

SITE STATISTICS			
CIVIC ADDRESS:		20120 86 Ave T.O. Lanlgey BC	
LEGAL DISCRPTION		LOT 56, SECTION 26, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP62363 PART NW 1/4, EXCEPT PLAN E1/2.	
ZONING	SR2 TO CD		
GROSS SITE AREA:	9477.7 m2	2.34 Acre	
ROAD DEDICATIONS:	2473.5 m2		
NET AREA	7004 m2	1.73 Acre	
S.R.O.W	312.9 m2		
ZONING			
	COMMERCIAL	BUILDING A	BUILDING B
SETBACKS			
NORTH	2.0 m	4.0 m	
SOUTH	4.0,m		4.0 m
EAST:	2.0m	3.7 m	4.0 m
WEST	2.0 m	4.0 m	4.0 m
LOT COVERAGE			
	PROPOSED	55%	
DENISTY			
	BUILDING A	RESIDENTIAL 6 STOREY BLDG	
	PARCEL 1 AREA	2811 m2	2.36 ON NET
	BUILDING B	RESIDENTIAL 6 STOREY BLDG	
	PARCEL 2 AREA	2882 m2	2.73 on NET
	BUILDING C	COMMERCIAL 5 STOREY BLDG	
	PARCEL 3 AREA	1310 m2	2.56 ON NET
BUILDING FLOOR AREA			
	BUILDING A		
	LEVEL 1	1176.7 m2	
	LEVEL 2-4	1173.0 m2	
	LEVEL 5	980.22 m2	
	LEVEL 6	980.22 m2	
	TOTAL	6656.14 m2	
	BUILDING B		
	LEVEL 1	1160.m2	
	LEVEL 2-4	1375.7 m2	
	LEVEL 5	1290.79 m2	
	LEVEL 6	1290.79 m2	
	TOTAL	7869.48 m2	
	BUILDING C		
	LEVEL 1	497 m2	
	LEVEL 2-4	2145 m2	
	LEVEL 5	633 m2	
	TOTAL	3275 m2	
OUTDOOR AMENITY:			
	REQUIRED	PROPOSED	
	200 x4 - 800 m2	844 m2	
INDOOR AMENITY			
		PROPOSED	
		155 m2	
OFF STREET PARKING			
		REQUIRED	PROVIDED
RESIDENTIAL	PARKING RESI UNITS	200 x 1.5 = 300 STALLS	304
COMMERCIAL	1 PER 35 m2	93 STALLS	100 STALLS

VISITORS PARKING			
		REQUIRED	PROVIDED
	RES. APARTMENT	30 STALLS	30 STALLS
H/C PARKING			
			<i>PROVIDED</i>
RES PARKING		1 PER 50 STALLS = 6 STALLS	8 STALLS
COMM PARKING		1 PER 50 STALLS = 2 STALLS	8 STALLS
BICYCLE PARKING LOCKERS			
		REQUIRED	PROVIDED
SECURE PARKING	RES. APARTMENT	1.2 PER UNIT = 240 LOCKERS	279 STALLS
	COMM	.06 PER 100M2 = 1.9 STALLS	2 STALLS
NON SECURE NEAR ENTRANCE		6 SPACES FOR BUILDING A	6 STALLS
		6 SPACES FOR BUILDING B	5 STALLS
		6 SPACES FOR BUILDING C	6 STALLS

UNIT MIX SCHEDULE	BUILDING A					
LEVELS	1 BD	1B+D	2B	2BR JR	3B	UNITS
LVL 1	6	2	5		2	15
LVL 2	8	1	5		2	16
LVL 3	8	1	5		2	16
LVL 4	8	1	5		2	16
LVL 5	6	2	4	1	1	14
LVL 6	6	2	4	1	1	14
TOTAL	42 UNITS	9 UNITS	28 UNITS	2 UNITS	10 UNITS	91 UNITS
UNIT MIX SCHEDULE	BUILDING B					
LEVELS	1 BD	1B+D	2B	2BR JR	3B	UNITS
LVL 1	8		5		1	14
LVL 2	9	2	7		1	19
LVL 3	9	2	7		1	19
LVL 4	9	2	7		1	19
LVL 5	9	2	5	2	1	19
LVL 6	9	2	5	2	1	19
TOTAL	53 UNITS	10 UNITS	36 UNITS	4 UNITS	6 UNITS	109 UNITS

FLAT
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PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O. LANGLEY BC
CLIENT:
CARVOLTH 86TH AVENUE LANDS LTD
C/O MASKEN

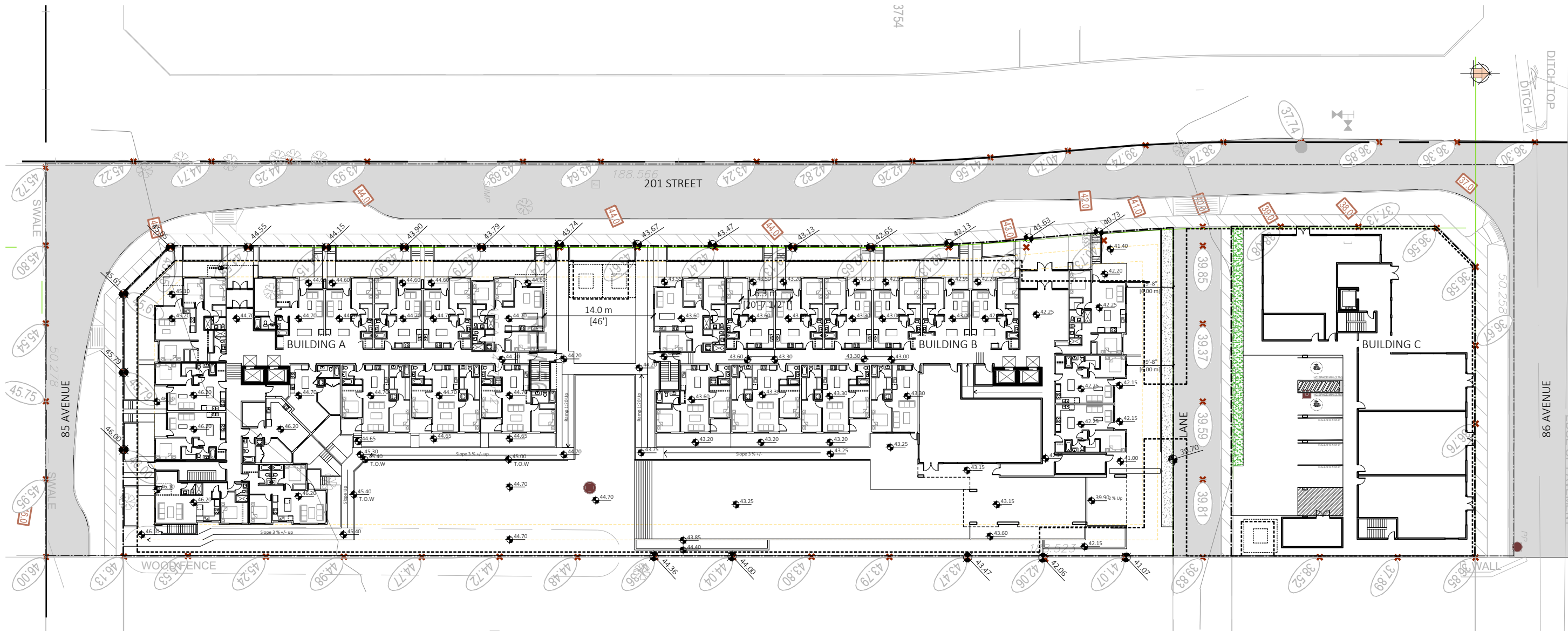
DATE	18-Aug-22
PROJECT NO:	21-254
SCALE:	DRAWN BY
1/48"=1'	R.W

