

PROPOSED TOWNHOUSE DEVELOPMENT

7086, 7080 & 7070 206 ST, 7081, 7077 & 7045 207 ST LANGLEY, BC

PROJECT INFO

LEGAL DESCRIPTION

LT 2, SEC 14, TWP 8, NWD, PL NWP76475
LT 1, SEC 14, TWP 8, NWD, PL NWP78769
LT 3, SEC 14, TWP 8, NWD, PL NWP78769
LT 3, SEC 14, TWP 8, NWD, PL NWP76475
LT 2, SEC 14, TWP 8, NWD, PL NWP78769
LT 3, SEC 14, TWP 8, NWD, PL NWP72850 PART NE1/4

CIVIC ADDRESS

7086, 7080 & 7070 206 ST, 7081, 7077 & 7045 207 ST LANGLEY, BC

ZONNING INFORMATION

EXISTING : SR-2

PROPOSED : CD

SITE AREA: 6.57 Ac

OPEN PARK SPACE: 1.25 Ac

DEDICATIONS AREA: 0.05 Ac

NET SITE AREA: 5.27 Ac

PROJECT DIRECTORY

CLIENT:
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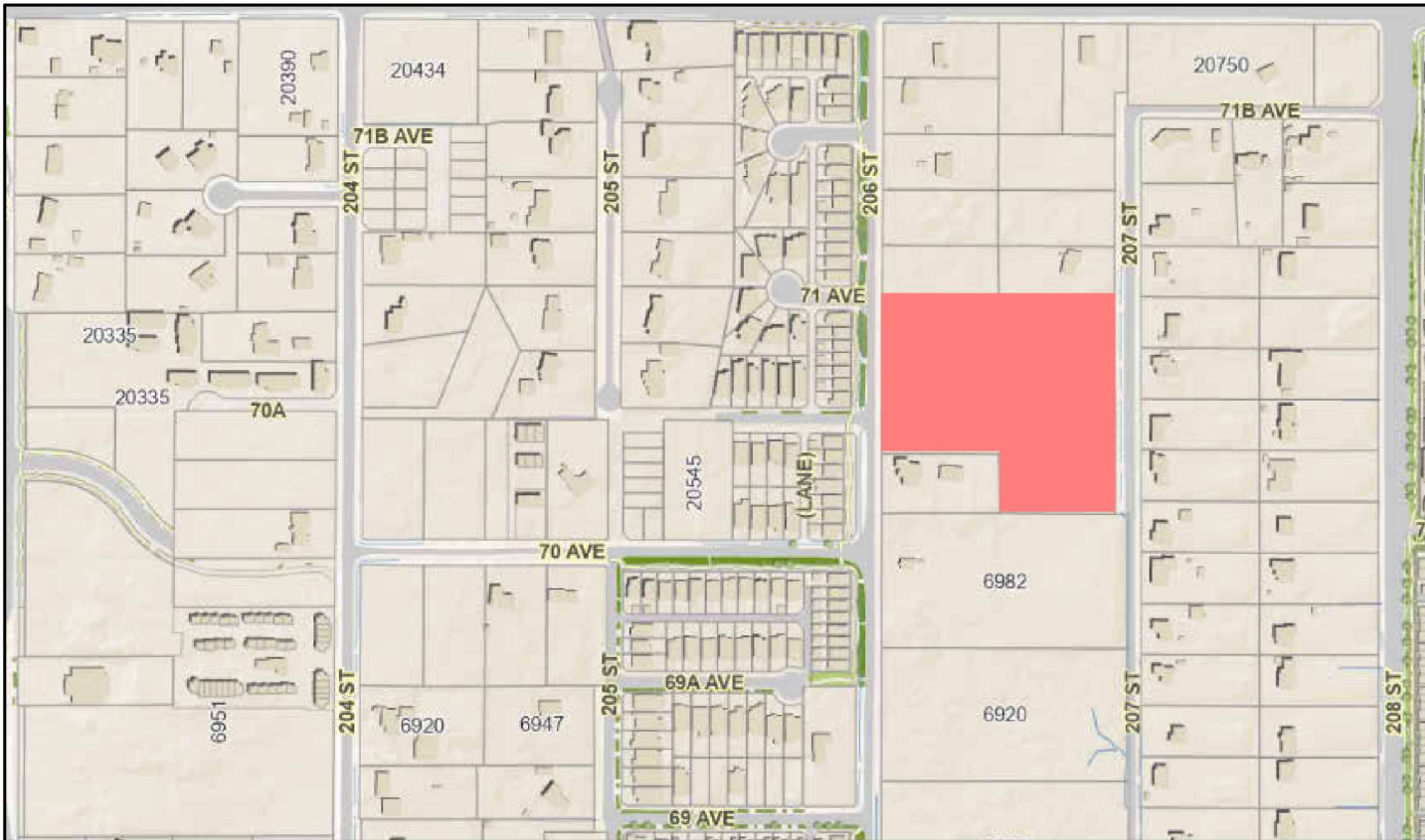
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ARCHITECTURE

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NOTES:

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DF ARCHITECTURE INC.

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PROJECT:

PARKLANE

**7086, 7080 & 7070 206 ST, 7081,
7077, 7045 207 ST LANGLEY, BC**

CLIENT:

ELYX HOMES
#205 2626 CROYDON DR,
SURREY, BC. V3Z 0S8

DRAWN: AA	
CHECKED: JA	
SCALE:	
JOB NO: LAN-039	
DATE: AUG 2024	
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COVER PAGE

DRAWING No.	A-001	A	
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NOTES:

PROJECT DATA			
CIVIC ADDRESS :	7086,7080 &7070 206 STREET 7081, 7077 &7045 207TH ST. LANGLEY, BC		
LEGAL DESCRIPTION :	LT 2, SEC 14, TWP 8, NWD, PL NWP76475 LT 3, SEC 14, TWP 8, NWD, PL NWP76475 LT 1, SEC 14, TWP 8, NWD, PL NWP78769 LT 2, SEC 14, TWP 8, NWD, PL NWP78769 LT 3, SEC 14, TWP 8, NWD, PL NWP78769 LT 3, SEC 14, TWP 8, NWD, PL NWP72850 PART NE1/4		
TOTAL SITE AREA	6.57 Ac	286,350.5 SQFT	26,602.8 SQM
OPEN PARK SPACE	1.254 Ac	54,625.3 SQFT	5,074.9 SQM
OPEN PARK SPACE PERCENTAGE	19.1%		
DEDICATION FOR CUL-DE-SAC	0.05 Ac	2,027.5 SQFT	188.4 SQM
SITE AREA	5.27 Ac	229,697.8 SQFT	21,339.6 SQM
ZONING			
EXISTING	SR-2		
PROPOSED	CD		

SETBACKS		PROPOSED	
NORTH		6.4 Ft	1.94 M
SOUTH(FROM GREENWAY)		14.8 Ft	4.52 M
EAST(FROM 207 STREET)		14.9 Ft	4.55 M
WEST(FROM 206 STREET)		15.0 Ft	4.57 M
HEIGHT			
ALLOWED		3 STOREY	
PROPOSED		3 STOREY	
SITE COVERAGE			
ALLOWED			40.0%
PROPOSED	97,189.7 SQFT	9,029.2 SQM	42.3%

FAR			
PROPOSED	97,189.7 SQFT	9,029.2 SQM	0.42

UPA	ALLOWED	PROPOSED
PROPOSED	22.0 UPA	21.8 UPA

UNIT SCHEDULE								
UNIT TYPE		LVL 1	LVL 2	LVL 3	GARAGE	UNIT(EXCL. GARAGE)	NO. OF UNITS	TOTAL AREA
TYPE A	3BD	184.92 Sq.Ft.	606.13 Sq.Ft.	654.92 Sq.Ft.	407.58 Sq.Ft.	1,445.97 Sq.Ft.	44	63622.68
TYPE A1	3BD	187.46 Sq.Ft.	611.36 Sq.Ft.	661.81 Sq.Ft.	413.16 Sq.Ft.	1,460.63 Sq.Ft.	42	61346.46
TYPE A2	3BD	217.44 Sq.Ft.	701.13 Sq.Ft.	775.29 Sq.Ft.	487.58 Sq.Ft.	1,693.86 Sq.Ft.	1	1693.86
TYPE B	3BD	129.32 Sq.Ft.	620.67 Sq.Ft.	658.00 Sq.Ft.	470.78 Sq.Ft.	1,407.99 Sq.Ft.	7	9855.93
TYPE B1	3BD	129.32 Sq.Ft.	636.46 Sq.Ft.	682.63 Sq.Ft.	471.57 Sq.Ft.	1,448.41 Sq.Ft.	2	2896.82
TYPE B2	3BD	129.28 Sq.Ft.	631.02 Sq.Ft.	681.44 Sq.Ft.	468.08 Sq.Ft.	1,441.74 Sq.Ft.	9	12975.66
TYPE B3	3BD	93.68 Sq.Ft.	584.27 Sq.Ft.	670.49 Sq.Ft.	502.31 Sq.Ft.	1,348.44 Sq.Ft.	6	8090.64
TYPE B4	3BD	93.68 Sq.Ft.	581.56 Sq.Ft.	663.45 Sq.Ft.	500.48 Sq.Ft.	1,338.69 Sq.Ft.	6	8032.14
TYPE C	3BD	305.93 Sq.Ft.	755.50 Sq.Ft.	759.91 Sq.Ft.	449.29 Sq.Ft.	1,821.34 Sq.Ft.	2	3642.68
TYPE C1 (ADAPTABLE)	3BD	385.69 Sq.Ft.	889.57 Sq.Ft.	889.57 Sq.Ft.	507.75 Sq.Ft.	2,164.83 Sq.Ft.	6	12988.98
TYPE D	3BD	56.99 Sq.Ft.	684.42 Sq.Ft.	710.75 Sq.Ft.	597.08 Sq.Ft.	1,452.16 Sq.Ft.	9	13069.44
TYPE D1	3BD	56.99 Sq.Ft.	688.89 Sq.Ft.	715.56 Sq.Ft.	601.28 Sq.Ft.	1,461.44 Sq.Ft.	9	13152.96
TOTAL NUMBER OF UNITS							143	211368.25

UNIT BREAKDOWN				
TOTAL NO. OF UNITS.				143
NO. OF ADAPTABLE UNITS	REQUIRED: 5% of Total units=	7.15	PROPOSED=	7
DENSITY ON SITE AREA				21.8 UPA
OUTDOOR AMENITY				
REQUIRED: 6SQM/UNIT =	858.00 Sq.M.		PROPOSED=	871.63 Sq.M.

OFF STREET PARKING				
LOT LAYOUT	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED(STANDARD UNITS)	111	2	222	222
RESIDENTIAL REQUIRED(TANDEM UNITS)	32	2.3	73.6	74
NO. OF VISITOR CAR PARK REQUIRED	143	0.2	28.6	29
TOTAL NO. OF PARKING REQUIRED				325
TOTAL NO. OF PARKING PROPOSED				326

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GROUP 161

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PROJECT

PARKLANE

**7086, 7080 & 7070 206 ST, 7081,
7077, 7045 207 ST LANGLEY, BC**

CLIENT:

ELYX HOMES
#205 2626 CROYDON DR,
SURREY, BC. V3Z 0S8

DRAWN: AA	
CHECKED: JA	
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JOB NO.: LAN-039	
DATE: AUG 2024	
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DEVELOPMENT DATA

