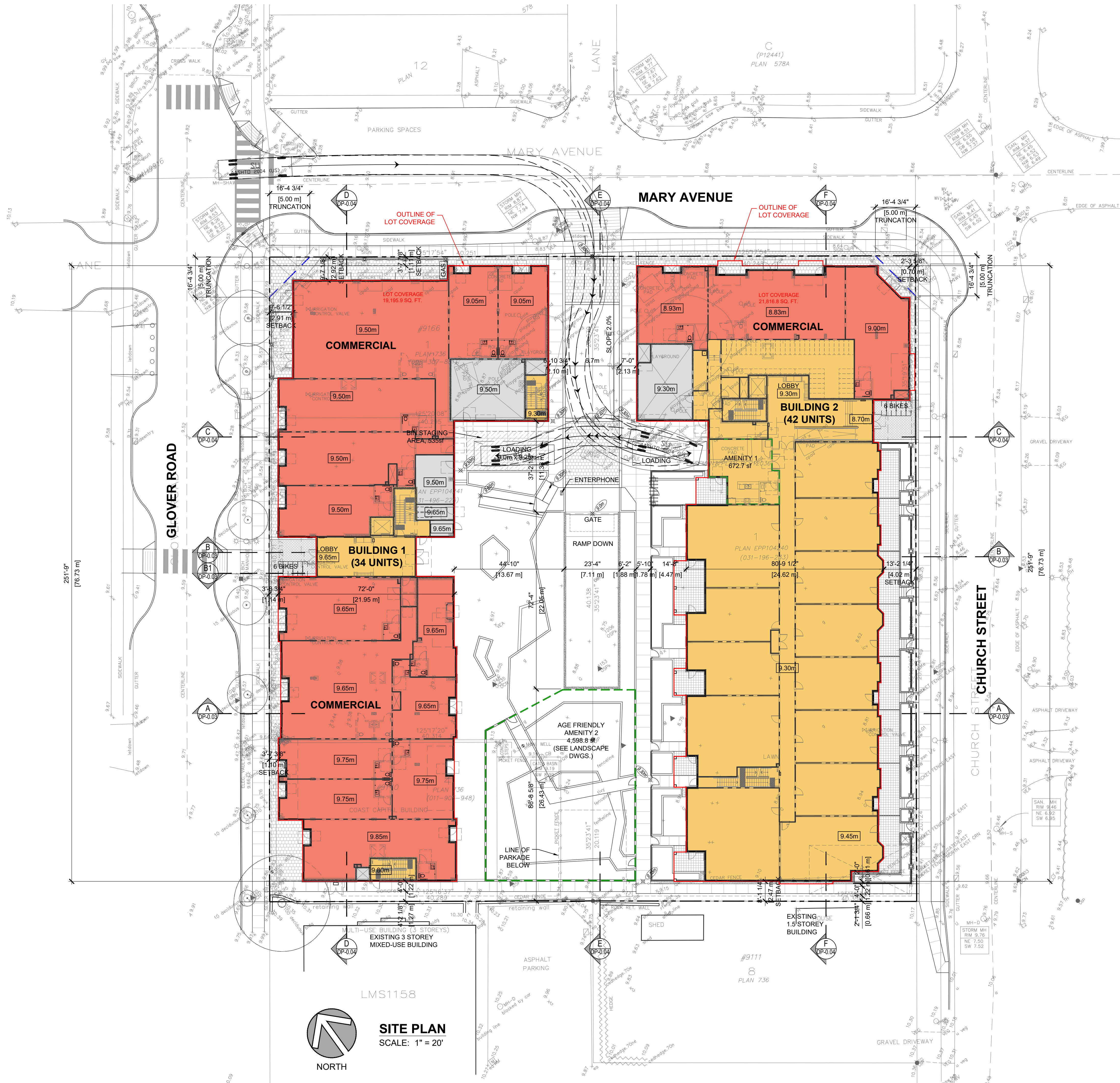




SITE RECONCILIATION

LEGAL DESCRIPTION:

LT 1, 2, 3, 9, 10, 11 & 12, BLK 3, DL 19, NWD, PL NW736

CIVIC ADDRESSES:

9140/9148/9166 GLOVER ROAD, 9100 BLOCK OF CHURCH STREET

ZONING INFORMATION:

ZONE: C-2 (COMMUNITY COMMERCIAL)

