

DEVELOPMENT PROPOSAL - 23155 96 AVE.

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.
16	2026.04.17	RE-ISSUE FOR DP



96 AVENUE

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
COVER PAGE

scale
@ 25'x30'

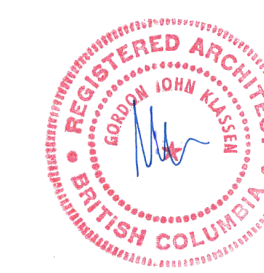
date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A0.00

seal



2026-04-17
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AERIAL VIEW



GLOVER ROAD

DRAWING LIST

A0.00	COVER PAGE
A1.00	SITE PLAN
A1.01	P1 FLOOR PLAN
A1.02	P2 FLOOR PLAN
A1.03	LEVEL 1 FLOOR PLAN
A1.04	LEVEL 2 FLOOR PLAN
A1.05	LEVEL 3 FLOOR PLAN
A1.06	TOP FLOOR PLAN
A3.00	EAST BUILDING ELEVATIONS
A3.03A	HERITAGE BUILDING PLANS
A3.03B	HERITAGE BUILDING ELEVATIONS
A4.00	SITE SECTIONS
A8.01	SHADOW STUDY
A8.02	SHADOW STUDY (BUILDINGS REMOVED)
A9.01	RENDERING VIEWS
A9.02	WEST BUILDING RENDERS

DRAWING LIST

A9.03	EAST BUILDING RENDERS
A9.04	MCBRIDE VIEW RENDERS
A9.05	3D VIEW FROM MCBRIDE
A9.06	MCBRIDE STREET VIEWS

2026-04-17 1:41:22 PM

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SUMMARY - WEST SITE

SITE AREA: 50,994 SF (1.17 ACRE)
GROSS AREA: 94,936 SF
SITE COVERAGE: 28,305 SF/50,994 SF = 55.5%
SALEABLE RESIDENTIAL AREA: 65,772 SF
CIRCULATION/SERVICES: 14,428 SF
INDOOR AMENITY LOUNGE: 870 SF
SALEABLE COMMERCIAL AREA: 6,280 SF
COMMERCIAL CIRCULATION & W/C: 1,301 SF
RENTABLE STORAGE (LEVELS 1-4): 6,285 SF (1/UNIT)

FSR (WEST SITE): 94,936 SF / 50,994 SF = 1.86

RENTABLE STORAGE (P1 + P2): 2,366 SF
UNDERGROUND PARKING AREA (P1+P2): 74,258 SF

UNIT MIX

STUDIO: 3 (4%)
1 BEDROOM: 16 (24%)
2 BEDROOM: 39 (57%)
3 BEDROOM: 10 (15%)
TOTAL: 68 58 UNITS/ACRE

PARKING

REQUIRED:
COMMERCIAL PARKING: 6,366 SF (591 SM/35 SM PER STALL = 17 STALLS)
RESIDENTIAL: 68 UNITS = 100 STALLS + 10 VISITORS
TOTAL REQUIRED: 17 + 100 + 10 = 127 STALLS

PROVIDED:

UNDERGROUND P1: 76 STALLS
UNDERGROUND P2: 91 STALLS
SURFACE: 3 STALLS
TOTAL: 170 STALLS

BREAKDOWN

RESIDENTS: 116 STALLS
VISITOR: 10 STALLS
COMMERCIAL: 17 STALLS
RENTABLE PUBLIC PARKING: 27 STALLS
TOTAL: 170 STALLS

BICYCLE STORAGE: 68 SPACES REQUIRED
117 SPACES PROVIDED

AMENITY REQUIRED: 68 UNITS x 6 SM = 408 SM (4,392 SF)

INDOOR AMENITY (HERITAGE BLDG): 222.2 SM (2,392 SF) INDOOR
OUTDOOR AMENITY: 672.2 SM (7,235 SF) OUTDOOR
TOTAL SHARED AMENITY: 894.4 SM (9,627 SF) TOTAL

TOTAL AMENITY PROVIDED FOR WEST BLDG (60%): 536.6 SM (5,776 SF)

BUILDING HEIGHT: 13.78M
(MEASURED TO THE MID OF THE HIGHEST ROOF)

SUMMARY - EAST SITE

SITE AREA: 35,152 SF (0.81 ACRE)
GROSS AREA: 58,012 SF
SITE COVERAGE: 18,755 SF/35,152 SF = 53%
SALEABLE RESIDENTIAL AREA: 40,757 SF
RESIDENTIAL CIRCULATION/SERVICES: 8,997 SF
SALEABLE COMMERCIAL AREA: 5,770 SF
COMMERCIAL CIRCULATION & W/C: 1,176 SF
RENTABLE STORAGE (L1-L4): 1,312 SF

FSR (EAST SITE): 58,012 SF / 35,152 SF = 1.65

RENTABLE STORAGE (P1-P2): 2,156 SF
UNDERGROUND PARKING AREA (P1-P2): 54,461 SF

UNIT MIX

STUDIO: 2 (5%)
1 BEDROOM: 14 (33%)
2 BEDROOM: 24 (57%)
3 BEDROOM: 2 (5%)
TOTAL: 42 52 UNITS/ACRE

PARKING

REQUIRED:
COMMERCIAL PARKING: 5,731 SF (532 SM/35 SM PER STALL = 15 STALLS)
RESIDENTIAL: 45 UNITS = 65 STALLS + 7 VISITOR
TOTAL REQUIRED: 15 + 65 + 7 = 87 STALLS

PROVIDED:

UNDERGROUND P1: 65 STALLS
UNDERGROUND P2: 63 STALLS
SURFACE: 4 STALLS
TOTAL: 132 STALLS

BREAKDOWN:

RESIDENTS: 71 STALLS
VISITOR: 7 STALLS
COMMERCIAL: 15 STALLS
RENTABLE PUBLIC PARKING: 39 STALLS
TOTAL: 132 STALLS

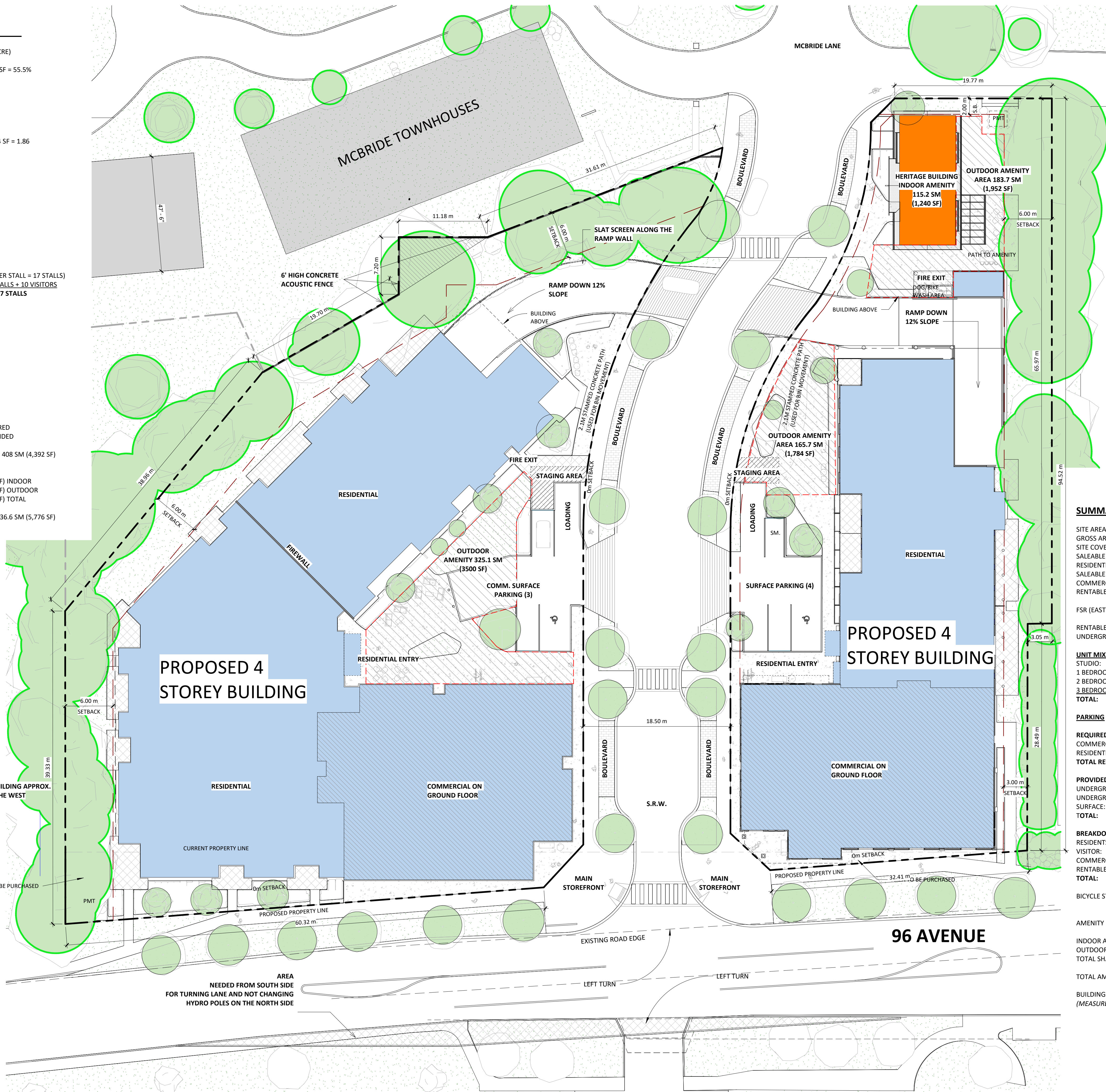
BICYCLE STORAGE: 45 SPACES REQUIRED
55 SPACES PROVIDED

AMENITY REQUIRED: 45 UNITS x 6 SM = 270 SM (2,906 SF)

INDOOR AMENITY (HERITAGE BLDG): 222.2 SM (2,392 SF) INDOOR
OUTDOOR AMENITY: 672.2 SM (7,235 SF) OUTDOOR
TOTAL SHARED AMENITY: 894.4 SM (9,627 SF) TOTAL

TOTAL AMENITY PROVIDED FOR EAST BLDG (40%): 357.8 SM (3,851 SF)

BUILDING HEIGHT: 13.78M
(MEASURED TO THE MID OF THE HIGHEST ROOF)



FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SITE PLAN

scale As indicated
@ 1/8" = 1'-0"

date 2025.07.21

drawn JJ checked GK

job no. 2309

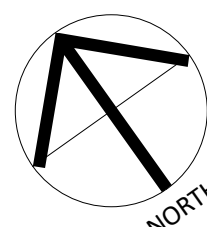
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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
P1 FLOOR PLAN

scale As indicated
@ 24'x36'

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A1.01

seal



2026-04-17
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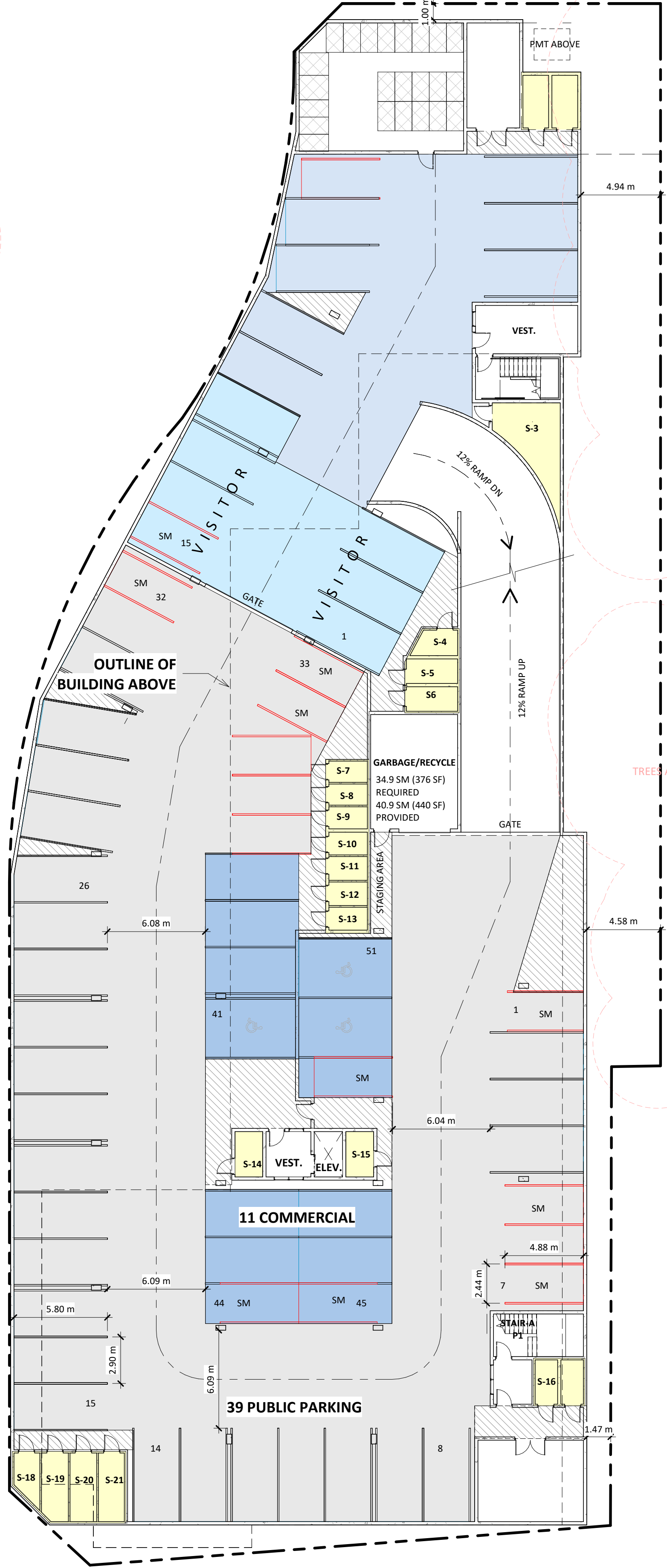
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PARKING LEGEND

- PUBLIC PARKING
- COMMERCIAL
- RESIDENTIAL
- VISITOR



1 P1
A4.00 1 : 200



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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
P2 FLOOR PLAN

scale As indicated

date 2025.07.21

drawn JJ checked GK

job no. 2309

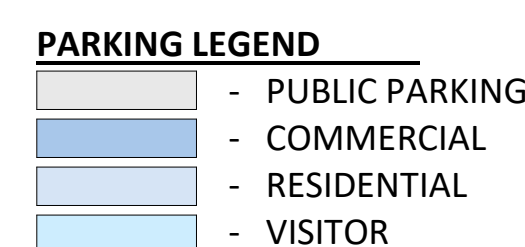
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1 P2
A4.00 1 : 200

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FORT
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PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
LEVEL 1 FLOOR PLAN

scale As indicated
@ 1/8" = 1'-0"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A1.03

seal



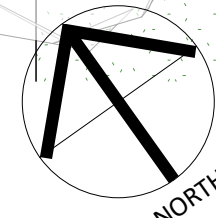
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UNIT LEGEND

STUDIO
1 BED
2 BED
2 BED (LOCK-OFF)
3 BED
STORAGE
RES. CIRC.
COM. CIRC.
CRU

1 LEVEL 1
A3.03B 1 : 200



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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
LEVEL 2 FLOOR PLAN

scale As indicated
@ 24" x 36"

date 2025.07.21

drawn JJ checked GK

job no. 2309

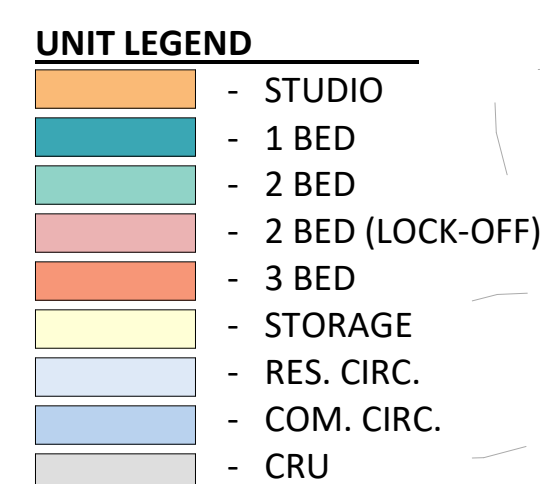
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seal

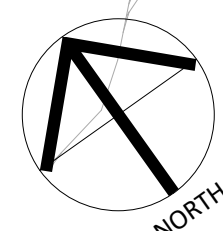


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1 LEVEL 2
A4.00 1 : 200



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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title

LEVEL 3 FLOOR PLAN

scale As indicated
@ 3/4" = 1'-0"

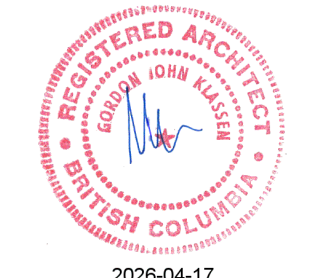
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job no. 2309

sheet no. A1.05

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- UNIT LEGEND
- STUDIO
 - 1 BED
 - 2 BED
 - 2 BED (LOCK-OFF)
 - 3 BED
 - STORAGE
 - RES. CIRC.
 - COM. CIRC.
 - CRU

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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
TOP FLOOR PLAN

scale As indicated
@ 3/4" = 1'-0"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A1.06

seal



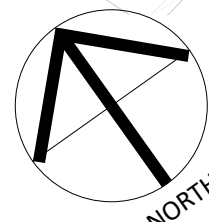
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UNIT LEGEND

- STUDIO
- 1 BED
- 2 BED
- 2 BED (LOCK-OFF)
- 3 BED
- STORAGE
- RES. CIRC.
- COM. CIRC.
- CRU

1 LEVEL 4
A4.00 1 : 200



REVISIONS

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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
EAST BUILDING
ELEVATIONS

scale As indicated
@ 24" x 36"

date 2025.07.21

drawn JB checked GK

job no. 2309

sheet no. A3.00

seal



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1 EAST BUILDING - EAST ELEVATION
1 : 125



2 EAST BUILDING - WEST ELEVATION
1 : 125



3 EAST BUILDING - NORTH ELEVATION
1 : 125



4 EAST BUILDING - SOUTH ELEVATION
1 : 125

MATERIAL LEGEND

ITEM	DESCRIPTION		
1	FULL BRICK 'CALEDONIA'	8	HARDIE PANEL 'AGED PEWTER'
2	HARDIE BOARD AND BATTEN 'ARCTIC WHITE'	9	VINYL WINDOWS 'WHITE'
3	HARDIE BOARD AND BATTEN 'IRON GRAY'	10	ALUMINIUM BALUSTER GUARDRAIL 'WHITE'
4	HARDIE SHINGLE 'AGED PEWTER'	11	FABRIC AWNING 'BLACK'
5	VINYL WINDOWS 'BLACK'	12	STOREFRONT HARDIE PANELS 'IRON GRAY'
6	MOULDINGS AND TRIM PAINTED 'WHITE'	13	ALUMINIUM FROSTED GLASS PRIVACY SCREEN 'BLACK'
7	MOULDINGS AND TRIM PAINTED 'SW 6258 TRICORN BLACK'		

