

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 11TH 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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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

1 ARBOUR RIBBON TRAIL



2 WILLOWBROOK SHOPPING CENTRE



3 KWANTLEN POLYTECHNIC UNIVERSITY



4 ROTARY CENTENAL PARK



5 SPIRIT SQUARE



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.



6 DOUGLAS PARK



7 DOUGLAS PARK COMMUNITY SCHOOL



8 LINWOOD PARK



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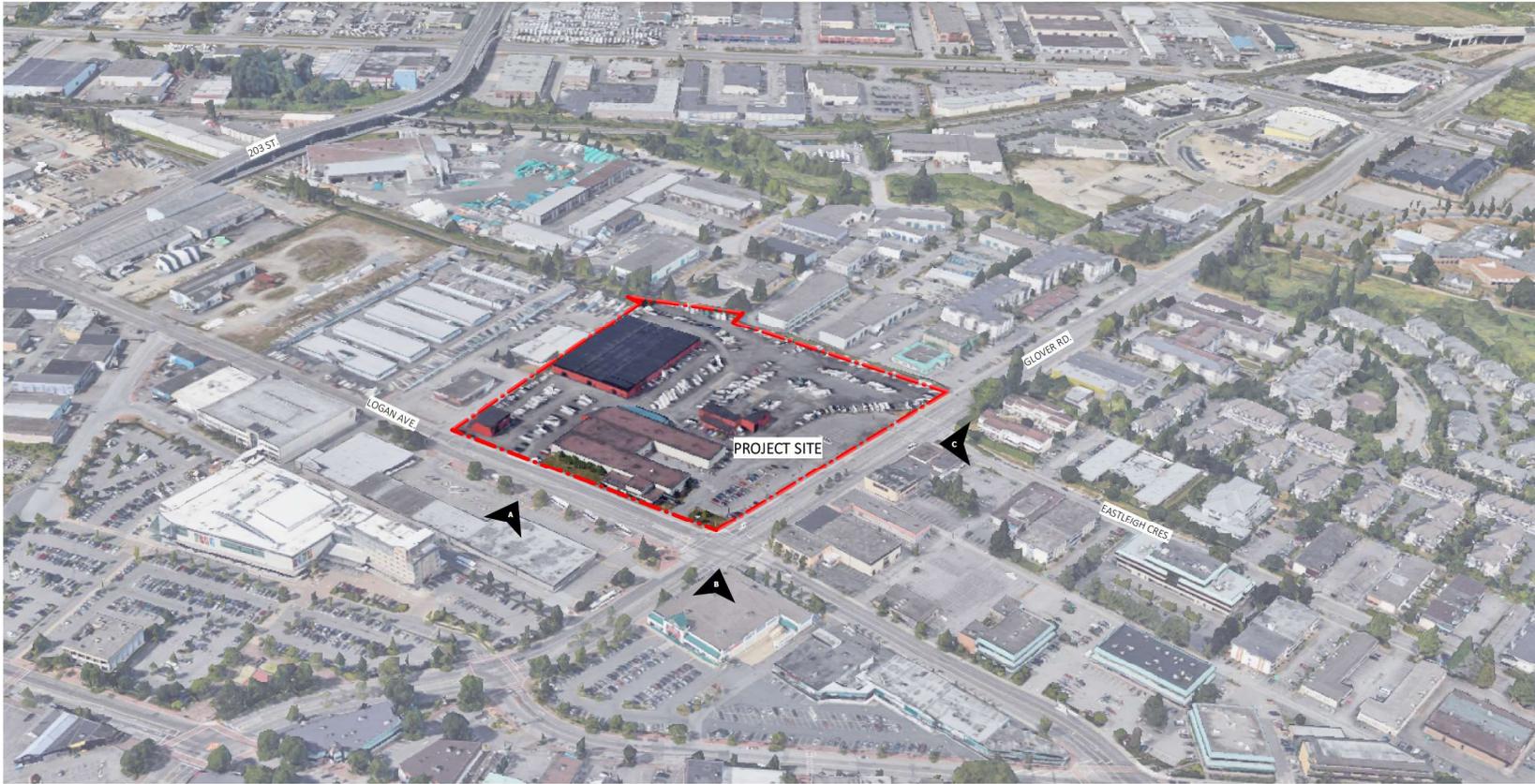
SITE CONTEXT

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



RSD1.01

SITE CONTEXT



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A WELLINGTON LOOKING WEST



B WELLINGTON 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 & UNIT DATA (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				
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	12,605	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	24,128	-	-	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		
LEVEL 7	-	-	-	-	-	-	-	-	-	-	-	-	16,267	-	-	-	3,583	19,850	21,547	-	-	-	-	4,743	26,290	LEVEL 7	46,140		
LEVEL 8	-	-	-	-	-	-	-	-	-	-	-	-	16,267	-	-	-	3,583	19,850	21,547	-	-	-	-	4,743	26,290	LEVEL 8	46,140		
LEVEL 9	-	-	-	-	-	-	-	-	-	-	-	-	10,488	-	-	-	2,396	12,884	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	-	-	-	-	-	-	-	-	-	-	-	-	5,224	-	-	-	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					
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
BUILDING A ESTIMATED TOTAL UNITS						345	BUILDING B ESTIMATED TOTAL UNITS						231	BUILDING C ESTIMATED TOTAL UNITS						365	BUILDING D ESTIMATED TOTAL UNITS						450	GRAND TOTAL UNITS	1,191

