

# GATEWAY VILLAGE PHASE 1, 20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8



SOUTH/WEST CORNER OF DEVELOPMENT

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**ARGUS HOLDINGS LTD.**  
LANGLEY BC | 20501 LOGAN AVE.  
ARDRON FAMILY | GREG.ARDRON@GMAIL.COM

**KEYSTONE ARCHITECTURE & PLANNING LTD.**  
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



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2	ISSUED FOR REZONING	24-02-06
3	RE-ISSUED FOR REZONING	24-04-16
5	RE-ISSUED FOR REZONING	24-05-06
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7	RE-ISSUED FOR REZONING	24-06-21

## GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

PROJECT # 22-141.1  
CITY FILE #

## COVER PAGE

SCALE 1/2" = 1'-0"

**RSD0.01**

# SITE CONTEXT

## SITE DESCRIPTION

THE PROJECT SITE IS LOCATED ON THE NORTH-WEST CORNER OF LANGLEY, AT THE INTERSECTIONS OF GLOVER RD AND LOGAN AVE. IT CONSISTS OF ONE LARGE PARCEL THAT IS GOING TO BE BISECTED BY THE EXTENSION OF EASTLEIGH CRESCENT INTO A MULTI-PHASE DEVELOPMENT. THE SITE IS LOCATED JUST ON THE OUTER NORTHERN EDGE OF DOWNTOWN LANGLEY, WITH PROXIMITY TO PARKS, SCHOOLS, LEISURE AMENITIES, SHOPPING AREAS, SEVERAL INDUSTRIAL BUSINESSES, AND CAR DEALERSHIPS. THE PROPERTY HAS RAPID ACCESS TO LANGLEY BYPASS AND, FURTHER ALONG, HIGHWAY 1, VIA GLOVER RD.



1 ARBOUR RIBBON TRAIL



2 WILLOWBROOK SHOPPING CENTRE



3 KWANTLEN POLYTECHNIC UNIVERSITY



4 ROTARY CENTENIAL PARK



5 SPIRIT SQUARE



6 DOUGLAS PARK



7 DOUGLAS PARK COMMUNITY SCHOOL



8 LINWOOD PARK



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## GATEWAY VILLAGE PHASE 1

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B.C. V3A 4L8

PROJECT # 22-141.1  
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## SITE CONTEXT

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



RSD1.01

# SITE CONTEXT



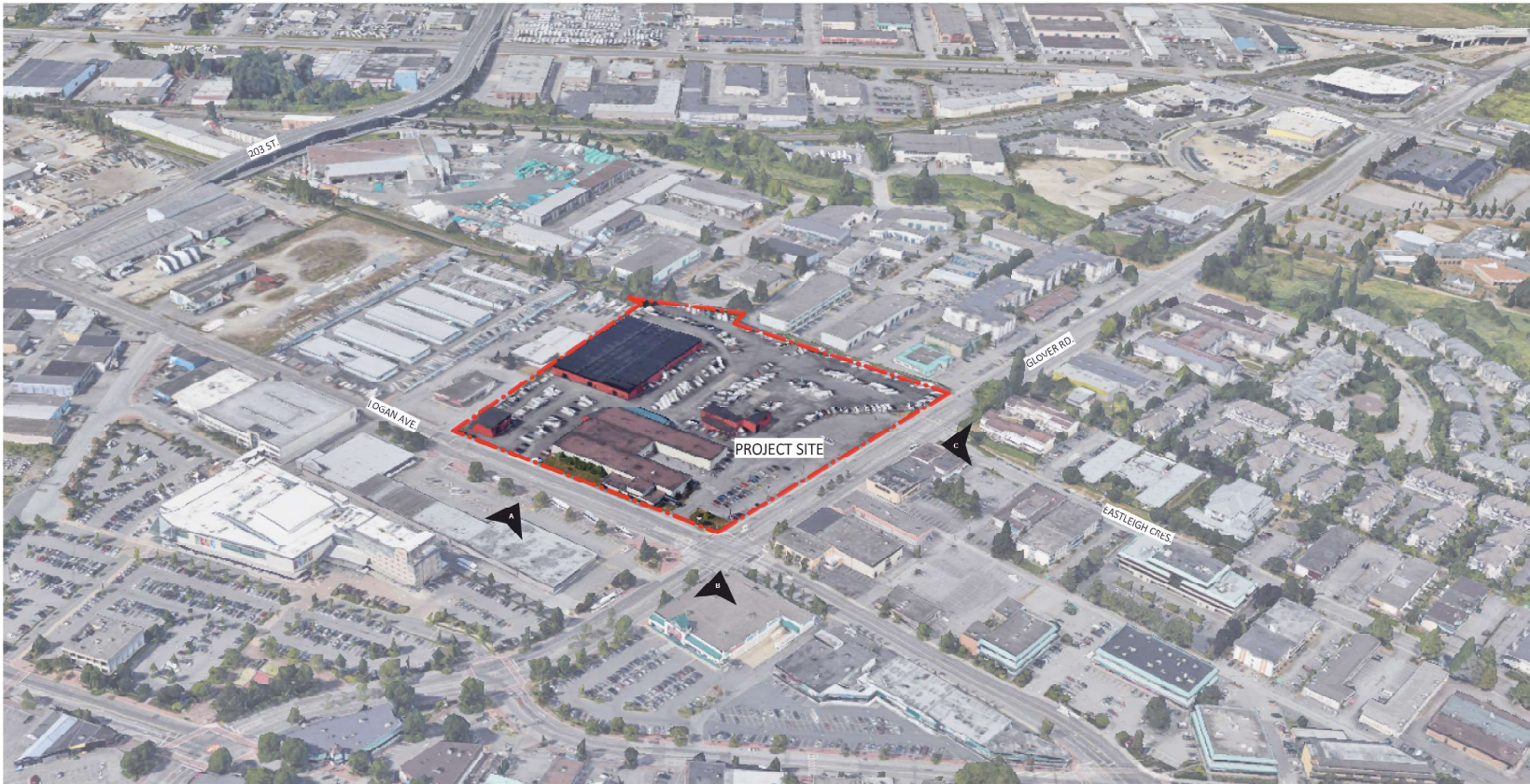
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## GATEWAY VILLAGE PHASE 1

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A WEST LOGAN AVE. LOOKING WEST



B WEST GLOVER RD. LOOKING WEST



C GLOVER RD. LOOKING SOUTH

## SITE CONTEXT

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



RSD1.02

# PROJECT DATA - OVERALL



## 1.1.0 TOTAL FLOOR AREA (sf)

	BUILDING A						BUILDING B						BUILDING C						BUILDING D						GRAND TOTALS				
	RESIDENTIAL	COMMERCIAL	AMENITY	STORAGE	COMMON	LEVEL TOTAL	RESIDENTIAL	COMMERCIAL	AMENITY	STORAGE	COMMON	LEVEL TOTAL	RESIDENTIAL	COMMERCIAL	AMENITY	STORAGE	COMMON	LEVEL TOTAL	RESIDENTIAL	COMMERCIAL	AMENITY	STORAGE	COMMON	LEVEL TOTAL	BY-LEVEL TOTAL	BY-LEVEL TOTAL			
LEVEL 1	5,588	2,996	-	-	4,059	12,643	4,553	14,457	-	-	8,132	27,142	6,888	14,934	-	503	11,299	33,624	12,268	5,228	-	642	12,695	30,743	LEVEL 1	104,152			
LEVEL 2	20,611	-	1,622	-	2,999	25,232	33,312	-	-	1,394	5,974	40,680	36,385	-	4,114	1,589	7,877	49,965	34,128	-	5,151	565	8,209	48,054	LEVEL 2	163,931			
LEVEL 3	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 3	163,931			
LEVEL 4	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 4	163,931			
LEVEL 5	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 5	163,931			
LEVEL 6	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 6	163,931			
FFWF1 7	-	-	-	-	-	-	-	-	-	-	-	16,747	-	-	-	-	3,583	19,850	71,547	-	-	-	4,743	76,790	FFWF1 7	46,140			
LEVEL 8	-	-	-	-	-	-	-	-	-	-	-	16,247	-	-	-	-	3,993	19,850	21,547	-	-	-	4,743	26,300	LEVEL 8	46,140			
LEVEL 9	-	-	-	-	-	-	-	-	-	-	-	10,460	-	-	-	-	2,996	12,084	15,791	-	-	-	3,603	19,394	LEVEL 9	32,278			
LEVEL 10	-	-	-	-	-	-	-	-	-	-	-	10,488	-	-	-	-	2,396	12,884	15,791	-	-	-	3,603	19,394	LEVEL 10	32,278			
LEVEL 11	-	-	-	-	-	-	-	-	-	-	-	5,444	-	-	-	-	1,198	6,422	15,791	-	-	-	3,603	19,394	LEVEL 11	32,278			
LEVEL 12	-	-	-	-	-	-	-	-	-	-	-	5,224	-	-	-	-	1,198	6,422	15,791	-	-	-	3,603	19,394	LEVEL 12	32,278			
LEVEL 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,448	-	-	-	2,396	12,844	LEVEL 13	12,844			
LEVEL 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,448	-	-	-	2,396	12,844	LEVEL 14	12,844			
TOTAL	108,643	2,996	1,622	-	19,054	132,315	171,113	14,457	-	6,970	38,002	230,542	269,227	14,934	4,114	8,448	65,038	361,761	330,670	5,228	5,152	3,467	82,340	426,857	GRAND TOTAL	1,151,475			
BUILDING A TOTAL						132,315	BUILDING B TOTAL						230,542	BUILDING C TOTAL						361,761	BUILDING D TOTAL						426,857	GRAND TOTAL	1,151,475

NOTES:

## 1.7.0 FAR CALC. (sf)

GROSS SITE AREA	363,336.7
GROSS FLOOR AREA	1,151,475
FAR:	3.18

NOTES: GROSS SITE AREA NOT INCLUDING EASTLEIGH EXTENSION DEDICATION, INCLUDING ANY EASEMENTS AND BROWS. GROSS FLOOR AREA ALL PHASES.

## 1.7.1 FAR CALC. NORTH (sf)

GROSS SITE AREA	155,629.79
GROSS FLOOR AREA	469,172
FAR:	3.59

NOTES: GROSS NORTH SITE AREA NOT INCLUDING EASTLEIGH EXTENSION DEDICATION, INCLUDING ANY EASEMENTS AND BROWS. GROSS FLOOR AREA PHASES 1, 6, 7.

## 1.7.2 FAR CALC. SOUTH (sf)

GROSS SITE AREA	189,399.67
GROSS FLOOR AREA	332,308
FAR:	3.13

NOTES: GROSS SOUTH SITE AREA NOT INCLUDING EASTLEIGH EXTENSION DEDICATION, INCLUDING ANY EASEMENTS AND BROWS. GROSS FLOOR AREA PHASES 2, 3, 4, 5.

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## GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

PROJECT # 22-141.1  
CITY FILE #

## PROJECT DATA - OVERALL

SCALE

RSD1.10



MASTER PLAN CONCEPT



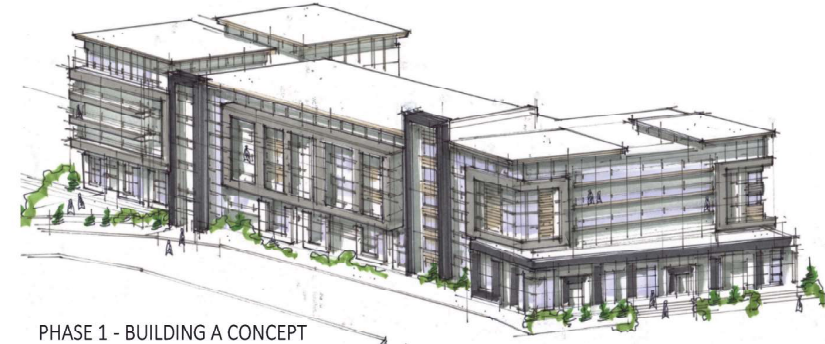
PHASE 1 - BUILDING A @ CORNER OF GLOVER & EASTLEIGH

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PHASE 1 - BUILDING A EASTLEIGH EXTENSION ELEVATION



PHASE 1 - BUILDING A CONCEPT

**GATEWAY VILLAGE PHASE 1**

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

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**EXTERIOR CONCEPT**

SCALE 1/2" = 1'-0"



SITE PLAN - OVERALL  
1/32" = 1'-0"



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GATEWAY VILLAGE  
PHASE 1

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

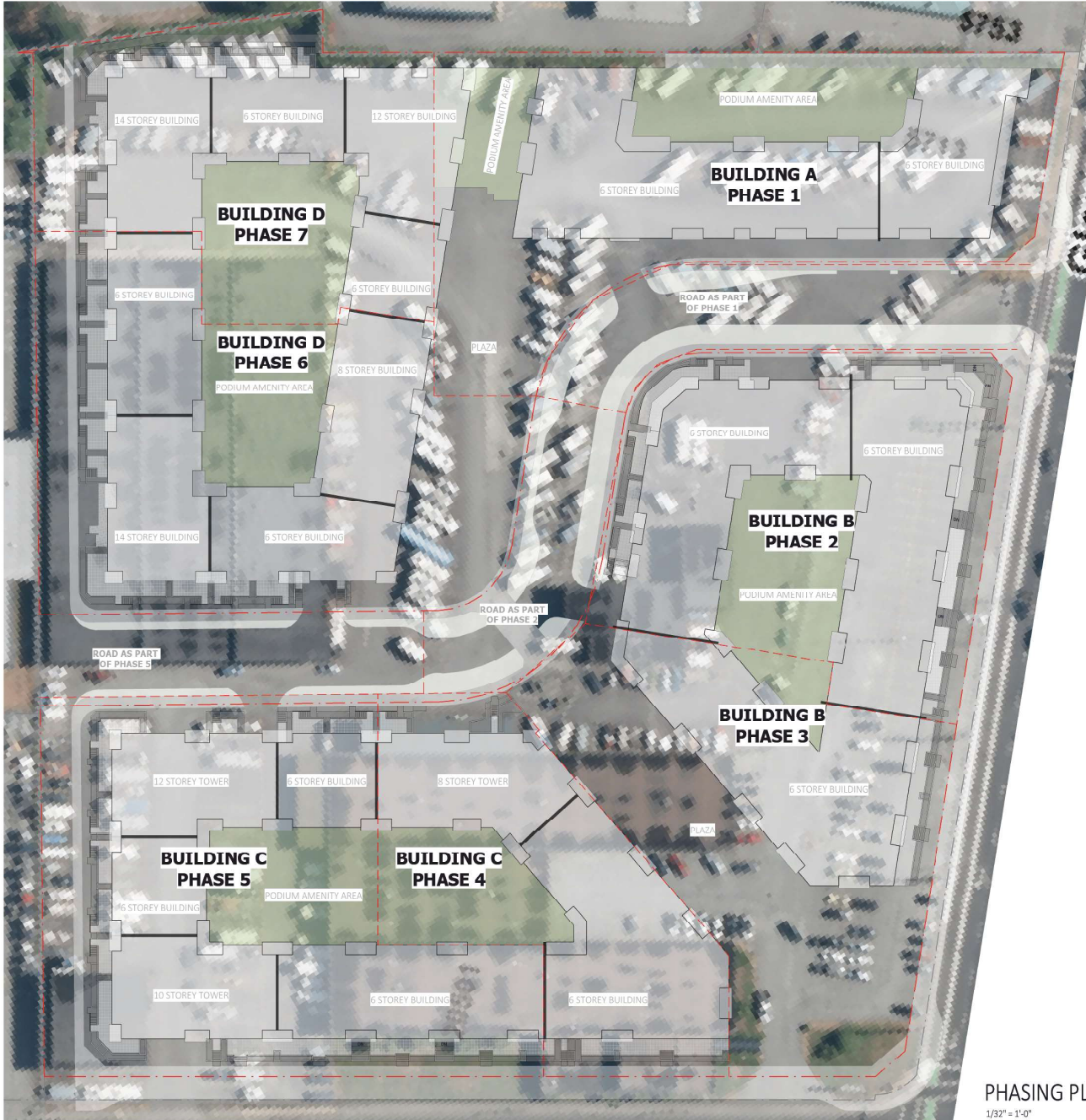
PROJECT # 22-141.1  
CITY FILE #

SITE PLAN

SCALE 1/32" = 1'-0"



RSD2.01



PHASING PLAN - AERIAL  
1/32" = 1'-0"



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RF70NING

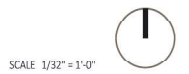
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GATEWAY VILLAGE  
PHASE 1

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

PROJECT # 22-141.1  
CITY FILE #

PHASING PLAN  
AERIAL



SCALE 1/32" = 1'-0"

RSD2.02



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RF70NING**

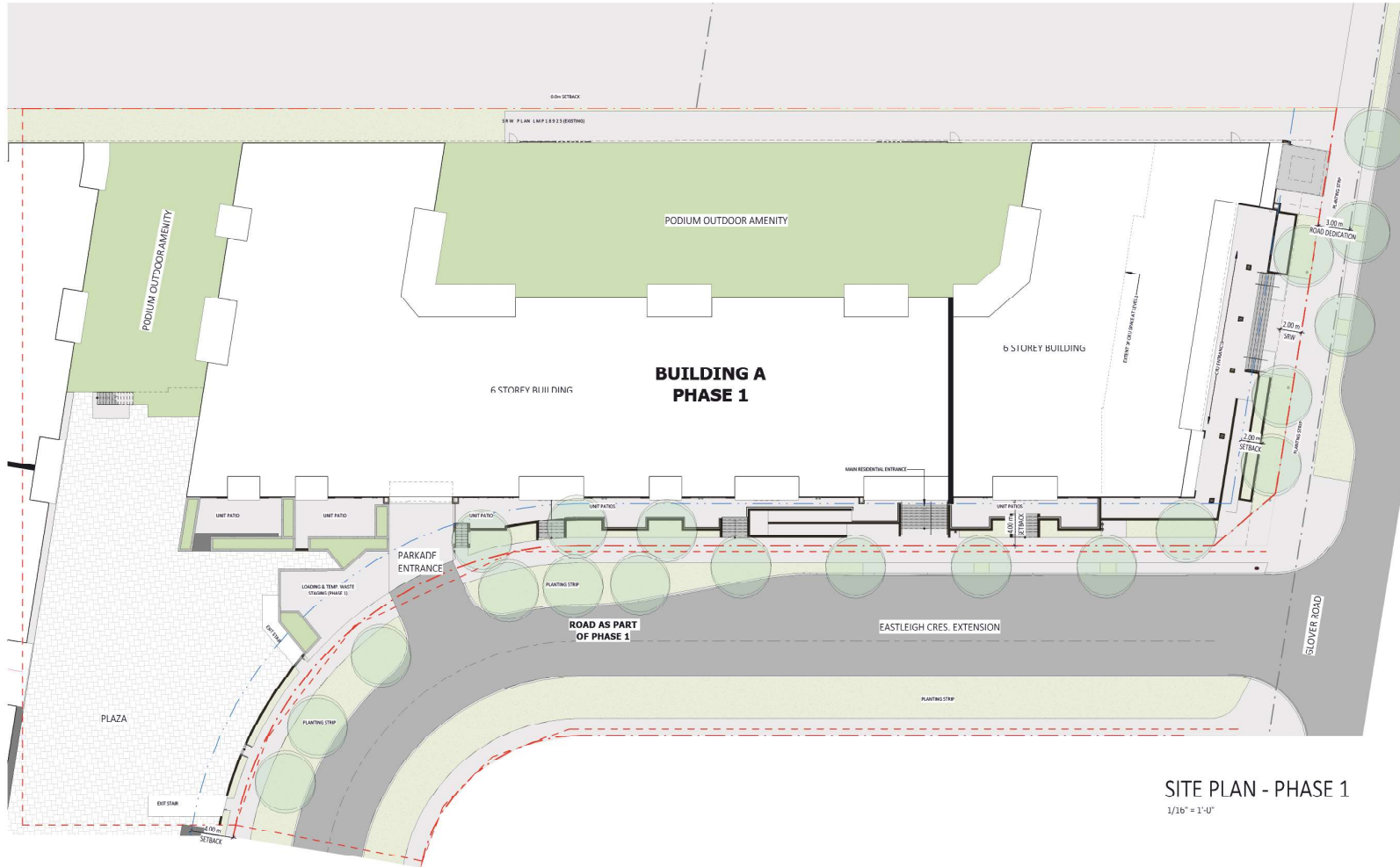
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**GATEWAY VILLAGE  
PHASE 1**

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

PROJECT # 22-141.1  
CITY FILE #

**SITE PLAN - PHASE  
1**



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

SCALE 1/16" = 1'-0"



**RSD2.03**





RE-ISSUED FOR  
RFZONING

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GATEWAY VILLAGE  
PHASE 1

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

PROJECT # 22-141.1  
CITY FILE #

SITE PLAN - PHASE  
2

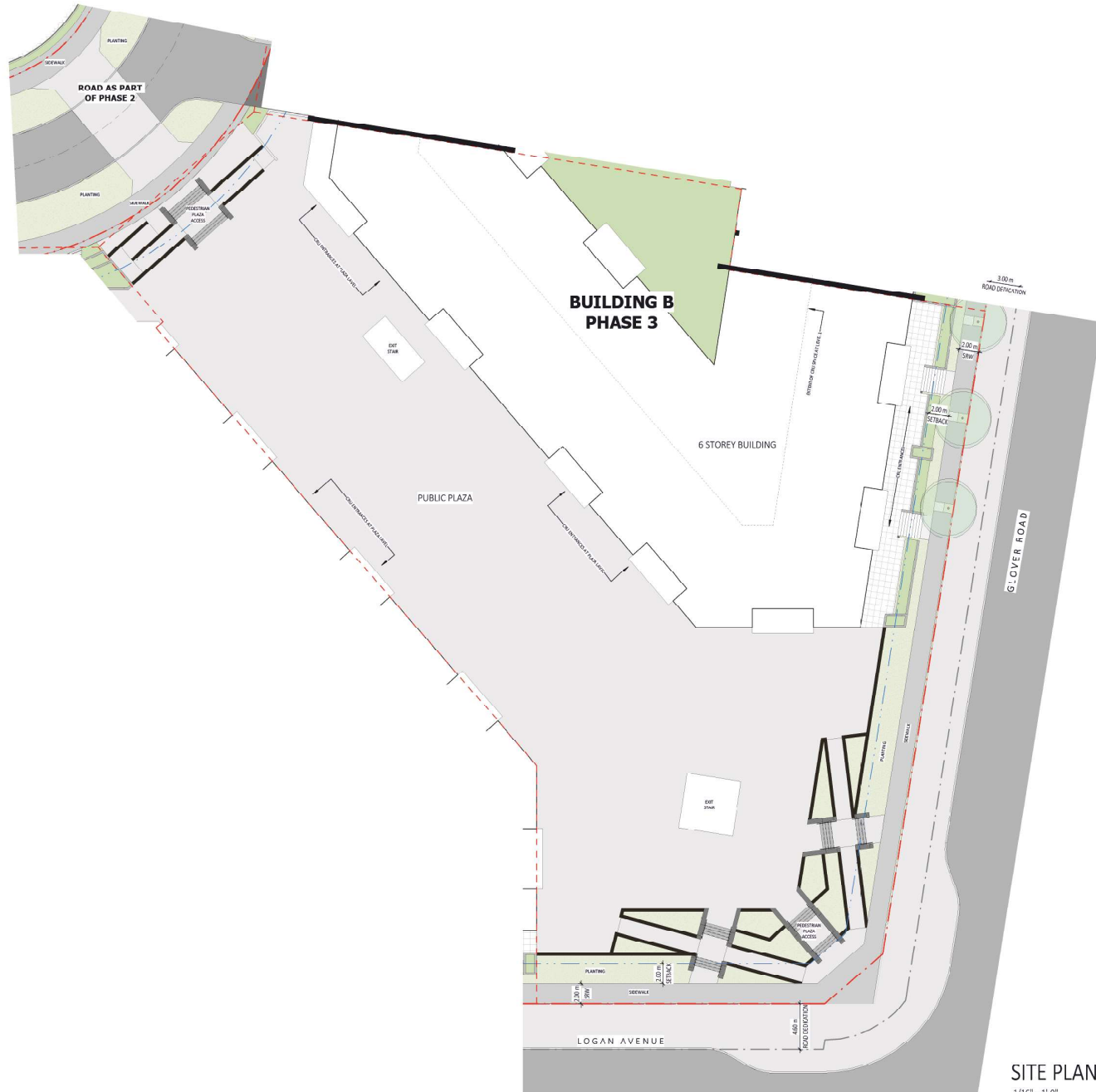


SITE PLAN - PHASE 2  
1/16" = 1'-0"



SCALE 1/16" = 1'-0"