REVISIONS		
	DATE	DESCRIPTION
9	2025.09.26	ISSUE FOR D.P. DRAFT
12	2026.03.30	REVISED DP REVIEW
16	2026.04.17	RE-ISSUE FOR DP

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
WEST BUILDING
ELEVATIONS

scale As indicated
@ 3/32"

date 2025.07.21

drawn checked

job no. 2309

sheet no. A3.01

seal



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1 NORTH - WEST BUILDING
A1.03 3/32" = 1'-0"



2 EAST - WEST BUILDING
A1.03 3/32" = 1'-0"



3 EAST ENTRY
A1.03 3/32" = 1'-0"



4 SOUTH - WEST BUILDING
A1.03 3/32" = 1'-0"



5 WEST - WEST BUILDING
A1.03 3/32" = 1'-0"

MATERIAL LEGEND

ITEM	DESCRIPTION
1	FULL BRICK 'CALEDONIA'
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3	HARDIE BOARD AND BATTEN 'IRON GRAY'
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5	VINYL WINDOWS 'BLACK'
6	MOULDINGS AND TRIM PAINTED 'WHITE'
7	MOULDINGS AND TRIM PAINTED 'SW 6258 TRICORN BLACK'
8	HARDIE PANEL 'AGED PEWTER'
9	VINYL WINDOWS 'WHITE'
10	ALUMINIUM BALUSTER GUARDRAIL 'WHITE'
11	FABRIC AWNING 'BLACK'
12	STOREFRONT HARDIE PANELS 'IRON GRAY'
13	ALUMINIUM FROSTED GLASS PRIVACY SCREEN 'BLACK'

2026-04-17 9:27:59 AM

REVISIONS

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12	2026.03.30	REVISED DP REVIEW
16	2026.04.17	RE-ISSUE FOR DP



1 NORTHEAST - WEST BUILDING
A1.03 3/32" = 1'-0"



2 SOUTHEAST - WEST BUILDING
A1.03 3/32" = 1'-0"



3 NORTHWEST - WEST BUILDING
A1.03 3/32" = 1'-0"

MATERIAL LEGEND

ITEM	DESCRIPTION
1	FULL BRICK 'CALEDONIA'
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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
WEST BUILDING
ELEVATIONS

scale As indicated
@ 24"x36"

date 2025.07.21

drawn checked

job no. 2309

sheet no. A3.02

seal



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12	2026.03.17	PROGRESS SET
14	2026.04.01	HERITAGE REVIEW
15	2026.04.09	HERITAGE REVIEW 02
16	2026.04.17	RE-ISSUE FOR DP

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
HERITAGE BUILDING
PLANS

scale 1/4" = 1'-0"

date 2025.07.21

drawn JJ checked GK

job no. 2309

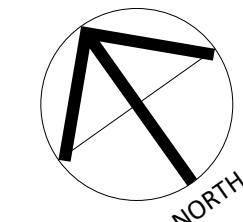
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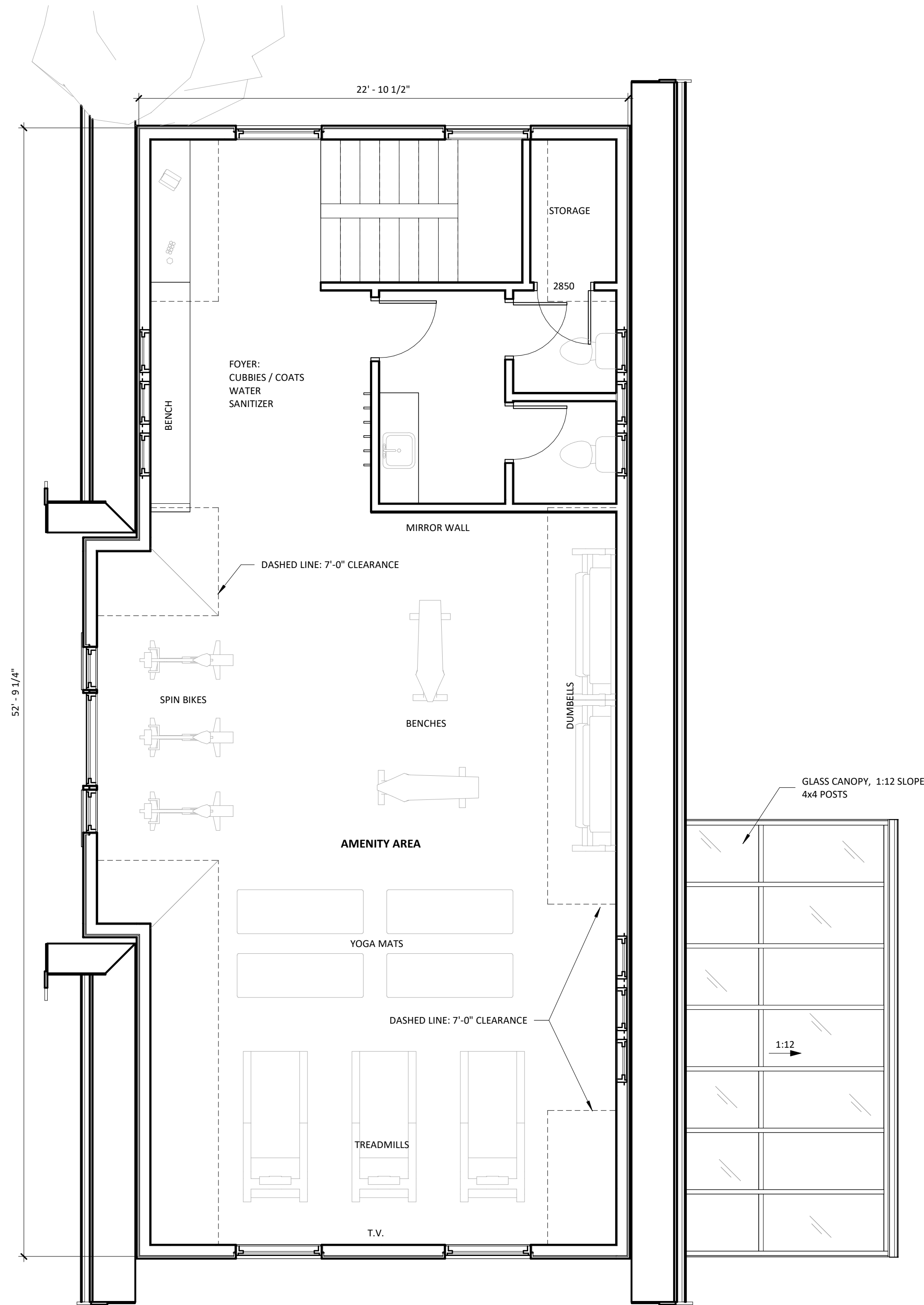


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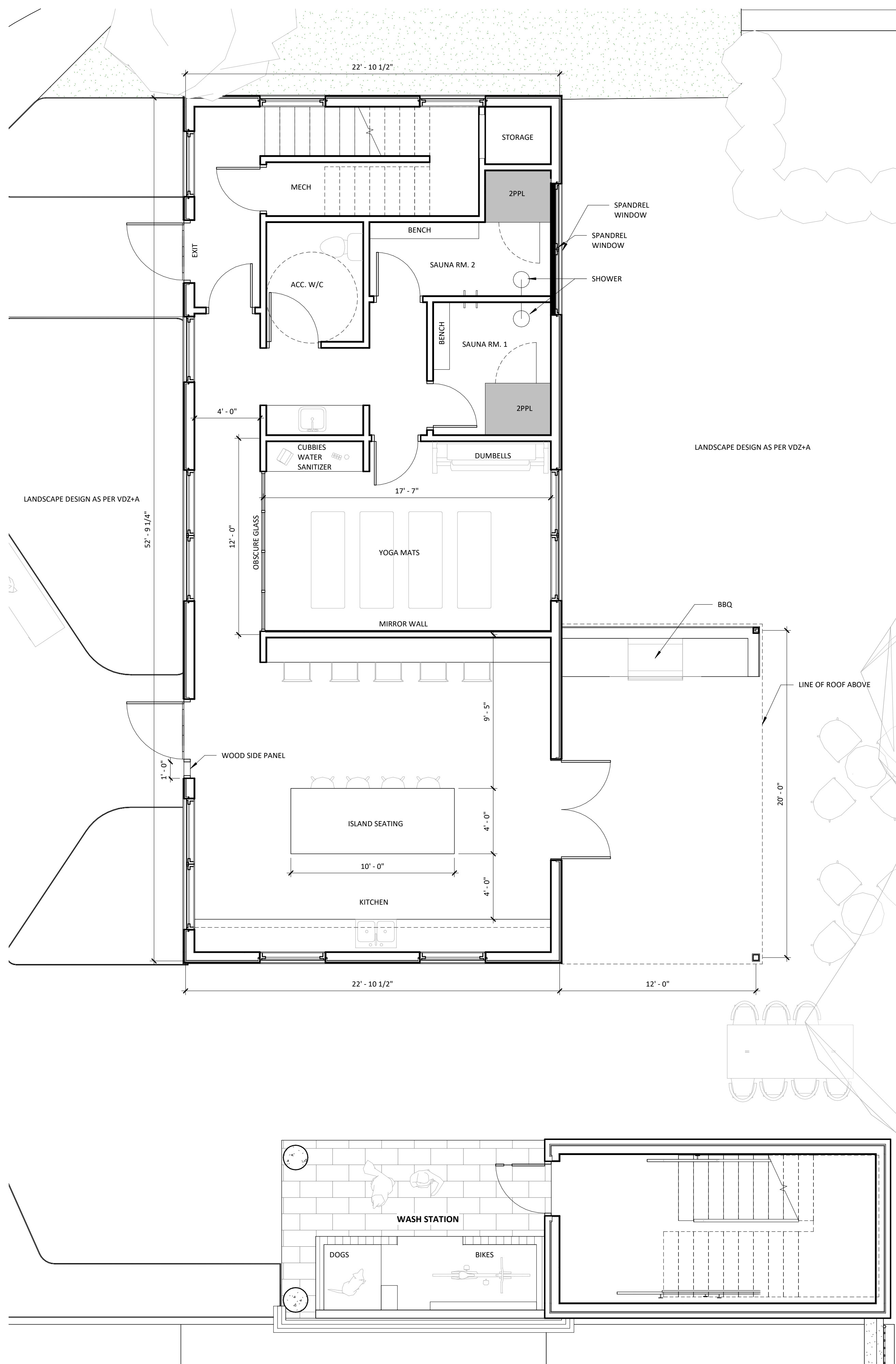
2026-04-17 9:43:43 AM



2 AMENITY LEVEL 2
1/4" = 1'-0"



SOUTH CORNER LOOKING NORTH (LANDSCAPE DESIGN TO BE ADDED)



1 AMENITY LEVEL 1
1/4" = 1'-0"

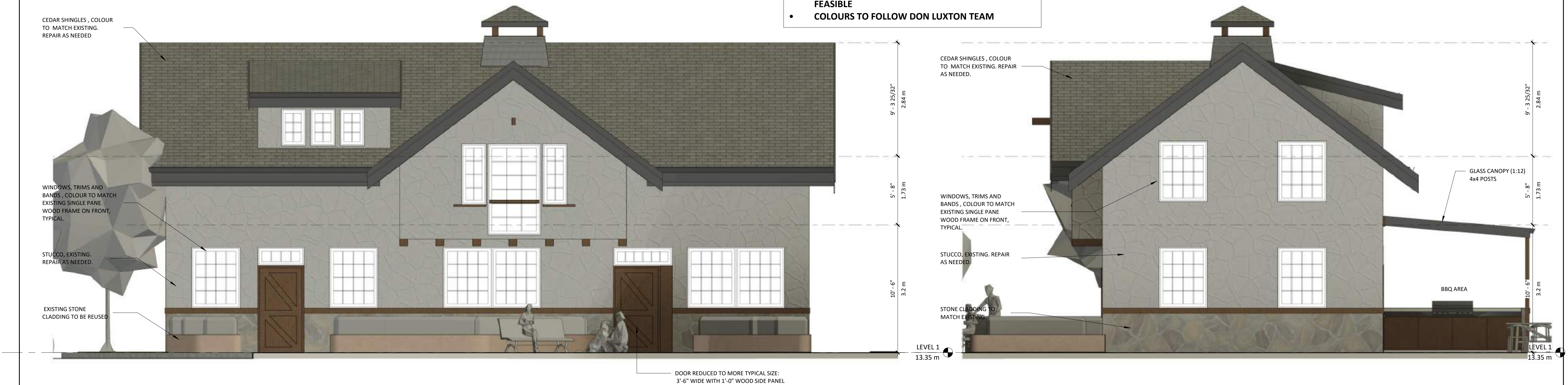
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16	2026.04.17	RE-ISSUE FOR DP



TYPICAL NOTES:

- REUSE EXISTING ROCK AT FRONT ELEVATION WHERE FEASIBLE.
- PROVIDE NEW STONE/ROCK AT SIDE AND REAR TO MATCH IN MATERIAL, COLOUR, SIZE, AND COURSING.
- EXISTING WINDOWS TO REMAIN (WOOD FRAME, SINGLE PANE GLASS)
- STUCCO SIDING TO BE REPAIRED AND REUSED WHERE FEASIBLE
- ROOF TO BE REPAIRED AND REUSED WHERE FEASIBLE
- COLOURS TO FOLLOW DON LUXTON TEAM



FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
HERITAGE BUILDING
ELEVATIONS

scale 1 : 50
@ 24" x 36"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A3.03B

seal



2026-04-17 9:45:08 AM
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REVISIONS

	DATE	DESCRIPTION
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.
16	2026.04.17	RE-ISSUE FOR DP

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SITE SECTIONS

scale 1 : 250
@ 24"x36"

date 2025.07.21

drawn checked

job no. 2309

sheet no. A4.00

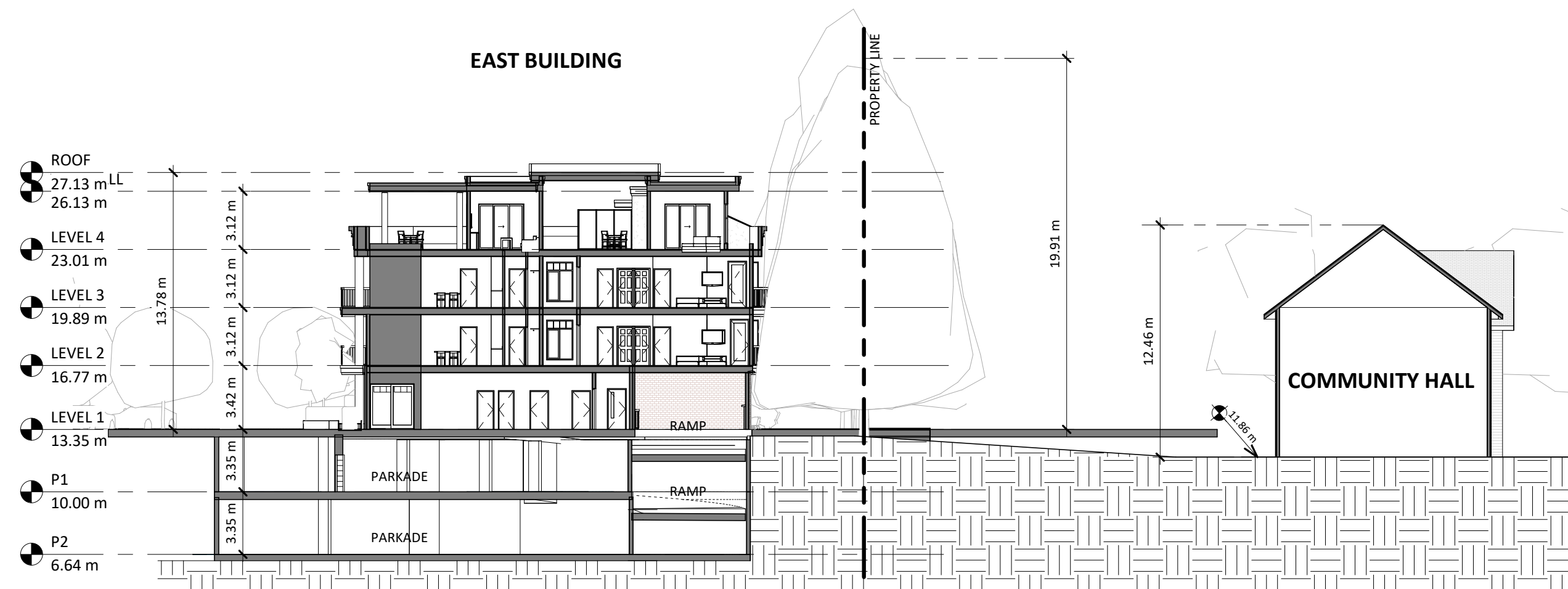
seal



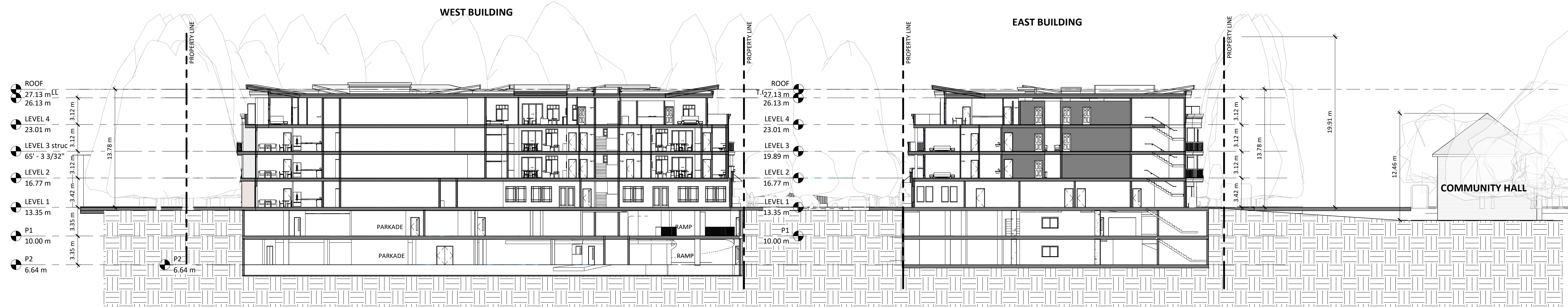
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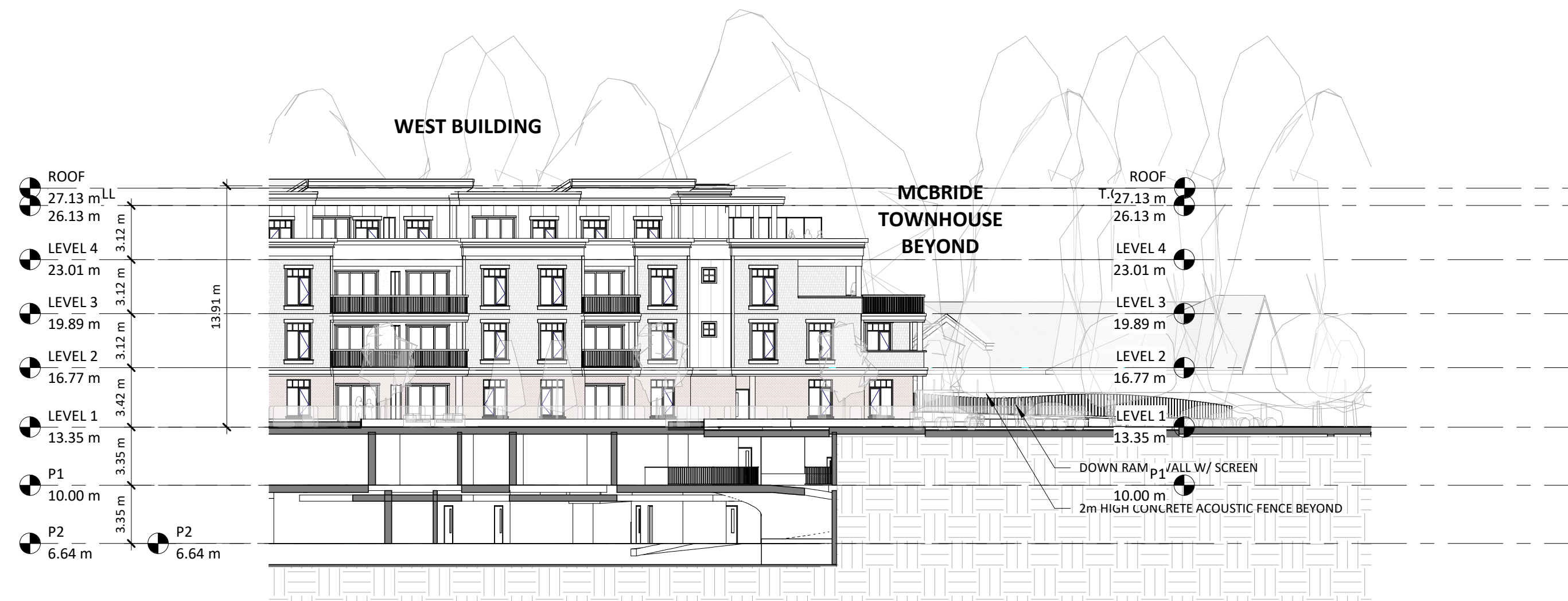
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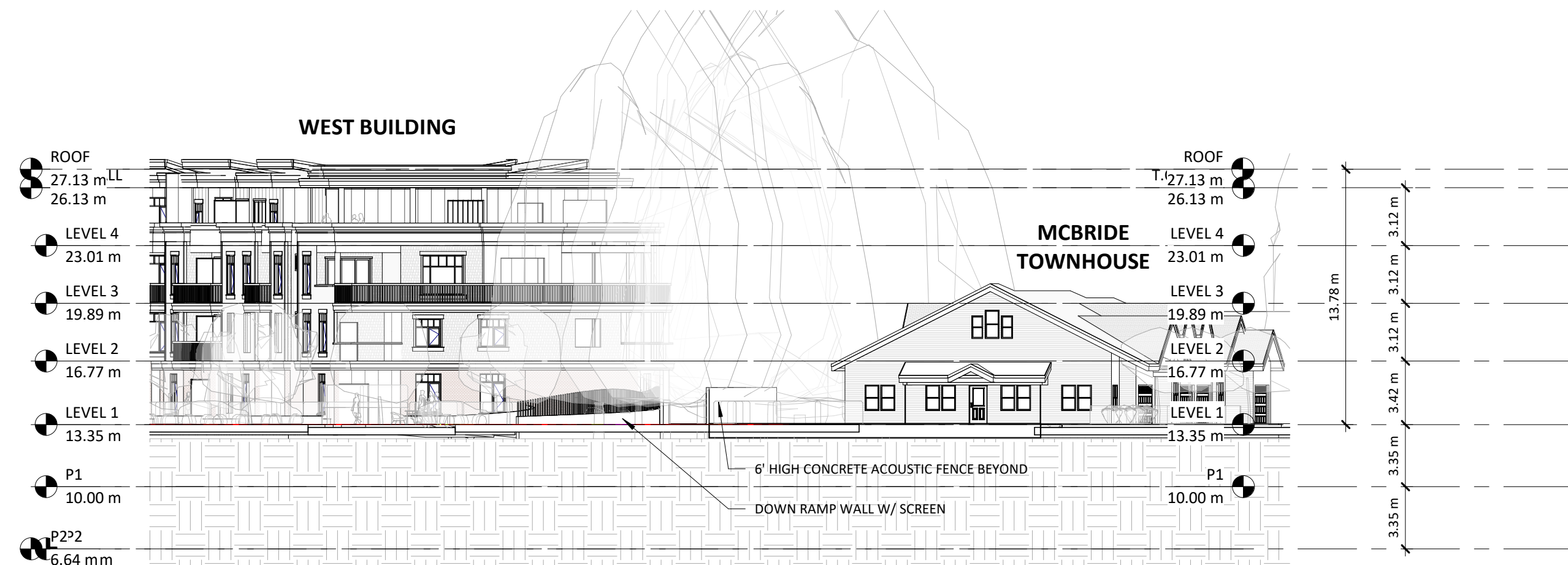
1 SITE SECTION-1
1 : 250