NOTES:

1.7.0 FAR CALC. (sf)	
GROSS SITE AREA	361,336.7
GROSS FLOOR AREA	1,151,475
FAR:	3.18

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

1.7.1 FAR CALC. NORTH (sf)	
GROSS SITE AREA	155,629.79
GROSS FLOOR AREA	509,172
FAR:	3.59

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

1.7.2 FAR CALC. SOUTH (sf)	
GROSS SITE AREA	189,399.67
GROSS FLOOR AREA	592,303
FAR:	3.13

NOTES: GROSS SOUTH SITE AREA NOT INCLUDING EASTLEIGH EXTENSION DEDICATION, INCLUDING ANY EASEMENTS AND SROWS. 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



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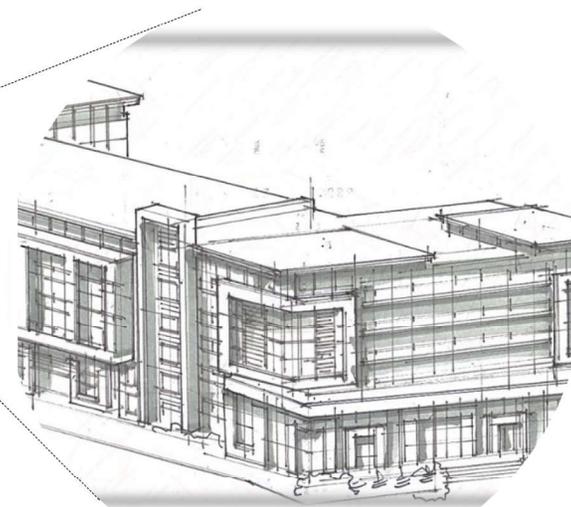
EXTERIOR
CONCEPT

SCALE 12" = 1'-0"

RSD1.20



MASTER PLAN CONCEPT



PHASE 1 - BUILDING A @ CORNER OF GLOVER & EASTLEIGH



PHASE 1 - BUILDING A EASTLEIGH EXTENSION ELEVATION



PHASE 1 - BUILDING A CONCEPT



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**GATEWAY VILLAGE
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20501 LOGAN AVENUE, LANGLEY
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SITE PLAN

SCALE 1/32" = 1'-0"



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

RSD2.01



RE-ISSUED FOR REZONING

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR REZONING	24-07-23
2	RE-ISSUED FOR REZONING	24-09-03
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GATEWAY VILLAGE

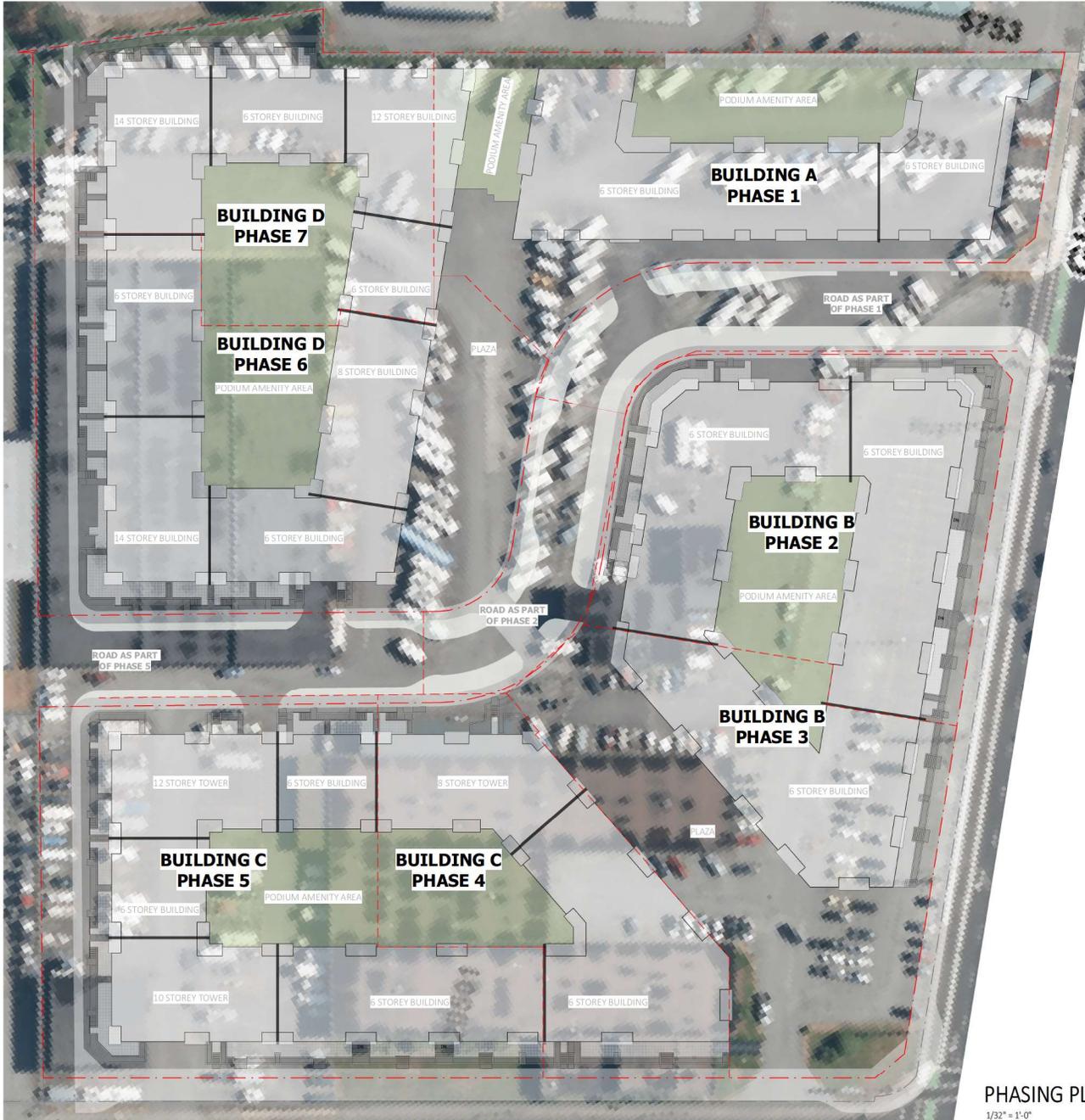
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CONCEPTUAL LANDSCAPE MASTERPLAN