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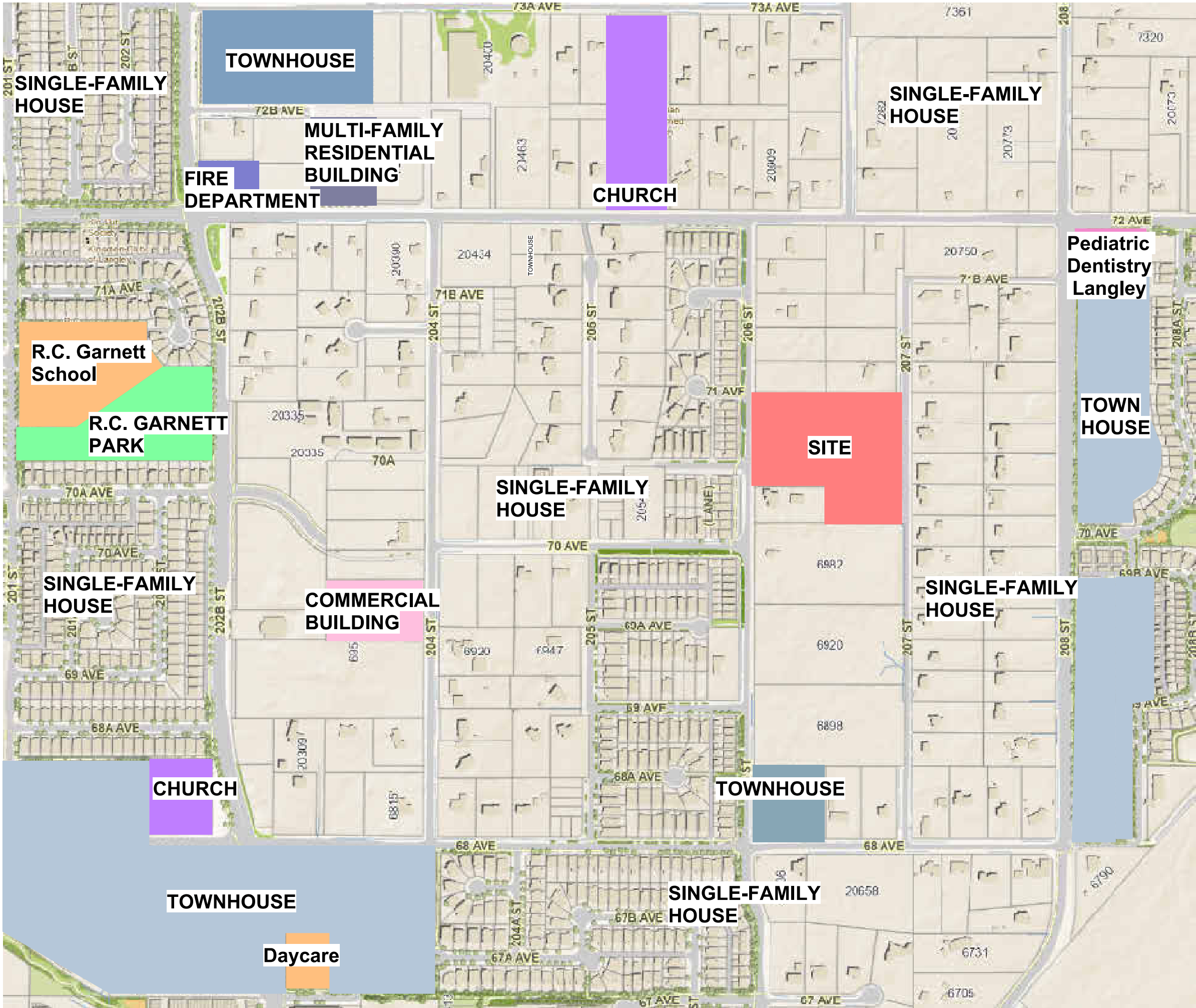
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ALL DISTANCES ARE IN METRES
SCALE 1:500



Tree Tag #	Description
17014	570mm older
17015	800mm eastern white
17019	500mm cottonwood
17025	740mm spruce
17029	2/1050-1000mm older
17031	430mm older
17035	2/1450-6100mm deciduous
17041	470mm blackhawk
17042	3/1400m fir
17049	800mm cedar
17090	1100mm cedar
17091 dead	1100mm cedar
17092	390mm maple
17099	1630mm cedar
17105	440mm deciduous
17107	470mm cedar
17112	560mm older
17113	4500m fir
17116	3/230-350mm deciduous
17117	2/200-1100mm older
17118	280mm older
17124	330mm cherry
17126	680mm older
17129	700mm fir
17127	550mm older
17138	300mm oak
17139	950mm maple

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PROJECT:

PARKLANE

7086, 7080 & 7070 206 ST, 7081, 7077, 7045 207 ST LANGLEY, BC

CLIENT:

ELYX HOMES
#205 2626 CROYDON DR,
SURREY, BC. V3Z 0S8

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JOB NO: LAN-039	
DATE: AUG 2024	
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CONTEXT PLAN

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7077, 7045 207 ST LANGLEY, BC**

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BASE PLAN

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A geometric diagram showing a square inscribed within a circle. The circle is centered at the origin of a Cartesian coordinate system. A triangle is inscribed within the square, with its base as the bottom side of the square and its apex at the top of the circle. The triangle is shaded orange. Construction lines include the circle's circumference, the square's sides, and the triangle's edges. A vertical line passes through the center of the circle, and a horizontal line passes through the center of the square.

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206 ST



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PROJECT:
PARKLANE

7086, 7080 & 7070 206 ST, 7081,
7077, 7045 207 ST LANGLEY, BC

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DRAWN: WA
CHECKED: NF
SCALE: 1/32" = 1'-0"
JOB No.: LAN-039
DATE: JUNE 2024
SHEET TITLE:

SITE PLAN

DRAWING NO.:

A-101 A

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GRUP 161

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ARKLANE

086, 7080 & 7070 206 ST, 7081,
077, 7045 207 ST LANGLEY, BC

ENT:

LYX HOMES
205 2626 CROYDON DR,
SURREY, BC. V3Z 0S8

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B No.: LAN-039	
DATE: JUNE 2024	
SHEET TITLE:	

SITE PLAN

DRAWING NO.:

A-102

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077, 7045 207 ST LANGLEY, BC

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SURREY, BC. V3Z 0S8

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SITE PLAN

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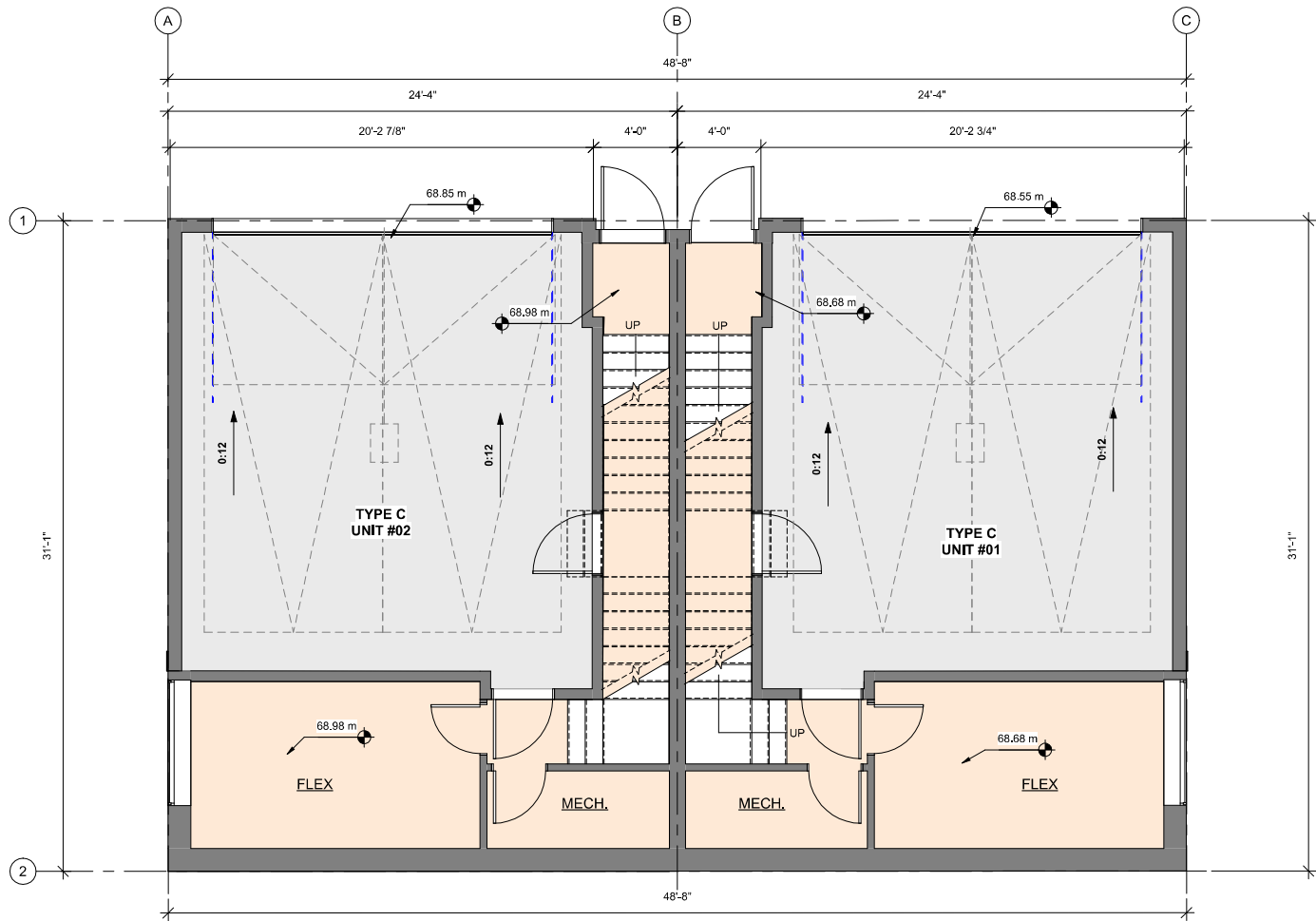
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CHECKED: NF	
SCALE: $1/32" = 1'-0"$	
BY No.: LAN-039	
DATE: JUNE 2024	
SHEET TITLE:	

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A-104	A		
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1 MAIN FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

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PROJECT:

PARKLANE

7086, 7080 & 7070 206 ST, 7081,
7077, 7045 207 ST LANGLEY, BC :

CLIENT:

ELYX HOMES
#205 2626 CROYDON DR,
SURREY, BC. V3Z 0S8

DRAWN: AA	
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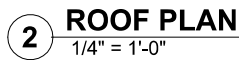
BUILDING 1 FLOOR
PLANS

DRAWING No.	A-200	A
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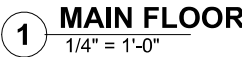
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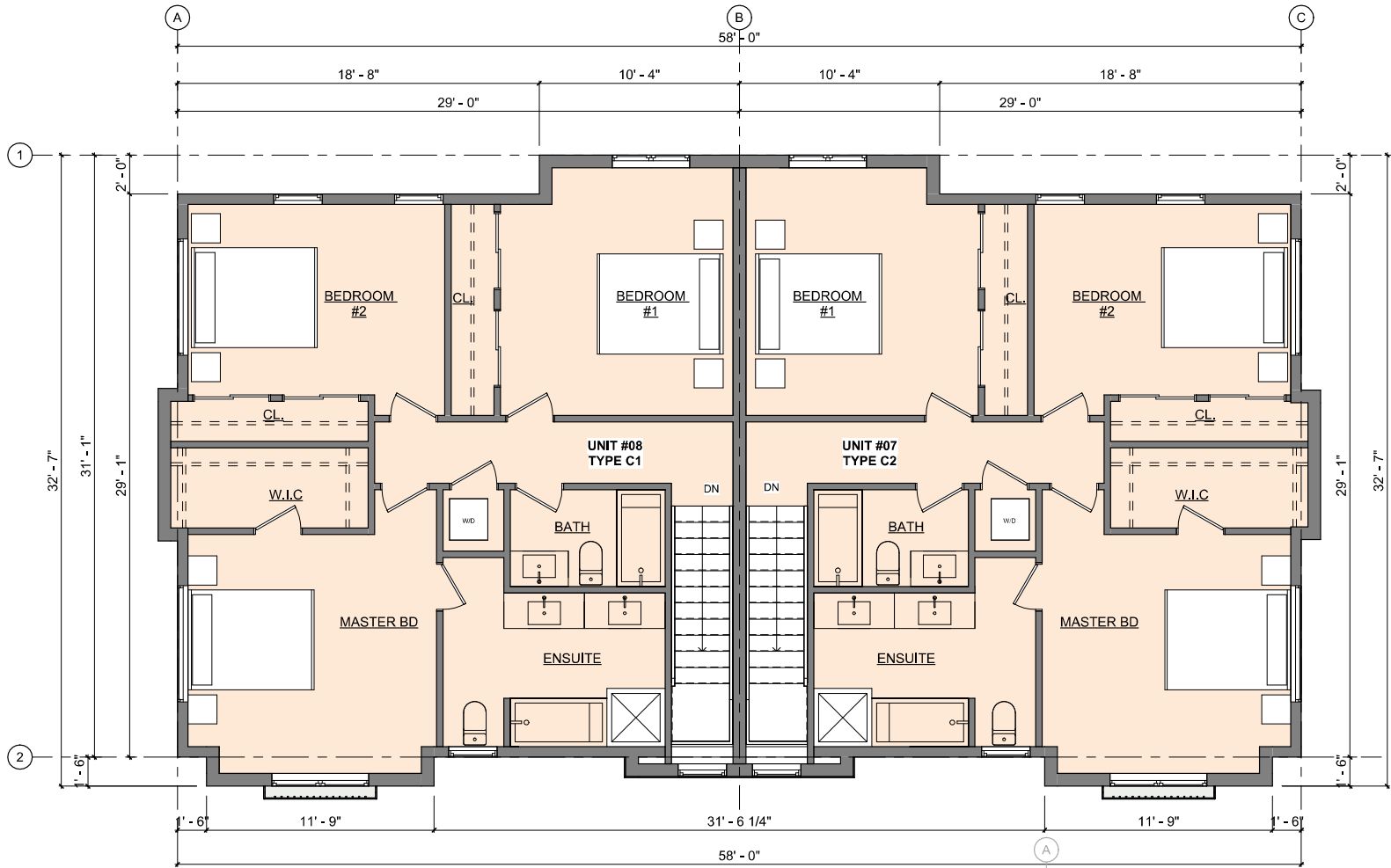
The diagram is a detailed architectural floor plan of a symmetrical building. The overall dimensions are 31'-1" in height and 24'-4" in width. The plan is divided into several rooms and a central corridor. The rooms are labeled with their respective dimensions: 5:12, 9:12, 10'-2 3/4", 11'-7 3/4", 11'-4 1/4", and 1'-5". The central corridor is 5:12 wide. The plan also shows a central vertical axis and a horizontal axis intersecting at the center. The rooms are arranged symmetrically around these axes. The plan includes various lines, such as solid lines for walls and dashed lines for partitions or openings. Arrows indicate the direction of flow or orientation. The plan is labeled with 'A', 'B', and 'C' at the top and '1' and '2' on the left side.

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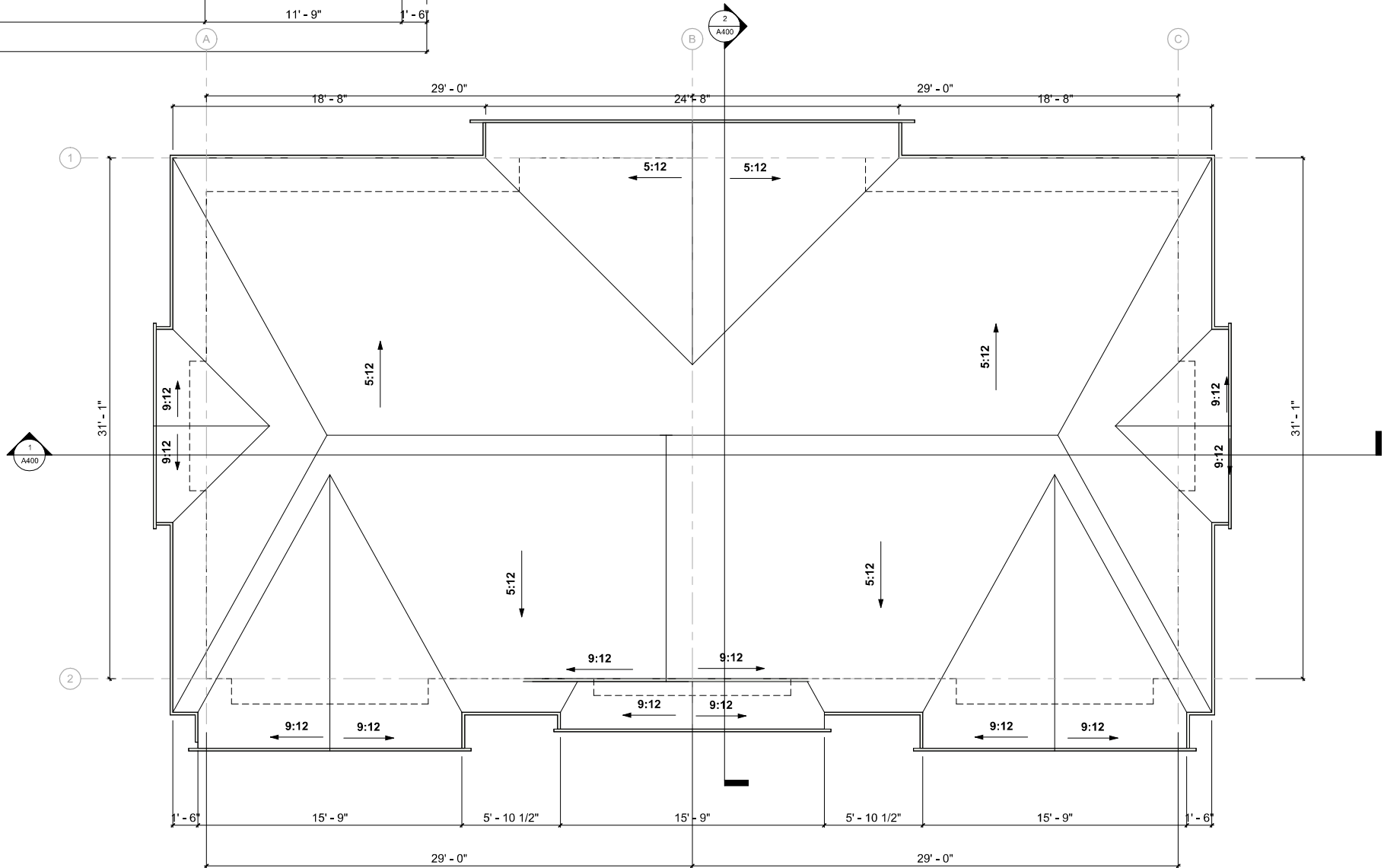
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1 3RD FLOOR
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

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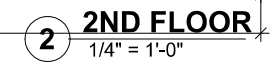
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SCALE:	
JOB NO: LAN-039	
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SHEET TITLE:	

BUILDING 4 FLOOR
PLANS

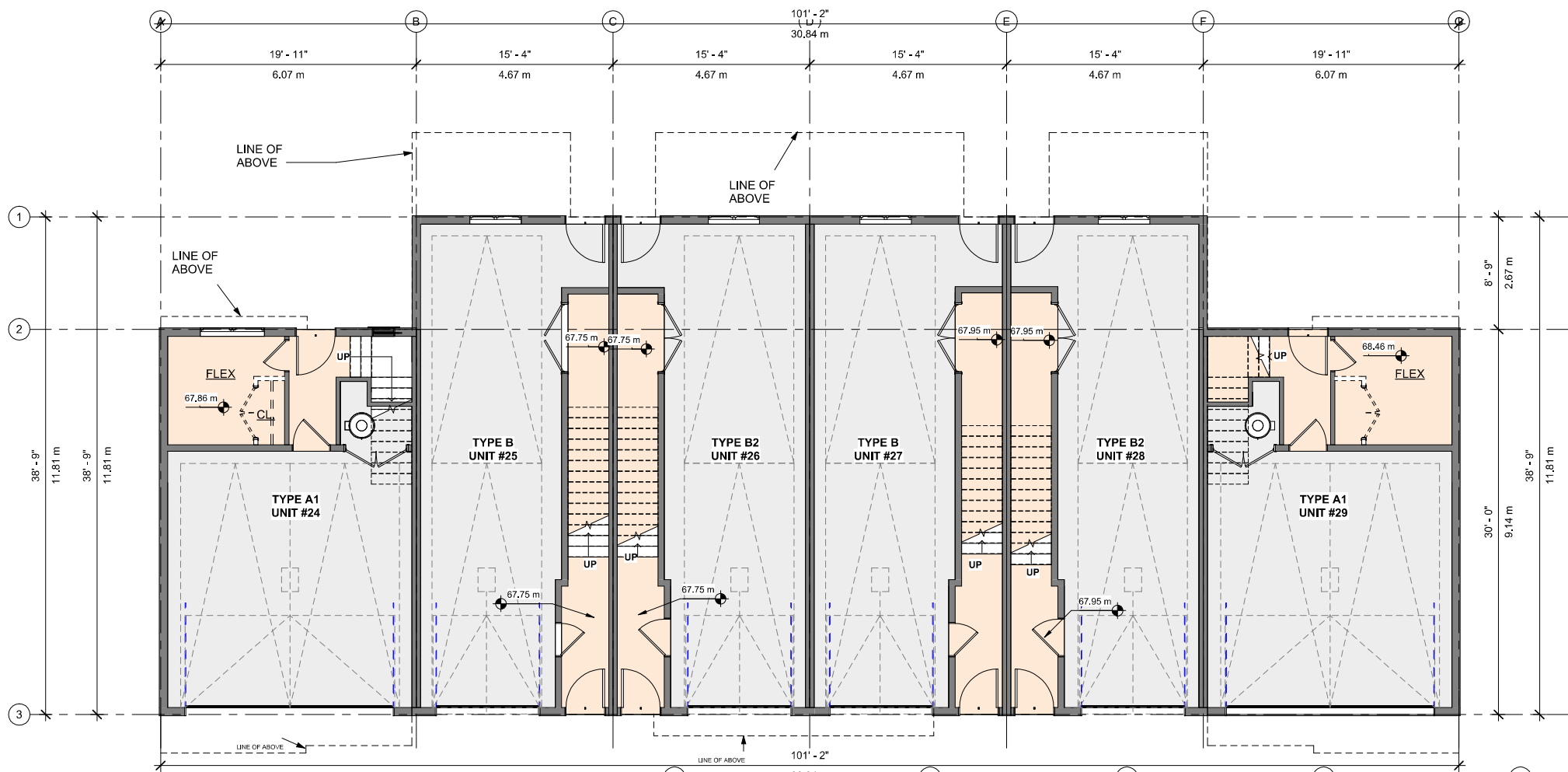
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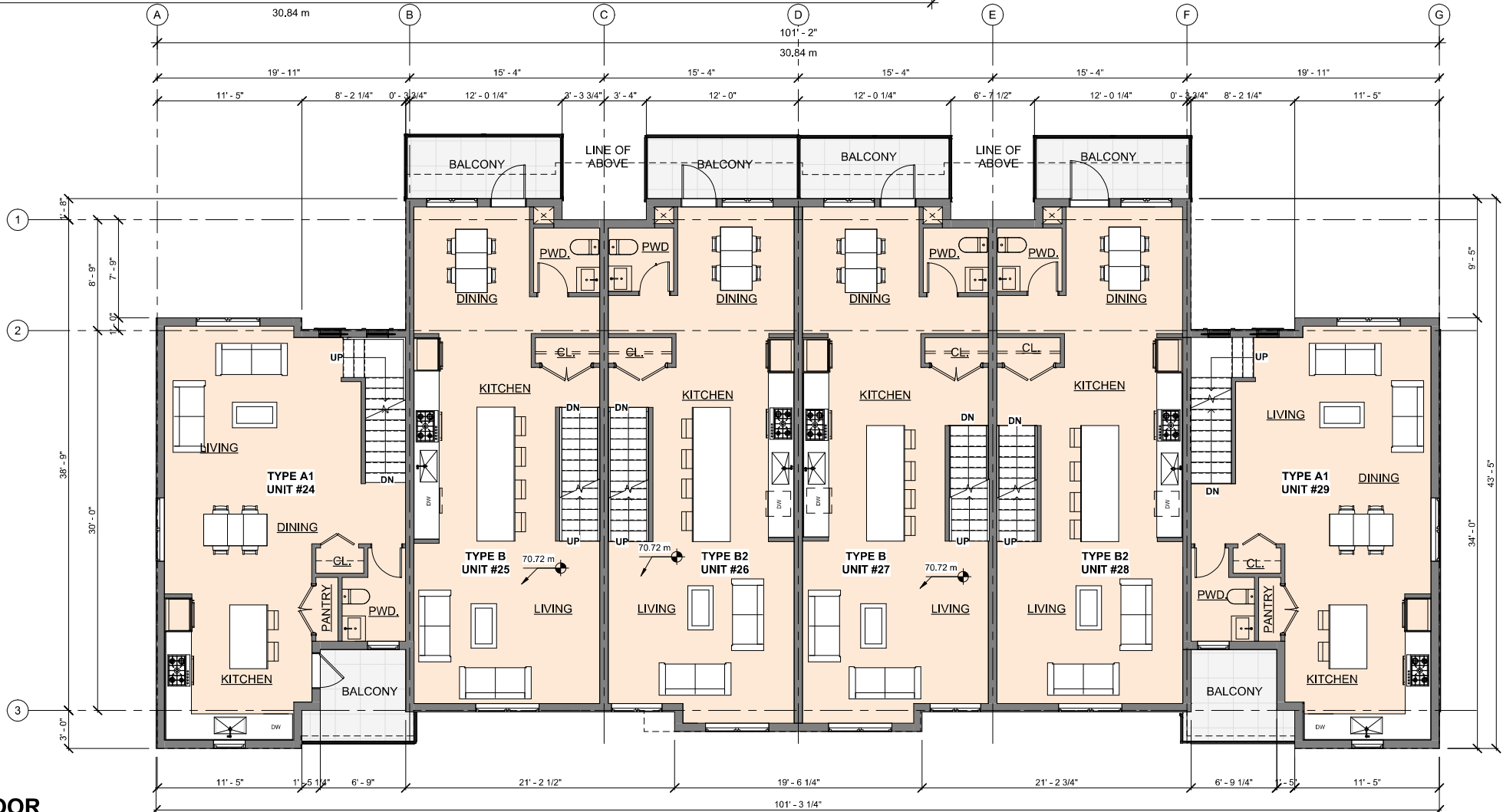


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1 MAIN FLOOR
3/16" = 1'-0"



2 2ND FLOOR
3/16" = 1'-0"

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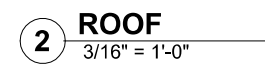
**BUILDING 9 FLOOR
PLANS**

DRAWING No.	A 206	A	
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JOB NO.: LAN-039	
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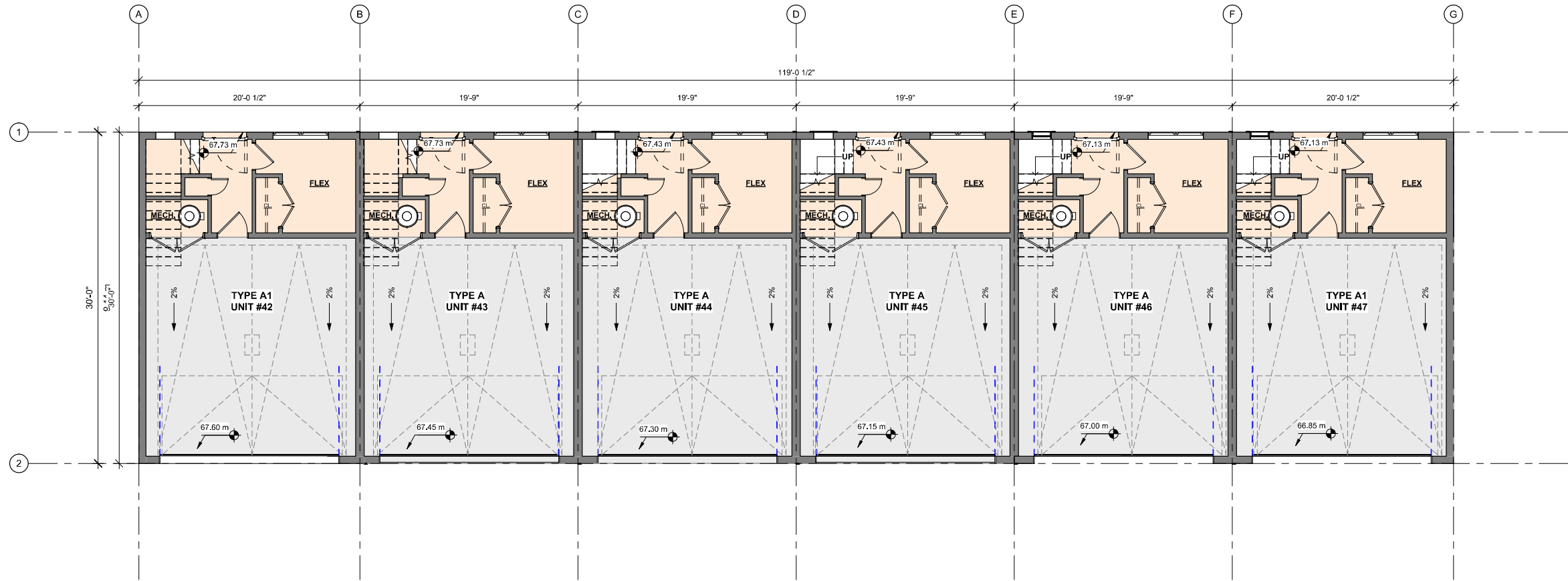
BUILDING 9 FLOOR PLANS

DRAWING No.		
A 207	A	N

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2 MAIN FLOOR
3/16" = 1'-0"



1 2ND FLOOR
3/16" = 1'-0"

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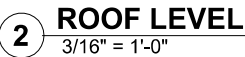
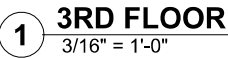
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SHEET TITLE:	

BUILDING 12 FLOOR
PLAN

DRAWING No.	A-208	A
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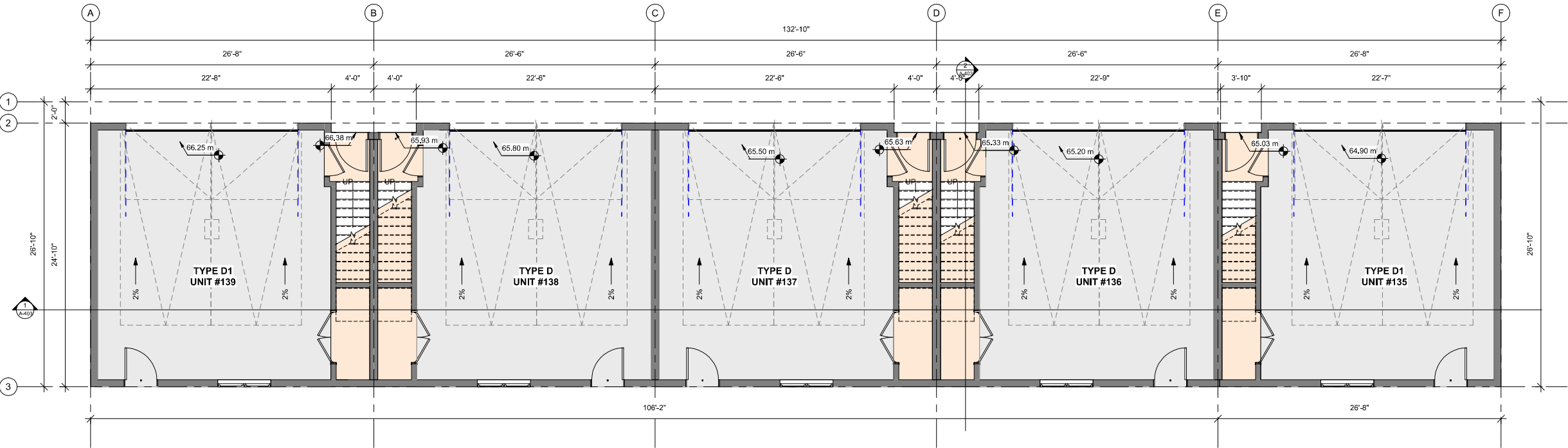
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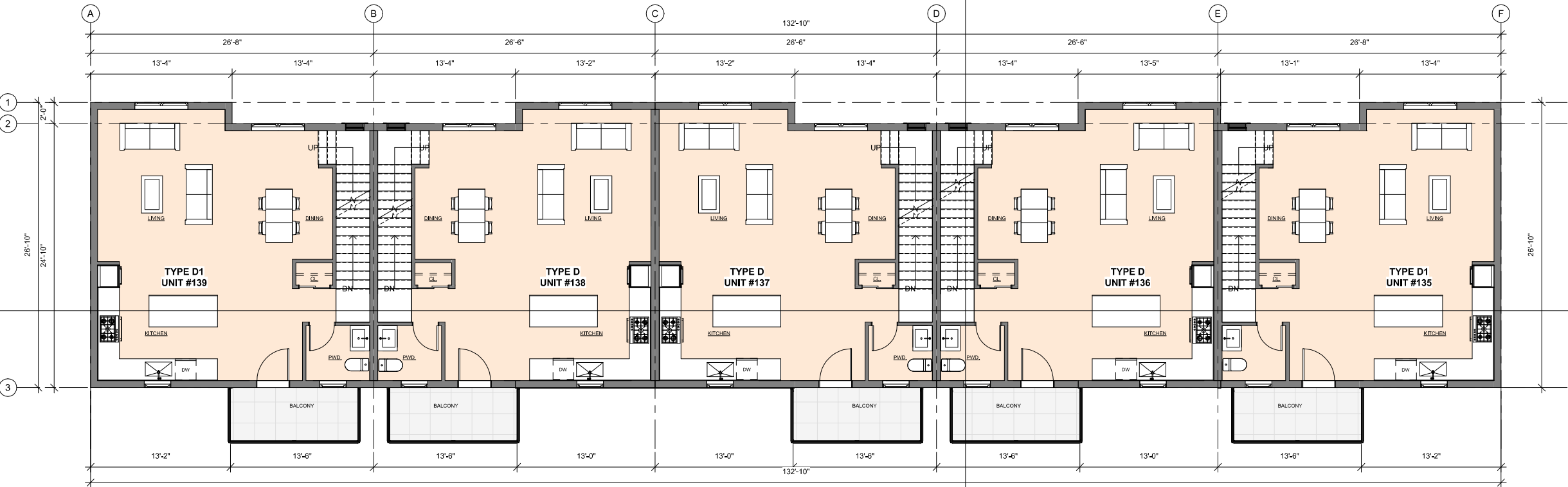


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NOTES:



1 MAIN FLOOR
3/16" = 1'-0"



2 2ND FLOOR
3/16" = 1'-0"

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BUILDING 13 FLOOR
PLANS

DRAWING No.		
A-210	A	N

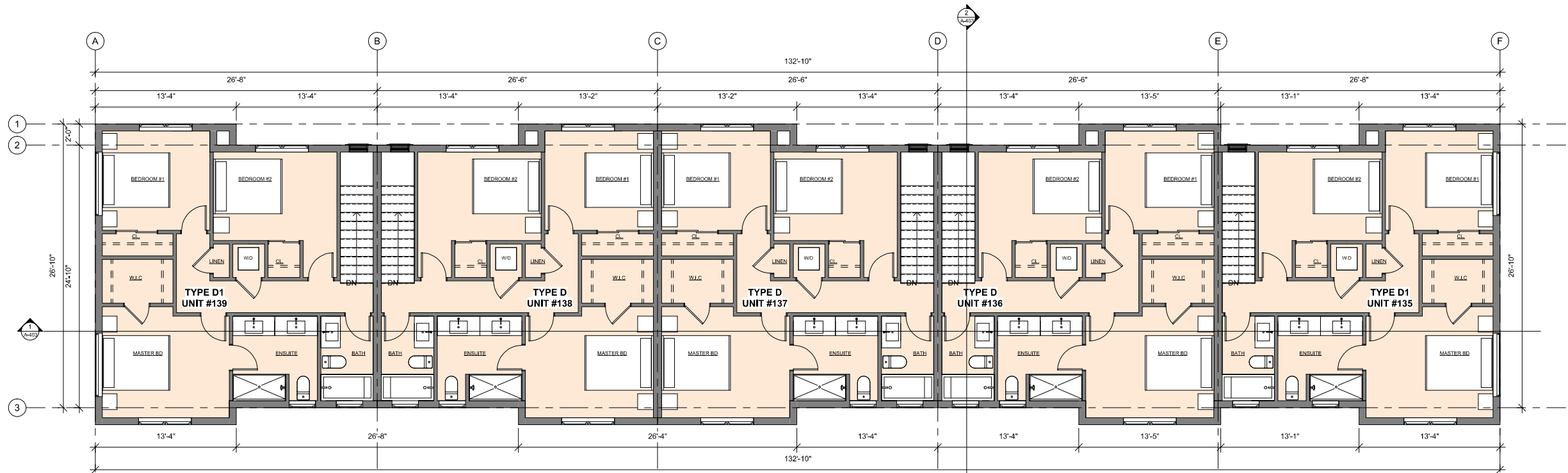
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BUILDING 13 FLOOR
PLANS

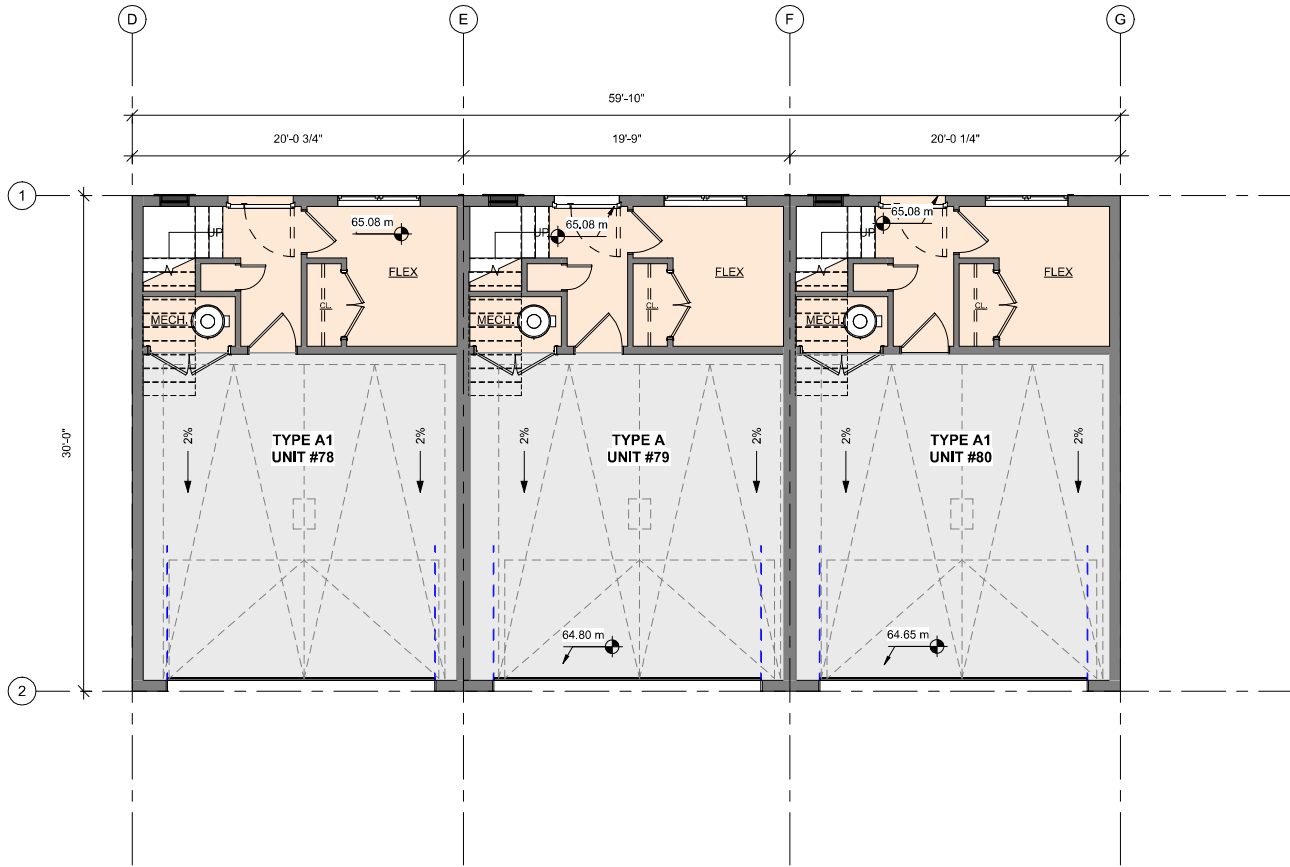
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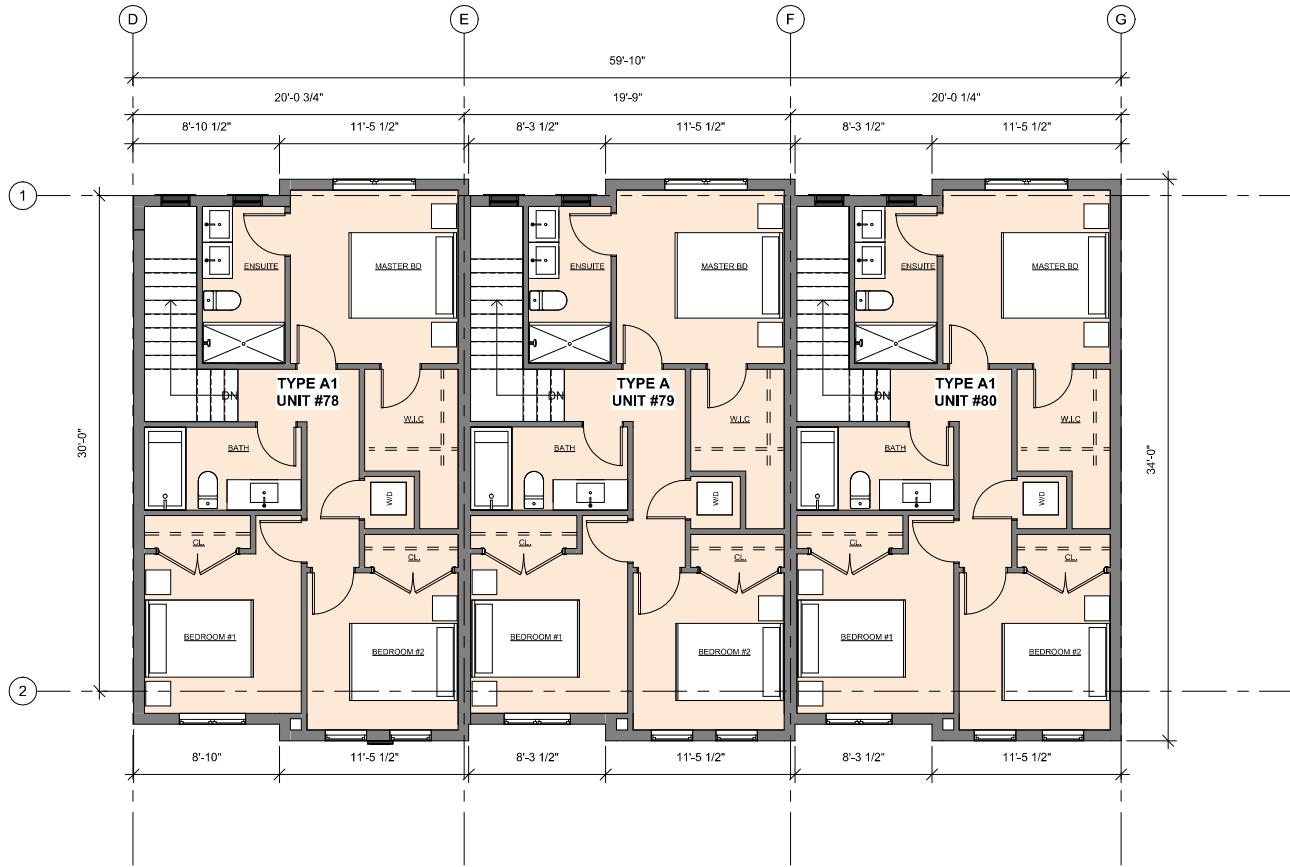
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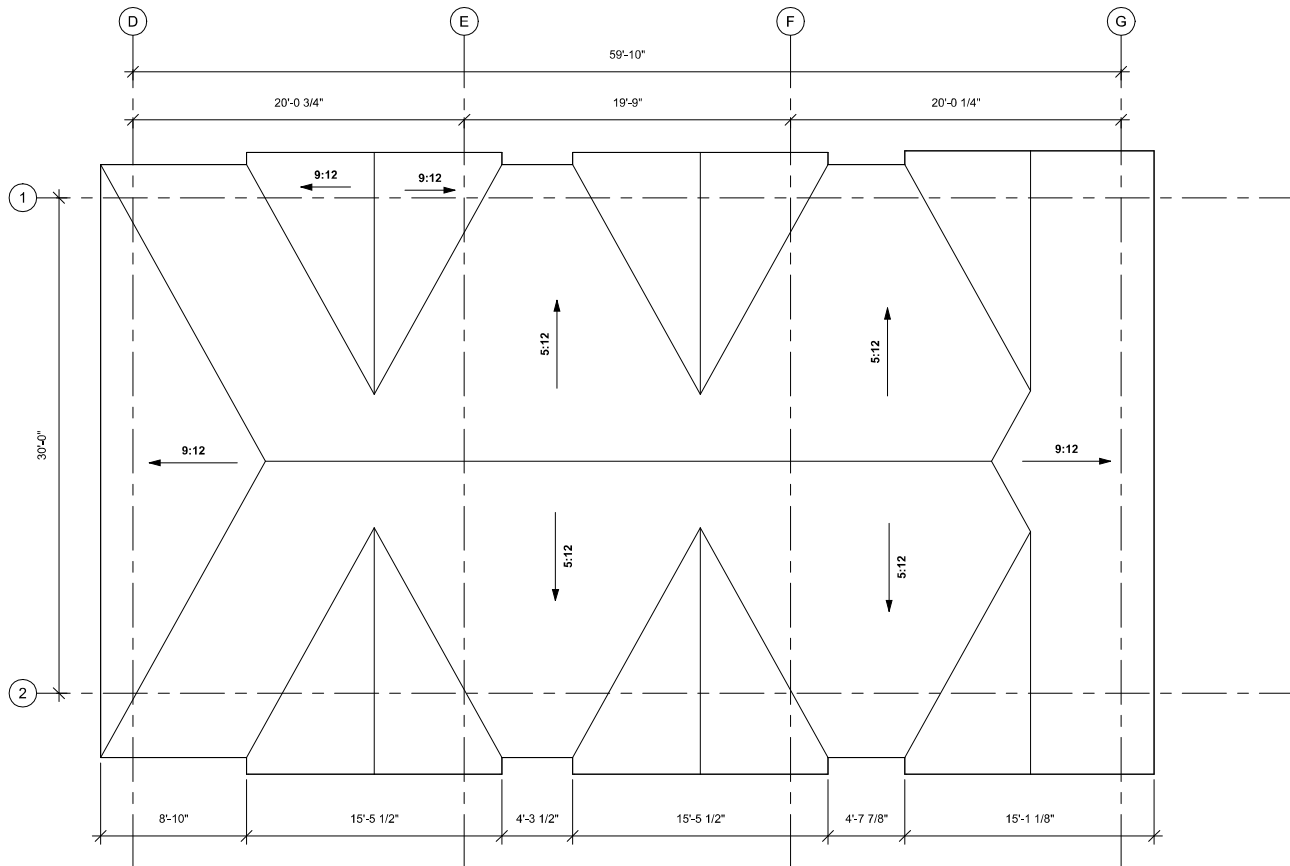
2 MAIN FLOOR
3/16" = 1'-0"



3 3RD FLOOR
3/16" = 1'-0"



1 2ND FLOOR
3/16" = 1'-0"



4 TOP OF PLATE
3/16" = 1'-0"

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BUIDLING FLOOR PLAN

DRAWING No.	A-212	A
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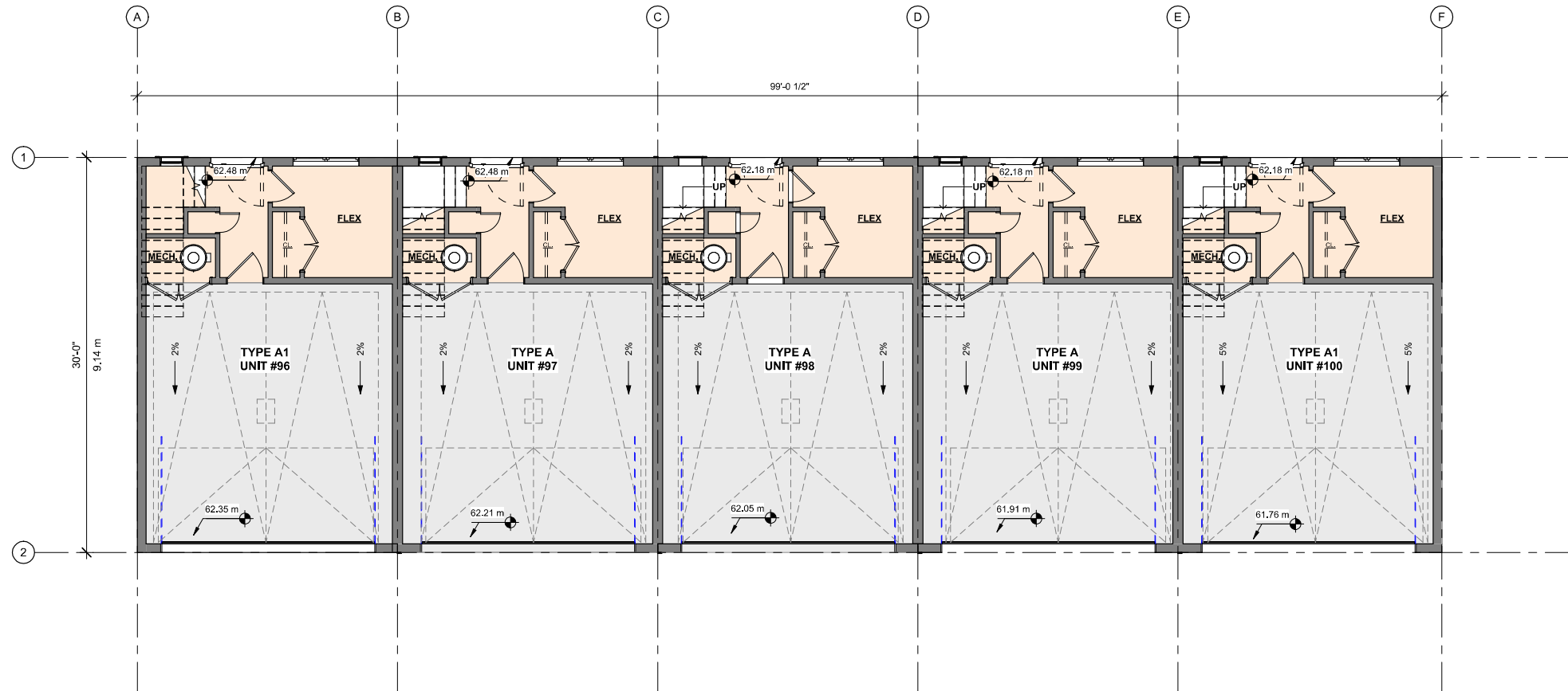
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NOTES:



2 MAIN FLOOR #100, 99,98
3/16" = 1'-0"

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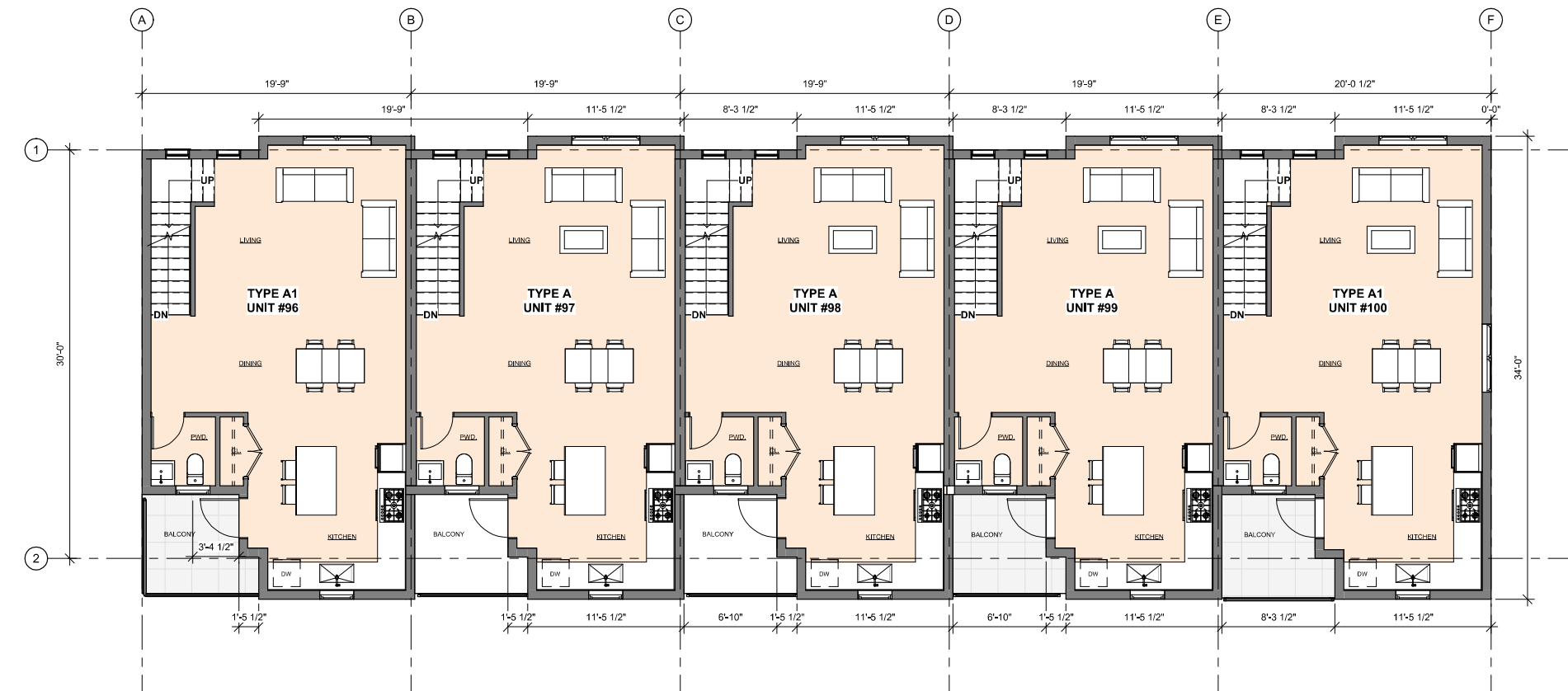
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BUILDING 23 FLOOR
PLAN

DRAWING No.	A-214	A
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1 **2ND FLOOR** unit 100 99 98
3/16" = 1'-0"

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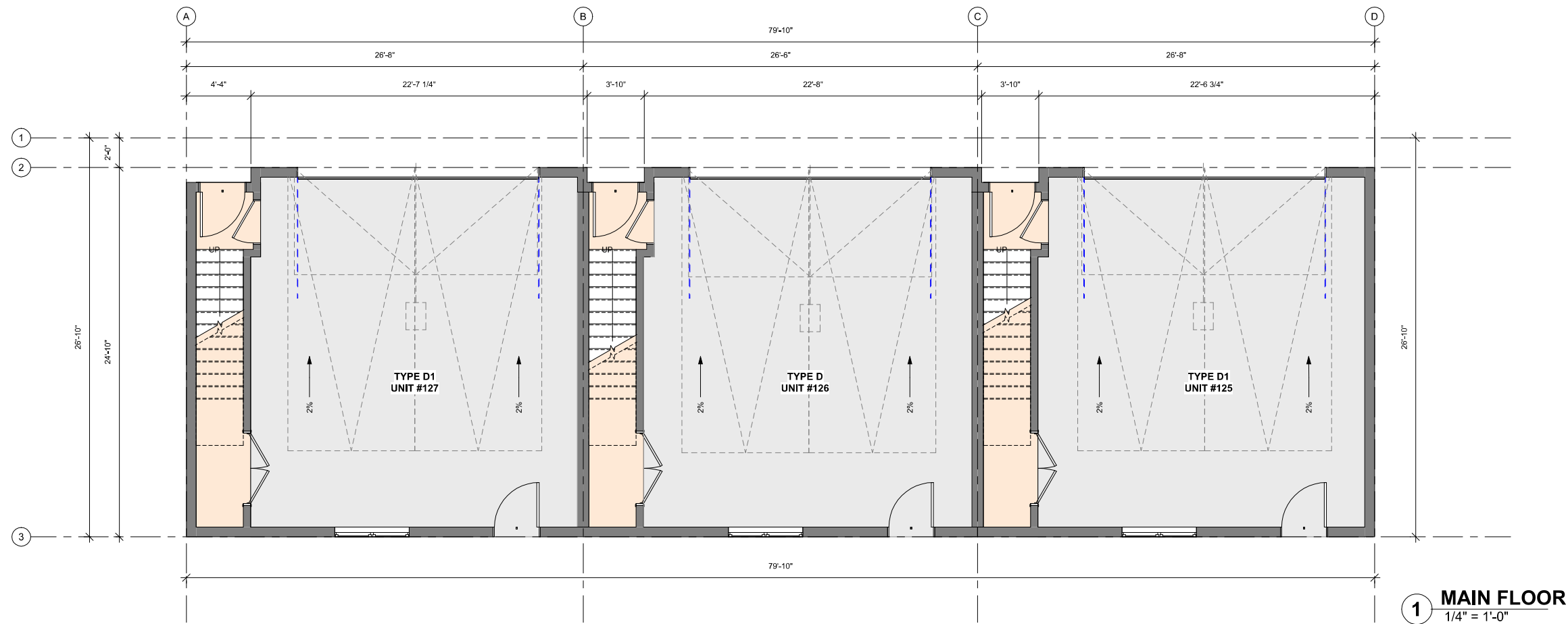
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BUILDING 23 FLOOR
PLAN

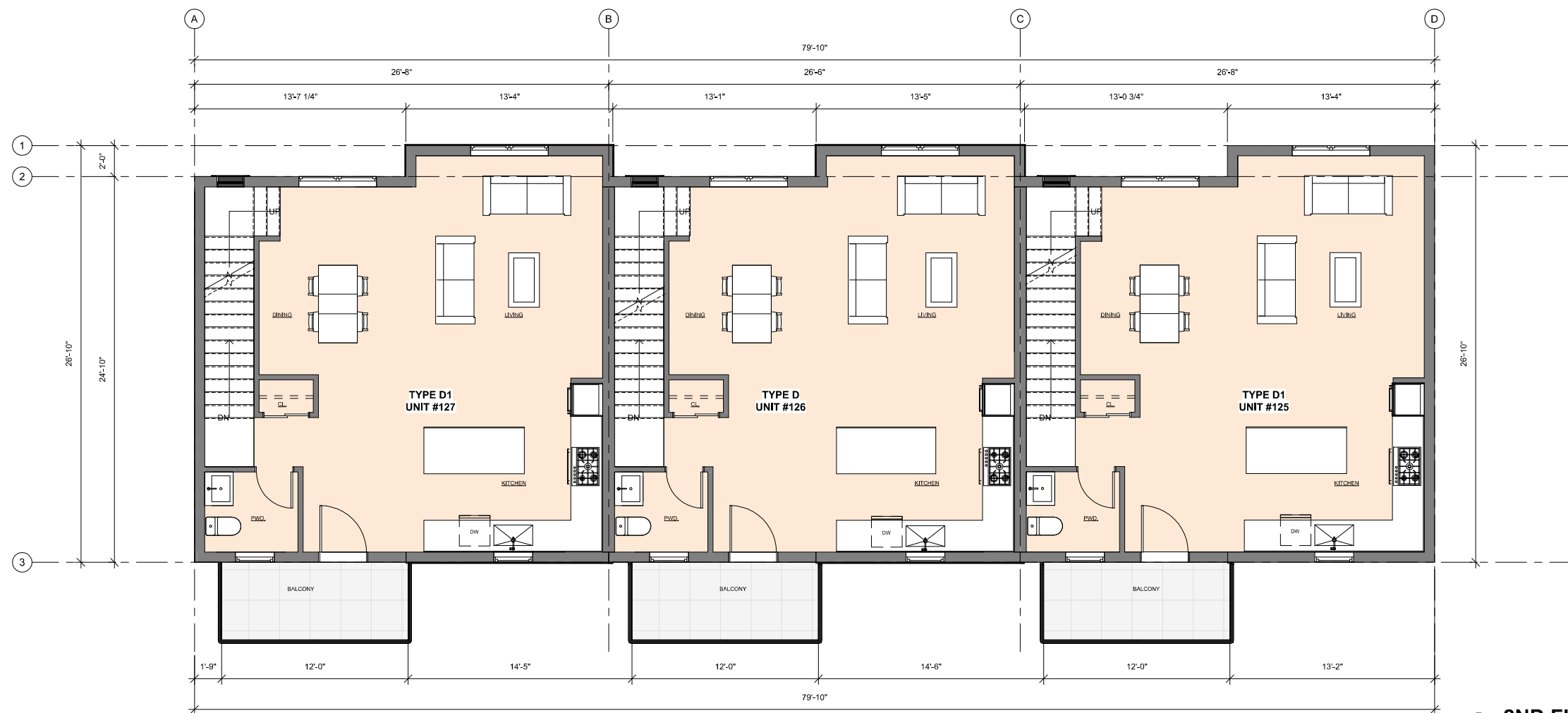
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1 MAIN FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

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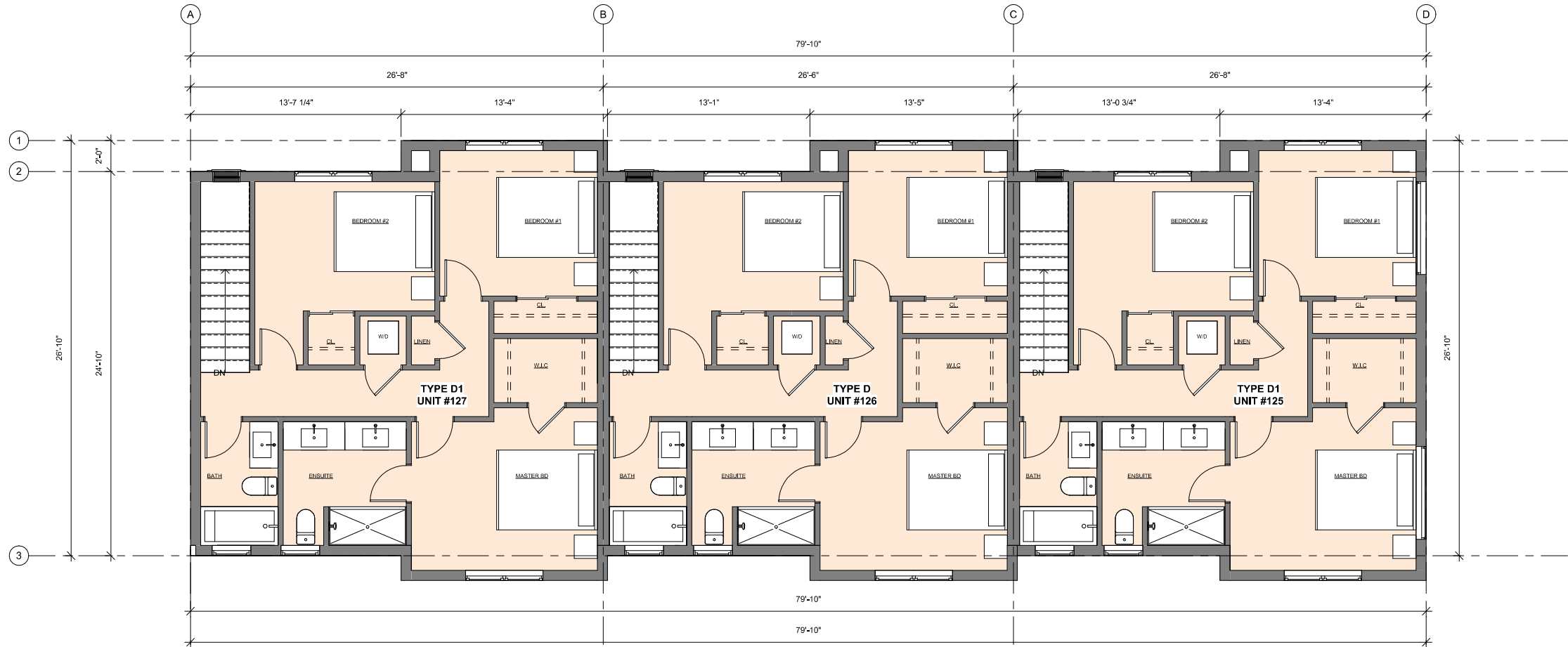
**BUILDING 25 FLOOR
PLANS**

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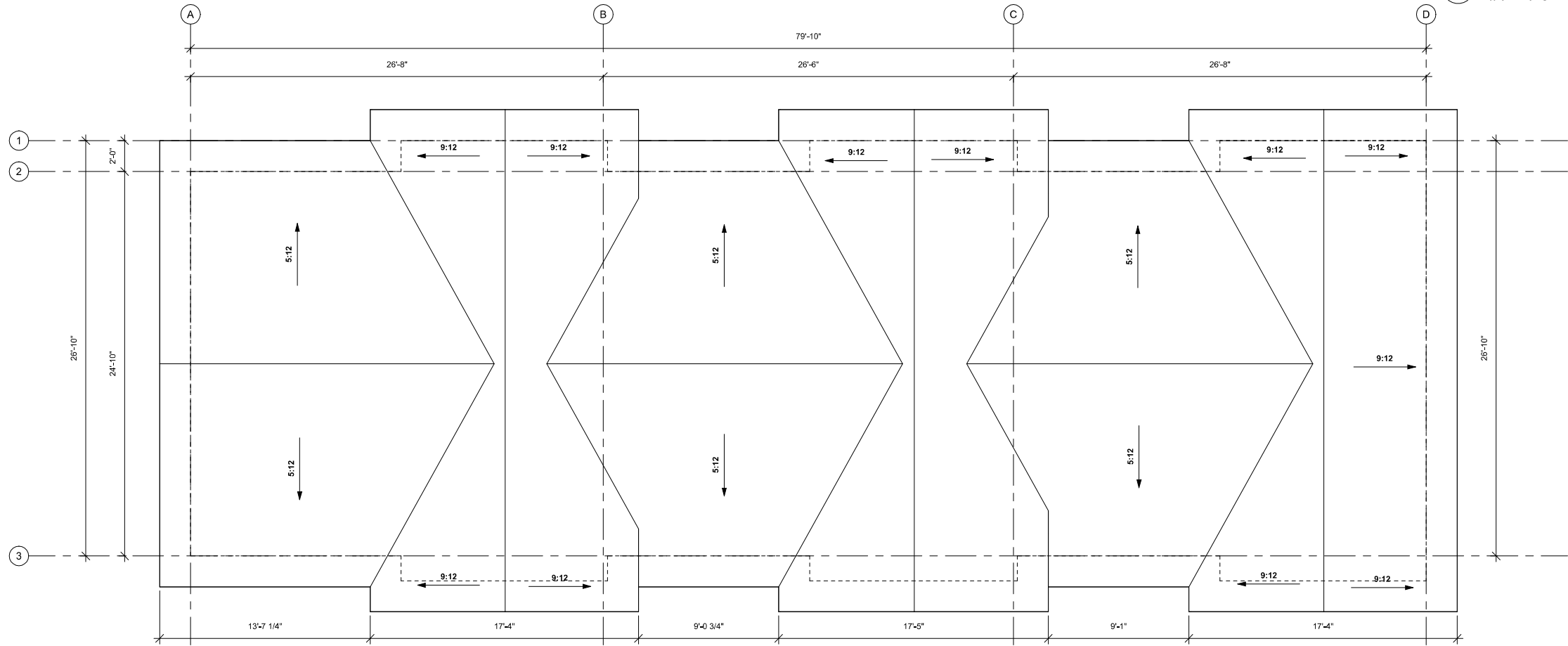
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1 3RD FLOOR
1/4" = 1'-0"



2 ROOF TOP OF PLATE
1/4" = 1'-0"

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**BUILDING 25 FLOOR
PLANS**

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SURREY, BC. V3Z 0S8

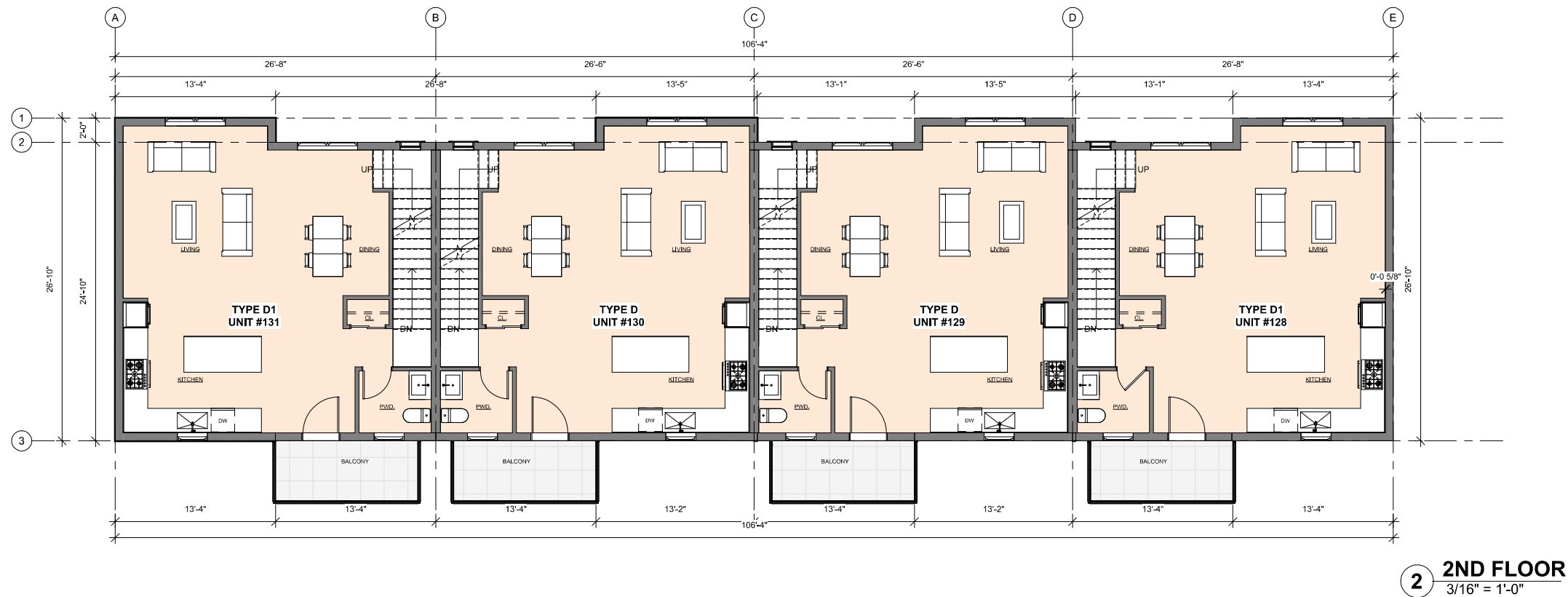
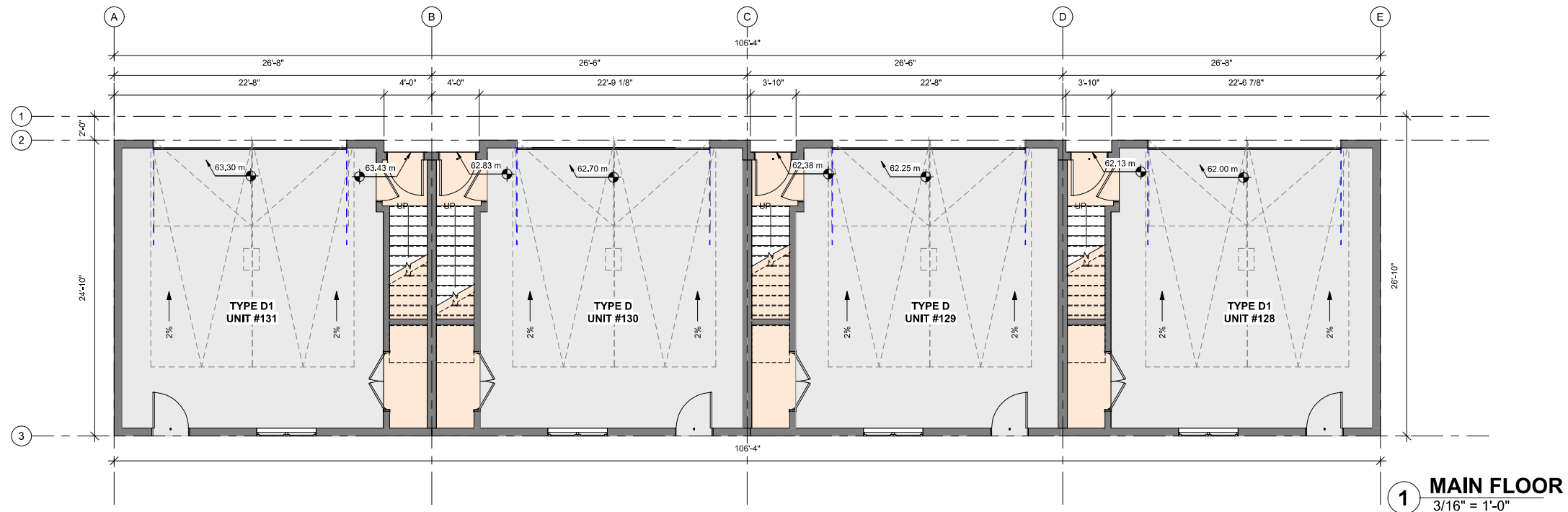
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SCALE:	
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BUILDING 26 FLOOR
PLANS