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DATA SHEET

A-0.1





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MIX USE DEVELOPMENT AT
21020 86TH AVE T.O. LANGLEY BC

CLIENT : CARVOLTH 86TH AVENUE LANDS LTD
. C/O MASKEEN

REV	DESCRIPTION	BY	DATE
01	Building Permit Update	M.M.	2023-01-17
02			
04			

DATE
18-Aug-22

PROJECT NO:
21-254

DRAWN BY:
R.W

CHECKED BY:

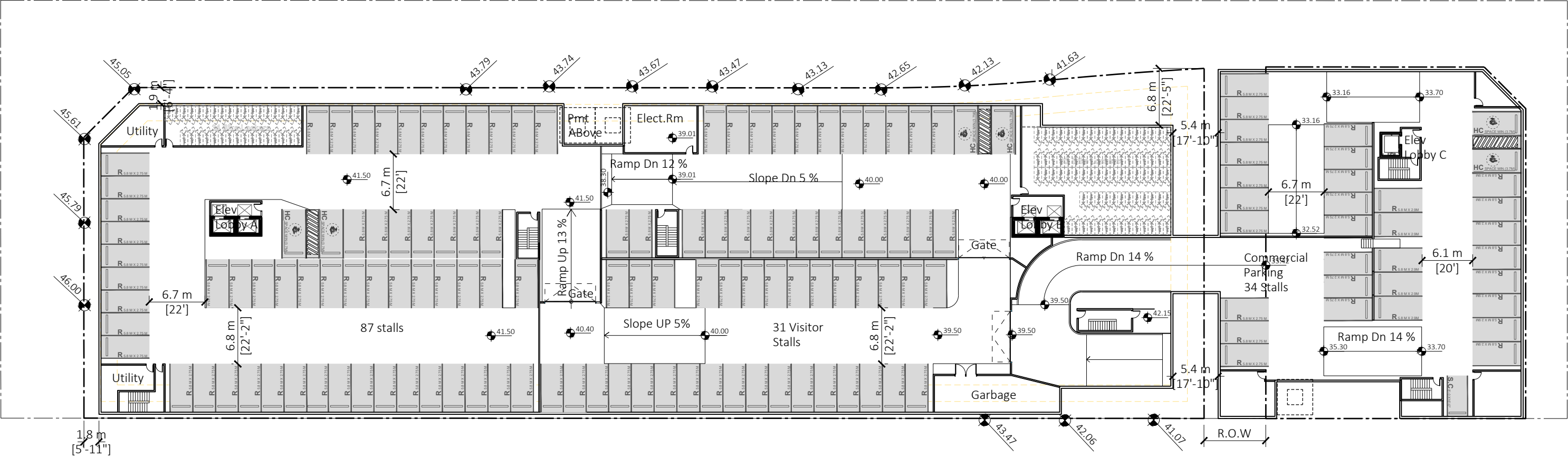
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SHEET NO:

Site Plan

A 101

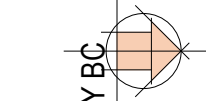
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1

PARKING LEVEL P1

Scale: 1/40"=1'-0"



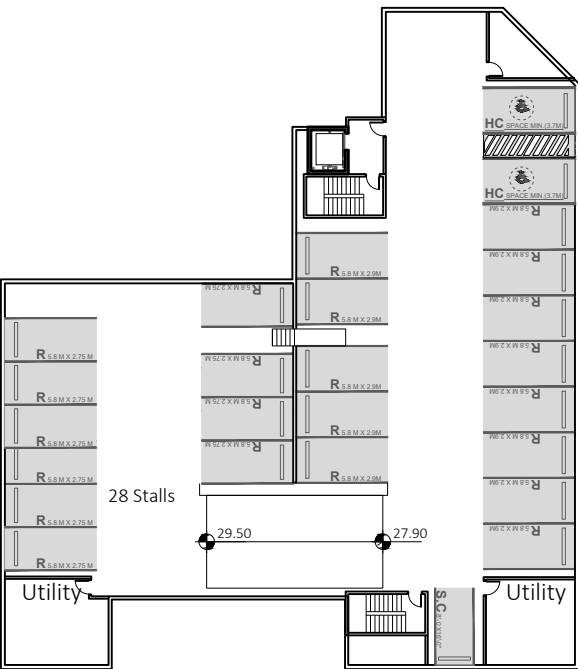
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PROJECT NO:
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SCALE:
1/16"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

