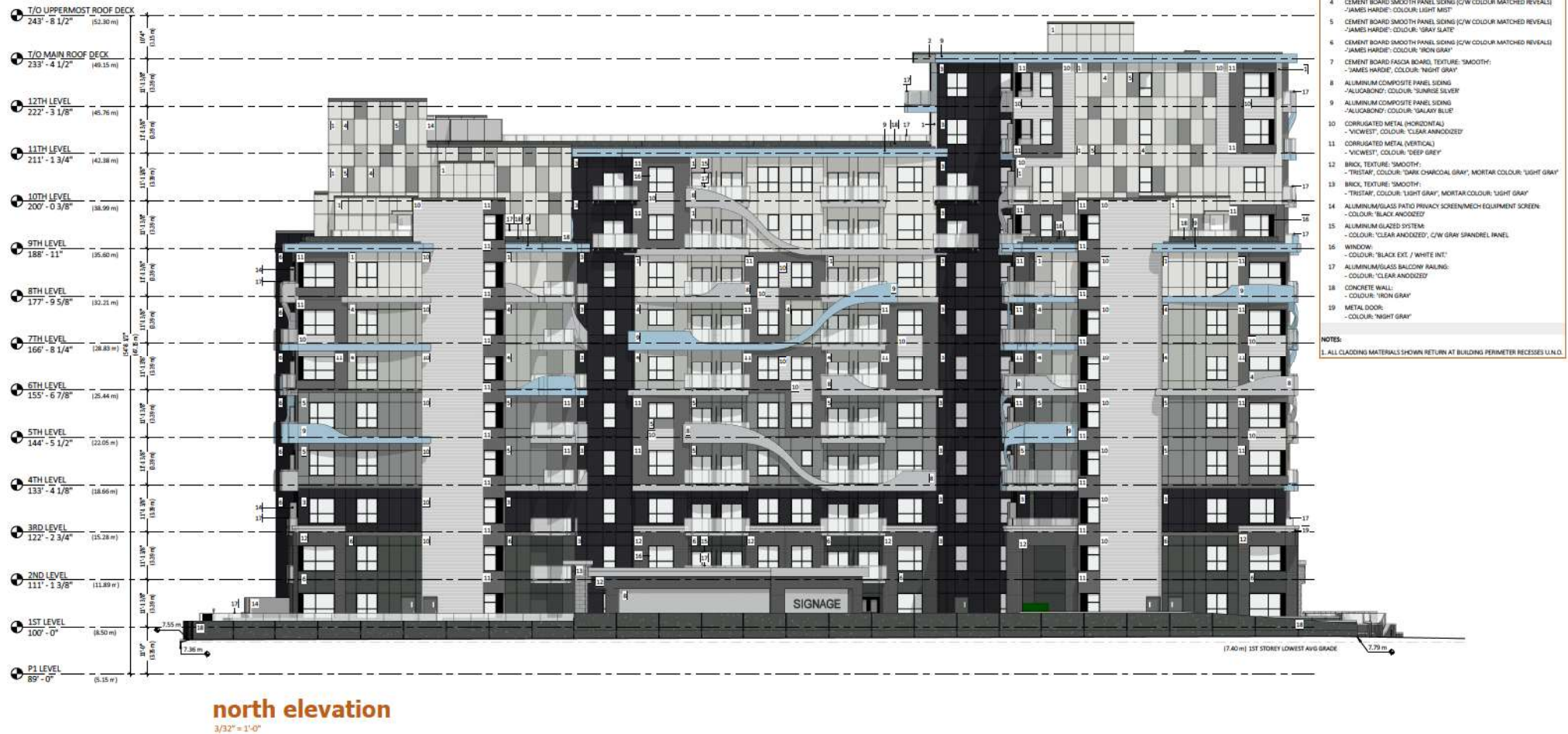
BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.01





south elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-WOODSTONE CHROMETALLIC; COLOUR: SILVER SAND
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-WOODSTONE CHROMETALLIC; COLOUR: MYSTIC ASH
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-WOODSTONE CHROMETALLIC; COLOUR: BLACK MARBLE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE; COLOUR: LIGHT MIST
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE; COLOUR: GRAY SLATE
- 6 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE; COLOUR: IRON GRAY
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH"
- JAMES HARDIE; COLOUR: "NIGHT GRAY"
- 8 ALUMINUM COMPOSITE PANEL SIDING
-ALUGABOND; COLOUR: "SUNRISE SILVER"
- 9 ALUMINUM COMPOSITE PANEL SIDING
-ALUGABOND; COLOUR: "GALAXY BLUE"
- 10 CORRUGATED METAL (HORIZONTAL)
- "VICWEST", COLOUR: "CLEAR ANODIZED"
- 11 CORRUGATED METAL (VERTICAL)
- "VICWEST", COLOUR: "DEEP GREY"
- 12 BRICK, TEXTURE: "SMOOTH"
- "TRISTAR", COLOUR: "DARK CHARCOAL GRAY", MORTAR COLOUR: "LIGHT GRAY"
- 13 BRICK, TEXTURE: "SMOOTH"
- "TRISTAR", COLOUR: "LIGHT GRAY", MORTAR COLOUR: "LIGHT GRAY"
- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN/MECH EQUIPMENT SCREEN
- COLOUR: "BLACK ANODIZED"
- 15 ALUMINUM SLATED SYSTEM
- COLOUR: "CLEAR ANODIZED", C/W GRAY SPANDREL PANEL
- 16 WINDOW:
- COLOUR: "BLACK EXT. / WHITE INT."
- 17 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: "CLEAR ANODIZED"
- 18 CONCRETE WALL:
- COLOUR: "IRON GRAY"
- 19 METAL DOOR:
- COLOUR: "NIGHT GRAY"

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

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23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.03



