

WHITETAIL 56TH EASTLEIGH APARTMENTS, 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.



**KEYSTONE**  
ARCHITECTURE  
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY  
V2S 2B1 | 604.850.0577  
CALGARY AB | 410 - 333 11<sup>TH</sup> AVENUE SW  
T2R 1L9 | 587.391.4768  
MAIL@KEYSTONEARCH.CA



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WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #

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ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY  
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 410 - 333 11<sup>TH</sup> AVENUE SW  
T2R 1L9 | 587.391.4768

E-MAIL: MAIL@KEYSTONEARCH.CA  
ONLINE: KEYSTONEARCH.CA

LANDSCAPE ARCHITECTURE DIVISION

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY  
V2S 2B1 | 604.850.0577 EXT. 216

E-MAIL: JENNIFER@KEYSTONEARCH.CA



COVER PAGE

SCALE

SD0.01





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CONTEXT PLANS

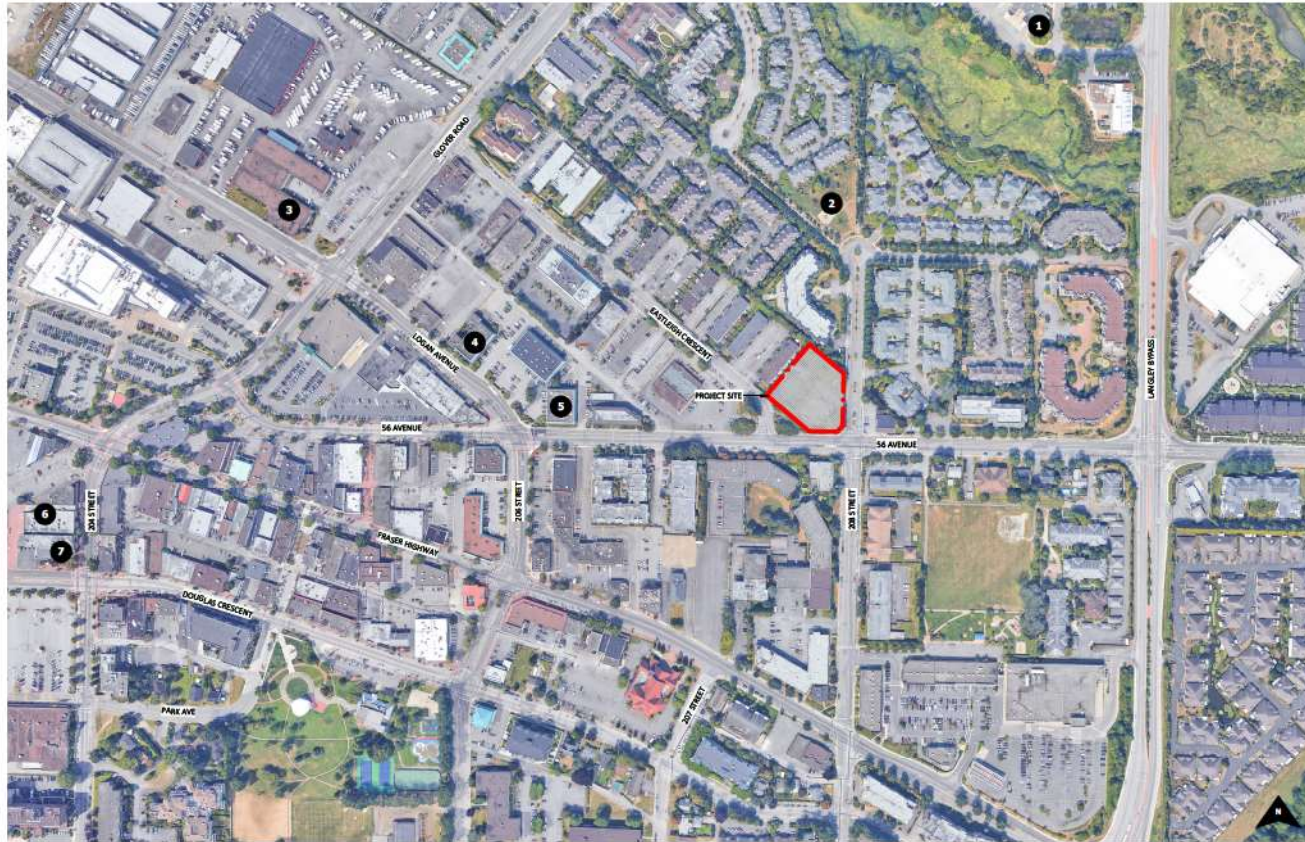
SCALE 1 1/2" = 1'-0"



SD1.01

## SITE DESCRIPTION

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON THE CORNER OF EASTLEIGH CRESCENT AND 208 ST AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. BOTH LOTS ARE CURRENTLY OCCUPIED BY MULTI-FAMILY HOUSING. THE SITE CONNECTS TO THE DOWNTOWN AREA WITH PROXIMITY TO THE LANGLEY CITY HALL TO THE SOUTH WEST, KWANTLEN POLYTECHNIC UNIVERSITY TO THE NORTH EAST. FITNESS UNLIMITED ATHLETIC CLUB AND DUMAIS PARK ARE WITHIN WALKING DISTANCE FROM THE SITE. THE SITE IS ALSO WITHIN WALKING DISTANCE TO THE FUTURE SKY TRAIN STATION AT 203 STREET.



1 KPU LANGLEY CAMPUS



2 DUMAÏS PARK



3 FITNESS UNLIMITED ATHLETIC CLUB



4 FRASER VALLEY CONTINUING EDUCATION



5 FRASER HEALTH LANGLEY HOME HEALTH



6 TIMMS COMMUNITY CENTRE



7 CITY OF LANGLEY LIBRARY





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**CONTEXT PLANS**

SCALE 1 1/2" = 1'-0"

**SD1.02**



**A** 56th AVENUE LOOKING WEST



**B** 208th STREET LOOKING SOUTH



**C** 56th AVENUE LOOKING EAST



**D** EASTLEIGH CRESCENT LOOKING SOUTHEAST



**E** 208th STREET LOOKING NORTH

# PROJECT DATA

| 1.0.0 ZONING DATA                     |   |   |
|---------------------------------------|---|---|
| PROJECT:                              | WHITETAIL 56TH APARTMENTS   |   |
| CIVIC ADDRESS:                        | 20719, 20721, 20725, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.  |   |
| PID:                                  | 008-080-025, 008-080-033, 008-081-735, 008-081-743  |   |
| LEGAL DESCRIPTION:                    | SL 1 PLAN NW2603, SL 2 PLAN NW2601, SL 1 PLAN NW2602, SL 2 PLAN NW2602  |   |
| NEIGHBOURHOOD:                        | DOUGLAS   |   |
| SITE AREA (GROSS):                    | 3,806.6 m <sup>2</sup> (40,974 SF)  |   |
| SITE AREA (NET):                      | 3,637.5 m <sup>2</sup> (39,154 SF)  |   |
| COORDINATING REGISTERED PROFESSIONAL: | ERIC POLLEITER, ARCHITECT A.M.A. (AOR) KEYSTONE ARCHITECTURE  |   |
| CERTIFIED PROFESSIONAL:               |   |   |
|                                       | <b>CURRENT (REQUIRED/PERMITTED)</b>   | <b>PROPOSED</b>   |
| ZONE:                                 | RM1 (MULTIPLE RESIDENTIAL LOW DENSITY ZONE)   | CD (COMPREHENSIVE DEVELOPMENT ZONE)   |
| OCF DESIGNATION:                      |   |   |
| SETBACKS:                             | FRONT: 7.50m<br>REAR: 7.50m<br>SIDE (EAST): 7.50m<br>SIDE (WEST): 7.50m   | FRONT: 3.00m<br>REAR: 6.00m<br>SIDE: N/A<br>SIDE: N/A   |
| DENSITY/GROSS FLOOR AREA (FSR):       |   | 82,157 SF / 30,154 SF = <b>2.70</b>   |
| BUILDING HEIGHT:                      | 2 STOREYS   | 5 STOREYS (19.13m, AVERAGE GRADE TO TYPICAL UPPERMOST ROOF DECK)  |
| LOT COVERAGE:                         | MAX. 35%  | L2 ENCLOSED BUILDING AREA = 1,883 m <sup>2</sup><br>LOT COVERAGE (GROSS SITE) = 1,883 m <sup>2</sup> / 3,806.6 m <sup>2</sup> = 49.47%<br>LOT COVERAGE (NET SITE) = 1,883 m <sup>2</sup> / 3,637.5 m <sup>2</sup> = 51.7% |
| COMMON INDOOR AMENITY AREA:           | MIN. 1.0 m <sup>2</sup> + 130 UNITS = 130 m <sup>2</sup>  | 1,472 SF / 136.74 m <sup>2</sup>  |
| COMMON OUTDOOR AMENITY AREA:          | MIN. 2.0 m <sup>2</sup> + 130 UNITS = 260 m <sup>2</sup>  | 7,096 SF / 659.24 m <sup>2</sup>  |
| PRIVATE OUTDOOR AMENITY AREA:         | N/A   | 2,361 SF / 221.21 m <sup>2</sup>  |
| ADAPTABLE UNITS:                      | MIN. 20% OF TOTAL UNITS = 130 x 20% = 26  | 26  |
| ACCESSIBLE UNITS:                     | N/A   | 0   |
| STORAGE LOCKERS:                      | 1 STORAGE LOCKER PER UNIT = 132 LOCKERS   | 132   |
| STEP CODE:                            | STEP CODE 2   | STEP CODE 2   |
| MINIMUM BUILDING ELEVATION:           | MIN. FCL GED. PER FLOODPLAIN ELEVATION BYLAW: 9.00m   | FCL GED: 9.10 TYPICAL FIRST FLOOR   |
| WASTE & RECYCLING STORAGE:            |   |   |
| UNIT COUNT:                           | N/A   | 132   |
| GROSS BUILDABLE AREA:                 | N/A   | 122,439 SF / 11,374.95 m <sup>2</sup>   |
| NET SALEABLE AREA:                    |   | 67,191 SF   |
| EFFICIENCY:                           |   | 76.0%   |
| ZONING AVERAGE GRADE:                 | 8.39 m (296.16 + 308.00 + 67.14 + 281.00 + 438.20 + 648.04 / 236.09m)<br>AVG EXISTING GRADE NORTHEAST ELEVATION: (8.35 + 8.20(2)) + 8.36 * 41.34 m = 359.16 m<br>AVG EXISTING GRADE EAST ELEVATION: (7.97 + 8.20(2)) + 8.09 * 48.69 m = 383.90 m<br>AVG EXISTING GRADE SOUTHEAST ELEVATION: (8.14 + 7.97(2)) + 8.06 * 7.09 m = 57.34 m<br>AVG EXISTING GRADE SOUTH ELEVATION: (8.28 + 8.14(2)) + 8.21 * 25.81 m = 211.90 m<br>AVG EXISTING GRADE SOUTHWEST ELEVATION: (8.29 + 8.28(2)) + 8.29 * 51.06 m = 423.29 m<br>AVG EXISTING GRADE NORTHWEST ELEVATION: (8.28 + 8.31(2)) + 8.30 * 61.21 m = 508.04 m<br>TOTAL PERIMETER: 41.14 m + 48.69 m + 7.09 m + 25.81 m + 51.06 m + 61.21 m = 236.00m |   |
| VARIANCES APPLIED FOR:                | 1. FRONT AND SIDE (WEST) SETBACK.<br>2. VISITOR PARKING STALL FACTOR.<br>3. 2'-0" SIDE (EAST) SETBACK ENCROACHMENT FOR ROOF OVERHANGS AND BALCONIES.  |   |
| NOTES:                                | 1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.<br>2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.  |   |