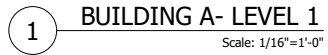
P1 LVL
FLOOR PLAN

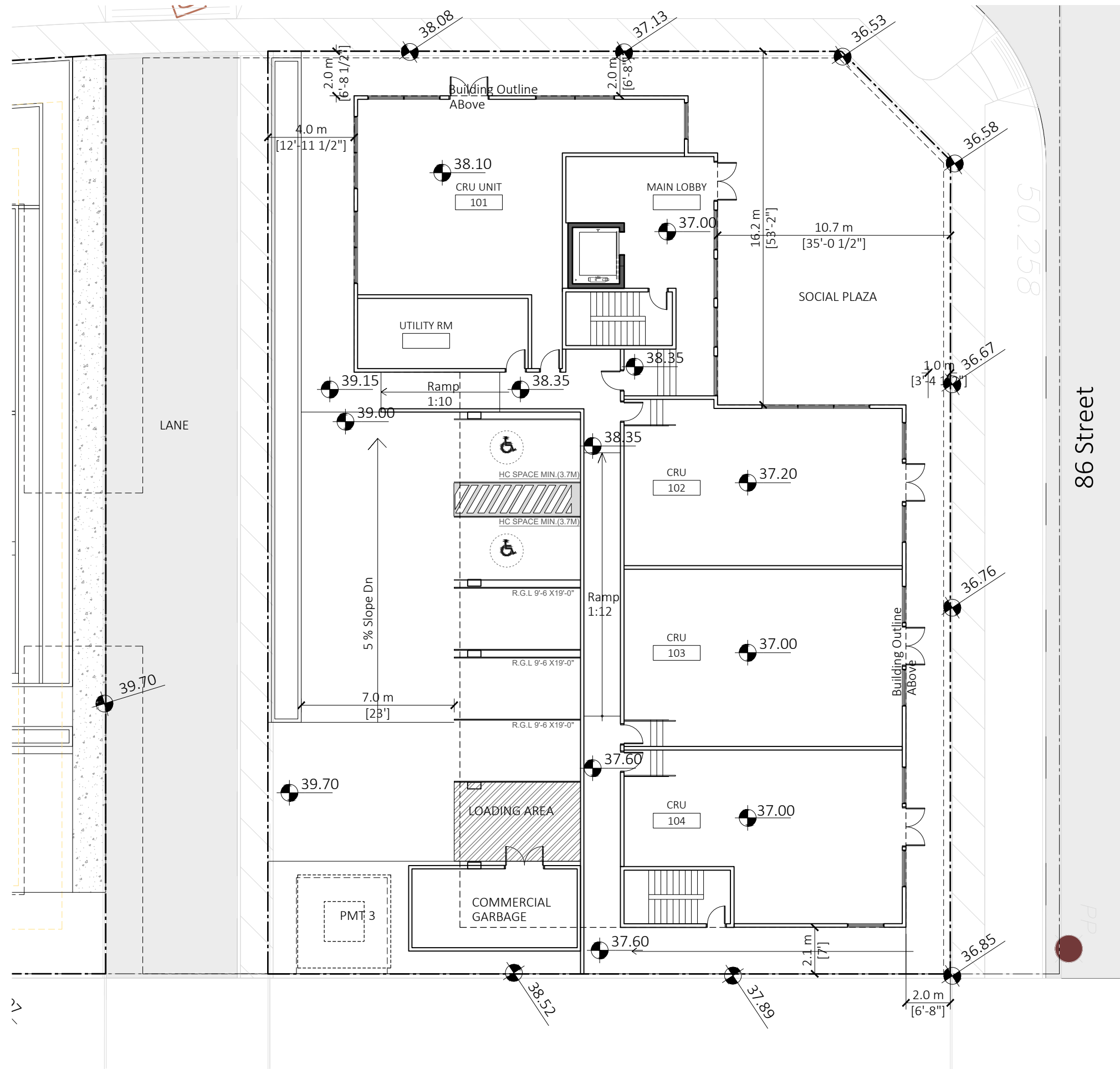


PARKING LEVEL P3

Scale: 1/40"=1'-0"

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1 BUILDING C- LEVEL 1
Scale: 1/16"=1'-0"



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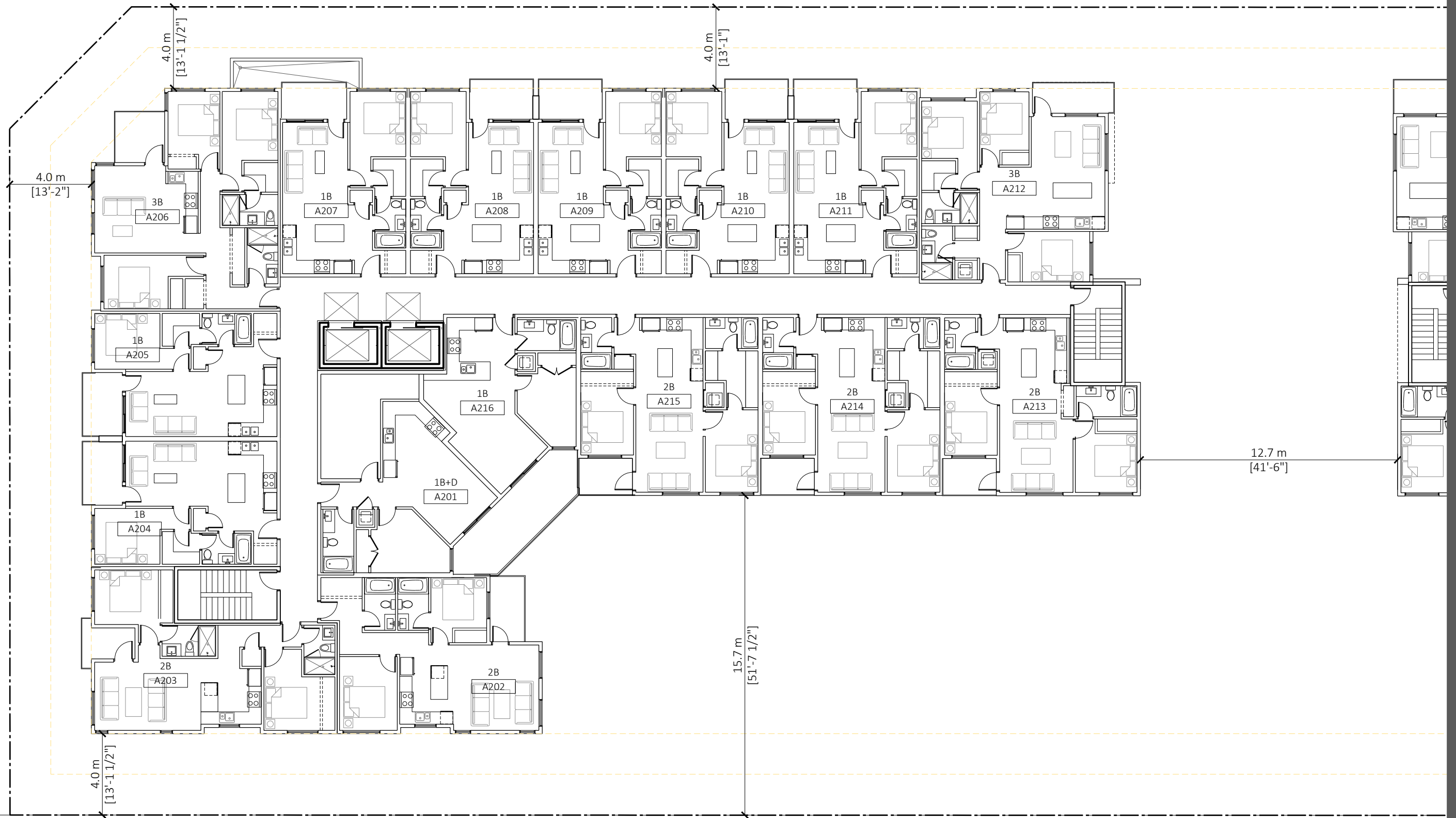
DATE
18-Aug-22
PROJECT NO:
21-254
SCALE:
1/16"=1'
DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