RSD2.04



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



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GATEWAY VILLAGE  
PHASE 1

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

PROJECT # 22-141.1  
CITY FILE #

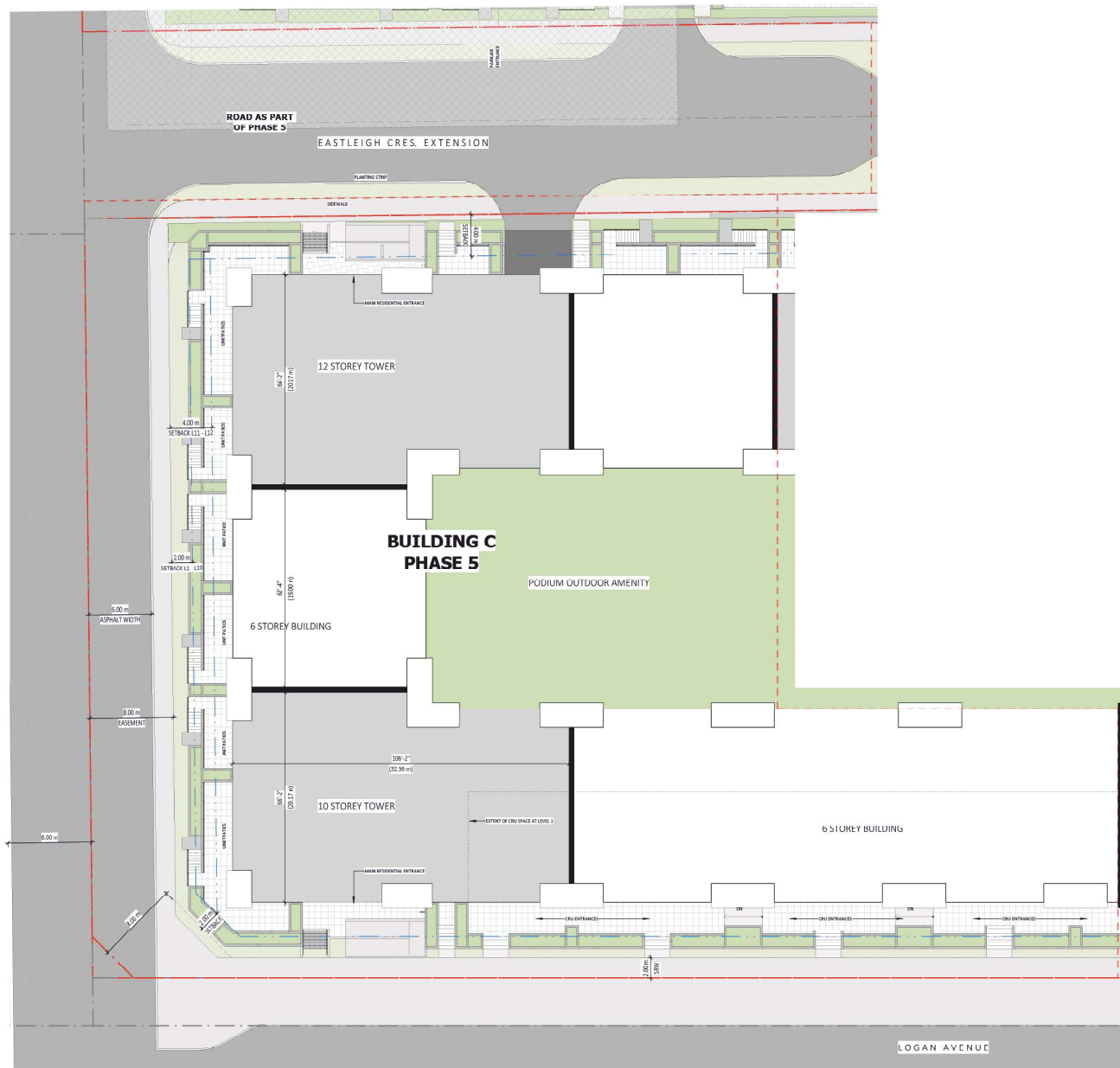
SITE PLAN - PHASE  
3

SCALE 1/16" = 1'-0"



RSD2.05





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



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**GATEWAY VILLAGE  
 PHASE 1**

20501 LOGAN AVENUE, LANGLEY  
 B.C. V3A 4L8

PROJECT # 22-141.1  
 CITY FILE #

**SITE PLAN - PHASE  
 5**



SCALE 1/16" = 1'-0"

**RSD2.07**



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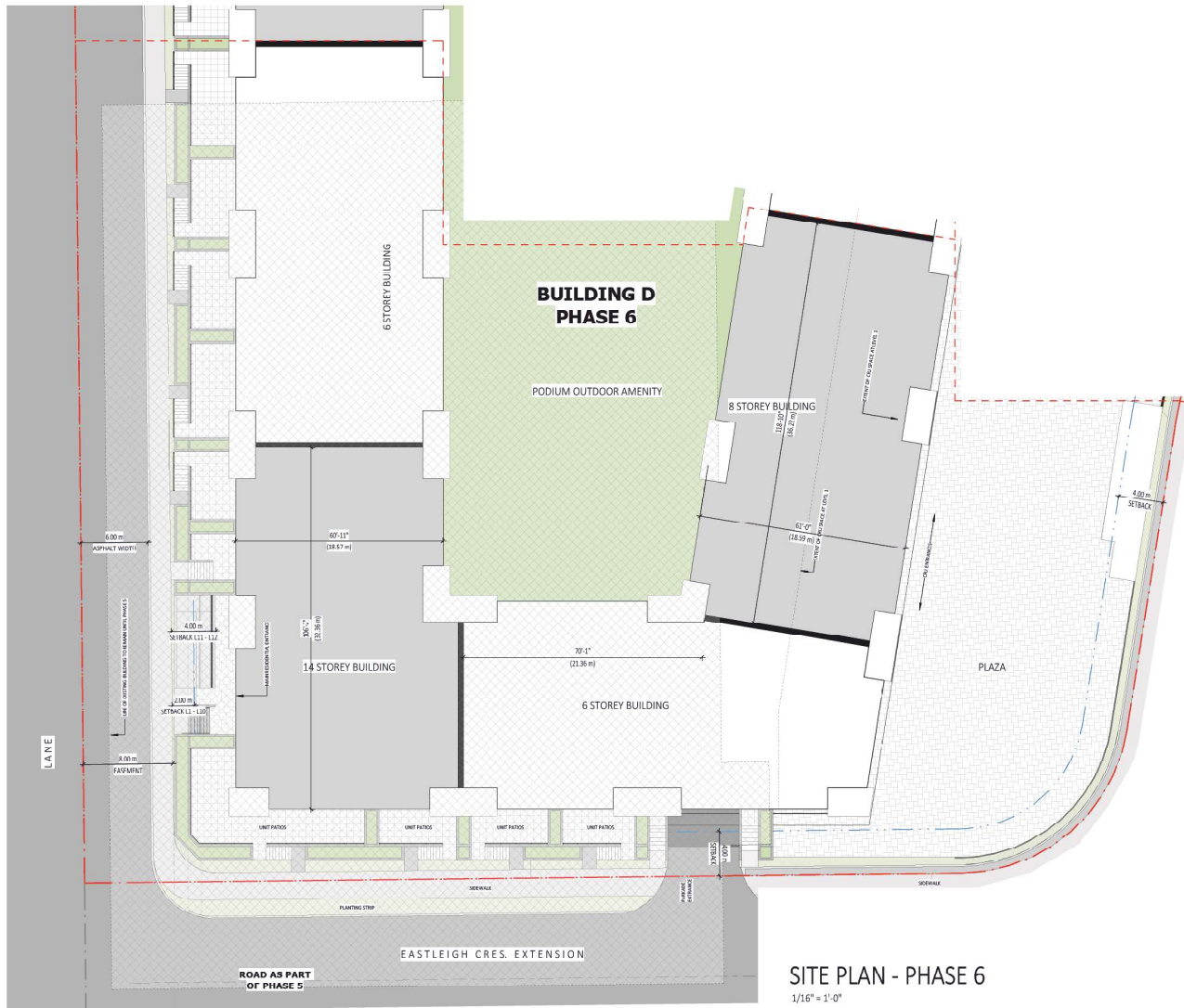
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GATEWAY VILLAGE  
PHASE 1

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

PROJECT # 22-141.1  
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SITE PLAN - PHASE 6  
6



SITE PLAN - PHASE 6  
1/16" = 1'-0"



SCALE 1/16" = 1'-0"

RSD2.08



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RFZONING

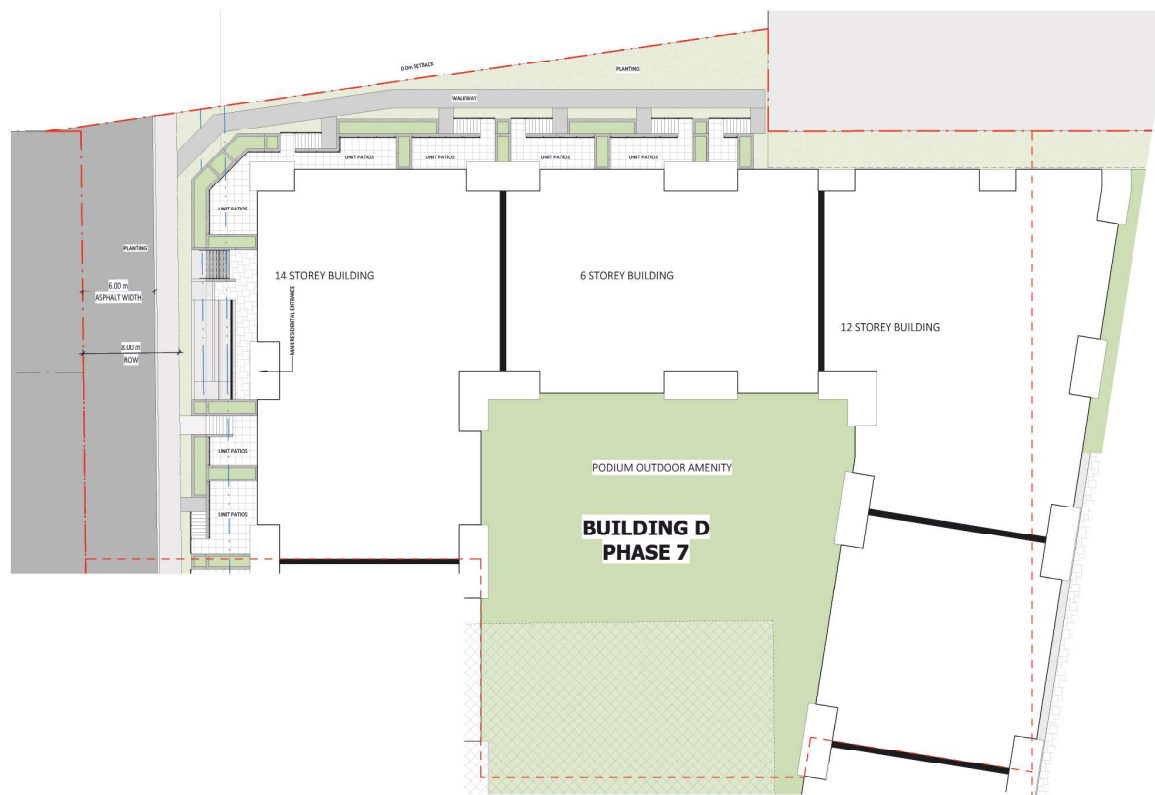
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GATEWAY VILLAGE  
PHASE 1

20501 LOGAN AVENUE, LANGLEY  
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PROJECT # 22-141.1  
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SITE PLAN - PHASE  
7

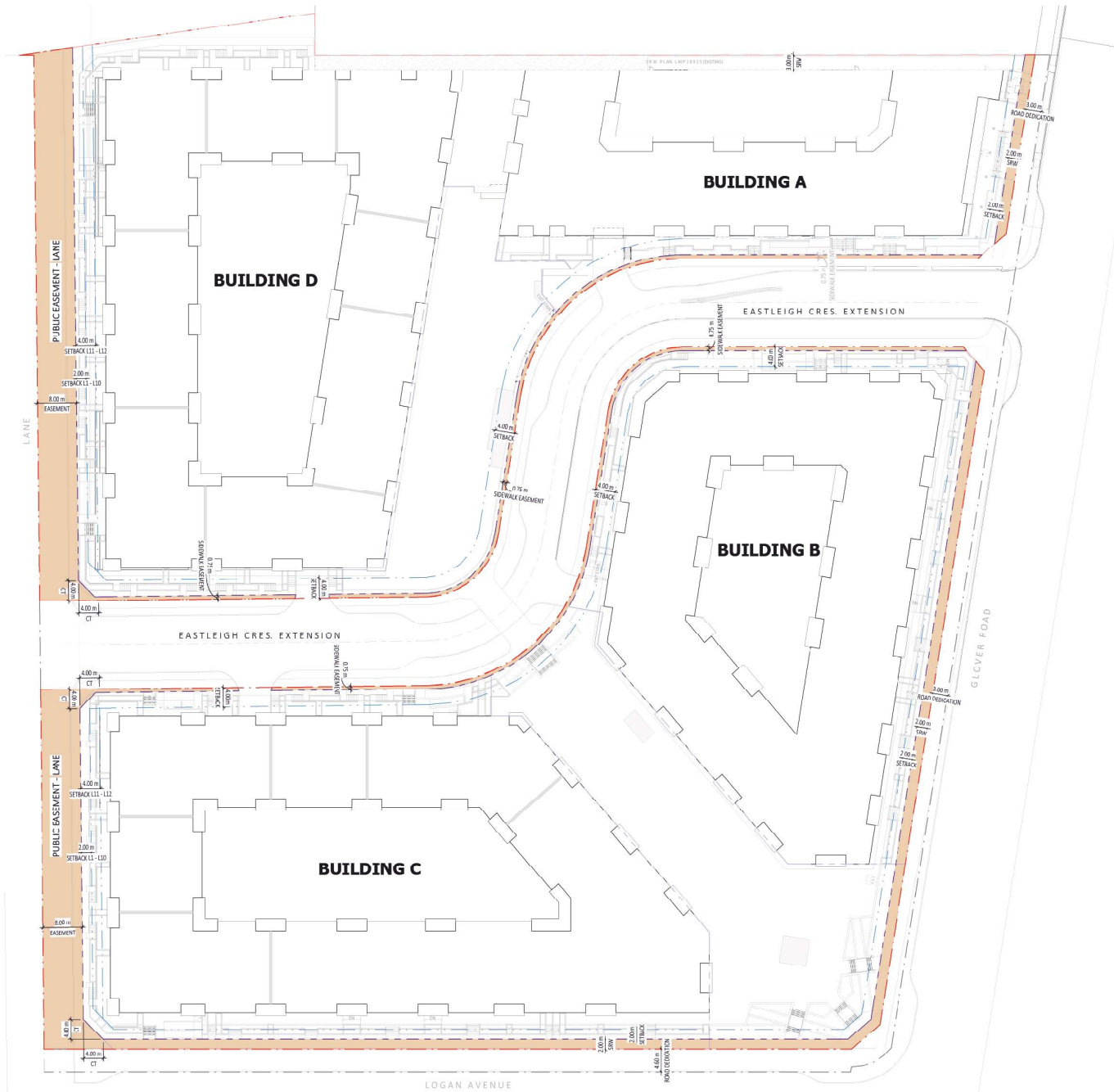


SITE PLAN - OVERALL  
1/16" = 1'-0"

SCALE 1/16" = 1'-0"



RSD2.09



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**GATEWAY VILLAGE  
PHASE 1**

20501 LOGAN AVENUE, LANGLEY  
B.C. V3A 4L8

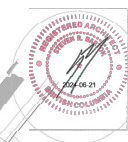
PROJECT # 22-141.1  
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**PUBLIC EASEMENT  
DIAGRAM**



SCALE 1/32" = 1'-0"

**RSD.2.10**



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**GATEWAY VILLAGE  
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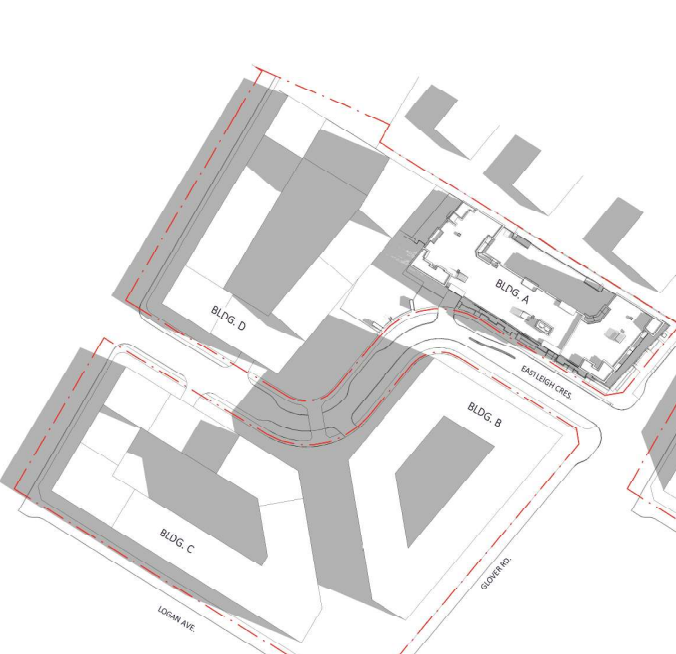
PROJECT # 22-141.1  
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**SHADOW STUDY**

SCALE 1" = 80'-0"



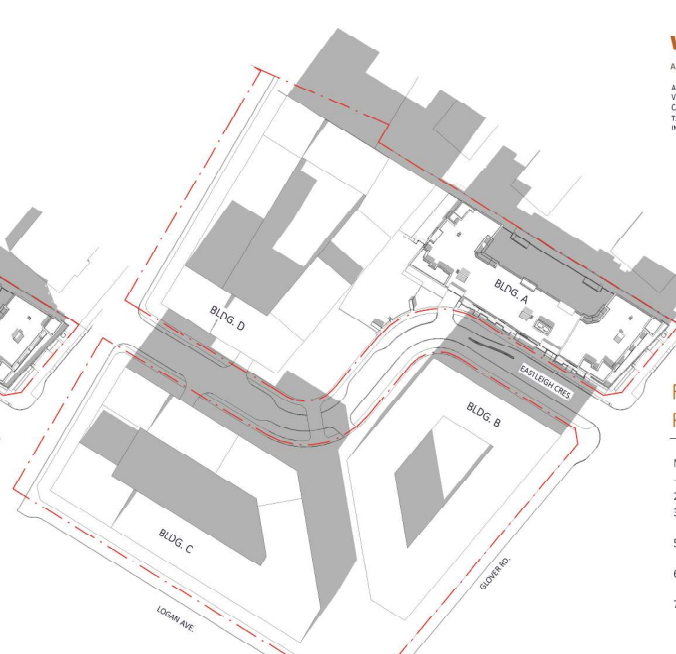
**RSD2.11**



SEPTEMBER/MARCH 21 - 9 AM  
1" = 80'-0"



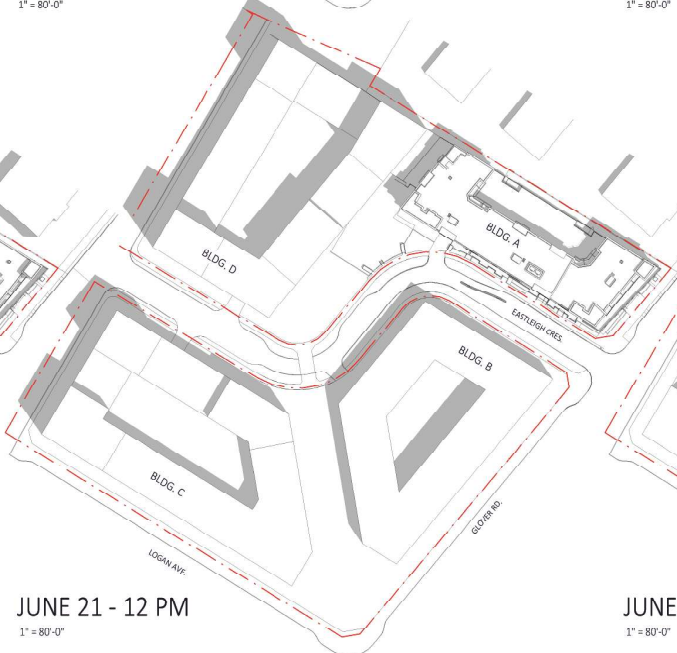
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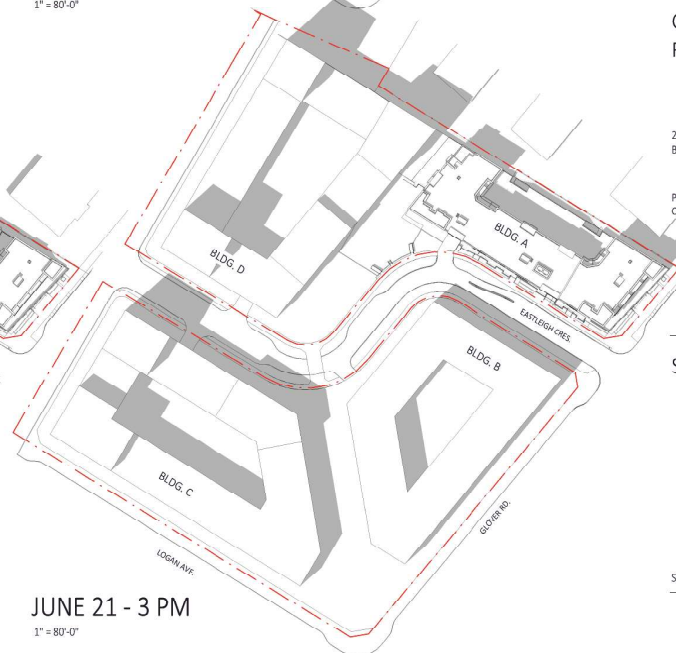
SEPTEMBER/MARCH 21 - 3 PM  
1" = 80'-0"



JUNE 21 - 9 AM  
1" = 80'-0"



JUNE 21 - 12 PM  
1" = 80'-0"



JUNE 21 - 3 PM  
1" = 80'-0"





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**GATEWAY VILLAGE  
PHASE 1**