LOT AREA: 69,726.5 sq. ft. (6,477.8 m² / 1.601 ac / 0.648 ha)

RESIDENTIAL USES:

PERMITTED: GROSS FLOOR AREA NO GREATER THAN TWICE THE NON-COMM. USE WITHIN THE SAME BUILDING

MAX. NUMBER OF UNITS: 6,477.8m² / 135m² = 47.98 UNITS

PROPOSED: 76 UNITS (ZONING AMENDMENT REQUIRED)

LOT COVERAGE:

PERMITTED: 60% (MIN. 50% OF REQ'D PARKING WITHIN BLDG OR U/G)
PROPOSED: 41,012.7 sf / 69,726.5 sf = 58.8%

SETBACKS:

	MIN. REQUIRED	PROPOSED
FRONT (WEST)	0m	1.10m
REAR (EAST)	3m	0.70m (VARIANCE REQ'D.)
SIDE (SOUTH)	0m	2.47m
SIDE (NORTH)	0m	1.11m

BUILDING HEIGHT:

PERMITTED: 9.00m, 2 STOREYS MAX. - PER 104.5.2 OF ZONING BYLAW
PROPOSED: 12.25m, 3 STOREYS (VARIANCE REQ'D.)

AGE FRIENDLY AMENITY:

REFER TO ATTACHED AGE FRIENDLY AMENITY WORKSHEET

ADAPTABLE UNITS:

REQUIRED: 10% x 76 UNITS = 7.6 = 8 UNITS
PROVIDED: 8 UNITS (SEE BUILDING PLANS)

PARKING:

RESIDENTIAL

APARTMENTS	1 PER STUDIO x 5 UNITS = 5 STALLS
	1.5 PER 1+BED x 71 UNITS = 106.5 STALLS
	TOTAL 111.5 STALLS (INCL. VISITORS)
VISITORS	76 EV CHARGING SPACES REQUIRED
	10% OF REQ'D PARKING = 11.2 = 11 STALLS

COMMERCIAL

RETAIL/RESTAURANT (1 PER 35m²) 1,842.0m² / 35m² = 52.6 STALLS

TOTAL PARKING REQUIRED 164.1 STALLS

TOTAL PARKING PROVIDED 165 STALLS

ACCESSIBLE STALLS

1 PER 50 = 3.3 H/C REQUIRED
+ 8 STALLS FOR ADAPTABLE UNITS
11 H/C STALLS TOTAL REQUIRED

PROVIDED: 12 ACCESSIBLE STALLS

BICYCLES:

REQUIRED:

RESIDENTIAL	1 SECURE SPACE PER UNIT x 76 UNITS = 76
VISITOR	6 SPACES PER BUILDING
COMMERCIAL	NOT REQUIRED (RETAIL AREA IS LESS THAN 2000m ²)

PROVIDED:

RESIDENTIAL	30 (BLDG 1) + 46 (BLDG 2) = 76 SPACES
VISITOR:	6 PER BUILDING AT EACH LOBBY

FLOOR AREAS BREAKDOWN

FLOOR LEVEL	RETAIL	RESIDENTIAL	UTILITY	TOTAL AREA
1	19,826 sq. ft.	17,621 sq. ft.	2,094 sq. ft.	39,541 sq. ft.
2	0 sq. ft.	38,975 sq. ft.	0 sq. ft.	38,975 sq. ft.
3	0 sq. ft.	34,430 sq. ft.	0 sq. ft.	34,430 sq. ft.
TOTAL AREA	19,826 sq. ft.	91,026 sq. ft.	2,094 sq. ft.	112,946 sq. ft.
	1,841.9 sm	8,456.6 sm	194.5 sm	10,493.0 sm

UNIT SUMMARY

UNIT TYPE	1ST FL.	2ND FL.	3RD FL.	TOTAL	%
STUDIO	0	3	2	5	6.6
1 BED	0	1	0	1	1.3
1 BED + DEN	2	6	8	16	21.1
2 BED	8	18	17	43	56.6
2 BED + DEN	1	2	3	6	7.9
3+ BED	2	1	2	5	6.6
	13	31	32	76	

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PROPERTIES LTD.**

PROJECT

**GLOVER MARY CHURCH
MIXED USE
DEVELOPMENT
GLOVER ROAD AT MARY AVENUE
FORT LANGLEY, BC**

DRAWING TITLE

SITE PLAN

DATE 2022.03.07 FILE NO.