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-WOODSTONE CHROMETALLIC; COLOUR: SILVER SAND
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-WOODSTONE CHROMETALLIC; COLOUR: MYSTIC ASH
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-WOODSTONE CHROMETALLIC; COLOUR: BLACK MARBLE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE; COLOUR: LIGHT MIST
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE; COLOUR: GRAY SLATE
- 6 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE; COLOUR: IRON GRAY
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH';
- JAMES HARDIE; COLOUR: 'NIGHT GRAY'
- 8 ALUMINUM COMPOSITE PANEL SIDING
-ALUCABOND; COLOUR: 'SUNRISE SILVER'
- 9 ALUMINUM COMPOSITE PANEL SIDING
-ALUCABOND; COLOUR: 'GALAXY BLUE'
- 10 CORRUGATED METAL (HORIZONTAL)
- 'VIVWEST'; COLOUR: 'CLEAR ANODIZED'
- 11 CORRUGATED METAL (VERTICAL)
- 'VIVWEST'; COLOUR: 'DEEP GREY'
- 12 BRICK, TEXTURE: 'SMOOTH';
- 'TRISTAR'; COLOUR: 'DARK CHARCOAL GRAY', MORTAR COLOUR: 'LIGHT GRAY'
- 13 BRICK, TEXTURE: 'SMOOTH';
- 'TRISTAR'; COLOUR: 'LIGHT GRAY', MORTAR COLOUR: 'LIGHT GRAY'
- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN/MECH EQUIPMENT SCREEN
- COLOUR: 'BLACK ANODIZED'
- 15 ALUMINUM GLAZED SYSTEM
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL INSEL
- 16 WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 17 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'CLEAR ANODIZED'
- 18 CONCRETE WALL:
- COLOUR: 'IRON GRAY'
- 19 METAL DOOR:
- COLOUR: 'NIGHT GRAY'

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.04



west interior elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODTONE CHROMETALLIC; COLOUR: SILVER SAND
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODTONE CHROMETALLIC; COLOUR: MYSTIC ASH
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODTONE CHROMETALLIC; COLOUR: BLACK MARBLE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE; COLOUR: LIGHT MIST
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE; COLOUR: GRAY SLATE
- 6 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE; COLOUR: IRON GRAY
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH';
- JAMES HARDIE; COLOUR: 'NIGHT GRAY'
- 8 ALUMINUM COMPOSITE PANEL SIDING
- 'ALUGABOND'; COLOUR: 'SUNRISE SILVER'
- 9 ALUMINUM COMPOSITE PANEL SIDING
- 'ALUGABOND'; COLOUR: 'GALAXY BLUE'
- 10 CORRUGATED METAL (HORIZONTAL)
- 'VIVWEST'; COLOUR: 'CLEAR ANODIZED'
- 11 CORRUGATED METAL (VERTICAL)
- 'VIVWEST'; COLOUR: 'DEEP GRAY'
- 12 BRICK, TEXTURE: 'SMOOTH';
- 'TRISTAR'; COLOUR: 'DARK CHARCOAL GRAY', MORTAR COLOUR: 'LIGHT GRAY'
- 13 BRICK, TEXTURE: 'SMOOTH';
- 'TRISTAR'; COLOUR: 'LIGHT GRAY', MORTAR COLOUR: 'LIGHT GRAY'
- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN/MECH EQUIPMENT SCREEN
- COLOUR: 'BLACK ANODIZED'
- 15 ALUMINUM GLAZED SYSTEM
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
- 16 WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 17 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'CLEAR ANODIZED'
- 18 CONCRETE WALL:
- COLOUR: 'IRON GRAY'
- 19 METAL DOOR:
- COLOUR: 'NIGHT GRAY'

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.05



east interior elevation

$$3/32^\circ = 1'-0''$$

material legend

- 1 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
-WOODTONE CHROMATEK/ALU: COLOUR: SILVER SAND
- 2 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
-WOODTONE CHROMATEK/ALU: COLOUR: MUSTY AID
- 3 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
-WOODTONE CHROMATEK/ALU: COLOUR: BLACK MAGIC
- 4 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE: COLOUR: LIGHT MIST
- 5 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE: COLOUR: GRAY SLATE
- 6 CEMENT BOARD SMOOTH PANEL, SINGS (C/W COLOUR MATCHED REVEALS)
-JAMES HARDIE: COLOUR: IRON GRAY
- 7 CEMENT BOARD FACSA BOARD, TEXTURE: SMOOTH;
-JAMES HARDIE: COLOUR: NIGHT GRAY
- 8 ALUMINUM COMPOSITE PANEL, SINGS
-ALUCABURY: COLOUR: SUNRISE SILVER
- 9 ALUMINUM COMPOSITE PANEL, SINGS
-ALUCABURY: COLOUR: 'SALARY BLUE'
- 10 CORRUGATED METAL (HORIZONTAL)
-VICWEST: COLOUR: 'CLEAR ANNOXDZE'
- 11 CORRUGATED METAL (VERTICAL)
-VICWEST: COLOUR: 'DARK GRAY'
- 12 BRICK, TEXTURE: SMOOTH;
-TRISTAY: COLOUR: 'DARK CHERRY GRAY', MORTAR COLOUR: 'LIGHT GRAY'
- 13 BRICK, TEXTURE: SMOOTH;
-TRISTAY: COLOUR: 'LIGHT GRAY', MORTAR COLOUR: 'LIGHT GRAY'
- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN/MECH EQUIPMENT SCREEN;
-COLOUR: 'BLACK ANNOXDZE'
- 15 ALUMINUM GLAZED SYSTEM;
-COLOUR: 'CLEAR ANNOXDZE'; C/W GRAY SANDREL PANEL
- 16 WINDOW;
-COLOUR: 'BLACK EXT.' / WHITE INT'
- 17 ALUMINUM/GLASS BALCONY RAILING;
-COLOUR: 'CLEAR ANNOXDZE'
- 18 CONCRETE WALL;
-COLOUR: 'IRON GRAY'
- 19 METAL DOOR;
-COLOUR: 'NIGHT GRAY'

