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AIR SPACE PARCEL REPORT

Project No.: PG250071
Issued For: Issued for Submission
Date: April 6, 2026

VERITAS

20343, 20387 70 Ave, Langley, BC
20386, 20342 70A Ave, Langley, BC

SIGNATURES

Prepared by,



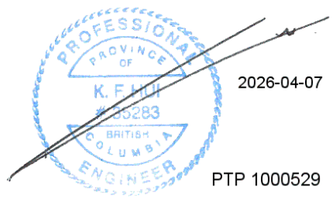
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Permit to Practice #1000529

REVISIONS

Revision	Issued For	Date
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2	Review	March 19, 2026
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1 PROJECT SUMMARY

The proposed project is located at 20343, 20387 70 Ave, Langley, BC and 20386, 20342 70A Ave, Langley, BC. The overall project consists of four 6-storey apartment style buildings situated above three levels of shared underground parkade. This report is to address the air space parcel of the project.



Figure 1: Site Context Plan

1.1 APPLICABLE CODE

The applicable Building Code for this project is the 2024 British Columbia Building Code (BCBC).

1.2 SCOPE OF REPORT

Pontem Consulting Group Ltd. has been retained by Whitetail Homes to analyze the code compliance aspects of the project. This report is based on the information provided by Keystone Architecture and the client. It identifies the fire and life safety requirements with Division B, Part 3 of the BCBC. Any references indicated to the report will refer to the BCBC unless otherwise stated.

1.3 LIMITATION OF LIABILITY

This document is prepared by Pontem Consulting Group Ltd. (Pontem Group). The content contained in this document represents Pontem Group's best assessment based on the information available at the time of preparation. Pontem Group accepts no responsibility, if any, suffered by any third party as a result of the use of any content of this report without authorization from Pontem Group. Pontem Group shall not be held responsible for any content stated in this report without written acceptance by the applicable Authority Having Jurisdiction. As this document is not a design document, it is the responsibility of the registered professionals of record to incorporate building code measures described in this report, including alternative solutions, into the design, building permit and construction documents.

2 PROJECT DESCRIPTION

The project consists of four residential buildings on top of a shared underground parkade, located South of 70A Avenue and North of 70 Avenue in Langley, BC. The overall parkade will be considered as a separated building conforming to Article 3.2.1.2. The residential buildings are identified as follows: Building A at 20386 70A Ave, Building B at 20342 70A Ave, Building C at 20343 70 Ave, and Building D at 20387 70 Ave.

The proposed development consists of four residential buildings (A, B, C, and D) and a three-level underground parkade beneath all buildings, providing residential and visitor parking, bicycle storage, storage rooms, and service rooms (see figure below). Each building is six storeys in height and includes an indoor amenity on Level 1.

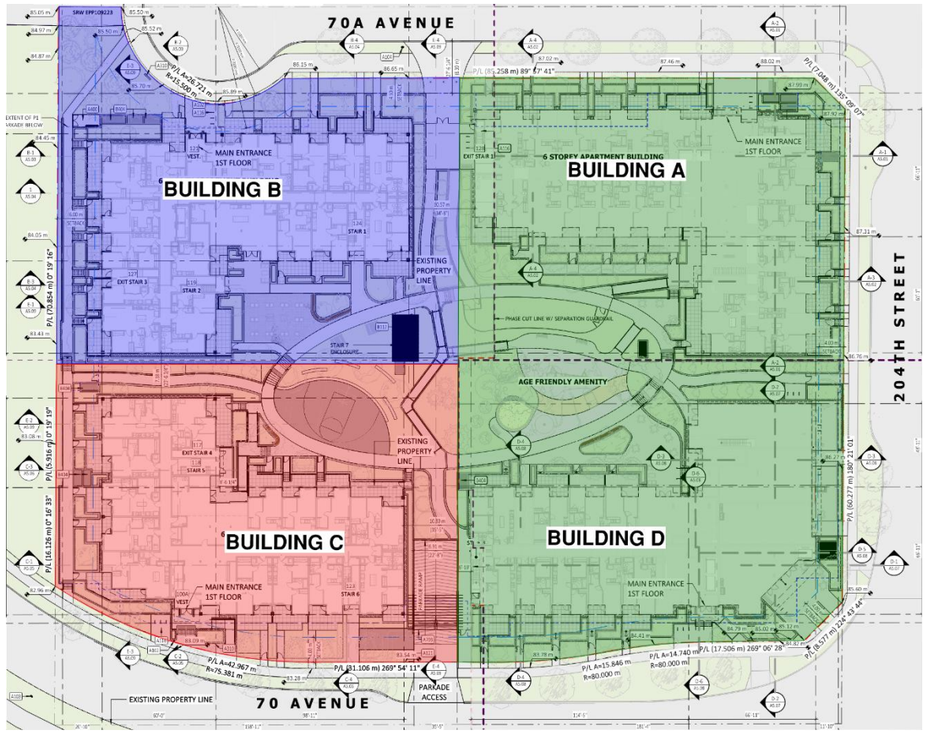


Figure 2: Site Plan

2.1 BUILDING DATA

Table 1: Building Data

	Building Data				
Structure	**Building A**	**Building B**	**Building C**	**Building D**	**Parkade**
Building Classification	Part 3				
Major Occupancy	Group C			Group C, A-2, D, E	Group F-3
Subsidiary Occupancy	Group A-2, F-2				Group F-2
Building Height	6 storeys				N/A
Building Area	1,170 m^2	1,324 m^2	1,168 m^2	1,262 m^2	N/A
Construction Type	Combustible and Non-Combustible construction				Non-combustible construction
Number of Streets Facing	At least 1 Street				At least 1 Street
Fire Protection	Required				Required
Occupied Roof	No				Yes (Courtyard)
High Building	No			No (1)	N/A

(1) Refer to Alternative Solution in Code Report submitted for Building Permit for details.

Table 2: Occupancies on Each Level

Levels	Building A	Building B	Building C	Building D
Roof				
Level 6(6th Storey)	Residential	Residential	Residential	Residential
Level 5 (5th Storey)	Residential	Residential	Residential	Residential
Level 4 (4th Storey)	Residential	Residential	Residential	Residential
Level 3 (3rd Storey)	Residential	Residential	Residential	Residential
Level 2 (2nd Storey)	Residential	Residential	Residential	Residential
Level 1 (1st Storey)	Residential | Amenity | Parcel Room	Residential | Amenity | Parcel Room	Residential | Amenity | Parcel Room	Residential | CRU | Amenity | Parcel Room
Level P1	Storage Garage, Storage Rooms, Service Rooms, Garbage Room			
Level P2	Storage Garage, Storage Rooms, Service Rooms			
Level P3	Storage Garage			

Legend

- Building A
- Building B
- Building C
- Building D
- 3.2.1.2. Parkade
- 2 h rated with 2 h FT rated firestop system

3 CONSTRUCTION REQUIREMENTS

Table 3: Construction Requirements

	Construction Requirements		
	Buildings A & B &C	**Buildings D**	**Parkade**
Governing Building Code	2024 British Columbia Building Code (BCBC) Adaptable and Seismic Requirements are under BCBC 2018		
Civic Address	20343, 20387 70 Ave, Langley, BC 20386, 20342 70A Ave, Langley, BC		
Construction Article	3.2.2.51. - Group C, up to 6 Storeys, Sprinklered	3.2.2.51. Group C, up to 6 Storeys, Sprinklered 3.2.2.60. Group D, up to 6 Storeys, Sprinklered	3.2.1.2. – Storage Garage Considered as a Separate Building
Building Construction	Combustible or Non-combustible construction used singly or in combination		Non-Combustible construction
Maximum Building Height	6 storeys		N/A
Maximum Building Area	1,500 m^2		N/A
Floor Assemblies below Grade	N/A		2 h fire separation
Floor Assemblies at Grade	2 h fire separation with a 2 h FT rating [(1)]		N/A
Floor Assemblies above Grade	Level 1 to 6: 1 h fire separation	Level 2: 2 h fire separation with a 2 h FT rating [(2)] Level 3 to 6: 1 h fire separation	N/A
Roof Assembly	1 h fire-resistance rating		N/A
Loadbearing Supports	Not less than that required for the supported assembly		
Occupied Roof [(3)]	N/A		2 h fire separation
Balconies [(4)]	Permitted to be of combustible construction and no fire-resistance rating required		N/A
Roof Covering	Class A, B, or C roof covering classification		
Exterior Walls	Non-Combustible cladding required, except up to 10% of the cladding on the face of an exterior wall facing a street can be combustible cladding [(5)]		N/A
Fire Alarm System [(6,7)]	Installed in conformance with CAN/ULC-S524 – 2019 and verified as per CAN/ULC-S537 – 2019. Monitored by a monitoring station in conformance with CAN/ULC-S561 – 2013		
Sprinkler System	Required and provided – system to comply with NFPA 13-2019		
Standpipe System	Required and provided – system is to comply with NFPA 14 - 2013		
Emergency Power [(8)]	1 h duration		
Street Facing [(9)]	The proposed building is required to face at least 1 street		N/A
Emergency Crossover Floors [(10)]	Required and will be provided (Level 4 of each building and Level P1)		Not required
Travel Distance [(11)]	Not more than 45 m		
Accessibility	Required to comply with Subsection 3.8.3.		
Adaptable Unit Requirements	Required to comply with Subsection 3.8.5. of the 2018 BCBC		N/A
Alternative Solutions	AS1 - Protection of Exit Facilities AS2 - Fire Alarm Zoning AS3 – High Building Consideration (Only applicable for Building D)		

(1) 2 h fire separation with 2 h FT rating for penetrations as per Sentence 3.1.9.1.(2)
(2) The proposed alternative solution allows for combustible construction used singly or in combination with non-combustible construction for Levels 2 to 6. The building design described in this document is based on the proposed alternative solution. Refer to Alternative Solution in Code Report submitted for Building Permit for details.
(3) Article 3.2.2.13.
(4) Article 3.2.2.11.
(5) Article 3.1.4.8.
(6) Article 3.2.4.5.
(7) Sentence 3.2.4.7.(4)
(8) Articles 3.2.7.4., 3.2.7.8., and 3.2.7.9.
(9) Article 3.2.2.10.
(10) Article 3.4.6.18.
(11) Article 3.4.2.5.

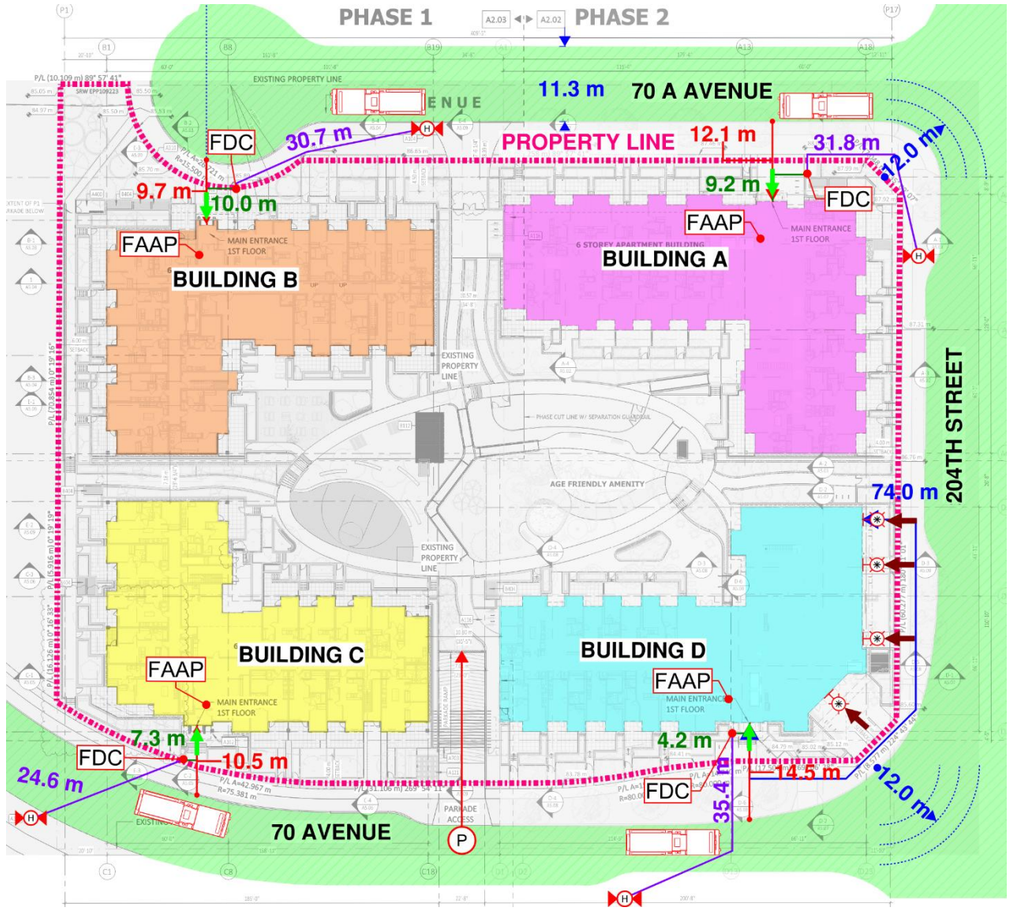
4 FIRE DEPARTMENT RESPONSE

The fire department access plan is shown in the figure below. The fire department access route for the development is provided along 70A Ave for Buildings A and B & 70 Ave. for Buildings C and D will each be provided with one principal entrance. In total, the development will be provided with 4 principal entrances.

The proposed principal entrances will not be more than 15 m from the fire department access route, and the fire department can access the shared parkade.

A fire alarm annunciator panel will be installed at each principal entrance. All annunciator panels will be interconnected and be connected to the fire alarm system. Each annunciator panel is to have status of all buildings on site and the underground parkade. Any fire alarm signal for the complex will be indicated on all fire alarm annunciator panels. With this setup, no matter which principal entrance the fire department arrive at during an emergency, it is expected that the firefighters will be able to locate the fire emergency in a timely manner.

The proposed buildings will be provided with a fire department connection (FDC). All proposed fire department connections will be located no more than 45 m from the nearest fire hydrant.



Legend	Notes
H	Proposed Fire Hydrant
FDC	Fire Department Connection (FDC)
FAAP	Fire Alarm Annunciator Panel (FAAP)
P	Access Ramp to the Parkade
	Fire Department Access Route
	Fire Department Response Point (for residential)
	Fire Department Response Point (for CRUs)
	Distance from the Fire Department Connection (FDC) to the Principal Entrance
	Distance from the Fire Department Access Route to the Principal Entrance
	Distance from the Fire Hydrant to the Fire Department Connection (FDC)

Figure 3: Fire Department Access

5 AIR SPACE PARCELS AND EASEMENTS

Veritas will be subdivided into two air space parcels and a remainder. Shared facilities such as common fire and life safety systems, common utilities and shared floor areas will be addressed by easements developed by Whitetail Homes's lawyer. The property will be subdivided into the following categories. Boundaries of each air space parcels is illustrated in Appendix.