| 1.2.0 CODE DATA  |  |  |
|--|--|--|
| APPLICABLE BUILDING CODES: 2024 BCBC / 2024 BC FIRE CODE / ASHRAE 90.1-2019            |  |  |
| BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: REQUIRED                          |  |  |
| 1. PART 3 BUILDING   |  | Div. A - PART 1 COMPLIANCE 1.3.3.2.  |
| 2. MAJOR OCCUPANCIES:  |  | 1.1.2. & APPENDIX A - 3.1.2.1.(1)  |
| 2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL   |  |  |
| 2.2. RESIDENTIAL GROUP C   |  |  |
| 3. BUILDING AREAS:   |  | 1.4.1.2. DEFINED TERMS - BUILDING AREA   |
| L1 L1 - C-RESIDENTIAL  | 12,856 SF / 1,184 m <sup>2</sup>   |  |
| L1 L1 - F3-BASEMENT STORAGE GARAGE   | 16,370 SF / 1,522 m <sup>2</sup> / 2,706 m <sup>2</sup>  |  |
| L2 L2 - C-RESIDENTIAL  | 18,798 SF / 1,746 m <sup>2</sup>   |  |
| L2 L2 - A2-BUILDING AREA - AMENITY   | 1,472 SF / 137 m <sup>2</sup> / 1,883 m <sup>2</sup>   |  |
| L3 L3 - C-RESIDENTIAL  | 18,798 SF / 1,746 m <sup>2</sup>   |  |
| L4 L4 - C-RESIDENTIAL  | 18,798 SF / 1,746 m <sup>2</sup>   |  |
| L5 L5 - C-RESIDENTIAL  | 17,047 SF / 1,584 m <sup>2</sup>   |  |
| P1 P1 - F3-BASEMENT STORAGE GARAGE   | 38,347 SF / 3,191 m <sup>2</sup>   |  |
| 4. BUILDING CLASSIFICATIONS:   |  | 3.2.2.19 - 3.2.2.20  |
| 4.1. BASEMENT STORAGE GARAGE:  |  | 3.2.2.82   |
| GROUP F, DIVISION 5, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED                           |  | 3.2.2.82   |
| NON-COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.82(2)  |
| FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR    |  | 3.2.2.82(2)(B)   |
| MEZZANINES: N/A  |  |  |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATINGS        |  | 3.2.2.82(2)(D)   |
| 4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:                                    |  | 3.2.1.2.   |
| FULLY SPRINKLERED  |  | 3.2.1.2(1)(D)  |
| 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(1)(A)&(2)(A)   |
| 2 HR FIRE RESISTANCE RATINGS   |  | 3.2.1.2(1)   |
| F.T. RATED FIRESTOP  |  | 3.1.4.1(2)   |
| 4.3. RESIDENTIAL LEVEL 1   |  | 3.2.2.49   |
| GROUP C, UP TO 6 STOREYS, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION                    |  | 3.2.2.49(1), 3.2.2.49(1)(C)&(D)  |
| MAX. ALLOWABLE BUILDING AREA = 7200m <sup>2</sup> (REFER TO 3. BUILDING AREAS ABOVE)   |  | 3.2.2.49(1)(C)&(D)   |
| NON-COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.49(2)  |
| FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING                |  | 3.2.2.49(2)(A)   |
| MEZZANINES: 1 HR FIRE RESISTANCE RATINGS   |  | 3.2.2.49(2)(B)   |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY |  | 3.2.2.49(2)(C)   |
| 4.4. ASSEMBLY LEVEL 3  |  | 3.2.2.27   |
| GROUP A, DIVISION 2, UP TO 2 STOREYS SPRINKLERED                                       |  | 3.2.2.27   |
| COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.27(1)  |
| MAX. ALLOWABLE BUILDING AREA = 2400m <sup>2</sup> (REFER TO 3. BUILDING AREAS ABOVE)   |  | 3.2.2.27(1)(C)&(1)   |
| 4.5. RESIDENTIAL LEVEL 2 TO 5  |  | 3.2.2.51   |
| BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED                       |  | 3.2.2.51(5)  |
| BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED:                        |  | 3.2.2.51(5)  |
| GROUP C, UP TO 6 STOREYS, SPRINKLERED  |  | 3.2.2.51(1), 3.2.2.51(1)(D)  |
| MAX. ALLOWABLE BUILDING AREA = 1800 m <sup>2</sup> (REFER TO 3. BUILDING AREAS ABOVE)  |  | 3.2.2.51(1)(V)   |
| COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.51(2)  |
| FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATINGS               |  | 3.2.2.51(2)(A)   |
| ROOF ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATINGS                |  | 3.2.2.51(2)(B)   |
| MEZZANINES: 1 HR FIRE RESISTANCE RATINGS   |  | 3.2.2.51(2)(C)   |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY |  | 3.2.2.51(2)(E)   |
| 4.6.1. BUILDING HEIGHT:  | 5 STOREYS  | 1.4.1.2. DEFINED TERMS - BUILDING HEIGHT   |
| 4.6.2. GRADE ELEVATION:  | 8.11m (LOWEST AVG GRADE NORTHEAST ELEVATION: 7.90m-8.31(2))  | 1.4.1.2. DEFINED TERMS - GRADE   |
| 4.6.3. FIRST STOREY ELEVATION:   | 9.10 m   | 1.4.1.2. DEFINED TERMS - FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)           |
| 4.6.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:  | 12.47 m (REFER TO ELEVATIONS)  | 3.2.2.51(1)(I) (MAXIMUM 18m)   |
| 4.6.5. 1ST STOREY TO UPPERMOST ROOF DECK:  | 17.71 m (REFER TO ELEVATIONS)  | GROUP C, 3.2.2.51(2)(C), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION R > 25m  |
| 5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:  | YES  | 3.2.2.4-3.2.2.8, 3.2.2.51(5)   |
| 6. NON-COMBUSTIBLE CLADDING:   | YES  | 3.1.4.8(1)(A)  |
| 6.1. COMBUSTIBLE CLADDING:   | YES  | 3.1.4.8(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE |
| 7. HIGH BUILDING:  | NA   | 3.2.6, 3.1.13.7, 3.2.2.51(1)(C), 3.2.4.21, 6.9.2.3(1)                                |
| 8. FIREWALLS:  | 2 HR   | 3.1.1  |
| 9. MEZZANINES:   | NA   | 3.2.1.1 (B) - (H)  |
| 10. MEZZANINE EXITING:   | NA   | 3.4.2.2.   |
| 11. INTERCONNECTED FLOOR SPACE:  | NA, STORAGE GARAGE EXEMPT  | 3.2.2.2(1), 3.2.8, 3.1.3.1(3), 3.2.8.2(1)(2)   |
| 12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:   | YES<br>2HR AS A SEPARATE BLDG UNDER 3.2.1.2. 1.5HR...  | 3.2.1.2, 3.3.5.6   |
| 13. SPRINKLER SYSTEM:  | YES  | 3.2.2.18, 3.2.5.13.  |
| 13.1. STORAGE GARAGE:  | YES - NFPA 13 - 2019   | 3.2.5.12(1)  |
| 13.2. RESIDENTIAL:   | YES - NFPA 13 - 2019   | 3.2.5.12(1)  |
| 13.3. FIRE EXTINGUISHERS:  | YES - NFPA 10 - 2023   | BC FIRE CODE 2024, 3.2.5.16  |
| 14. STANDPIPE SYSTEM:  | YES - NFPA 14 - 2013   | 3.2.5.8, 3.2.5.9, 3.2.5.16   |
| 15. FIRE ALARM SYSTEM:   | YES - SINGLE STAGE - CAN/ULC-5524  | 3.2.4.1. (2)(4)  |
| 16. SMOKE CONTROL MEASURES:  | YES  | 3.1.8.12   |
| 17. ANNUNCIATOR AND ZONE INDICATION:   | YES  | 3.2.4.9, 3.2.4.8.  |
| 18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:  | 13.21 m (REFER TO ELEVATIONS)  | 3.2.5.6(2) (MAXIMUM - 30 m)  |
| 18. NUMBER OF STREETS:   | N/A  | 3.2.2.10.  |
| NOTES:   | 1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024. |  |



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# PROJECT DATA

## 1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

- MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
- EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

## 1.3.1 GROSS BUILDABLE AREA SUMMARY

| LEVEL/AREA TYPE         | AREA SF           | AREA m <sup>2</sup>            | AREA %        | COMMENTS |
|-------------------------|-------------------|--------------------------------|---------------|----------|
| <b>P1 LEVEL</b>         |                   |                                |               |          |
| CIRCULATION             | 257 SF            | 23.86 m <sup>2</sup>           | 0.2%          |          |
| PARKADE                 | 32,799 SF         | 3,047.10 m <sup>2</sup>        | 26.8%         |          |
| SERVICE ROOMS/SHAFTS    | 100 SF            | 9.29 m <sup>2</sup>            | 0.1%          |          |
| STORAGE                 | 330 SF            | 30.67 m <sup>2</sup>           | 0.3%          |          |
| UNIT                    | 1,184 SF          | 109.99 m <sup>2</sup>          | 1.0%          |          |
| <b>TOTAL</b>            | <b>34,670 SF</b>  | <b>3,220.98 m<sup>2</sup></b>  | <b>28.3%</b>  |          |
| <b>1ST LEVEL</b>        |                   |                                |               |          |
| CIRCULATION             | 8,101 SF          | 756.12 m <sup>2</sup>          | 2.5%          |          |
| MAIL                    | 113 SF            | 10.45 m <sup>2</sup>           | 0.1%          |          |
| RESIDENTIAL             | 7,590 SF          | 705.18 m <sup>2</sup>          | 6.2%          |          |
| SERVICE ROOMS/SHAFTS    | 1,065 SF          | 101.37 m <sup>2</sup>          | 0.9%          |          |
| STORAGE                 | 961 SF            | 89.25 m <sup>2</sup>           | 0.8%          |          |
| <b>TOTAL</b>            | <b>12,856 SF</b>  | <b>1,194.37 m<sup>2</sup></b>  | <b>10.5%</b>  |          |
| <b>2ND LEVEL</b>        |                   |                                |               |          |
| CIRCULATION             | 2,455 SF          | 228.09 m <sup>2</sup>          | 2.0%          |          |
| INDOOR AMENITY          | 1,472 SF          | 136.76 m <sup>2</sup>          | 1.2%          |          |
| RESIDENTIAL             | 15,310 SF         | 1,422.32 m <sup>2</sup>        | 12.5%         |          |
| SERVICE ROOMS/SHAFTS    | 17 SF             | 1.57 m <sup>2</sup>            | 0.0%          |          |
| STORAGE                 | 1,087 SF          | 99.44 m <sup>2</sup>           | 0.8%          |          |
| <b>TOTAL</b>            | <b>20,277 SF</b>  | <b>1,868.13 m<sup>2</sup></b>  | <b>16.6%</b>  |          |
| <b>3RD LEVEL</b>        |                   |                                |               |          |
| CIRCULATION             | 2,244 SF          | 208.45 m <sup>2</sup>          | 1.8%          |          |
| RESIDENTIAL             | 15,326 SF         | 1,423.81 m <sup>2</sup>        | 12.5%         |          |
| SERVICE ROOMS/SHAFTS    | 17 SF             | 1.57 m <sup>2</sup>            | 0.0%          |          |
| STORAGE                 | 1,212 SF          | 112.56 m <sup>2</sup>          | 1.0%          |          |
| <b>TOTAL</b>            | <b>18,799 SF</b>  | <b>1,746.39 m<sup>2</sup></b>  | <b>15.4%</b>  |          |
| <b>4TH LEVEL</b>        |                   |                                |               |          |
| CIRCULATION             | 2,244 SF          | 208.45 m <sup>2</sup>          | 1.8%          |          |
| RESIDENTIAL             | 15,326 SF         | 1,423.81 m <sup>2</sup>        | 12.5%         |          |
| SERVICE ROOMS/SHAFTS    | 17 SF             | 1.57 m <sup>2</sup>            | 0.0%          |          |
| STORAGE                 | 1,212 SF          | 112.56 m <sup>2</sup>          | 1.0%          |          |
| <b>TOTAL</b>            | <b>18,799 SF</b>  | <b>1,746.39 m<sup>2</sup></b>  | <b>15.4%</b>  |          |
| <b>5TH LEVEL</b>        |                   |                                |               |          |
| CIRCULATION             | 2,196 SF          | 204.09 m <sup>2</sup>          | 1.8%          |          |
| RESIDENTIAL             | 13,639 SF         | 1,267.11 m <sup>2</sup>        | 11.1%         |          |
| STORAGE                 | 1,212 SF          | 112.56 m <sup>2</sup>          | 1.0%          |          |
|                         | 17,047 SF         | 1,583.76 m <sup>2</sup>        | 13.9%         |          |
| <b>AREA GRAND TOTAL</b> | <b>122,439 SF</b> | <b>11,374.95 m<sup>2</sup></b> | <b>100.0%</b> |          |

## 1.4.0 UNIT COUNT SUMMARY

| UNIT TYPE                       | UNIT COUNT | UNIT TYPE %   | COMMENTS |
|---------------------------------|------------|---------------|----------|
| 1 BED                           | 88         | 62.9%         |          |
| 1 BED & DEN                     | 4          | 2.9%          |          |
| 1 BED (ADAPTABLE DWELLING UNIT) | 28         | 21.2%         |          |
| 2 BED                           | 17         | 12.9%         |          |
| <b>TOTAL UNITS: 132</b>         |            | <b>100.0%</b> |          |

## 1.4.1 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

## 1.4.2 UNIT FLOOR AREA SUMMARY

| UNIT                | UNIT TYPE                       | COUNT      | UNIT AREA AVG (1 SF) | UNIT AREA AVG (1 m <sup>2</sup> ) | TOTAL UNIT AREA SF | TOTAL UNIT AREA m <sup>2</sup> |
|---------------------|---------------------------------|------------|----------------------|-----------------------------------|--------------------|--------------------------------|
| UNIT A1             | 1 BED                           | 67         | 470 SF               | 44 m <sup>2</sup>                 | 31,495 SF          | 2926.02 m <sup>2</sup>         |
| UNIT A1.1           | 1 BED                           | 5          | 527 SF               | 49 m <sup>2</sup>                 | 2,634 SF           | 244.72 m <sup>2</sup>          |
| UNIT A2             | 1 BED                           | 3          | 474 SF               | 44 m <sup>2</sup>                 | 1,422 SF           | 132.10 m <sup>2</sup>          |
| UNIT A3             | 1 BED                           | 1          | 439 SF               | 41 m <sup>2</sup>                 | 439 SF             | 40.81 m <sup>2</sup>           |
| UNIT A4             | 1 BED                           | 3          | 496 SF               | 46 m <sup>2</sup>                 | 1,487 SF           | 138.10 m <sup>2</sup>          |
| UNIT A5 (ADAPTABLE) | 1 BED (ADAPTABLE DWELLING UNIT) | 28         | 472 SF               | 44 m <sup>2</sup>                 | 13,216 SF          | 1238.31 m <sup>2</sup>         |
| UNIT A6             | 1 BED                           | 4          | 492 SF               | 46 m <sup>2</sup>                 | 1,968 SF           | 182.66 m <sup>2</sup>          |
| UNIT B2             | 1 BED & DEN                     | 4          | 584 SF               | 54 m <sup>2</sup>                 | 2,337 SF           | 217.07 m <sup>2</sup>          |
| UNIT C1             | 2 BED                           | 5          | 729 SF               | 68 m <sup>2</sup>                 | 3,646 SF           | 338.71 m <sup>2</sup>          |
| UNIT C2             | 2 BED                           | 5          | 743 SF               | 69 m <sup>2</sup>                 | 3,714 SF           | 345.09 m <sup>2</sup>          |
| UNIT C3             | 2 BED                           | 4          | 667 SF               | 62 m <sup>2</sup>                 | 2,667 SF           | 247.80 m <sup>2</sup>          |
| UNIT C4             | 2 BED                           | 3          | 730 SF               | 67 m <sup>2</sup>                 | 2,190 SF           | 200.70 m <sup>2</sup>          |
| <b>UNIT TOTALS</b>  |                                 | <b>132</b> |                      |                                   | <b>67,189 SF</b>   | <b>6242.08 m<sup>2</sup></b>   |



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| 3   | ISSUED FOR DP  | 23-12-08 |
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| 6   | ISSUED FOR DP  | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



PROJECT DATA

SCALE

SD1.11

# PROJECT DATA

| 1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED |              |                                  |                                   |
|--|--------------|----------------------------------|-----------------------------------|
|  | UNITS / AREA | REQUIRED FACTOR                  | REQUIRED STALLS                   |
| <b>VEHICLE PARKING STALL DATA</b>                              |              |                                  |                                   |
| <b>RESIDENTS:</b>  |              |                                  |                                   |
| 1 BED (STANDARD)   | 83 UNITS     | 1.0                              | 83 STALLS                         |
| 1 BED (ADAPTABLE)  | 28 UNITS     | 1.0                              | 28 STALLS                         |
| 1 BED + DEN  | 4 UNITS      | 1.0                              | 4 STALLS                          |
| 2 BED  | 17 UNITS     | 1.25                             | 21 STALLS                         |
| SMALL CAR  | N/A          | 40% MAX OF TOTAL STALLS (85 MAX) | MAX. 0.40(136) = 54.4 = 54 STALLS |
| ACCESSIBLE   | N/A          | 5% OF TOTAL STALLS               | MIN. 0.05(136) = 6.8 = 7 STALLS   |
| ELECTRIC VEHICLE CHARGING                                      | N/A          | 10% MIN OF TOTAL STALLS          | MIN. 0.10(136) = 13.6 = 14 STALLS |
| <b>TOTAL RESIDENT STALLS:</b>                                  |              |                                  | <b>136</b>                        |
| <b>VISITORS:</b>   |              |                                  |                                   |
| STANDARD   | 132 UNITS    | 0.15                             | 0.15(132) = 19.8 = 20 STALLS      |
| SMALL CAR  | N/A          | 40% MAX OF TOTAL STALLS (85 MAX) | MAX. 0.40(20) = 8.0 = 8 STALLS    |
| ACCESSIBLE   | N/A          | 5% OF TOTAL STALLS               | MIN. 0.05(20) = 1.0 = 1 STALL     |
| ELECTRIC VEHICLE CHARGING                                      | N/A          | 10% MIN OF TOTAL STALLS          | MIN. 0.10(20) = 2.0 = 2 STALLS    |
| <b>TOTAL VISITOR STALLS:</b>                                   |              |                                  | <b>20</b>                         |
| <b>SPECIALTY PARKING STALLS:</b>                               |              |                                  |                                   |
| LOADING  | N/A          | 1 (L x W x H : 9m x 3m x 3.6m)   | 1 STALL                           |
| <b>TOTAL SPECIALTY PARKING STALLS:</b>                         |              |                                  | <b>1</b>                          |
| <b>TOTAL VEHICLE STALLS:</b>                                   |              |                                  | <b>156</b>                        |
| <b>BICYCLE STALL DATA</b>                                      |              |                                  |                                   |
| RESIDENT (UNIT) (CLASS 1)                                      | 132 UNITS    | 0.5                              | 66                                |
| VISITOR (CLASS 2)  | N/A          | 8 SPACES PER BUILDING            | 8                                 |
| <b>TOTAL BICYCLE STALLS:</b>                                   |              |                                  | <b>72</b>                         |
| <b>STORAGE STALL DATA</b>                                      |              |                                  |                                   |
| RESIDENT   | 132          | 1.0                              | 132                               |
| <b>TOTAL STORAGE STALLS:</b>                                   |              |                                  | <b>132</b>                        |
| <b>NOTES:</b>  |              |                                  |                                   |

| 1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED   |                     |                 |              |          |
|--|---------------------|-----------------|--------------|----------|
| PARKING STALL USER/TYPE  | PARKING STALL COUNT | % BY STALL USER | % OF OVERALL | COMMENTS |
| <b>TENANT</b>  |                     |                 |              |          |
| ACCESSIBLE   | 7                   | 5.3%            | 4%           |          |
| ELEC. EV   | 14                  | 10.3%           | 9%           |          |
| SMALL CAR  | 55                  | 40.4%           | 35%          |          |
| STANDARD   | 60                  | 44.1%           | 38%          |          |
| <b>TENANT: 136</b>   | <b>100.0%</b>       | <b>87%</b>      |              |          |
| <b>VISITOR</b>   |                     |                 |              |          |
| ACCESSIBLE   | 1                   | 5.0%            | 1%           |          |
| SMALL CAR  | 8                   | 40.0%           | 5%           |          |
| STANDARD   | 11                  | 55.0%           | 7%           |          |
| <b>VISITOR: 20</b>   | <b>100.0%</b>       | <b>13%</b>      |              |          |
| <b>TOTAL PARKING STALLS: 156</b>   |                     |                 | <b>100%</b>  |          |
| <b>NOTES: ALL OFF-STREET VEHICLE PARKING STALLS TO BE PRE-DUCTED FOR FUTURE EV CHARGING.</b> |                     |                 |              |          |

| 1.5.3 BIKE PARKING STALL DATA-PROVIDED |                     |                 |          |
|--|---------------------|-----------------|----------|
| PARKING STALL USER/TYPE                | PARKING STALL COUNT | PARKING STALL % | COMMENTS |
| <b>TENANT</b>                          |                     |                 |          |
| STANDARD BIKE                          | 38                  | 52.1%           |          |
| VERTICAL BIKE                          | 29                  | 39.7%           |          |
| <b>TENANT: 67</b>                      |                     | <b>91.8%</b>    |          |
| <b>VISITOR</b>                         |                     |                 |          |
| VISITOR BIKE                           | 6                   | 8.3%            |          |
| <b>VISITOR: 6</b>                      |                     | <b>8.2%</b>     |          |
| <b>TOTAL BIKE PARKING STALLS: 73</b>   |                     | <b>100.0%</b>   |          |

| 1.5.4 STORAGE STALL DATA-PROVIDED |                     |                 |          |
|-----------------------------------|---------------------|-----------------|----------|
| PARKING STALL USER/TYPE           | PARKING STALL COUNT | PARKING STALL % | COMMENTS |
| <b>TENANT</b>                     |                     |                 |          |
| STORAGE COMPARTMENT STALL         | 132                 | 100.0%          |          |
| <b>TOTAL STORAGE STALLS: 132</b>  |                     | <b>100.0%</b>   |          |



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WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



PROJECT DATA

SCALE

SD1.12



1ST LEVEL  
3/64" = 1'-0"



2ND LEVEL  
3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA MEANS 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.
- EXCLUSIONS: STORAGE ROOMS

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

| LEVEL / AREA TYPE           | AREA SF          | AREA m <sup>2</sup>          | AREA %        | COMMENTS |
|-----------------------------|------------------|------------------------------|---------------|----------|
| <b>SERVICE ROOMS/SHAFTS</b> |                  |                              |               |          |
| 1ST LEVEL                   | 1,001 SF         | 101.37 m <sup>2</sup>        | 1.2%          |          |
| 2ND LEVEL                   | 17 SF            | 1.57 m <sup>2</sup>          | 0.0%          |          |
| 3RD LEVEL                   | 17 SF            | 1.57 m <sup>2</sup>          | 0.0%          |          |
| 4TH LEVEL                   | 17 SF            | 1.57 m <sup>2</sup>          | 0.0%          |          |
| <b>TOTAL</b>                | <b>1,142 SF</b>  | <b>106.08 m<sup>2</sup></b>  | <b>1.3%</b>   |          |
| <b>RESIDENTIAL</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 7,590 SF         | 705.18 m <sup>2</sup>        | 8.6%          |          |
| 2ND LEVEL                   | 15,310 SF        | 1423.52 m <sup>2</sup>       | 17.4%         |          |
| 3RD LEVEL                   | 15,326 SF        | 1423.81 m <sup>2</sup>       | 17.5%         |          |
| 4TH LEVEL                   | 15,326 SF        | 1423.81 m <sup>2</sup>       | 17.5%         |          |
| 5TH LEVEL                   | 13,039 SF        | 1,207.11 m <sup>2</sup>      | 15.5%         |          |
| <b>TOTAL</b>                | <b>67,191 SF</b> | <b>6242.23 m<sup>2</sup></b> | <b>76.6%</b>  |          |
| <b>MAIL</b>                 |                  |                              |               |          |
| 1ST LEVEL                   | 109 SF           | 10.14 m <sup>2</sup>         | 0.1%          |          |
| <b>TOTAL</b>                | <b>109 SF</b>    | <b>10.14 m<sup>2</sup></b>   | <b>0.1%</b>   |          |
| <b>INDOOR AMENITY</b>       |                  |                              |               |          |
| 2ND LEVEL                   | 1,472 SF         | 136.74 m <sup>2</sup>        | 1.7%          |          |
| <b>TOTAL</b>                | <b>1,472 SF</b>  | <b>136.74 m<sup>2</sup></b>  | <b>1.7%</b>   |          |
| <b>CIRCULATION</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 3,105 SF         | 288.43 m <sup>2</sup>        | 3.5%          |          |
| 2ND LEVEL                   | 2,455 SF         | 226.66 m <sup>2</sup>        | 2.9%          |          |
| 3RD LEVEL                   | 2,344 SF         | 208.45 m <sup>2</sup>        | 2.6%          |          |
| 4TH LEVEL                   | 2,344 SF         | 208.45 m <sup>2</sup>        | 2.6%          |          |
| 5TH LEVEL                   | 2,136 SF         | 194.03 m <sup>2</sup>        | 2.5%          |          |
| <b>TOTAL</b>                | <b>12,388 SF</b> | <b>1137.41 m<sup>2</sup></b> | <b>13.9%</b>  |          |
| <b>AREA EXCLUSION</b>       |                  |                              |               |          |
| 1ST LEVEL                   | 961 SF           | 89.25 m <sup>2</sup>         | 1.1%          |          |
| 2ND LEVEL                   | 1,017 SF         | 94.44 m <sup>2</sup>         | 1.2%          |          |
| 3RD LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 4TH LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 5TH LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| <b>TOTAL</b>                | <b>5,612 SF</b>  | <b>521.37 m<sup>2</sup></b>  | <b>6.4%</b>   |          |
| <b>AREA GRAND TOTAL</b>     | <b>87,789 SF</b> | <b>8153.97 m<sup>2</sup></b> | <b>100.0%</b> |          |

1.6.2 FSR CALCULATION

| GROSS FLOOR AREA (FSR) SF | GROSS SITE AREA SF | FSR  |
|---------------------------|--------------------|------|
| 82,157 SF                 | 30,154 SF          | 2.72 |



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WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
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B.C.

PROJECT # 23.142  
CITY FILE #

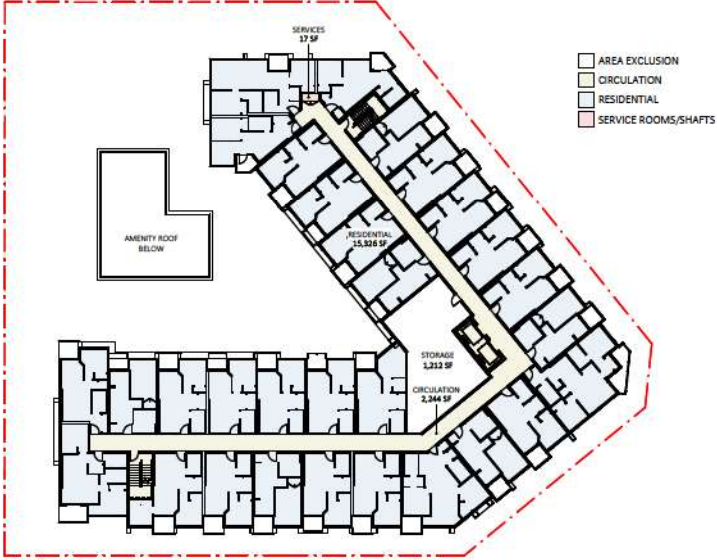


FSR PLANS

SCALE 3/64" = 1'-0"

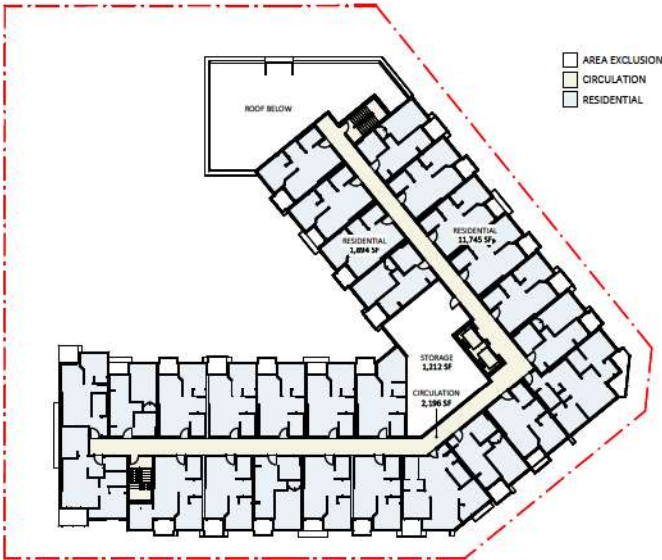


SD.1.14



3rd & 4th LEVELS

3/64" = 1'-0"



5TH LEVEL

3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA MEANS 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
- EXCLUSIONS: STORAGE ROOMS

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

| LEVEL / AREA TYPE           | AREA SF          | AREA m <sup>2</sup>          | AREA %        | COMMENTS |
|-----------------------------|------------------|------------------------------|---------------|----------|
| <b>SERVICE ROOMS/SHAFTS</b> |                  |                              |               |          |
| 1ST LEVEL                   | 1,091 SF         | 101.37 m <sup>2</sup>        | 1.2%          |          |
| 2ND LEVEL                   | 17 SF            | 1.57 m <sup>2</sup>          | 0.0%          |          |
| 3RD LEVEL                   | 17 SF            | 1.57 m <sup>2</sup>          | 0.0%          |          |
| 4TH LEVEL                   | 17 SF            | 1.57 m <sup>2</sup>          | 0.0%          |          |
| <b>TOTAL</b>                | <b>1,142 SF</b>  | <b>106.08 m<sup>2</sup></b>  | <b>1.3%</b>   |          |
| <b>RESIDENTIAL</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 7,590 SF         | 705.18 m <sup>2</sup>        | 8.6%          |          |
| 2ND LEVEL                   | 15,310 SF        | 1422.32 m <sup>2</sup>       | 17.4%         |          |
| 3RD LEVEL                   | 15,326 SF        | 1423.81 m <sup>2</sup>       | 17.5%         |          |
| 4TH LEVEL                   | 15,326 SF        | 1423.81 m <sup>2</sup>       | 17.5%         |          |
| 5TH LEVEL                   | 13,899 SF        | 1287.11 m <sup>2</sup>       | 15.9%         |          |
| <b>TOTAL</b>                | <b>67,191 SF</b> | <b>6242.23 m<sup>2</sup></b> | <b>76.6%</b>  |          |
| <b>MAIL</b>                 |                  |                              |               |          |
| 1ST LEVEL                   | 109 SF           | 10.14 m <sup>2</sup>         | 0.1%          |          |
| <b>TOTAL</b>                | <b>109 SF</b>    | <b>10.14 m<sup>2</sup></b>   | <b>0.1%</b>   |          |
| <b>INDOOR AMENITY</b>       |                  |                              |               |          |
| 2ND LEVEL                   | 1,472 SF         | 136.74 m <sup>2</sup>        | 1.7%          |          |
| <b>TOTAL</b>                | <b>1,472 SF</b>  | <b>136.74 m<sup>2</sup></b>  | <b>1.7%</b>   |          |
| <b>CIRCULATION</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 1,135 SF         | 104.83 m <sup>2</sup>        | 1.3%          |          |
| 2ND LEVEL                   | 2,455 SF         | 228.06 m <sup>2</sup>        | 2.8%          |          |
| 3RD LEVEL                   | 2,344 SF         | 208.45 m <sup>2</sup>        | 2.6%          |          |
| 4TH LEVEL                   | 2,344 SF         | 208.45 m <sup>2</sup>        | 2.6%          |          |
| 5TH LEVEL                   | 1,196 SF         | 104.29 m <sup>2</sup>        | 1.3%          |          |
| <b>TOTAL</b>                | <b>12,243 SF</b> | <b>1137.41 m<sup>2</sup></b> | <b>13.9%</b>  |          |
| <b>AREA EXCLUSION</b>       |                  |                              |               |          |
| 1ST LEVEL                   | 961 SF           | 89.25 m <sup>2</sup>         | 1.1%          |          |
| 2ND LEVEL                   | 1,017 SF         | 94.44 m <sup>2</sup>         | 1.2%          |          |
| 3RD LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 4TH LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 5TH LEVEL                   | 1,213 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| <b>TOTAL</b>                | <b>5,613 SF</b>  | <b>521.37 m<sup>2</sup></b>  | <b>6.4%</b>   |          |
| <b>AREA GRAND TOTAL</b>     | <b>87,769 SF</b> | <b>8153.97 m<sup>2</sup></b> | <b>100.0%</b> |          |

1.6.2 FSR CALCULATION

| GROSS FLOOR AREA (FSR) SF | GROSS SITE AREA SF | FSR  |
|---------------------------|--------------------|------|
| 82,157 SF                 | 39,154 SF          | 2.10 |



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WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23.142  
CITY FILE #



FSR PLANS

SCALE 3/64" = 1'-0"



SD1.15



# DESIGN RATIONALE

## SITE DESCRIPTION

THIS MULTI-FAMILY DEVELOPMENT ALIGNS WITH THE CITY OF LANGLEY VISION, PROVIDING HOUSING FOR A DIVERSE AND INCLUSIVE DEMOGRAPHIC, AND INCORPORATING ENVIRONMENTAL SOLUTIONS AND A SIGNIFICANT OUTDOOR AMENITY SPACE. THE PROJECT SITE IS LOCATED ON THE CORNER OF EASTLEIGH CRESCENT, AND 208TH STREET. CONSISTING OF 2 SITES, THE EXISTING BUILDINGS ARE MULTI-FAMILY RESIDENTIAL.

## PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS A FIVE-STOREY, 132-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING CONSISTING OF ONE-LEVEL OF BELOW GRADE CONCRETE PARKADE, ONE LEVEL OF ABOVE GRADE PARKING WITH GROUND LEVEL UNITS FACING EASTLEIGH CRESCENT AND 208TH STREET WITH 5 LEVELS OF WOOD FRAME RESIDENTIAL UNITS ABOVE. A MIX OF 1-BED TO 2-BED UNITS SUPPORTS A VARIETY OF INCOME LEVELS AND DEMOGRAPHICS.

## ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

- A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS TRANSIT. DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
- THE USE OF WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE VENTILATION SUPPLIED THROUGH OPERABLE WINDOWS.
- PROVISION OF EV PARKING STALLS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXPOSED EXTERIOR PARKING.
- GENEROUS BIKE STORAGE SUPPORTS ACTIVE TRANSPORTATION FOR RESIDENTS AND VISITORS ALIKE.
- STORAGE AND COLLECTION OF RECYCLABLES.



SOUTH/WEST CORNER OF DEVELOPMENT

## MASSING, FORM & CHARACTER

THE SITING AND MASSING OF THE BUILDING ALLOWS FOR A NATURAL BUFFER FROM THE INTERSECTION OF 56TH AVENUE AND 208TH STREET. THE BUILDING SITS FURTHER BACK AND GIVES A "STREET-FRIENDLY" FEEL WITH MORE WALKABILITY AROUND THE DEVELOPMENT.

THE BUILDING'S MAIN ENTRANCE FROM THE 56TH AVENUE LAY-BY SERVES AS THE MAIN FIREFIGHTING ACCESS TO THE DEVELOPMENT. SECURE VISITOR PARKING IS PROVIDED AT THE MAIN LEVEL PARTIALLY COVERED BY THE OUTDOOR AMENITY COURTYARD ABOVE.

THE INTENT OF THE EXTERIOR TREATMENT OF THE BUILDING IS TO CONVEY A SENSE OF STRENGTH AND SECURITY THROUGH THE USE OF GRAY, WHITE, CORRUGATED METAL, AND A SOLID BRICK BASE. MORE MUTED ACCENT COLORS OF GREEN AND TERRACOTTA LIGHTEN THE STREET FACING ELEVATIONS WHILE TIEING INTO THE CONTEXT OF THE SITE. THE HORIZONTAL ROOF LINES AND RHYTHMIC PATTERN OF THE BUILT-OUT CORRUGATED METAL PROJECTIONS AND GREEN CEMENTITIOUS PROJECTIONS BREAK UP THE LONG ANGULAR FAÇADE AND DEFINE THE LOWER SCALE AT THE UNIT ENTRIES CLAD IN BRICK.

OTHER FEATURES INCLUDE LANDSCAPED AND MULTI-USE EXTERIOR AMENITY SPACES, AND LANDSCAPED PRIVATE PATIOS.

## CRIME PREVENTION

THE FOUR KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY AND MAINTENANCE & MANAGEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS ARE ACCESSED THROUGH INDIVIDUAL SIDEWALKS TO ESTABLISH A BUFFER. THE UNIT PATIOS EACH HAVE THEIR OWN GATE AND GLASS RAILING TO PROVIDE SEPARATION.

ISSUES SUCH AS GRAFFITI CAN GIVE THE IMPRESSION THAT OWNERS DO NOT CARE ABOUT THEIR PROPERTY. KEEPING THE BUILDING WELL MAINTAINED BRINGS A POSITIVE APPEARANCE TO THE NEIGHBOURHOOD.



MAIN ENTRANCE



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DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION | DATE     |
|-----|----------------|----------|
| 3   | ISSUED FOR DP  | 23-12-08 |
| 5   | ISSUED FOR DP  | 24-03-13 |
| 6   | ISSUED FOR DP  | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



DESIGN RATIONALE

SCALE

SD1.20





56TH AVENUE ELEVATION



AMENITY SPACE - LOOKING SOUTH



2ND FLOOR AMENITY

**KEYSTONE**  
ARCHITECTURE  
ARBORFORD BC | 300 - 3321 SOUTH FRASER WAY  
V5S 2R1 | 604-882-5777  
CALGARY AB | 403 - 333 11<sup>TH</sup> AVENUE SW  
TOR ONT | 587-391-4788  
MAIL@KEYSTONEARCH.CA



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DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION | DATE     |
|-----|----------------|----------|
| 3   | ISSUED FOR DP  | 23-12-08 |
| 5   | ISSUED FOR DP  | 24-03-13 |
| 6   | ISSUED FOR DP  | 24-03-18 |

**WHITETAIL 56TH  
APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #

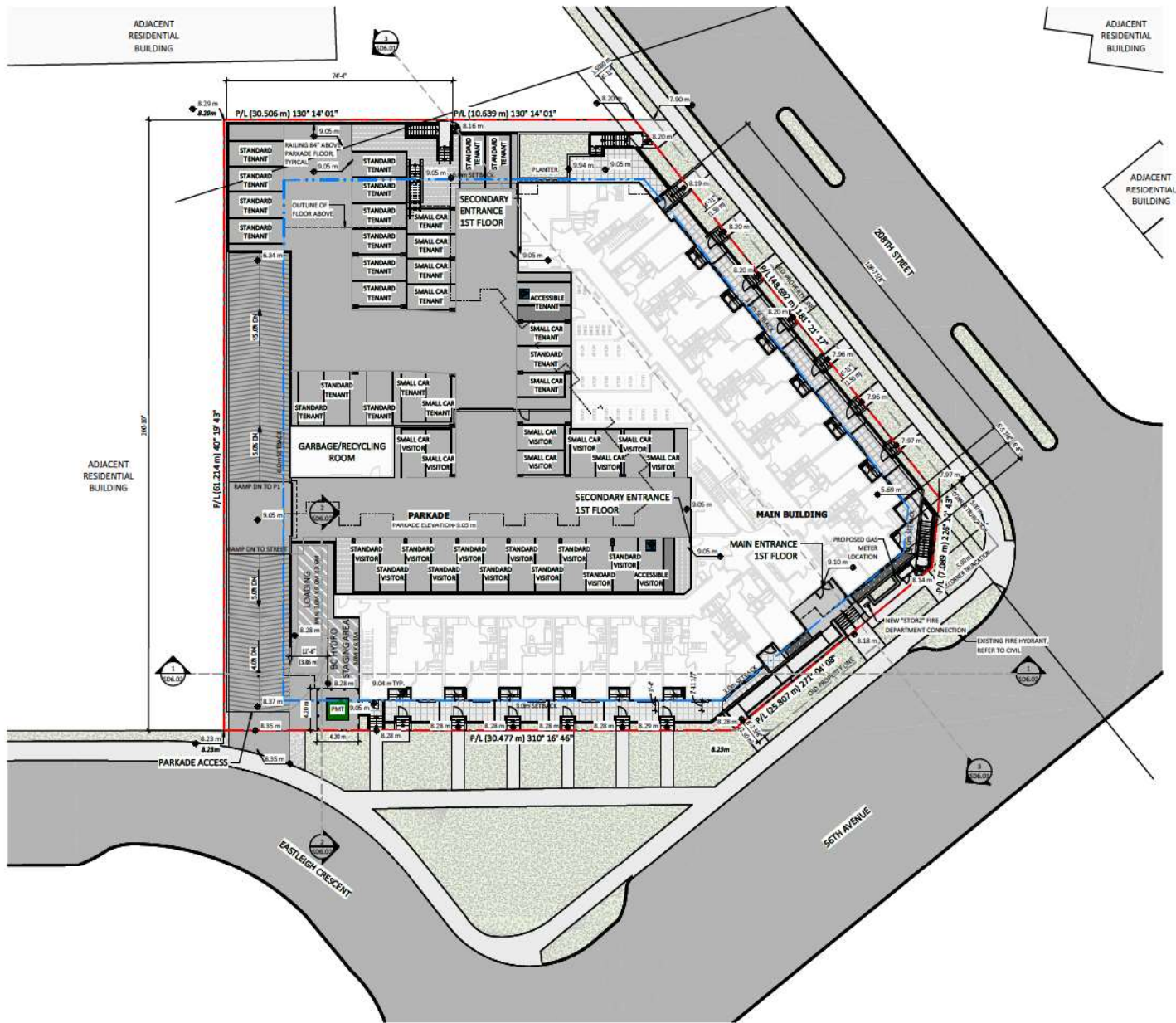


RENDERINGS

SCALE

**SD1.21**





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



ISSUED FOR  
DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 1   | ISSUED FOR COORDINATION | 23-10-17 |
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 4   | ISSUED FOR COORDINATION | 24-02-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



SITE PLAN

SCALE 1/16" = 1'-0"



SD.01



1ST LEVEL  
3/32" = 1'-0"



ISSUED FOR  
DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 1   | ISSUED FOR COORDINATION | 23-12-01 |
| 2   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

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1st LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.2.10





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DEVELOPMENT  
PERMIT

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|-----|-------------------------|----------|
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| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |

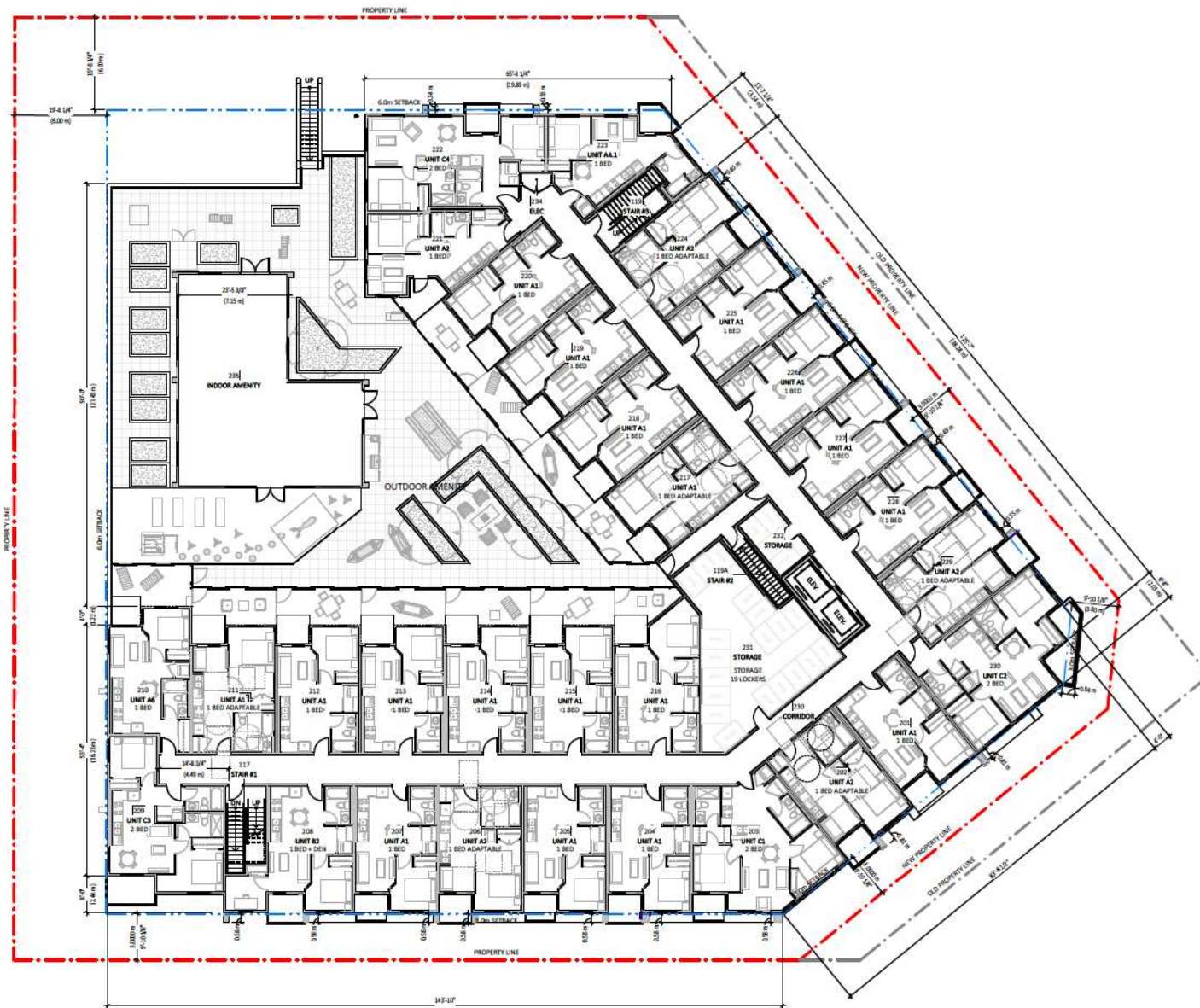
**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**2nd LEVEL PLAN**



**2ND LEVEL**  
3/32" = 1'-0"

SCALE 3/32" = 1'-0"

**SD.11**



3rd to 4th LEVELS  
3/32" = 1'-0"



ISSUED FOR  
DEVELOPMENT  
PERMIT

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| 1   | ISSUED FOR COORDINATION | 23-10-17 |
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



3rd to 4th LEVEL  
PLAN

SCALE 3/32" = 1'-0"



SD.12







ISSUED FOR  
DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |

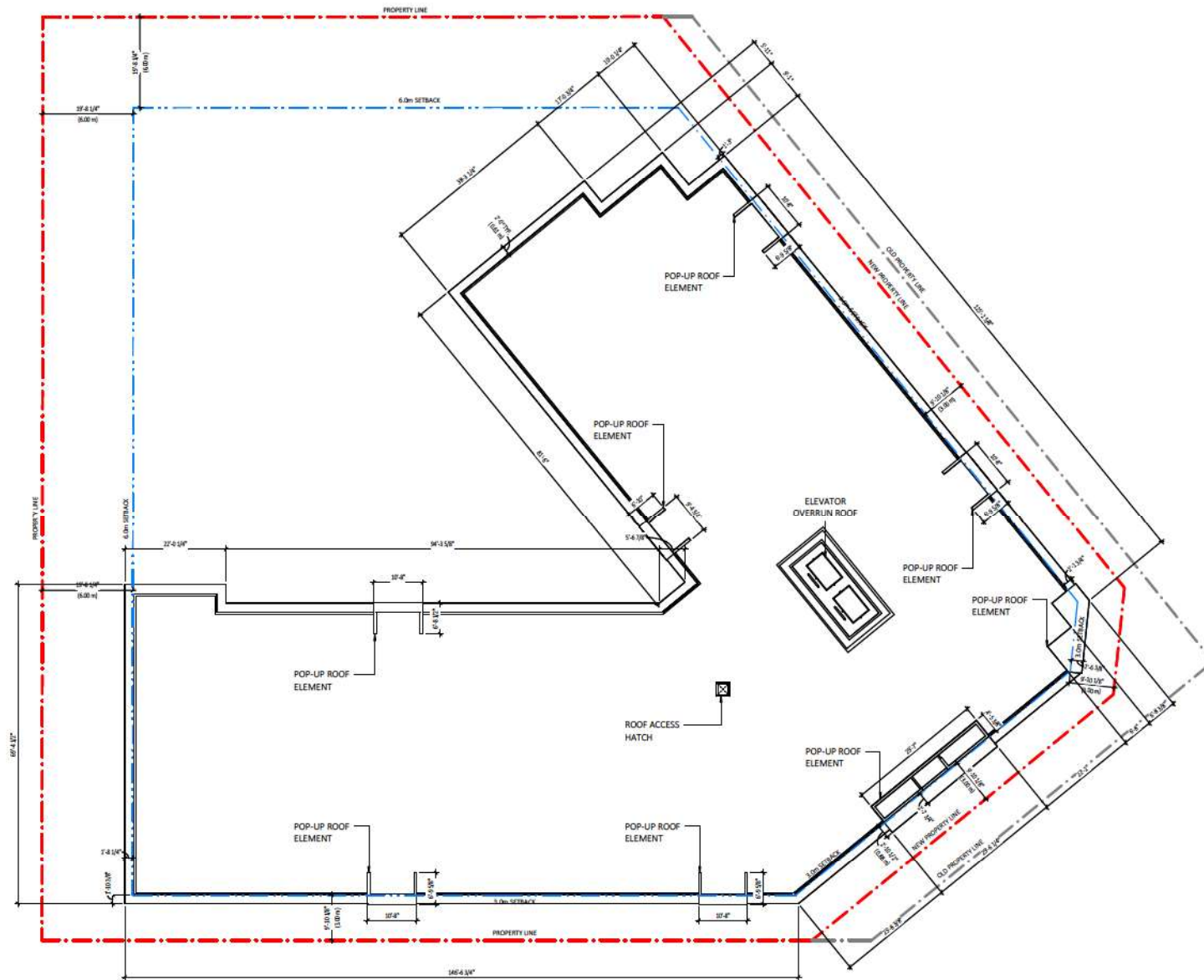
WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



ROOF LEVEL PLAN



ROOF LEVEL  
3/32" = 1'-0"

SCALE 3/32" = 1'-0"



SD.2.16





ISSUED FOR  
DEVELOPMENT  
PERMIT

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|-----|-------------------------|----------|
| 1   | ISSUED FOR COORDINATION | 23-10-17 |
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |

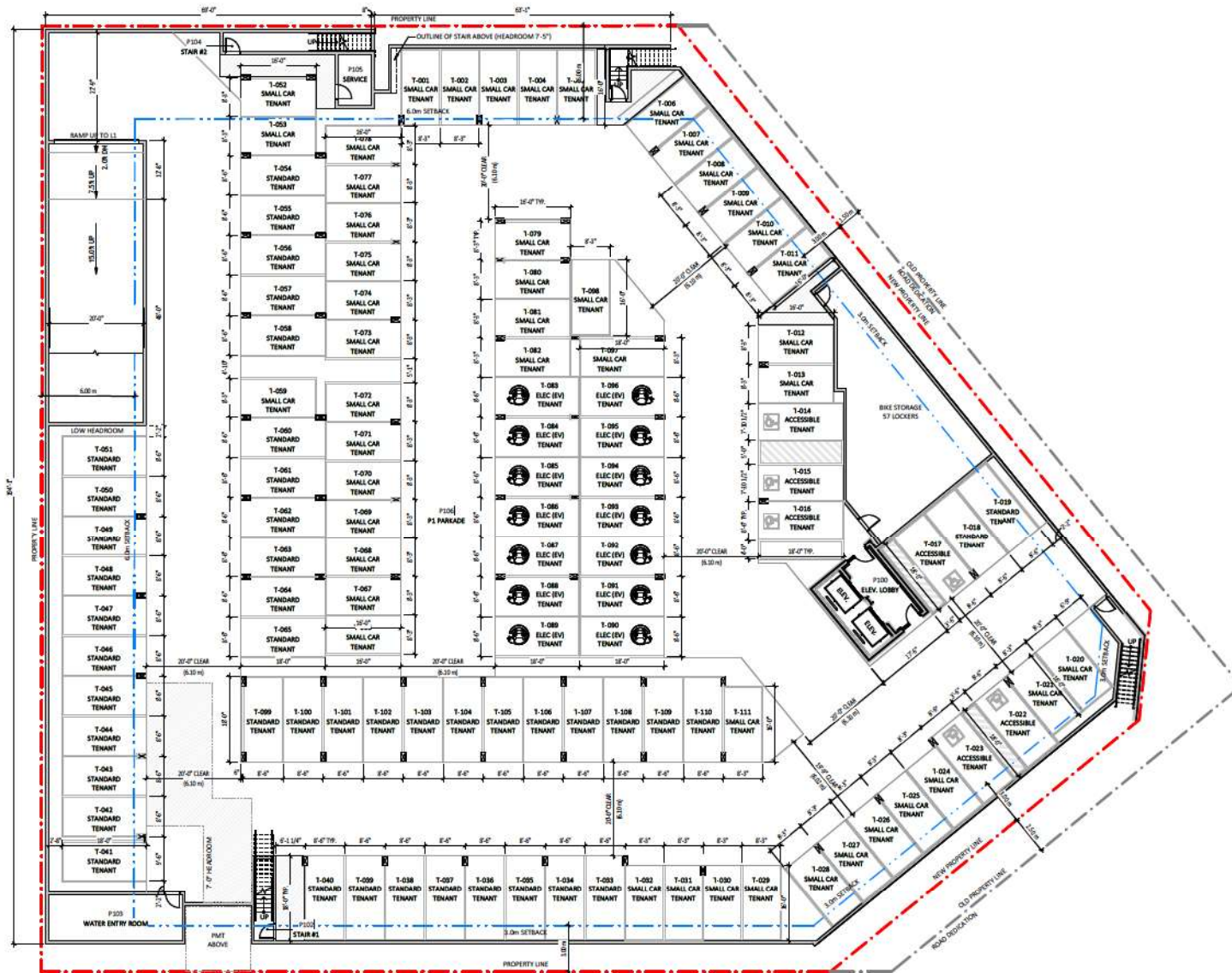
WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

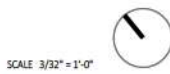
PROJECT # 23.142  
CITY FILE #



P1 LEVEL PLAN



P1 LEVEL  
3/32" = 1'-0"



SCALE 3/32" = 1'-0"

SD.2.0



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PERMIT

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| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |



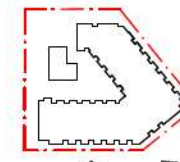
**SOUTHWEST ELEVATION**

3/32" = 1'-0"



**SOUTH ELEVATION**

3/32" = 1'-0"



**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**BUILDING  
ELEVATIONS**

SCALE 3/32" = 1'-0"

**SD3.01**





ISSUED FOR  
DEVELOPMENT  
PERMIT

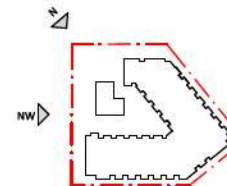
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|-----|-------------------------|----------|
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |



**NORTHWEST ELEVATION**  
3/32" = 1'-0"



**NORTH ELEVATION**  
3/32" = 1'-0"



**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**BUILDING  
ELEVATIONS**

SCALE 3/32" = 1'-0"



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DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |



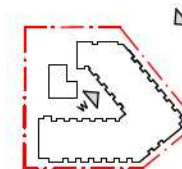
**EAST ELEVATION**

3/32" = 1'-0"



**WEST COURTYARD ELEVATION**

1/8" = 1'-0"



**WHITETAIL 56TH  
APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
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**BUILDING  
ELEVATIONS**

SCALE As indicated





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|-----|-------------------------|----------|
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



BUILDING  
ELEVATIONS

SCALE 1/8" = 1'-0"

SD3.04



NORTHEAST COURTYARD ELEVATION

1/8" = 1'-0"



AMENITY - SOUTHEAST ELEVATION

1/8" = 1'-0"



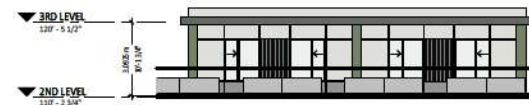
AMENITY - SOUTHWEST ELEVATION

1/8" = 1'-0"



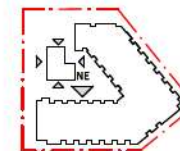
AMENITY - NORTHEAST ELEVATION

1/8" = 1'-0"



AMENITY - NORTHWEST ELEVATION

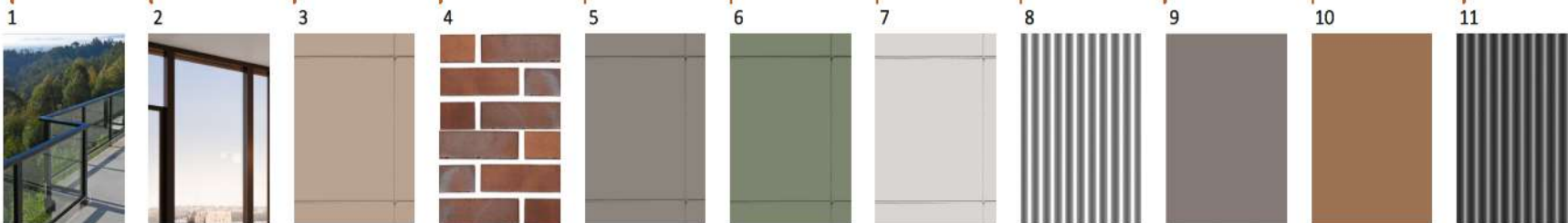
1/8" = 1'-0"





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DEVELOPMENT  
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| NO. | ISSUE/REVISION | DATE     |
|-----|----------------|----------|
| 3   | ISSUED FOR DP  | 23-12-08 |
| 5   | ISSUED FOR DP  | 24-03-13 |
| 6   | ISSUED FOR DP  | 24-03-18 |



1 ALUMINUM/GLASS GUARD/RAILING COLOUR: BLACK  
 2 WINDOW COLOUR: 'BLACK EXT / BLACK INT'  
 3 CEMENT BOARD PANEL SIDING COLOUR: 'KHAKI BROWN'  
 4 BRICK, TEXTURE: 'VELOUR' COLOUR: 'MOUNTAIN BLEND'  
 5 CEMENT BOARD PANEL SIDING COLOUR: 'AGED PEWTER'  
 6 CEMENT BOARD PANEL SIDING COLOUR: 'MOUNTAIN SAGE'  
 7 CEMENT BOARD PANEL SIDING COLOUR: 'ARCTIC WHITE'  
 8 CORRUGATED METAL PANEL COLOUR: 'LIGHT GREY'  
 9 PAINTED CONCRETE  
 10 METAL PANEL COLOUR: 'TERRACOTTA'  
 11 CORRUGATED METAL PANEL COLOUR: 'BLACK'

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
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B.C.

PROJECT # 23.142  
CITY FILE #



MATERIAL BOARD

SCALE 12" = 1'-0"







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|-----|----------------|----------|
| 3   | ISSUED FOR DP  | 23-12-08 |
| 5   | ISSUED FOR DP  | 24-03-13 |
| 6   | ISSUED FOR DP  | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
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PROJECT # 23.142  
CITY FILE #



STREETSCAPES

SCALE 1/16" = 1'-0"

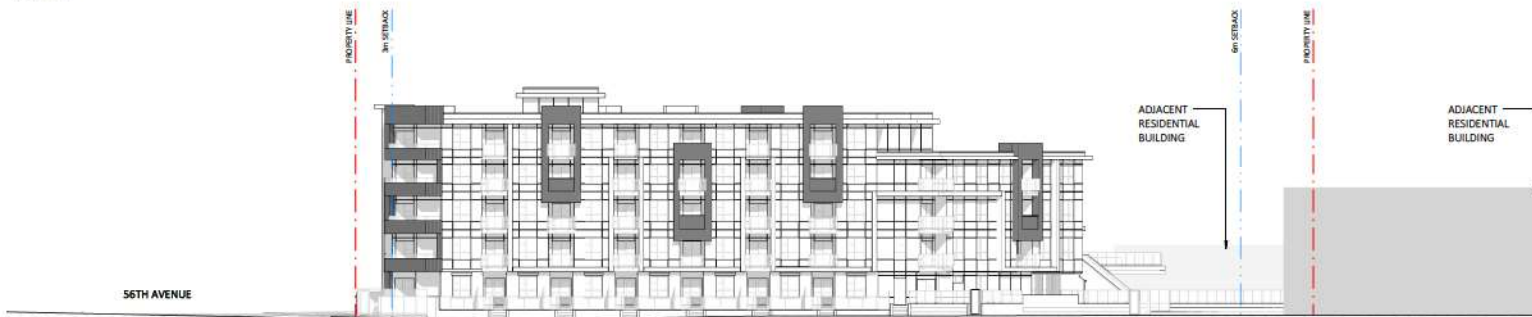


SD5.01



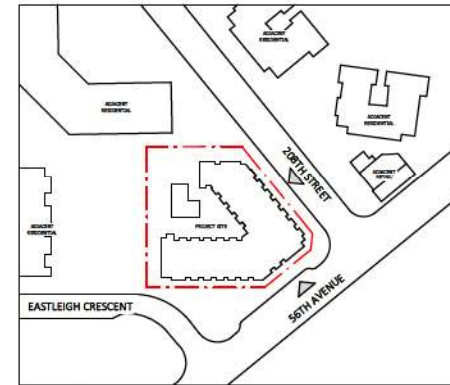
STREETSCAPE - 56th AVE

1/16" = 1'-0"

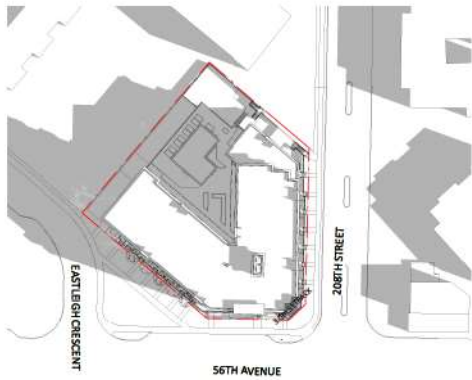


STREETSCAPE - 208th ST

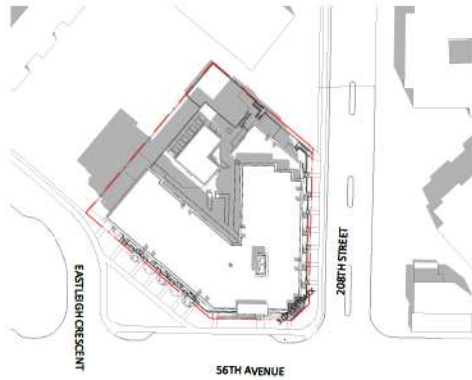
1/16" = 1'-0"



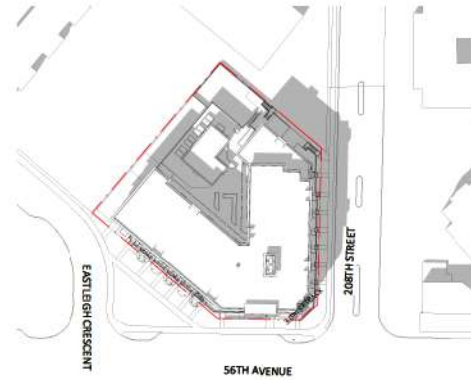
KEY PLAN  
N.T.S.



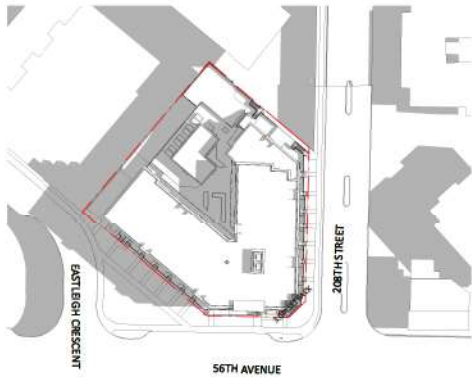
MARCH 21 - 9AM  
1" = 60'-0"



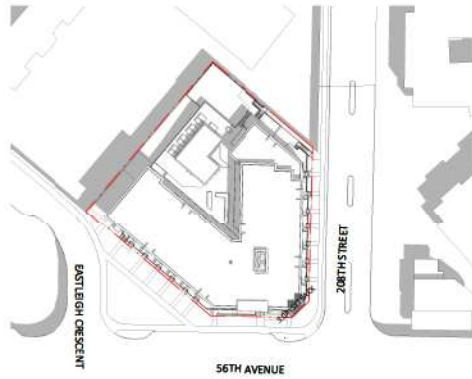
MARCH 21 - 12PM  
1" = 60'-0"



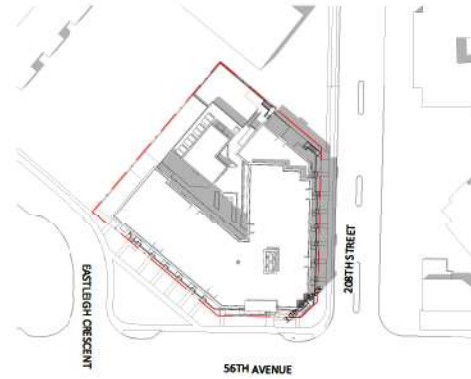
MARCH 21 - 3PM  
1" = 60'-0"



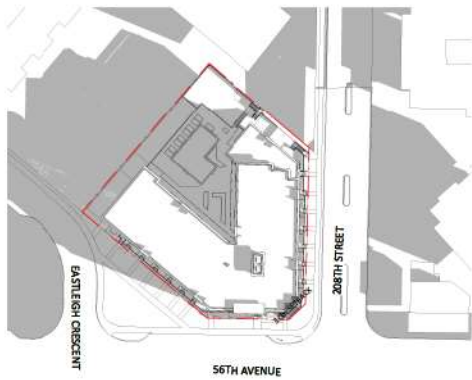
JUNE 21 - 9AM  
1" = 60'-0"



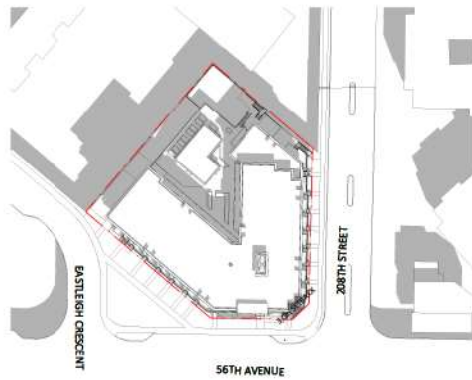
JUNE 21 - 12PM  
1" = 60'-0"



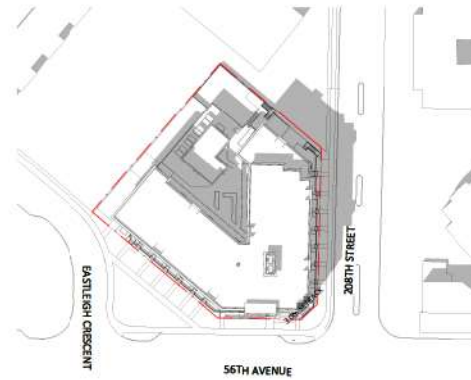
JUNE 21 - 3PM  
1" = 60'-0"



SEPT 21 - 9AM  
1" = 60'-0"



SEPT 21 - 12PM  
1" = 60'-0"



SEPT 21 - 3PM  
1" = 60'-0"



ISSUED FOR  
DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION | DATE     |
|-----|----------------|----------|
| 3   | ISSUED FOR DP  | 23-12-08 |
| 5   | ISSUED FOR DP  | 24-03-13 |
| 6   | ISSUED FOR DP  | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



SHADOW STUDY

SCALE 1" = 60'-0"



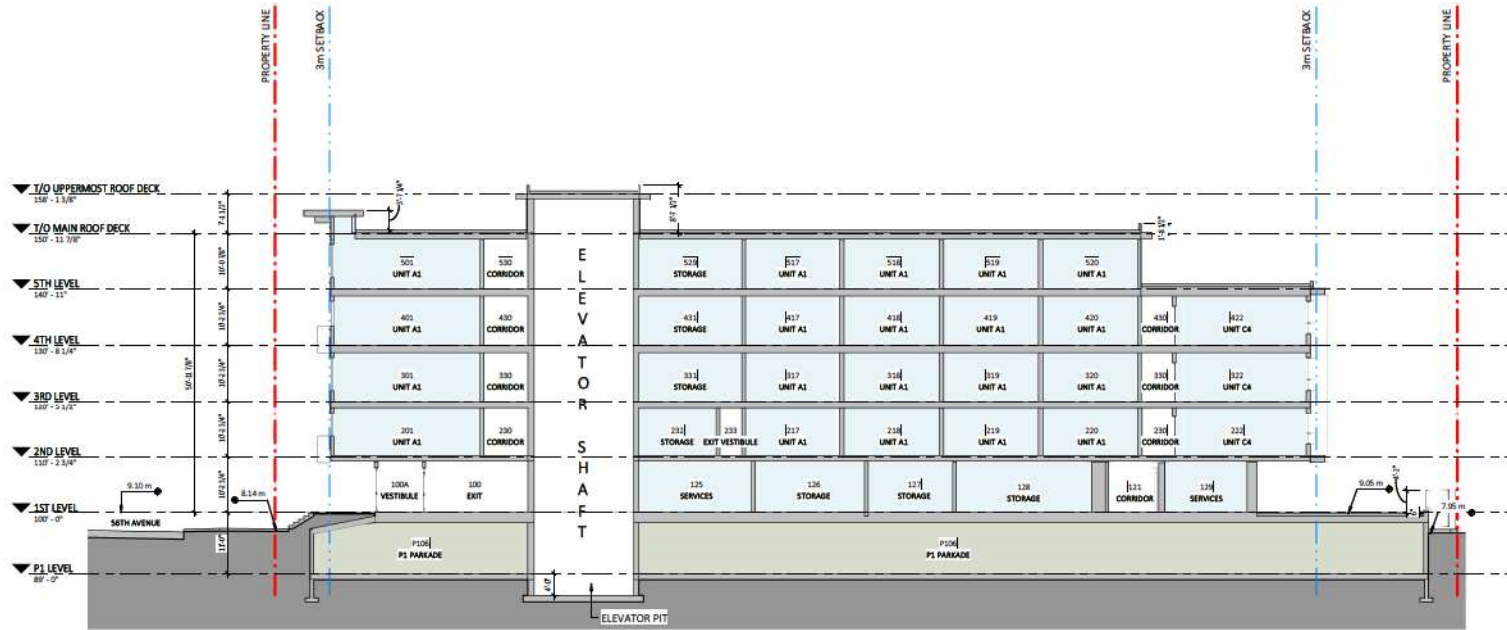
SD5.10





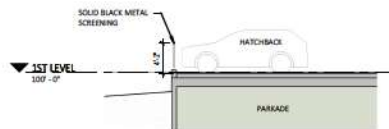
ISSUED FOR  
DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
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| 6   | ISSUED FOR DP           | 24-03-18 |



**N-S SITE SECTION**

3/32" = 1'-0"

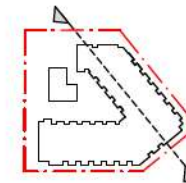


**HEADLIGHT SCREENING**

1/8" = 1'-0"

**OCCUPANCY USE**

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**SITE SECTIONS**

SCALE As indicated

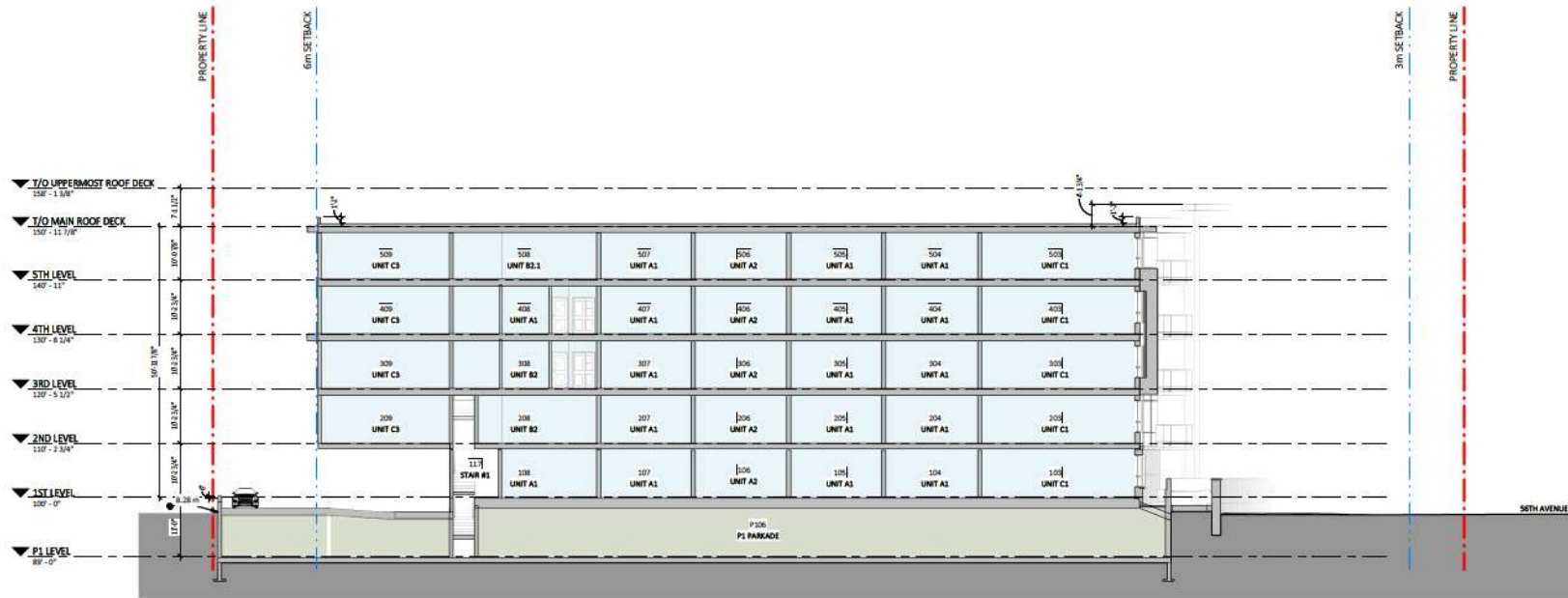


**SD.01**



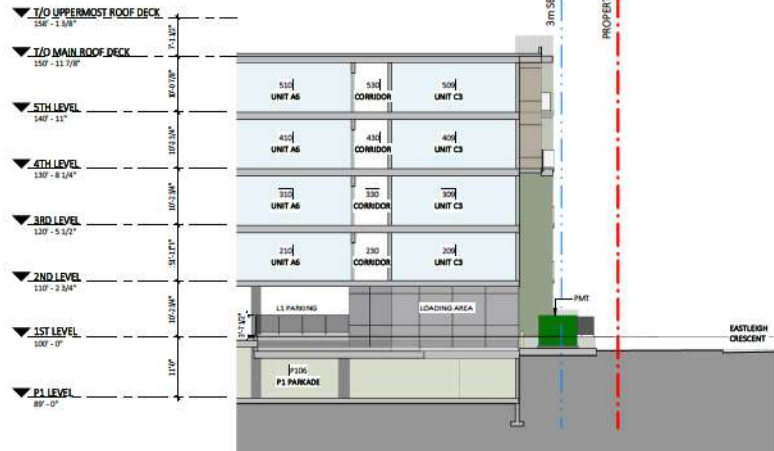
ISSUED FOR  
DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |
| 5   | ISSUED FOR DP           | 24-03-13 |
| 6   | ISSUED FOR DP           | 24-03-18 |



**NW-SE SITE SECTION**

3/32" = 1'-0"



**W-E SITE SECTION**

3/32" = 1'-0"

**OCCUPANCY USE**

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES

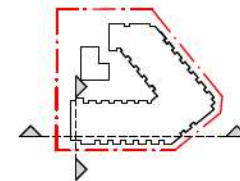
**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**SITE SECTIONS**



SCALE 3/32" = 1'-0"

**SD6.02**



TOPOGRAPHIC SURVEY PLAN OF  
STRATA PLANS NW2601 AND NW2602  
DISTRICT LOT 37 GROUP 2 NWD

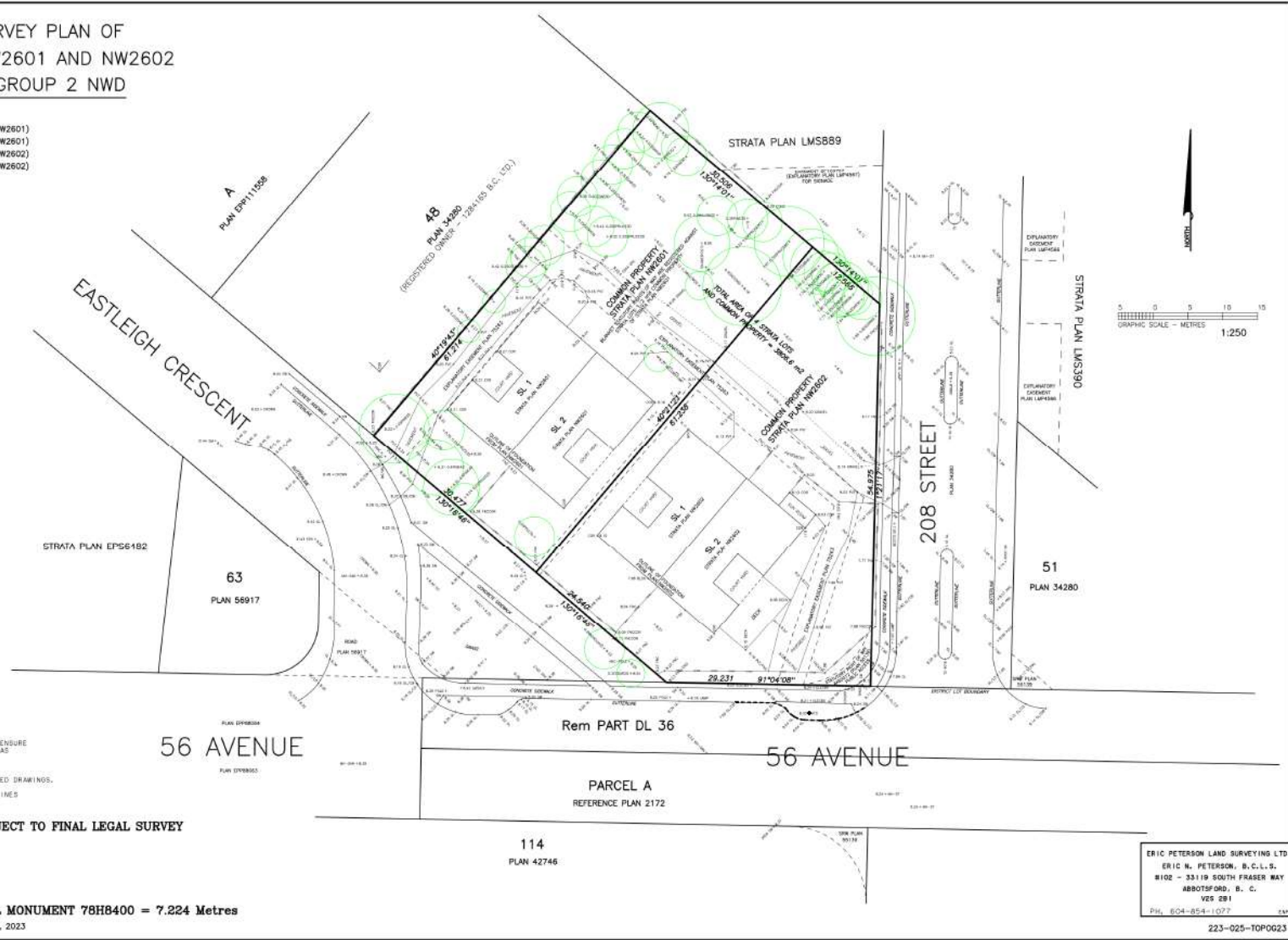
CIVIC ADDRESSES:

- 20719 EASTLEIGH CRES. (SL 1 PLAN NW2601)
- 20721 EASTLEIGH CRES. (SL 2 PLAN NW2601)
- 20729 EASTLEIGH CRES. (SL 1 PLAN NW2602)
- 20731 EASTLEIGH CRES. (SL 2 PLAN NW2602)

PRIOR TO FINAL DESIGN, CONSULTANTS SHOULD VIEW THE PROPERTY ON SITE TO ENSURE THAT SUFFICIENT TOPOGRAPHIC DETAIL HAS BEEN PROVIDED.  
DATA SHOWN ON THE TOPOGRAPHIC PLAN SHOULD BE COMPARED WITH AS CONSTRUCTED DRAWINGS.  
ALL EXISTING AND PROPOSED PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY.

PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY

SITE BENCHMARK: CONTROL MONUMENT 78H8400 = 7.224 Metres  
DATES OF SURVEY: AUGUST 24th AND 25th, 2023



ISSUED FOR  
DEVELOPMENT  
PERMIT

| NO. | ISSUE/REVISION | DATE     |
|-----|----------------|----------|
| 3   | ISSUED FOR DP  | 23-12-08 |
| 5   | ISSUED FOR DP  | 24-03-13 |
| 6   | ISSUED FOR DP  | 24-03-18 |

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



SURVEY PLAN

ERIC PETERSON LAND SURVEYING LTD.  
ERIC N. PETERSON, B.C.L.S.  
8102 - 33119 SOUTH FRASER WAY  
ABBOTSFORD, B. C.  
V2S 2R1  
PH. 604-654-1077 FAX

223-025-TOPO623

SCALE NTS



SD7.01