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



material legend

- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODTONE CHROMETALLUX; COLOUR: SILVER SAND
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODTONE CHROMETALLUX; COLOUR: MYSTIC ASH
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- WOODTONE CHROMETALLUX; COLOUR: BLACK MARBLE
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE; COLOUR: LIGHT MIST
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE; COLOUR: GRAY SLATE
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE; COLOUR: IRON GRAY
- CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH;
- JAMES HARDIE; COLOUR: NIGHT GRAY
- ALUMINUM COMPOSITE PANEL SIDING
- ALUCABOND; COLOUR: SILVER SILVER
- ALUMINUM COMPOSITE PANEL SIDING
- ALUCABOND; COLOUR: GALAXY BLUE
- CORRUGATED METAL (HORIZONTAL)
- VIVWEST; COLOUR: CLEAR ANODIZED
- CORRUGATED METAL (VERTICAL)
- VIVWEST; COLOUR: DEEP GRAY
- BRICK, TEXTURE: SMOOTH;
- TRISTAR; COLOUR: DARK CHARCOAL GRAY, MORTAR COLOUR: LIGHT GRAY
- BRICK, TEXTURE: SMOOTH;
- TRISTAR; COLOUR: LIGHT GRAY, MORTAR COLOUR: LIGHT GRAY
- ALUMINUM/GLASS PATIO PRIVACY SCREEN/MECH EQUIPMENT SCREEN
- COLOUR: BLACK ANODIZED
- ALUMINUM GLAZED SYSTEM
- COLOUR: CLEAR ANODIZED, C/W GRAY SPANDREL PANEL
- WINDOW:
- COLOUR: BLACK EXT. / WHITE INT.
- ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: CLEAR ANODIZED
- CONCRETE WALL
- COLOUR: IRON GRAY
- METAL DOOR:
- COLOUR: NIGHT GRAY

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.07



west elevation



keystonesearch.ca

WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

RENDERED ELEVATION
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.10



north elevation



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

RENDERED ELEVATION
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.11



east elevation



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

RENDERED ELEVATION
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.12



south elevation



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

RENDERED ELEVATION
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.13



north west perspective



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

RENDERED PERSPECTIVES
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.14



western streetfront



main entrance



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

RENDERED PERSPECTIVES
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD3.15



north west rooftop amenity



south east rooftop amenity



204th streetscape

3/32" = 1'-0"



keystonearch.ca

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

STREETSCAPES

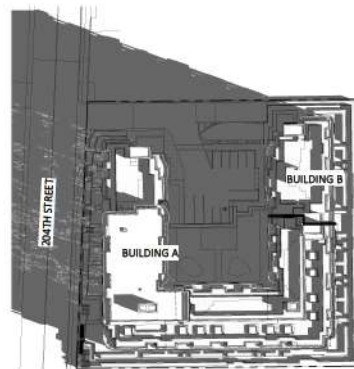
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD5.01



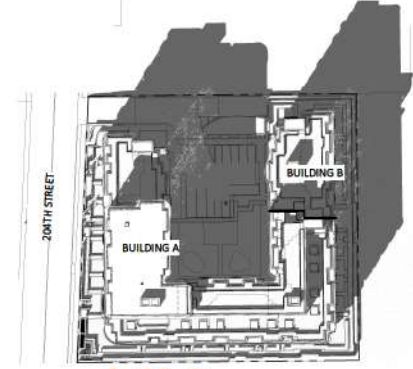
March 21 - 9 am

1" = 60'-0"



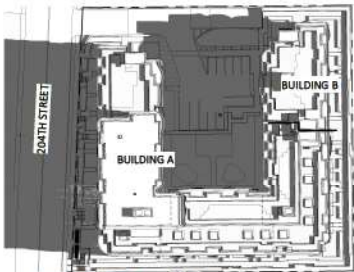
March 21 - 12 pm

1" = 60'-0"



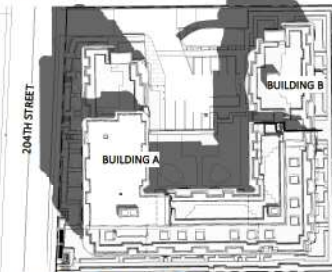
March 21-3pm

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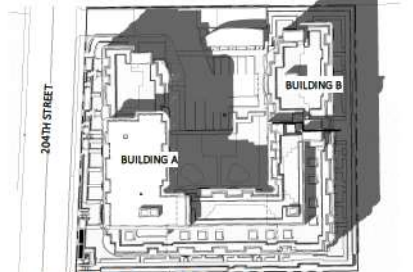
June 21 - 9 am

1" = 60'-0"



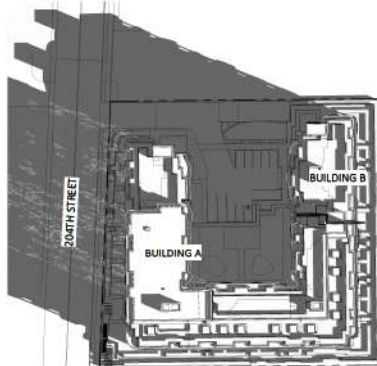
June 21 - 12 pm

1" = 60'-0"



June 21 - 3 pm

1" = 60'-0"



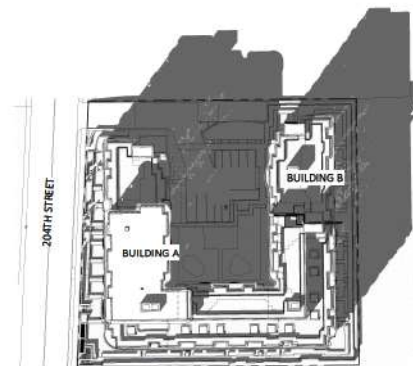
September 21 - 9 am

1" = 60'-0"