LEVEL 1

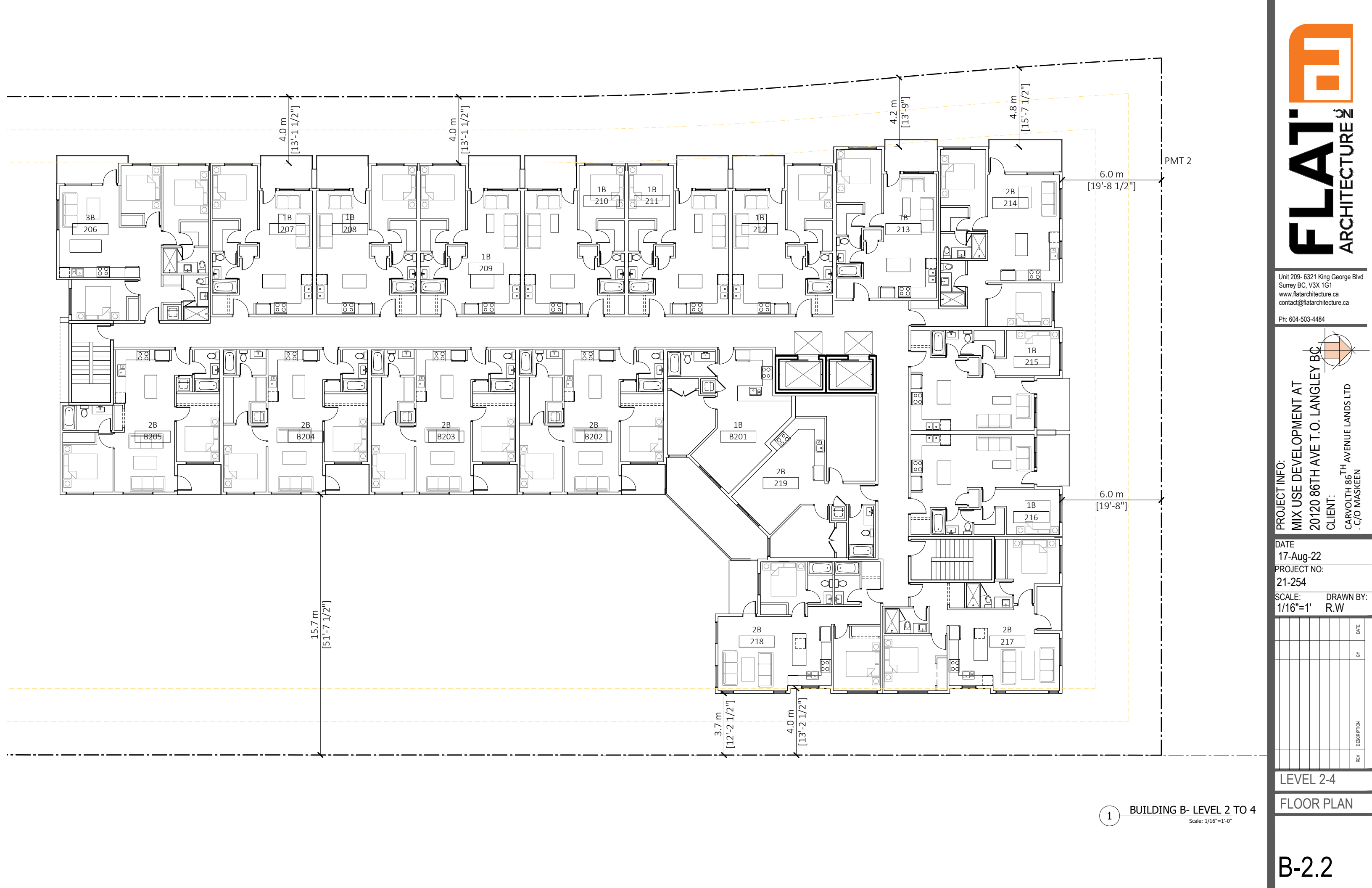
FLOOR PLAN

C-2.1



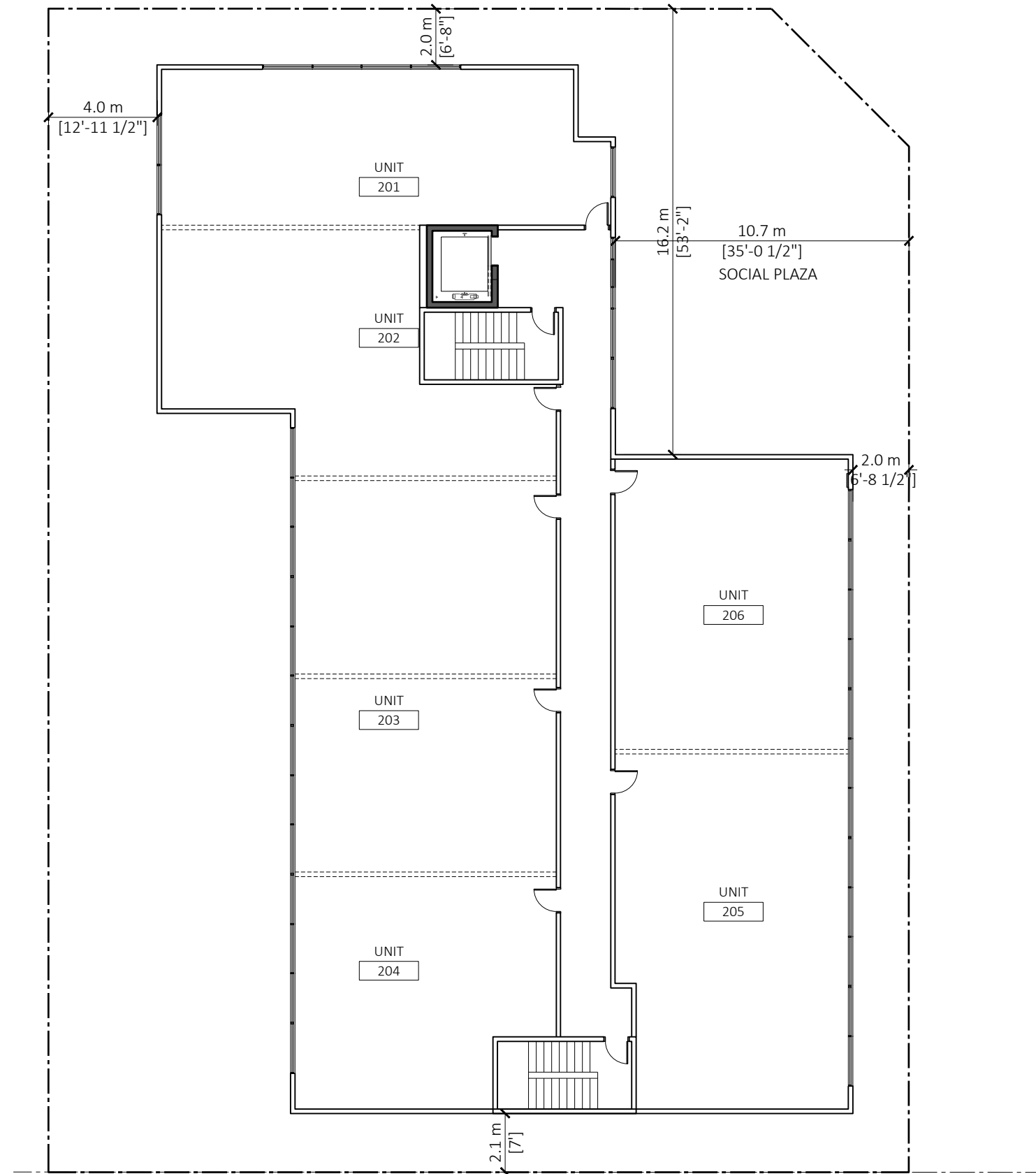
1 BUILDING A- LEVEL 2 TO 4
Scale: 1/16"=1'-0"

REV	DESCRIPTION	BY	DATE



1 BUILDING B- LEVEL 2 TO 4
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REV	DESCRIPTION	BY	DATE



1

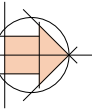
BUILDING C- LEVEL 2 TO 4
Scale: 1/16"=1'-0"



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20120 86TH AVE T.O. LANGLEY BC
CLIENT:

7-Aug-22

PROJECT NO:
1-254

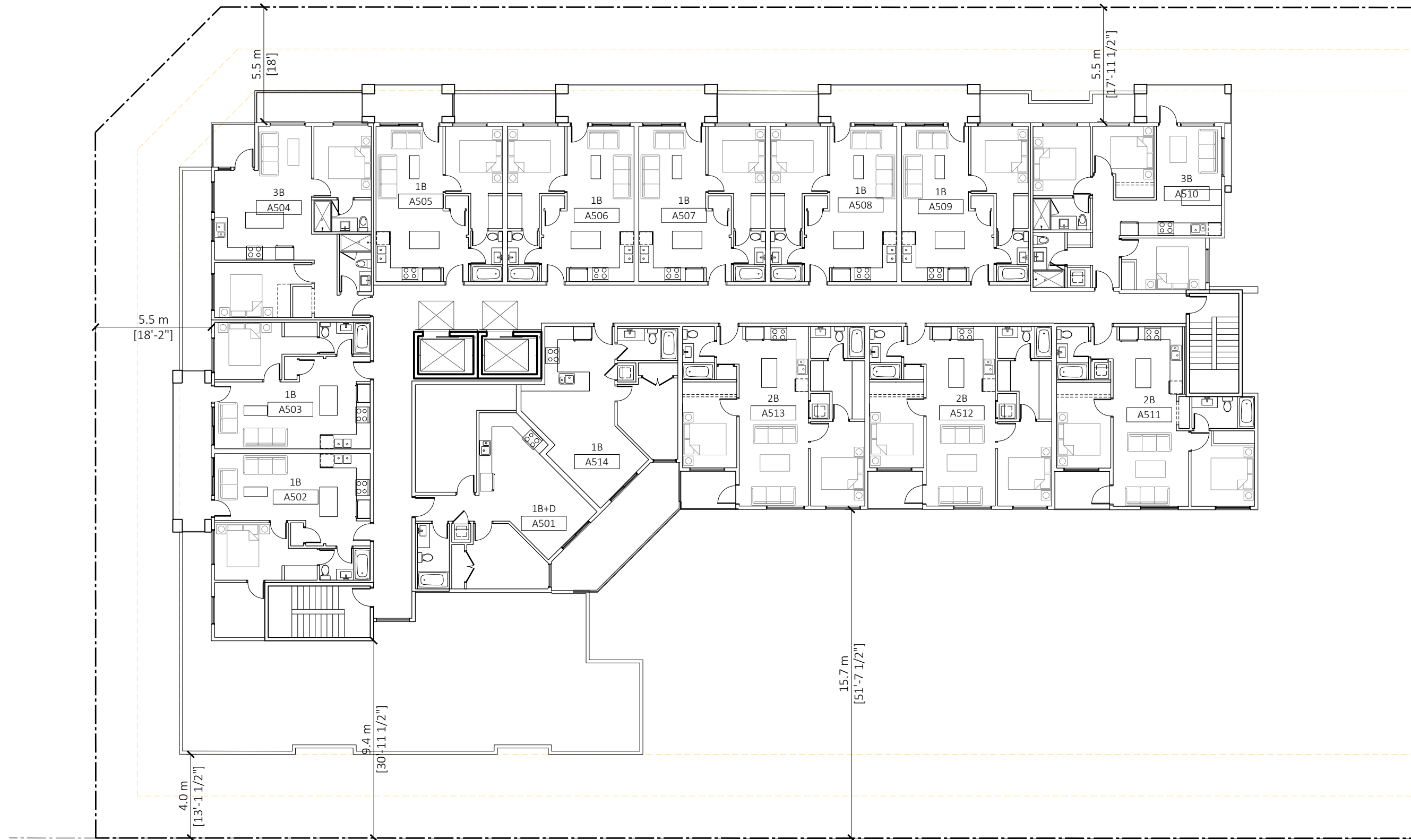
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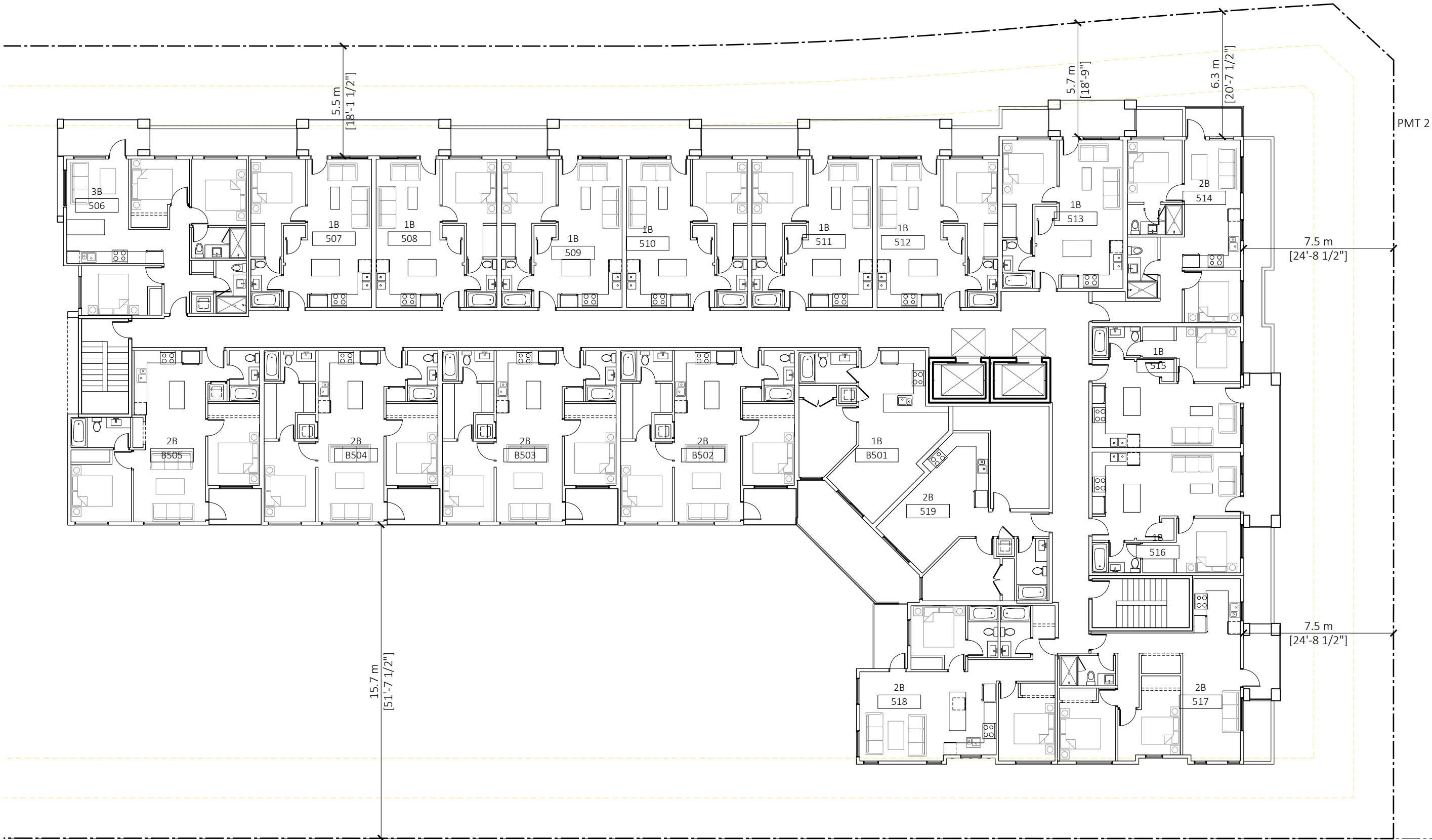
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LEVEL 2-4

