APPENDIX A

SITE PLAN AND STATISTICS

Parking Statistics

Parking Statistics — Date Revised: 28-Apr-23

Project Name: Central Gordon Estates (The Gordon)
Project Number: P-483

Parking Requirements

Residential

	Total Units	*Studios*	*Other*	*Totals*
Residential	386 units	21 units	365 units	
Total:		21 stalls	548 stalls	**569 stalls**

Visitor (included in residential total)	*Total Units*	*Stalls*	
	386 units	57 stalls	**57 stalls**

Commercial CRU	*GFA*	*Stalls*	
	4730 sf	13 stalls	**13 stalls**

Car Share (Owner-Supplied)		*Stalls*	
		2 stalls	**2 stalls**

Total Parking Requirement	*(vistor and car share parking included in required residential parking sub-total)*	**582 stalls**

Parking Provision

Residential Parking	*Regular*	*Small*	*H/C*	*H/C (Adaptable)*	*Total*
P1 Level:	156 stalls	35 stalls	0 stalls	16 stalls	207 stalls
P2 Level:	195 stalls	55 stalls	0 stalls	23 stalls	273 stalls
Total:	351 stalls	90 stalls	0 stalls	39 stalls	**480 stalls**

Visitor Parking	*Regular*	*Small*	*H/C*		*Total*
P1 Level:	32 stalls	24 stalls	1 stalls		57 stalls
P2 Level:	0 stalls	0 stalls	0 stalls		0 stalls
Total:	32 stalls	24 stalls	1 stalls		**57 stalls**
Totals (Residential + Visitor):	383 stalls	114 stalls	1 stalls	39 stalls	**537 stalls**
				(39 req'd)	

Commercial Parking	*Regular*	*Small*	*H/C*	*Total*
P1 Level:	0 stalls	0 stalls	0 stalls	0 stalls
P2 Level:	0 stalls	0 stalls	0 stalls	0 stalls
Total:	0 stalls	0 stalls	0 stalls	**0 stalls**
				(see variance table)

Car Share Parking*	*Regular*	*Small*	*H/C*	*Total*
P1 Level:	2 stalls	0 stalls	0 stalls	2 stalls
P2 Level:	0 stalls	0 stalls	0 stalls	0 stalls
Total:	2 stalls	0 stalls	0 stalls	**2 stalls**

** part of total parking provision*

Total Parking Provision	114 stalls	**537 stalls**
Car Share Credit (4 stalls per car share stall)		**-8 stalls**
	20 %	Parking above (below) By-law (see variance table): **53 stalls**

Parking Variance Summary

Parking Variance Summary — Date Revised: 28-Apr-23

Project Name: Central Gordon Estates (The Gordon)
Project Number: P-483

Use	Current By-law Ratio	By-law Requirement	Proposed Provision	Variance	Proposed Ratio
Residential	*1.0 per studio (21 units)* *1.5 per 1-bed+ (365 units)*	569	537	32	*1.0 per studio (21 units)* *1.41 per 1-bed+ (365 units)*
Visitor	*10 % of residential (included in residential count)*	57	57	0	*10% ratio remains consistent with original requirement of 569*
Commercial	*1 space per 35 sm (377 sf)*	13	0	13	*Shared with visitor parking*
Car Share Credit	*n/a*	n/a	-8	-8	*4 stall reduction per car share vehicle*
Total		**582**	**529**	**53**	

For additional information, please refer to the parking variance rationale as submitted by QRD.

Bike Parking Statistics

Bicycle Parking Statistics — Date Revised: 28-Apr-23

Project Name: Central Gordon Estates (The Gordon)
Project Number: P-483

Bicycle Parking Requirements

Residential (Secured)	*Total Units*	*Stalls*		*Totals*
	386 units	463 stalls	Class "A" Requirement:	**463 stalls**

Residential (Visitor)	*Total Buildings*	*Stalls*		
	4	24 stalls	Class "B" Requirement:	**24 stalls**

Commercial (Secured)	*GFA*	*Stalls*		
	4730 sf	0 stalls	Class "A" Requirement:	**0 stalls**

Commercial (Visitor)	*Uses*	*Stalls*		
	1	6 stalls	Class "B" Requirement:	**6 stalls**

Total Bicycle Requirement	Class "A" (Secured):	**463 stalls**
	Class "B" (Visitor):	**30 stalls**

Bicycle Parking Provision

	Floor-Mounted	*Wall-Mounted*	*Total*
Residential (Secured)	458 stalls	0 stalls	458 stalls
Residential (Visitor)	24 stalls	0 stalls	24 stalls
Commercial (Secured)	0 stalls	0 stalls	0 stalls
Commercial (Visitor)	6 stalls	0 stalls	6 stalls
Total Bicycle Parking Provision			**488 stalls**

Storage Locker Statistics

Storage Statistics — Date Revised: 28-Apr-23

Project Name: Central Gordon Estates (The Gordon, The James)
Project Number: P-483 — *Residential Unit Count:* 386

Storage Provision

Residential (Secured)	*P1 Level*	*P2 Level*	*Total*
6' x 6' Locker:	271	187	458
			0
Total Storage Locker Provision			**458**

revisions:

no.	date	description

issues:

2020-12-15	Issued for Rezoning/DP
2021-11-29	Reissued for Rezoning/DP
2023-04-28	Reissued for Rezoning/DP

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Central Gordon Estates
Township of Langley. B.C.

consultant:

seal:

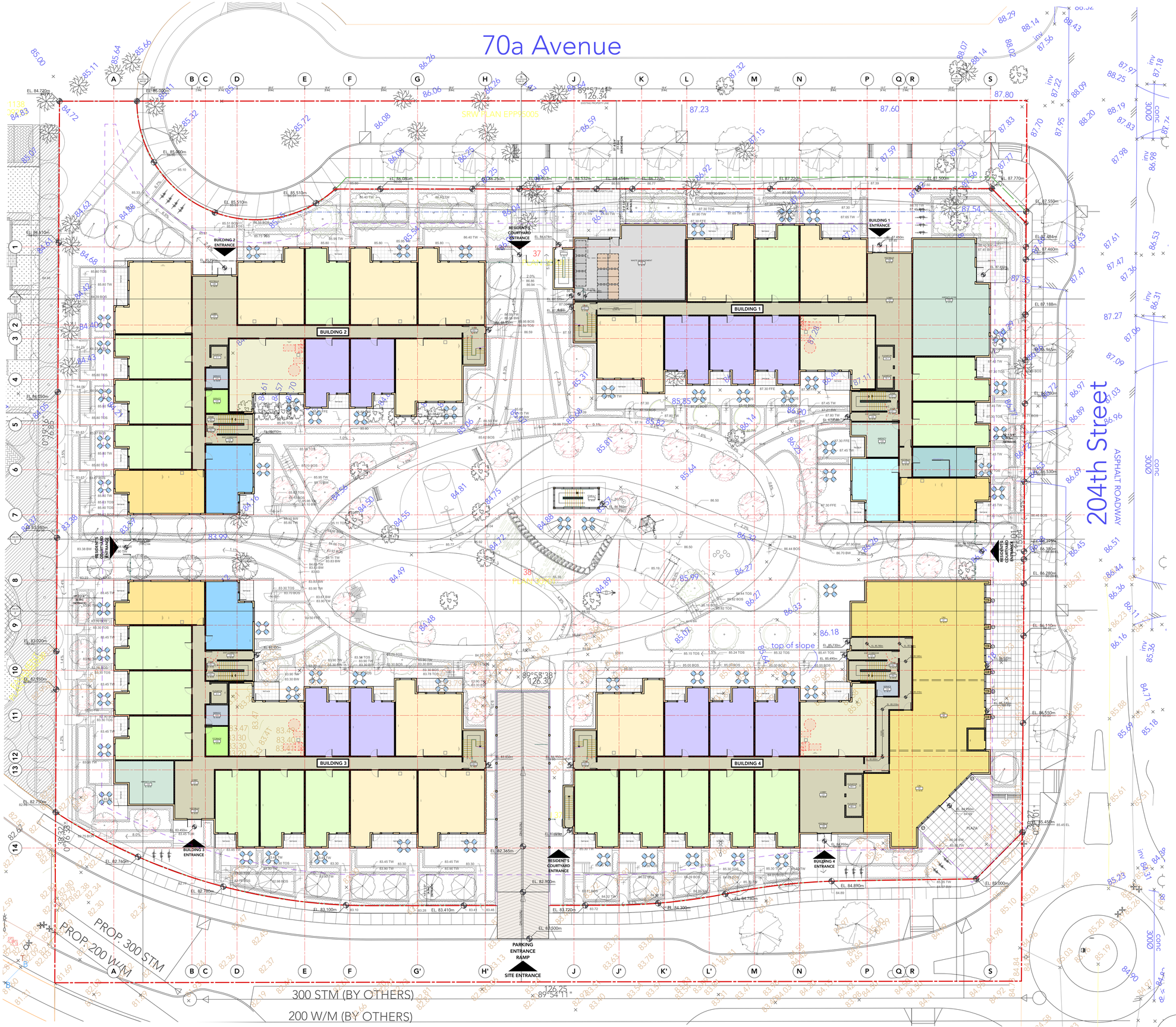
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PH/MH	November 2020
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NTS	P-483

sheet title:
Parking Statistics

P483 Plans.vwx

sheet no.:
A1.01.6
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Site Plan

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revisions:

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issues:

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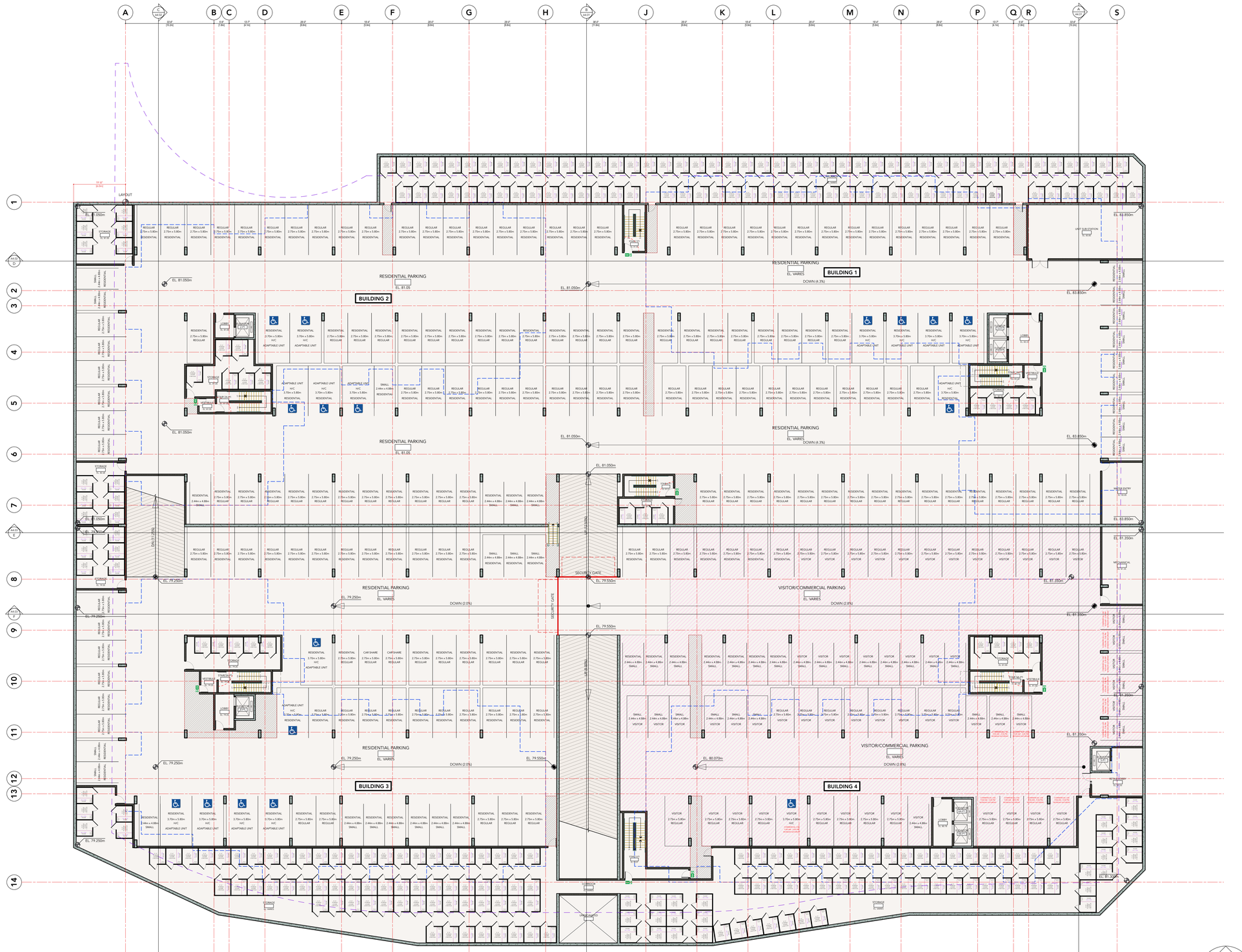
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Level P1 Floor Plan

Scale: 1/16" = 1'-0"

NORTH

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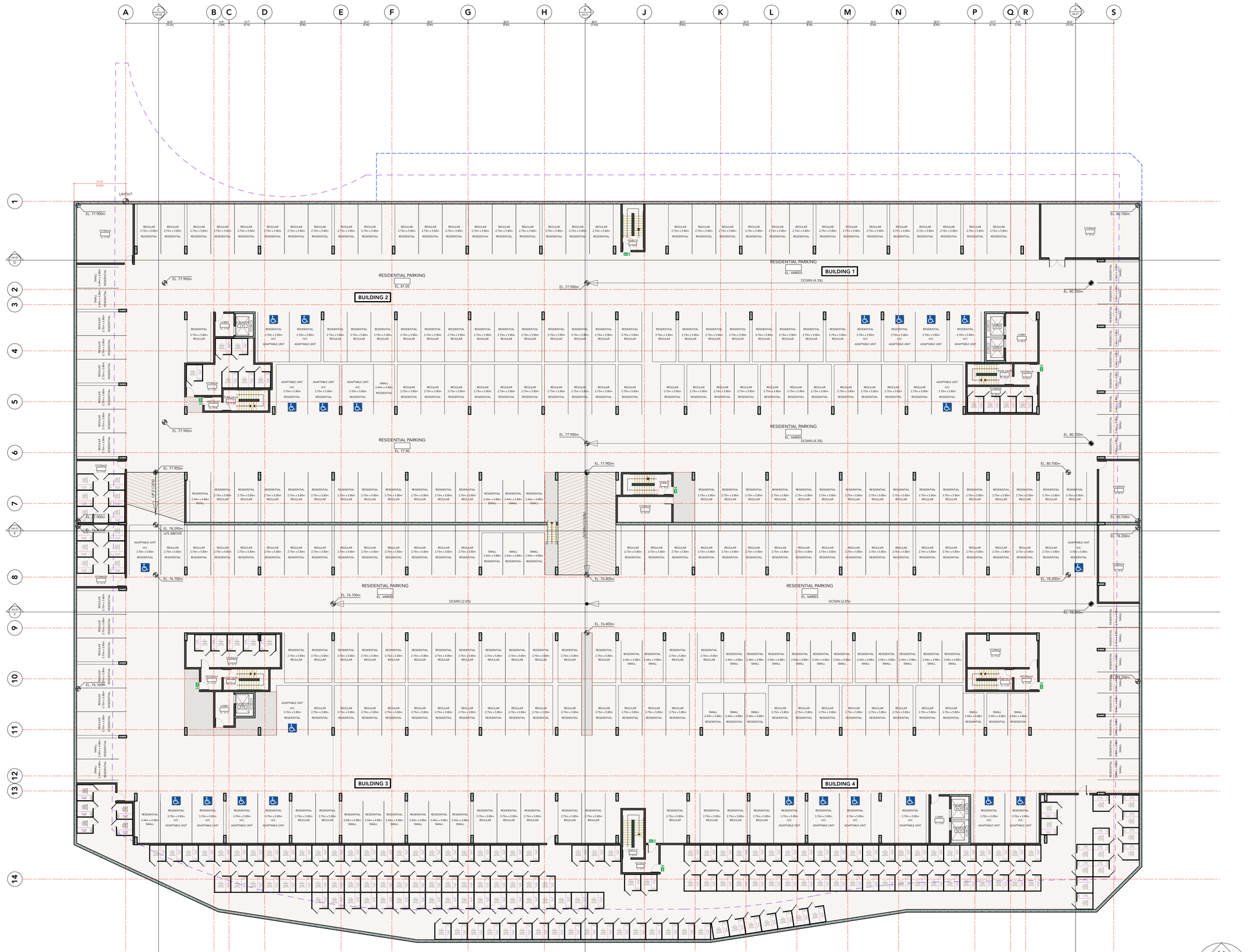
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Level P2 Floor Plan

Scale: 1/16" = 1'-0"

revisions:

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issues:

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scale: as noted	**project no.:** P-483

sheet title:
Level P2 Floor Plan

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