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PARKLANE

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SURREY, BC. V3Z 0S8

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BUILDING 26 FLOOR
PLANS

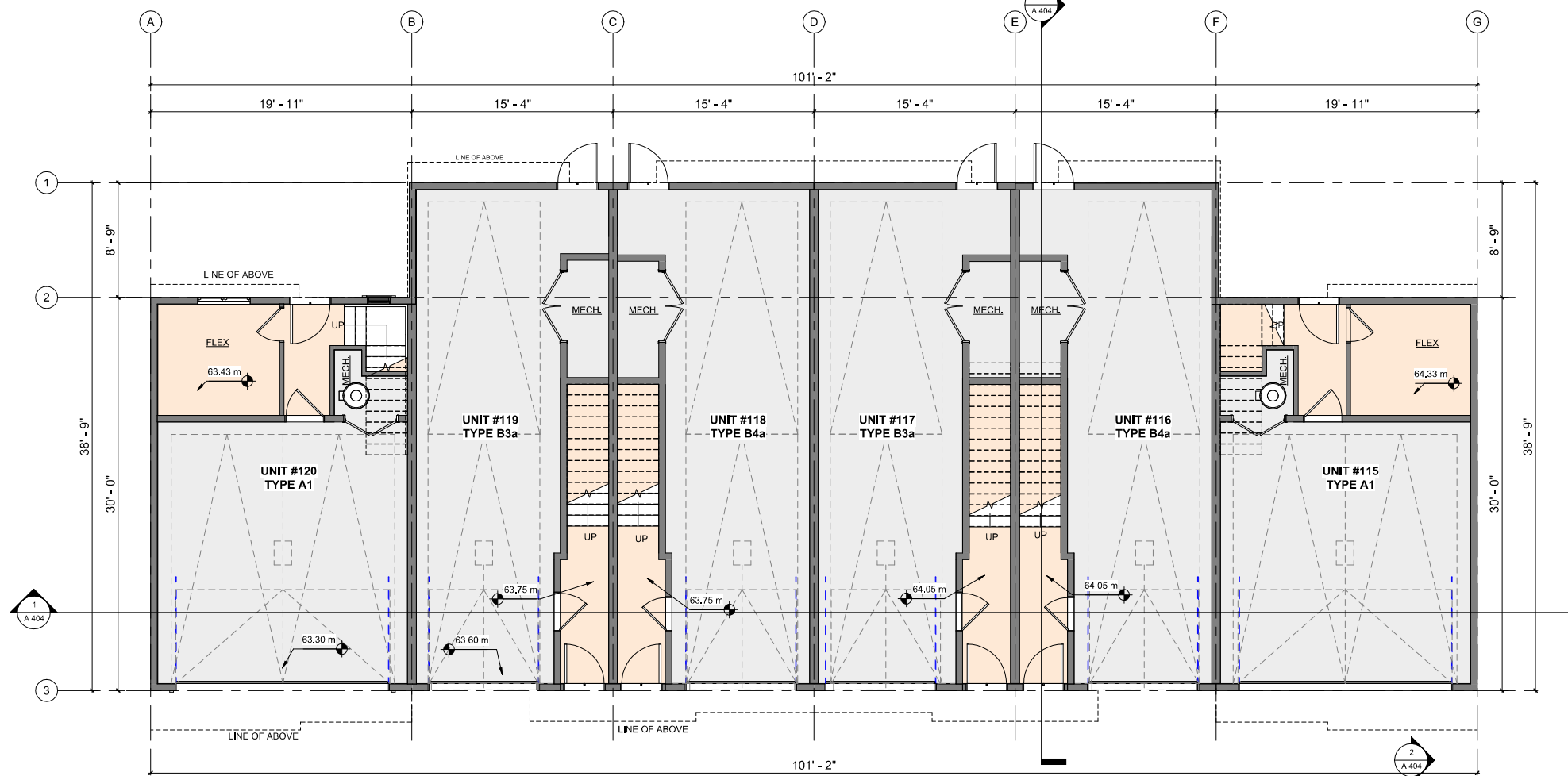
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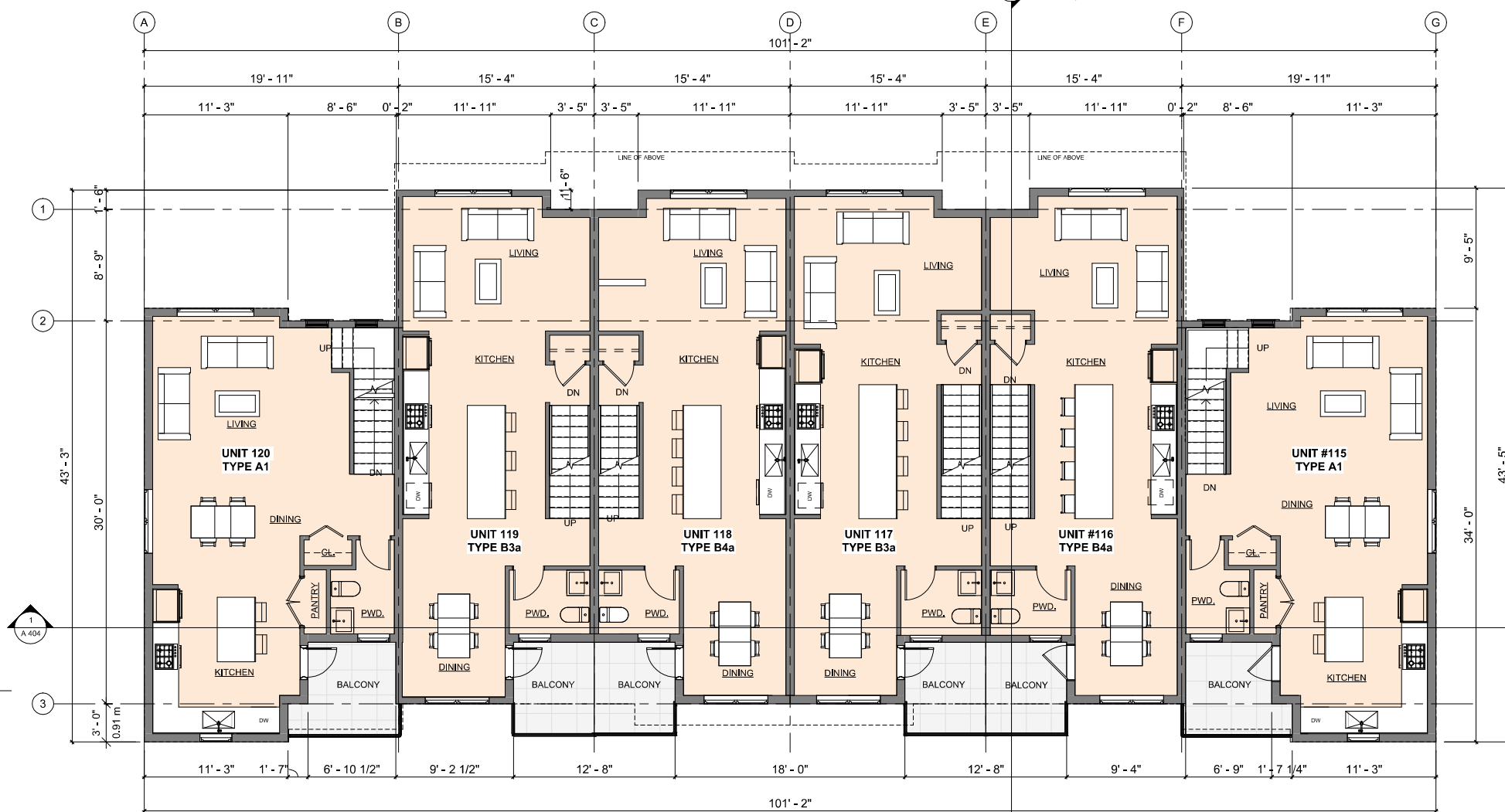
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1 LEVEL 1
3/16" = 1'-0"



2 LEVEL 2
3/16" = 1'-0"

NOTES:

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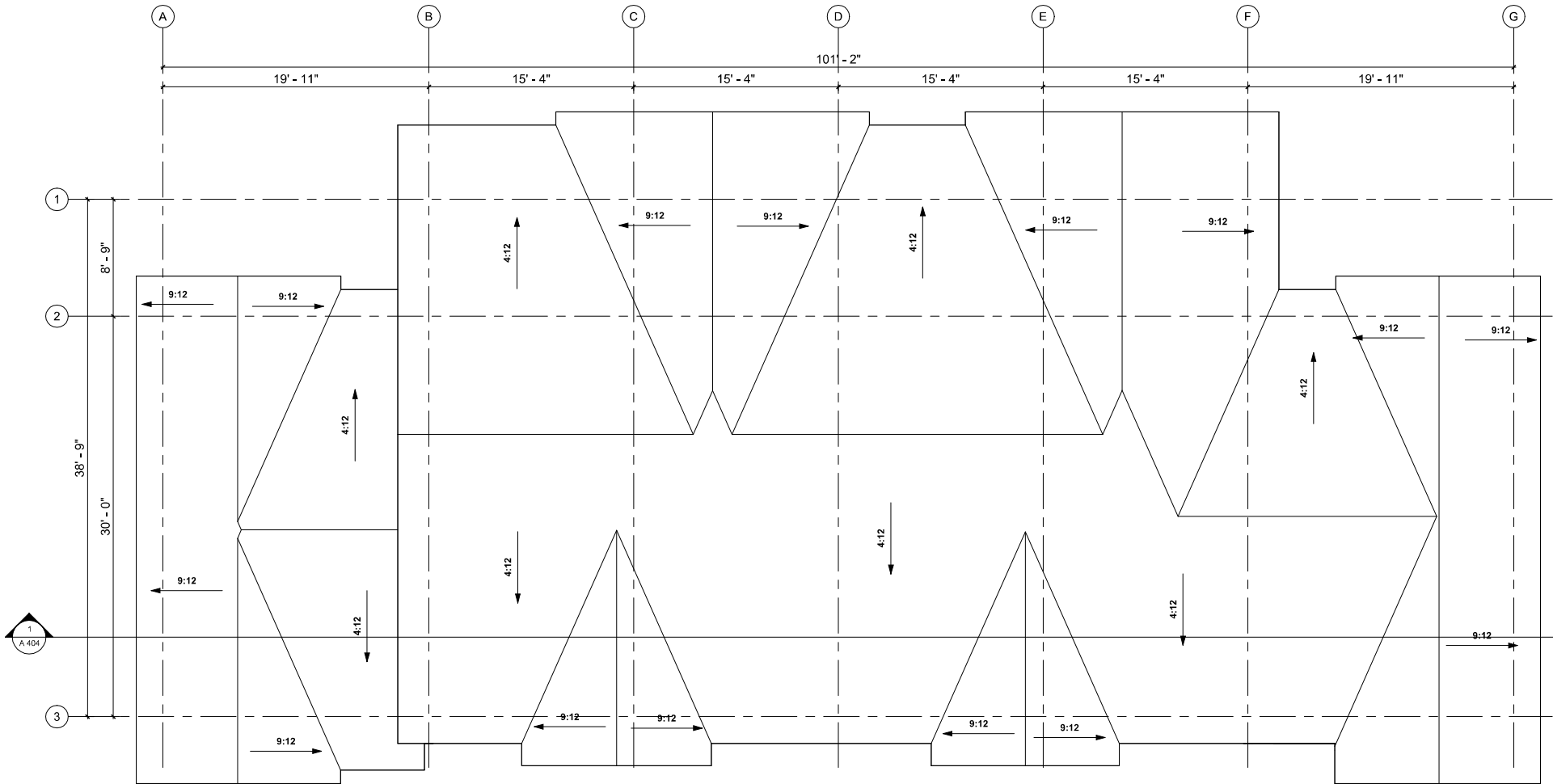
BUILDING 29 FLOOR
PLANS

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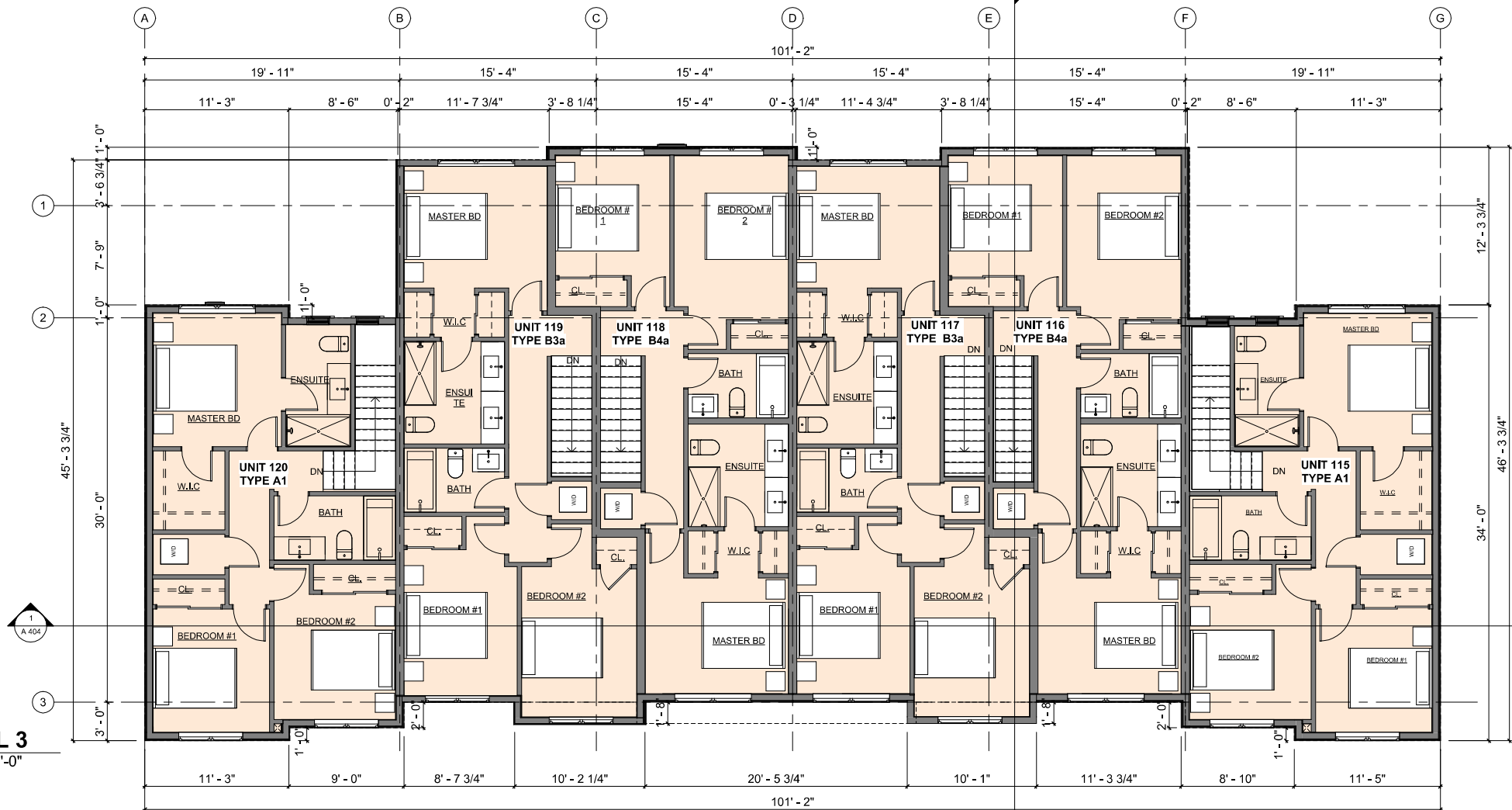
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2 ROOF PLAN
3/16" = 1'-0"



1 LEVEL 3
3/16" = 1'-0"

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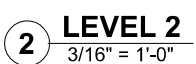
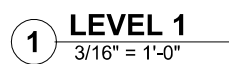
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