FLOOR PLAN

C-2.2

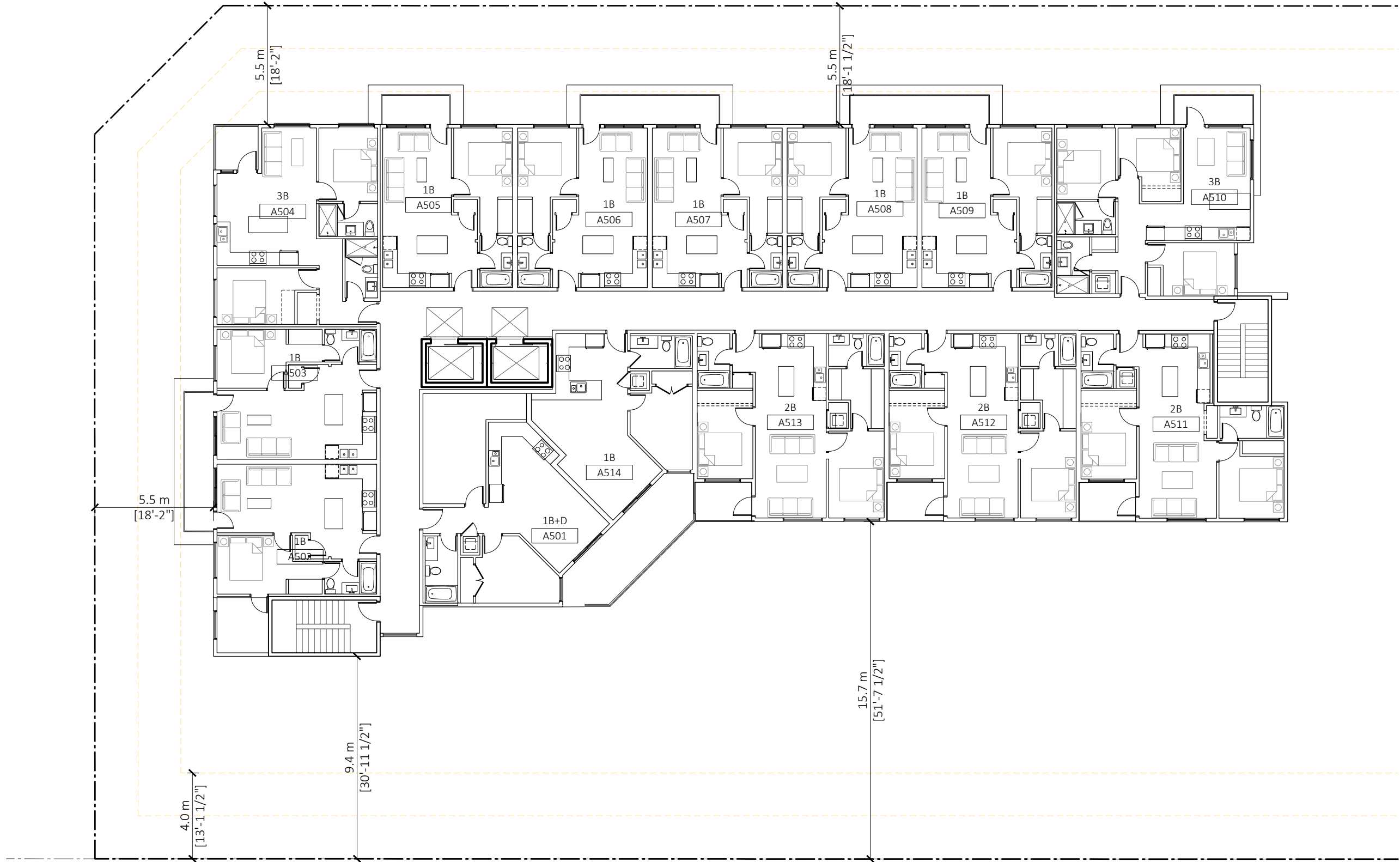




1 BUILDING B- LEVEL 5
Scale: 1/16"=1'-0"

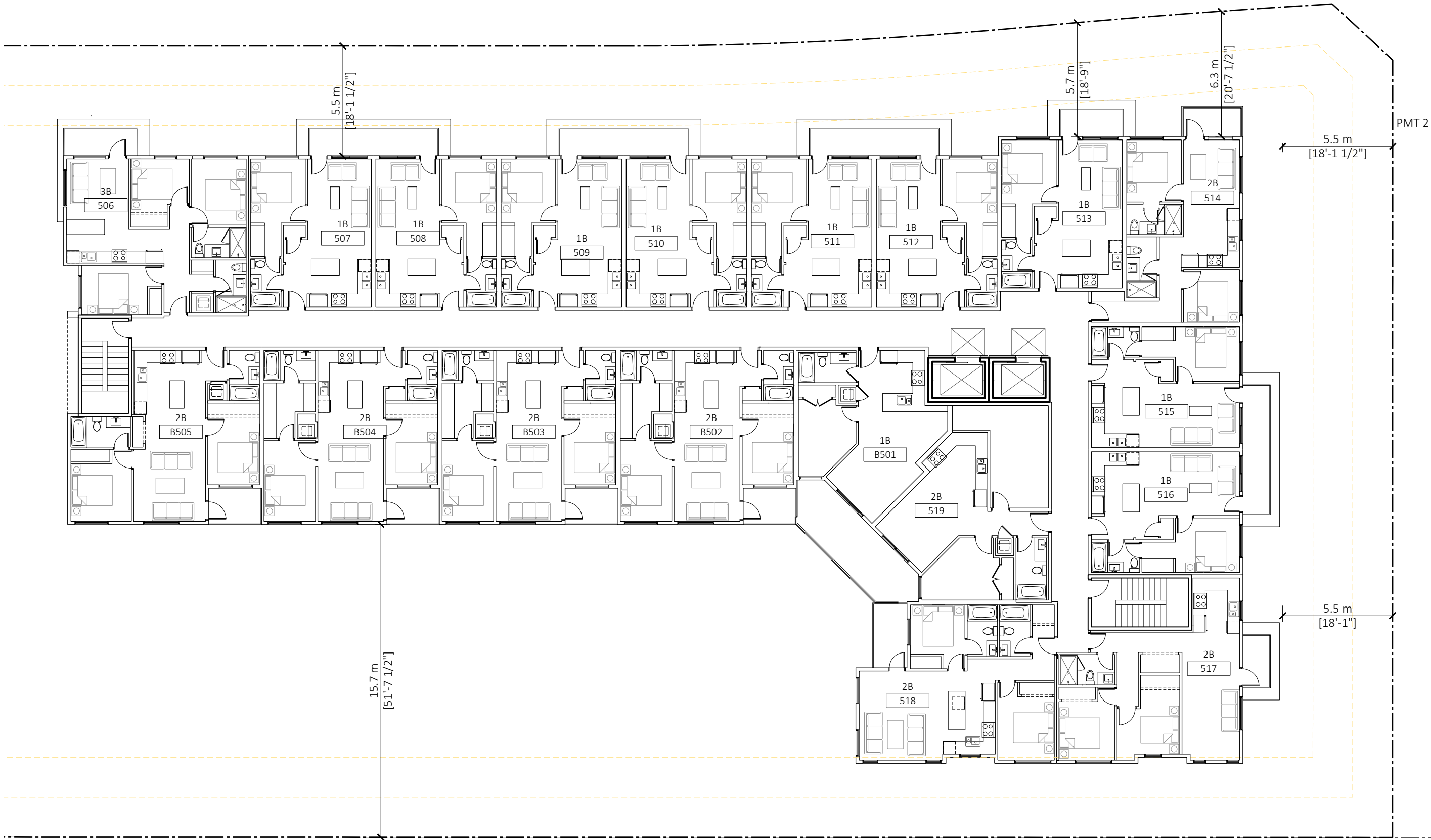
REV	DESCRIPTION	BY	DATE

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1 BUILDING A- LEVEL 6
Scale: 1/16"=1'-0"

REV	DESCRIPTION	BY	DATE



1

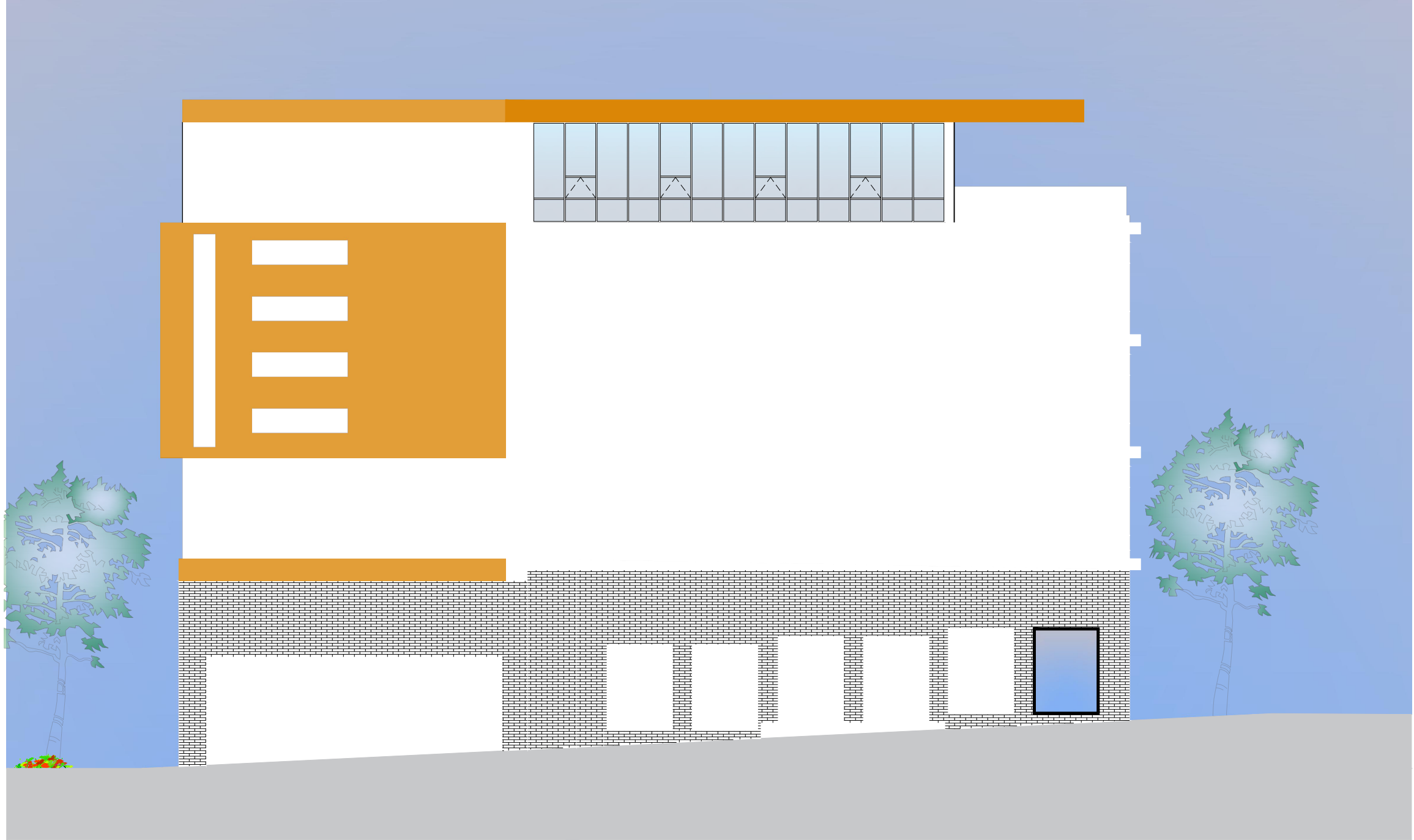
BUILDING B- LEVEL 6
Scale: 1/16"=1'-0"

REV	DESCRIPTION	BY	DATE



1 NORTH ELEVATION
Scale: 3/32"=1'-0"

REV	DESCRIPTION	BY	DATE





1 WEST ELEVATION
Scale: 3/32"=1'-0"



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20120 86TH AVE T.O. LANGLEY BC
CLIENT:

DATE
19-Aug-22
PROJECT NO:
21-254

SCALE: 1/16"=1' DRAWN BY:
R.W.

REV	DESCRIPTION	BY	DATE

WEST

ELEVATION



1 SOUTH ELEVATION
Scale: 3/32"=1'-0"

PROJECT INFO:
MIX USE DEVELOPMENT AT
20120 86TH AVE T.O. LANGLEY BC
CLIENT:

DATE
19-Aug-22
PROJECT NO:
21-254
SCALE:
1/16"=1'
DRAWN BY:
R.W.

REV	DESCRIPTION	BY	DATE

SOUTH
ELEVATION



Materials	
No.	Description
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Cedar Wood Color
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
4	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: Black
5	Thermally Broken Vinyl Double Glazed window
6	Aluminum Guardrails with Glass Panel
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
10	Cementitious Board Siding; Finish: Smooth; Color: Blue Note
11	Fascia Color: Black
12	Ceiling Color: Charcoal or similar
13	Roofing Color: Grey





