

ADVISORY DESIGN PANEL

WEDNESDAY, NOVEMBER 2, 2022 AT 7:00 PM

Multi-Purpose Room #2 Timms Community Centre (In-Person Meeting)

AGENDA

1) AGENDA

Adoption of the November 2, 2022 agenda.

2) MINUTES

Adoption of minutes from the July 13, 2022 meeting.

3) DEVELOPMENT PERMIT APPLICATION DP 06-22

20644 Eastleigh Crescent.

4) **NEXT MEETING**

To be determined and confirmed (November-December 2022).

5) ADJOURNMENT



MINUTES OF THE ADVISORY DESIGN PANEL

HELD VIA VIDEO CONFERENCE

WEDNESDAY, July 13, 2022 AT 7:00 PM

Present: Councillor Rudy Storteboom (Chair)

Councillor Nathan Pachal (Co-Chair)

Wendy Crowe
Matt Hassett
Johnnie Kuo
Chad Neufeld
Scott Thompson
Cst. Peter Mann

Absent: School Trustee Shelley Coburn

Clark Kavolinas Leslie Koole Ella van Enter

Guests: Councillor Albrecht

Staff: C. Johannsen, Director of Development Services

R. Beddow, Deputy Director of Development Services

A. Metalnikov, Planner

P. Kusack, Deputy Corporate Officer

The Chair 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.

1) AGENDA

Adoption of the July 13, 2022 agenda.

It was MOVED and SECONDED

THAT the agenda for the July 13, 2022 Advisory Design Panel be approved.

CARRIED

2) MINUTES

Adoption of minutes from the June 22, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the June 22, 2022 Advisory Design Panel be approved as circulated.

CARRIED

3) <u>DEVELOPMENT PERMIT APPLICATION DP 07-22</u> ZONING BYLAW AMENDMENT APPLICATION RZ 04-22

Proposed 6-storey, 84-unit apartment development located at 5302 – 200 Street; 20011, 20021, 20031 – 53 Avenue; 20030 – 53A Avenue.

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

There was a brief discussion about three single family homes located north of the subject properties and there was an inquiry if they would be orphaned if this development proceeds as proposed. Staff noted that if the three properties are assembled, the development would be large enough to proceed on its own.

The applicant team entered the meeting:

- Fred Adab, Architect, F. Adab Architects Inc.
- Gurvinder Dhillon, Developer, Red Cardinal Homes 2021 Inc.
- Karamveer Dhillon, Developer, Red Cardinal Homes 2021 Inc.
- Rod Maruyama, Landscape Architect, Maruyama & Associates
- Aman Grewal, Civil Consultant, Centras Engineering Ltd.

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

- Project context
- Floor plans
- Site Access
- Pedestrian Access from 53 Ave
- Landscaping
- Amenities
- Underground parkade/ Recycling/Garbage/ Bike Storage
- Unit mixes: Studio, 1 bedroom, 2 bedrooms, 2 bedrooms & den, 3 bedrooms. Recessed 6th floor
- Roof plan
- Project statistics, rezoning requirement, no variances
- Renderings
- Façade
- Elevations
- Building materials, colours, exterior finishes

- Shadow analysis
- Sustainability and green measures
- CPTED report and incorporation of recommendations therein

Mr. Maruyama provided information on the landscape plan identifying the following:

- Planting buffers
- Access
- Fencing
- Bike parking
- Paving stones
- Individual privacy planting/ambiance
- Dense, tiered plantings
- Coniferous and deciduous plantings
- Walkways & courtyard
- Landscape lighting throughout the site
- Green roof

Mr. Grewal provided information about the proposed offsite works including a multiuse path, sidewalks, and stormwater management.

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

- The north face was lacking the same character as the other three sides of the building. It needs more attention.
- The use of brick was favoured, suggested that the colour could be darker.
- Large decks were very nice, although could use more cover.
- A suggestion was made to wrap the black colour around the back.
- Balcony privacy is important. With just a glass partition between the units it isn't very private. A suggestion was made to make the transition between spaces more opaque or use an aluminum product to improve privacy.
 - The applicant noted in terms of the roof and decks they can extend the overhang to cover a portion of the roof decks.
- West elevation from 200th Street has a lot of massing in a light colour, suggested picking up a darker colour at the base to enhance the view from 200th Street. Bracket the light colour in dark colours.
- Consider moving the accessibility parking closer to the elevator in the south drive isle.
- North side has too much grey and white
- The narrowest part of the building facing 200th Street is very monolithic and it will be viewed the most due to high volume traffic from that side. Any surface treatment to break up the column would be beneficial.
 - The applicant noted that more windows could be incorporated to break it up
- If building air conditioning and heat pumps will not be incorporated at the development stage it was strongly encouraged that vents be

- incorporated to allow the installation of portable air conditioning units in the individual residential units.
- Consider going above the building code for sound proofing for units where living rooms are back-to-back with a bedroom of the neighbouring unit to minimize the sound transfer.
- Consider roof treatments that minimize noise transfer from rooftop decks to lower residential floors.
 - The applicant noted that a heavy insulation will be used but agreed to add one layer of drywall to assist with reducing noise transfer.

The following additional comments were made:

- The building will be strata market housing
- EV charging stations have been incorporated
- Parking ratios are consistent with shoulder rates being brought forward in the new zoning bylaw
- All units / corridors are accessible by ramps to/from the lobby and the elevator
- The green roof will have automated irrigation with a moisture sensor to allow for adequate irrigation. Materials are low profile and tolerate green roof conditions well.
- The whole site is fenced with gates, and windows are secure.
- Visitor parking spaces are in the parkade, which is secured with gates
- There is no street parking in front, delivery trucks must enter the property from the rear to access the loading bay
 - Staff noted that there may be an opportunity for on street parking on the eastern side of the property.
- Every parking spot has conduit to allow for future EV wiring.

The applicant team left the meeting.

Panel members further discussed the following:

- Shadow studies are intended to determine shadows on parks and outdoor public amenities not on private property.
- Staff will check with Engineering if the proposal goes to a public hearing to determine if other properties are building the multi-use path on 200th Street now or later.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

 The ADP receive the staff report dated June 28, 2022 for information; and

- 2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review opportunities to revise the north and west elevations to create a more cohesive façade with additional visual interest on the northwest façade
 - b. Enhance balcony weather protection
 - c. Provide more opaque balcony separation screens for additional privacy
 - d. Improve the accessibility of the outdoor area to the north
 - e. Move accessible parking spaces closer to elevator lobby
 - f. Consider the comparative benefit of the green roof in relation to solar panels (including pre-wiring) and other heat gain mitigation, and review it for financial, operational, and maintenance feasibility
 - g. Consider providing venting/ducting to facilitate portable air conditioner installation by residents
 - Review sound attenuation enhancement opportunities, with regard to street noise as well as between units with living room/bedroom interfaces and overhead decks and consistent with applicable OCP DP Guidelines

BEFORE THE QUESTION WAS CALLED staff noted that they will discuss the maintenance issues and associated costs that could arise with the proposed green roof.

THE QUESTION WAS CALLED and same was CARRIED

4) **NEXT MEETING**

To be determined.

5) <u>ADJOURNMENT</u>

It was MOVED and SECONDED

THAT the meeting adjourn at 8:35 pm.

CARRIED

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ADVISORY DESIGN PANEL CHAIR

DEPUTY CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: Advisory Design Panel

Subject: Development Permit Application DP 06-22

(20644 Eastleigh Crescent)

File #: 6620.00 m: Anton Metalnikov, RPP, MCIP Bylaw #: N/A

From: Anton Metalnikov, RPP, MCIP
Planner

Doc #:

Date: October 21, 2022

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a Development Permit application by Ava International Development Ltd. for a 6-storey, 178-unit apartment development at 20644 Eastleigh Crescent

POLICY:

The subject property is currently zoned C1 Downtown Commercial in Zoning Bylaw No. 2100 and designated "Transit-Oriented Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character. The proposed development can be accommodated under the property's existing C1 zoning and a rezoning is therefore not required.



Subject: Development Permit Application DP 06-22

Page 2

COMMENTS/ANALYSIS:

Background Information:

Applicant: Ava International Development Ltd. **Owner:** Ava International Development Ltd.

Civic Address: 20644 Eastleigh Crescent

Legal Description: Lot "F", District Lot 37, Group 2, New

Westminster District, Plan 8633

Site Area: 4,907 m² (1.2 acres)
Number of Units: 178 apartments

Gross Floor Area: 15,487.12 m² (166,702 ft²)

Floor Space Ratio: 3.156 Lot Coverage: 57%

Total Parking Required: 260 spaces (including 13 h/c spaces)

Parking Provided:

Resident201 spacesVisitor27 spaces

Total 228 spaces (including 12 h/c spaces)

OCP Designation:Transit-Oriented ResidentialZoning:C1 Downtown CommercialVariances Requested:3.0 m front setback (6.0 m min.)

2.0 m rear setback (6.0 m min.)
0.0 m side setback (6.0 m min.)

202.2 m² indoor amenity (409.4 m² min.)

201 resident spaces (224 min.) 27 visitor spaces (36 min.)

5.5 m long accessible parking stalls (5.8 m

min.)

Development Cost Charges: \$2,843,016.00 (City - \$1,699,722.00,

GVS&DD - \$759,882.00, SD35 -

\$106,800.00, TransLink - \$276,612.00)

Community Amenity

Contributions (CACs): \$356,000.00



Subject: Development Permit Application DP 06-22

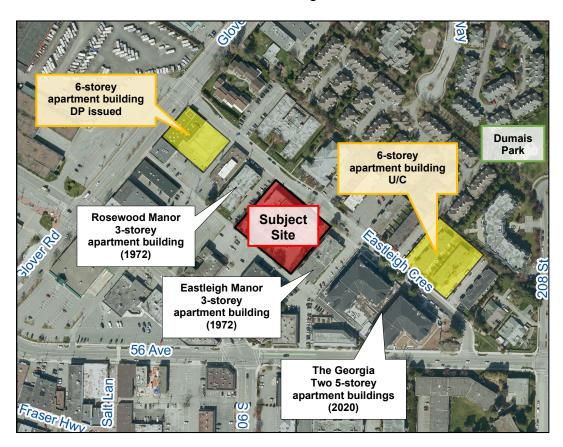
Page 3

Discussion:

1. Context

The applicant is proposing to develop a 6-storey, 178-unit apartment building on a single property currently hosting a 3-storey office building constructed in 1976. The surrounding area is composed of a mix of residential and commercial buildings and has seen significant recent development interest resulting in an ongoing transition in line with the City's Official Community Plan (OCP), with several recently developed, under construction, and upcoming projects nearby.

The site's lone frontage is formed on its north by Eastleigh Crescent, a local road across from which lie several older residential buildings. To its rear, the property is separated by a lane from a small office complex, while two 3-storey apartment buildings, both completed in 1972, flank the property on its sides: Rosewood Manor on the west and Eastleigh Manor on the east.



Site context



Subject: Development Permit Application DP 06-22

Page 4

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

- Rotary Centennial and Dumais Parks (5-minute walk);
- Douglas Park Elementary School (10-minute walk); and
- Timms Community Centre (10-minute walk).

The site is also located near several major transit services, including:

- The frequent service 503 Fraser Highway Express (5-minute walk);
- The Langley Centre transit exchange and the fifteen bus routes it serves (5-minute walk); and
- The planned 203 Street SkyTrain station and its associated transit exchange (5 to 10-minute walk).

2. Design

The applicant is proposing a U-shaped building that allows it to set an engaging frontage along Eastleigh Crescent while providing a higher density on this well-located site near Downtown and the City's transit hub. This strategy is enhanced by extending a building arm to the west property line in a zero lot-line condition, which takes advantage of the neighbouring building's large setback to further increase density while also providing the adjacent site a party wall to build up to and increase its own achievable density as part of any future redevelopment. To the rear of the party wall, the proposed building steps back 6 metres to maintain an adequate separation between buildings, with a 6-metre setback provided along the entire east property line to accommodate the smaller setback of the existing building on that side. Within the site, the property's size allows it to accommodate a wide U-shape and provide a 20-metre separation between the rear building wing faces to take advantage of the southwestern exposure and bring in ample light and air into the courtyard.

The building incorporates one level of underground parking and one level of parking raised slightly above grade, which is screened from the street by ground-level walkout units and the main entrance lobby, which are partially raised above street level to accommodate the property's Flood Construction Level requirements and enhance the sense of ownership and privacy for ground-floor residents. From this first floor, the building rises an additional five storeys to set a six-storey frontage along Eastleigh Crescent while extending over the above-grade parking level with rear wings running toward the lane. A raised deck covers much of the remainder of this parking level as a central courtyard between these wings, screening the parking area from the units above while providing an expansive outdoor amenity area for building residents. The building's articulated roofline, punctuated by a central angled feature, echoes the articulation of the façade itself to break up the frontage.



Subject: Development Permit Application DP 06-22

Page 5

The main building entrance is located in the middle of the building on Eastleigh Crescent, with vehicle access provided from the rear lane through a single ramp which splits on site to serve both parking levels. The top of the parking structure projects above grade due to geotechnical conditions and has been designed to provide an attractive interface with the public realm. Its street-fronting wall is set back from the property line and kept lower to create a step between the street level and the main building wall. This wall is clad with brick and screened with two rows of shrubs to further soften its appearance and add texture and character. A central extruded box frame highlights the main entrance, while the parkade level brick treatment expands into the ground floor façade to ground the building and emphasize its streetfront presence, with lighter cement board panel and lap siding climbing onto the five floors above. Green and brown tones round out the façade design and add warmth to the primary grey-scale base.

The development makes strategic use of ground floor landscaping to soften the extruded parkade from the street and lane, as well as to separate private patios from walkways and each other, using a variety of shrub species to create natural visual interest. On the upper floor, the outdoor amenity deck sees planter boxes used similarly, in combination with distinct paving patterns, to subtly delineate the different lounge areas and provide privacy to private patios, while accommodating direct access from them to the courtyard. The amenity deck is also programmed with a barbecue station and children's play area, and hosts five Bloodgood Japanese Maple Trees to add greenery and seasonal shade.

Within the building, unit sizes range from 50 m² to 175 m² (543 ft² to 1,880 ft²). The unit type distribution provides 94 one-bedroom unit types (1-bedroom or 1-bedroom + flex room), 71 two-bedroom + flex units, and 13 three-bedroom + flex units. 38 of the units are adaptable. Tenant storage facilities are provided in storage rooms in the parkade and on residential floors.

202 m² (2,176 ft²) of indoor amenity space is provided on the second floor, with direct access to the adjacent 385 m² (4,140 ft²) outdoor amenity area programmed with a barbecue station, several lounge areas, and a children's play space. A two-elevator core services the building.

3. Sustainability

The proposal incorporates several sustainable development features, including:

- Using construction techniques that minimize site disturbance and protect air quality;
- Using exterior lighting systems meeting ground-level and dark skies light pollution reduction principles;
- Reducing the heat island effect by use of a highly reflective roof and a landscaped courtyard covering a surface parking area;



Subject: Development Permit Application DP 06-22

Page 6

- Incorporating an irrigation system with central control and rain sensors;
- Using water-conserving toilets; and
- Providing 20 parking stalls with Level II electric vehicle (EV) chargers, with the remaining spaces pre-ducted for future installation.

4. 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.

5. <u>Variances</u>

The applicant has requested the following variances from C1 zoning provisions as part of this development proposal:

- Front residential setback reduction to 3 metres (6 metres minimum);
- Rear residential setback reduction to 2 metres (6 metres minimum);
- West side residential setback reduction to 0 metres (6 metres minimum);
- 202.2 m² indoor amenity area (409.4 m² minimum);
- Resident parking reduction to 201 spaces (224 minimum);
- Visitor parking reduction to 27 spaces (36 minimum); and
- Accessible stall length reduced to 5.5 metres (5.8 metres minimum).

These requested variances are supported by staff as they are consistent with the changes being considered to the C1 Downtown Commercial Zone as part of the new Zoning Bylaw currently in development.

Setbacks

The front and rear setbacks are consistent with new zoning regulations under consideration, which support the minimum 12-metre building face separation requirement in the OCP to preserve privacy and light and air access while also allowing for a more engaging street frontage and providing additional building room. This is accomplished by taking advantage of the space created by abutting streets and lanes, along with setbacks on neighbouring developments, to create the necessary space between buildings while ensuring adequate separation from the street and lane themselves.

Similarly, 0-metre interior side setbacks are being considered by staff to allow for party-wall development that enables more transit-oriented density and creates a consistent urban street wall. The proposed development makes use of a zero lot line setback on its northwest corner to increase the number of housing units it provides, while also enabling future redevelopment on the sites to the west to increase their own densities (assuming wood frame building



Subject: Development Permit Application DP 06-22

Page 7

approaches) by having the opportunity to build up directly to the property line. South of this corner, the building steps back 6 metres, as is currently required and proposed to be maintained in the C1 Zone, to retain the minimum 12-metre separation between building faces, as a minimum 6-metre setback behind the party wall will also be required for any future development to the west. Within the existing context, the large 14-metre setback of the west neighbouring property allows for sufficient separation despite the party wall set by the subject development. On the east side, due to the smaller setback of the neighbouring building, a party wall has been avoided and a 6-metre setback has been provided along the entire elevation to maintain adequate building separation.

Indoor Amenity Area

The indoor amenity variance is requested in recognition of the expansive outdoor amenity provided. The Zoning Bylaw currently requires indoor amenity space to be provided at a rate of 2.3 m² per unit, while outdoor amenity space is required in the OCP without a specific unit measure. For this development, the current 2.3 m²/unit requirement would result in a minimum indoor amenity area of 409.4 m² (4,407 ft²), compared to the 202.2 m² (2,176 ft²) provided, which is equivalent to a per-unit rate of 1.1 m². However, when combined with the 385 m² outdoor amenity area, 587.2 m² of total amenity space is provided, equal to a rate of 3.3 m² per unit. The two amenity spaces are able to function as a cohesive whole as they are located adjacent to each other with direct access. Staff support this approach due to the large total amenity area provided and its consistency with updated amenity regulations being considered for the new Zoning Bylaw, which would formalize outdoor amenity requirements and increase total amenity supply while providing flexibility in how this overall supply is shared between indoor and outdoor areas, to respond to individual site contexts and maintain a sufficient amount of each. In the context of this development, enabling a greater share of amenity area to be provided as part of a larger outdoor amenity space creates the benefit of covering the surface parking level with a courtyard deck to screen noise and visual impacts from the units above and help mitigate the urban heat island effect.

This approach is also supported by a review of practices in other municipalities in the region, such as Richmond (which would require 100 m² of indoor amenity space for this development) and Maple Ridge (which would require 178 m²), based on the corresponding expectation of additional outdoor amenity space contributing to an ample overall combined amenity area.

Proposed Parking

Based on the current C1 Zoning Bylaw parking requirement, the applicant's proposed overall parking amount is 12.3% less than required. Staff support the applicant's overall parking approach as the proposal (less 32 spaces) exceeds the standard rates under preliminary consideration for the new Zoning Bylaw,



Subject: Development Permit Application DP 06-22

Page 8

which are being contemplated based on research work conducted by staff to date, including a review of the Metro Vancouver Parking Study as well as of parking requirements in other Lower Mainland municipalities.

If the preliminary rates being considered were applied to this application, 225 parking spaces would be required, based on rates of 1.0 spaces per 1-bedroom unit, 1.2 spaces per 2-bedroom unit, 1.45 spaces per 3-bedroom unit (=198 resident spaces) and 0.15 visitor spaces per unit (=27 spaces). This total is 1.3% less than the applicant's proposed parking amount of 228 spaces and 13.5% less than the current C1 Zone requirement of 260 spaces, which is based on rates of 1.2 spaces per 1 and 2-bedroom units, 2.0 spaces per 3-bedroom unit (=224 resident spaces) and 0.2 visitor spaces per unit (=36 spaces). Similar or greater variances have recently been approved by Council at 5605 201A Street (10.5%), 20191 53A Avenue (12.4%), and 20230 56 Avenue (14.7%).

A variance is also required to reduce the length of the accessible parking spaces from 5.8 metres to 5.5 metres. Staff support this variance request as 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 new Zoning Bylaw currently under development.

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

6. Summary

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

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.



Subject: Development Permit Application DP 06-22

Page 9

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.

Per the City's SDSB, with the application for issuance of a Development permit or Building permit, the Developer must submit to the City Engineer an off-site tree survey certified by a legal land surveyor, as well as a certified report by an arborist.

These requirements have been issued to reflect the application for development for a proposed 178-Unit Apartment Development located at 20644 Eastleigh Crescent.

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

The City's Zoning Bylaw, 1996, No. 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:
 - 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. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to predevelopment levels to mitigate flooding and environmental impacts as detailed in the City's DCM section 5.0. All calculations shall be based on the City's DCM section 5.6.7-5.6.10 and SS-D01. A safety factor of 20% shall be added to the calculated storage volume. Predevelopment release rates shall not include climate change effect.
 - III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
 - IV. 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 tiein locations and size the connections for the necessary capacity.



Subject: Development Permit Application DP 06-22

Page 10

- V. 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."
- VI. 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.
- VII. A property dedication of 0.5m (+/-) will be required along the lane frontage of the proposed development to provide a new ROW width of 7m dedication to be determined by a legal land surveyor.
- VIII. New sidewalk, barrier curb, gutter will be required along the entire Eastleigh frontage, complete with boulevard trees and a planting strip as per the City's DCM modified x-section SS-R07 (1.8m S/W; 1.6m plant strip measured from P/L to back of curb), and section 11.0 Specifications and Standards for Landscaping. Existing street trees on Eastleigh Crescent to be protected and retained. New rollover curb & gutter will be required along the entire lane frontage as per slightly modified SS-R13, SS-R14 or SS-R15, whichever is more appropriate.
- IX. A traffic impact assessment will be required as per the City's DCM.
- X. 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 30 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.
- XI. 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.



Subject: Development Permit Application DP 06-22

Page 11

XII. Existing and proposed street lighting along the lane and Eastleigh project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels meet the City's DCM standards.

XIII. 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
- 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



Subject: Development Permit Application DP 06-22

Page 12

- 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. Existing street trees on Eastleigh Crescent to be protected and retained.
- 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 including back lane access on the south to accommodate fire apparatus and personnel. A construction fire safety plan shall be completed, complete with crane inspection records. A progressive standpipe installation will be required as wood frame construction rises. 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 location of the 4" FDC will be discussed with the Fire Department at a later date.



Subject: Development Permit Application DP 06-22

Page 13

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject Development Permit application will be reviewed by the Advisory Design Panel (ADP) at the November 2, 2022 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 \$1,699,722.00 to City Development Cost Charge accounts and \$356,000.00 in Community Amenity Contributions.

Prepared by:

Anton Metalnikov, RPP, MCIP

Planner

Concurrence:

Roy M. Beddow, RPP, MCIP

Deputy Director of Development Services



Subject: Development Permit Application DP 06-22

Page 14

Concurrence:

Carl Johannsen, RPP, MCIP Director of Development Services

Concurrence:

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

Environment

attachments

Concurrence:

Scott Kennedy, Fire Chief



Subject: Development Permit Application DP 06-22

Page 15



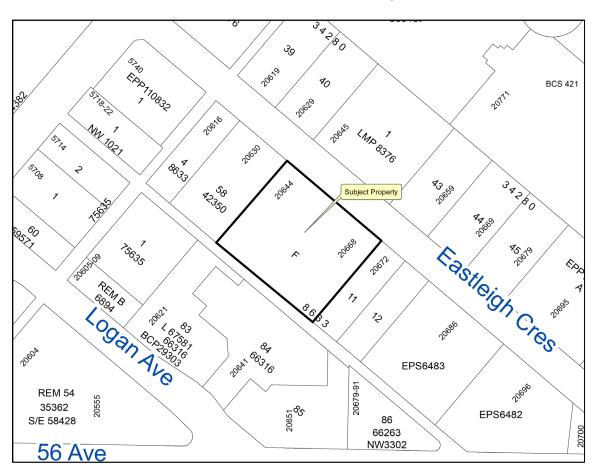
DEVELOPMENT PERMIT APPLICATION DP 06-22

Civic Address: 20644 Eastleigh Crescent

Legal Description: Lot "F", District Lot 37, Group 2, New Westminster

District, Plan 8633

Applicant: Ava International Development Ltd.
Owner: Ava International Development Ltd.







sheet schedule

2nd LEVEL PLAN

5D2.10

5D2.11

SD0.01 COVER PAGE SD2.12 3rd LEVEL PLAN SD3.14 RENDERED PERSPECTIVES RENDERED PERSPECTIVES 5D1.01 CONTEXT PLANS SD2.13 4th LEVEL PLAN SD3.15 PROJECT DATA 5th LEVEL PLAN STREETSCAPES 5D1.10 SD2.14 SD5.01 SD1.11 PROJECT DATA SD2.15 6th LEVEL PLAN SD5.10 SHADOW STUDY SD1.12 PROJECT DATA SD2.16 ROOF LEVEL PLAN SD5.11 SHADOW STUDY P1 LEVEL PLAN SHADOW STUDY SD1 13 PROJECT DATA 5D2.20 SD5 12 5D1.14 BUILDING ELEVATIONS PROJECT DATA SD3.01 SD6.01 SITE SECTIONS SD1.15 FSR PLANS SD3.02 BUILDING ELEVATIONS 506.02 SITE SECTIONS BUILDING ELEVATIONS 5D1.16 FSR PLANS SD3.03 SD7.02 SITE LAYOUT PLAN RENDERED ELEVATIONS DESIGN RATIONALE SITE CODE PLAN SD1.20 SD3.10 SD7.03 RENDERED ELEVATIONS SD1 21 RENDERINGS 5D3.11 SITE PLAN SD3.12 RENDERED ELEVATIONS 5D2.01 1st LEVEL PLAN RENDERED ELEVATIONS

Whitetail homes Itd.

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



keystone architecture & planning ltd.

T 604.850.0577 F 1.855.398.4578 T 587.391.4768 300 - 33131 south fraser way abbotsford, bc v2s 2b1 410 - 333 11th Avenue SW,

Calgary AB, T2R 1L9 e-mail: mail@keystonearch.ca website: keystonearch.ca





WHITETAIL EASTLEIGH APMTS. 20644 EASTLEIGH CRESCENT, LANGLEY, BC

5D3.13

COVER PAGE SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

22/10/06 REVISION W: CITY OF LANGLEY FILE W -PROJECT NUMBER: 22192.1









eastleigh crescent looking west



eastleigh crescent looking east



existing building looking north



existing building looking south

location

THE PROPOSED DEVELOPMENT IS LOCATED IN DOWNTOWN OF LANGLEY ON EASTLEIGH CRESCENT ROAD.

THE SITE IS SURROUNDED BY A MIXTURE OF 2, 3 & 4 STOREY RESIDENTIAL APARTMENT BUILDINGS.

whitetail eastleighmulti-family residential building



location map / north langley

development location-



aerial view looking south / east





WHITETAIL EASTLEIGH / MULTI-FAMILY RESIDENTIAL

3.2.1.2(1), 3.2.1.2(2)

3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)

3.2.2.80.(1), 3.2.2.80.(2)

3.2.2.48.(1), 3.2.2.48.(2)

3.2.2.50.(1), 3.2.2.50.(2)

3.1.10.2(3) 3.2.2.50.(2) EXCEPT (2)(C)

3.2.1.2(2)(A)

3.2.1.2.(1)

3.2.1.2.(1)

3.1.9.1(2)

3 2 2 80

3.2.2.80.(2)(A)

3.2.2.80.(2)(B)

3.2.2.80.(2)(C)

3.2.2.80.(2)(D)

3.2.2.48.(1)(A)

3.2.2.48.(1)(B)

5.2.2.48.(1)(C)

3.2.2.48.(2)(A)

3.2.2.48.(2)(B)

3.2.2.48.(2)(C

3.2.2.50.(1)(A)

3.2.2.50.(1)(B)

3.2.2.50.(1)(C)

3.2.2.50.(2)(A)

3.2.2.50.(2)(B)

3.2.2.50.(2)(D)

3.2.2.50.(2)(E)

3.1.10.2(3)

3.2.2.50.(1)(D)(vi)

3 2 2 50

3.2.2.48.(2)

3.2.2.48

0.1.0 project data

PROJECT: WHITETAIL EASTLEIGH APMT. BLDG ZONING: C1 (DOWNTOWN COMMERCIAL ZONE CIVIC ADDRESS 20644, EASTLEIGH CRESCENT, LANGLEY, B.C. LEGAL DESCRIPTION LOT F. DISTRICT LOT 37, GROUP 2. NWP PLAN 8633

VARIANCES APPLIED FOR: PARKING RATES (REFER TO PARKING STALL SUMMARY SD1.13) / SETBACKS (REFER TO SETBACKS SECTION FOR MORE INFORMATION)

BYLAW EXEMPTIONS THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE BUILDING AREA DEFINITION (BCBC 2018):

OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS.

FSR DEFINITION (ZONING): TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY).

GROSS FLOOR AREA DEFINITION (ZONING) ALL 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.

THE LOWEST AVEREAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING. GRADE DEFINITION (ZONING)

FIRST STOREY DEFINITION (BCBC 2018) THE UPPERMOST STOREY HAVING ITS FLOOR LEVEL NOT MORE THAN 2 m ABOVE GRADE.

BUILDING HEIGHT DEFINITION (ZONING): THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY

MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):

- 3.2.2 SQ GROUP C. UP TO 6 STOREYS. SPRINKI FRED IT HAS A HEIGHT NOT MORE THAN 18 m MEASURED RETWEEN THE FLOOR OF THE FIRST STOREY AND THE UPPERMOST FLOOR LEVEL, EXCLUDING ANY FLOOR LEVEL WITHIN A ROOFTOP ENCLOSURE THAT IS NOT

CONSIDERED AS A STOREY IN CALCULATING BUILDING HEIGHT IN ACCORDANCE WITH SENTENCE 3.2.1.1.(1) (BC8C 3.2.2)

NOT INDICATED / PROPOSED MFE: 10.50m MINIMUM BUILDING ELEVATION

THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING AVERAGE GRADE DEFINITION (ZONING)

LOWEST AVERAGE GRADE DEFINITION (BCBC 2018): THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT

LOCALIZED DEPRESSIONS NEED NOT BE CONSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.

PROPOSED BUILDING HEIGHT (BCBC 2018):

1ST STOREY TO UPPERMOST FLOOR LEVEL MAXIMUM - 18m [BCBC 2018, GROUP C 3.2,2.50 (1)(c), PROPOSED - 15.59 m

1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF: MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m) PROPOSED: 23.95m

FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL: MAXIMUM - 20m (BCBC 2018 3.2 5.6(2)) PROPOSED - 16.58m

NET AREA: 52,256.07 S.F. (4,854.83 m2) (1.100 scree) SITE AREA

GROSS AREA: 52.822 S.F. (4.907 m2) (1.212 acres)

ALL BUILDINGS AND STRUCTURES COMBINED SHALL NOT COVER MORE THAN NINETY-FIVE (95) PERCENT OF THE LOT AREA. PARKING ALLOWABLE LOT COVERAGE: STRUCTURES ARE EXCLUDED FROM THE LOT COVERAGE REQUIREMENTS PROVIDED THEY ARE SCREENED BY BUILDINGS, BERMS AND /

OR LANDSCAPING

52 822 S.F. x. 95 = 50 180 9 S.F. = 95%

30,319 S.F. / 52,822 S.F. = 57% PROPOSED LOT COVERAGE

BUILDING AREA:

BUILDING "A" AREA (BCBC): 14,732 SF (1,368 m2) BUILDING "B" AREA (BCBC): 15,587 S.F. (1,448 m2) COMBINED: 30,319 S.F. (2,816 m2)

GROSS FLOOR AREA (NOT INCLUDING PARKADE) 166,702 S.F. (15,487.12 S.M.) GROSS FLOOR AREA (PARKADE ONLY): 45.395 S.F. (4,217.31 S.M.)

166,702 S.F. (1.549 HECTARES) / 52,822 S.F. (.490 HECTARES) = 3.16 FSR PROPOSED FSR:

SETBACKS: REQUIRED: WHERE STOREYS ARE USED FOR RESIDENTIAL PURPOSES, ALL LOT LINE SETBACKS

SHALL BE A MINIMUM OF 6.0 M (19' 8 1/4") WITH RESPECT TO SUCH STOREYS

PROPOSED: FRONT SETBACK 3.0 M (9'-10 1/8"") REAR SETBACK 2.0 M (6'-6 3/4" FT)
SIDE SETBACK 6.0 M (19' 8 1/4") SIDE SETBACK 6.0 M (19' 8 1/4")

NUMBER OF STREETS:

AN OUTDOOR AREA WHICH IS INTENDED FOR PASSIVE OR ACTIVE RECREATIONAL PURPOSES. (OUTDOOR AMENITY AREA) OPEN SPACE:

OUTDOOR AMENITY AREA: 384 S.M. (4,140 S.F.)

SPECIAL REGULATIONS AMENITY SPACE SHALL BE PROVIDED ON THE LOT AS FOLLOWS: 3 S.M. [32.29 S.F.]/UNIT TOTAL AMENITY SPACE (INDOOR & OUTDOOR

COMBINED), WITH A MINIMUM OF 1 S.M. (32.29 S.F.) INDOOR AND OUTDOOR EACH.

REQUIRED (MIN 1 S.M. INDOOR & 1 S.M. OUTDOOR): 178 UNITS x 3 S.M. = 534 S.M. (INDOOR AND OUTDOOR COMBINED) PROPOSED 586 S.M. (6.307 S.F.) (INDOOR AMENITY 202 S.M. + OUTDOOR AMENITY 384 S.M. = 586 S.M.)

0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016 (?)

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT

REFERENCE* VALUE 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 3.1.2.1. & APPENDIX A - 3.1.2.1.(1)

3. BUILDING CLASSIFICATION (S):

3.1.1 STORAGE GARAGE (BELOW GRADE) 3 2 2 80 GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 4,217 sm) 3.2.2.80.(1), 3.2.2.80.(2) NON-COMBUSTIBLE CONSTRUCTION 3.2.2.80.(2)(A) FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS 3.2.2.80.(2)(B) 3.2.2.80.(2)(C) DAD READING WALLS COLUMNS & ARCHES NOT LESS THAN 2 HOLD FIRE RESISTANCE PATING 3.2.2.80.(2)(D)

3.1.2 STORAGE GARAGE (ABOVE GRADE - UNCOVERED SURFACE PARKING AREA) STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING (ACTUAL AREA 233 sm) FULLY SPRINKLERED : N/A

NON-COMBUSTIBLE CONSTRUCTION 2 HOUR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT

2 HOUR FIRE RESISTANCE RATING F.T. RATED FIRESTOP 3.1.9.1(2)

3.1.3 STORAGE GARAGE (ABOVE GRADE - COVERED SURFACE PARKING AREA)

GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED (ACTUAL AREA 1,967 sm) NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS MEZZANINES: N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING

3.2.1 RESIDENTIAL: LEVEL 1

GROUP C, UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION FULLY SPRINKLERED NUMBER OF STOREYS: NOT MORE THAN 6 STOREYS IN BUILDING HEIGHT ALLOWABLE BUILDING AREA: <6,000 sm PROVIDED: BUILDING 'C' = 1,421 sm NONCOMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES: FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING MEZZANINES: 1 HOUR FIRE RESISTANCE RATING N/A LOAD BEARING WALLS, COLUMNS & ARCHES WITH F.R.R. NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY

3 2 2 RESIDENTIAL - LEVEL 2 TO 6

GROUP C. UP TO 6 STOREYS, SPRINKLERED FULLY SPRINKLERED NUMBER OF STOREYS: 6 STOREYS IN BUILDING HEIGHT < 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL PROPOSED: 15.59 m ALLOWABLE BUILDING AREA: <1,500 sm PROVIDED: BUILDING 'A' = 1,368 sm & BUILDING 'B' = 1,448 sm BUILDING 'A' = 1 368 sm - 2 HOUR FIREWALL (CONCRETE)

BUILDING 19 = 1,448 sm - 2 HOUR FIREWALL (CONCRETE)

COMBUSTIBLE CONSTRUCTION, EXCEPT NON COMBUSTIBLE ROOF ASSEMBLIES > 25M ABOVE 1ST STOREY FLOOR FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING

ROOF ASSEMBLIES: < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY PROPOSED: 23.75m MEZZANINES: 1 HOUR FIRE RESISTANCE RATING N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY







WHITETAIL EASTLEIGH / MULTI-FAMILY RESIDENTIAL

0.1.1 code summary		
APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:		
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4. 3.2.2.50.(5)
5. NON-COMBUSTIBLE CLADDING:	NON- COMBUSTIBLE	3.1.4.8.(1)
6. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.5.1.1., 3.2.2.50.(1)(C)
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:	YES	3.2.2.18.
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:	YE5 - 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

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

0.2.0 gross floor area summary notes

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

16. ANNUNCIATOR AND ZONE INDICATION:

LEVEL / AREA TYPE	AREA SF	AREA m ^E	AREA %	COMMENTS	
BUILDING A 2ND LEVEL					
CIRCULATION	1341 SF	124.56 m²	0.8%		
INDOOR AMENITY.	806 SF	74.89 m²	0.5%		
RESIDENTIAL	11971 SF	1112.13 m ²	7.2%		
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%		
STORAGE	586 SF	54.45 m ²	0.4%		
3RD LEVEL	14770 SF	1372.16 m ²	8.9%		
CIRCULATION	1264 SF	117.43 m²	0.8%		
RESIDENTIAL	12854 SF	1194.16 m ²	7.7%		
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%		
STORAGE	586 SF	54.45 m ²	0.4%		
4TH LEVEL	14770 SF	1372.16 m²	8.9%	11	
CIRCULATION	1264 SF	117.43 m²	0.8%		
RESIDENTIAL	12854 SF	1194.16 m ²	7.7%		
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%		
STORAGE	586 SF	54.45 m ²	0.4%		
5TH LEVEL	14770 SF	1372.16 m²	8.9%		
CIRCULATION	1264 SF	117.43 m ²	0.8%		
RESIDENTIAL	12854 SF	1194.16 m ²	7.7%		
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%	T. Committee of the com	
STORAGE	586 SF	54.45 m ²	0.4%		
6TH LEVEL	14770 SF	1372.16 m²	8.9%		
CIRCULATION	1264 SF	117.43 m ²	0.8%		
RESIDENTIAL	12854 SF	1194.16 m²	7.7%		
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%		
STORAGE	586 SF	54.45 m²	0.4%	- V	
	14770 SF	1372.16 m ²	8.9%		