September 21 - 12 pm

1" = 60'-0"



September 21 - 3 pm

1" = 60'-0"



keystonearch.ca

WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

SHADOW STUDY

SCALE: 1" = 60'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD5.10



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

SITE SECTION
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



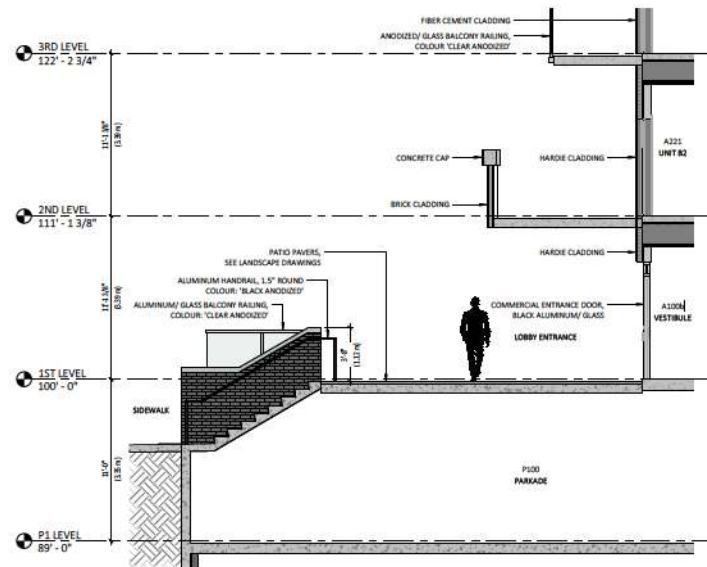
SD6.01



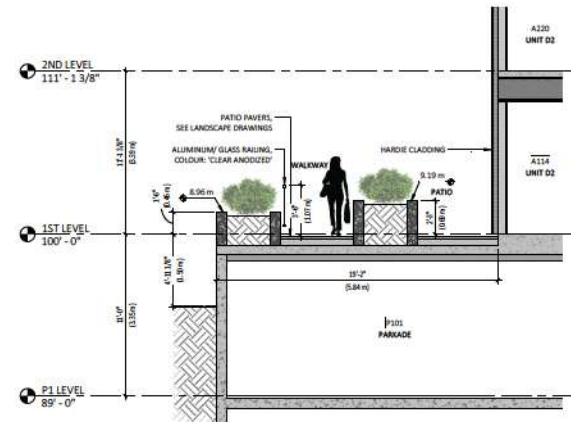
w/ e site section
3/32" = 1'-0"

OCCUPANCY USE

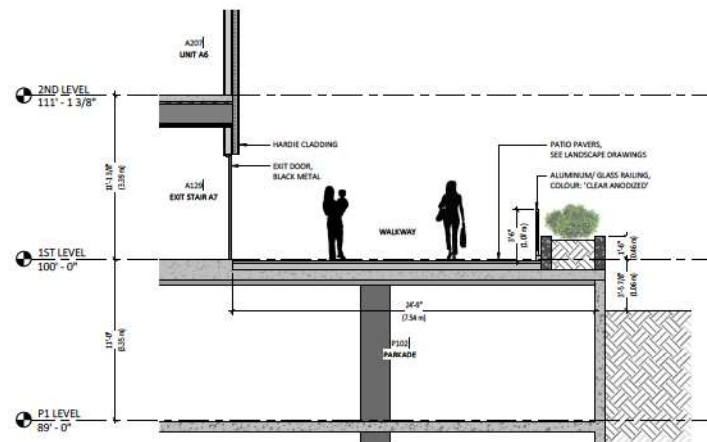
-  GROUP C - ASSEMBLY NON FIXED SEATS
-  GROUP C - RESIDENTIAL
-  GROUP C - RESIDENTIAL DWELLING UNIT
-  GROUP F3 - INDUSTRIAL STORAGE GARAGES



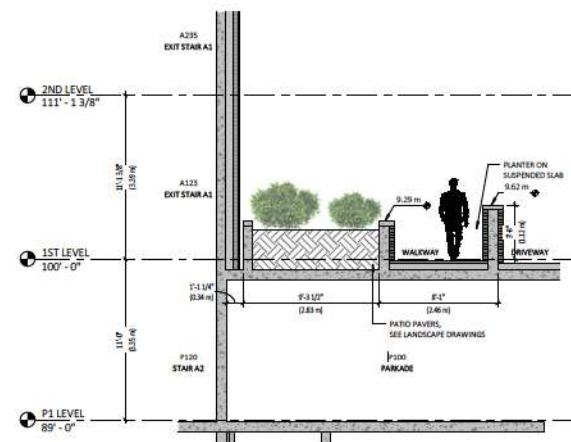
west main entry section
1/4" = 1'-0"



south planter section
1/4" = 1'-0"



east walkway section
1/4" = 1'-0"



north planter section
1/4" = 1'-0"



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WHITETAIL 204 STREET APARTMENTS

5360 - 204 STREET, LANGLEY, BC

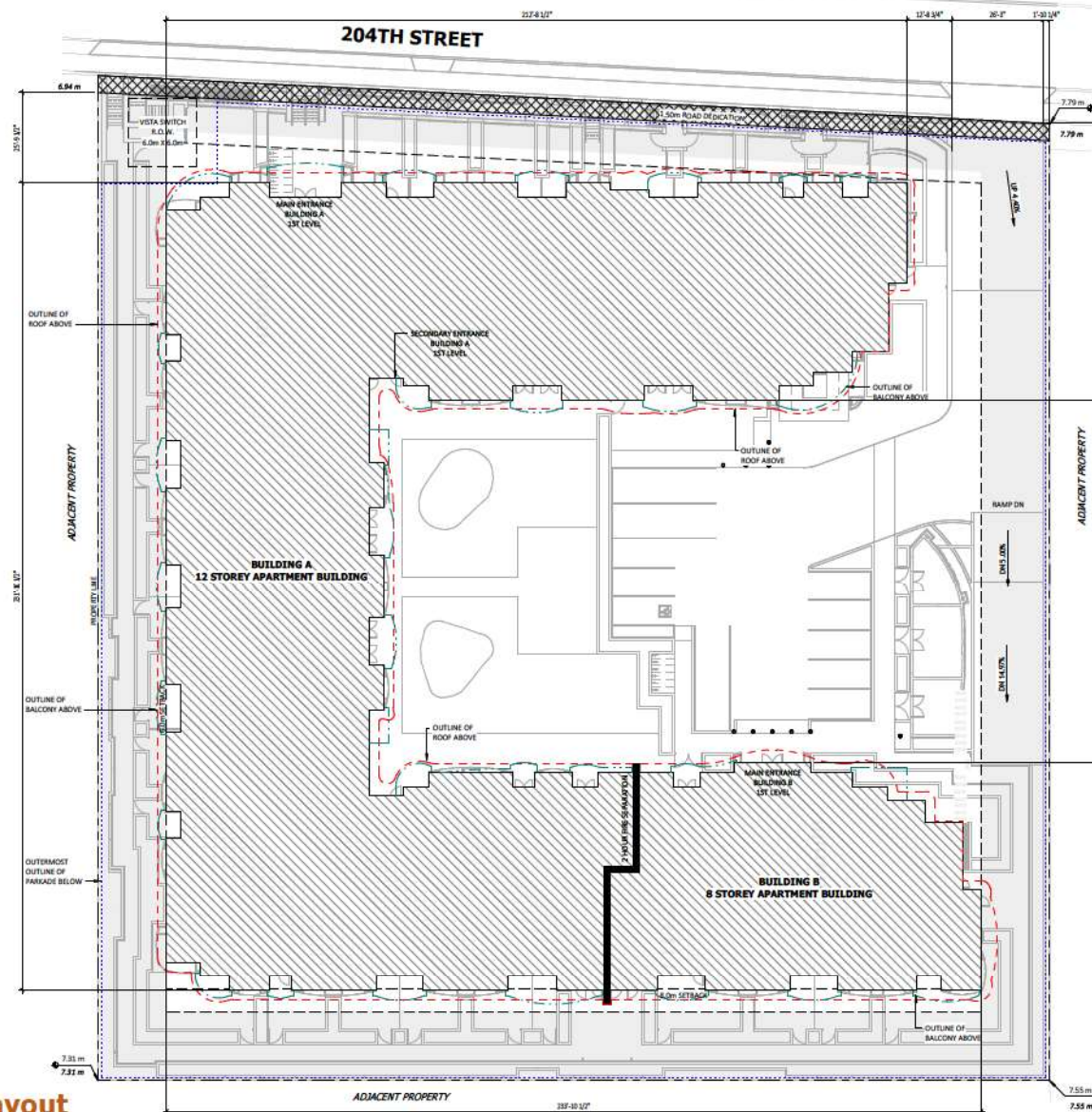
ENLARGED SECTIONS

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1


SD6.10



0.8.1 site layout plan notes/legend

LEGEND	
	PROPERTY LINE
	OUTLINE OF PARKADE
	OUTLINE OF ROOF ABOVE
	OUTLINE OF BALCONY ABOVE
	SETBACK
	BUILDING FOOTPRINT

1.	REFER TO LEGAL SURVEY PLAN, COMPLETED BY [SAAK, OSMAN & ASSOCIATES ASSOCIATES [DEC. 14, 2021] TO VERIFY ALL SITE INFORMATION.
----	---

site plan-layout

LEGAL ADDRESS: LOT 178 DISTRICT LOT 36 GROUP 2, NWD PLAN 53282
CIVIC ADDRESS: 5360 - 204 STREET, LANGLEY, BC
P.I.D. # 000-471-976



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

SITE LAYOUT PLAN



RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD7.02

204 STREET APARTMENTS / MULTI-FAMILY RESIDENTIAL

signage legend

S1	STOP
S2	ACCESSIBLE PARKING STALL
S3	ACCESSIBLE ENTRANCE
S4	FIRE LANE-NO PARKING
S5	GARBAGE LOADING ZONE-NO PARKING
S6	DROP OFF/PICK UP ONLY
S7	MAXIMUM 10 MPH
S8	PARKING CLEARANCE 7'-0"

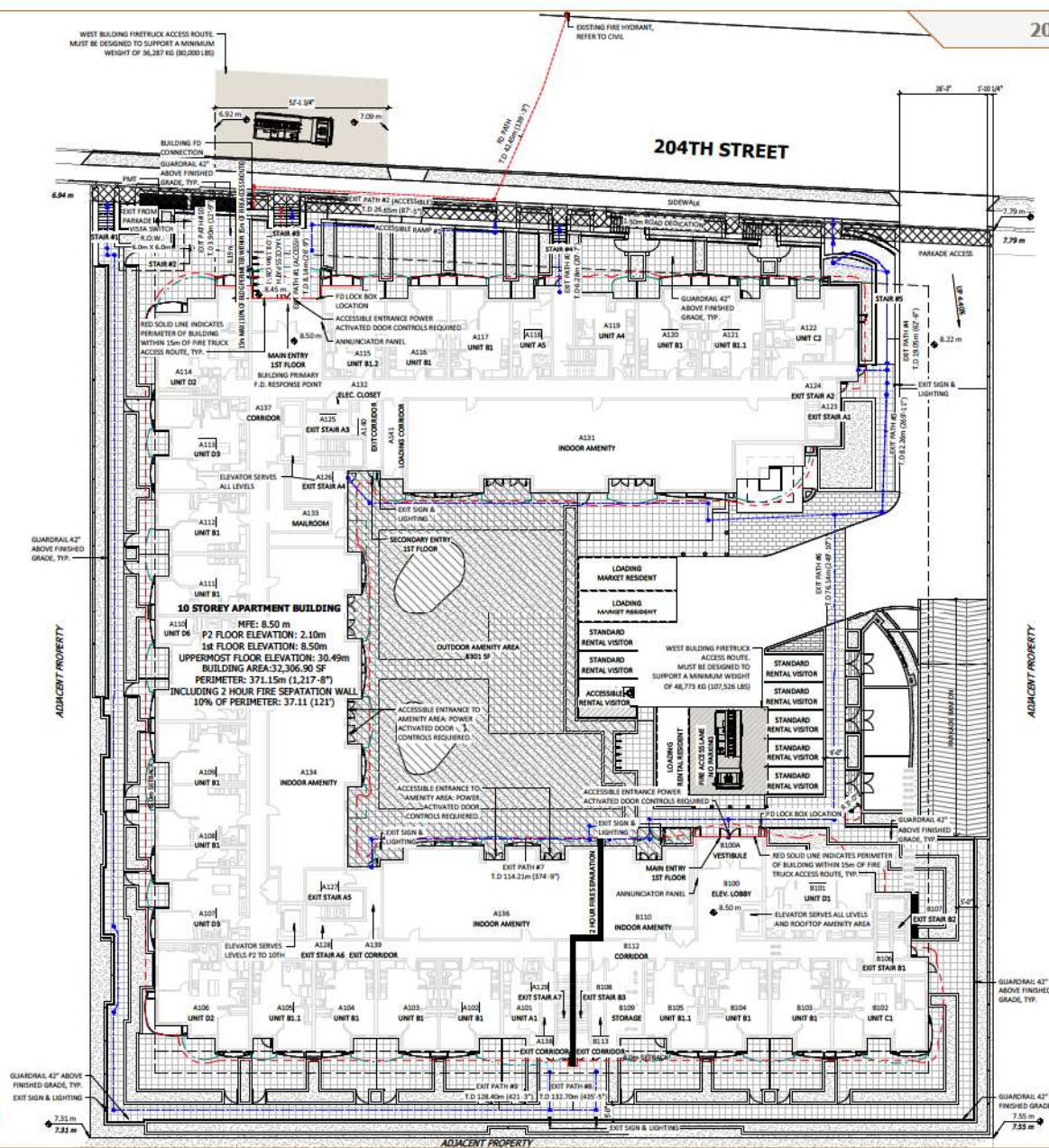
○ = OCCUPANT LOAD

building floor elevations

LEVEL	HEIGHT	RELATIVE
UPPERMOST LEVEL ELEVATION	81.37 m	222'-0"
MFE	8.50 m	28'-0"
P1 LEVEL	8.50 m	89'-0"
P2 LEVEL	8.50 m	79'-0"

site code plan

1/16" = 1'-0"



WHITETAIL 204 STREET APARTMENTS
5360 - 204 STREET, LANGLEY, BC

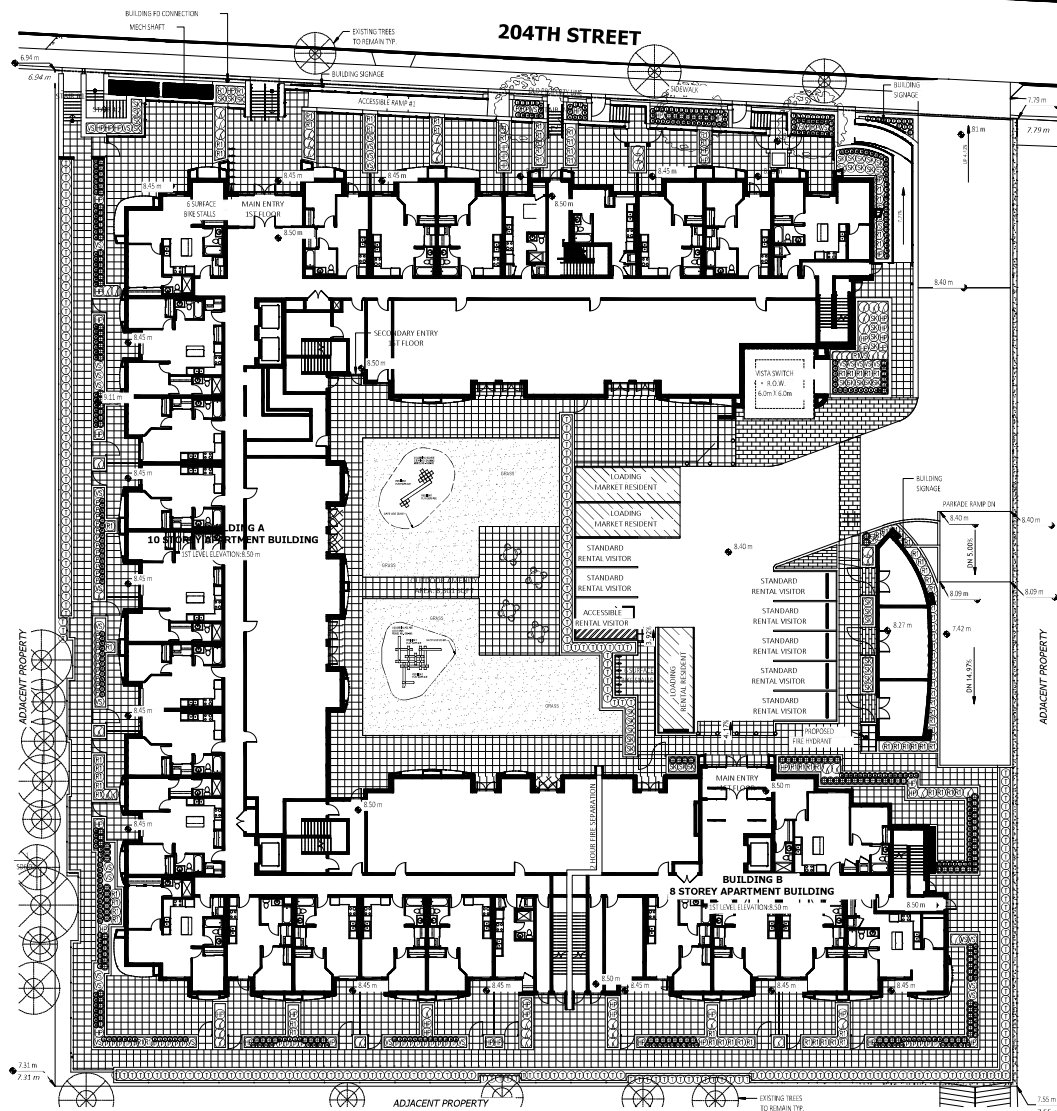
SITE CODE PLAN
SCALE: 1/16" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT
23/01/13 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21172.1



SD7.03



JAN/23	REVISED SITE PLAN	2
SEP/22	REVISED SITE PLAN	1
DRAW	REVISIONS	N/A

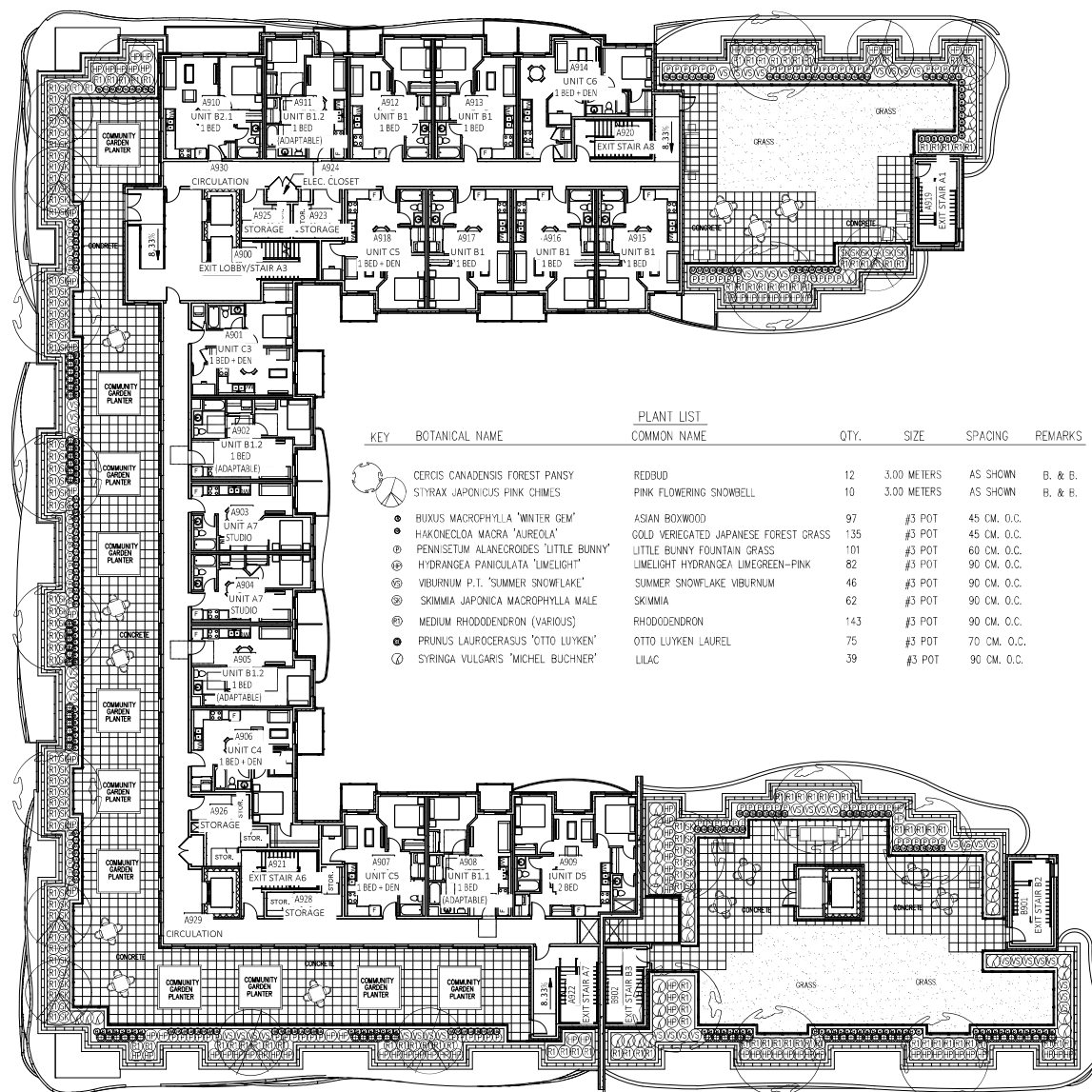
C.KAVOLINAS & ASSOCIATES INC.
BOSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3S 3E5
PHONE (604) 857-2376

CLIENT
WHITETAIL HOMES
GROUP OF COMPANIES
SUITE #104
3550 W.T. LEHMAN ROAD
ABBOTSFORD, B.C.
V4X 1A1

TITLE
PLAN VIEW
LANDSCAPE PLAN
WHITETAIL
204 STREET APARTMENT
5360 - 204 STREET
LANGLEY, B.C.

SCALE 1:200	DATE AUG/22
DRAFT	DWG'D
ENG.	DWG'D
APPROV	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1



KEY	BOTANICAL NAME	PLANT LIST		QTY.	SIZE	SPACING	REMARKS
		COMMON NAME					
	CERCIS CANADENSIS FOREST PANSY	REDBUD		12	3.00 METERS	AS SHOWN	B. & B.
	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERING SNOWBELL		10	3.00 METERS	AS SHOWN	B. & B.
	Ⓚ BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		97	#3 POT	45 CM. O.C.	
	Ⓚ HAKONECLOA MACRA 'AUROLEA'	GOLD VEREGATED JAPANESE FOREST GRASS	135	#3 POT	45 CM. O.C.		
	Ⓚ PENNSETUM ALANICROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	101	#3 POT	60 CM. O.C.		
	Ⓚ HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA LIMEGREEN-PINK	82	#3 POT	90 CM. O.C.		
	Ⓚ VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	46	#3 POT	90 CM. O.C.		
	Ⓚ SKIMMIA JAPONICA MACROPHYLLA MALE	SKIMMIA	62	#3 POT	90 CM. O.C.		
	Ⓚ MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	143	#3 POT	90 CM. O.C.		
	Ⓚ PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	75	#3 POT	70 CM. O.C.		
Ⓚ SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	39	#3 POT	90 CM. O.C.			

JAN/23	REVISED SITE PLAN	2
SEP/22	REVISED SITE PLAN	1
DATE	REMARKS	NO

C.KAVOLINAS & ASSOCIATES INC
RCSLA CSIA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 852-2370

CLIENT

WHITETAIL HOMES
GROUP OF COMPANIES
SUITE #104
3550 MT. LEHMAN ROAD
ABBOTSFORD, B.C.
V4X 0A1

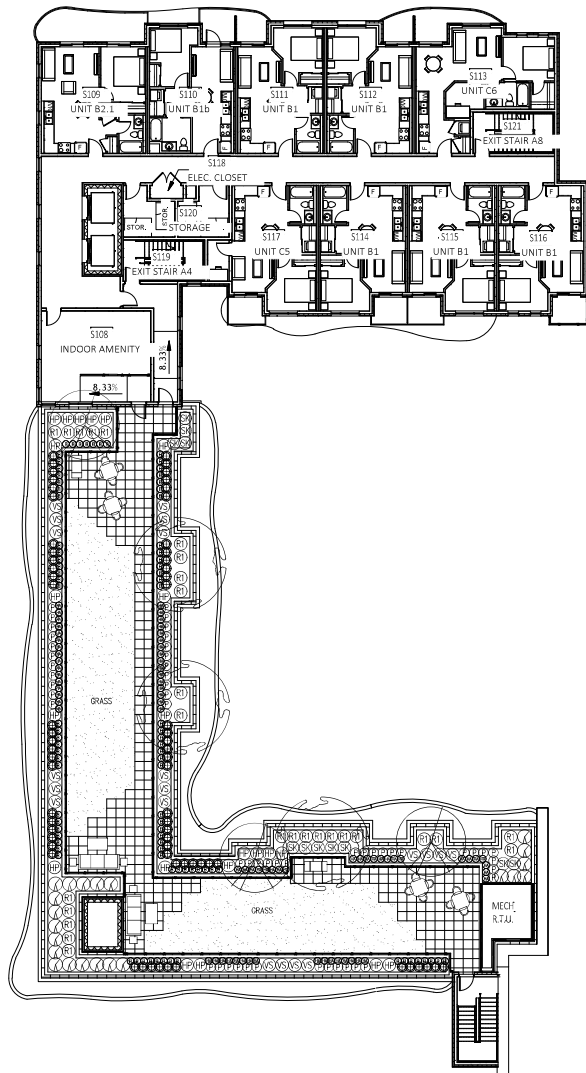
TIME

PLAN VIEW

LANDSCAPE PLAN
ROOFTOP AMENITY AREA
WHITETAIL
204 STREET APARTMENT
536 - 204 STREET
LANGLEY, B.C.

SCALE 1:150	DATE AUG/22
DRAFT	CHK'D
ENG.	C-K'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-2A



		PLANT LIST		QTY.	SIZE	SPACING	REMARKS
KEY	BOTANICAL NAME	COMMON NAME					
	CERCIS CANADENSIS FOREST PANSY	REDBUD		3	3.00 METERS	AS SHOWN	B. & B.
	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERING SNOWBELL		3	3.00 METERS	AS SHOWN	B. & B.
	● BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		65	#3 POT	45 CM. O.C.	
	● HAKONECLADA MAGRA 'AUROREA'	GOLD VERIEGATED JAPANESE FOREST GRASS		72	#3 POT	45 CM. O.C.	
	● PENNISETUM ALANECROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS		52	#3 POT	60 CM. O.C.	
	● HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA LIMEGREEN-PINK		23	#3 POT	90 CM. O.C.	
	● VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM		20	#3 POT	90 CM. O.C.	
	● SKIMMIA JAPONICA MACROPHYLLA MALE	SKIMMIA		16	#3 POT	90 CM. O.C.	
	● MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		27	#3 POT	90 CM. O.C.	
	● PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		60	#3 POT	70 CM. O.C.	
	● SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		23	#3 POT	90 CM. O.C.	



JAN/23	REVISED SITE PLAN	2
SEP/22	REVISED SITE PLAN	1
DATE	REVISION	NO.

KAVOLINAS & ASSOCIATES INC.

BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3X 5E8

PHONE (604) 857-2376

CLIENT

WHITTAIL HOMES
GROUP OF COMPANIES
SUITE #104
3550 MT. LEHMAN ROAD
ABBOTSFORD, B.C.
V4X 0A1

TITLE

PLAN VIEW

LANDSCAPE PLAN
2nd FLOOR AMENITY AREA
WHITTAIL
204 STREET APARTMENT
536 - 204 STREET
LANGLEY, B.C.

SCALE	1:150	DATE	AUG/22
DRAFT	CHWD		
ENL	CHWD		
APPROV	AS BUILT		

PRINTED	JOB NO.	
DRAWING NO.		
		L-2