Air Space Parcel	Name	Description
Air Space Parcel 1	ASP1	Portion of space in the parkade levels and above-grade space allocated to Building C (20343 70 Ave, Langley, BC). Shared Services and Facilities within Parcel 1
Air Space Parcel 2	ASP2	Portion of space in the parkade levels and above-grade space allocated to Building B (20342 70A Ave, Langley, BC). Shared Services and Facilities within Parcel 2
Remainder Parcel	Remainder	Portion of space in the parkade levels and above-grade space allocated to Building A (20386 70A Ave, Langley, BC) and Building D (20387 70 Ave, Langley, BC). Shared Services and Facilities within Remainder

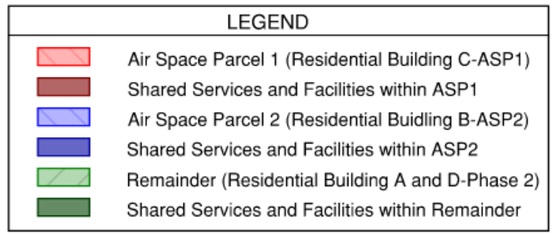


Figure 4: Overall Parcel and Easement Subdivision

The proposed color system is to demonstrate which portions of the property will belong to each Air Space Parcel and which floor areas are to be shared and required to be addressed by easements.

5.1 INTERIM CONDITION

As the development will be constructed in two phases, Phase 1 includes ASP1 and ASP2 as well as part of the Remainder, while Phase 2 comprises solely the remaining portion of the Remainder. For areas within the Remainder where access is required in Phase 1, an interim condition has been considered to account for the period before Phase 2 is constructed.

5.2 BUILDING CODE REQUIREMENTS

To subdivide the property into individual air space parcels, as outlined in this report, a proposal is made to implement each parcel through an alternative solution approach to building code compliance. This approach will involve incorporating single site covenant-type legal agreements, in accordance with Section 219 of the Land Title Act, that will be registered on the title along with appropriate easements and covenants. The following provisions shall be considered for the proposed subdivisions.

- separation of air space parcels by party wall, firewall, or spatial separation;
- Access Route For shared spaces;
- egress routes and exit facilities;
- vehicular access and circulation facilities;
- fire and life safety systems;
- building structures; and building services;

5.3 SEPARATION OF AIR SPACE PARCELS

In accordance with the definition of the BCBC, party wall means a wall jointly owned and jointly used by 2 parties under easement agreement or by right in law and erected at or upon a line separating 2 parcels of land each of which is, or is capable of being, a separate real-estate entity. Additionally, Article 3.2.3.4. specifies that a party wall should be constructed as a firewall.

A code interpretation, identified as File No: 12-0113, has been issued by the BC Building Code Interpretation Committee regarding the construction of a building over a property line. This interpretation is based on Sentence 3.2.3.4.(1) of the 2013 edition of the BC Building Code and was issued on April 17, 2018. According to this interpretation and the corresponding appendix of the BC Building Code, if a building meets the construction requirements to be considered a single building, there is no requirement for a party wall (firewall) at the property line. If a party wall is constructed on the property line to separate two distinct real estate entities and is shared by different owners, it would be classified as a firewall according to the definition. In such cases, the buildings on each side of the firewall must adhere to the spatial separation requirements specified in Subsection 3.2.3 of the BC Building Code.

However, these requirements primarily apply to walls that are jointly owned and used by two parties and do not consider the legal subdivision of buildings or land parcels for multiple ownership delineations and operation purposes.

In the case of air space parcels, which involve three-dimensional subdivisions, complying with building codes can pose physical challenges. Treating subdivision lines as party walls, firewalls, or implementing spatial separations in building design can be particularly problematic. It is important to note that certain areas within these subdivisions may lack fire separations. For instance, areas such as driveways in the parkade, visitor and secured parkade areas, loading bays, and others may not have adequate fire separations.

Furthermore, not all areas are separated by masonry walls with a minimum 2-hour fire-resistance rating, as required by building codes. The air space subdivisions also fail to meet the integrity standards expected of firewalls, which further adds to the compliance challenges in these subdivisions.

The limiting distance between the buildings are to be considered for the spatial calculation, so necessary fire separation need to be maintained per the respective building code analysis.

Location	Description	Code References
Separations between Air Space Parcels and the Remainder in Various Locations	No firewalls are provided at separations between any air space parcels and the remainder	Subsection of 3.1.10.
	Spatial separations between the air space parcels and the remainder for each of the building face between the parcel to be considered.	Subsection of 3.2.3.
	No FT rated fire stopping systems of service penetrations at separations between parcels and the remainder	Sentence 3.1.9.1.(2)
	No temperature rise limit on closures at separations between parcels and the remainder	Table 3.1.8.17.

These challenges have been acknowledged by other municipalities. For instance, the City of Vancouver has implemented an air space subdivision requirement, as stated in Division A, Article 1.3.3.5.

Article 1.3.3.5. of the VBBL Air Space Subdivision

Where a subdivision of land creates an air space parcel boundary through a building, such building may, at the discretion of the Chief Building Official, be considered as a single building that does not require internal firewalls or party walls along air space parcel boundaries if legal agreements are registered against title to all air space parcels and the Remainder whereby:

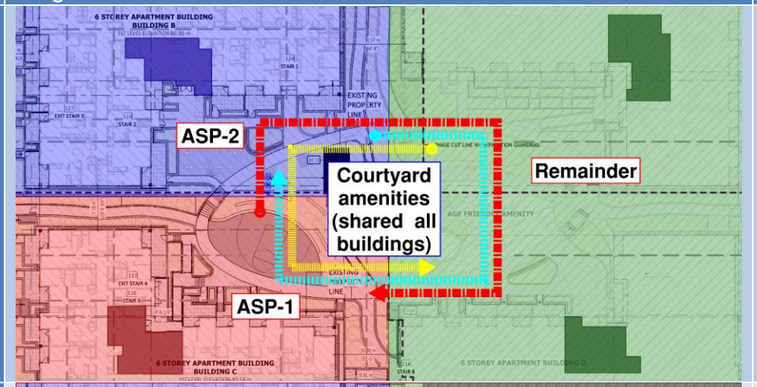
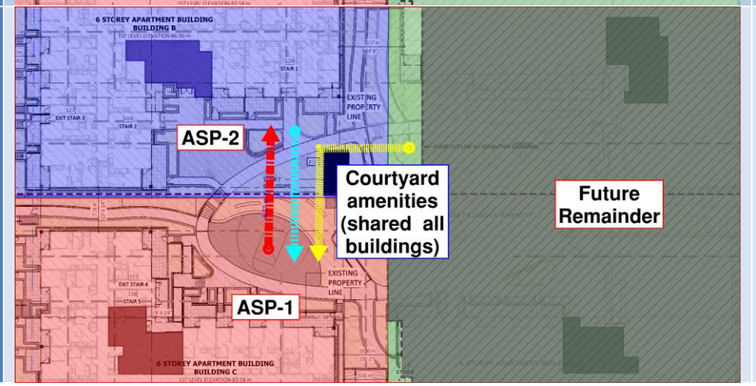
a) all relevant owners grant easements necessary to ensure common access to the fire and life safety systems and exits required for the building to function as a single building and to allow the owners to operate and maintain the building and its common systems, and

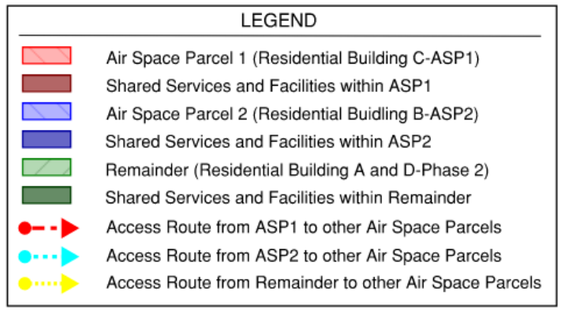
b) all owners grant a covenant to the City on terms acceptable to its Director of Legal Services and the Chief Building Official whereby the owners:
   i. acknowledge and agree that they have requested the Chief Building Official to treat the building as a single building,
   ii. release and indemnify the City and the Chief Building Official for, without limitation, all liability arising from the Chief Building Official agreeing to treat the building as a single building, and
   iii. agrees to inspect, test, and keep in good repair and good working order all common fire and life safety systems, common utilities and shared exits located on their parcel and, to the extent necessary, use the easements referred to in (a) for that purpose.

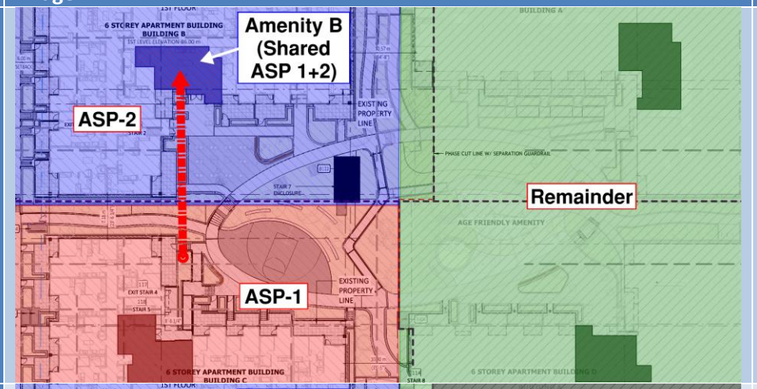
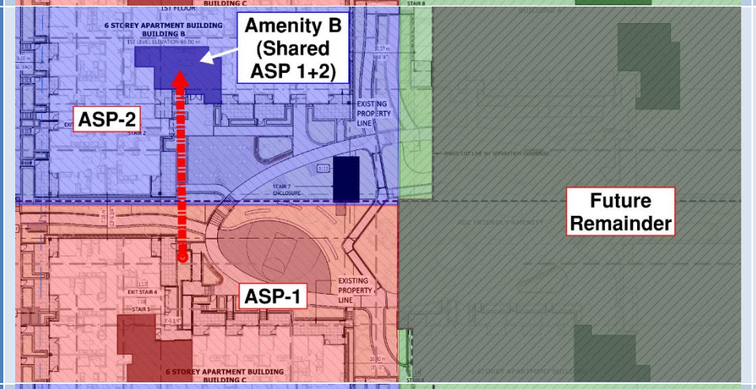
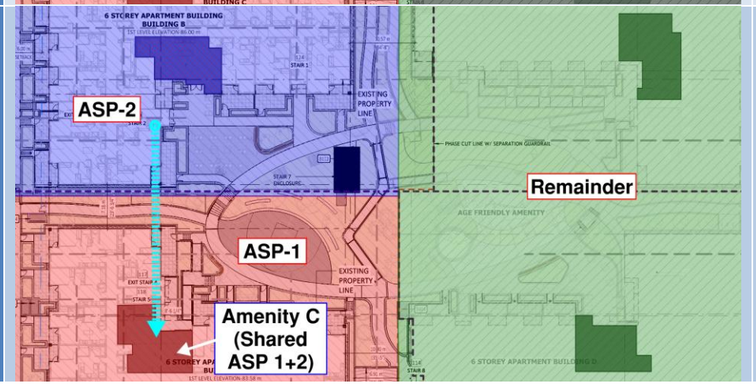
Consequently, the subdivision of parcels is commonly addressed through legal agreements. These agreements aim to allow for conditions that do not adhere to party wall or spatial separation requirements by establishing reciprocal easements between the parcels and the remainder of the property. Additionally, a Section 219 Covenant is incorporated in favor of the City of Langley to indemnify the City from any liabilities arising from accepting these conditions. It is further recognized that the owners of each parcel are fully aware of and accept the building code nonconformities associated with the subdivision of the development.

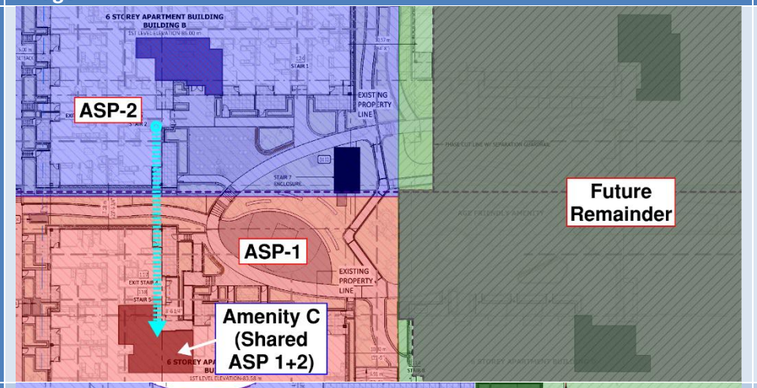
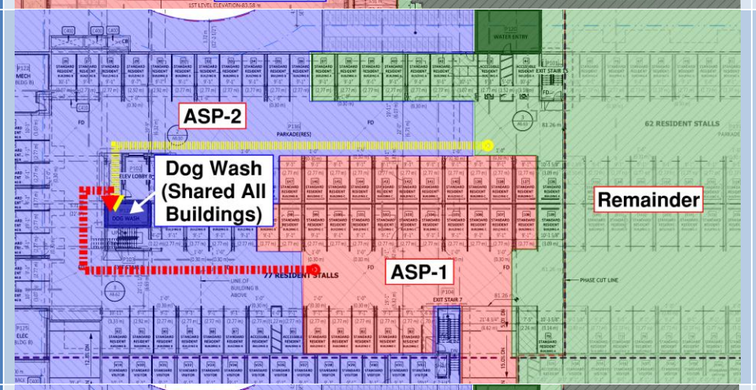
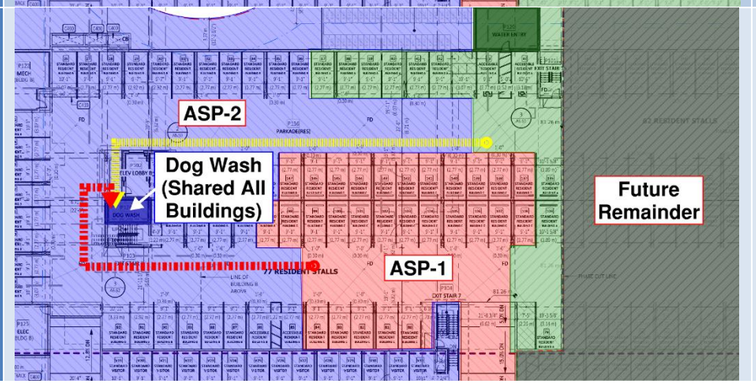
5.4 ACCESS ROUTE FOR SHARED SPACES

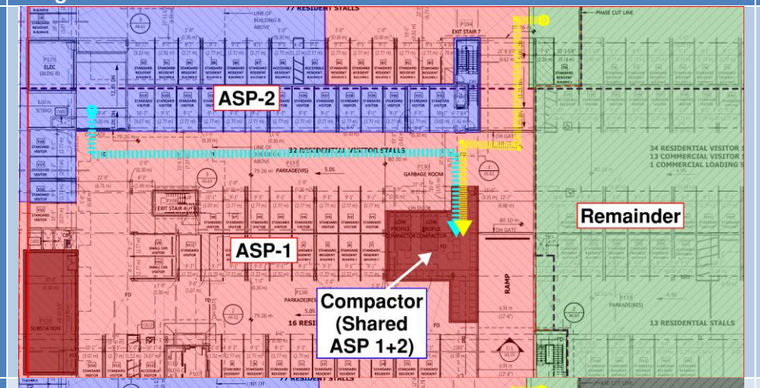
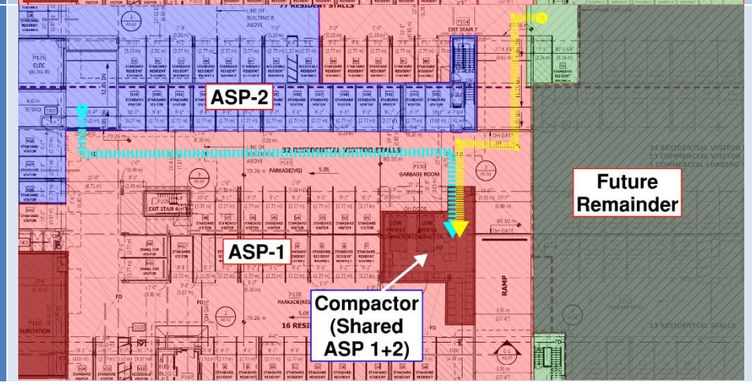
The entire storage garage is constructed as a single building. To ensure convenient access to shared spaces in and around the buildings, the necessary easements must be established. Additionally, amenity spaces in ASP1 and ASP2 will be shared between the two parcels, and courtyard amenities will be shared among all air space parcels. The tables below summarize these easements but are not limited to them.

Location	Image	Easement
Courtyard Amenities		For the use of Courtyard Amenities: A reciprocal easement agreement is required between ASP 1 (red arrow), ASP 2 (blue arrow) and Remainder (yellow arrow) to be provided.
Courtyard Amenities- Interim		For the use of Courtyard Amenities: A reciprocal easement agreement is required between ASP 1 (red arrow), ASP 2 (blue arrow) and Remainder (yellow arrow) to be provided.



Location	Image	Easement
Amenity B		For the use and access of amenity in building B: Easement to be in favor of ASP1 against ASP2 (red arrow) to be provided.
Amenity B - Interim		For the use and access of amenity in building B: Easement to be in favor of ASP1 against ASP2 (red arrow) to be provided.
Amenity C		For the use and access of amenity in building C: Easement to be provided in favor of ASP2 against ASP1 (blue arrow) to be provided.

Location	Image	Easement
Amenity C - Interim		For the use and access of amenity in building C: Easement to be provided in favor of ASP2 against ASP1 (blue arrow) to be provided.
P1-Dog Wash		For the use of Dog Wash: In favor of ASP1 and Remainder against ASP2 (yellow and red arrows)
P1-Dog Wash - Interim		For the use of Dog Wash: In favor of ASP1 and Remainder against ASP2 (yellow and red arrows)

Location	Image	Easement
P1-Low Profile Compactor		For the use of Low-Profile Compactor: in favor of Remainder and ASP2 against ASP1 (yellow and blue arrows)
P1-Low Profile Compactor - Interim		For the use of Low-Profile Compactor: in favor of Remainder and ASP2 against ASP1 (yellow and blue arrows)

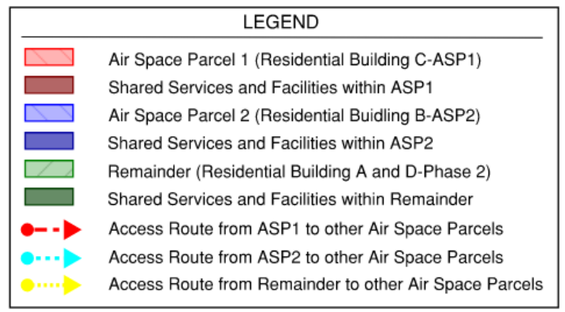
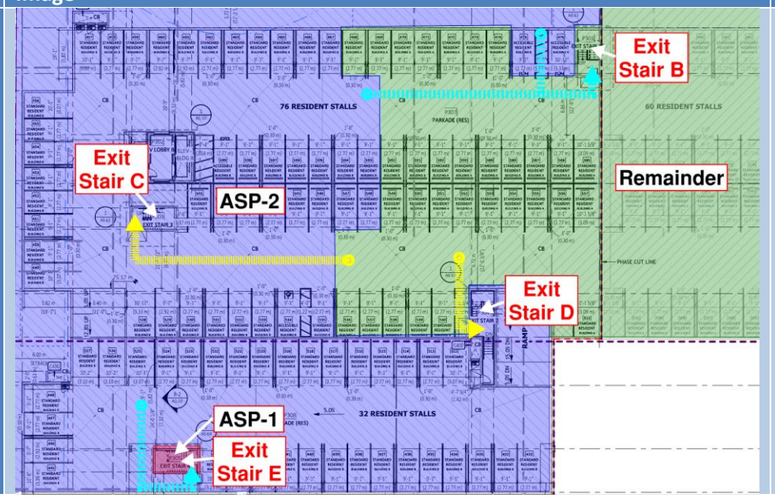


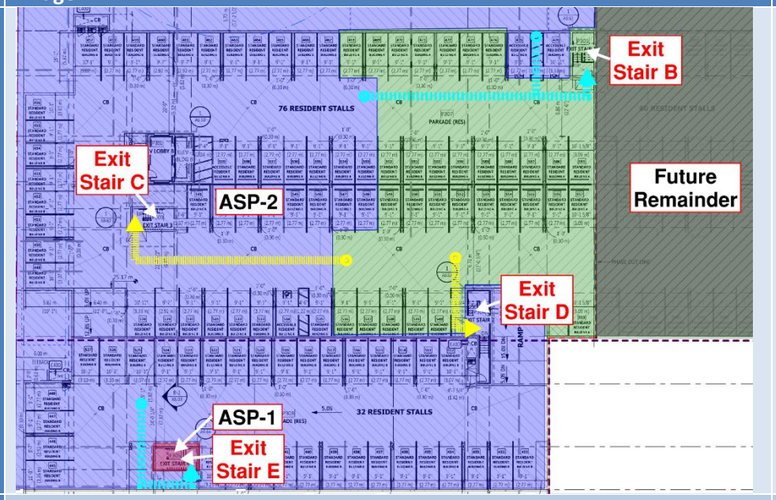
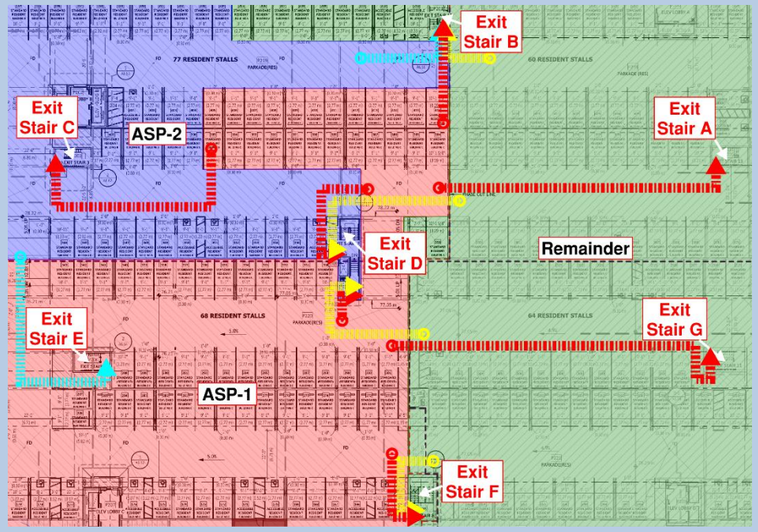
Figure 5: Legend of Parcel Subdivision and Shared Space Access Routes

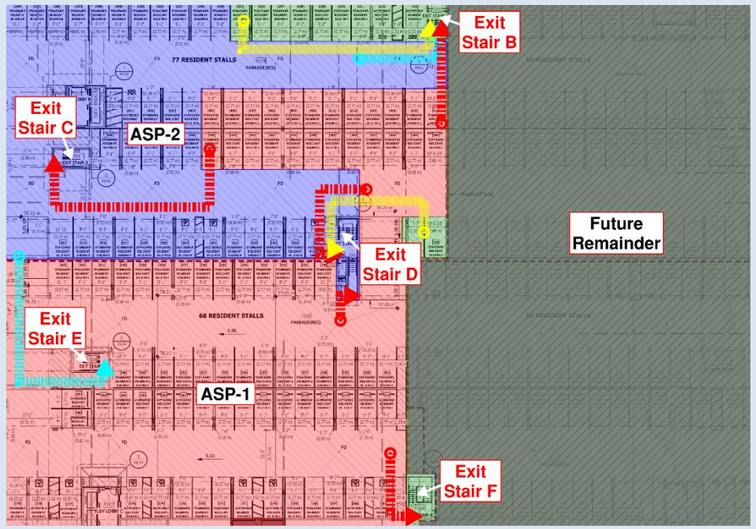
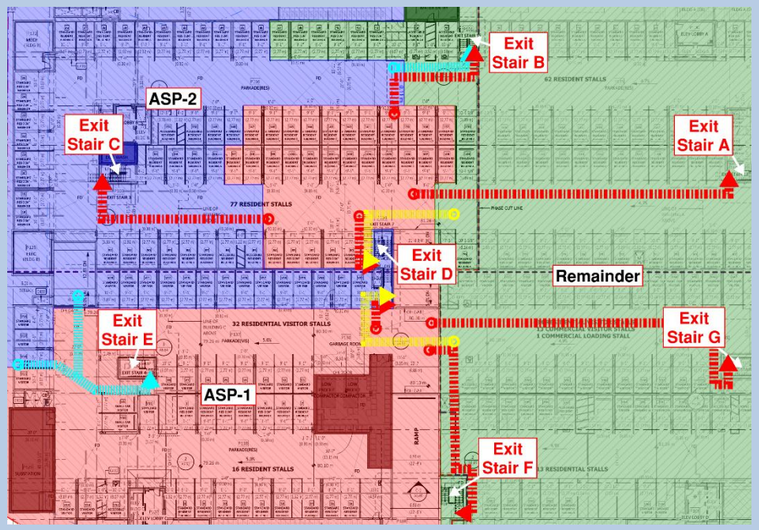
5.5 EGRESS ROUTES AND EXIT FACILITIES

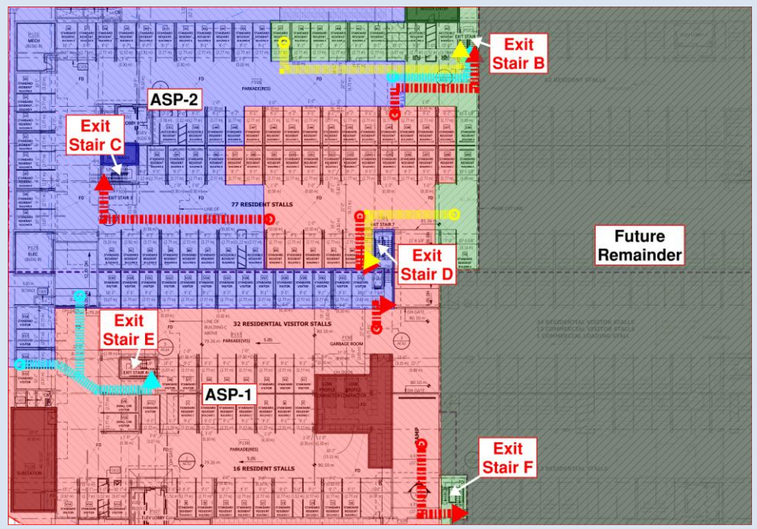
As mentioned previously, the entire storage garage is designed as a single building in accordance with building code requirements. It incorporates integrated fire protection and life safety systems that function collectively as a unified system. This includes fire alarm systems, sprinkler protection, etc. Similarly, access to exits and egress routes will be shared among the parcels.

To ascertain compliance regarding access to exits, an easement agreement will be required. This agreement will identify that appropriate exits are provided for each parcel and the remainder of the parkade. Additionally, provisions for access to building equipment and services for inspection, maintenance, and testing purposes will be included in the legal agreements. These rights of access will be tailored to the specific requirements of each parcel.

Location	Image	Easement
P3		To provide access to **Exit Stair B & E**:in favor of ASP2 against Remainder and ASP 1 (blue arrow); To provide access to **Exit Stair C & D**: in favor of Remainder against ASP2 (yellow arrow)

Location	Image	Easement
P3 - Interim		To provide access to **Exit Stair B & E**:in favor of ASP2 against Remainder and ASP 1 (blue arrow); To provide access to **Exit Stair C & D**: in favor of Remainder against ASP2 (yellow arrow)
P2		Reciprocal easements to provide access to **Exit Stair A, B, C, D, E, F and G**: in favor of ASP1 as shown in (**red** arrow); in favor of ASP2 as shown in (blue arrow) in favor of Remainder as shown in (Yellow arrow);

Location	Image	Easement
P2- Interim		Reciprocal easements to provide access to **Exit Stair B, C, D, E, and F**: in favor of ASP1 as shown in (**red** arrow); in favor of ASP2 as shown in (**blue** arrow) in favor of Remainder as shown in (**Yellow** arrow);
P1		Reciprocal easements to provide access to **Exit Stair A, B, C, D, E, F and G**: in favor of ASP1 as shown in (**red** arrow); in favor of ASP2 as shown in (**blue** arrow) in favor of Remainder as shown in (**Yellow** arrow);

Location	Image	Easement
P1- Interim		Reciprocal easements to provide access to **Exit Stair B, C, D, E, and F**: in favor of ASP1 as shown in (**red** arrow); in favor of ASP2 as shown in (**blue** arrow) in favor of Remainder as shown in (**Yellow** arrow);

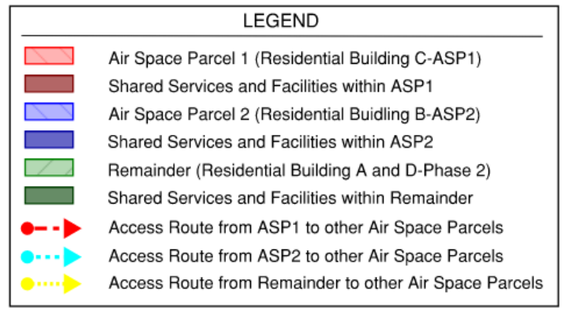
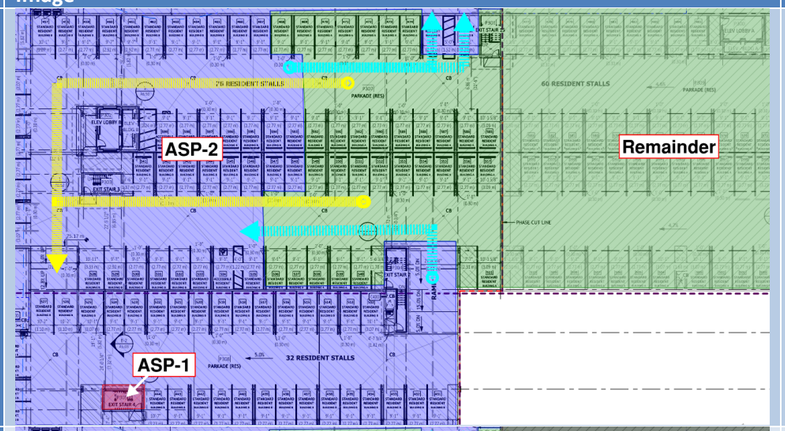
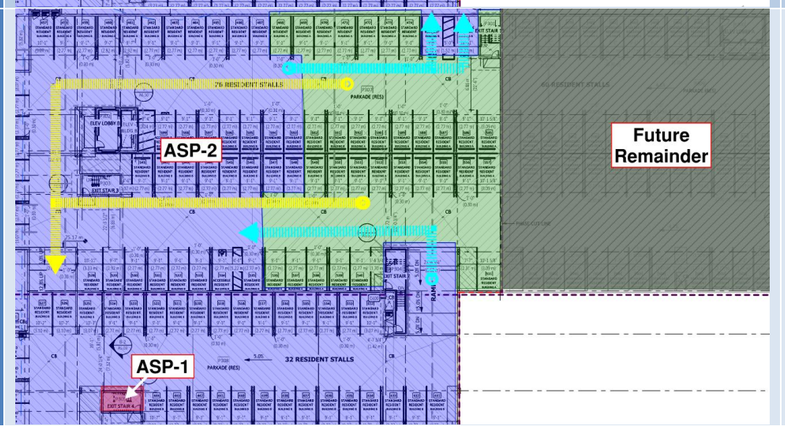
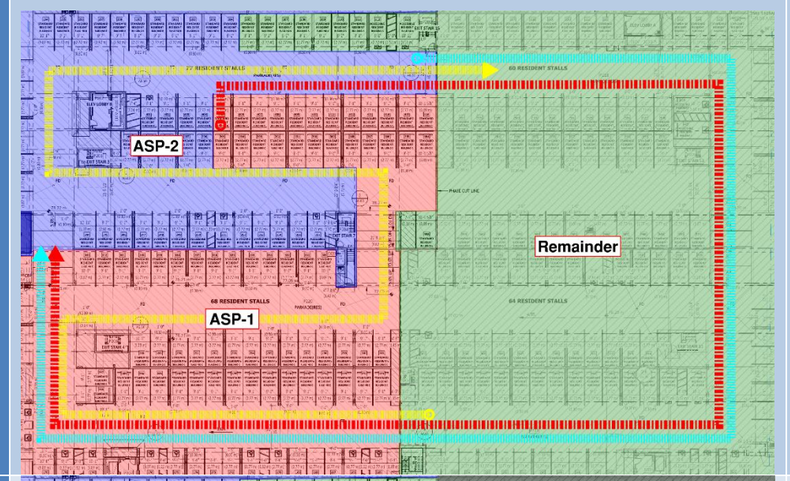
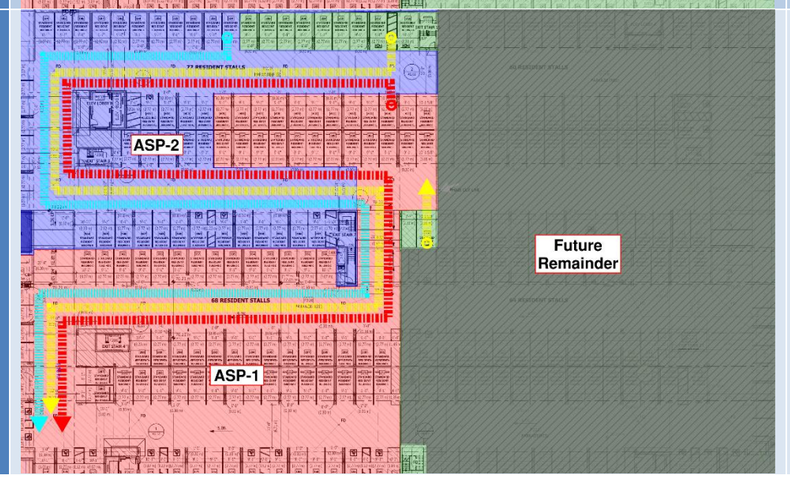
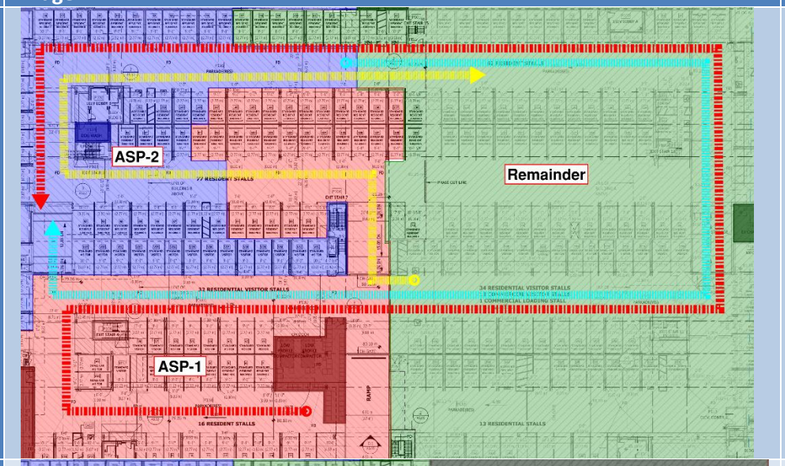
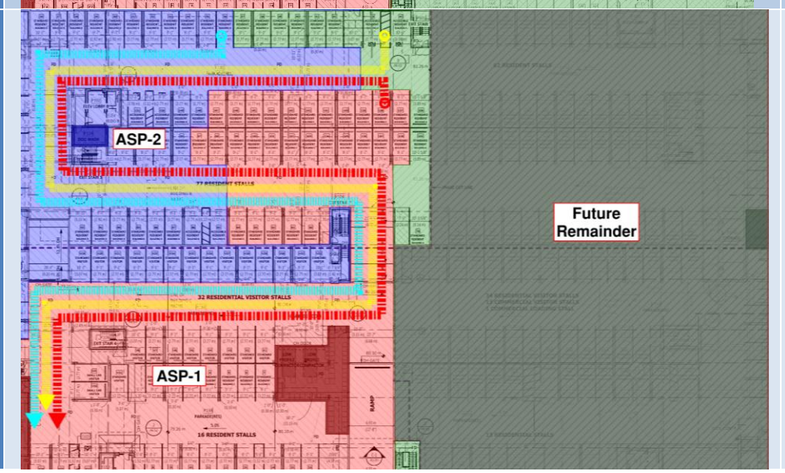


Figure 6: Legend of Parcel Subdivision and Egress Routes

5.6 VEHICULAR ACCESS AND CIRCULATION FACILITIES IN PARKADE

To maintain accessibility throughout the parkade among the defined air space parcels, an easement agreement will be required. Some examples of such vehicular access paths are shown in the table below; however, they are not limited to these examples. This agreement will ensure that the occupants of each air space parcel have appropriate and continuous access to their respective areas. It will also confirm shared rights of passage where necessary, supporting compliance with accessibility and functional use requirements across the entire parkade.

Location	Image	Easement
P3		To maintain accessibility throughout the parkade level P3, A reciprocal easement required between ASP2 (shown in blue arrow) and Remainder (shown in yellow arrow)
P3 - Interim		To maintain accessibility throughout the parkade level P3, A reciprocal easement required between ASP2 (shown in blue arrow) and Remainder (shown in yellow arrow)
P2		To maintain accessibility throughout the parkade level P2, A reciprocal easement required between ASP1 (shown in red arrow), ASP2 (shown in blue arrow) and Remainder (shown in yellow arrow).
P2- Interim		To maintain accessibility throughout the parkade level P2, A reciprocal easement required between ASP1 (shown in red arrow), ASP2 (shown in blue arrow) and Remainder (shown in yellow arrow).

Location	Image	Easement
P1		To maintain accessibility throughout the parkade level P1, A reciprocal easement required between ASP1 (shown in **red** arrow), ASP2 (shown in **blue** arrow) and Remainder (shown in **yellow** arrow).
P1-Interim		To maintain accessibility throughout the parkade level P1, A reciprocal easement required between ASP1 (shown in **red** arrow), ASP2 (shown in **blue** arrow) and Remainder (shown in **yellow** arrow).

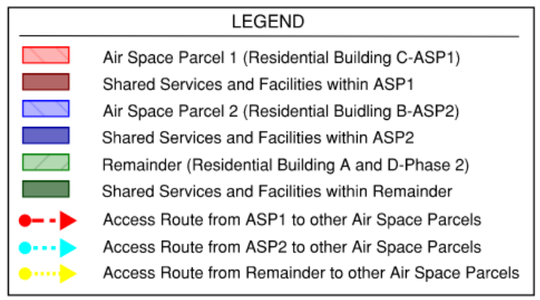


Figure 7: Legend of Parcel Subdivision and Vehicular Access Routes

5.7 FIRE AND LIFE SAFETY SYSTEMS

The complex consists of four buildings located above the common storage garage. The storage garage is designed as a single building and is equipped with fire and life safety systems that serve all parcels and the remainder in accordance with the relevant subsections of the Building Code, specifically Subsections 3.2.4, 3.2.5, and 3.2.7.

All parcels and the remainder share, but are not limited to, the following fire and life safety systems:

- Fire alarm systems
- Fire protection systems
  - Sprinkler system
  - Standpipe system
  - Emergency generator
  - Fire department connections
  - Air-handling system
- Emergency lighting

For the above-grade buildings, each has its own fire department connection.

A fire alarm annunciator panel (FAAP) will be installed at each principal entrance. All FAAPs will be interconnected and integrated with the fire alarm system. Each panel will display the status of the building in which it is located, as well as all other buildings on site, including the parkade. During the interim condition the fire and life safe system of the respective ASP and Remainder within Phase 1 must be functional.

The entire project is proposed to have a single water entry point in the storage garage to supply the fire protection system for the complex.

Emergency lighting will be provided in each building and will be powered by its respective emergency power system during an emergency.

As each building has its own fire alarm and fire protection systems, there is no need to prepare a separate legal agreement for each parcel, except for the storage garage.

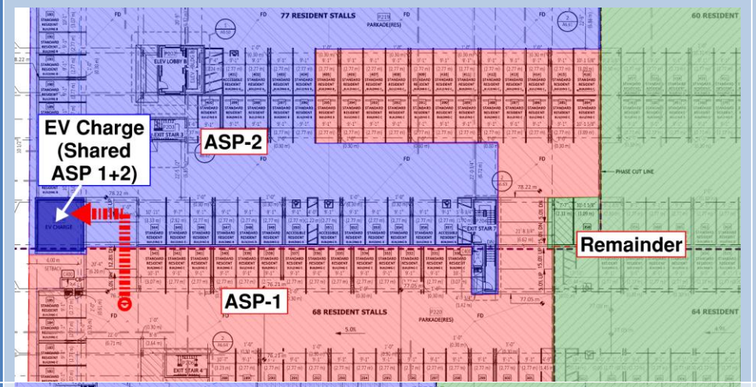
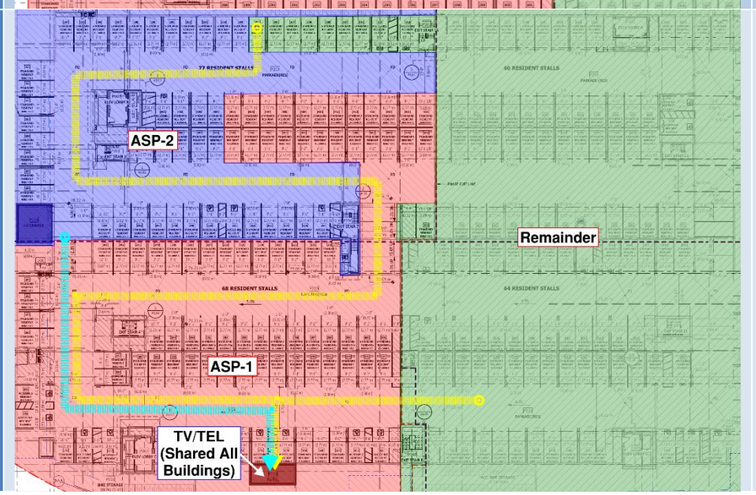
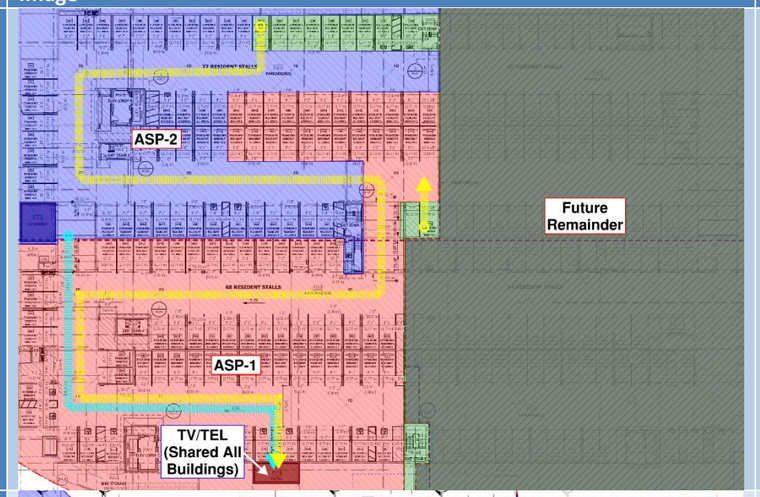
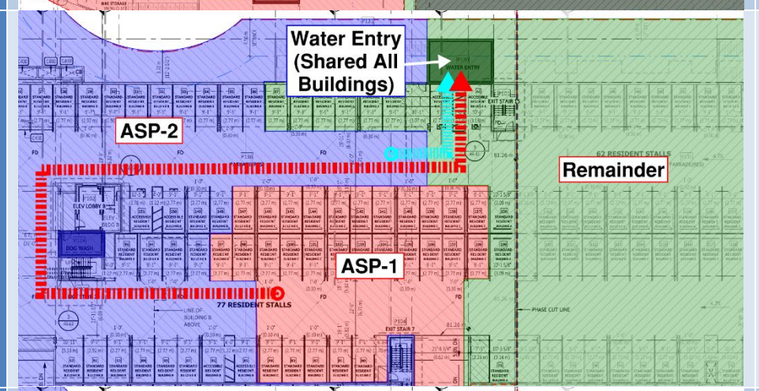
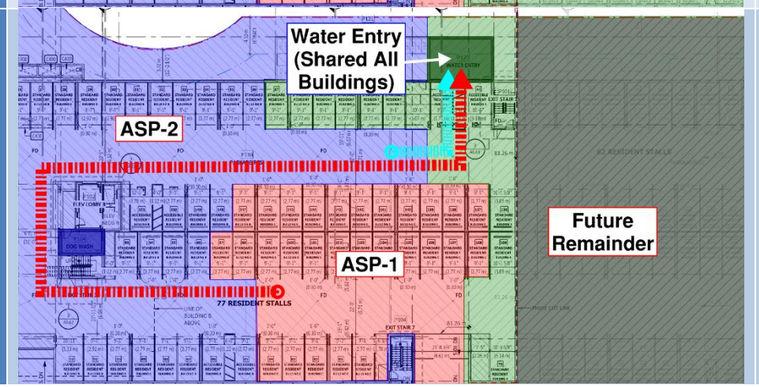
The legal agreement encompassing all parcels and the remainder will outline the responsibilities for the maintenance and operation of the fire alarm systems, and fire protection systems. It will specify the obligations of each party in ensuring the proper upkeep and functioning of these systems. Additionally, the costs associated with the maintenance and operation will be shared proportionally between the parcels and the remainder, as stipulated in the agreement.

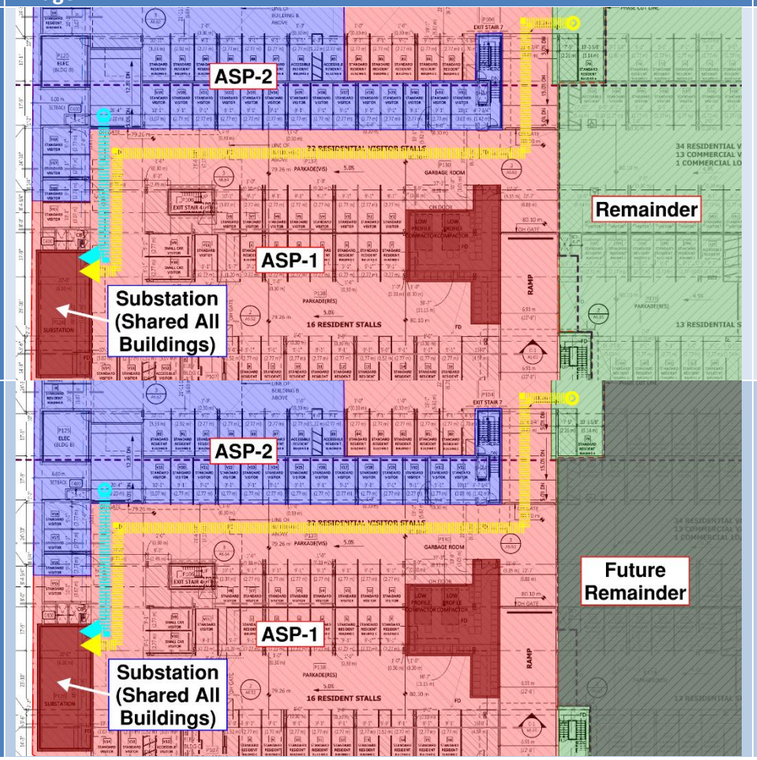
5.8 BUILDING SERVICES

The BCBC acknowledges the possibility of providing separate building services for each legal parcel entity. However, it is not practical or feasible to separate the building services to serve each parcel individually. Therefore, some service spaced would be shared among air spaces, including but not limited to:

- EV Charge @ P2 level shared between ASP1 and ASP2 (The EV charger room on the west side of parkade (located within ASP2) serves Buildings B and C, while the EV charger room on the east-side (within remainder) serves Buildings A and D only.)
- TV/TEL service room @ P2 level shared among ASP1, ASP2, and Remainder
- Water Entry @ P1 Level shared between among ASP1, ASP2, and Remainder
- Substation @ P1 Level shared between among ASP1, ASP2, and Remainder

These shared building services are necessary for the overall operation and functioning of the complex and are not intended to be separately provided for each individual parcel. The below demonstrates some of these easements but not limited to them:

Location	Image	Easement
P2-EV Charge		For the access of EV Charge room: Easement in favor of ASP1 against ASP2 (red arrow) to be provided.
P2-TV/TEL		For the access of TV/TEL service room: Easement in favor of ASP2 and against ASP1 (blue arrows) & in favor of Remainder against ASP1 and ASP2 (yellow arrow) to be provided.
P2-TV/TEL - Interim		For the access of TV/TEL service room: Easement in favor of ASP2 and against ASP1 (blue arrows) & in favor of Remainder against ASP1 and ASP2 (yellow arrow) to be provided.
P1-Water Entry		For the access to water entry room: Easement in favor of ASP1 and ASP2 against Remainder (red and blue arrows) to be provided.
P1-Water Entry - Interim		For the access to water entry room: Easement in favor of ASP1 and ASP2 against Remainder (red and blue arrows) to be provided.

Location	Image	Easement
P1- Substation		For the access of substation: Easement in favor of ASP2 (blue arrows) and Remainder (yellow arrow) against ASP1 to be provided.
P1- Substation - Interim		For the access of substation: Easement in favor of ASP2 (blue arrows) and Remainder (yellow arrow) against ASP1 to be provided.

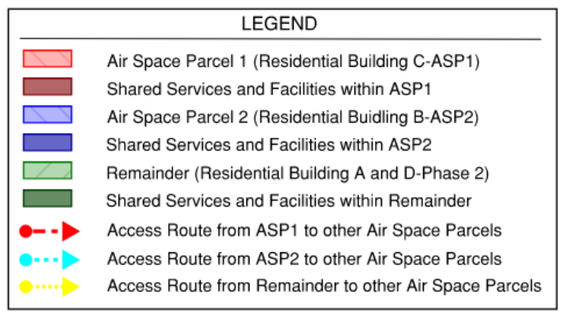


Figure 8: Legend of Parcel Subdivision and Building Service Access Routes

To address the specific access, maintenance, and operational issues related to building services, the legal agreements will cover the following aspects:

- The responsibility for the operation, maintenance, replacement, and upgrade of fire and life safety systems, as discussed in the previous section, will be clearly outlined.
- The responsibility for the operation, maintenance, replacement, and upgrade of other building services will also be defined.
- The legal agreements will establish a basis for apportioning costs and determining methods for addressing the maintenance, operation, replacement, and upgrade of shared building services. This will ensure that the financial aspects are properly accounted for and shared between the parcels and the remainder of the complex.
- An access easement agreement and covenant will be registered to provide assurance that access will be granted for maintenance personnel and vehicles to carry out the necessary tasks related to the maintenance, operation, replacement, and upgrade of building services.

The purpose of the legal agreements, in addressing the aforementioned requirements, is to ascertain that all relevant owners grant permission, as necessary, for common access to the fire and life safety systems, building equipment, services, and exits that are essential for the functioning of the complex. These agreements also enable owners to operate and maintain the building and its common systems collectively.

Furthermore, these legal agreements are intended to provide assurance, subject to the terms outlined, that all relevant owners agree to inspect, test, and maintain in good working order all common fire and life safety systems, common utilities, and shared exit facilities within their respective parcels. Additionally, owners will use the easements specified in the legal agreements for this purpose.

By establishing these agreements, the aim is to ensure the cooperation and shared responsibility of all owners in preserving the functionality and safety of the building and its shared systems and facilities.

5.9 BUILDING STRUCTURES

Due to the arrangement of the proposed air space parcel subdivision, where portions of the parcels and the remainder are essentially stacked on top of each other, they will rely on the shared structural support provided by a common foundation and structural system in the storage garage.

To ensure the ongoing maintenance and integrity of the shared structural support and building envelope systems if there are any shared, legal agreements between the air space parcels will be necessary. These agreements will provide assurance that the structural support is maintained at all times, addressing any potential concerns or issues that may arise.

Furthermore, a separate legal agreement will be established to address the rights and responsibilities regarding inspections, maintenance, and repair of the common building envelope and structural systems. This agreement will outline the procedures and obligations for conducting inspections, carrying out maintenance activities, and making necessary repairs to ensure the long-term functionality and safety of the shared systems.

By implementing these legal agreements, the goal is to establish clear guidelines and responsibilities for the ongoing maintenance and preservation of the common structural support and building envelope systems within the air space parcel subdivision.

5.10 CONCLUSION

Each air space parcel and remainder owner will be responsible to maintain and comply with their building code compliance requirements listed in Section 5 of the report.

APPENDIX



OVERALL SITE PLAN

3/64" = 1'-0"

5.9.0 NOTE SCHEDULE

A. SITE	
A102	FIRE DEPARTMENT CONNECTION, REFER TO CODE SITE PLAN & SITE DETAILS.
A103	EXISTING FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A104	NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
A116	VISITOR BIKE PARKING.
A121	GARBAGE STAGING AREA (COMPOST & GLASS 240L BINS)
A310	SIGNAGE-FREESTANDING SIGN, SEE SIGN DETAILS
A400	PROPOSED GAS METER LOCATION, REFER TO MECHANICAL DRAWINGS & FORTIS FOR REQUIREMENTS, C/W CHAINLINK ENCLOSURE, REFER TO SITE DETAILS.
A703	TRELLIS ABOVE PARKADE RAMP
B. PARKADE & SLAB	
B112	PARKADE EXIT STAIR
B404	PARKADE EXHAUST SHAFT, REFER TO MECHANICAL DRAWINGS.

DRAWING SEPARATION LINE (MATCH LINE)

PHASE SEPARATION LINE

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

25-12-15-ASP COORDINATION

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
4	ISSUED FOR PARKADE COORDINATION	25-06-13
5	ISSUED FOR CD60	25-06-27
6	ISSUED FOR COORDINATION	25-07-16
7	ISSUED FOR CD90	25-07-23
8	ISSUED FOR COORDINATION	25-07-30
9	ISSUED FOR COORDINATION	25-08-12
12	ISSUED FOR COORDINATION	25-08-19
14	ISSUED FOR BUILDING PERMIT(PHASE 1)	25-09-04
22	RE-ISSUED FOR BP(PHASE 1)	25-11-14
24	RE-ISSUED FOR BP(PHASE 1)	25-12-02

SITE INSTRUCTION #: - -

VERITAS
PHASE 1 WEST

20386 70A AVE & 20387 70 AVE, LANGLEY B.C.

PROJECT #: 24201.1

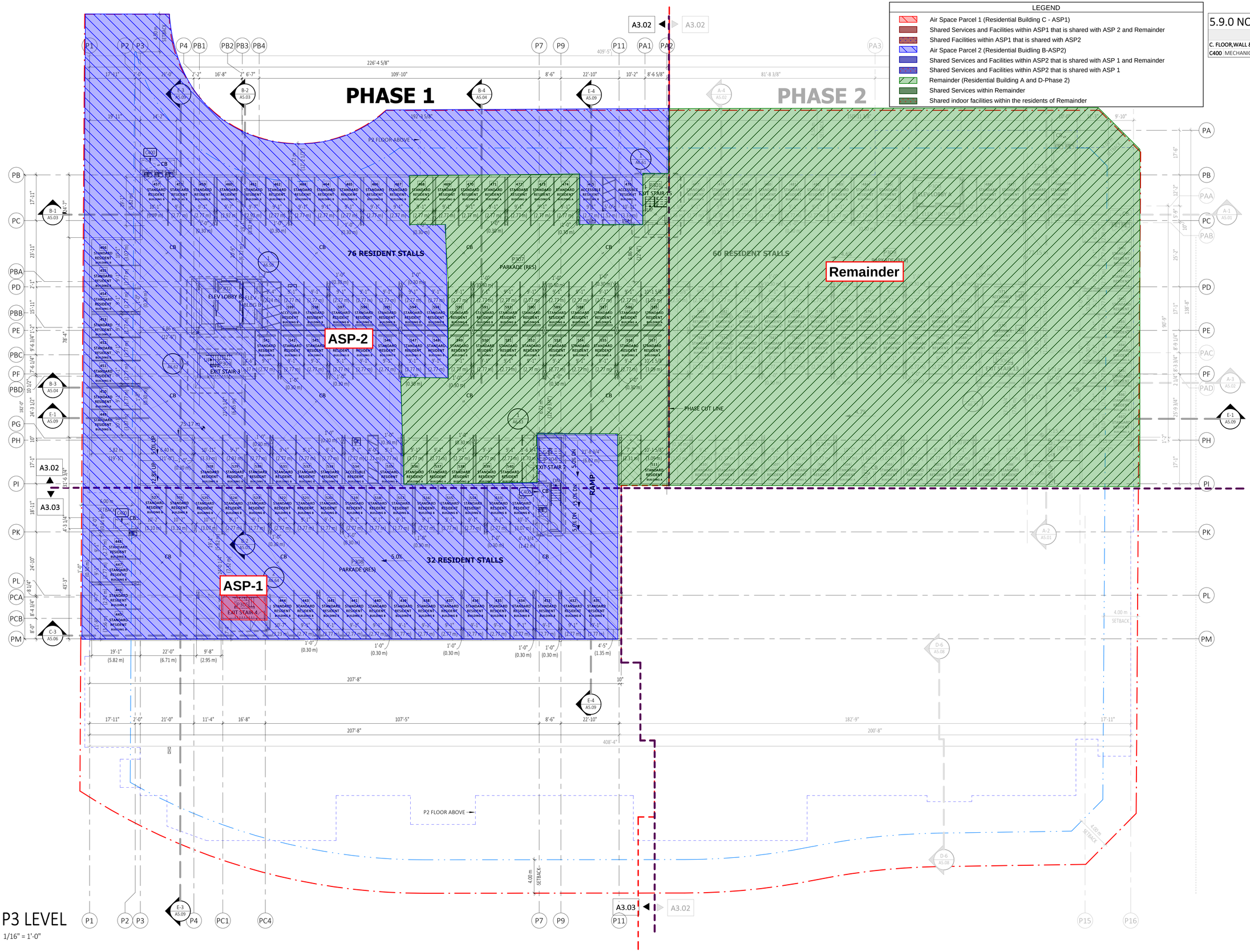
SITE PLAN-OVERALL

SCALE: As indicated

AUTHOR: RH, SH, SI, VC, AG

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LEGEND

- Air Space Parcel 1 (Residential Building C - ASP1)
- Shared Services and Facilities within ASP1 that is shared with ASP 2 and Remainder
- Shared Facilities within ASP1 that is shared with ASP2
- Air Space Parcel 2 (Residential Buidling B-ASP2)
- Shared Services and Facilities within ASP2 that is shared with ASP 1 and Remainder
- Shared Services and Facilities within ASP2 that is shared with ASP 1
- Remainder (Residential Building A and D-Phase 2)
- Shared Services within Remainder
- Shared indoor facilities within the residents of Remainder

5.9.0 NOTE SCHEDULE

C. FLOOR,WALL & ROOF

C400 MECHANICAL SHAFT, TYP.

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

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7	ISSUED FOR CD90	25-07-23
10	ISSUED FOR COORDINATION	25-08-18
12	ISSUED FOR COORDINATION	25-08-19
14	ISSUED FOR BUILDING PERMIT(PHASE 1)	25-09-04
15	FUTURE COORDINATION	25-10-03
22	RE-ISSUED FOR BP(PHASE 1)	25-11-14

SITE INSTRUCTION #: - -

VERITAS
PHASE 1 WEST

20386 70A AVE & 20387 70 AVE, LANGLEY B.C.

PROJECT #: 24201.1

P3 LEVEL PLAN-OVERALL

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

AUTHOR: RH, SH, SI, VC, AG

A3.01

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LEGEND
Air Space Parcel 1 (Residential Building C - ASP1)
Shared Services and Facilities within ASP1 that is shared with ASP 2 and Remainder
Shared Facilities within ASP1 that is shared with ASP2
Air Space Parcel 2 (Residential Buidling B-ASP2)
Shared Services and Facilities within ASP2 that is shared with ASP 1 and Remainder
Shared Services and Facilities within ASP2 that is shared with ASP 1
Remainder (Residential Building A and D-Phase 2)
Shared Services within Remainder
Shared indoor facilities within the residents of Remainder

5.9.0 NOTE SCHEDULE

C. FLOOR,WALL & ROOF

C400 : MECHANICAL SHAFT, TYP.

PHASE 1

PHASE 2

77 RESIDENT STALLS

68 RESIDENT STALLS

60 RESIDENT STALLS

64 RESIDENT STALLS

ASP-2

ASP-1

Shared ASP 1+2

Shared All Buildings

Remainder

PHASE CUT LINE

P1 FLOOR ABOVE

BIKE STORAGE BLDG B (-3)

BIKE STORAGE (BLDG C)-33

ELEV LOBBY A

ELEV LOBBY B

ELEV LOBBY C

ELEV LOBBY D

EXIT STAIR 1

EXIT STAIR 2

EXIT STAIR 3

EXIT STAIR 4

EXIT STAIR 5

EXIT STAIR 7

EXIT STAIR 8

PARKADE(RES)

EV CHARGE

SETBACK

TV/TEL

P2 LEVEL

1/16" = 1'-0"

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
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SITE INSTRUCTION #: - -

VERITAS

PHASE 1 WEST

20386 70A AVE & 20387 70 AVE, LANGLEY B.C.

WHITETAIL HOMES

PROJECT #: 24201.1

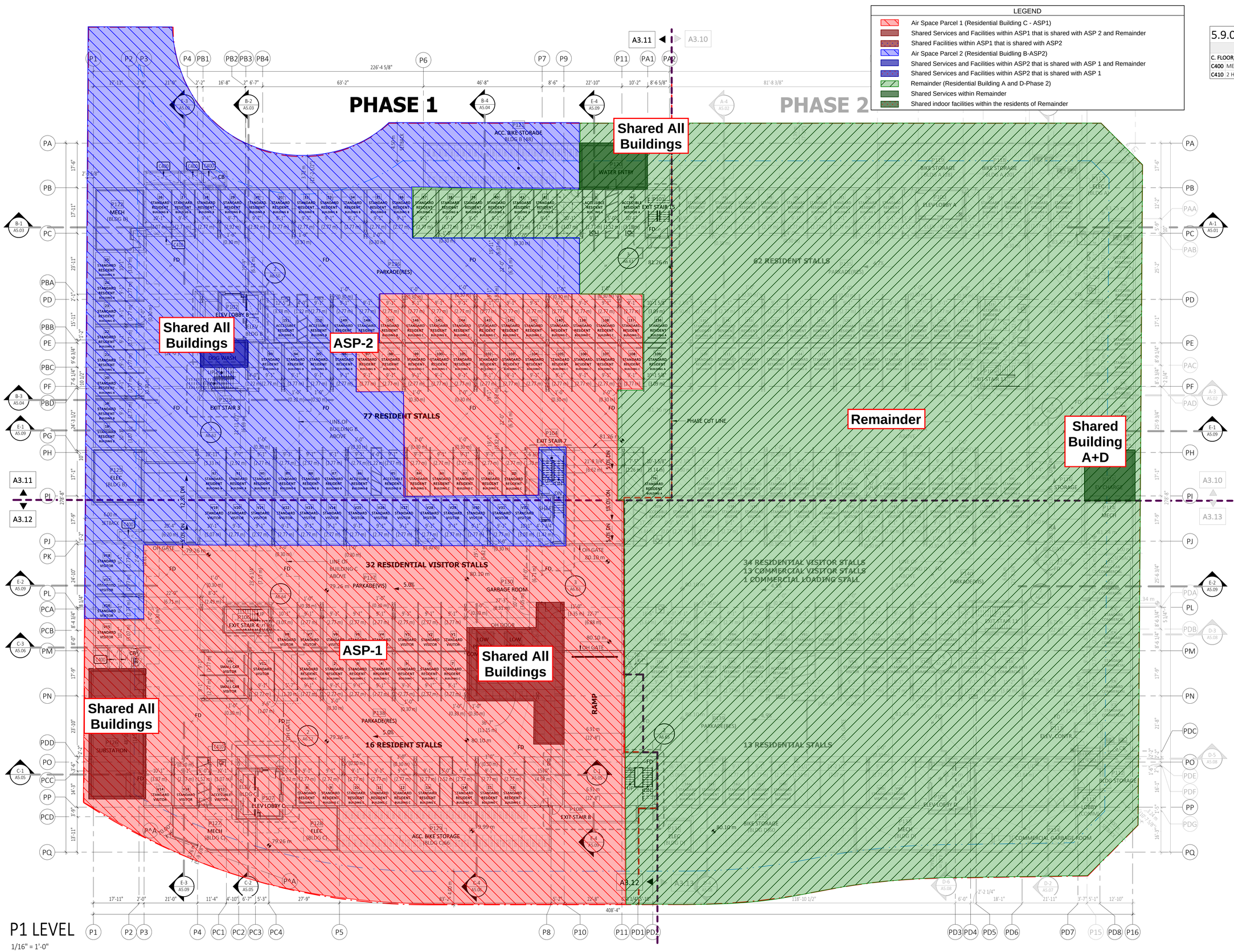
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SCALE: 1/16" = 1'-0"

AUTHOR: RH, SH, SI, VC, AG

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LEGEND

- Air Space Parcel 1 (Residential Building C - ASP1)
- Shared Services and Facilities within ASP1 that is shared with ASP 2 and Remainder
- Shared Facilities within ASP1 that is shared with ASP2
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- Shared Services and Facilities within ASP2 that is shared with ASP 1 and Remainder
- Shared Services and Facilities within ASP2 that is shared with ASP 1
- Remainder (Residential Building A and D-Phase 2)
- Shared Services within Remainder
- Shared indoor facilities within the residents of Remainder

5.9.0 NOTE SCHEDULE

C. FLOOR,WALL & ROOF

C400 MECHANICAL SHAFT, TYP.

C410 2 HR MECHANICAL SHAFT ABOVE.

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
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25-12-15-ASP COORDINATION

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24	RE-ISSUED FOR BP(PHASE 1)	25-12-02

SITE INSTRUCTION #: - -

VERITAS

PHASE 1 WEST

20386 70A AVE & 20387 70 AVE, LANGLEY B.C.

WHITETAIL HOMES

PROJECT #: 24201.1

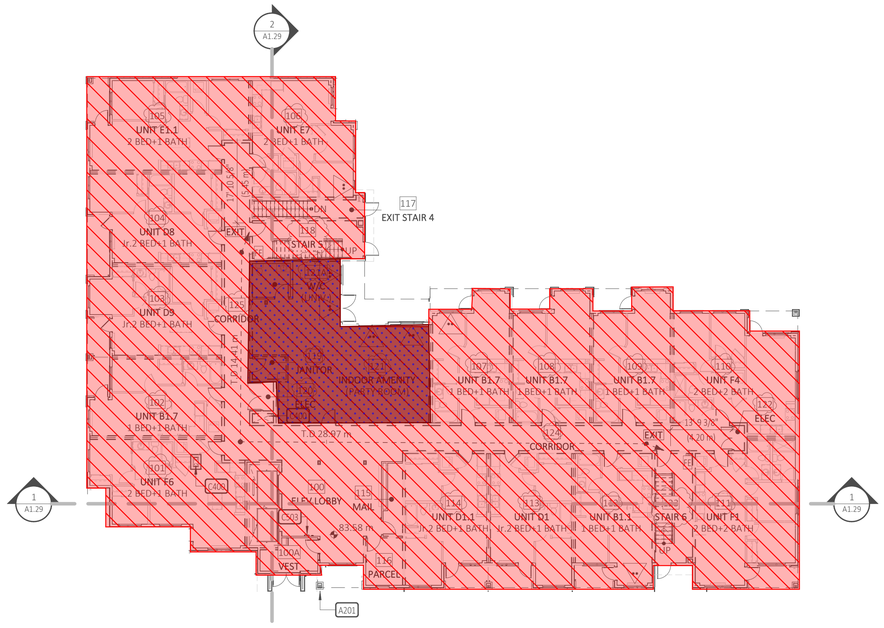
P1 LEVEL PLAN-OVERALL

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

AUTHOR: RH, SH, SI, VC, AG

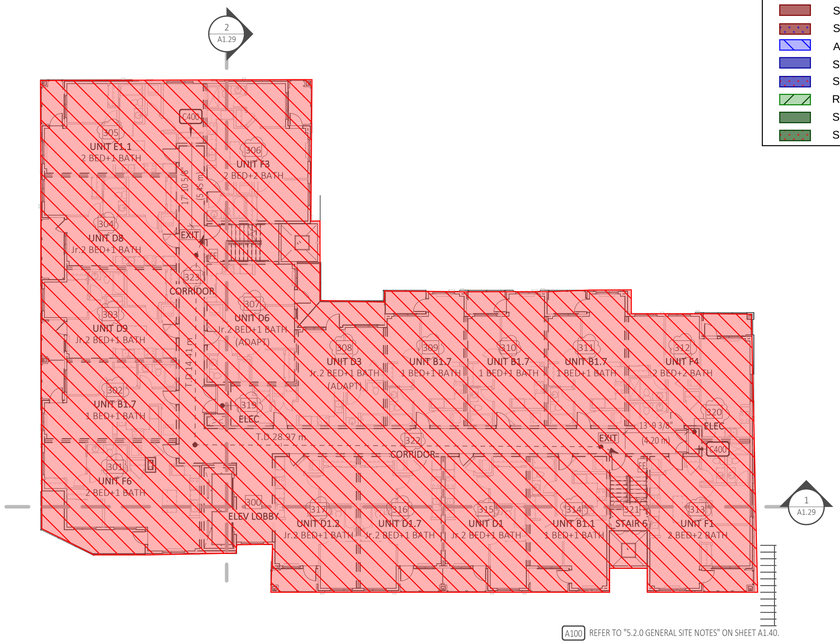
A3.09

2025-12-15 9:29:01 AM



CODE PLAN-1ST LEVEL-BLDG C

1/16" = 1'-0"



A100 REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.

CODE PLAN-3RD & 4TH LEVEL-BLDG C

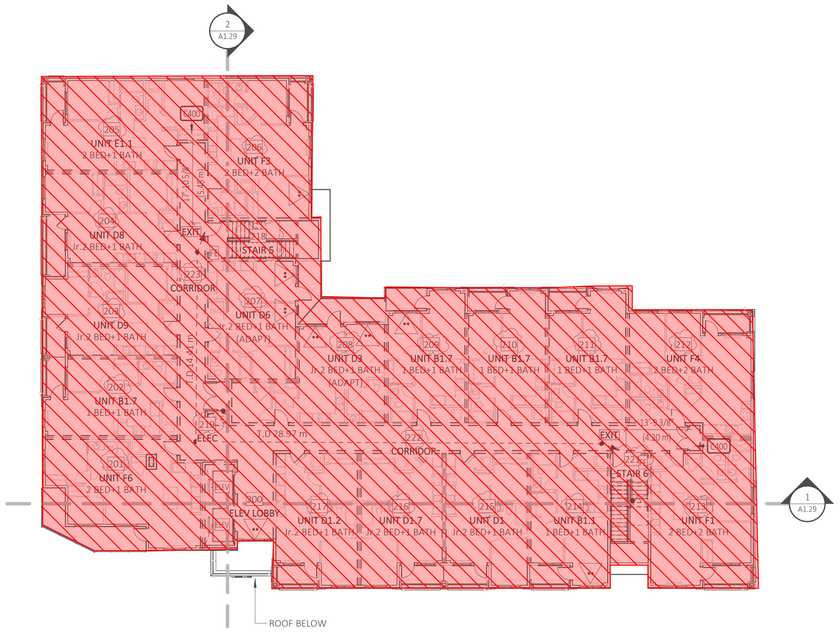
1/16" = 1'-0"

LEGEND	
	Air Space Parcel 1 (Residential Building C - ASP1)
	Shared Services and Facilities within ASP1 that is shared with ASP 2 and Remainder
	Shared Facilities within ASP1 that is shared with ASP2
	Air Space Parcel 2 (Residential Buidling B-ASP2)
	Shared Services and Facilities within ASP2 that is shared with ASP 1 and Remainder
	Shared Services and Facilities within ASP2 that is shared with ASP 1
	Remainder (Residential Building A and D-Phase 2)
	Shared Services within Remainder
	Shared indoor facilities within the residents of Remainder

5.9.0 NOTE SCHEDULE

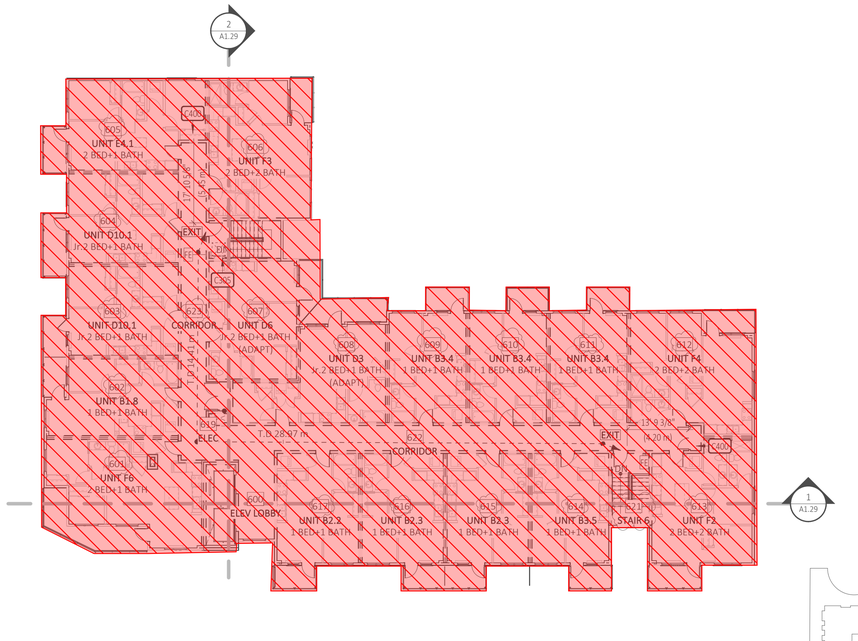
A. SITE	
A201	FIRE DEPARTMENT LOCK BOX LOCATION.
C. FLOOR,WALL & ROOF	
A100	REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.
C305	ROOF ACCESS HATCH & LADDER, REFER TO ROOF DETAILS.
C400	MECHANICAL SHAFT, TYP.
C503	ANNUNCIATOR PANEL, REFER TO ELECTRICAL DRAWINGS.

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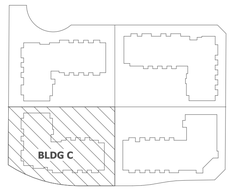
CODE PLAN-2ND LEVEL-BLDG C

1/16" = 1'-0"



CODE PLAN - 5TH/6TH LEVEL-BLDG C

1/16" = 1'-0"



25-11-12-STAIR NAME/ ROOM NUMBER REVISION

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
3	ISSUED FOR CD30	25-05-14
5	ISSUED FOR CD60	25-06-27
7	ISSUED FOR CD90	25-07-23
14	ISSUED FOR BUILDING PERMIT	25-09-04
19	RE-ISSUED FOR BP	25-11-14
23	STAIR NAME /ROOM # REVISION	25-11-10

SITE INSTRUCTION #: - -

VERITAS
PHASE 1 WEST

20343 70 AVE & 20342 70A AVE, LANGLEY B.C.

WHITETAIL HOMES

PROJECT #: 24201.1

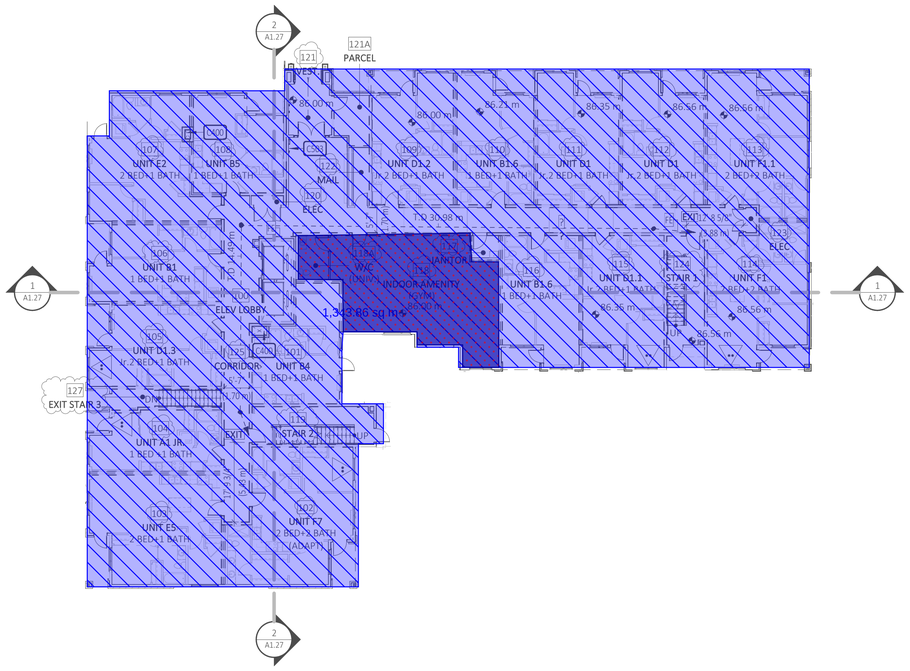
BUILDING CODE PLANS-BLDG C

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

AUTHOR: RH, SH, SI, VC

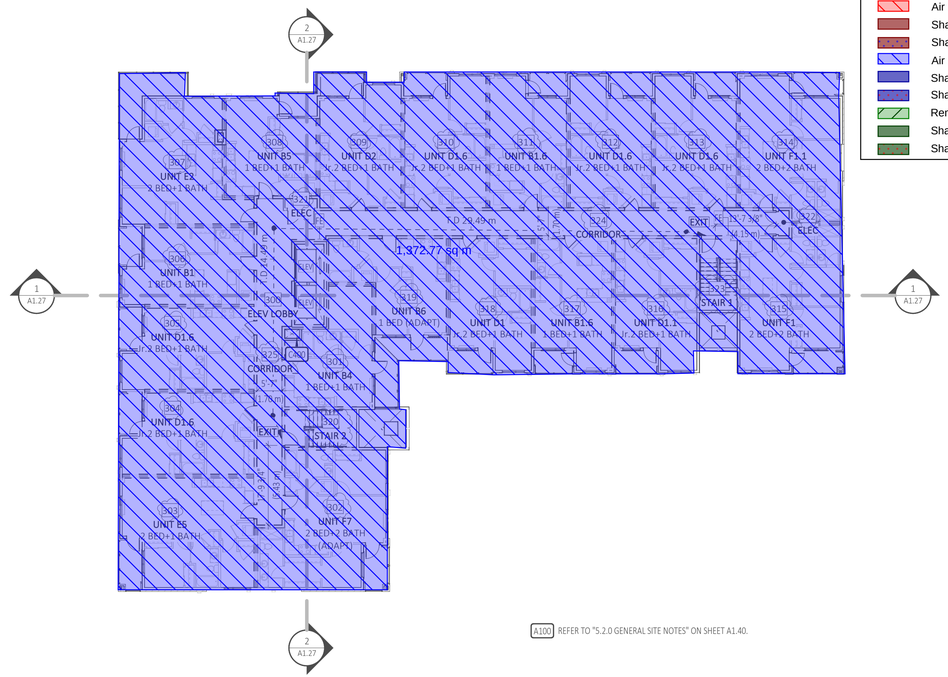
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CODE PLAN-1ST LEVEL-BLDG B

1/16" = 1'-0"

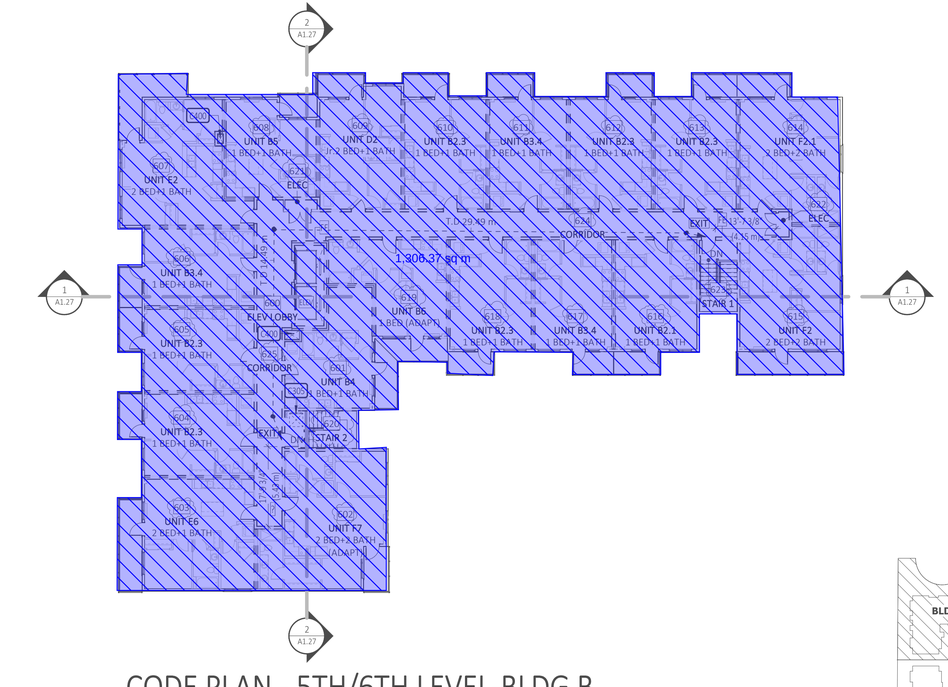


CODE PLAN-2ND LEVEL-BLDG B

1/16" = 1'-0"

CODE PLAN-3RD & 4TH LEVEL-BLDG B

1/16" = 1'-0"



CODE PLAN - 5TH/6TH LEVEL-BLDG B

1/16" = 1'-0"

LEGEND	
	Air Space Parcel 1 (Residential Building C - ASP1)
	Shared Services and Facilities within ASP1 that is shared with ASP 2 and Remainder
	Shared Facilities within ASP1 that is shared with ASP2
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	Shared Services and Facilities within ASP2 that is shared with ASP 1 and Remainder
	Shared Services and Facilities within ASP2 that is shared with ASP 1
	Remainder (Residential Building A and D-Phase 2)
	Shared Services within Remainder
	Shared indoor facilities within the residents of Remainder

A100 REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.

5.9.0 NOTE SCHEDULE

C.	FLOOR,WALL & ROOF
A100	REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.
C305	ROOF ACCESS HATCH & LADDER, REFER TO ROOF DETAILS.
C400	MECHANICAL SHAFT, TYP.
C503	ANNUNCIATOR PANEL, REFER TO ELECTRICAL DRAWINGS.

KEYSTONE
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MAIL@KEYSTONEARCH.CA

25-11-12-STAIR NAME/ ROOM NUMBER REVISION

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
3	ISSUED FOR CD30	25-05-14
5	ISSUED FOR CD60	25-06-27
7	ISSUED FOR CD90	25-07-23
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19	RE-ISSUED FOR BP	25-11-14
23	STAIR NAME /ROOM # REVISION	25-11-10

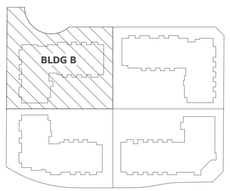
SITE INSTRUCTION #: - -

VERITAS
PHASE 1 WEST

20343 70 AVE & 20342 70A AVE, LANGLEY B.C.

PROJECT #: 24201.1

BUILDING CODE PLANS-BLDG B

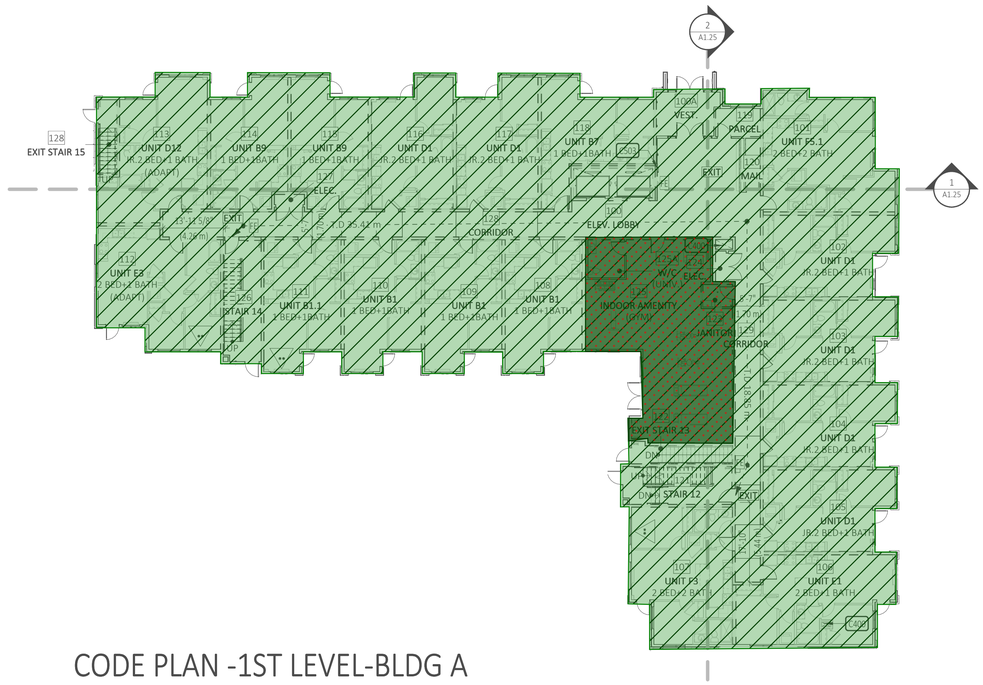


SCALE: 1/16" = 1'-0"

AUTHOR: RH, SH, SI, VC

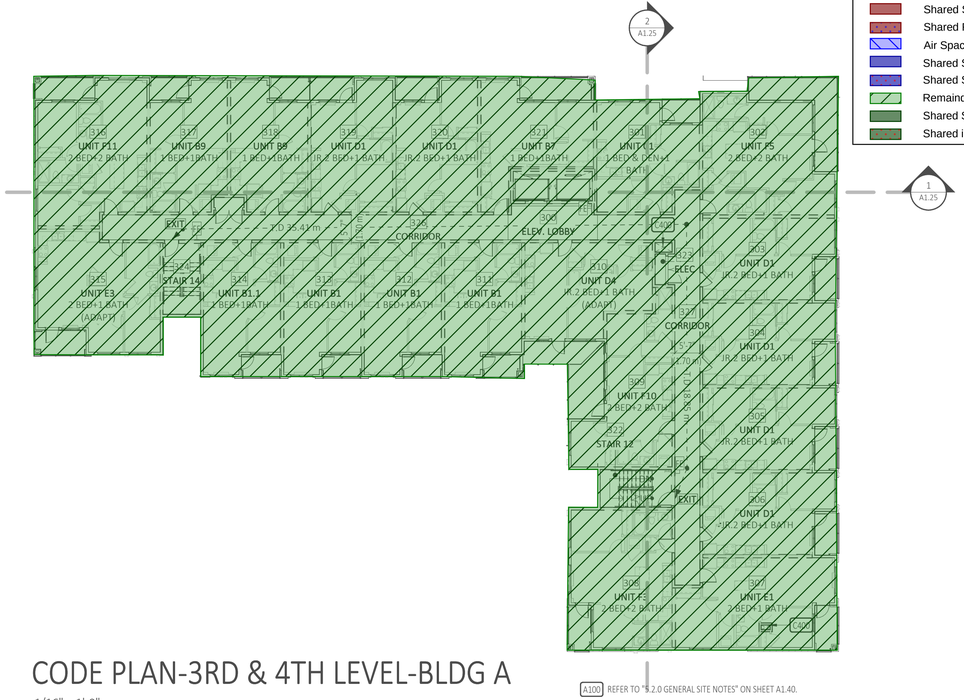
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2025-11-12 12:02:56 PM



CODE PLAN -1ST LEVEL-BLDG A

1/16" = 1'-0"



CODE PLAN-3RD & 4TH LEVEL-BLDG A

1/16" = 1'-0"

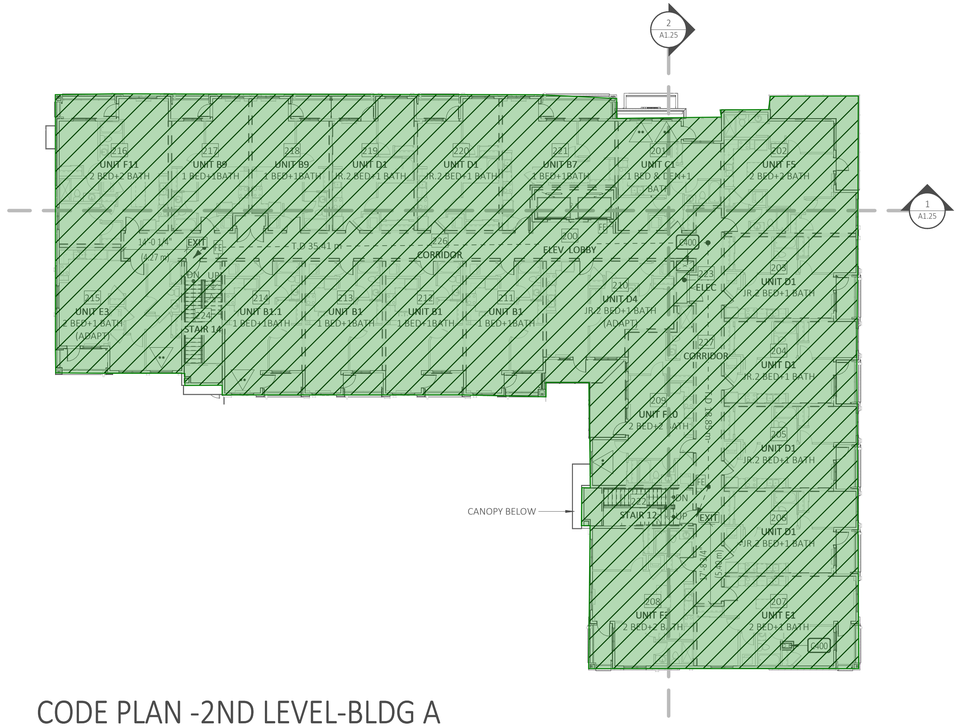
A100 REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.

LEGEND

- Air Space Parcel 1 (Residential Building C - ASP1)
- Shared Services and Facilities within ASP1 that is shared with ASP 2 and Remainder
- Shared Facilities within ASP1 that is shared with ASP2
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- Shared Services and Facilities within ASP2 that is shared with ASP 1 and Remainder
- Shared Services and Facilities within ASP2 that is shared with ASP 1
- Remainder (Residential Building A and D-Phase 2)
- Shared Services within Remainder
- Shared indoor facilities within the residents of Remainder

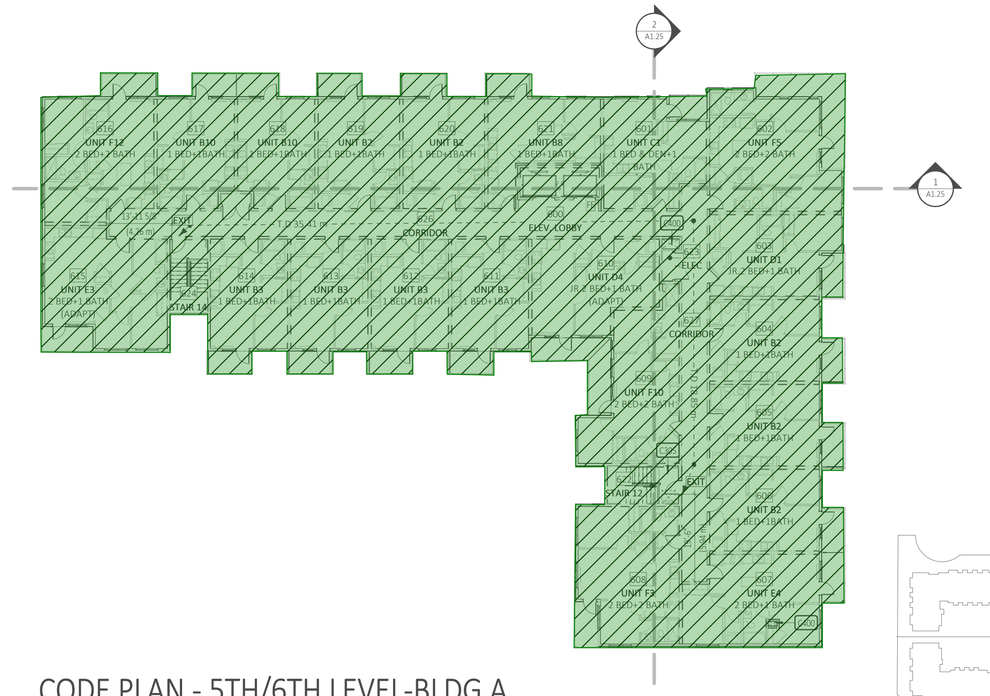
5.9.0 NOTE SCHEDULE

C. FLOOR,WALL & ROOF	
A100	REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.
C305	ROOF ACCESS HATCH & LADDER, REFER TO ROOF DETAILS.
C400	MECHANICAL SHAFT, TYP.
C503	ANNUNCIATOR PANEL, REFER TO ELECTRICAL DRAWINGS.



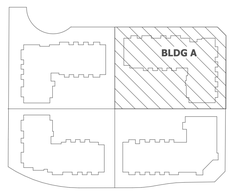
CODE PLAN -2ND LEVEL-BLDG A

1/16" = 1'-0"



CODE PLAN - 5TH/6TH LEVEL-BLDG A

1/16" = 1'-0"



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25-11-26-ISSUED FOR 90% COORDINATION

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
3	ISSUED FOR CD30	25-05-14
21	ISSUED FOR CD60	25-11-05
25	ISSUED FOR CD90-PH2	25-11-26

SITE INSTRUCTION #: - -

VERITAS
PHASE 2 EAST

20386 70 AVE & 20387 70A AVE, LANGLEY B.C.

PROJECT #: 24201.1

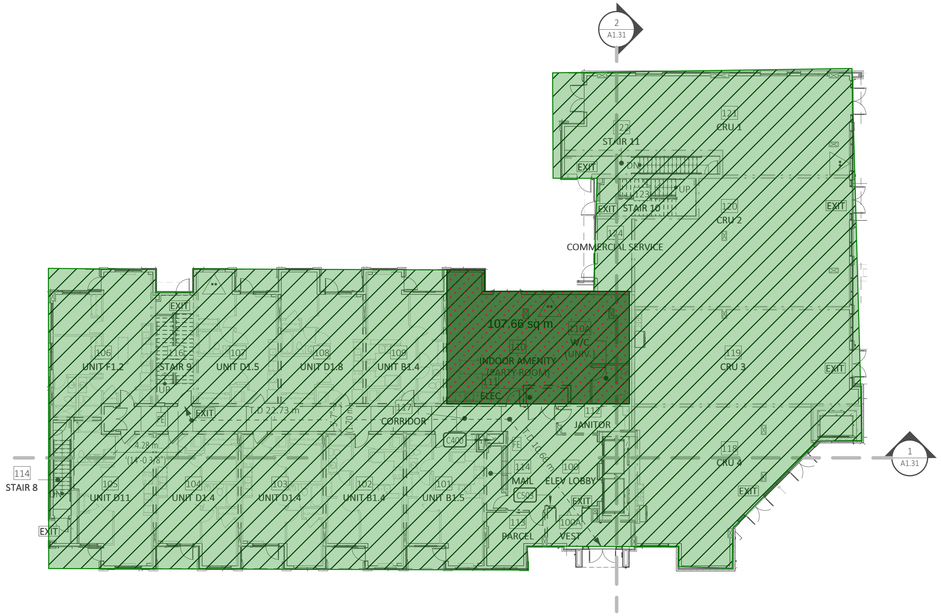
BUILDING CODE PLANS-BLDG A

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

AUTHOR: RH, SH, SI, VC, AG

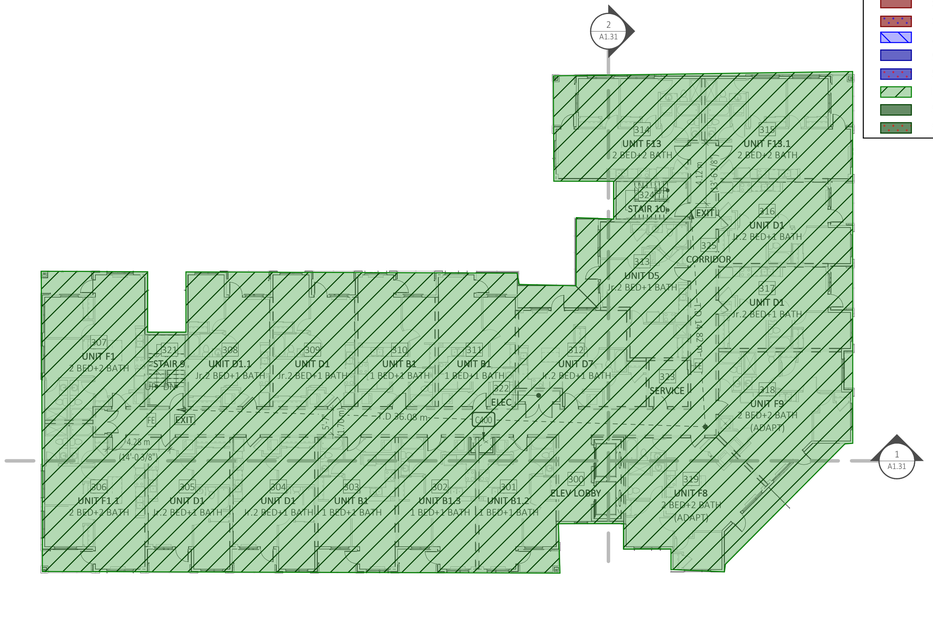
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CODE PLAN-1ST LEVEL-BLDG D

1/16" = 1'-0"



CODE PLAN-3RD & 4TH LEVEL-BLDG D

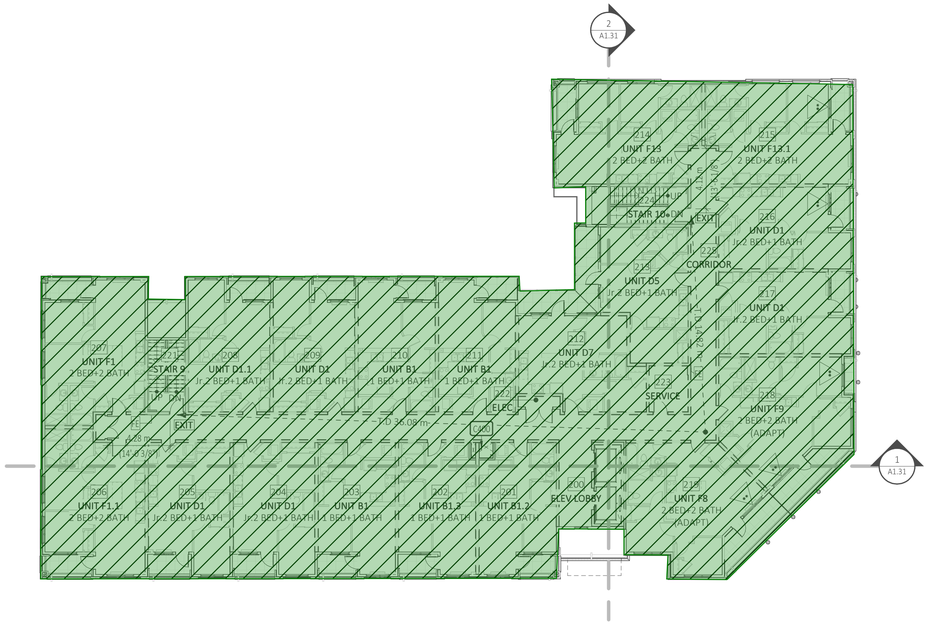
1/16" = 1'-0"

A100 REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.

LEGEND
Air Space Parcel 1 (Residential Building C - ASP1)
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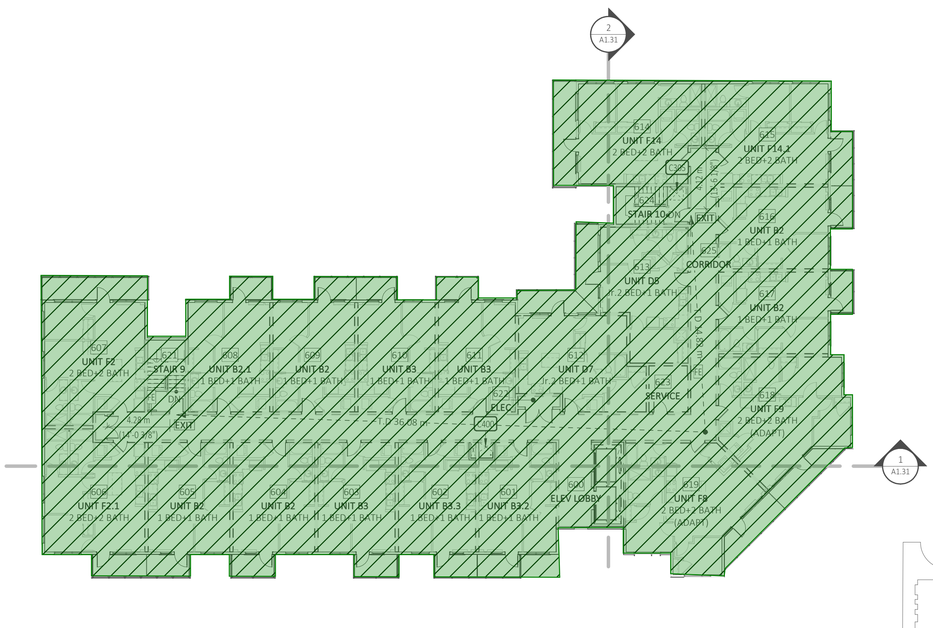
5.9.0 NOTE SCHEDULE

C. FLOOR,WALL & ROOF	
A100	REFER TO "5.2.0 GENERAL SITE NOTES" ON SHEET A1.40.
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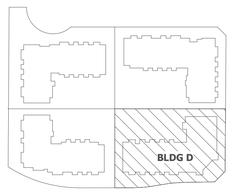
CODE PLAN-2ND LEVEL-BLDG D

1/16" = 1'-0"



CODE PLAN - 5TH/6TH LEVEL-BLDG D

1/16" = 1'-0"



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ARCHITECTURE
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25-11-26-ISSUED FOR 90% COORDINATION

ISSUES & REVISIONS

NO.	DESCRIPTION	DATE
3	ISSUED FOR CD30	25-05-14
21	ISSUED FOR CD60	25-11-05
23	COORDINATION	25-11-24
25	ISSUED FOR CD90-PH2	25-11-26

SITE INSTRUCTION #: - -

VERITAS
PHASE 2 EAST

20386 70 AVE & 20387 70A AVE, LANGLEY B.C.

PROJECT #: 24201.1

BUILDING CODE PLANS-BLDG D

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

AUTHOR: RH, SH, SI, VC, AG

A1.30

2025-11-26 3:28:22 PM