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
BUILDING B 2ND LEVEL				
CIRCULATION	1710 SF	158.83 m²	1.0%	
INDOOR AMENITY	1370 SF	127.28 m²	0.8%	
RESIDENTIAL	11726 SF	1089.35 m ²	7.0%	
SERVICE ROOMS/SHAFTS	136 SF	12.60 m ²	0.1%	
STORAGE	605 SF	56.24 m ²	0.4%	
3RD LEVEL	15546 SF	1444.30 m²	9.3%	
CIRCULATION	1597 SF	148.38 m²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72.5F	6.66 m²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
VALUE	15546 SF	1444.30 m²	9.3%	10
4TH LEVEL		95317556	100000	
CIRCULATION	1597 SF	148.38 m²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m ²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	10
5TH LEVEL				
CIRCULATION	1597 SF	148.38 m²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m ²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	7
6TH LEVEL				
CIRCULATION	1597 SF	148.38 m²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m ²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	
BUILDING C 15T LEVEL				
CIRCULATION	4042 SF	375,47 m²	2.4%	
RESIDENTIAL	9709 SF	901.97 m²	5.8%	
SERVICE ROOMS/SHAFTS	935 SF	86.88 m²	0.6%	
STORAGE	436 SF	40.48 m²	0.3%	
	15121 SF	1404.80 m²	9.1%	- D
AREA GRAND TOTAL	166702 SF	15487.11 m²	100.0%	

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS	
UNDERGROUND PARKING P1 LEVEL					
CIRCULATION	1050 SF	97.52 m ²	2.3%		
PARKADE	41923 SF	3894.80 m ²	92.4%		
SERVICE ROOMS/SHAFTS	687 SF	63.79 m²	1.5%		
		444.44	2 000		
STORAGE	1735 SF	161.21 m ²	3.8%		
STORAGE	1735 SF 45395 SF	4217.31 m ²	100.0%		

3.2.4.9., 3.2.4.8.





UNITTYPE	UNIT COUNT	UNIT TYPE %	COMMENTS	
BUILDING A				
1 BED	4	2.2%		
1 BED & DEN	37	20.8%		
1 BED (ADAPTABLE)	8	4.5%		
2 BED & DEN	25	14.0%		
3 BED & DEN	7	3.9%		
BUILDING B	81			
1 BED	3	1.7%		
1 BED & DEN	8	4.5%		
1 BED (ADAPTABLE)	24	13.5%		
2 BED & DEN	42	23.6%		
3 BED & DEN	6	3.4%		
BUILDING C	83	46.6%		
1 BED & DEN	4	2.2%		
1 BED (ADAPTABLE)	6	3.4%		
2 BED & DEN	4	2.2%		
	14	7.9%	17.	

0.3.1 unit count s	ummary			
UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS	
1 BED	7	3.9%		
1 BED & DEN	49	27.5%		
1 BED (ADAPTABLE)	38	21.3%		
2 BED & DEN	71	39.9%		
3 BED & DEN	13	7.3%		
GRAND TOTAL UNITS: 178	178	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

JNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m2 (1m2)	TOTAL UNIT AREA SF	TOTAL UNIT AREA mi
*********	- Announce					
BUILDING A	Proposition	Terr	Tava san	Factoria.	Diversion on	few com.
UNIT A1	1 BED (ADAPTABLE)	4	543 SF	50 m²	2171 SF	201.68 m²
UNIT A1.1	1 BED	4	545 SF 541 SF	51 m ²	2181 5F 2162 SF	202.61 m ²
UNIT A1.2 UNIT B1	1 BED (ADAPTABLE) 1 BED & DEN	2	541 SF 595 SF	50 m²	2162 SF 1191 SF	200,90 m² 110,65 m²
UNIT B1	1 BED & DEN	8	595 SF	59 m²	5088 SF	472.67 m ²
UNIT B1.1	1 BED & DEN	14	595 SF	55 m ²	8336 SF	774.40 m ²
UNIT B1.1	1 BED & DEN	8	596 SF	55 m ²	4767 SF	442.83 m ²
UNIT B2	1 BED & DEN	4	737 SF	68 m²	2946 SF	273.73 m ²
UNIT B4	1 BED & DEN	1	674 SF	63 m²	674 SF	62 64 m²
UNIT CS	2 BED & DEN	1	896 SF	83 m²	896 SF	83.23 m²
UNIT CS	2 BED & DEN	3	897 SF	83 m²	2691 SF	250.03 m²
UNIT C6	2 BED & DEN	4	902 SF	84 m²	3608 SF	335.17 m ²
UNIT C6.1	2 BED & DEN	1	996 SF	93 m²	996 SF	92.57 m ²
UNIT C7	2 BED & DEN	3	846 SF	79 m²	2537 SF	235.65 m ²
UNIT C8.1	2 BED & DEN	4	806 SF	75 m²	3225 SF	299.58 m²
UNIT C9	2 BED & DEN	4	1143 SF	106 m ²	4573 SF	424.84 m ²
UNIT C10	2 BED & DEN	5	1050 SF	98 m²	5248 SF	487.53 m²
UNIT D2.1 (PH)	3 BED & DEN	1	1191 SF	111 m²	1191 SF	110.65 m²
UNIT D3 (PH)	3 BED & DEN	1	1388 SF	129 m ²	1388 SF	128.97 m ²
UNIT D5 (PH)	3 BED & DEN	1	1177 SF	109 m²	1177 SF	109.31 m²
UNIT D5.1 (PH)	3 BED & DEN	2	1191 SF	111 m²	2382 SF	221.32 m²
	3 BED & DEN	1	1880 SF	175 m ²	1880 SF	174.64 m ²
UNIT 07.1 (PH)	3 BED & DEN	1	1181 SF	110 m ²	1181 SF	109.73 m²
BUILDING B UNIT A1 UNIT A2	1 BED (ADAPTABLE)	24	543 SF 576 SF	50 m ² 54 m ²	13027 SF 1729 SF	1210.22 m ² 160.60 m ²
UNIT B1	1 BED & DEN	4	635 SF	59 m²	2541 SF	236.07 m ²
UNIT B1	1 BED & DEN	4	636 SF	59 m²	2544 SF	236.34 m²
UNIT C2	2 BED & DEN	5	918 SF	85 m²	4591 SF	426.54 m ²
UNIT C3	2 BED & DEN	5	928 SF	86 m²	4640 SF	431.10 m ²
UNIT C4	2 BED & DEN	5	905 SF	84 m²	4525 SF	420.38 m ²
UNIT C4	2 BED & DEN	4	906 SF	84 m²	3623 SF	336.57 m ²
UNIT C5	2 BED & DEN	6	897 SF	83 m²	5381 SF	499.90 m ²
UNIT C6	2 BED & DEN	5	902 SF	84 m²	4510 SF	418.97 m ²
UNIT C7	2 BED & DEN	3	846 SF	79 m²	2537 SF	235.65 m ²
UNIT C7.1	2 BED & DEN	1	833 SF	77 m²	833 SF	77.37 m²
UNIT C8	2 BED & DEN	3	958 SF	89 m²	2873 SF	266.91 m ²
UNIT C11	2 BED & DEN	5	910 SF	84 m²	4548 SF	422.49 m ²
UNIT D1 (PH)		1	1534 SF	142 m²	1534 SF	142.47 m²
	3 BED & DEN	1	1178 SF	109 m²	1178 SF	109.47 m ²
UNIT D3 (PH)	3 BED & DEN	1	1388 SF	129 m²	1388 SF	128.97 m²
UNIT D4 (PH)	3 BED & DEN	1	1085 SF	101 m²	1085 SF	100.84 m²
UNIT D7 (PH)	3 BED & DEN	1	1179 SF	110 m²	1179 SF	109.50 m²
UNIT D8 (PH)	3 BED & DEN	1	1448 SF	135 m²	1448 SF 65713 SF	134.56 m ² 6104.91 m ²
BUILDING C			100000	(200 Sec.)		100 miles
UNIT A1	1 BED (ADAPTABLE)	3	543 SF	50 m ²	1628 SF	151.26 m²
UNIT A1	1 BED (ADAPTABLE)	1	555 SF	52 m²	555 SF	51.57 m²
UNIT A1	1 BED (ADAPTABLE)	1	560 SF	52 m²	560 SF	52.01 m ²
UNIT A1.2	1 BED (ADAPTABLE)	1	556 SF	52 m²	556 SF	51.69 m ²
UNIT B1	1 BED & DEN	3	636 SF	59 m²	1908 SF	177.26 m²
UNIT B3	1 BED & DEN	1	831 SF	77 m²	831 SF	77.22 m²
UNIT C2	2 BED & DEN 2 BED & DEN	1	918 SF 928 SF	85 m ²	918 SF 928 SF	85.30 m ² 86.20 m ²
UNIT C3 UNIT C4	2 BED & DEN 2 BED & DEN	1	928 SF 905 SF	86 m²	928 SF 905 SF	86.20 m² 84.08 m²
UNIT C4	2 BED & DEN 2 BED & DEN	1	905 SF 919 SF	84 m² 85 m²	905 SF 919 SF	84.08 m² 85.40 m²
Until C4	Z DED & DEN	(-	273.2L	03 M*		
					9709 SF	901 99 m²





WHITETAIL EASTLEIGH / MULTI-FAMILY RESIDENTIAL

		UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
VEHICLE PARKING STALL DA	ATA					
TENANT - 1 BED		94 UNITS	*12	113 STALLS	*1.0	94 STALLS
ENANT - 2 BED		71 UNITS	*1.2	85 STALLS		85 STALLS
ENANT - 3 BED / 4 BED		13 UNITS	*2	26 STALLS	*1.45	(18.85) 19 STALLS
		199.50.00	.1.7.	224 STALLS	- Contraction	198 STALLS + 3 EXTRA STALLS = 201
		To the second	The second of th	221511425		
/ISITOR		178 UNITS	*0.2 PARKING SPACES PER UNIT	35.6 STALLS	*0.15	(26.7) 27 STALLS
TOTAL STALLS				260 STALLS		228 STALLS + 1 LOADING STALL = 229 STALLS
ARKING PROVIDED		ob-	S .			
ENANT	ACCESSIBLE		A MINIMUM OF 5% OF THE TOTAL PARKING SPACES		5 % OF THE TOTAL PROPOSED	Tanana and
ENANI	ACCESSIBLE		REQUIRED SHALL BE DESIGNATED AS HANDICAPPED PARKING SPACES.	R.	STALLS	201 X .05 = (10.1) 10 STALLS
	SMALL CAR		A MAXIMUM OF 40% OF THE TOTAL PARKING SPACES REQUIRED MAY BE DESIGNATED AS SMALL CAR PARKING SPACES.	-		201 x .308 = 58 STALLS + 4 EV STALLS = 62 STALLS
	ELECTRIC VEHI	CLE	10% OF THE TOTAL TENANT PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	S.	10% OF THE TOTAL TENANT PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	201 x .10 = (20.1) 20 EV STALLS (16 STANDA SIZE AND 4 SMALL CAR SIZE)
	STANDARD SIZE		-		-	201 - 10 - 62 = 129 STALLS (16 STANDARD EV STALLS)
						201 STALLS
/ISITOR	ACC ESSIBLE		A MINIMUM OF 5% OF THE TOTAL PARKING SPACES REQUIRED SHALL BE DESIGNATED AS HANDICAPPED PARKING SPACES.	2-1	5% OF THE TOTAL PROPOSED STALLS	27 x .05 = (1.35) 1 STALL + 1 (ADDITIONAL) = STALL5
	SMALL CAR		A MAXIMUM OF 40% OF THE TOTAL PARKING SPACES REQUIRED MAY BE DESIGNATED AS SMALL CAR PARKING SPACES.		74.0% OF THE TOTAL PROPOSED VISITOR STALLS (EXCLUDING THE ACCESSIBLE	27 x .74 = 20 STALLS
	ELECTRIC VEHI	CLE	10% OF THE TOTAL VISITOR PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER		10% OF THE TOTAL VISITOR PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	27 x .10 = (2.7) 2 EV STALLS (STANDARD SIZE
	STANDARD SIZE	8	-	¥3	-	27 - 2 - 20 = 5 STALLS (2 STANDARD EV STALLS
		100				27 STALLS
TOTAL STALLS				256 STALLS		228 STALLS + 1 LOADING STALL = 229 STALLS
	Ä	Ĭ.	CURRENT FACTOR / SIZE	REQUIRED	PROPOSED FACTOR / SIZE	PROPOSED
PECIALTY PARKING STALL	DATA			Indiana.		1,000
OADING			l -	1	SIZE 11'-0" X 25'-0"	1
		UNITS	FACTOR	DECUMEN	DRODOCED EACTOR	PROVIDED
SIKE PARKING STALL DATA		OHIIS	PACIUK	REQUIRED	PROPOSED FACTOR	PROVIDED
TENANT (UNIT) (CLASS 1)		178 UNITS	*0.5 SPACES PER UNIT	89	*.5	90 BIKE STALLS
	VERTICAL MOUNT BIKE STALL	-	VERTICAL PARKING IS ALLOWABLE UP TO 40% OF THE TOTAL REQUIRED NUMBER OF STALLS	35.6	24.4%	90 x .244 = 22 BIKE STALLS
	SURFACE L MOUNT BIKE STALL	-	-	53.4	-	90 - 22 = 68 BIKE STALLS
risitor (CLASS 2)	SURFACE BIKE STALL	N/A	6 SPACES PER BUILDING	6	6 SPACES PER BUILDING	6 STALLS
TOTAL STALLS				95 STALLS		96 STALLS
		UNITS	FACTOR	REQUIRED	PROPOSED FACTOR	PROVIDED
TORAGE LOCKERS DATA TENANTS	1	178	MIN.5.67m3 OF USABLE STORAGE AREA PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8 M	1 STORAGE LOCKER PER	*1.0 (5.75 m3)	178+1=179

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
LOADING					
LOADING	1	100%	0.4%	1ST LEVEL	SURFACE STALL GARBAGE TRUCK TRANSFE
OADING: 1	1,010	100%	0.4%		
TENANT					
ACCESSIBLE	10	5%	4.4%	P1 LEVEL	
SMALL CAR	44	22%	19.2%	P1 LEVEL	
SMALL CAR	14	7%	6.1%	1ST LEVEL	
MALL CAR (EV)	4	2%	1.7%	P1 LEVEL	
TANDARD	75	37%	32.8%	P1 LEVEL	
STANDARD	38	19%	16.6%	1ST LEVEL	
TANDARD SIZE (EV)	16	8%	7.0%	P1 LEVEL	
ENANT: 201		100%	87.8%		
VISITOR					
ACCESSIBLE	2	7%	0.9%	1ST LEVEL	
SMALL CAR	20	74%	8.7%	1ST LEVEL	
STANDARD	3	11%	1.3%	1ST LEVEL	
TANDARD (EV)	2	7%	0.9%	1ST LEVEL	
VISITOR: 27	10112	100%	11.8%	Distribution :	1.
TOTAL PARKING STALLS: 229			100.0%		

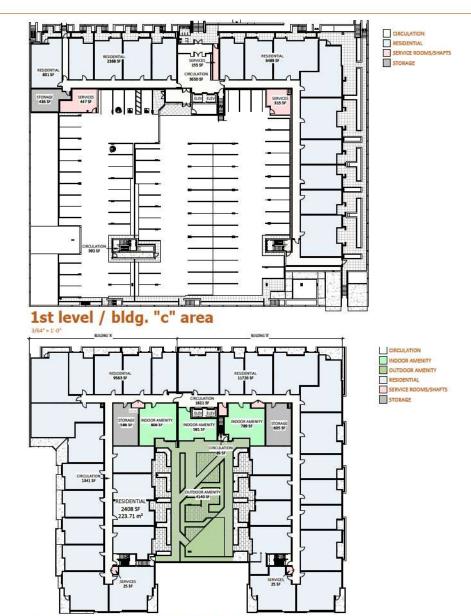
PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
LOADING					
LOADING	1	100%	0.4%	1ST LEVEL	SURFACE STALL GARBAGE TRUCK TRANSFER
LOADING: 1	174	100%	0.4%	231 62762	JONE HOL STALL GRADAGE TROOK TRANSFER
:1		200.4	0.4%		
PARKADE					
TENANT					
ACCESSIBLE	10	7%	4.4%	P1 LEVEL	
SMALL CAR	44	30%	19.2%	P1 LEVEL	
SMALL CAR (EV)	4	3%	1.7%	P1 LEVEL	
STANDARD	75	50%	32.8%	P1 LEVEL	
STANDARD SIZE (EV)	16	11%	7.0%	P1 LEVEL	
TENANT: 149		100%	65.1%		
PARKADE: 149			65.1%		
SURFACE PARKING					
TENANT	1200	#//s//	1775	1	
SMALL CAR	14	27%	6.1%	1ST LEVEL	
STANDARD	38	73%	16.6%	1ST LEVEL	
TENANT: 52		100%	22.7%		
VISITOR	Y	y-12-		-	
ACCESSIBLE	2	7%	0.9%	1ST LEVEL	
SMALL CAR	20	74%	8.7%	1ST LEVEL	
STANDARD	3	11%	1.3%	15T LEVEL	
STANDARD (EV)	2	7%	0.9%	1ST LEVEL	
VISITOR: 27		100%	11.8%		
SURFACE PARKING: 79			34.5%		
TOTAL PARKING STALLS: 229			100.0%		





PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS	
PARKADE					
TENANT					
SURFACE MOUNT BIKE STALL	68	70.8%	P1 LEVEL		
VERTICAL MOUNT BIKE STALL	22	22.9%	P1 LEVEL		
TENANT: 90		93.8%			
PARKADE: 90		93.8%			
AD LET A CONTRACT OF A CONTRAC					
SURFACE PARKING					
VISITOR		7	p-00-00-00-00-00-00-00-00-00-00-00-00-00		
SURFACE MOUNT BIKE STALL	6	5.3%	1ST LEVEL		
VISITOR: 6		6.3%			
SURFACE PARKING: 6		6.3%			
JUNI AGE FANKING. U					

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS	
BUILDING A					
TENANT	No.	Total Control			
STORAGE COMPARTMENT STALL	17	9.5%	2ND LEVEL		
STORAGE COMPARTMENT STALL	17	9.5%	3RD LEVEL		
STORAGE COMPARTMENT STALL	17	9.5%	4TH LEVEL		
STORAGE COMPARTMENT STALL	17	9.5%	5TH LEVEL		
STORAGE COMPARTMENT STALL	17	9.5%	6TH LEVEL		
BUILDING B					
TENANT					
	17	9.5%	2ND LEVEL		
TENANT	17	9.5% 9.5%	2ND LEVEL 3RD LEVEL		
TENANT STORAGE COMPARTMENT STALL					
TENANT STORAGE COMPARTMENT STALL STORAGE COMPARTMENT STALL	17	9.5%	3RD LEVEL		
TENANT STORAGE COMPARTMENT STALL STORAGE COMPARTMENT STALL STORAGE COMPARTMENT STALL	17 17	9.5% 9.5%	3RD LEVEL 4TH LEVEL		
TENANT STORAGE COMPARTMENT STALL STORAGE COMPARTMENT STALL STORAGE COMPARTMENT STALL STORAGE COMPARTMENT STALL	17 17 17	9.5% 9.5% 9.5%	SRD LEVEL 4TH LEVEL 5TH LEVEL		
TENANT STORAGE COMPARTMENT STALL BUILDING B: 85 BUILDING C	17 17 17	9.5% 9.5% 9.5% 9.5%	SRD LEVEL 4TH LEVEL 5TH LEVEL		
TEMANT STORAGE COMPARTMENT STALL BUILDING B. 85 BUILDING C TEMANT	17 17 17 17	9.5% 9.5% 9.5% 9.5% 47.5%	SRD LEVEL 4TH LEVEL 5TH LEVEL 6TH LEVEL		



0.6.0 fsr floor area summary notes

0.6.2 fsr calculation

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING

1. 166,702 S.F. (1.549 HECTARES) / 52,822 S.F. (.490 HECTARES) = 3.16 FSR

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	4042 SF	375.47 m²	2.4%	
2ND LEVEL	3050 SF	283.39 m²	1.8%	
3RD LEVEL	2861 SF	265.81 m²	1.7%	
4TH LEVEL	2861 SF	265.81 m²	1.7%	
STH LEVEL	2861 SF	265.81 m²	1.7%	
5TH LEVEL	2861 SF	265.81 m ²	1.7%	
DITTEVEE	18537.5F	1722.10 m²	11.1%	
	1833734	1/22.10 m		
INDOOR AMENITY				
2ND LEVEL	2176 SF	202.17 m²	1.3%	
	2176 SF	202.17 m²	1.3%	1
RESIDENTIAL				
IST LEVEL	9709 SF	901.97 m ²	5.8%	
2ND LEVEL	23697 SF	2201.48 m ²	14.2%	
3RD LEVEL	26126 SF	2427,16 m ²	15.7%	
4TH LEVEL	26126 SF	2427.16 m²	15.7%	
5TH LEVEL	26126 SF	2427.16 m ²	15.7%	
5TH LEVEL	26126 SF	2427.16 m²	15.7%	
	137908 SF	12812.09 m²	82.7%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	935 SF	86.88 m ²	0.6%	
ND I FVFI	202 SF	18.73 m²	0.1%	
3RD LEVEL	138 SF	12.79 m ²	0.1%	
4TH LEVEL	138 SF	12.79 m ²	0.1%	
5TH LEVEL	138 SF	12.79 m²	0.1%	
6TH LEVEL	138 SF	12.79 m²	0.1%	
	1687 SF	156.77 m²	1.0%	
STORAGE				
1ST LEVEL	436 SF	40.48 m ²	0.3%	
2ND LEVEL	1192 SF	110.70 m ²	0.7%	3
3RD LEVEL	1192 SF	110.71 m²	0.7%	
4TH LEVEL	1192 SF	110.71 m ²	0.7%	
5TH LEVEL	1192 SF	110.71 m ²	0.7%	
6TH LEVEL	1192 SF	110.71 m²	0.7%	
	6394 SF	593.99 m²	3.8%	
AREA GRAND TOTAL	166702 SF	15487.12 m ²	100.0%	

2nd level / bldg. "a" & "b" area





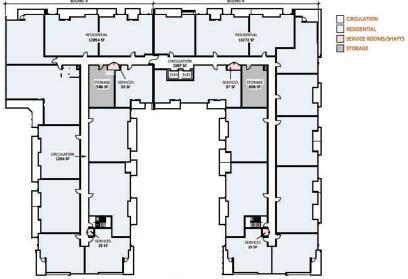








3rd /4th/5th level / bldg. "a" & "b" area



0.6.0 fsr floor area summary notes

0.6.2 fsr calculation

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING

1. 166,702 S.F. (1.549 HECTARES) / 52,822 S.F. (.490 HECTARES) = 3.16 FSR

0.6.1 fsr floor area summary LEVEL / AREA TYPE AREA m² AREA% COMMENTS CIRCULATION 1ST LEVEL 4042 SF 375.47 m² 2.4% 2ND LEVEL 3050 SF 283.39 m² 265.81 m² 3RD LEVEL 2861 SF 1.7% 4TH LEVEL 2861 SF 265.81 m² 1.7% 5TH LEVEL 2861 SF 265.81 m² 1.7% 6TH LEVEL 2861 SF 265.81 m² 1.7% 18537 SF 1722.10 m² 11.1% INDOOR AMENITY 2ND LEVEL 2176 SF 202.17 m² 1.3% 2176 SF 202.17 m² 1.3% RESIDENTIAL 1ST LEVEL 9709 SF 901.97 m² 5.8% 2ND LEVEL 23697 SF 2201.48 m² 14.2% 3RD LEVEL 26126 SF 2427.16 m² 15.7% 4TH LEVEL 26126 SF 2427.16 m² 15.7% 5TH LEVEL 26126 SF 2427.16 m² 15.7% 6TH LEVEL 26126 SF 2427.16 m² 12812.09 m² 82.7% SERVICE ROOMS/SHAFTS 0.6% 18 73 m² 3RD LEVEL 138 SF 12.79 m² 0.1% 4TH LEVEL 138 SF 12.79 m² 0.1% 5TH LEVEL 138 SF 12.79 m² 0.1% 6TH LEVEL 138 SF 12.79 m² 0.1% 1687 SF 156.77 m² 1.0% STORAGE 1ST LEVEL 436 SF 40.48 m² 0.3% 2ND LEVEL 1192 SF 110.70 m² 0.7% 3RD LEVEL 1192 SF 110.71 m² 0.7% 4TH LEVEL 1192 SF 110.71 m² 0.7% 5TH LEVEL 1192 SF 110.71 m² 0.7% 6TH LEVEL 1192 SF 110.71 m² 0.7% 6394 SF 593.99 m² AREA GRAND TOTAL 166702 SF 15487.12 m² 100.0%

6th level / bldg. "a" & "b" area











design rationale

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A SIX-STOREY WOOD FRAME 174-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A SINGLE LEVEL CONCRETE PARKADE SURROUNDING A RAISED COURTYARD TO THE SOUTH-EAST, PROVIDING AMPLE INDOOR, OUTDOOR AMENITY SPACE AND PARKING FOR THE OVERALL DEVELOPMENT.

UNITS LOCATED ALONG THE EASTLEIGH CRESCENT STREET FRONT ARE GROUND-ORIENTED SINGLE-STOREY UNITS REPLICATING TWO-STOREY TOWNHOME EXPRESSION WHICH CREATE HUMAN SCALE INTERACTION WITH THE STREET, BOOKENDED BY RAISED ANGULAR PROJECTING-COLOURED FEATURES BRINGING REDUCED SCALE AND ARTICULATION TO THE FAÇADE. ENTRY IS CELEBRATED ALONG THE CENTER BY A DISTINCT ROOF PROJECTION AND CLERESTORY WINDOWS COVERING THE SET BACK LOBBY OF THE BUILDING.

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 FEFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MAXIMIZING DENSITY AND INCORPORATING LIGHT COLOURED

massing, form & character

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS, WITH A LARGE OUTDOOR AMENITY SPACE ADJACENT TO AN OPEN COURTYARD ORIENTED TOWARD THE SOUTH OF THE SITE CREATING A SENSE OF OPENNESS AND BRINGING NATURAL LIGHT INTO THE UPPER FLOOR UNITS. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED AND MASSED VERTICALLY TO BREAK UP THE BUILDING MASSING ALONG THE STREET FRONT, WITH A GROUND FLOOR PLANE SCALED HORIZONTALLY WITH REDUCED MASSING IN ORDER TO PRESENT A PEDESTRIAN-FRIENDLY HUMAN SCALE INVITING CONNECTION WITH THE STREET FACE.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE CHARCOAL TONES AND WOOD FEATURES ALONG THE BALCONIES AND FASCIA'S AS WELL AS MASONRY ELEMENTS ALONG THE GROUND PLANE TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE ALONG STREET, AND IN CONTEXT WITH THE OTHER NEW DEVELOPMENTS IN THE NEIGHBORHOOD FEATURE GREEN-TONED PROJECTIONS AT THE CORNERS AND OVER THE ENTRY THAT BREAK UP THE BUILDING HEIGHT, STRENGTHEN THE ENTRY AND BRING VISUAL INTEREST TO THE BUILDING FAÇADE.

MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS PANEL, LAP SIDING, AND WOOD TRIM ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE ALONG THE STREET AND COURTYARD ENTRIES, AND ALSO PROVIDE A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC

THE BALCONIES ALSO PROVIDE ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THE SUITES.



ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) 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 ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.











SCALE: N.T.S.





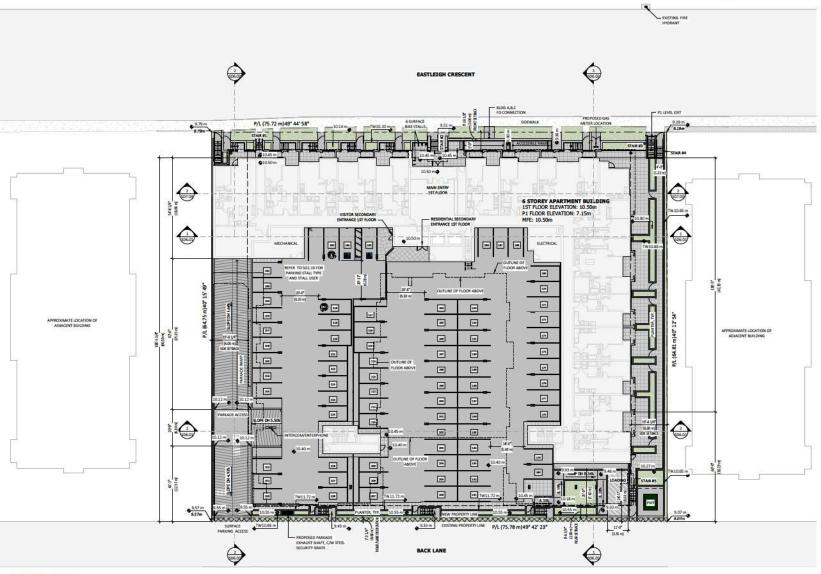








WHITETAIL EASTLEIGH / MULTI-FAMILY RESIDENTIAL



general site notes

REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE

REFER TO SITE CODE PLAN.

REFER TO CIVIL EUGUE PUAN.
REFER TO CIVIL ENUMERIS DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATION
SANITAIN AND SEWER LINES, EXTENT OF DEMO, NEW AND REPARRED PAVING, OTHER
SERVICES, ETC.

VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.

REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.

TW = TOP OF WALL BW = BOTTOM OF WALL BOC = BOTTOM OF CURB TOC = TOP OF CURB

NEW ELEVATION 200,00m

site plan

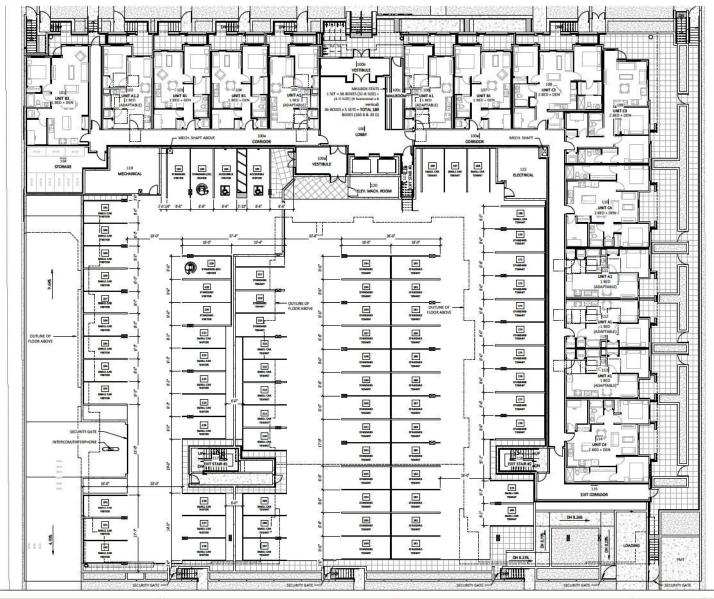


22/10/06 REVISION #: CITY OF LANGLEY FILE # -

PROJECT NUMBER: 21192.7









1st level











































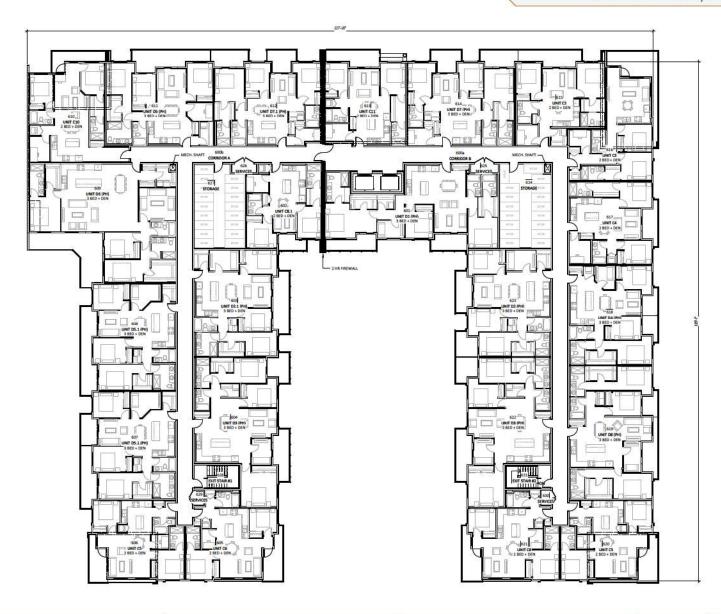


















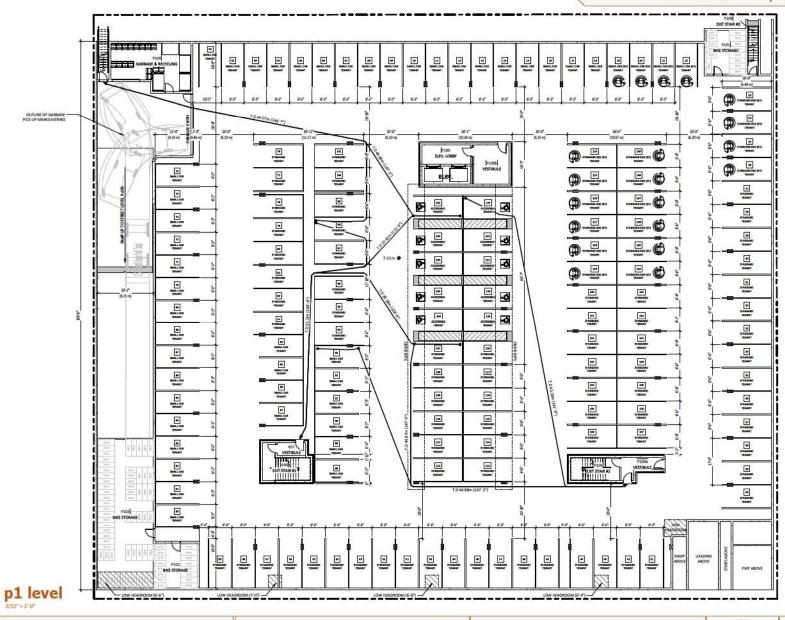








roof level







north elevation

3/32" = 1'-0"



material legend

- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W CO
- 'IAMES HARDIE': COLOUR 'NIGHT GRAY 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W CO - 'IAMES HARDE': COLDUR: 'RON GRAY'
- CEMENT BOARD CEDARMILL HORZONTAL LAP SIDING (6" EXPOSURE):

 "JAMES HARDIE", COLOUR: "JUSHT MIST"
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): 'LAMES HARDE', COLOUR: 'MIGHT GRAY'
- 6 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
 'JAMES HARDIE', COLOUR: 'WEATHERED BRONZE'
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH': -'JAMES HARDIE', COLOUR: 'IRON GRAY'
- B BRICK, TEXTURE: 'SMOOTH':
 "TRISTAR", COLOUR: ' GRAY', MORTAR COLOUR: 'DARK GRAY'
- 9 ALUMNUM GLAZED SYSTEM:
 COLOUR: "CLEAR ANODZED", C/W GRAV SPANDREL PANEL.
- 10 ALUMINUM/SLASS PATIO PRIVACY SCREEN: -COLOUR: 'BLACK ANODIZED'
- 11 VINVL WINDOW:
 COLOUR: WHITE EXT. / WHITE INT.
- 12 ALUMINUM CLADDING (WOODGRAIN): "LONGBOARD": COLOUR: DARK WALNU
- 13 ALUMINUM COMPOSITE METAL PANEL: COLOUR: 'BOTANICAL'
- 14 ALLIMINUM/GLASS BALCONY RAILING: -COLOUR: 'CLEAR ANODIZED'
- 15 VINYLDOOR: COLDUR: 'WHITE EXT. / WHITE INT.'
- 16 METAL DOOR: COLDUR: 'NIGHT GRAY
- 17 CONCRETE WALL:
 COLOUR TO MATCH
 'LAMES HARDIE', COLOUR: "IRON GRAY"
- 18 CONCRETE WALL/CAP: -COLOUR: 'CLEAR SEALER'
- 19 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLDUR MATCHED REVEALS). "JAMES HARDE": COLDUR: "ARTIC WHITE"

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



3/32" = 1'-0"

22/10/06 REVISION W: CITY OF LANGLEY FILE W -PROJECT NUMBER: 21192.







WHITETAIL EASTLEIGH / MULTI-FAMILY RESIDENTIAL



south elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"



22/10/06 REVISION #: CITY OF LANGLEY FILE # -PROJECT NUMBER: 21192.







 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLDUR MATCHED REVEALS): "JAMES HARDIE": COLOUR: "GRAY SLATE" 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLDUR MATCHED REVEALS): "MAMES HARDIE": COLDUR: 'NIGHT GRAP'

3 CEMENT BOARD SMOOTH PANEL SIDING IC/W COLOUR MATCHED REVEALS]: -'JAMES HARDE': COLOUR-190N GRAY'

4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIXING (6" EXPOSURE): "VAMES HARDIE", COLDUR: "UGHT MIST"

5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIZING (6" EXPOSURE): - "JAMES HARDIE", COLDUR: "NIGHT GRAY"

CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH!:
 "SAMES HARDIE", COLOUR: "WEATHERED BRONZE"
 CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH!:

- "JAMES HARDIE", COLOUR: "RON GRAY"

8 BRICK, TEXTURE: "SMOOTH:
- TRISTAIR, COLDUR: "SRAY", MORTAR COLDUR: "DARK GRAY

9 ALLIMINUM GLAZED SYSTEM:
- COLOUR: "CLEAR ANODIZED", C/W GRAY SRANDREL PANEL.

10 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLCUR: 'BLACK ANDDIZED'

11 VINYLWINDOW:
- COLOUR: WHITE EXT. / WHITE INT.

12 ALUMINUM CLADDING (WOODGRAIN):
-*LONGBOARD*: COLOUR: DARK WALNUT

13 ALUMINUM COMPOSITE METAL PANEL-- COLOUR: 'BOTANICAL'

14 ALUMINUM/GLASS BALCONY RAILING: - COLOUR: 'CLEAR ANODIZED'

15 VINYL DOOR: - COLOUR: WHITE EXT. / WHITE INT.

16 METAL DOOR - COLOUR: 'NIGHT GRAF

17 CONCRETE WALL:
- COLDUR TO MATCH
- "JAMES HARDIE", COLDUR: "IRON GRAY

18 CONCRETE WALL/CAP: - COLOUR: "CLEAR SEALER"

19 CEMENT BOARD SMOOTH PANEL SIDING (CW COLDUR MATCHED REVEALS): -!AMES HARDIE: COLOUR: WHITE

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

material legend



elevation - east courtyard 3/32" = 1'-0"



elevation - west courtyard



WHITETAIL EASTLEIGH APMTS. 20644 EASTLEIGH CRESCENT, LANGLEY, BC

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

RE-ISSUED FOR DEVELOPMENT PERMIT

22/10/06 REVISION W: CITY OF LANGLEY FILE W -





SD3.03



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





north elevation









east elevation









south elevation









west elevation





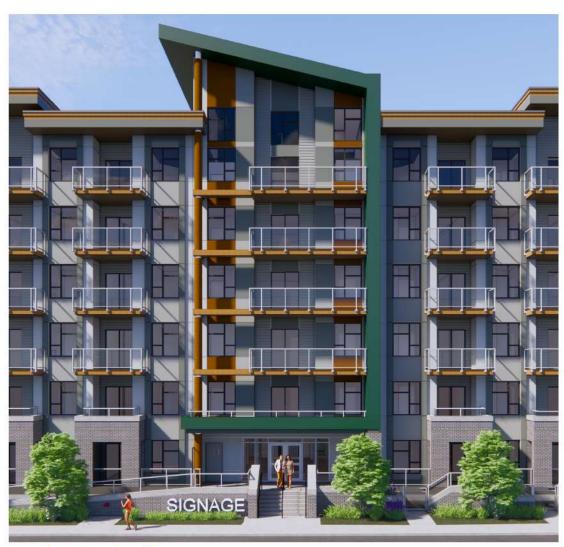




north east perspective



north west perspective

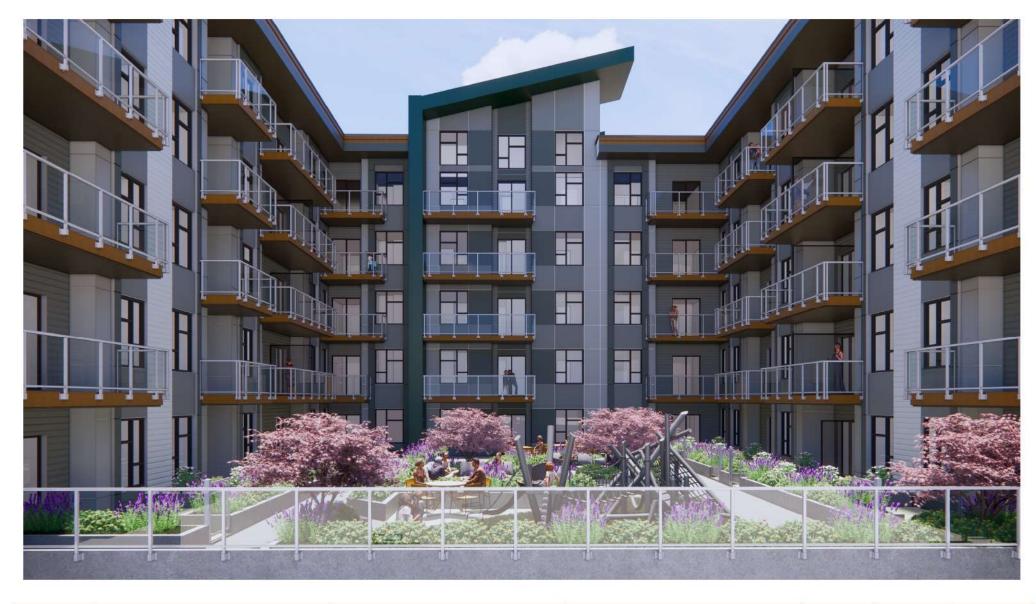


north entry elevation









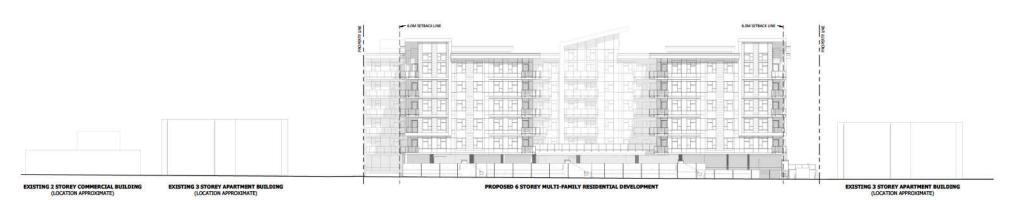








eastleigh crescent streetscape

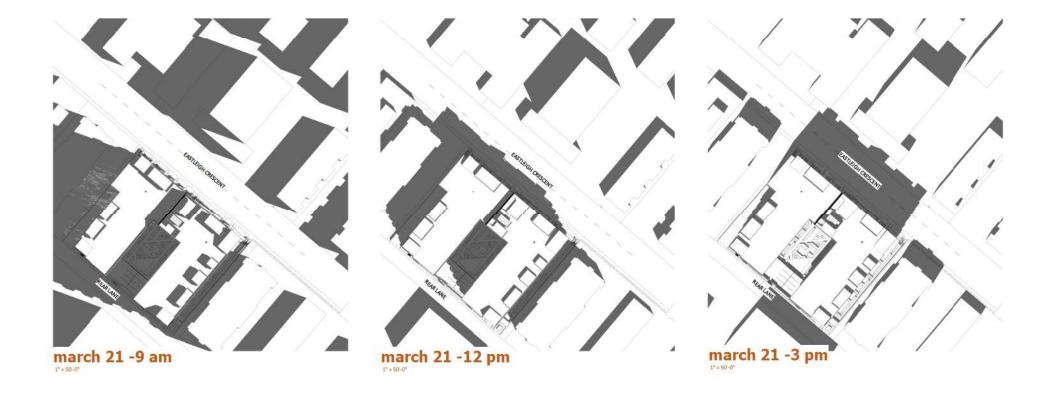


rear lane streetscape



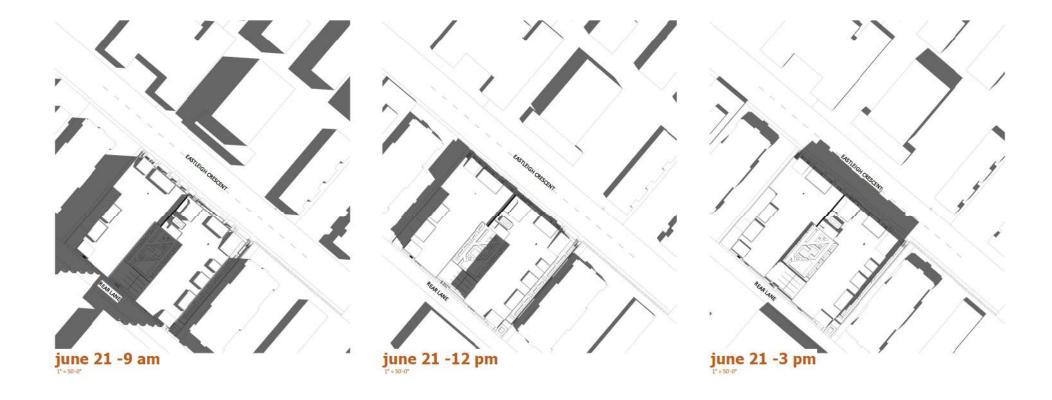








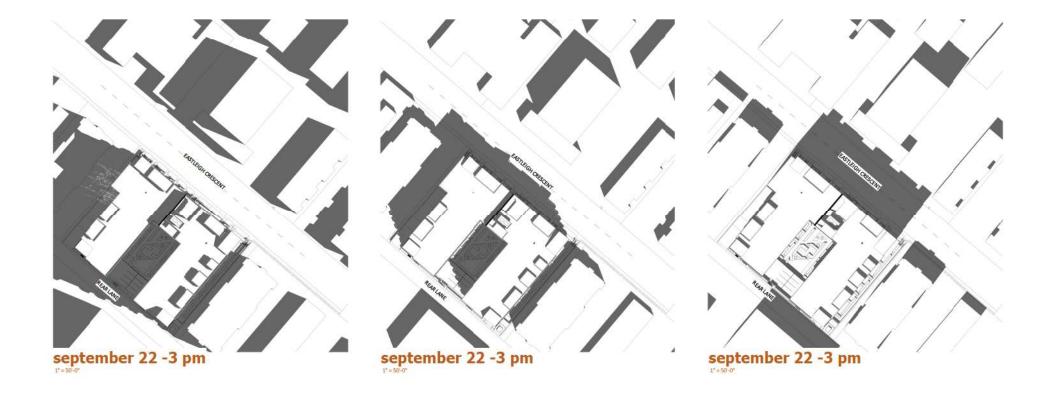












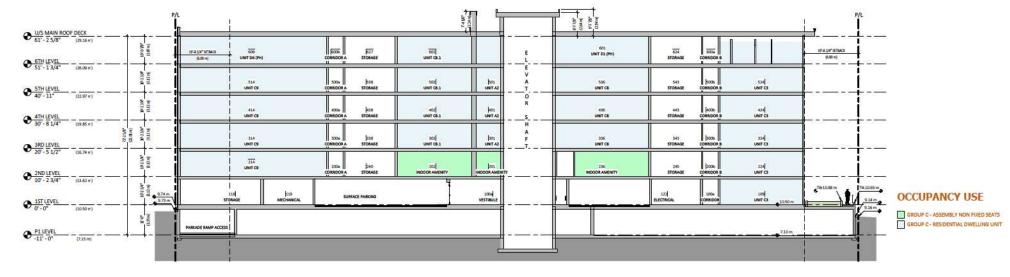




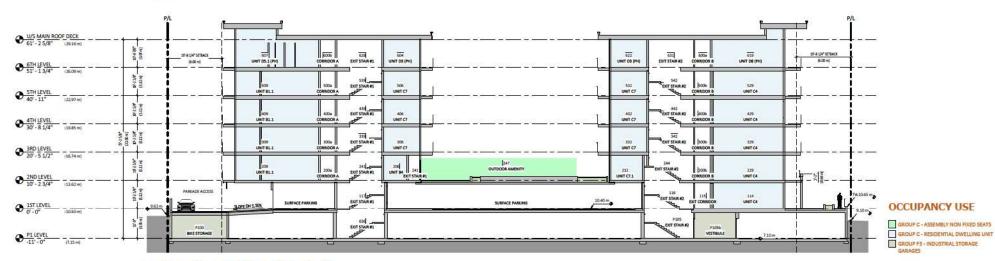




SHADOW STUDY SCALE: 1"=50'-0"



e/w site section



e/w site section (stairs)



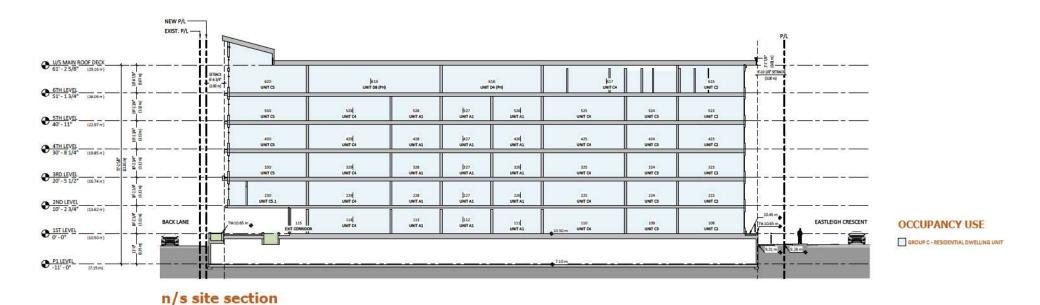
WHITETAIL EASTLEIGH APMTS. 20644 EASTLEIGH CRESCENT, LANGLEY, BC

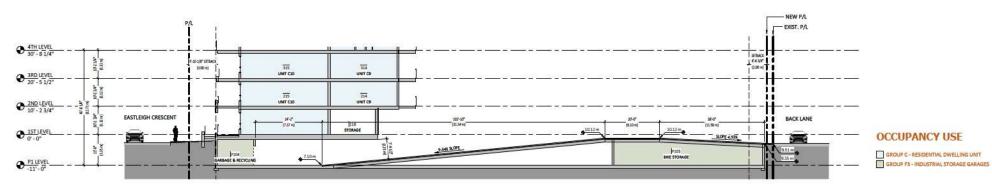
SITE SECTIONS SCALE: 3/32" = 1'-0" RE-ISSUED FOR DEVELOPMENT PERMIT

22/10/06 REVISION W: CITY OF LANGLEY FILE W -PROJECT NUMBER: 21192.1









n/s site section (parkade access)



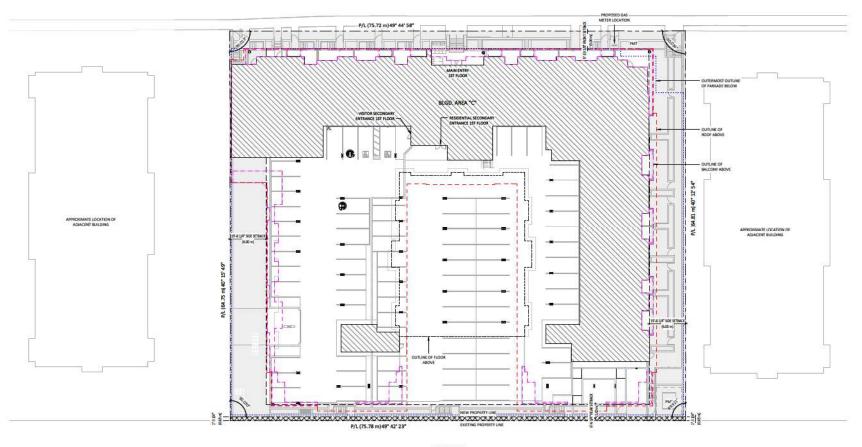
22/10/06 REVISION W: CITY OF LANGLEY FILE W -PROJECT NUMBER: 21192.1





LEGAL ADDRESS: LOT F, DISTRICT LOT 37, GROUP 2, NWP PLAN 8633 CIVIC ADDRESS: 20644, EASTLEIGH CRESCENT, LANGLEY, B.C.

EASTLEIGH CRESCENT

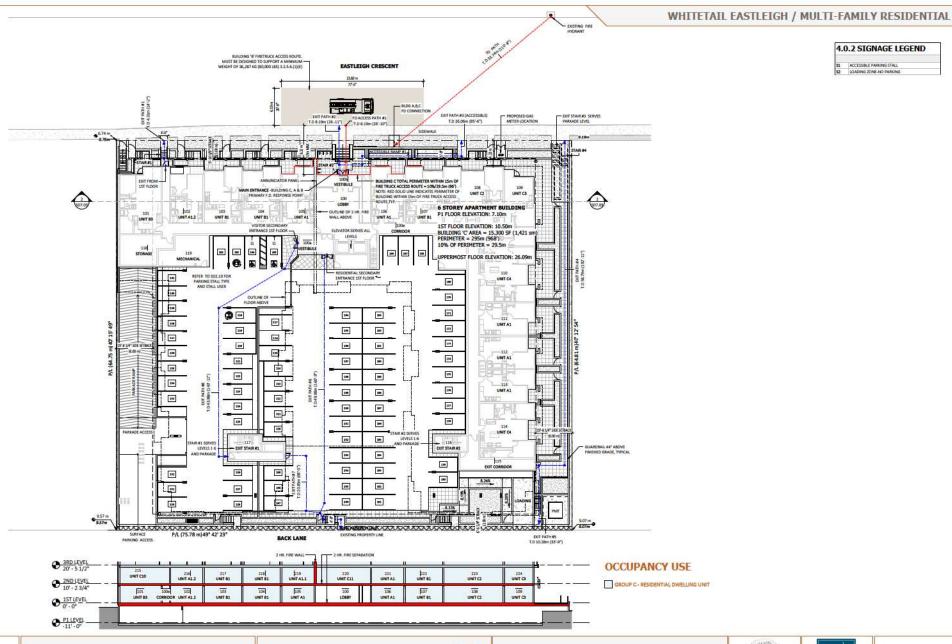


BACK LANE

site plan-layout









WHITETAIL EASTLEIGH APMTS.

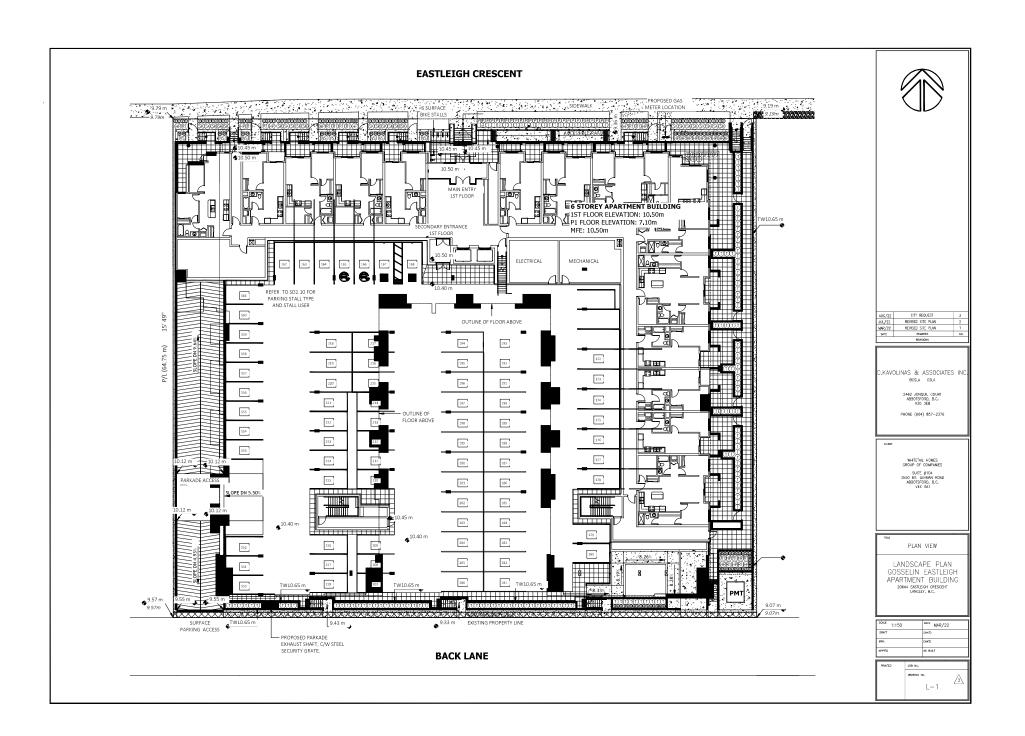
20644 EASTLEIGH CRESCENT, LANGLEY, BC

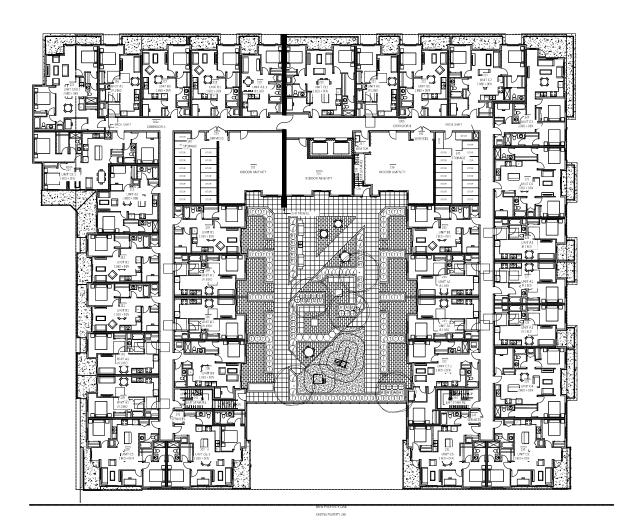


PROJECT NUMBER: 21192.7











AUG/22	CITY REQUEST	3
JUL/22	REVISED SITE PLAN	2
MAR/22	REVISED SITE PLAN	- 1
DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC BCSLA CSLA

> ABBOTSFORD, B.C. V3G 3EB

PHONE (604) 857-2376

CLIEN

WHITETAIL HOMES GROUP OF COMPANIES SUITE #104 3550 MT. LEHWAN ROAD ABBOTSFORD, B.C.

PLAN VIEW

LANDSCAPE PLAN GOSSELIN EASTLEIGH APARTMENT BUILDING 2064 EASTLEIGH CRESCENT LANGLEY, BLC.

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L-1A	731
	CRAWING No.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	
$\overline{)}$	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	3.00 METERS	AS SHOWN	В. & В.
0	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	39	#3 POT	45 CM. O.C.	
0	HAKONECLOA MACRA 'AUREOLA'	GOLD VERIEGATED JAPANESE FOREST GRASS	37	#2 POT	45 CM. O.C.	
0	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS SILVER VARIEGATED	28	#2 POT	45 CM. O.C.	
©	CAREX OSHIMENSIS 'EVERGOLD'	JAPANESE SEDGE	46	#2 POT	45 CM. O.C.	
P	PENNISETUM ALANECROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	35	#3 POT	60 CM. O.C.	
1	TAXIS x MEDIA HICKSII	HICK'S YEW	215	1.50 METERS	70 CM. O.C.	
(HP)	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA LIMEGREEN-PINK	20	#3 POT	90 CM. O.C.	
(S)	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	11	#3 POT	90 CM. O.C.	
SK	SKIMMIA JAPONICA MACROPHYLLA MALE	SKIMMIA	24	#3 POT	90 CM. O.C.	
(R1)	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	25	#3 POT	90 CM. O.C.	
\oplus	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	14	#3 POT	90 CM. O.C.	
(A)	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	11	#3 POT	90 CM. O.C.	
\Diamond	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	7	#3 POT	90 CM. O.C.	
0	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	17	#3 POT	90 CM. O.C.	

NOTES / GENERAL

PLANT SELECT IN HIS LIST ARE SPECIFED ACCORDING TO BE LIMBIOUVE STANDARD TAXEST CONTINUED TO SELECT ACCORDING TO SELECT ACCORD

ALL PLANT MATERIAL MUST BE PROVIDED FROM CEPTIFED "DECAGE FREE" NURSERY. ALL PLANT MATERIAL MUST CONCORD TO THE LATEST EDITION OF THE "DE LANDSCAPE" STANDARD", PROVIDE CEPTIFEATION LYDRO-REQUEST, LALL ANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE DELIA/BUSILA" LANDSCAPE STANDARDS.

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

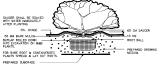
LAWN AREAS 300 mm

GROUND COVER AREAS 450 mm

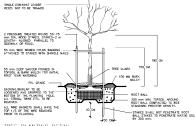
SHRUB AREAS 450 mm

TREE PITS 300 mm AROUND ROOT BALL

- 4) ON-STE OR IMPORTED SOLS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWNIC MEDIAL SOLS SHALL EL WITHJULLY FREE FROM SESSIL, INCO. INCL. WOODY PLANT PARTS, WEED OR RESPROLUCITIE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOJIC MATERIALS, STORES ORER 30 MM AND FOREIGN CRECKTS.
- 5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANGSCAPE ARCHITECT.
- 7) THE CONTRACTOR SHALL GUARANTEE ALL WATERIALS AND WORMAINSHIP FOR A PERIOD OF ONE (1) FILL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNITS OTHERWIS SPECEFER, ALL PRINT MATERIA, MOST SHAWING, OR POOR COMMITTOR MOSTOR THE QUIRAWHEE FERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD, COVER PLANTS
SECTION N.T.S



TREE PLANTING DETAIL

SECTION

C.KAVOLINAS & ASSOCIATES INC. BOSIA OSIA

> 2462 JONQUIL COU ABBOTSFORD, B.C

PHONE (604) 857-2376

CLIEN

WHITETAL HOMES GROUP OF COMPANIES SUITE ∯104 3550 MT. LEHMAN ROAD ABBOTSFORD, B.C. V4X OA1

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PLAN VIEW

LANDSCAPE DETAILS COSSELIN EASTLEIGH APARTMENT BUILDING 20644 EASTLEIGH CRESCENT LANGLEY, B.C.

SCALE N.T.S.	DATE MAR/22
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ENG.	CH4'D
APPRID	AS BUILT

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	DRAWING No.	/
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