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CLIENT:
Owner

DATE
04/12/22

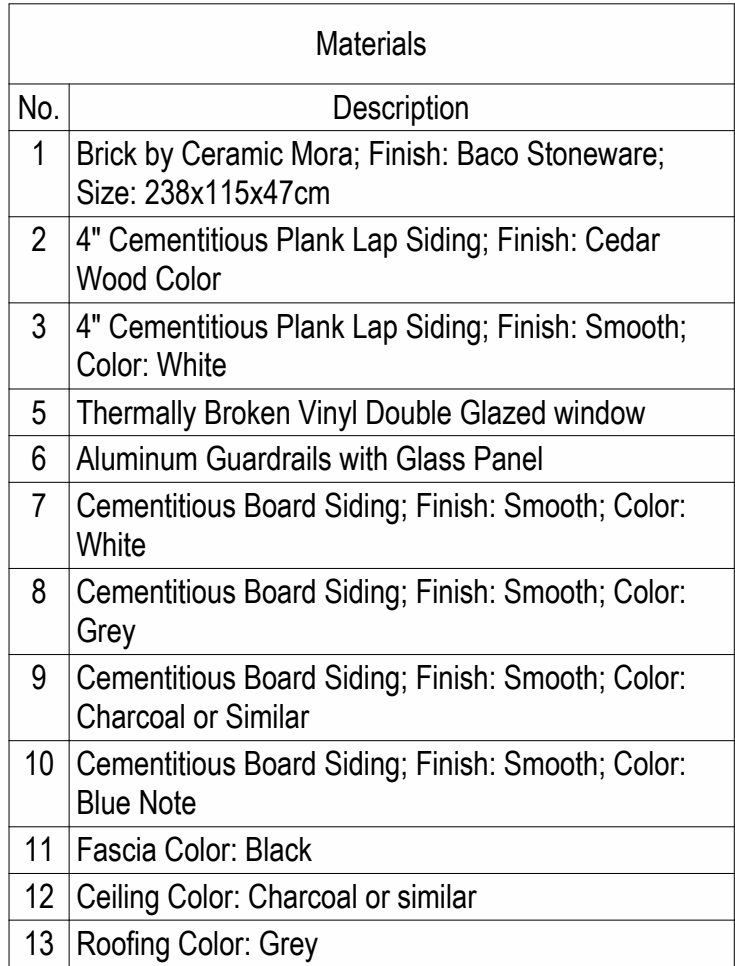
PROJECT NO:
Project Number

SCALE: 1" = 20'-0"
DRAWN BY: Author

REV	DESCRIPTION	BY	DATE

B1 ELEVATIONS

A.B1 301

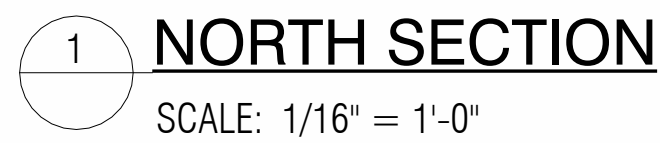




Materials	
No.	Description
1	Brick by Ceramic Mora; Finish: Baco Stoneware; Size: 238x115x47cm
2	4" Cementitious Plank Lap Siding; Finish: Cedar Wood Color
3	4" Cementitious Plank Lap Siding; Finish: Smooth; Color: White
5	Thermally Broken Vinyl Double Glazed window
6	Aluminum Guardrails with Glass Panel
7	Cementitious Board Siding; Finish: Smooth; Color: White
8	Cementitious Board Siding; Finish: Smooth; Color: Grey
9	Cementitious Board Siding; Finish: Smooth; Color: Charcoal or Similar
10	Cementitious Board Siding; Finish: Smooth; Color: Blue Note
11	Fascia Color: Black
12	Ceiling Color: Charcoal or similar
13	Roofing Color: Grey



REV	DESCRIPTION	BY	DATE



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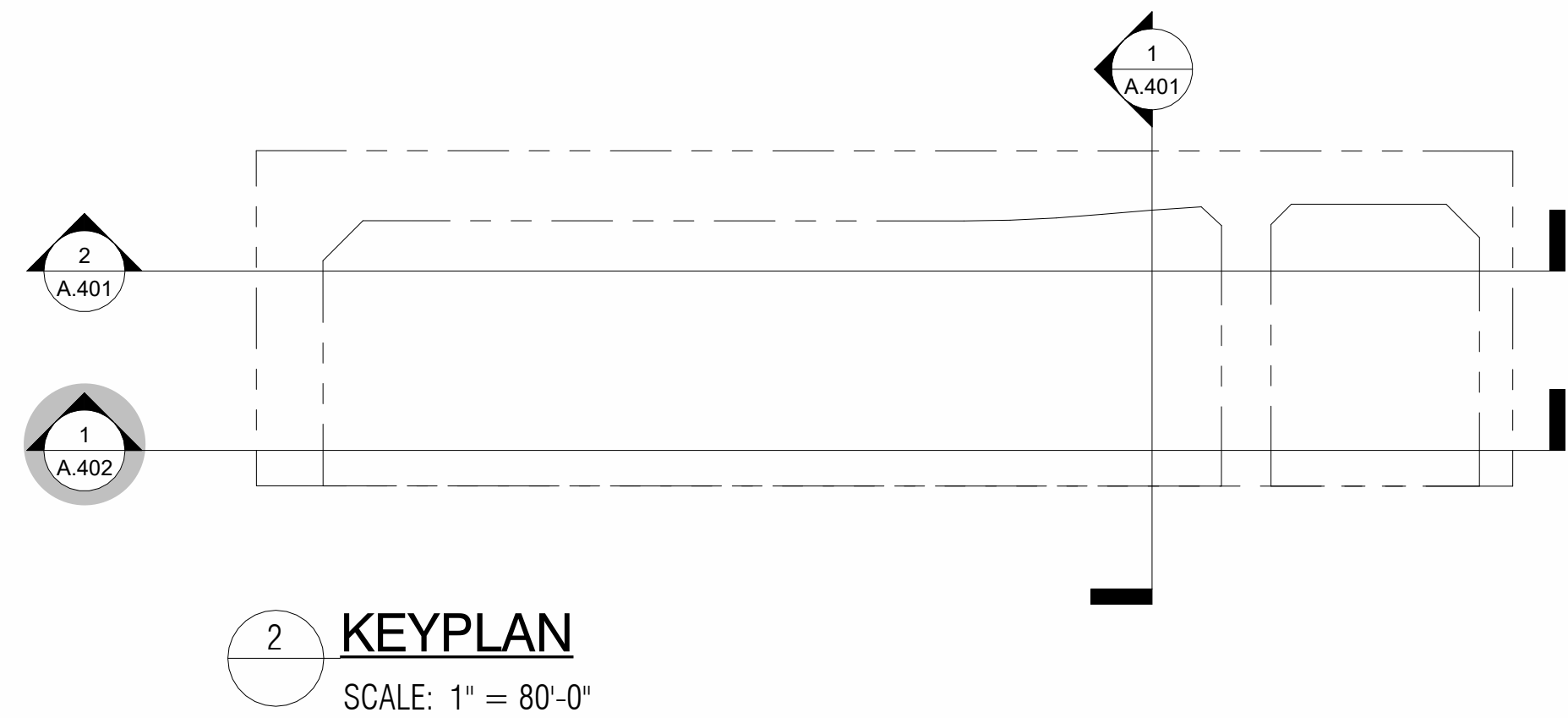
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DATE 06/09/22	SITE SECTIONS
PROJECT NO: Project Number	
DRAWN BY: Author	
CHECKED BY:	
SCALE: as indicated	REV NO:

401



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



PROJECT INFO:
Enter address here

CLIENT:
Owner

REV	DESCRIPTION	BY	DATE
XXXX			MM-DD-YY

DATE 06/09/22	SITE SECTIONS
PROJECT NO: Project Number	
DRAWN BY: Author	
CHECKED BY:	
SCALE: As indicated	REV NO: