

ATC - Gateway

27309 Fraser Highway
Aldergrove, BC

Development Permit Application

December 16, 2021



Project Data

Occupancy:
Group E & D - Medium Density Mixed Use

Civic Address:
Current: 27309 Fraser Highway, Aldergrove, BC

Zone:
Existing: P1 - OCP: Medium Density Mixed Use (2 FSR)
Proposed: Ground Level CRU, Level 2 - 4/6 Offices

Site Area: 2,387 m² | 25,690 ft²

FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768m² / 2,387m² = **2**

Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**

Siting of Buildings and Structures(801.4):
South: 2.5 m
West Side: 3.6 m
East Side: 9 m (est. due to curved road)
North: 5.3m

Height Permitted (801.5):
Height Permitted:
Existing OCP section 2.2: Up to 5 storeys (14m)
Proposed Amendment: Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium Density Residential, 2.0 FSR,
Height up to 6 Storeys (20m)

Parking Spaces (801.6):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35 (35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)(shared parking w/ ATC 1.b.d.)
(shared parking w/ ATC 1.b.d.)

Designed Under Part 3 BC Building Code 2018

Project Directory

Client:
Janda Group Inc.
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Delta BC, V4K 3N3
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Architect:
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Charlie Petit
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Mechanical Consultant:
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Electrical Consultant:
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Landscape Consultant:
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Architectural Drawing Index

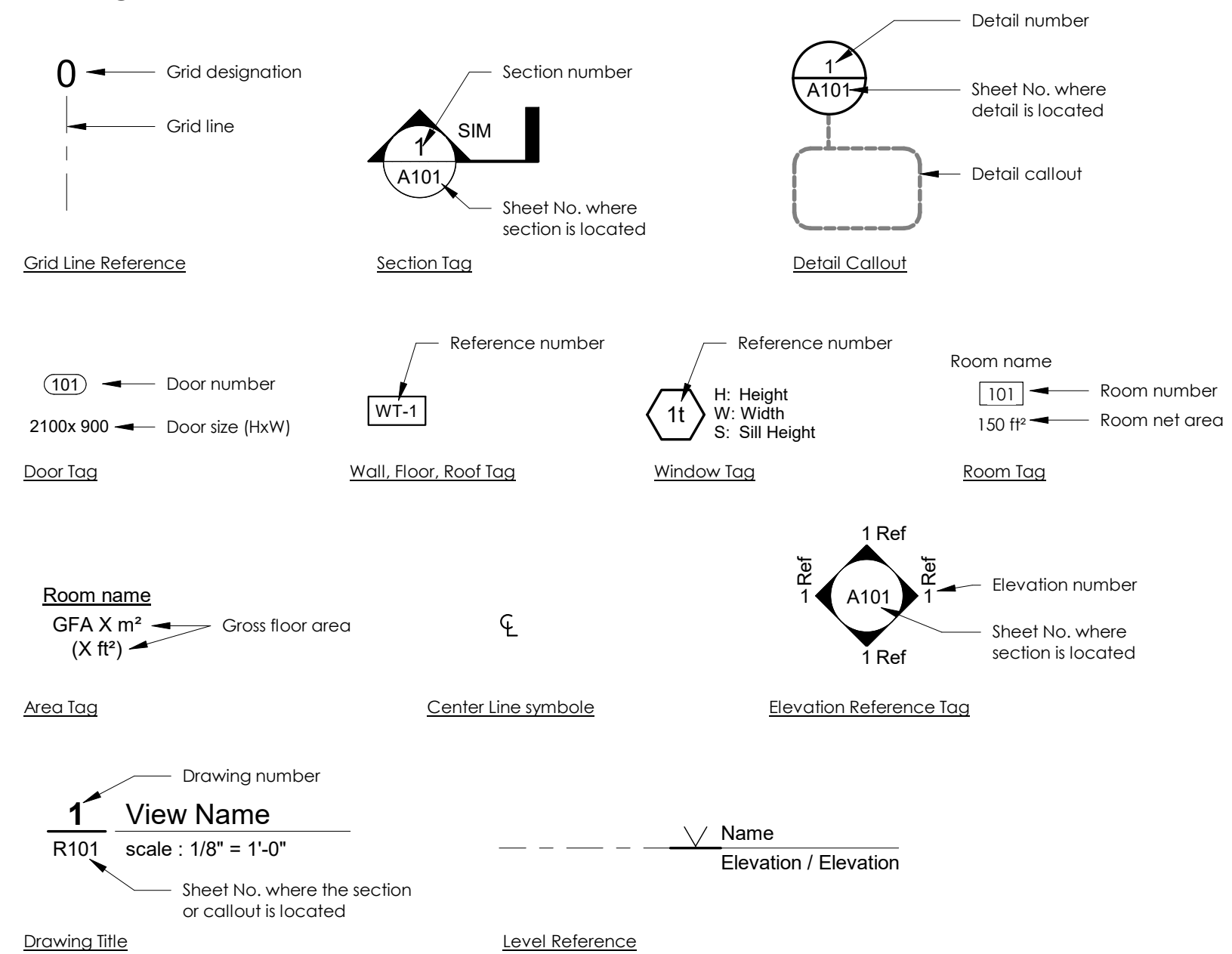
- | | |
|------|-----------------------------|
| A0.1 | Notes, Schedules & Key Map |
| A0.2 | Survey - For Reference Only |
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| A2.1 | Parking Plan - P2 |
| A2.2 | Parking Plan - P1 |
| A2.3 | Ground Floor |
| A2.4 | Level 2 |
| A2.5 | Level 3 |
| A2.6 | Level 4 |
| A2.7 | Level 5 |
| A2.8 | Level 6 |
| A2.9 | Roof Plan |
| A3.1 | Sections |
| A3.2 | Sections |
| A3.3 | Sections |
| A4.1 | Elevations |
| A4.2 | Elevations |
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| A6.0 | Urban Scale |
| A6.1 | Perspective |
| A6.2 | Perspective |
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GENERAL INFORMATION

NOTES:

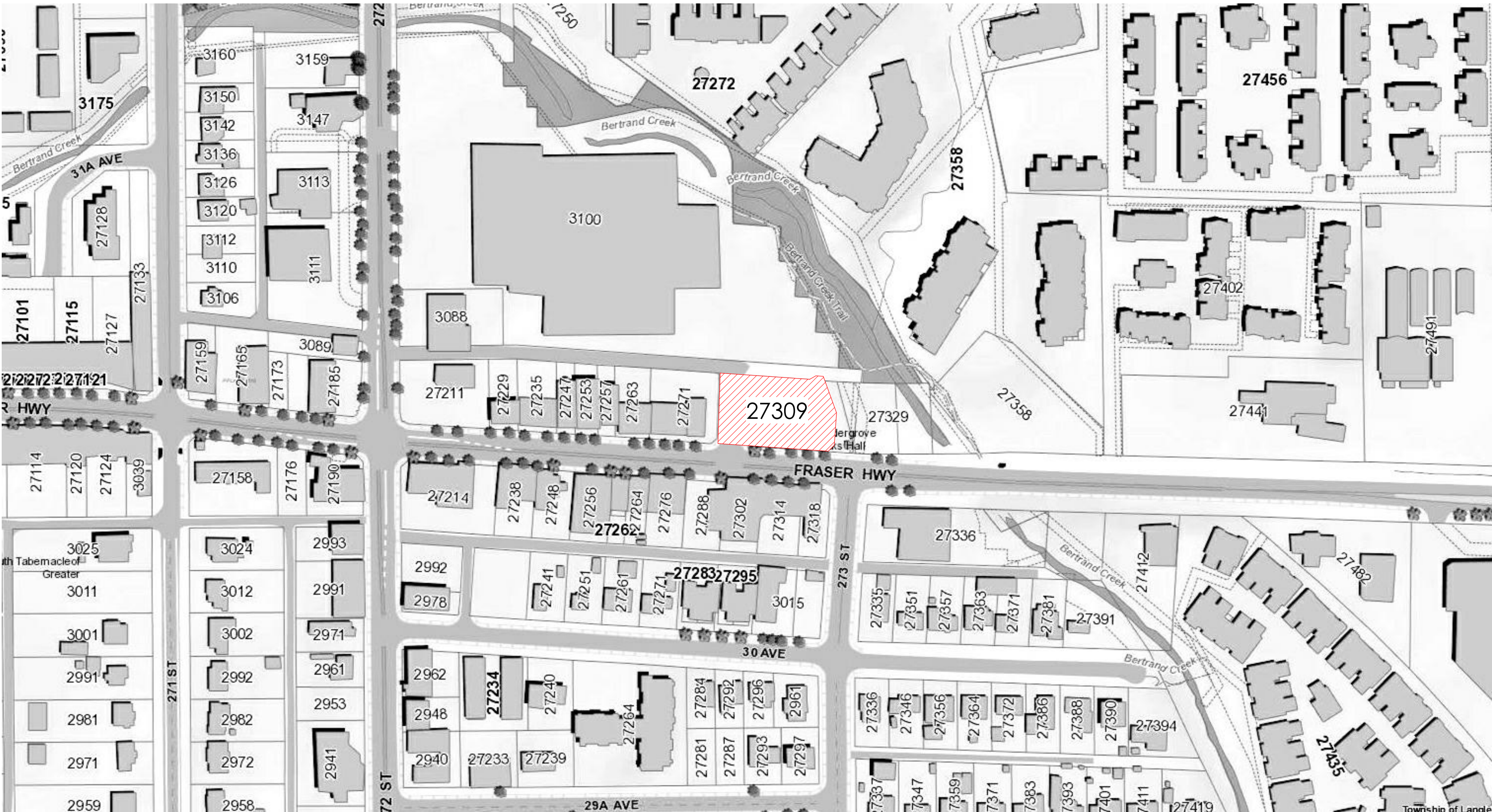
1. DO NOT SCALE DRAWINGS.
2. ALL WORK TO CONFORM TO THE REGULATIONS FOR PUBLIC SAFETY, FIRE SAFETY, STRUCTURAL SUFFICIENCY, QUALITY AND DURABILITY AS PER B.C. BUILDING CODE (2018)
3. WELLS, ROCK PITS AND DISPOSAL SYSTEMS TO BE LOCATED IN ACCORDANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
4. ANY ELEVATIONS SHOWN ON DRAWINGS ARE ESTIMATED AND MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
5. SITING OF BUILDING TO BE VERIFIED BY LEGAL LAND SURVEYOR PRIOR TO POURING & PLACING OF CONCRETE.
6. ALL CIVIL, STRUCTURAL, MECHANICAL & ELECTRICAL DESIGN & PLANS TO BE DONE BY OTHERS.
7. VERIFY ALL FIXTURE DIMENSIONS AND REQUIRED CLEARANCES BEFORE FRAMING WALLS. (INCL. CABINETS, LOCKERS, MILLWORK ETC.)
8. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE DESIGNER.
9. ALL DIMENSIONS ARE TO GRID LINE, TO FACE OF CONCRETE OR FACE OF STUD UNLESS NOTED OTHERWISE
10. DOORS IN STUD WALLS TO BE LOCATED 3" FROM ADJACENT WALL TO ROUGH OPENING U.N.O (TYP.)
11. 'CLR' INDICATES TO FACE OF FINISH.
12. SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES
13. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING MEMBERS
14. ALL FLASHING C/W FOLDED END DAMS
15. ALL FASTENERS, HANGERS & FLASHINGS TO BE COMPATIBLE WITH P.T. WOOD
16. CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR REVIEW OF ALL DRAWINGS AND SITE CONDITIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER OR ENGINEER IMMEDIATELY PRIOR TO START OF WORK AND ORDERING OF MATERIALS. ANY DISCREPANCIES NOT REPORTED BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

Drawing Symbols



Typical Abbreviations

#	Number	EPDM	Ethylene Propylene Diene M-Class	OPP	Opposite or Opposite Hand
&	And	(Roofing)		OZ	Ounce
@	At	EQ	Equal	PCC	Pre-Cast Concrete
ACT	Acoustic Ceiling Tile	EXIST	Existing	PLUMB	Plumbing
AD	Area Drain	EXP JT	Exposition Joint	PLYD	Plywood
AFF	Above Finished Floor	EXT	Exterior	PT	Pressure Treated
ALUM	Aluminum	FD	Floor Drain or Fire Department	PNT	Paint or Painted
ANOD	Anodized	FEC	Fire Extinguisher Cabinet	PVC	Polyvinyl Chloride
BD	Board	FXT	Fixture	PWDR	Powder
BSMT	Basement	FLR	Floor	RBR	Rubber
BYND	Beyond	FM	Filled Metal	RCP	Reflected Ceiling Plan
BOT	Bottom	FO	Face Of	RD	Roof Drain
CIP	Cast in Place	FND	Foundation	REF	Refridgitorator or Reference
CHNL	Channel	GA	Gauge	REQD	Required
CJ	Control Joint	GALV	Galvanized	RM	Room
CLG	Ceiling	GWB	Gypsum Wall Board	SIM	Similar
CLR	Clear	HC	Hollow Core	SPEC	Specified OR Specification
CMU	Concrete Masonry Unit	HL	High	SPK	Sprinkler or Speaker
COL	Column	HM	Hollow Metal	STSL	Stainless Steel
COMPR	Compressible	HP	High Point	STL	Sound Transmission Coefficient
CONC	Concrete	HR	Hour	STL	Steel
CONT	Continuous	HRV	Heating Recovery Ventilation	STRUCT.	Structure or Structural
COORD.	Coordinate	HVAC	Heating, Ventilating, And Air Conditioning	T&G	Tongue And Groove
CPT	Carpet	IRGWB	Impact Resistant Gypsum Wall Board	TELE	Telephone
CT	Ceramic Tile	ILO	In Lieu Of	TLT	Toilet
CTYD	Courtyard	INSUL	Insulated or Insulation	TME	To Match Existing
C/W	Completed With	INT	Interior	T.O.	Top Of
DBL	Double	LO	Low	T.O.C.	Top Of Concrete
DEMO	Demolish or Demolition	MAX	Maximum	T.O.S.	Top Of Steel
DIA	Diameter	MO	Masonry Opening	TPD	Toilet Paper Dispenser
DIM	Dimension	MECH	Mechanical	T/D	Telephone/Data
DIMS	Dimensions	MEMBR	Membrane	TYP	Typical
DN	Down	MIN	Minimum	U.N.O.	Unless Noted Otherwise
DR	Door	MIRGWB	Moisture-Resistant Gypsum Wall Board	U/S	Underside
DWG	Drawing	MTL	Metal	VIF	Verify In Field
EA	Each	NIC	Not In Contract	VP	Vision Panel
EJ	Expansion Joint	No.	Number	W/	With
EL	Elevation	NOM	Nominal	WC	Water Closet
ELEC	Electrical	OC	On Center	WD	Wood
ELEV	Elevator or Elevation	OH	Overhang or Opposite Hand		



1 Key Map

scale : 1 : 1750

Door Schedule

DOOR			DOOR				FRAME		COMMENTS	
W.	H.	Count	MAT.	FIN.	CORE	FRR	TYPE	MAT.		FIN.
Parking Level - P2										
3'-0"	6'-8"	4								
3'-6"	6'-8"	1								
6'-0"	6'-8"	1								
		6								
Parking Level - P1										
3'-0"	6'-8"	4								
3'-6"	6'-8"	2								
		6								
Ground Level										
2'-11 1/2"	7'-1 1/2"	1								
3'-0"	6'-8"	17								
4'-0"	6'-8"	2								
5'-9 1/2"	<varies>	3								
6'-0"	6'-8"	3								
		26								
Level 2										
3'-0"	6'-8"	22								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
		26								
Level 3										
3'-0"	6'-8"	22								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
		26								
Level 4										
3'-0"	6'-8"	21								
3'-8"	9'-7"	1								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
		26								
Level 5										
3'-0"	6'-8"	16								
3'-9 1/2"	9'-9 1/2"	1								
3'-10"	8'-7"	1								
3'-10 1/2"	9'-7"	1								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
		23								
Level 6										
3'-0"	6'-8"	7								
3'-5"	8'-9 1/2"	1								
4'-0"	6'-8"	1								
6'-0"	6'-8"	1								
		10								

Window Schedule

No.	Width	Height	Required	Operable	Comments
W1	3'-11"	9'-0"	201	Fixed	
W2	3'-11"	9'-0"	26	Yes	Sill Height 3'-3"
W3	3'-11"	9'-0"	70	Door	Door Height 7'-0"
W4	4'-0"	7'-6"	6		Interior Window
W5	3'-11"	9'-0"	6		Signage Window

Client:

jandagroup

m² A

m² Architecture inc.

106 - 2893 West 41st Avenue
Vancouver BC, V6N 3C5

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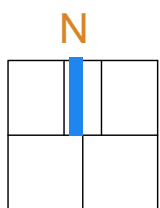
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Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35
(35.3)
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Minimum required: 136(incl. 2 h/c spaces)
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Development Permit Application

sheet title

Notes, Schedules & Key Map

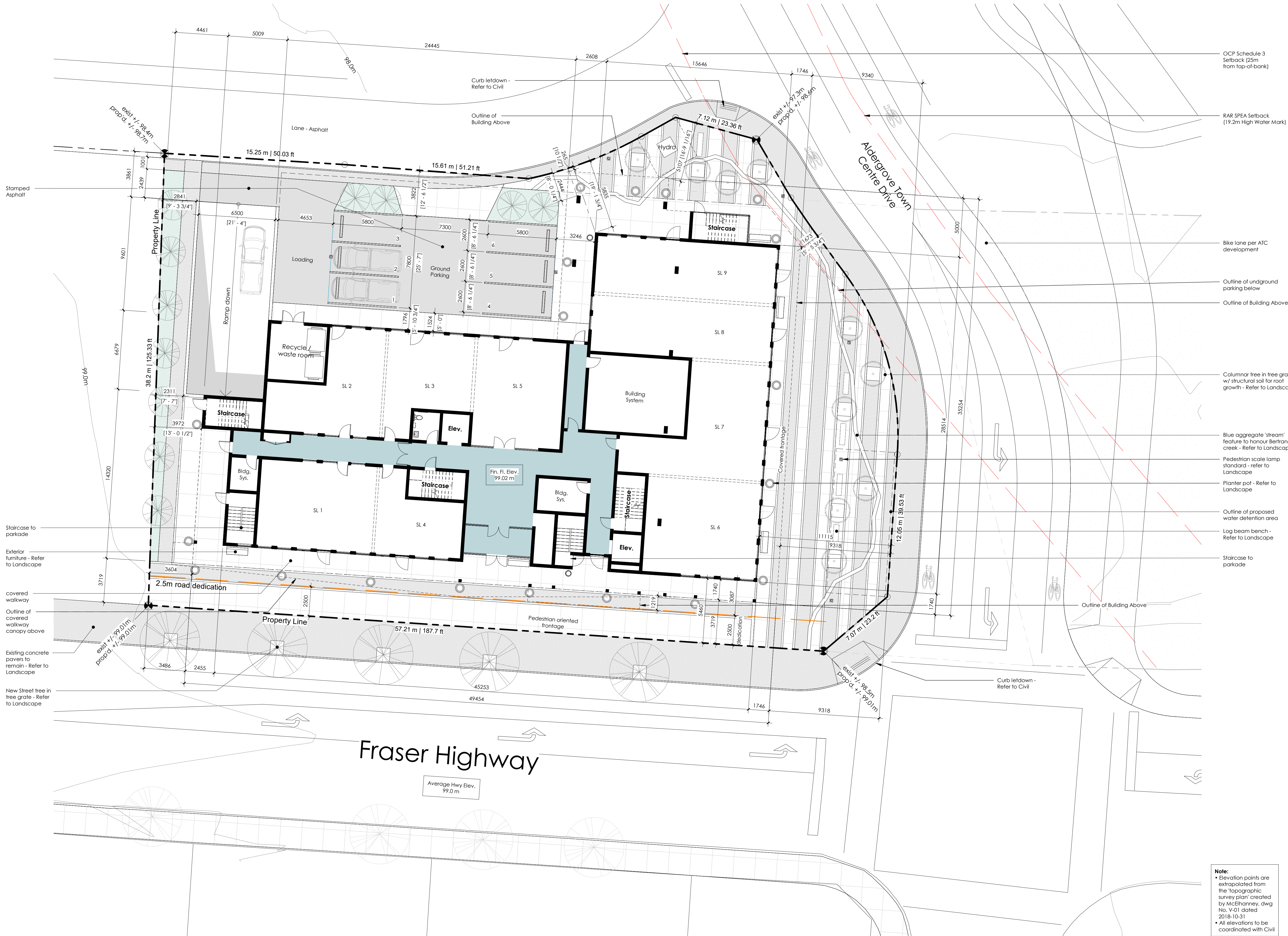
scale

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As indicated | December 16, 2021

sheet no.

A0.1



1 Site Plan
10 scale : 1 : 150

Note:
• Elevation points are extrapolated from the topographic survey plan created by McElhanney, dwg No. V-01 dated 2018-10-31
• All elevations to be coordinated with Civil

Client:

jandagroup

m² A

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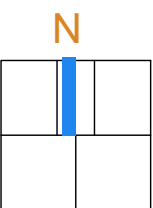
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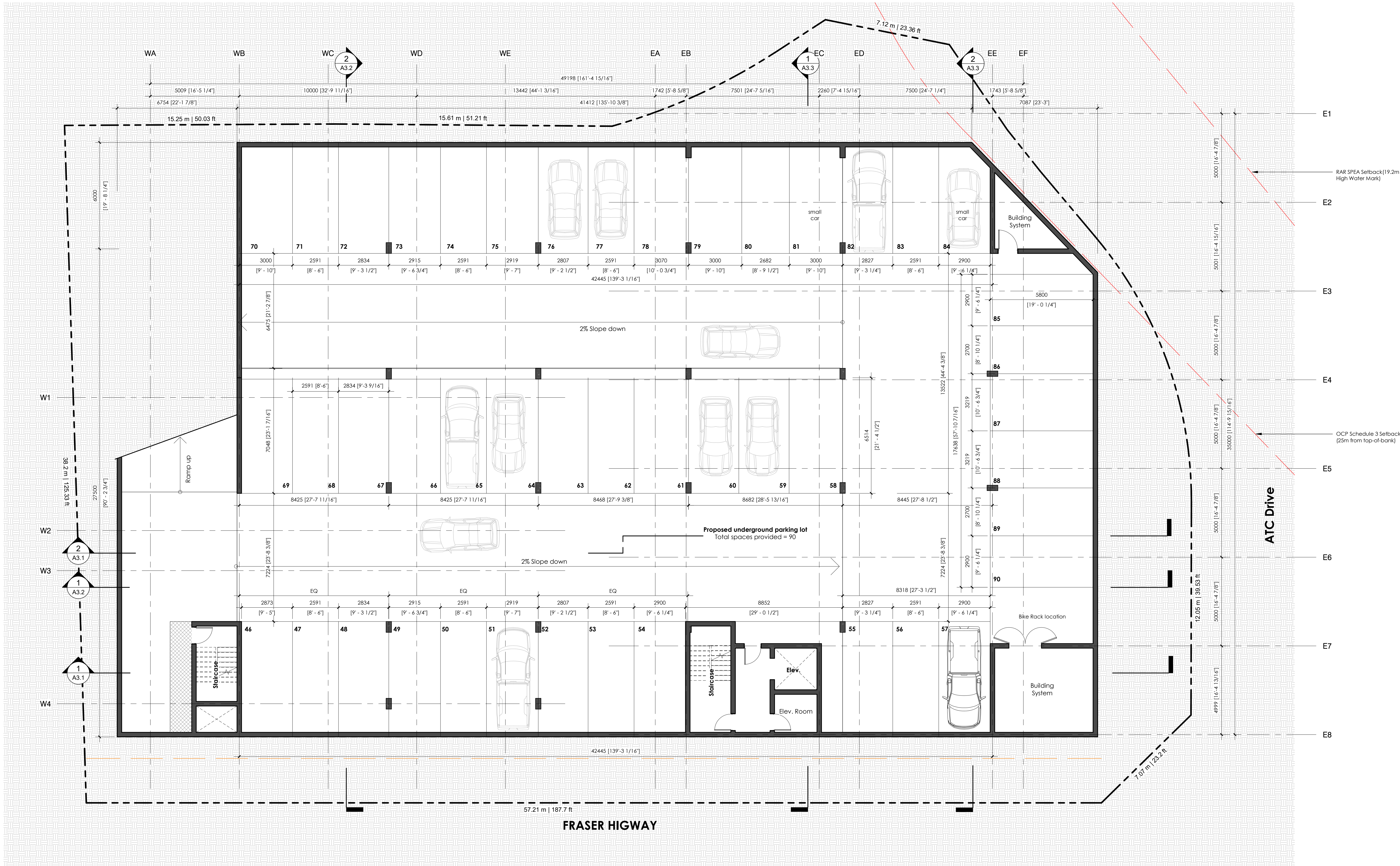
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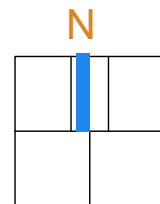


1 Parking Level - P2
scale : 1 : 100

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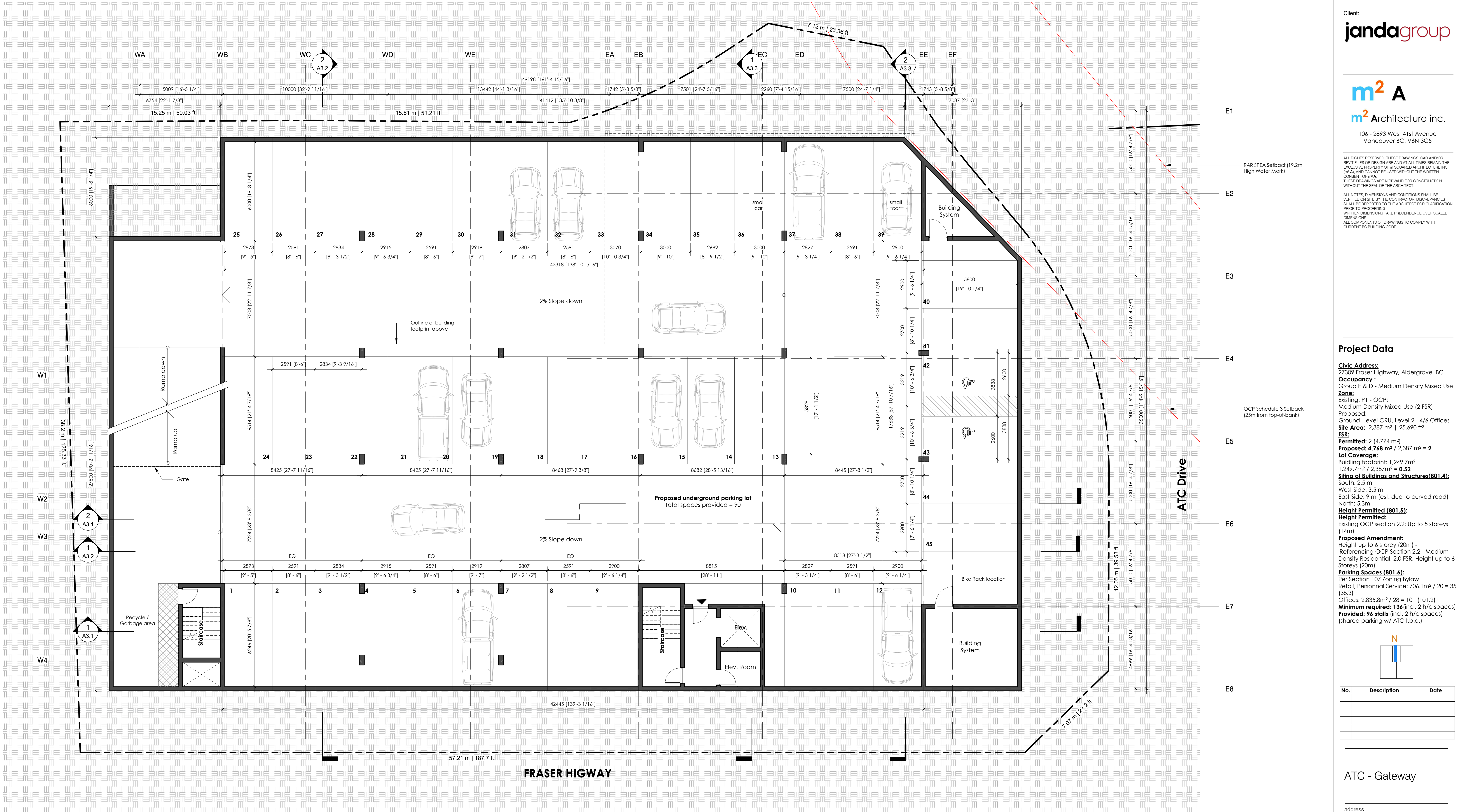
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Parking Plan - P2

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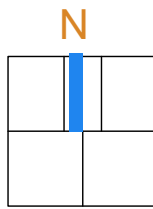
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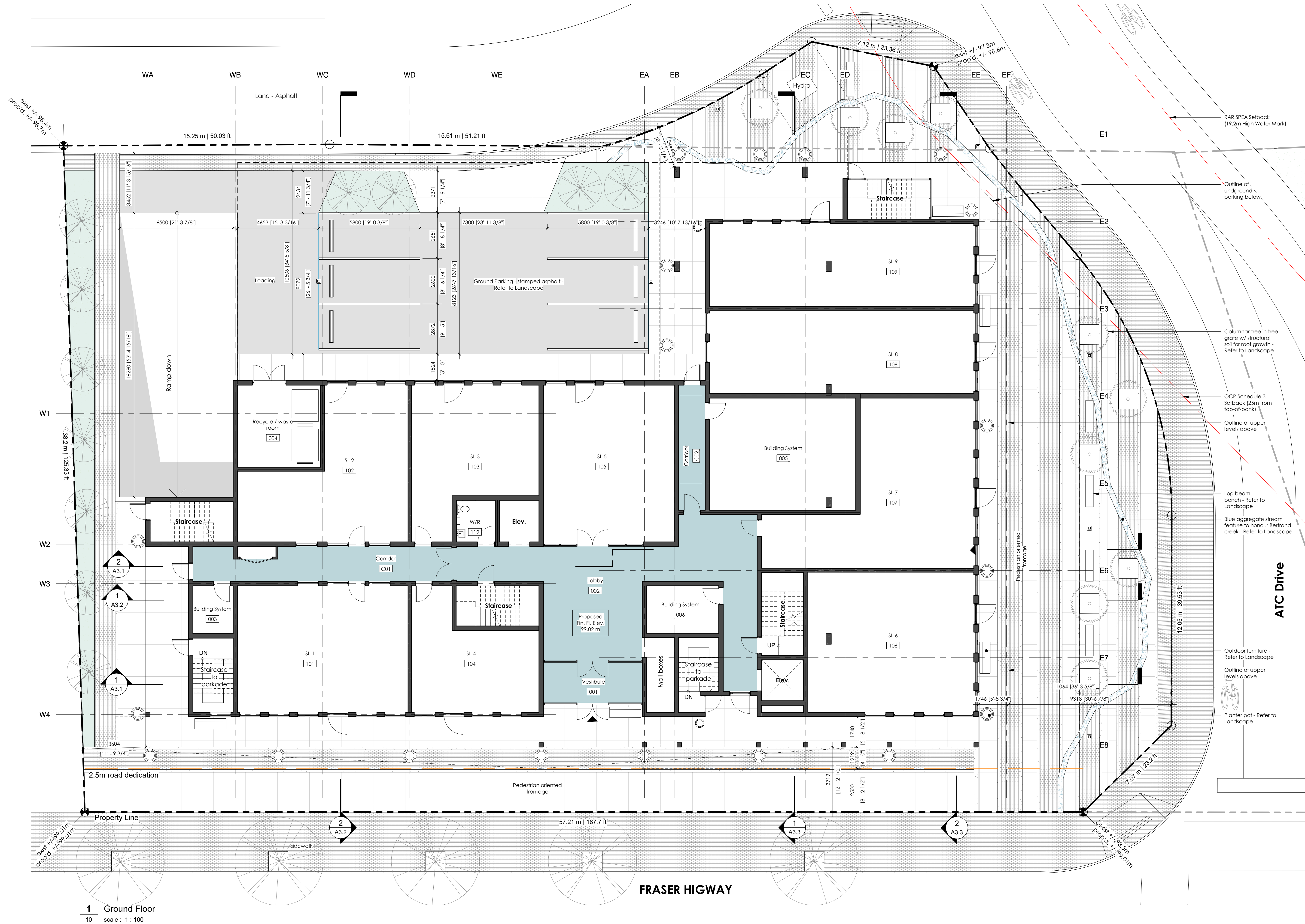
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Parking Plan - P1

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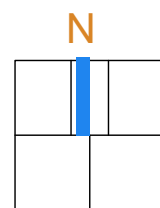


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10 scale : 1 : 100

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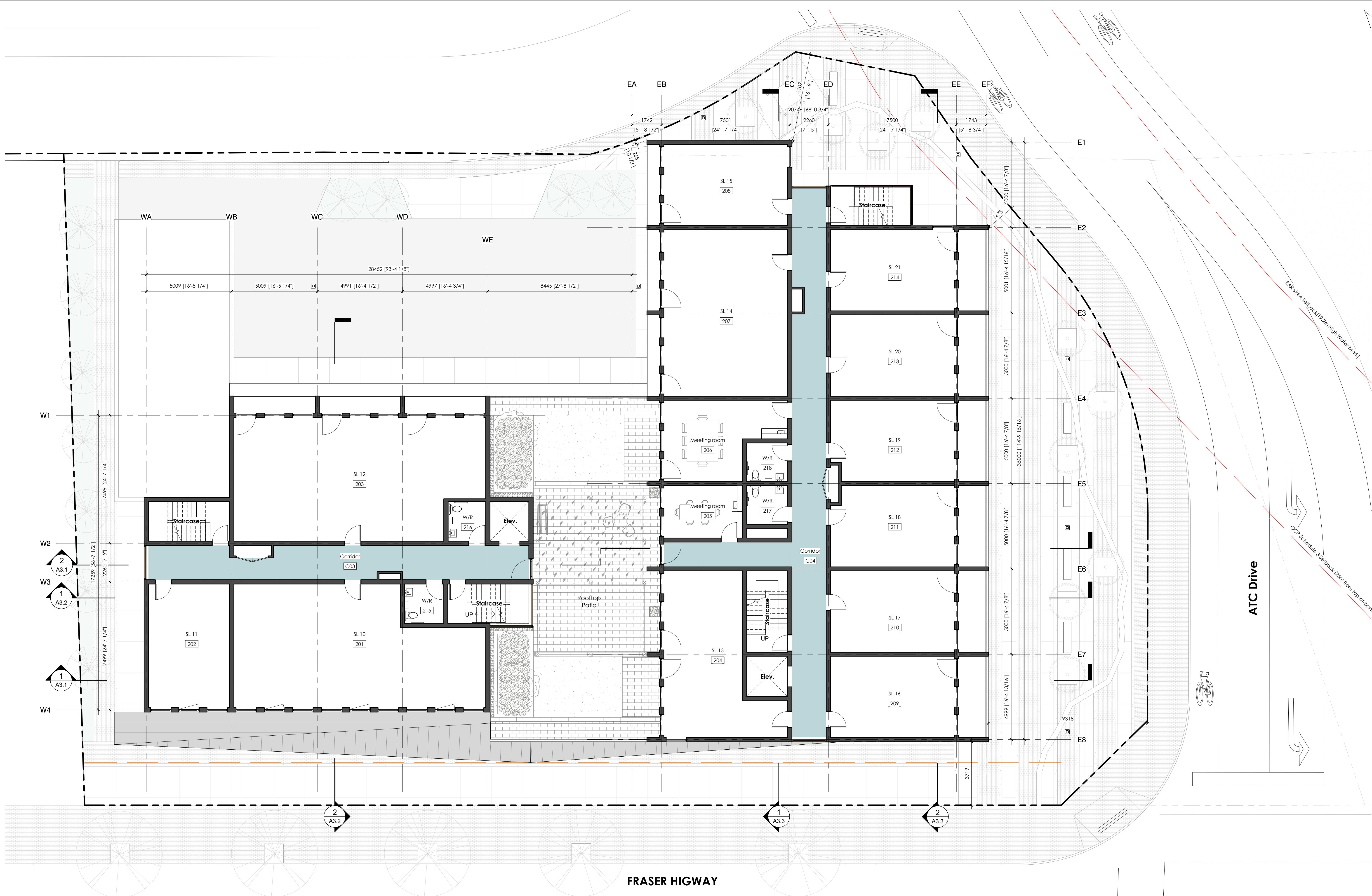
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A2.3

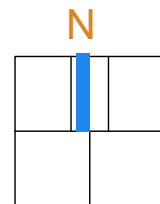


1 Level 2
10 scale : 1 : 100

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PRIOR TO PROCEEDING.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED
DIMENSIONS.
ALL COMPONENTS OF DRAWINGS TO COMPLY WITH
CURRENT BC BUILDING CODE

Project Data

Civic Address:
27309 Fraser Highway, Aldergrove, BC
Occupancy :
Group E & D - Medium Density Mixed Use
Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)
Proposed:
Ground Level CRU, Level 2 - 4/6 Offices
Site Area: 2,387 m² | 25,690 ft²
FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = 2
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**
Siting of Buildings and Structures(801.4):
South: 2.5 m
West Side: 3.5 m
East Side: 9 m (est. due to curved road)
North: 5.3m
Height Permitted (801.5):
Existing OCP section 2.2: Up to 5 storeys
(14m)
Proposed Amendment:
Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium
Density Residential, 2.0 FSR, Height up to 6
Storeys (20m)
Parking Spaces (801.4):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35
(35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC t.b.d.)



No.	Description	Date
1	Issued for DP Application	Nov 11, 2021

ATC - Gateway

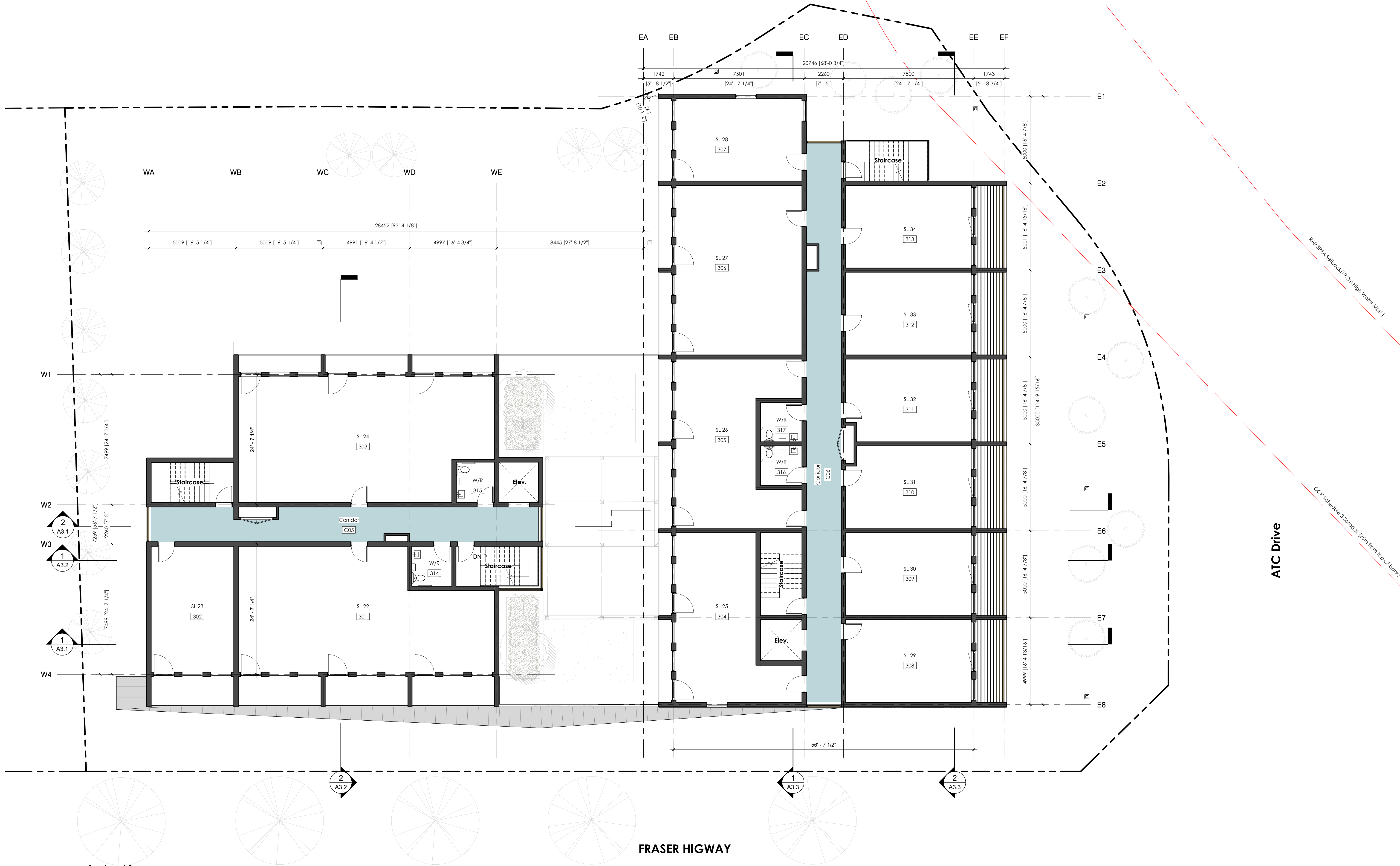
address
27309 Fraser Highway
Aldergrove, BC

phase
Development Permit Application

sheet title
Level 2

scale | date
As indicated | December 16, 2021

sheet no.
A2.4



1 Level 3
10 scale : 1 : 100

Client:

jandagroup

m² A
m² Architecture inc.
106 - 2893 West 41st Avenue
Vancouver BC, V6N 3C5

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PRIOR TO PROCEEDING.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED
DIMENSIONS.
ALL COMPONENTS OF DRAWINGS TO COMPLY WITH
CURRENT BC BUILDING CODE

Project Data

Civic Address:
27309 Fraser Highway, Aldergrove, BC

Occupancy :
Group E & D - Medium Density Mixed Use

Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)
Proposed:
Ground Level CRU, Level 2 - 4/6 Offices

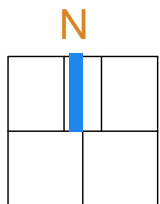
Site Area: 2,387 m² | 25,690 ft²

FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = **2**
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**

Siting of Buildings and Structures(801.4):
South: 2.5 m
West Side: 3.5 m
East Side: 9 m (est. due to curved road)
North: 5.3m

Height Permitted (801.5):
Height Permitted:
Existing OCP section 2.2: Up to 5 storeys (14m)
Proposed Amendment:
Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium
Density Residential, 2.0 FSR, Height up to 6
Storeys (20m)'

Parking Spaces (801.4):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35
(35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC t.b.d.)



No.	Description	Date

ATC - Gateway

address
27309 Fraser Highway
Aldergrove, BC

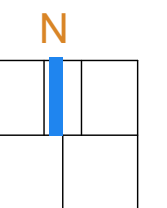
phase
Development Permit Application

sheet title
Level 3

scale | date
As indicated | December 16, 2021

sheet no.

Address: 309 Foster Highway, Aldergrove, BC
Capacity: 1
Use: Group E & D - Medium Density Mixed Use
Height: 12m
Proposed: P1 - OCP: Medium Density Mixed Use (2 FSR)
Level: 1
Level 1: 1
Level 2: 1
Level 3: 1
Level 4: 1
Level 5: 1
Level 6: 1
Level 7: 1
Level 8: 1
Level 9: 1
Level 10: 1
Level 11: 1
Level 12: 1
Level 13: 1
Level 14: 1
Level 15: 1
Level 16: 1
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Level 18: 1
Level 19: 1
Level 20: 1
Level 21: 1
Level 22: 1
Level 23: 1
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Level 46: 1
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Level 2



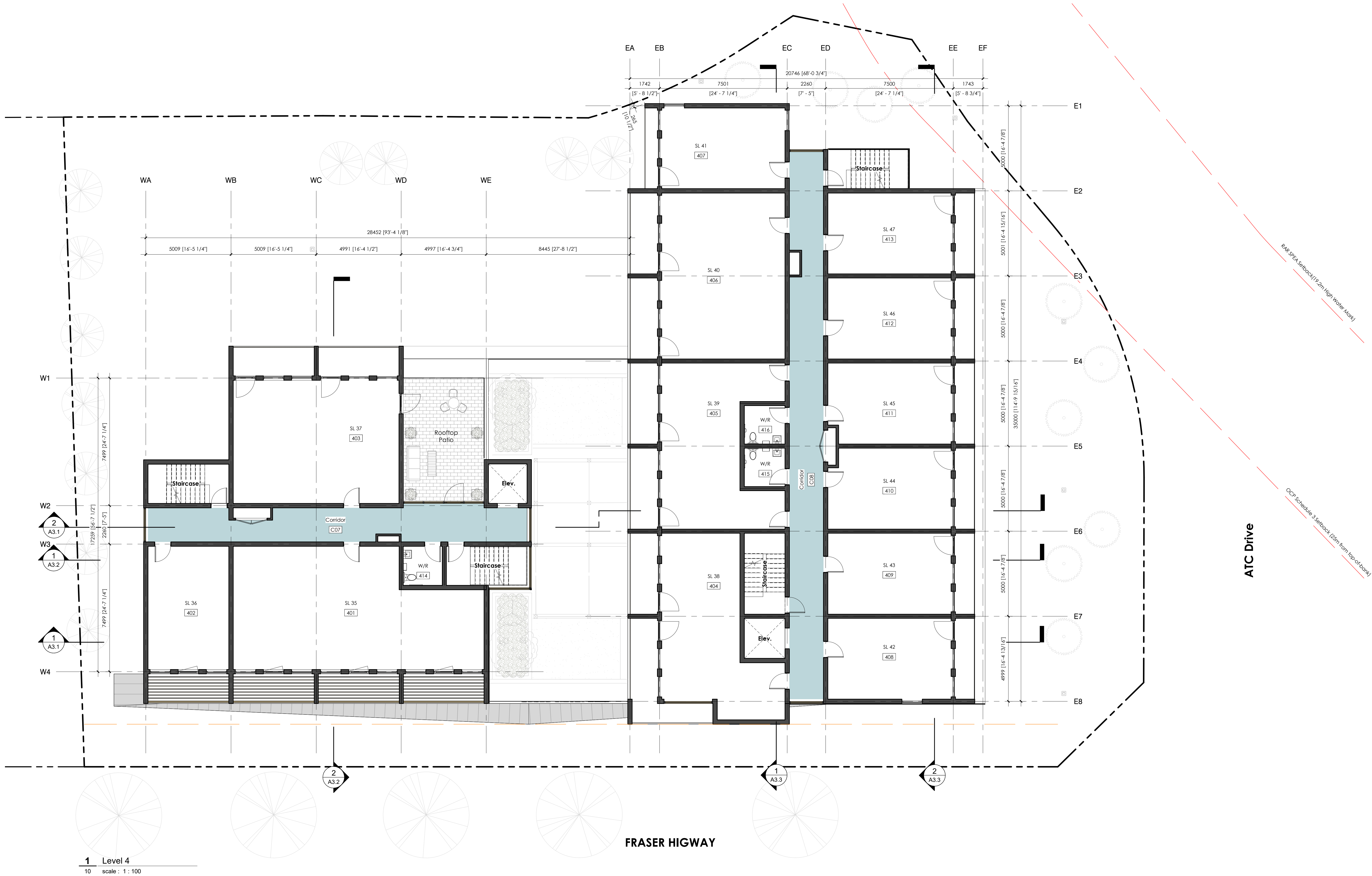
No.	Description	Date

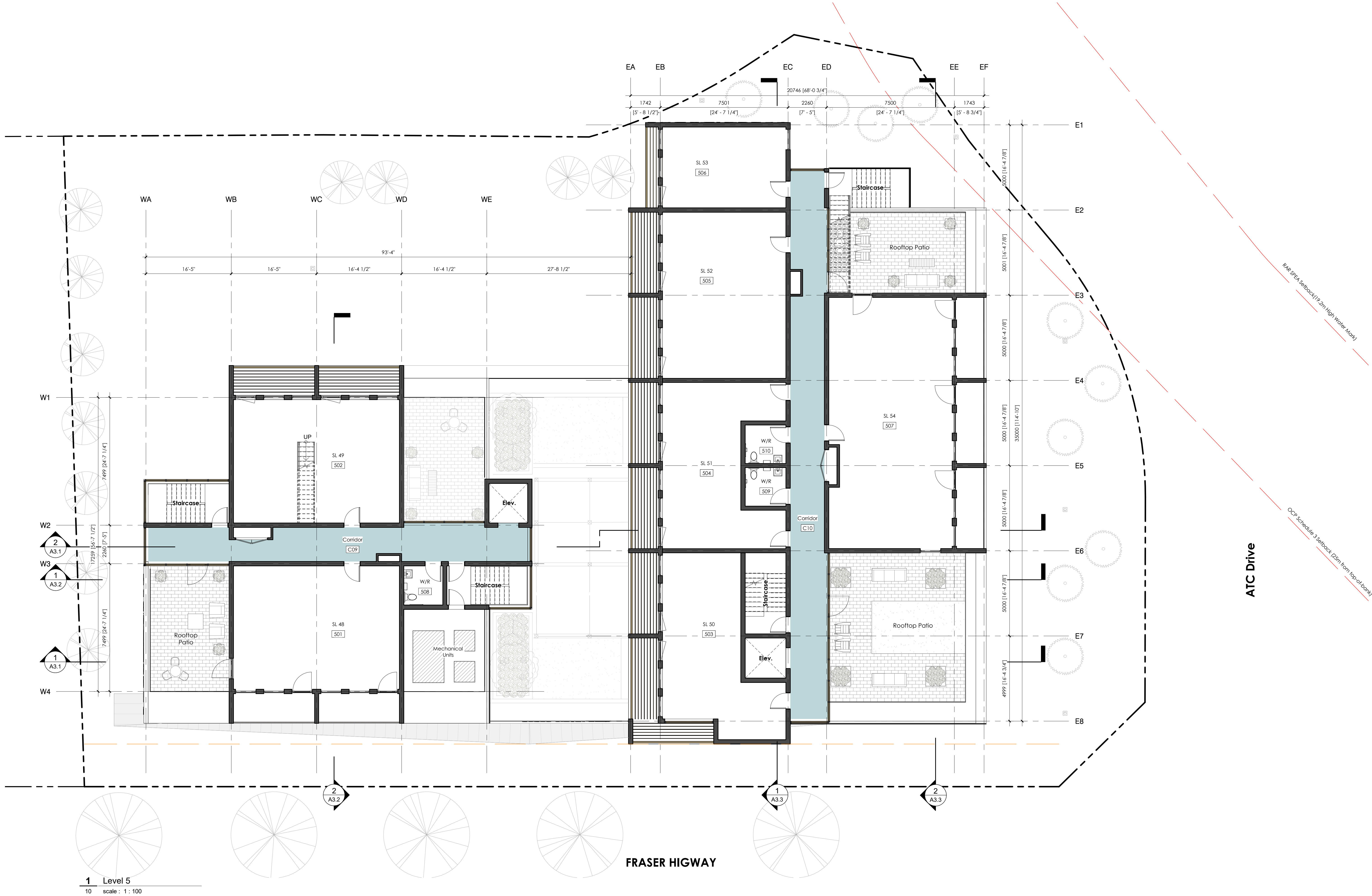
Address
27309 Fraser Highway
Aldergrove, BC

Phase
Development Permit Application

scale	date
as indicated	December 16, 2021

A2.6





1 Level 5
10 scale : 1 : 100

Client:

jandagroup

m² A
m² Architecture inc.
106 - 2893 West 41st Avenue
Vancouver BC, V6N 3C5

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DIMENSIONS.
ALL COMPONENTS OF DRAWINGS TO COMPLY WITH
CURRENT BC BUILDING CODE

Project Data

Civic Address:
27309 Fraser Highway, Aldergrove, BC

Occupancy :
Group E & D - Medium Density Mixed Use

Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)

Proposed:
Ground Level CRU, Level 2 - 4/6 Offices

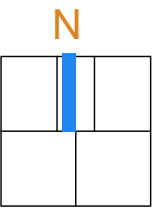
Site Area: 2,387 m² | 25,690 ft²

FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = 2
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**

Siting of Buildings and Structures(801.4):
South: 2.5 m
West Side: 3.5 m
East Side: 9 m (est. due to curved road)
North: 5.3m

Height Permitted (801.5):
Height Permitted:
Existing OCP section 2.2: Up to 5 storeys (14m)
Proposed Amendment:
Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium
Density Residential, 2.0 FSR, Height up to 6
Storeys (20m)'

Parking Spaces (801.4):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35
(35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC t.b.d.)



No.	Description	Date

ATC - Gateway

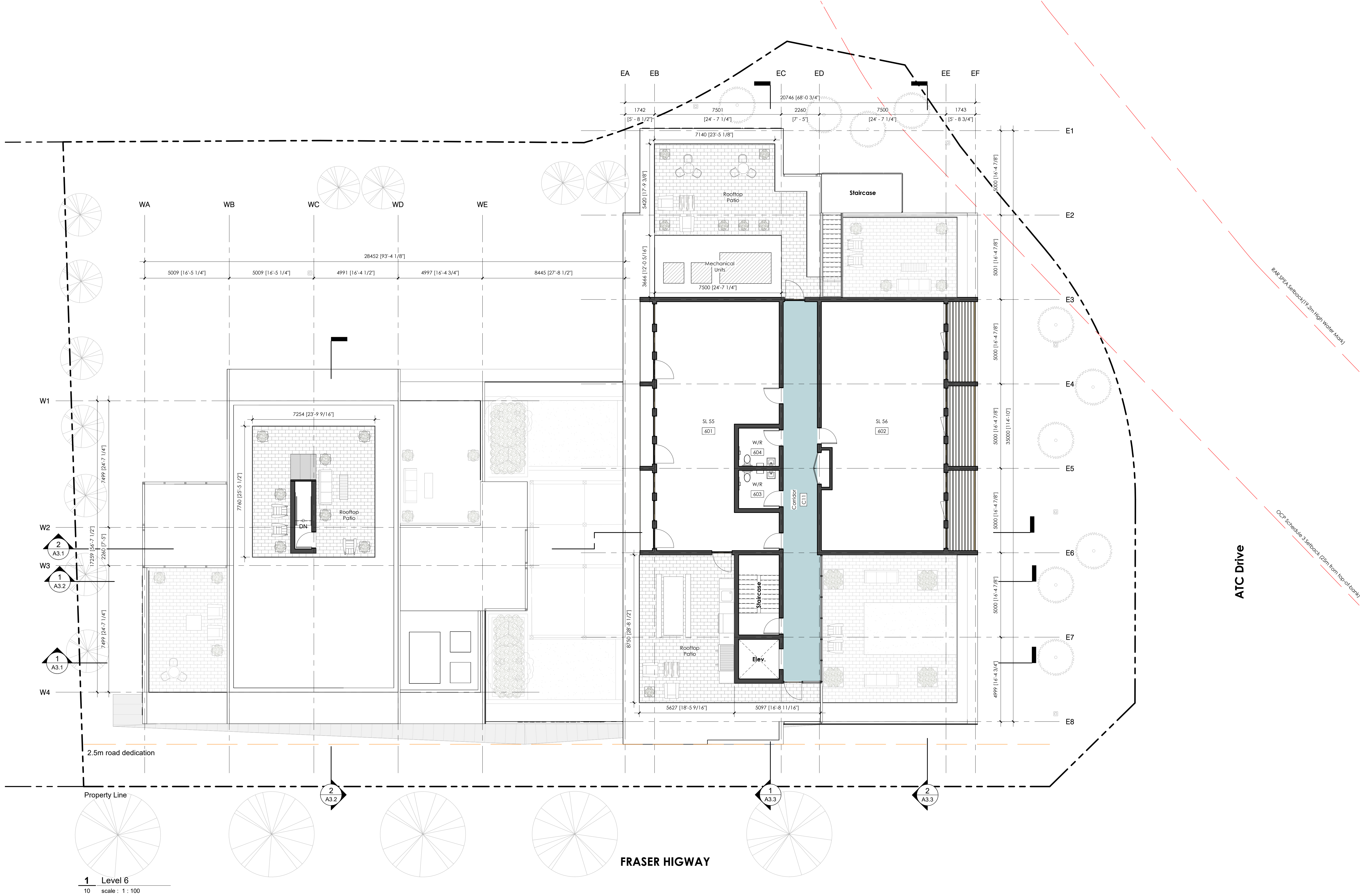
address
27309 Fraser Highway
Aldergrove, BC

phase
Development Permit Application

sheet title
Level 5

scale | date
As indicated | December 16, 2021

sheet no.
A2.7



Project Data

Civic Address:
27309 Fraser Highway, Aldergrove, BC

Occupancy:
Group E & D - Medium Density Mixed Use

Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)
Proposed:
Ground Level CRU, Level 2 - 4/6 Offices

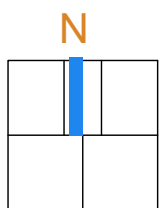
Site Area: 2,387 m² | 25,690 ft²

FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = **2**
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**

Siting of Buildings and Structures (801.4):
South: 2.5 m
West Side: 3.5 m
East Side: 9 m (est. due to curved road)
North: 5.3m

Height Permitted (801.5):
Height Permitted:
Existing OCP Section 2.2: Up to 5 storeys (14m)
Proposed Amendment:
Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium
Density Residential, 2.0 FSR, Height up to 6
Storeys (20m)'

Parking Spaces (801.4):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35
(35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136 (incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC 1.b.d.)



No.	Description	Date

ATC - Gateway

address
27309 Fraser Highway
Aldergrove, BC

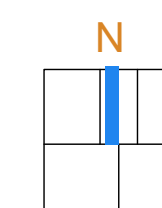
phase
Development Permit Application

sheet title
Level 6

scale | date
As indicated | December 16, 2021

sheet no.
A2.8

Civic Address: 2309 Fraser Highway, Aldergrove, BC
Occupancy: Group E & D - Medium Density Mixed Use
Zone:
Existing: P1 - OCP;
Medium Density Mixed Use [2 FSR]
Proposed:
Ground Level CRU, Level 2 - 4/6 Offices
Site Area: 2,387 m² | 25,690 ft²
FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = **2**
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**
Siting of Buildings and Structures(801.4):
South: 2.5 m
West Side: 3.5 m
East Side: 9 m (east due to curved road)
North: 5.3m
Height Permitted (801.5):
Height Permitted:
Existing OCP section 2.2: Up to 5 storeys
(14m)
Proposed Amendment:
Height up to 6 storeys (20m) -
"Referencing OCP Section 2.2 - Medium
Density Residential, 20 FSR, Height up to 6
Storeys (20m)"
Parking Spaces (801.6):
Per Section 107 Zoning Bylaw
Retail, Personal Services: 706.1m² = 20 + 3
(55-3)
Office: 2,835.8m² / 28 = 101 (101-2)
Minimum required: 136 (incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC 1.b.3)

[illegible]

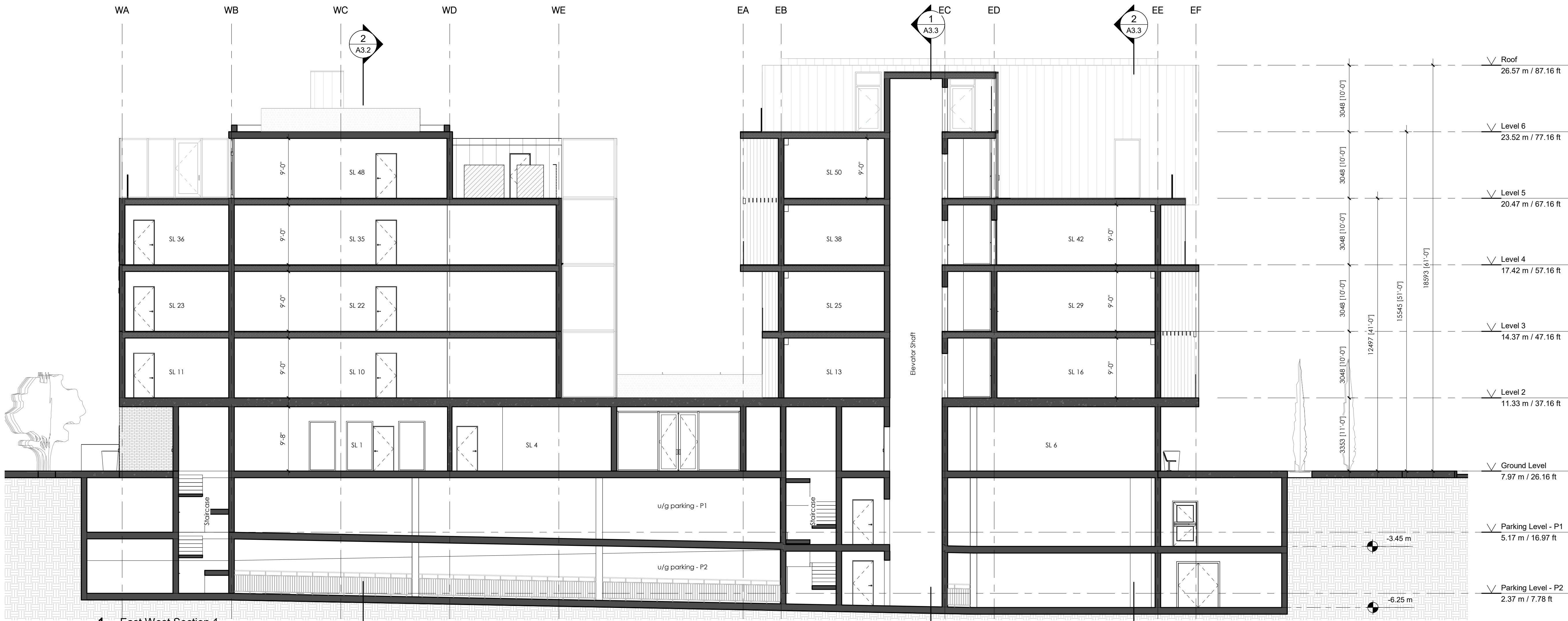
address
27309 Fraser Highway
Aldergrove, BC

phase
Development Permit Application

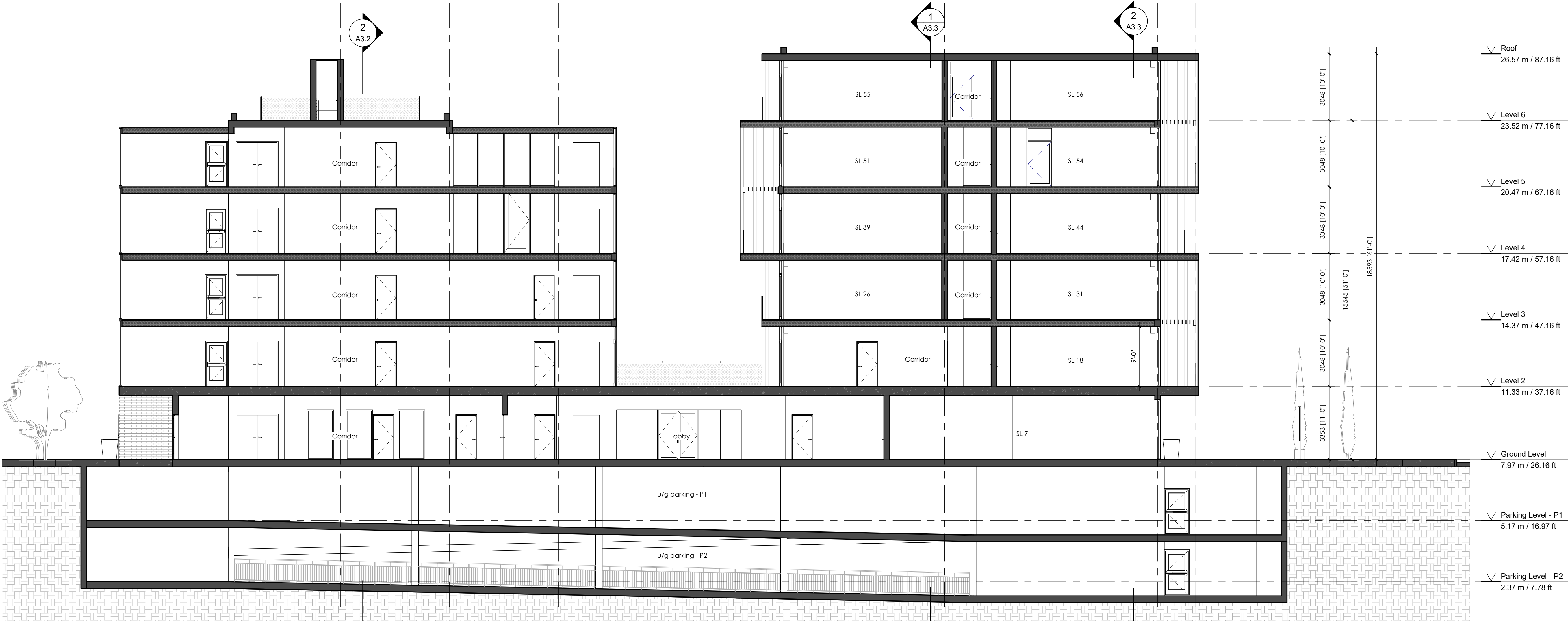
sheet title	
Roof Plan	
scale	date
As indicated	December 16, 2021
sheet no.	



1 Roof Plan
10 scale : 1 : 100



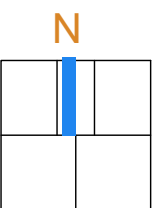
1 East West Section 1
A2.1 scale : 1 : 100



2 East West Section 2
A2.1 scale : 1 : 100

Project Data

Civic Address:
27309 Fraser Highway, Aldergrove, BC
Occupancy :
Group E & D - Medium Density Mixed Use
Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)
Proposed:
Ground Level CRU, Level 2 - 4/6 Offices
Site Area: 2,387 m² | 25,690 ft²
FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = **2**
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**
Siting of Buildings and Structures(801.4):
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West Side: 3.5 m
East Side: 9 m (est. due to curved road)
North: 5.3m
Height Permitted (801.5):
Height Permitted:
Existing OCP section 2.2: Up to 5 storeys
(14m)
Proposed Amendment:
Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium
Density Residential, 2.0 FSR, Height up to 6
Storeys (20m)'
Parking Spaces (801.4):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35
(35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC l.b.d.)



No.	Description	Date
1	Issued for DP Application	Nov 11, 2021

ATC - Gateway

address
27309 Fraser Highway
Aldergrove, BC

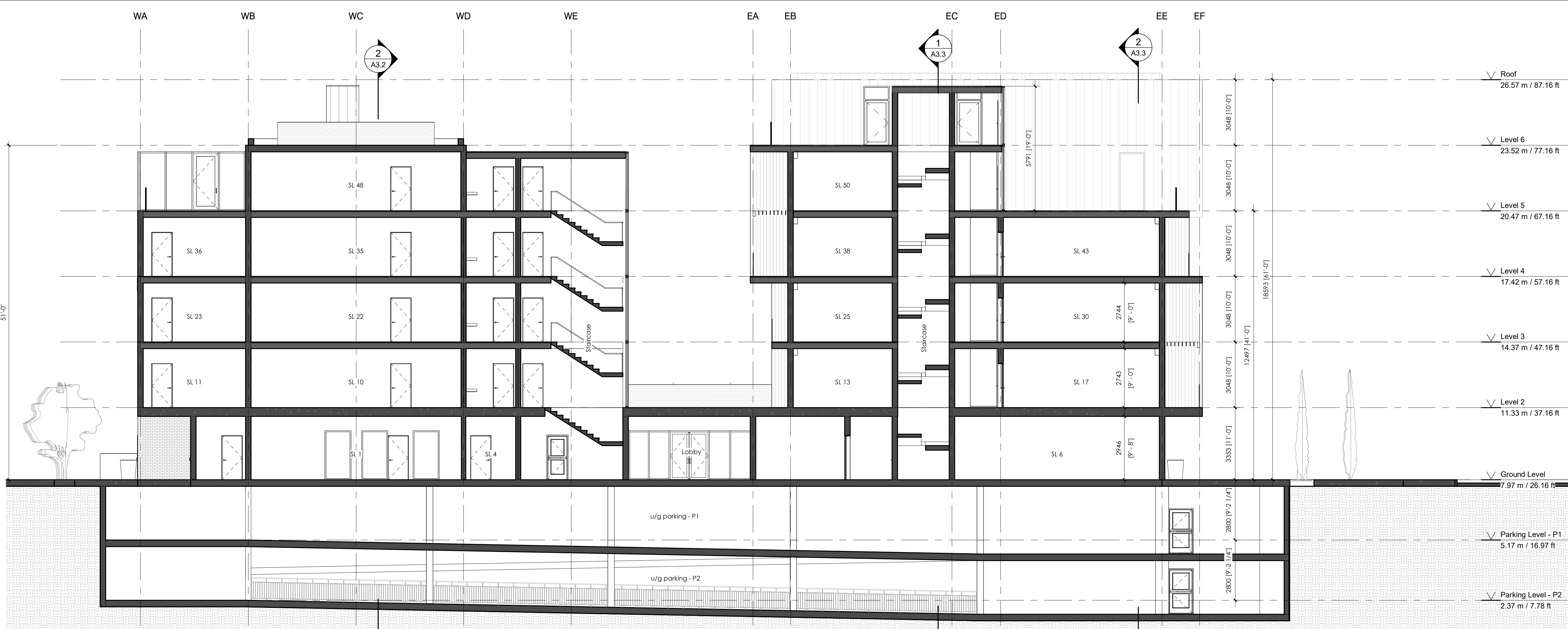
phase
Development Permit Application

sheet title
Sections

scale
As indicated

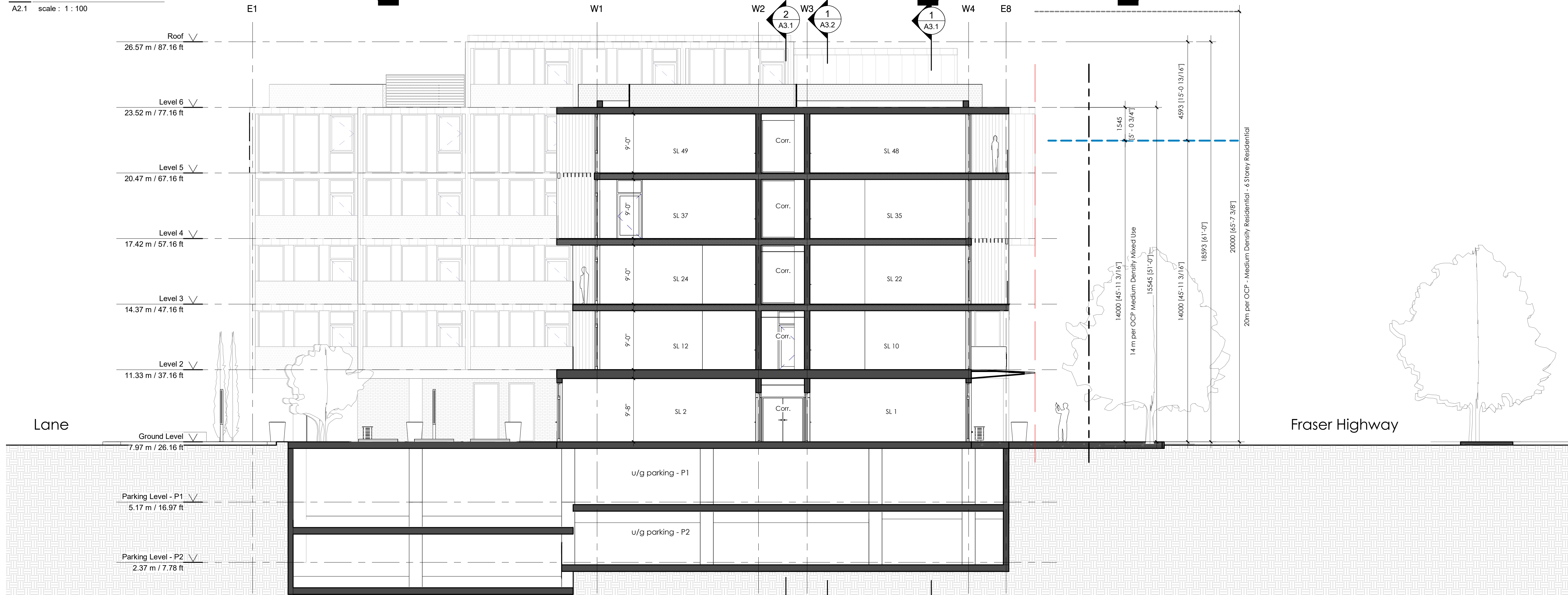
date
December 16, 2021

sheet no.
A3.1



1 East West Section 3

A2.1 scale : 1 : 100



2 North South Section 1

02 scale : 1 : 100

Client:

jandagroup

m² A
m² Architecture inc.

106 - 2893 West 41st Avenue
Vancouver BC, V6N 3C5

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ALL COMPONENTS OF DRAWINGS TO COMPLY WITH
CURRENT BC BUILDING CODE.

Project Data

Civic Address:

27309 Fraser Highway, Aldergrove, BC

Occupancy :

Group E & D - Medium Density Mixed Use

Zone:

Existing: P1 - OCP:

Medium Density Mixed Use (2 FSR)

Proposed:

Ground Level CRU, Level 2 - 4/6 Offices

Site Area: 2,387 m² | 25,690 ft²

FSR:

Permitted: 2 (4,774 m²)

Proposed: 4,768 m² / 2,387 m² = 2

Lot Coverage:

Building footprint: 1,249.7m²

1,249.7m² / 2,387m² = 0.52

Siting of Buildings and Structures(801.4):

South: 2.5 m

West Side: 3.5 m

East Side: 9 m (est. due to curved road)

North: 5.3m

Height Permitted (801.5):

Height Permitted:

Existing OCP section 2.2: Up to 5 storeys

(14m)

Proposed Amendment:

Height up to 6 storey (20m) -

Referencing OCP Section 2.2 - Medium

Density Residential, 2.0 FSR, Height up to 6

Storeys (20m)

Parking Spaces (801.4):

Per Section 107 Zoning Bylaw

Retail, Personal Service: 706.1m² / 20 = 35

(35.3)

Offices: 2,835.8m² / 28 = 101 (101.2)

Minimum required: 136(incl. 2 h/c spaces)

Provided: 96 stalls (incl. 2 h/c spaces)

(shared parking w/ ATC t.b.d.)

No.	Description	Date

ATC - Gateway

address

27309 Fraser Highway
Aldergrove, BC

phase

Development Permit Application

sheet title

Sections

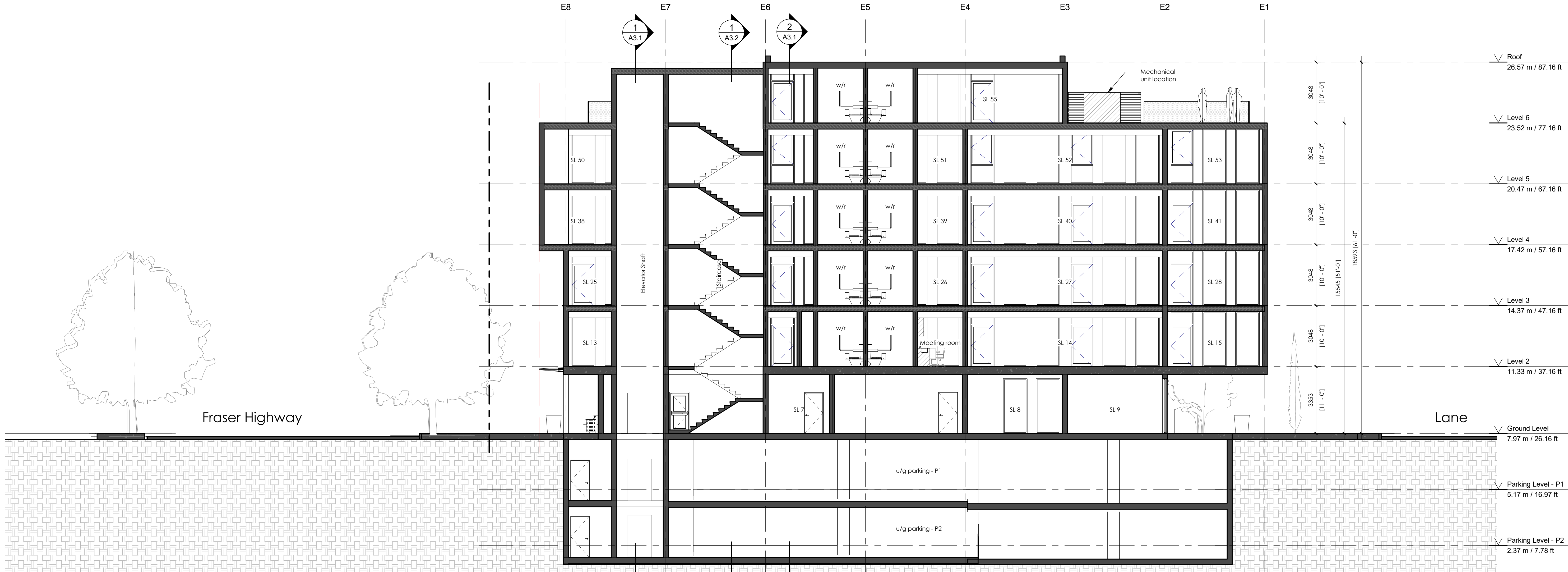
scale

date

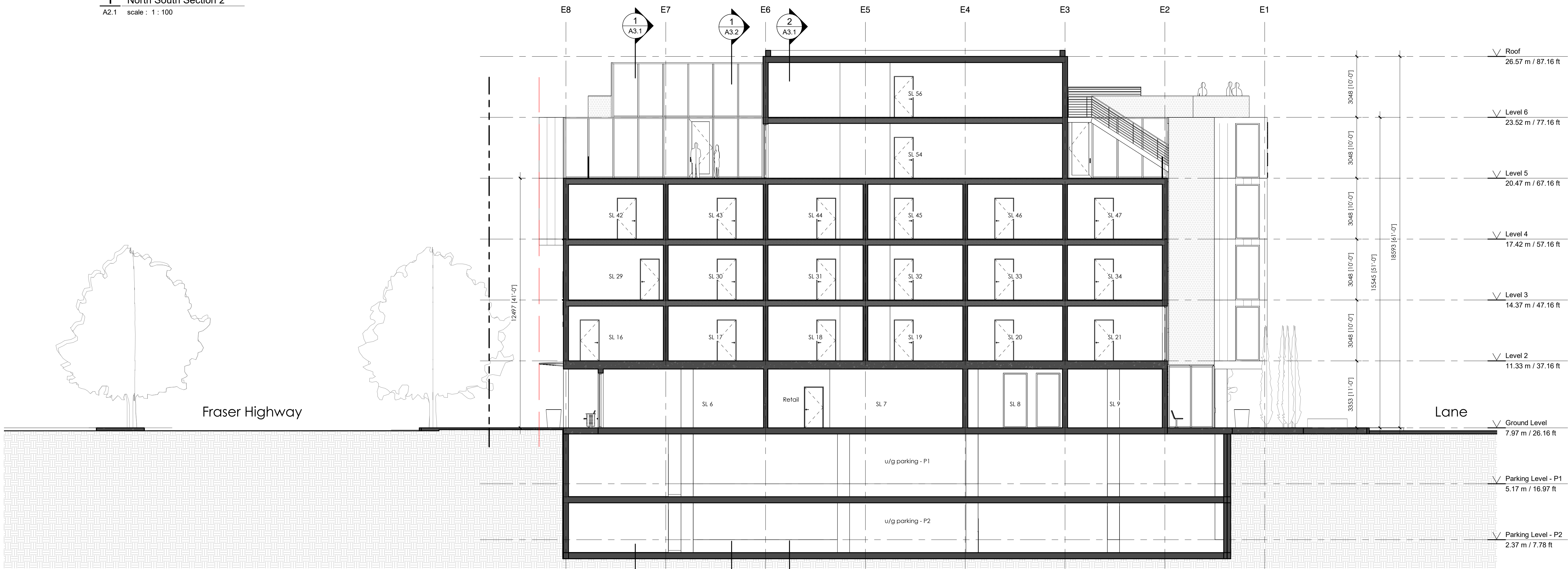
As indicated | December 16, 2021

sheet no.

A3.2



1 North South Section 2
A2.1 scale : 1 : 100



2 North South Section 3
A2.1 scale : 1 : 100

Client:

jandagroup

m² A
m² Architecture inc.

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Vancouver BC, V6N 3C5

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Project Data

Civic Address:
27309 Fraser Highway, Aldergrove, BC

Occupancy :
Group E & D - Medium Density Mixed Use

Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)
Proposed:
Ground Level CRU, Level 2 - 4/6 Offices

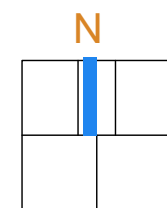
Site Area: 2,387 m² | 25,690 ft²

FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = 2
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = 0.52

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East Side: 9 m (est. due to curved road)
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(35.3)
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(shared parking w/ ATC t.b.d.)



No.	Description	Date

ATC - Gateway

address

27309 Fraser Highway
Aldergrove, BC

phase

Development Permit Application

sheet title

Sections

scale

date

As indicated | December 16, 2021

sheet no.

A3.3

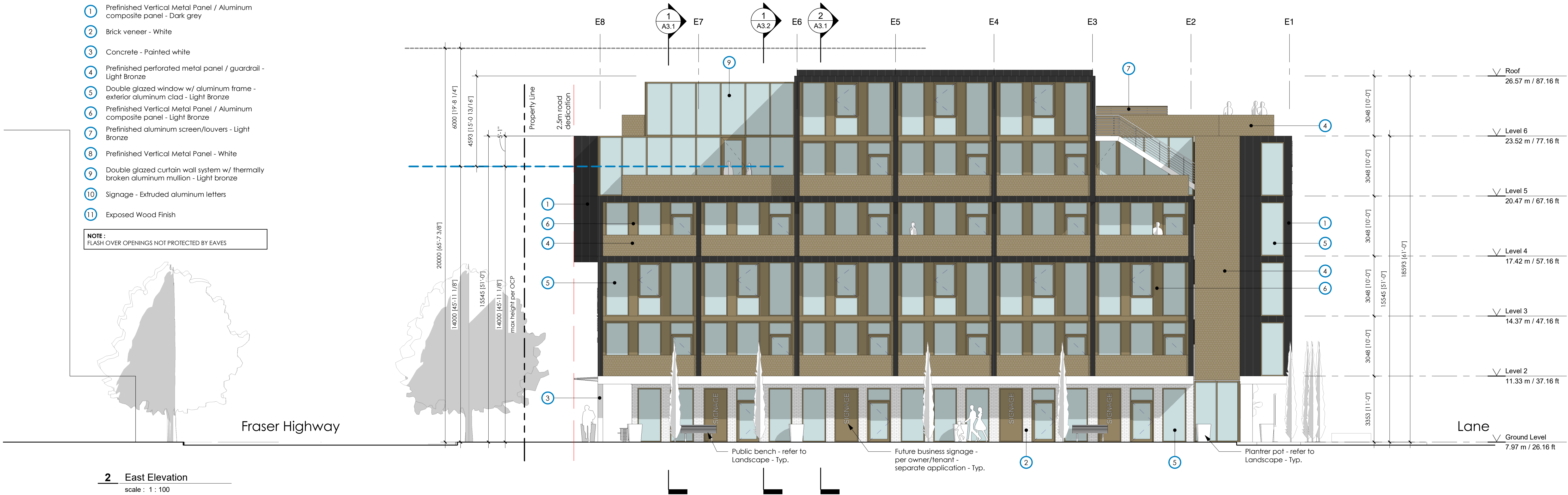


1 South Elevation1
scale : 1 : 100

Exterior Finishes Legend

- 1 Prefinished Vertical Metal Panel / Aluminum composite panel - Dark grey
- 2 Brick veneer - White
- 3 Concrete - Painted white
- 4 Prefinished perforated metal panel / guardrail - Light Bronze
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NOTE:
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2 East Elevation
scale : 1 : 100

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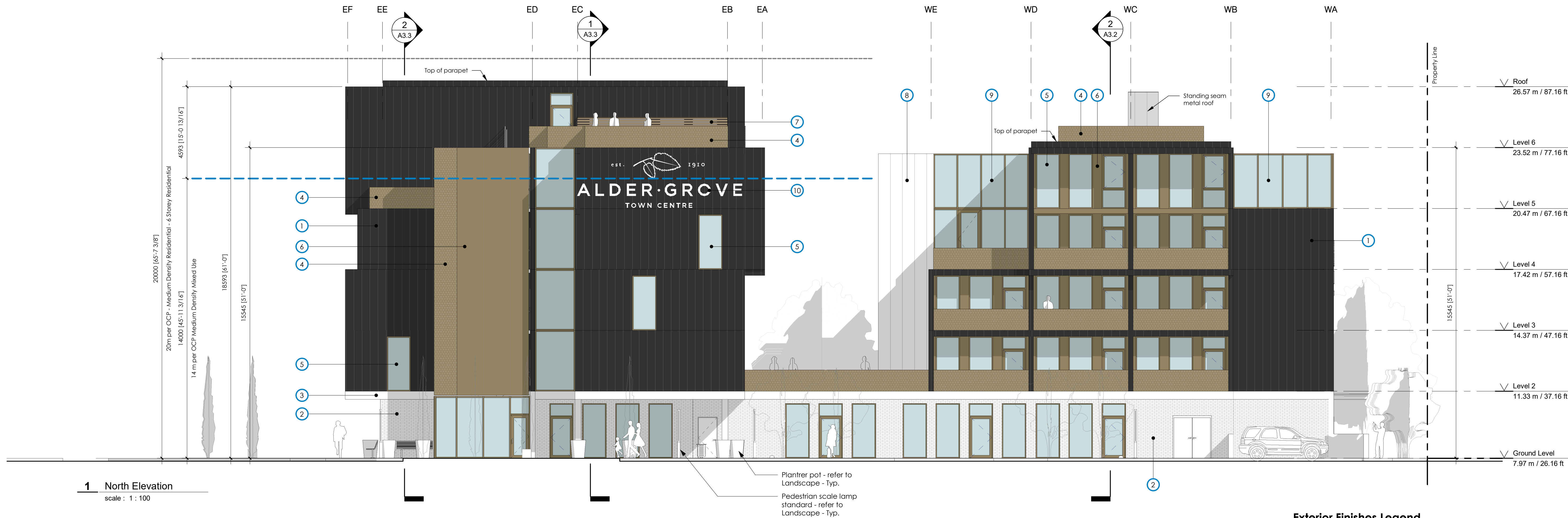
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Elevations
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As indicated December 16, 2021
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Client:

jandagroup

m² A
m² Architecture inc.

106 - 2893 West 41st Avenue
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phase

Development Permit Application

sheet title

Elevations

scale

As indicated | December 16, 2021

sheet no.

A4.2

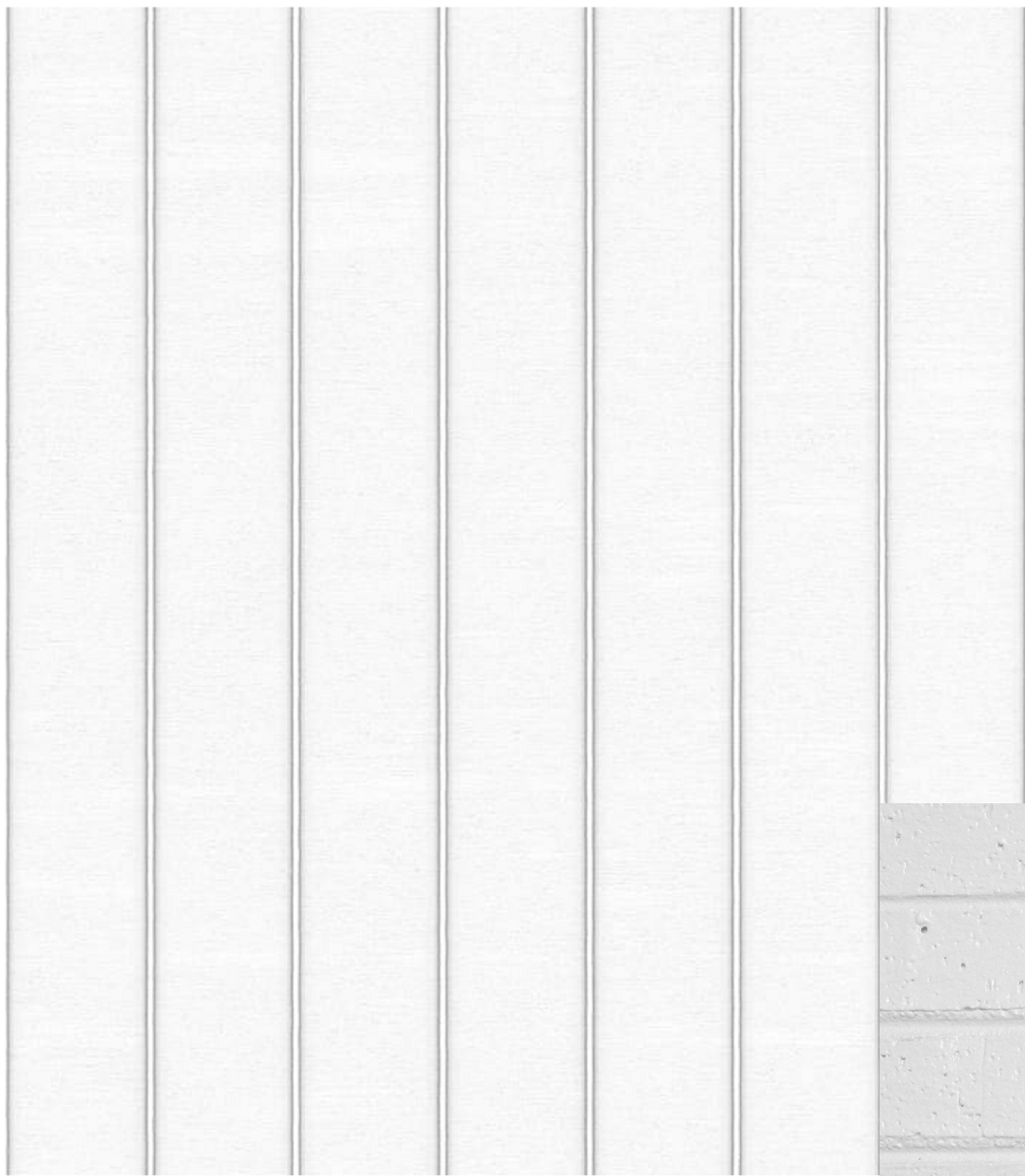


Exterior Finishes Legend

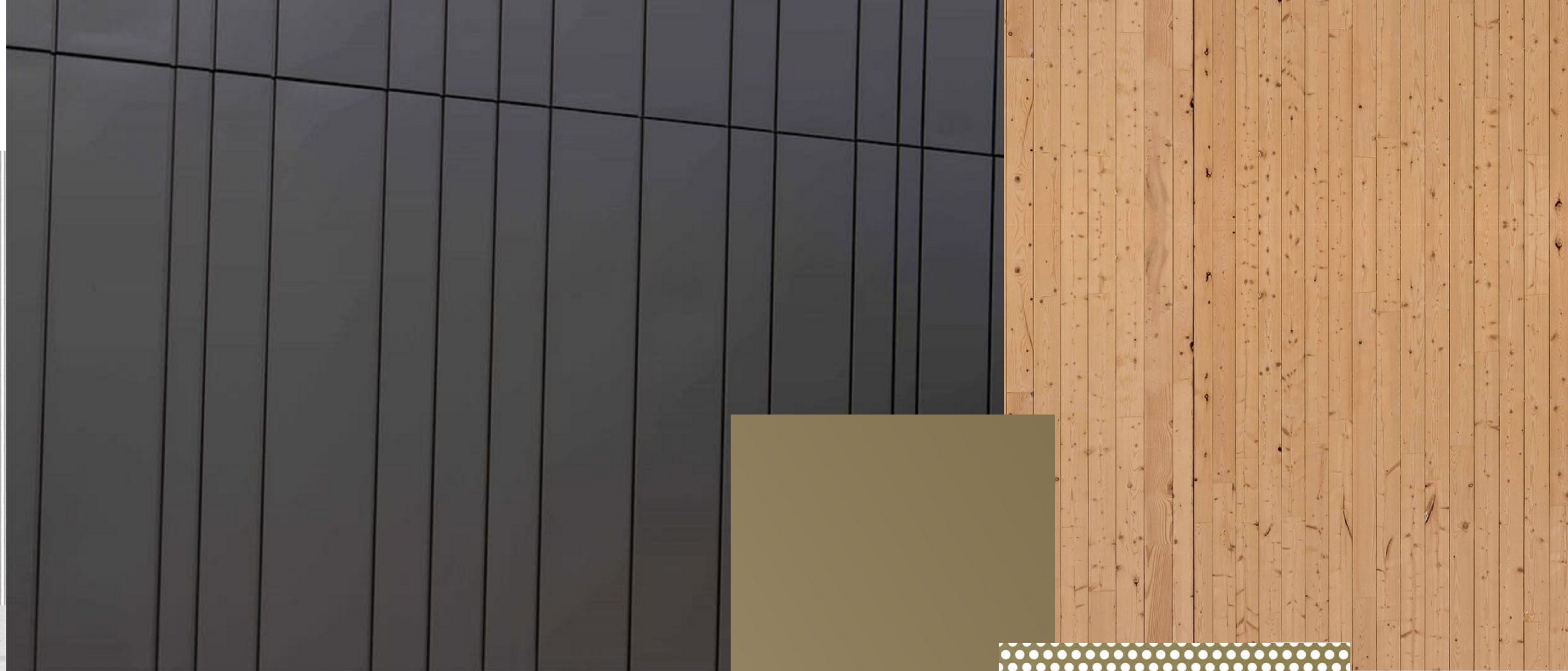
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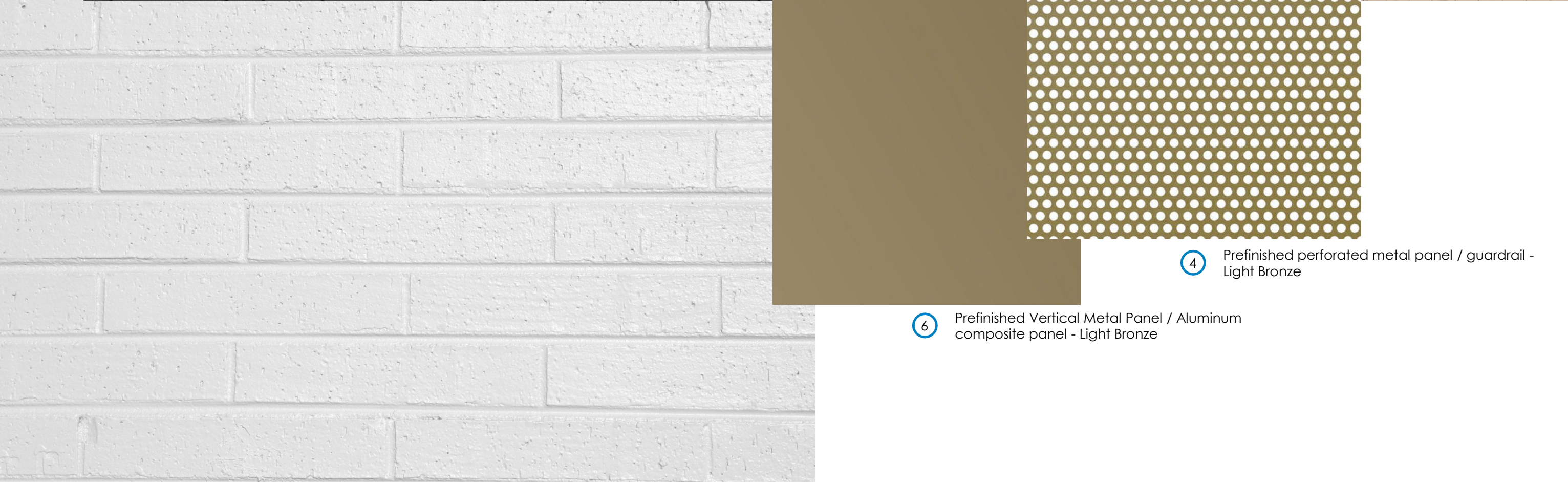
8 Prefinished Vertical Metal Panel - White



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11 Exposed Wood Finish



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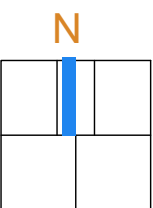
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No.	Description	Date

ATC - Gateway

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27309 Fraser Highway
Aldergrove, BC

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Development Permit Application

sheet title

Material Board

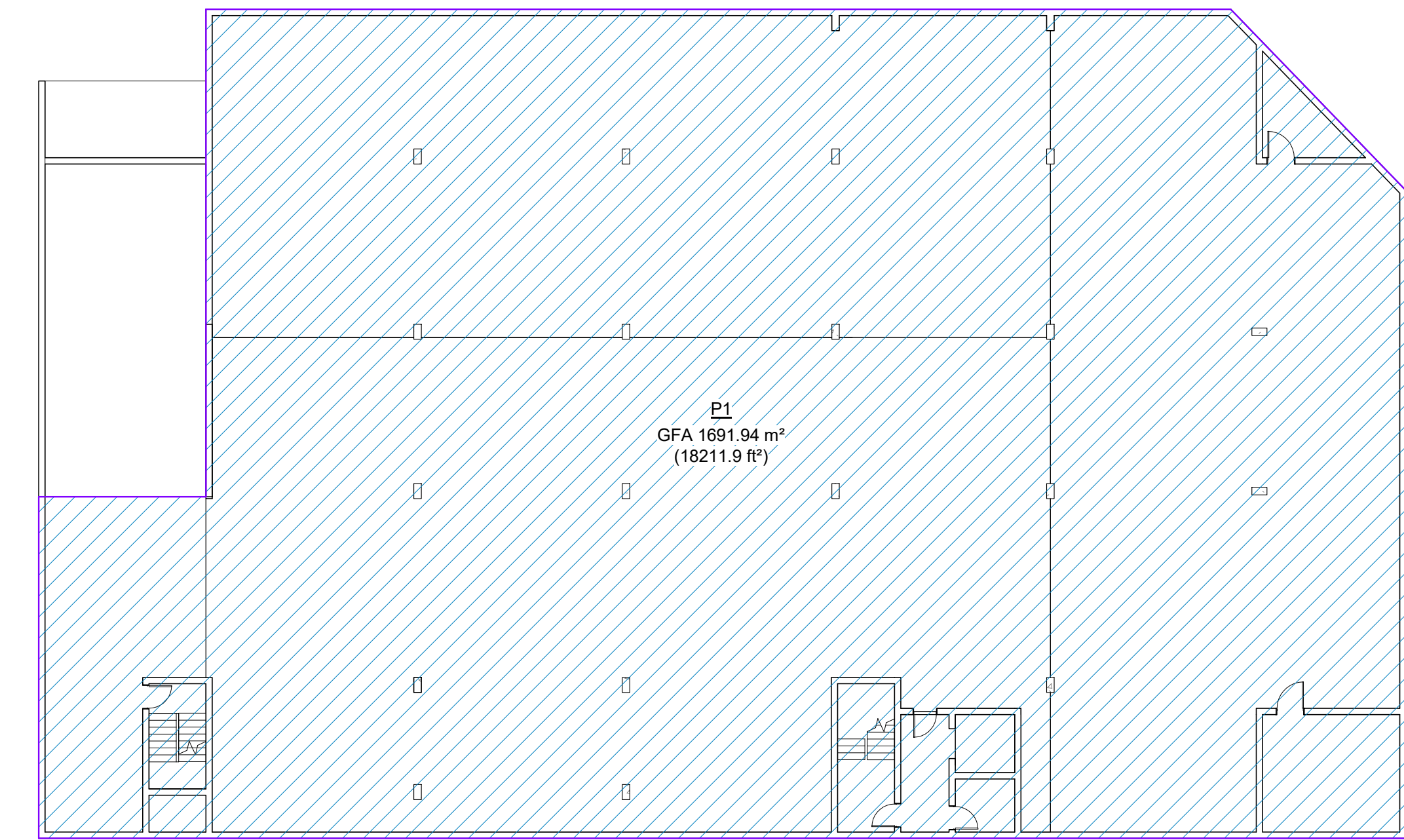
scale

date

As indicated | December 16, 2021

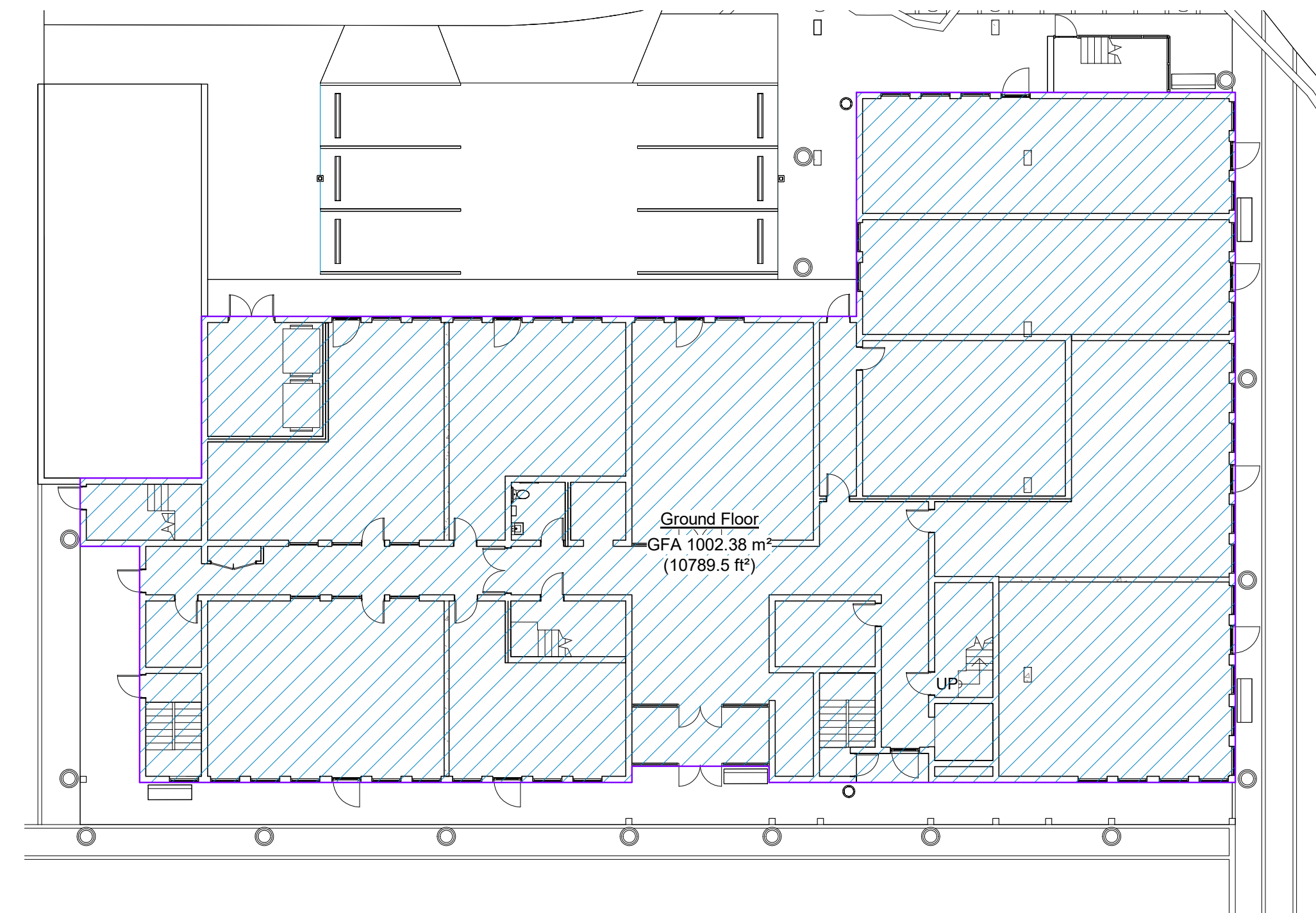
sheet no.

A4.3



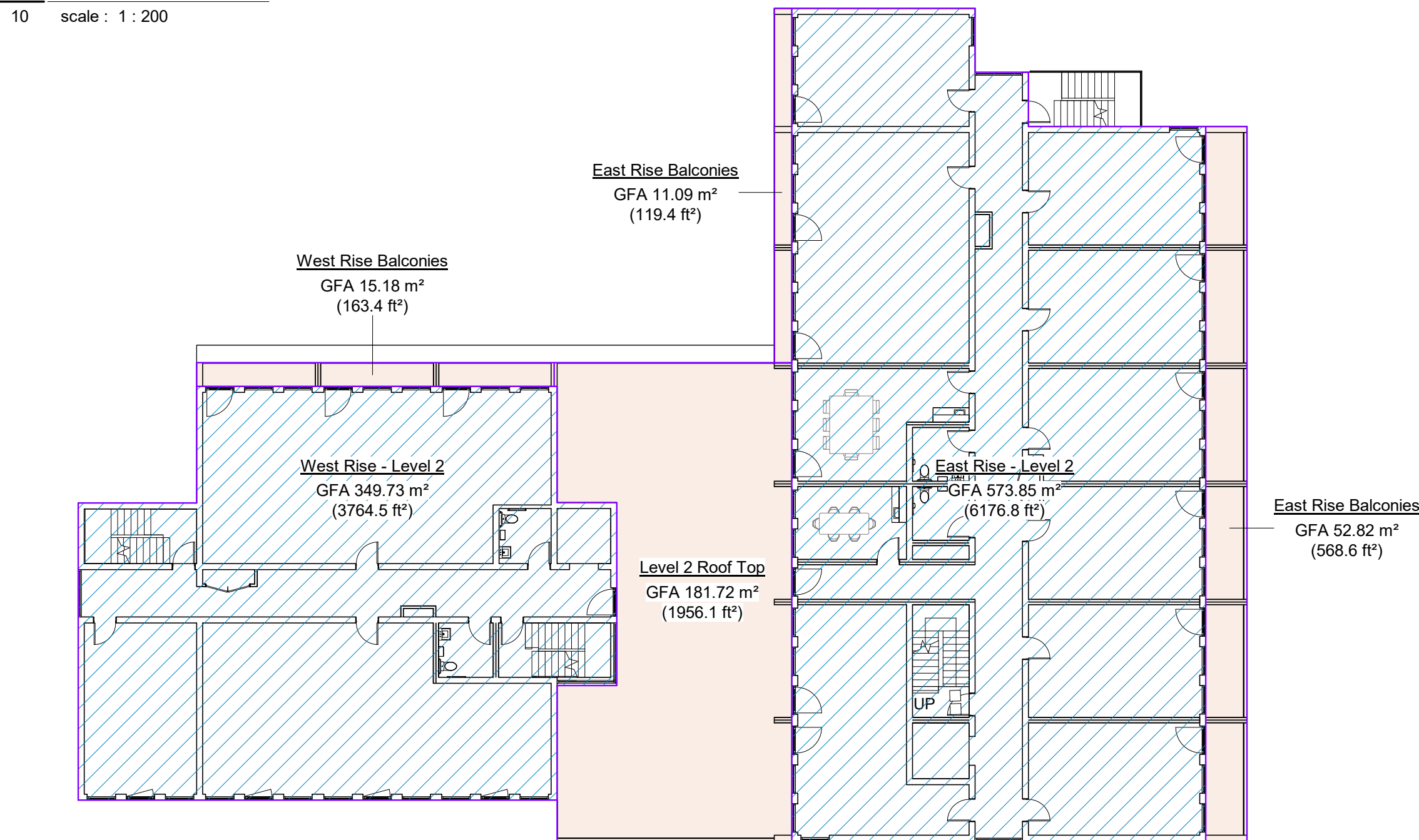
0 Parking Level - P1 & P2

10 scale : 1 : 200



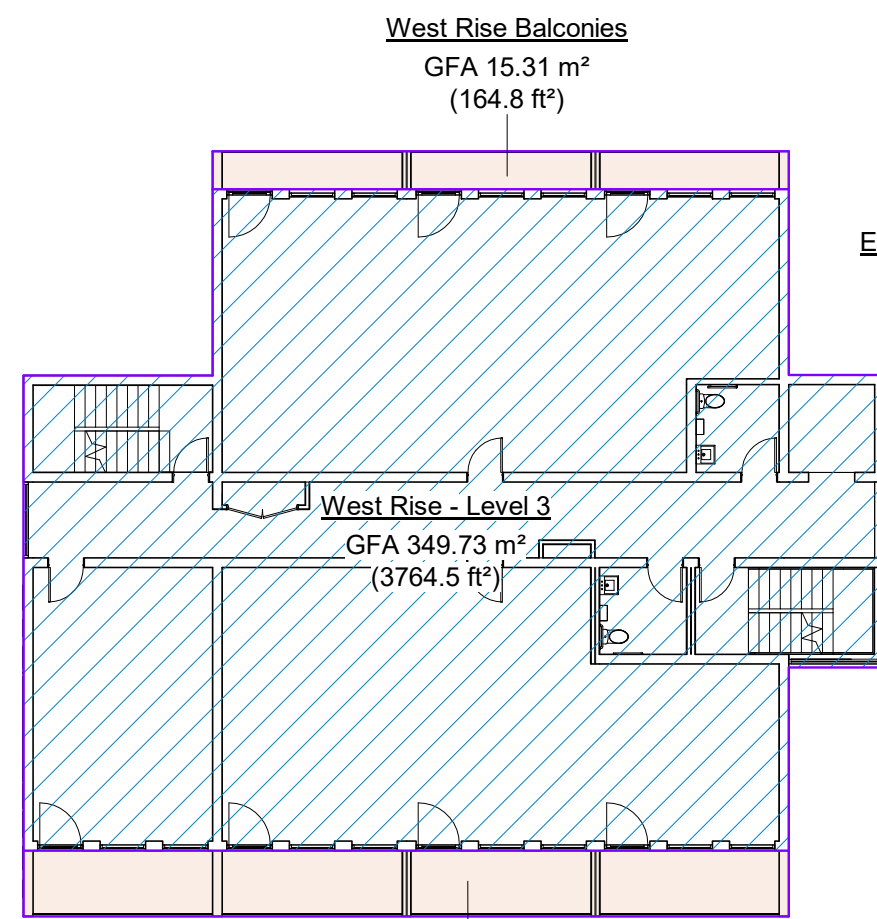
1 Ground Level

10 scale : 1 : 200



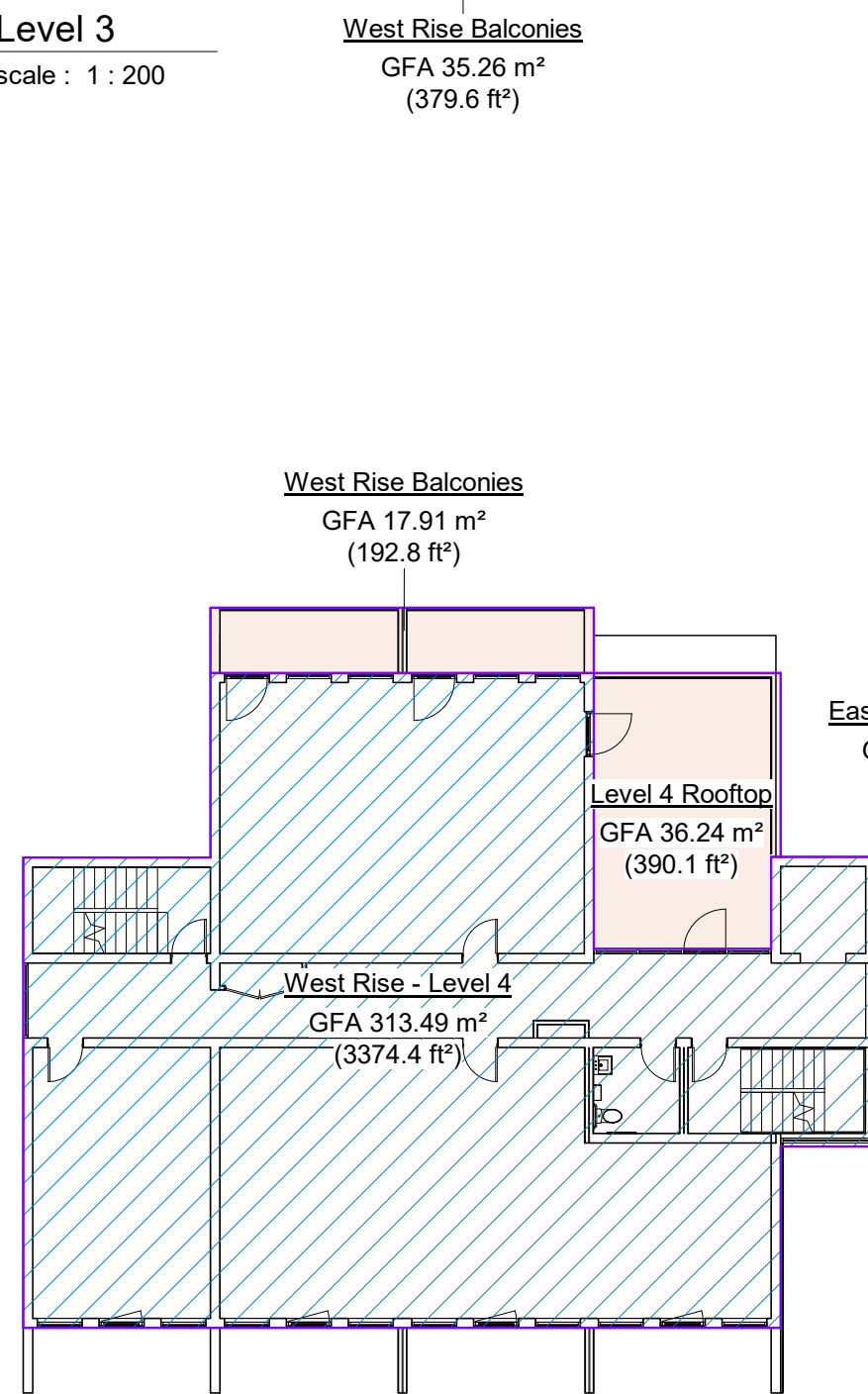
2 Level 2

10 scale : 1 : 200



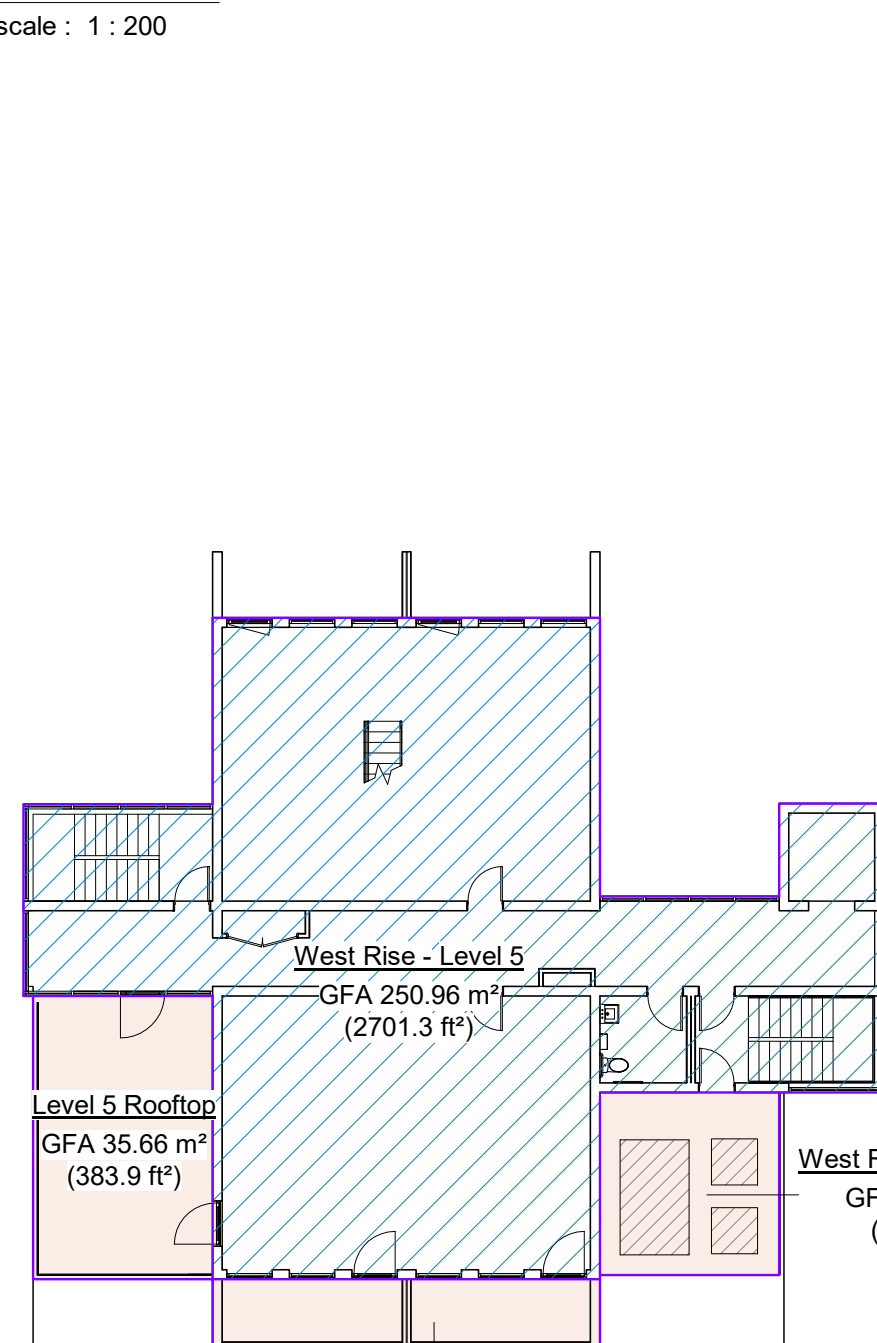
3 Level 3

10 scale : 1 : 200



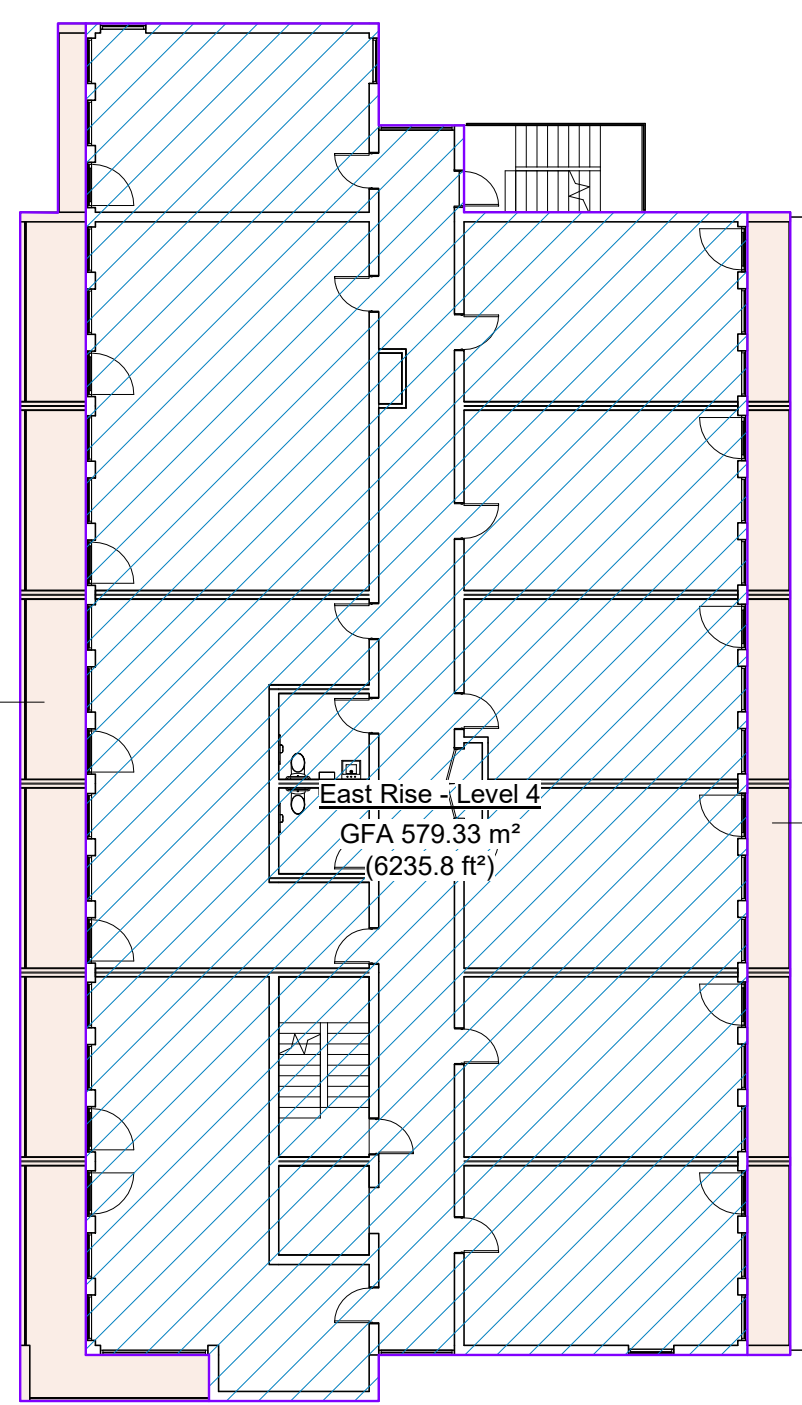
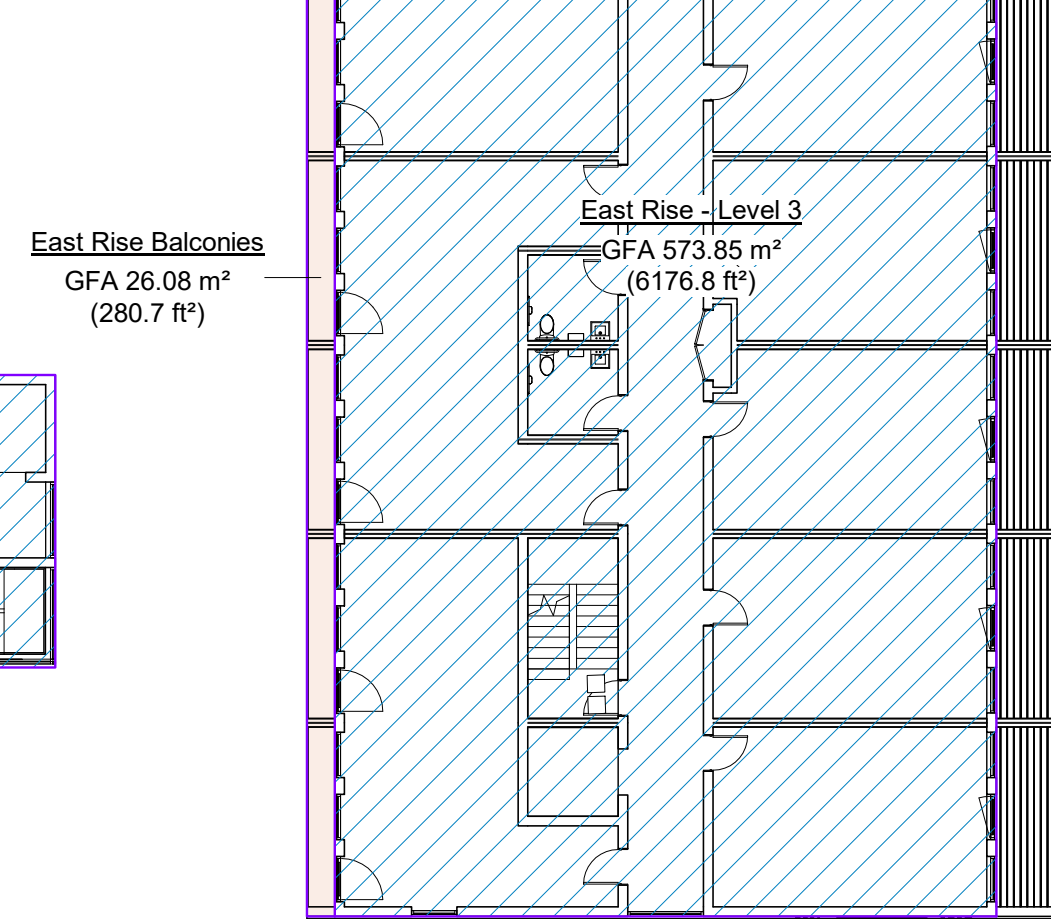
4 Level 4

10 scale : 1 : 200



5 Level 5

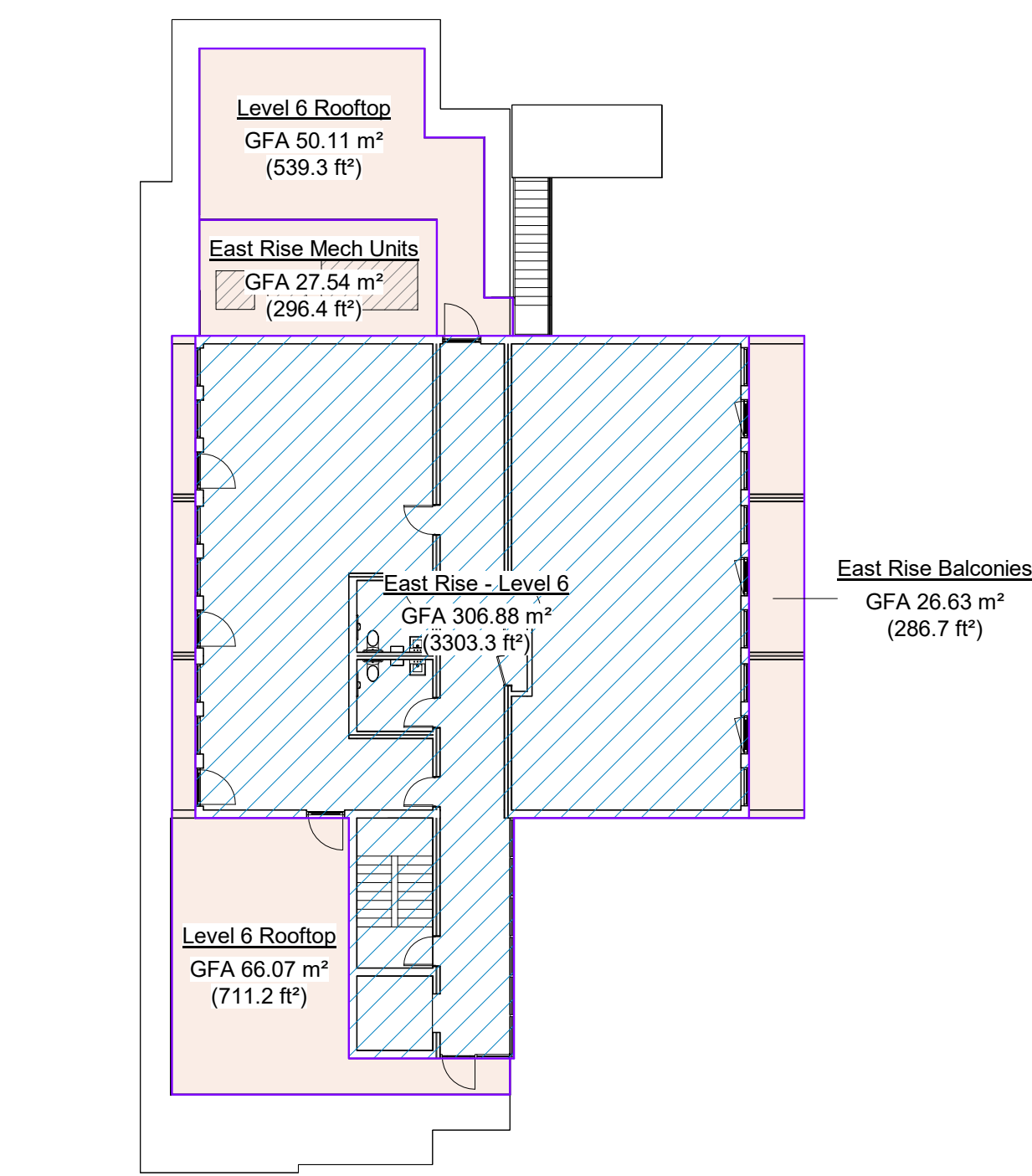
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Gross Floor Area Calculation		
Name	Area	Comments

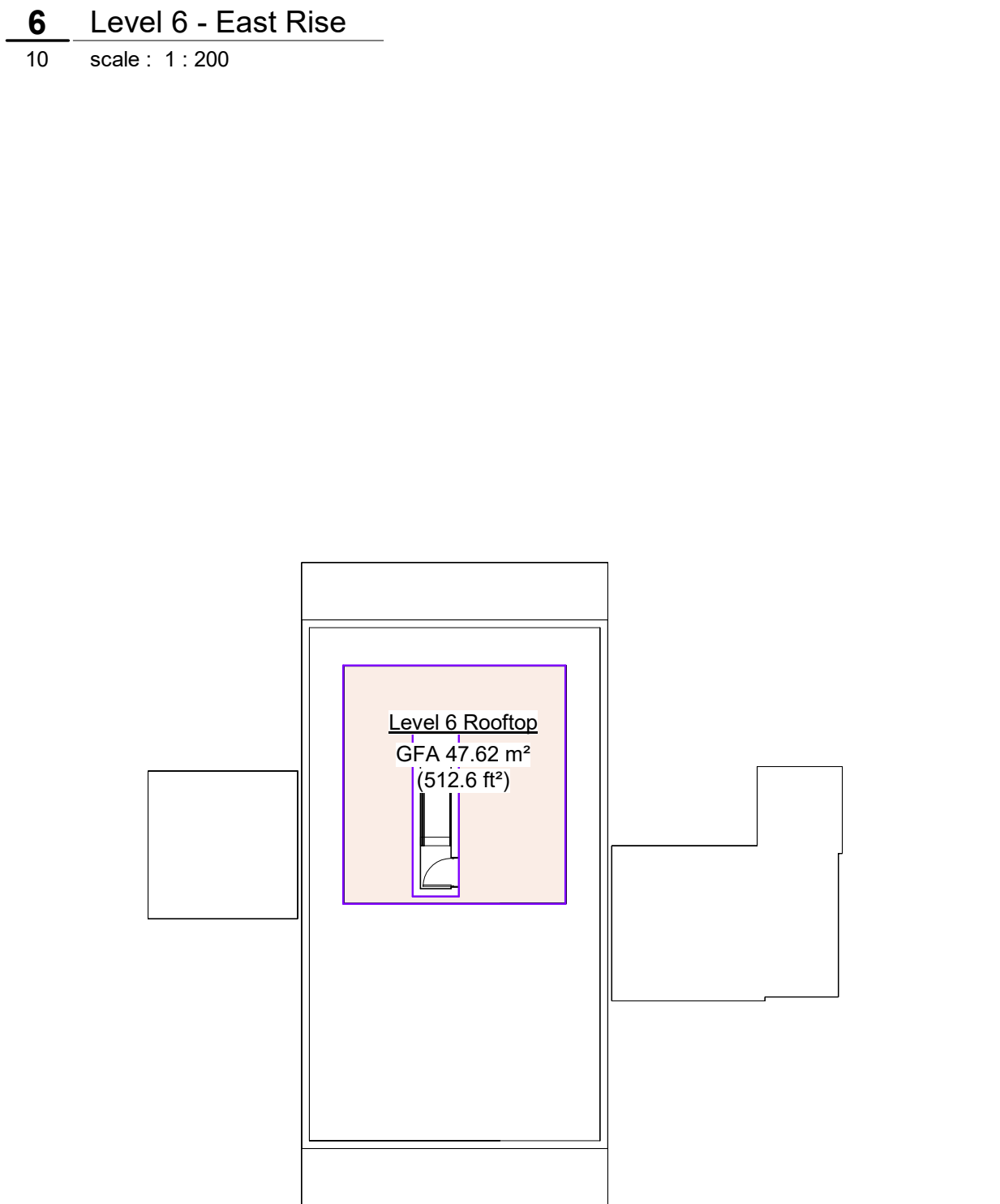
East Rise - Level 2	573.85 m²	
East Rise - Level 3	573.85 m²	
East Rise - Level 4	579.33 m²	
East Rise - Level 5	467.46 m²	
East Rise - Level 6	306.88 m²	
Ground Floor	1002.38 m²	
West Rise - Level 2	349.73 m²	
West Rise - Level 3	349.73 m²	
West Rise - Level 4	313.49 m²	
West Rise - Level 5	250.96 m²	
Total GFA		4767.65 m²
		Permitted FSR: 2.387 x 2 = 4,774m²

East Rise Balconies	213.43 m²	Excluded
East Rise Mech Units	27.54 m²	Excluded
Level 2 Roof Top	181.72 m²	Excluded
Level 4 Rooftop	36.24 m²	Excluded
Level 5 Rooftop	144.51 m²	Excluded
Level 6 Rooftop	163.8 m²	Excluded
P1	1691.94 m²	Excluded
P2	1691.94 m²	Excluded
West Rise Balconies	128.15 m²	Excluded
West Rise Mech Units	22.95 m²	Excluded
		4302.21 m²



6 Level 6 - East Rise

10 scale : 1 : 200



7 Level 6 West Rise

10 scale : 1 : 200

Client:

jandagroup

m² A

m² Architecture inc.

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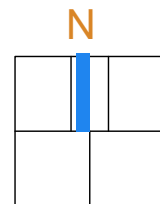
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Development Permit Application

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Area Plan

scale

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As indicated | December 16, 2021

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A5.1

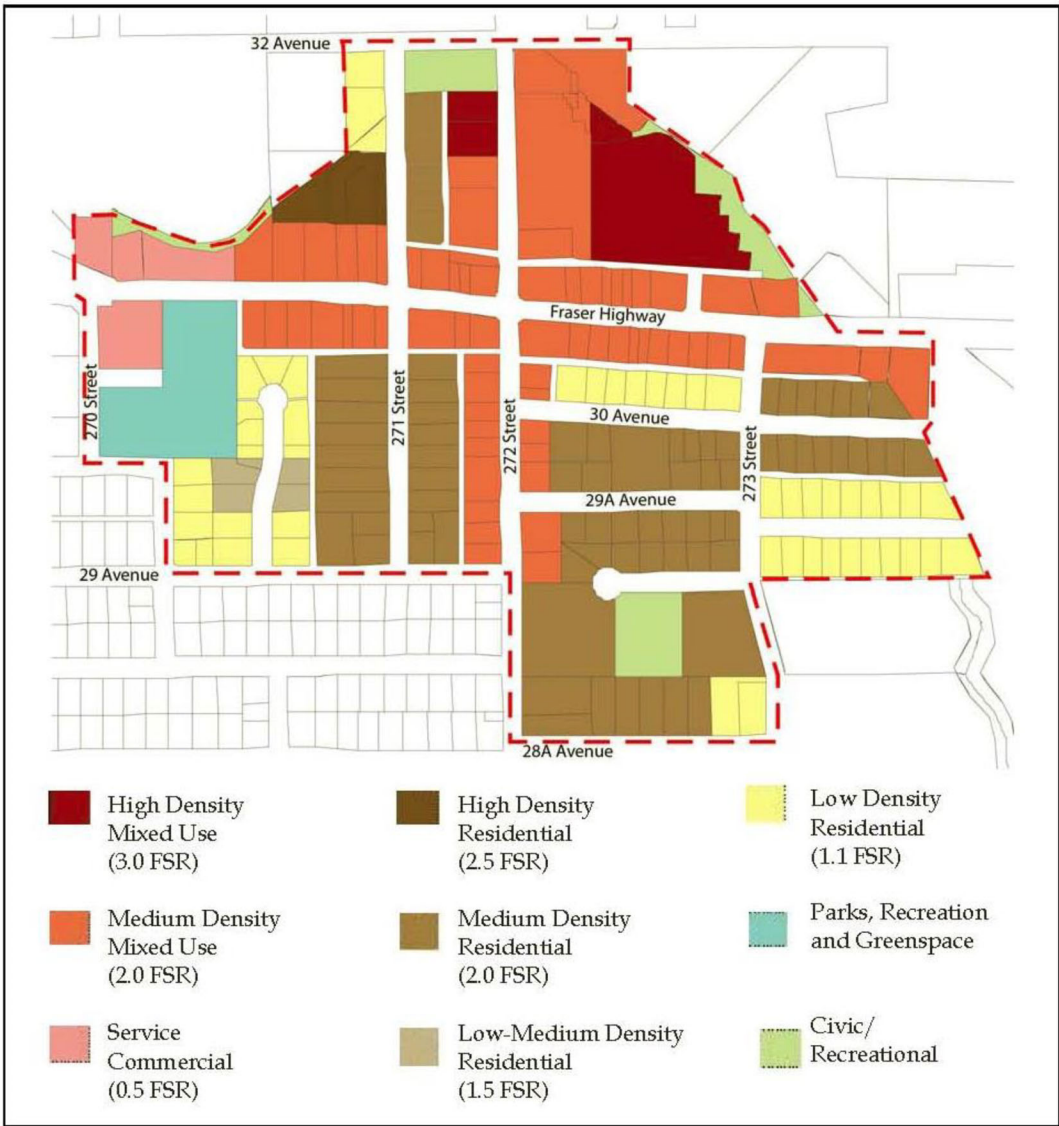


Extract from OCP

2.0 ALDERGROVE CORE AREA LAND USE PLAN

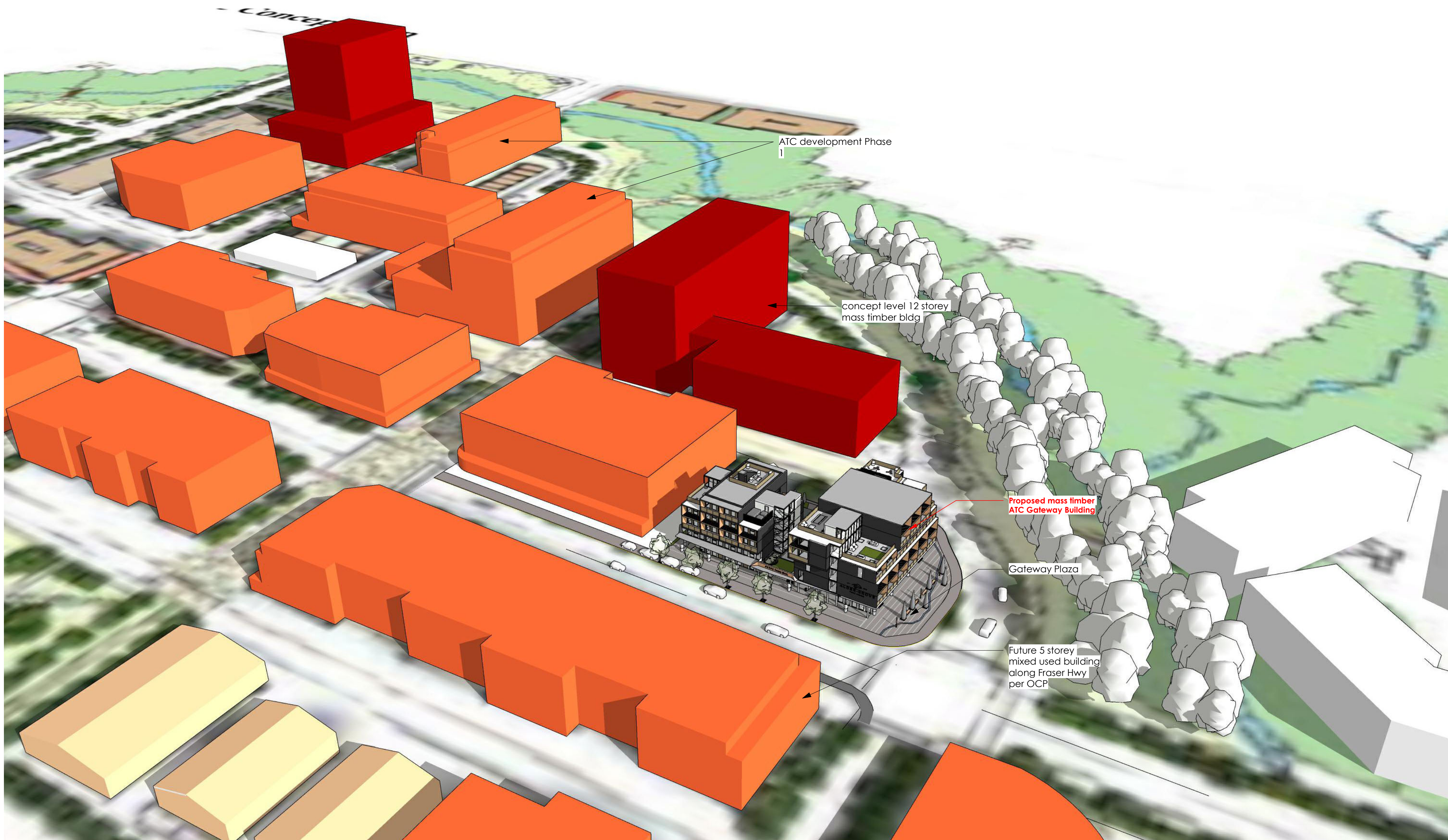
The land use plan and associated land use designations below and on the following page describe in detail the community's long term vision for the type and intensity of land uses desired for the downtown. Together, these will guide the re-zoning and development process. Density is defined using Floor Area Ratio (FSR), the ratio of the total floor area of buildings on a certain location to the land area (space) of that location.

2.1 Land Use Plan



Aldergrove Core Area Land Use Plan

The Aldergrove Core Area Illustrative Concept Plan



Massing concept

Client:

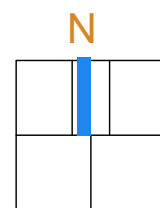
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phase

Development Permit Application

sheet title

Urban Scale

scale

date
1 : 50
December 16, 2021

sheet no.

A6.0



From Fraser Hwy towards North West



From ATC Drive towards West

RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES.
VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT.

Client:

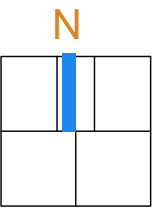
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East Side: 9 m (est. due to curved road)
North: 5.3m
Height Permitted (801.5):
Height Permitted:
Existing OCP section 2.2: Up to 5 storeys
(14m)
Proposed Amendment:
Height up to 6 storey (20m) -
'Referencing OCP Section 2.2 - Medium
Density Residential, 2.0 FSR, Height up to 6
Storeys (20m)'
Parking Spaces (801.4):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35
(35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC t.b.d.)



No.	Description	Date

ATC - Gateway

address

27309 Fraser Highway
Aldergrove, BC

phase

Development Permit Application

sheet title

Perspective

scale

1 : 50

date

December 16, 2021

sheet no.

A6.1



From ATC Drive towards South West



From Lane towards South East

RENDERINGS ARE CONCEPTUAL FOR REPRESENTATIONAL PURPOSES ONLY AND SUBJECT TO VARIANCES. VARIANCES MAY INCLUDE, BUT ARE NOT LIMITED TO, VIEWS AND EXPOSURE TO LIGHT, FINISHES FOR THE FINAL PRODUCT, AS WELL AS LAYOUT AND INCLUDED FEATURES IN THE FINISHED PRODUCT.

Client:

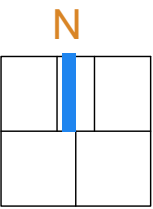
jandagroup

m² A
m² Architecture inc.
106 - 2893 West 41st Avenue
Vancouver BC, V6N 3C5

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VERIFIED ON SITE BY THE CONTRACTOR. DISCREPANCIES
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PRIOR TO PROCEEDING.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED
DIMENSIONS.
ALL COMPONENTS OF DRAWINGS TO COMPLY WITH
CURRENT BC BUILDING CODE.

Project Data

Civic Address:
27309 Fraser Highway, Aldergrove, BC
Occupancy :
Group E & D - Medium Density Mixed Use
Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)
Proposed:
Ground Level CRU, Level 2 - 4/6 Offices
Site Area: 2,387 m² | 25,690 ft²
FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768 m² / 2,387 m² = **2**
Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**
Siting of Buildings and Structures(801.4):
South: 2.5 m
West Side: 3.5 m
East Side: 9 m (est. due to curved road)
North: 5.3m
Height Permitted (801.5):
Height Permitted:
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ATC - Gateway

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27309 Fraser Highway
Aldergrove, BC

phase
Development Permit Application

sheet title
Perspective

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sheet no.



From Fraser Highway towards Norht East



Ground Floor Units along Fraser Highway



Main entry along Fraser Highway



Close up view from South East corner toward plaza

Client:

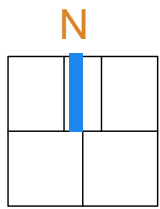
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Aldergrove, BC

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1 : 50

December 16, 2021

sheet no.

A6.3