SCALE 1:400

RSD2.02



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**GATEWAY VILLAGE
PHASE 1**

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B.C. V3A 4L8

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**PHASING PLAN
AERIAL**

SCALE 1/32" = 1'-0"



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

RSD2.03



**RE-ISSUED FOR
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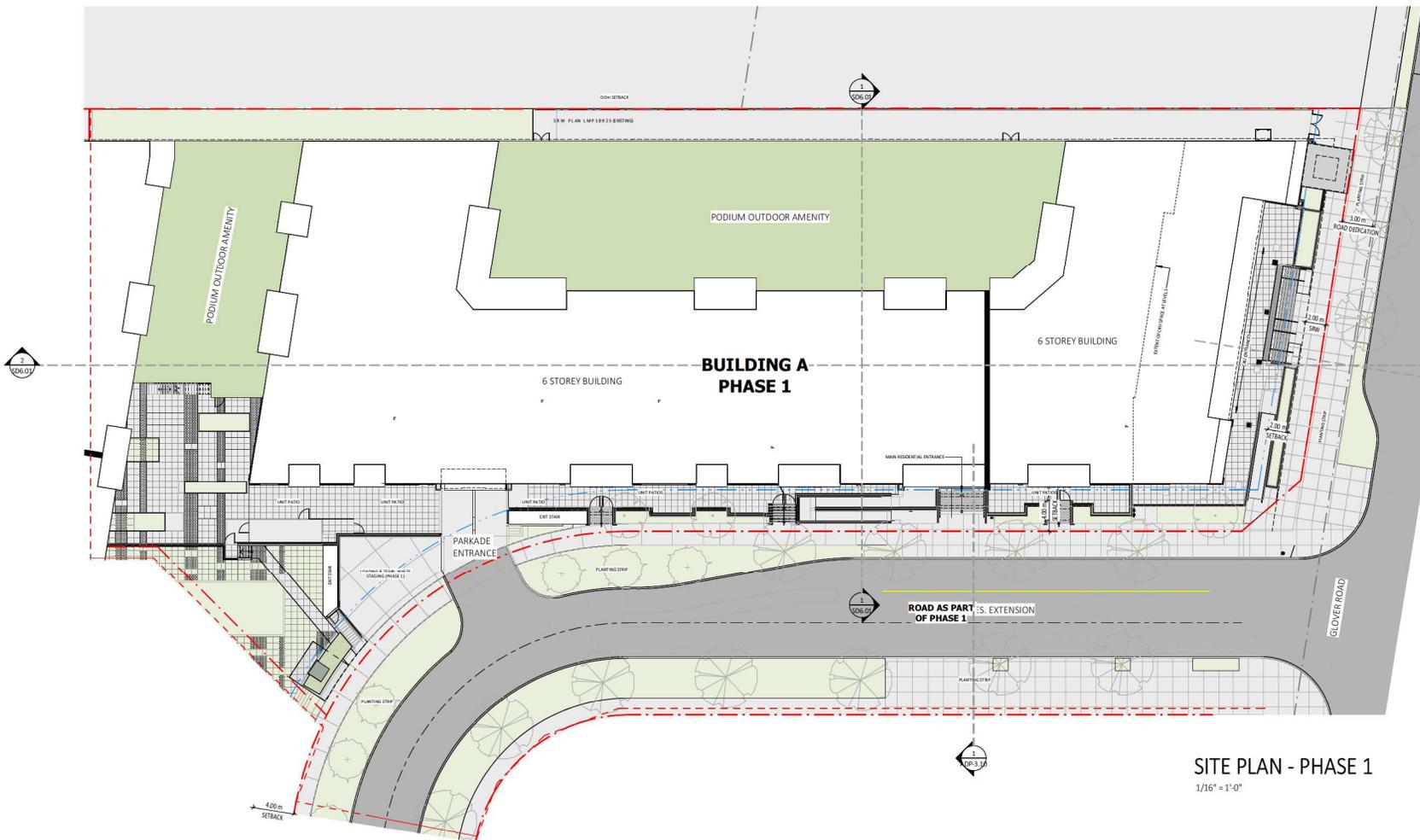
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**GATEWAY VILLAGE
PHASE 1**

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

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**SITE PLAN - PHASE
1**

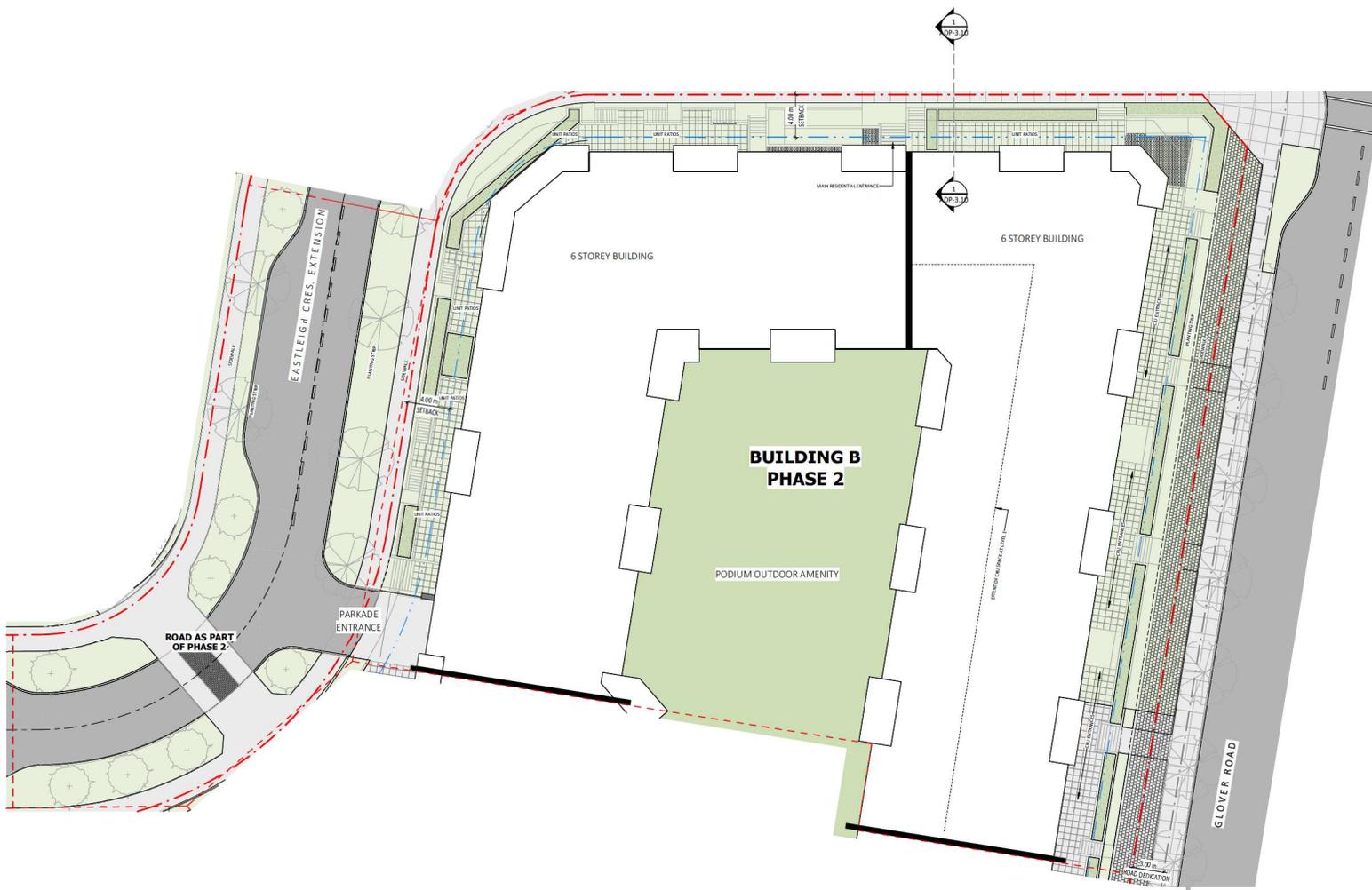


SITE PLAN - PHASE 1
1/16" = 1'-0"

SCALE 1/16" = 1'-0"



RSD2.04



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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 2

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

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
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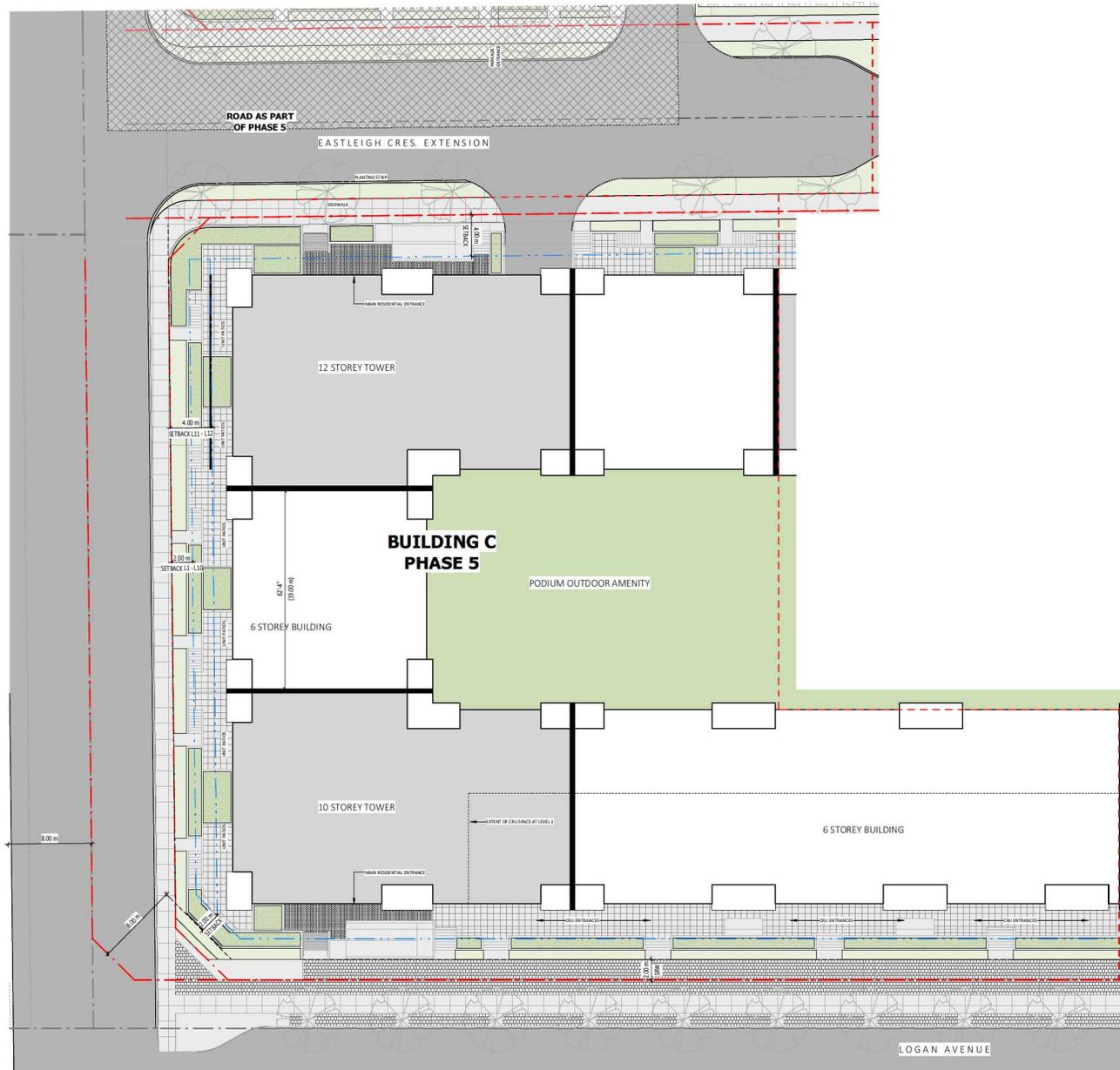
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SITE PLAN - PHASE 3

SCALE 1/16" = 1'-0"



RSD2.06



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



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**GATEWAY VILLAGE
PHASE 1**

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**SITE PLAN - PHASE
5**

SCALE 1/16" = 1'-0"



RSD2.08



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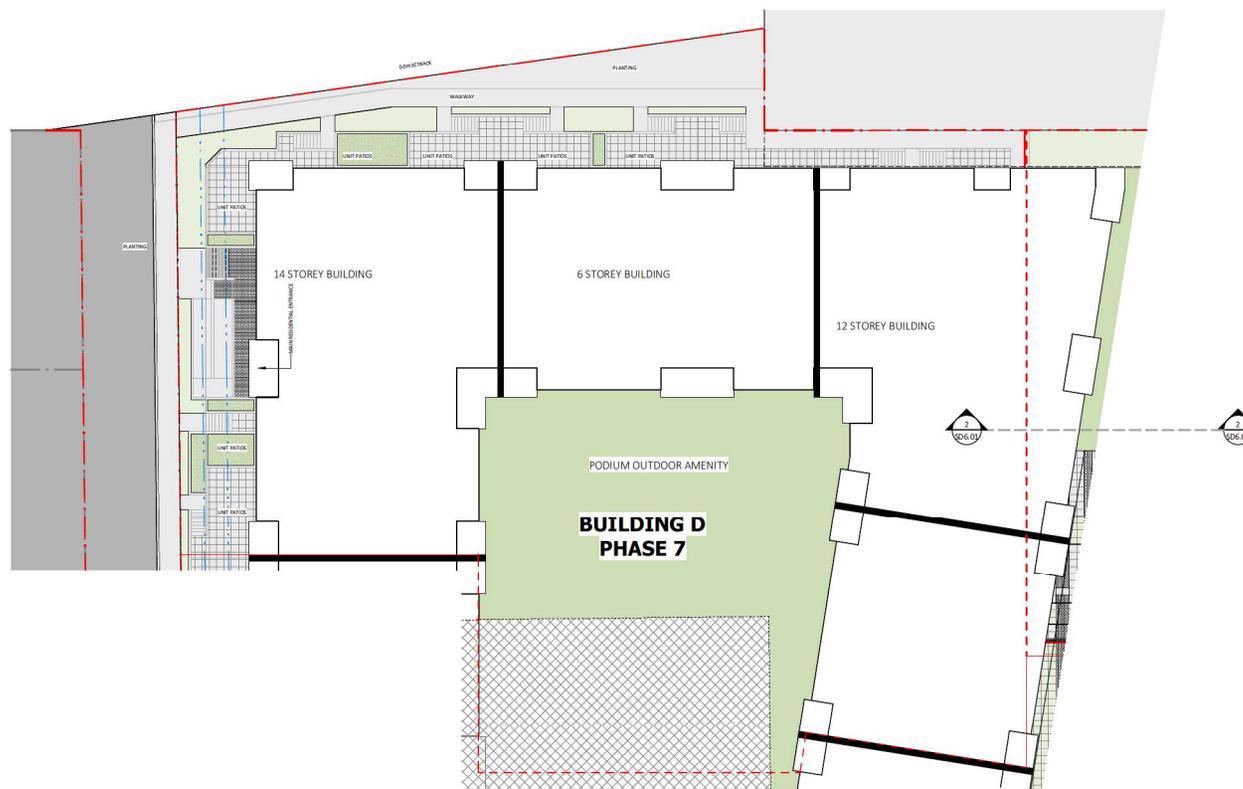
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GATEWAY VILLAGE
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SITE PLAN - PHASE
7