DWN.

CHK.

RW

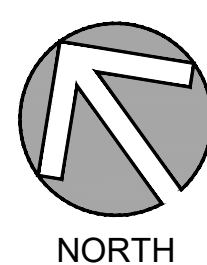
CH

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SEAL

SHEET NO.

DP-0.01a



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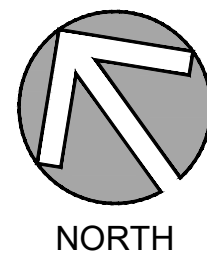
UNDERGROUND PARKING PLAN

DATE	2022.03.07	FILE NO.
DWN.	RW	1513
CHK.	CH	



2025-02-26
SEAL
SHEET NO.

DP-1.01



MAIN FLOOR PLAN (FLOOR AREA: 39,541 GSF)
SCALE: 1/16" = 1'-0"

COLOR LEGEND

- COMMERCIAL
- RESIDENTIAL
- UTILITY / SERVICE

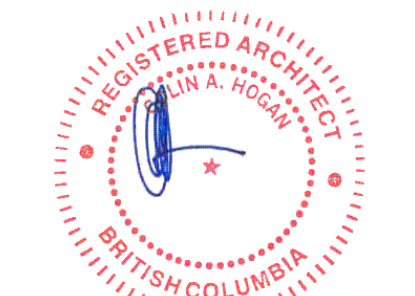
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4	2022.05.20	PLANNING RESPONSES
3	2020.09.30	PLANNING RESPONSES
2	2020.01.28	OWNER REVISIONS
1	2019.12.20	OWNER REVISIONS
	2019.08.12	DP APPLICATION
REVISIONS		
CONSULTANT		

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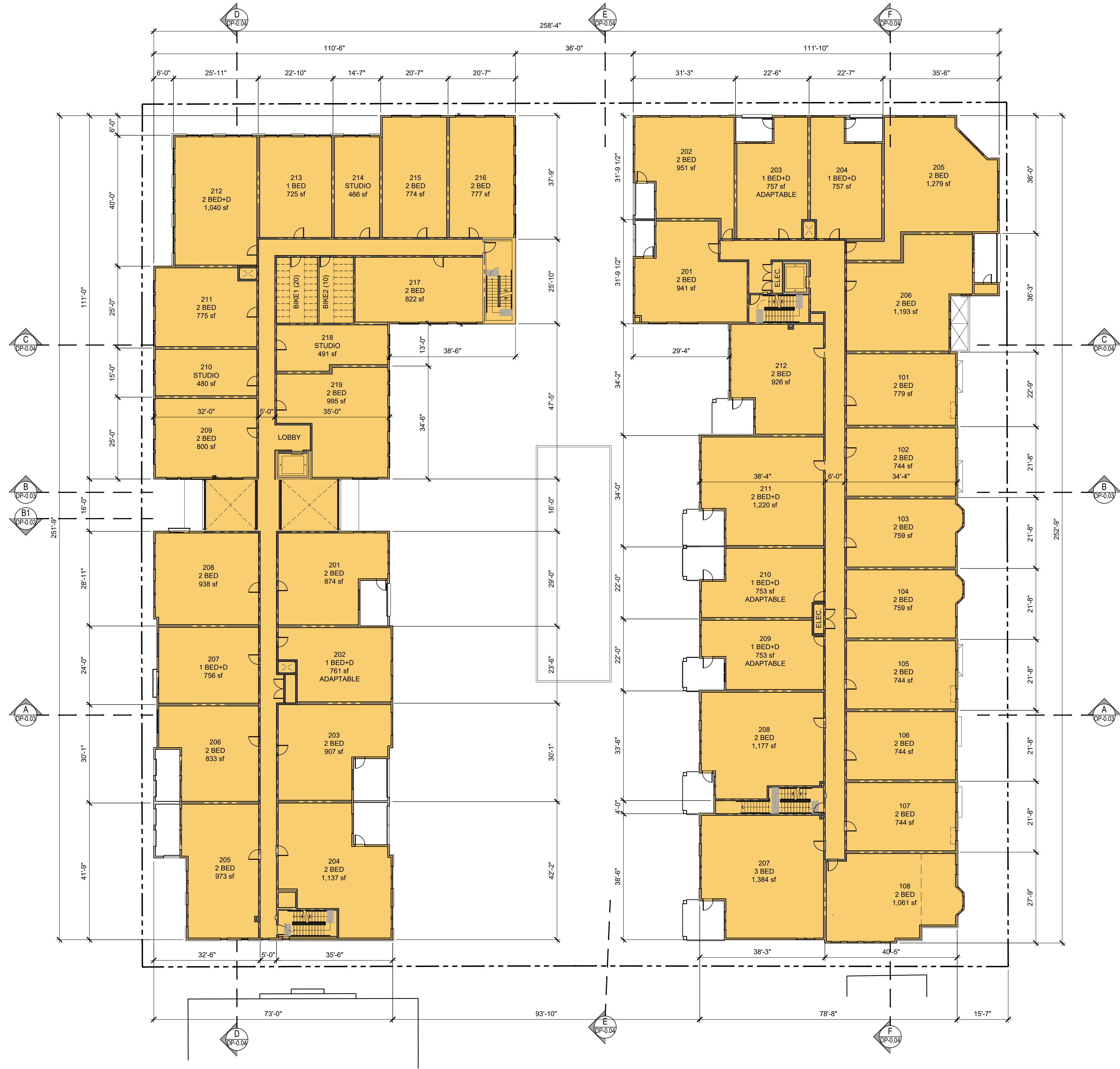
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**MAIN FLOOR
PLAN**

DATE **2022.03.07** FILE NO.
DWN. **RW**
CHK. **CH** **1513**



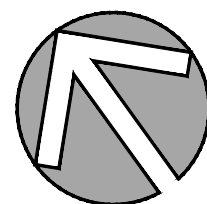
SEAL
SHEET NO.

DP-1.02



COLOR LEGEND

- COMMERCIAL
- RESIDENTIAL
- UTILITY / SERVICE



SECOND FLOOR PLAN (FLOOR AREA: 38,975 GSF)
SCALE: 1/16" = 1'-0"

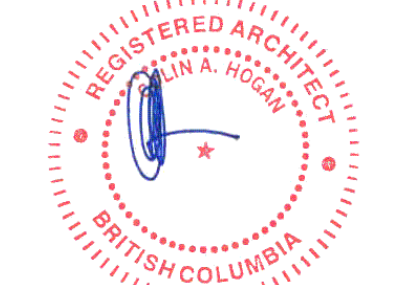
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4	2022.05.20 PLANNING RESPONSES
3	2020.09.30 PLANNING RESPONSES
2	2020.01.28 OWNER REVISIONS
1	2019.12.20 OWNER REVISIONS
	2019.08.12 DP APPLICATION
REVISIONS	
CONSULTANT	

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PROJECT
**GLOVER MARY CHURCH
MIXED USE
DEVELOPMENT**
GLOVER ROAD AT MARY AVENUE
FORT LANGLEY, BC

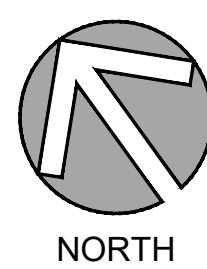
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**SECOND FLOOR
PLAN**

DATE **2022.03.07** FILE NO.
DWN. **RW**
CHK. **CH** **1513**



SEAL
SHEET NO.

DP-1.03



THIRD FLOOR PLAN (FLOOR AREA: 34,430 GSF)
SCALE: 1/16" = 1'-0"

- COMMERCIAL
- RESIDENTIAL
- UTILITY / SERVICE

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
604.853.5222 f 604.853.5442
e info@focusai.ca

5	2025.02.24 ZONING AMENDMENT APPLICATION
4	2022.05.20 PLANNING RESPONSES
3	2020.09.30 PLANNING RESPONSES
2	2020.01.28 OWNER REVISIONS
1	2019.12.20 OWNER REVISIONS
	2019.08.12 DP APPLICATION
REVISIONS	
CONSULTANT	

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MIXED USE
DEVELOPMENT**
GLOVER ROAD AT MARY AVENUE
FORT LANGLEY, BC

DRAWING TITLE

THIRD FLOOR PLAN

DATE	2022.03.07	FILE NO.
DWN.	RW	1513
CHK.	CH	



2025-02-26

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DP-1.04