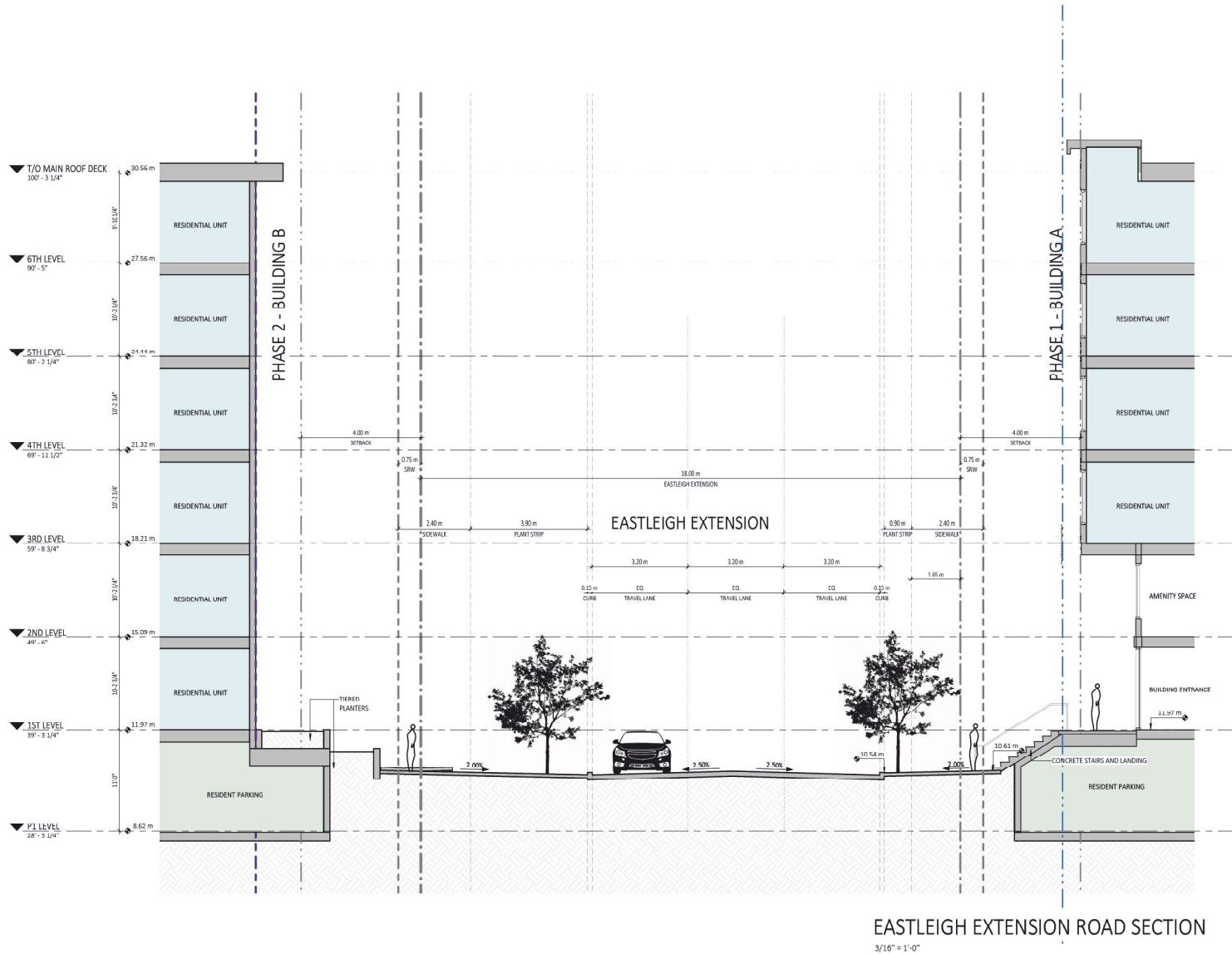
20501 LOGAN AVENUE, LANGLEY  
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PROJECT # 22-141.1  
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**EASTLEIGH  
EXTENSION ROAD  
SECTION**

SCALE 3/16" = 1'-0"

**RSD3.01**



**EASTLEIGH EXTENSION ROAD SECTION**

3/16" = 1'-0"



RE-ISSUED FOR  
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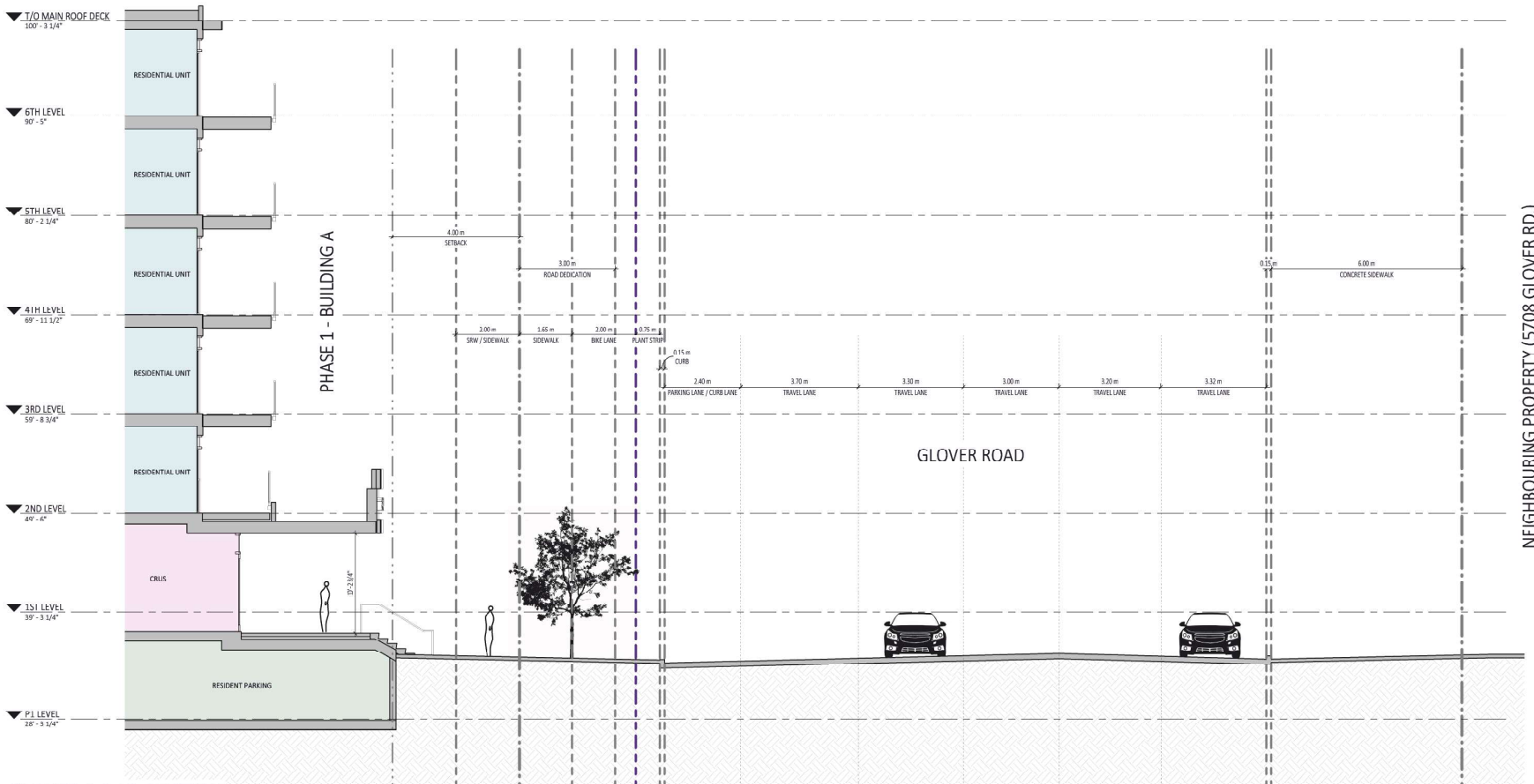
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CITY FILE #

GLOVER ROAD  
SECTION



GLOVER ROAD SECTION

3/16" = 1' 0"

NEIGHBOURING PROPERTY (5708 GLOVER RD.)

SCALE 3/16" = 1'-0"

RSD3.02