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



SCALE 1/16" = 1'-0"

RSD2.10



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**PUBLIC EASEMENT
DIAGRAM**

SCALE 1/32" = 1'-0"



RSD.2.11



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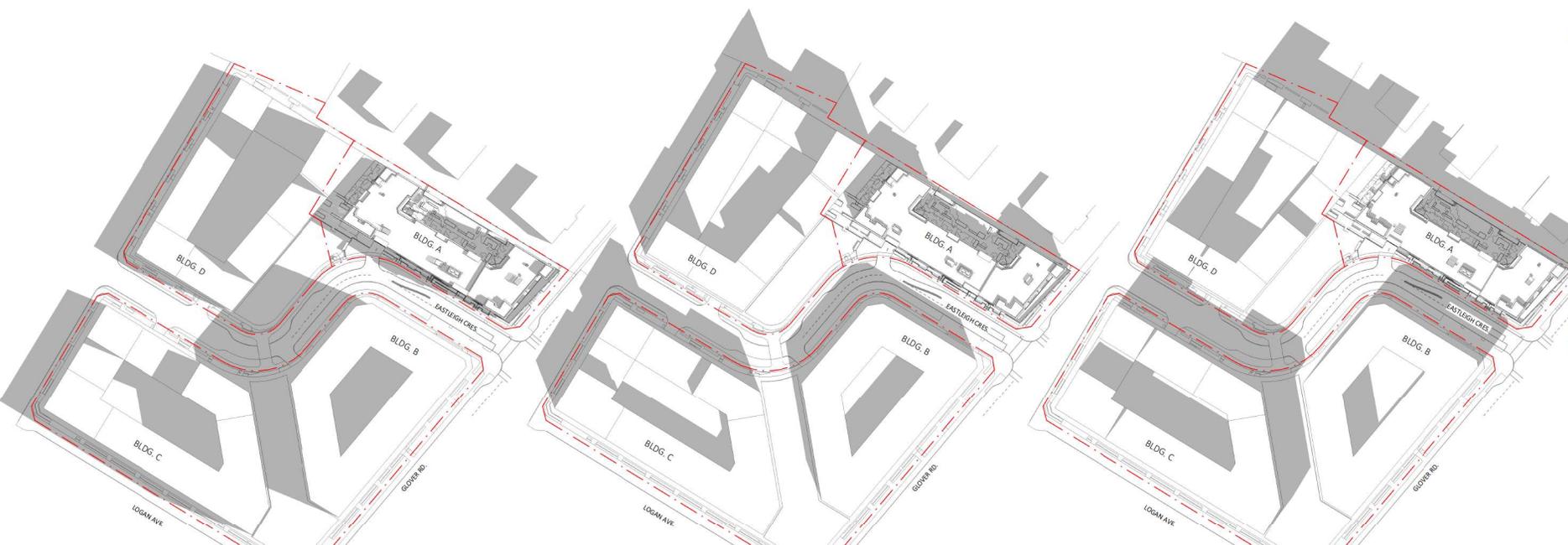
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SHADOW STUDY

SCALE 1" = 80'-0"



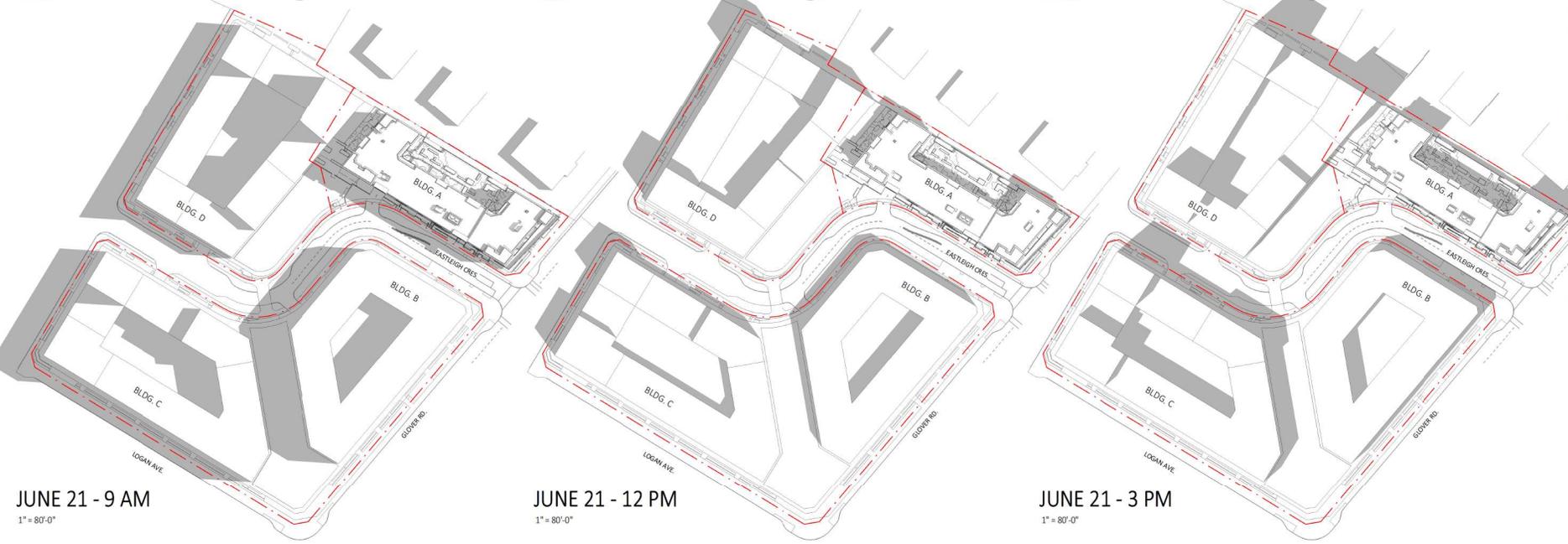
RSD2.12



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

SEPTEMBER/MARCH 21 - 12 PM
1" = 80'-0"

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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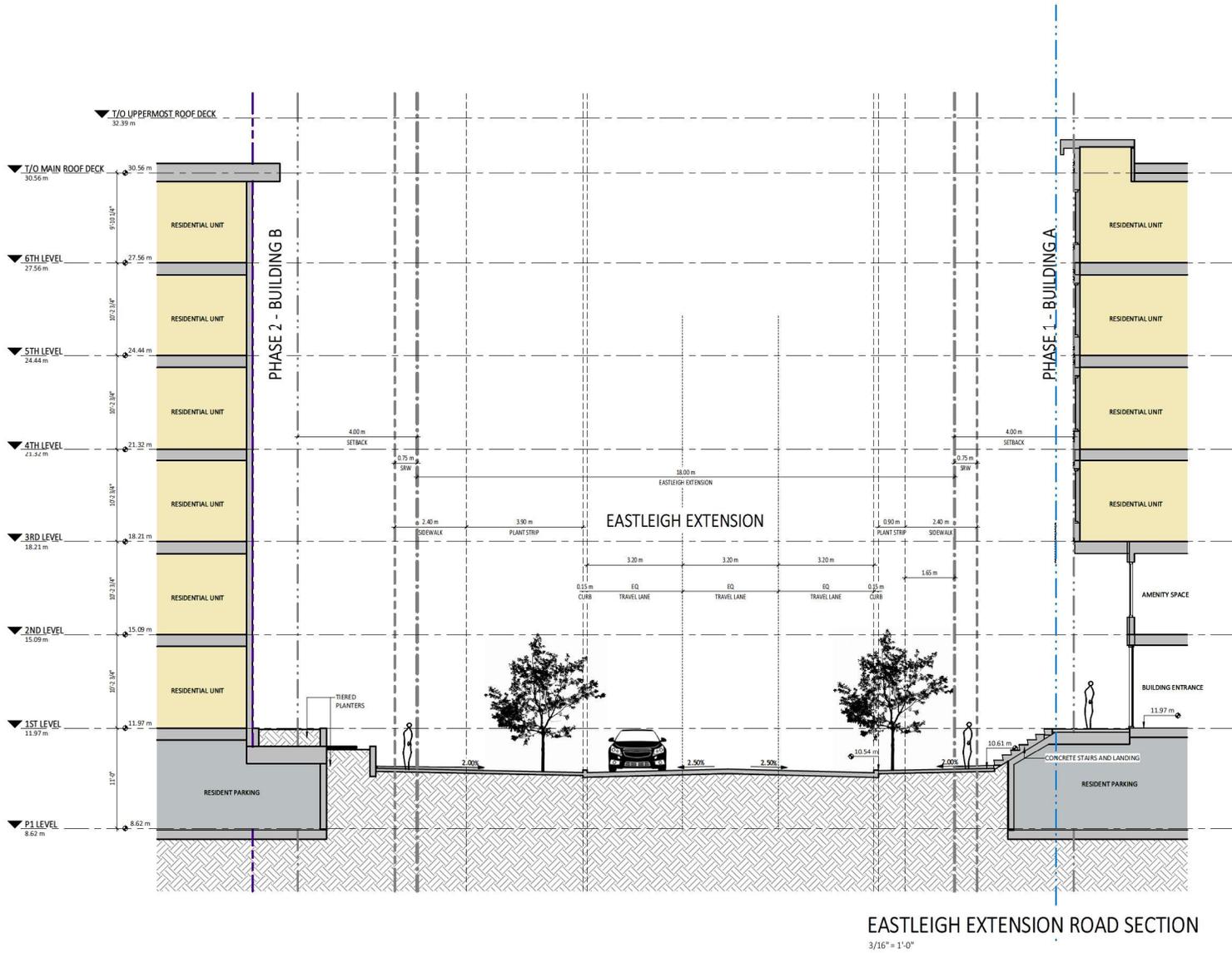
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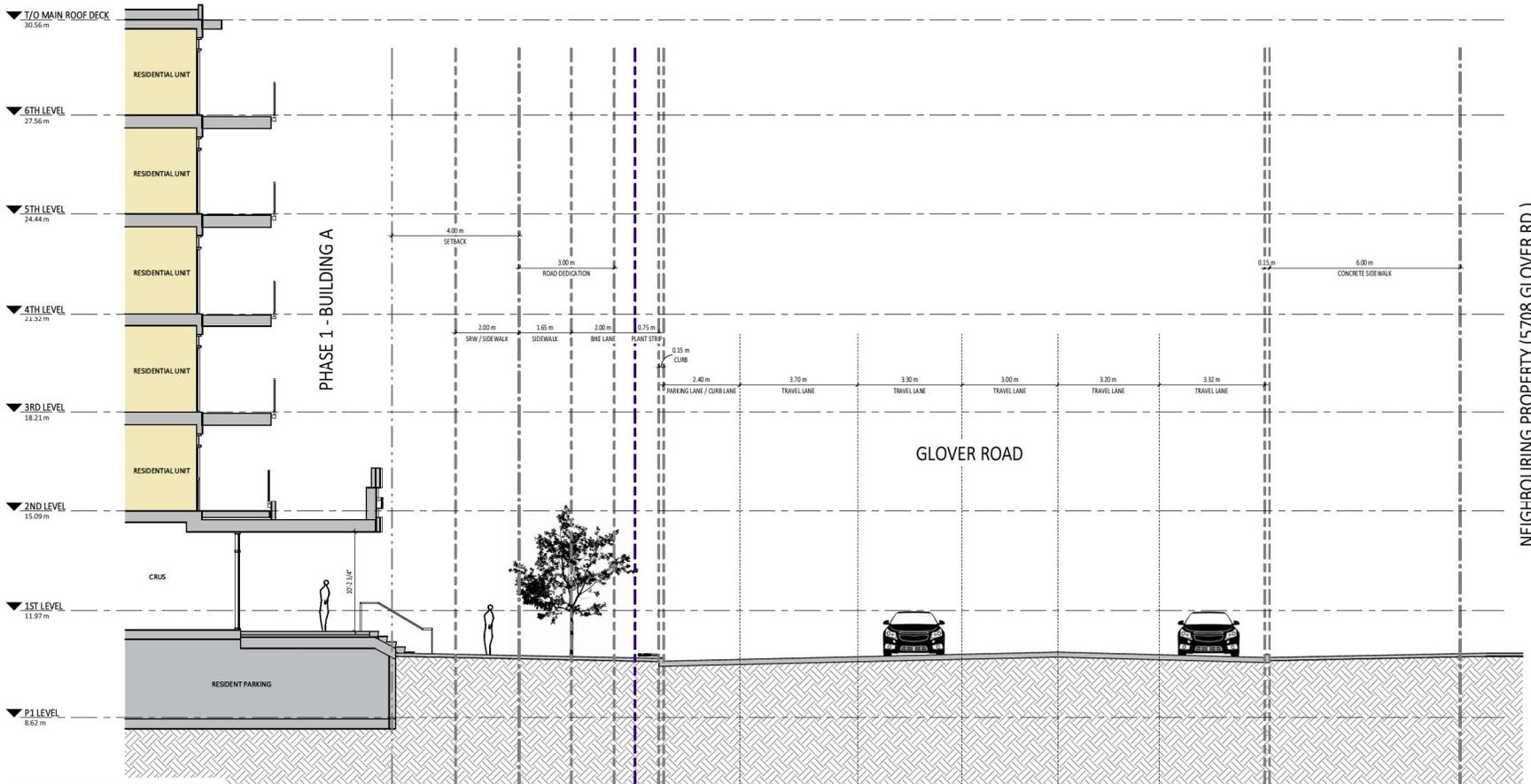
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**EASTLEIGH
EXTENSION ROAD
SECTION**

SCALE 3/16" = 1'-0"





NEIGHBOURING PROPERTY (5708 GLOVER RD.)

GLOVER ROAD SECTION
3/16" = 1'-0"

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GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1
CITY FILE #

GLOVER ROAD SECTION

SCALE 3/16" = 1'-0"