2 SITE SECTION-2
1 : 250



3 SITE SECTION-3
1 : 250

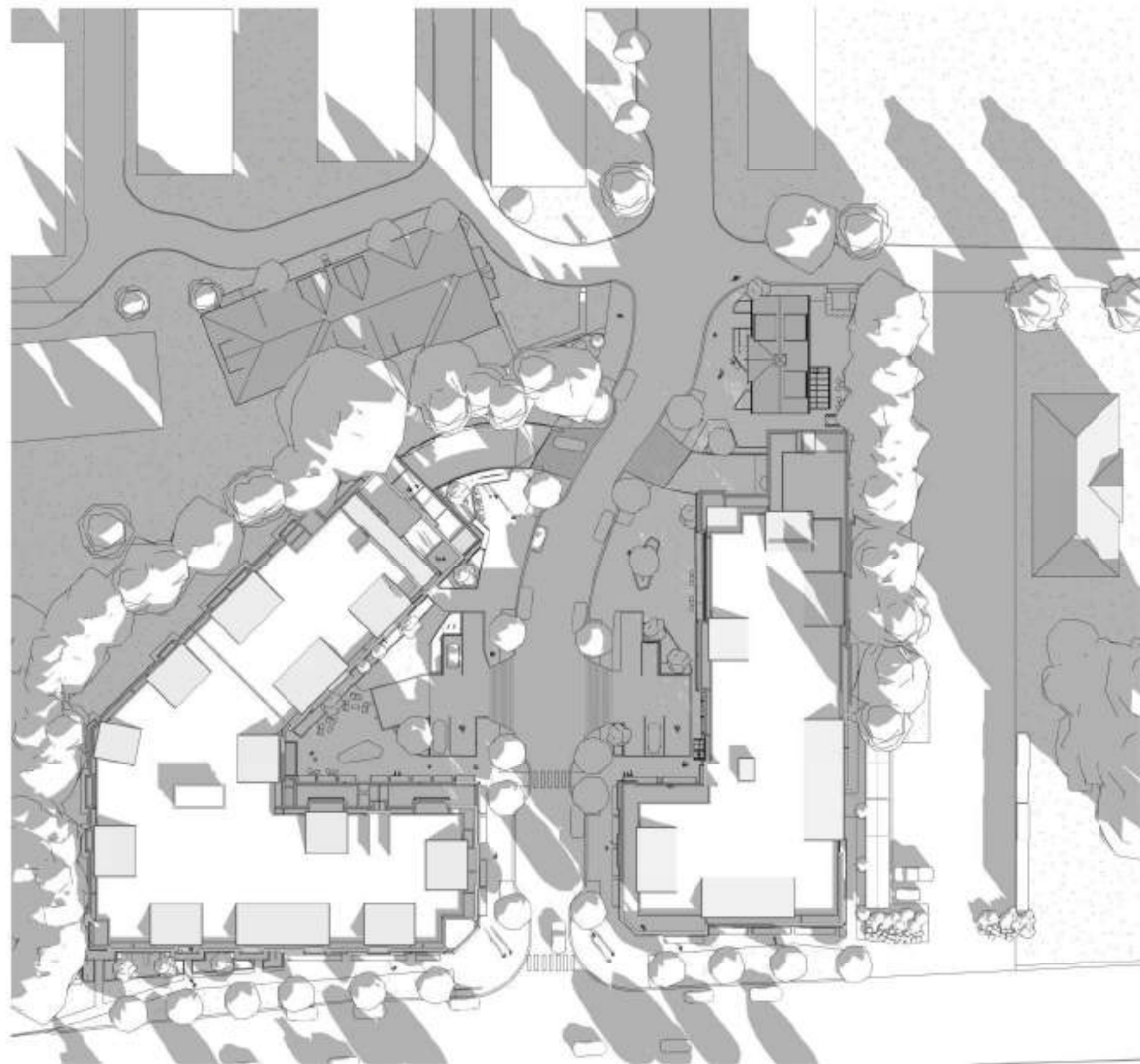


4 SITE SECTION-4
1 : 250

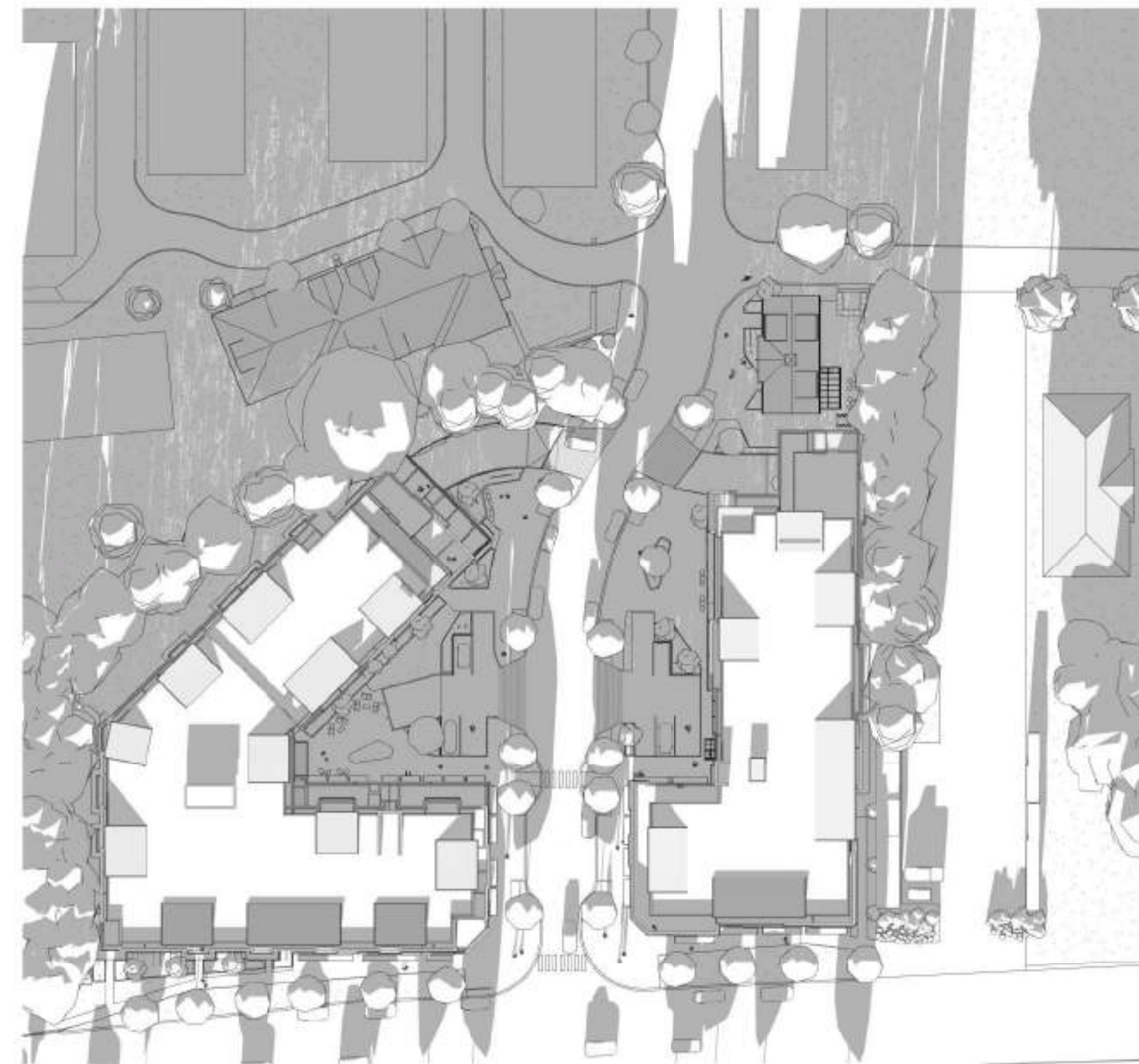
REVISIONS		
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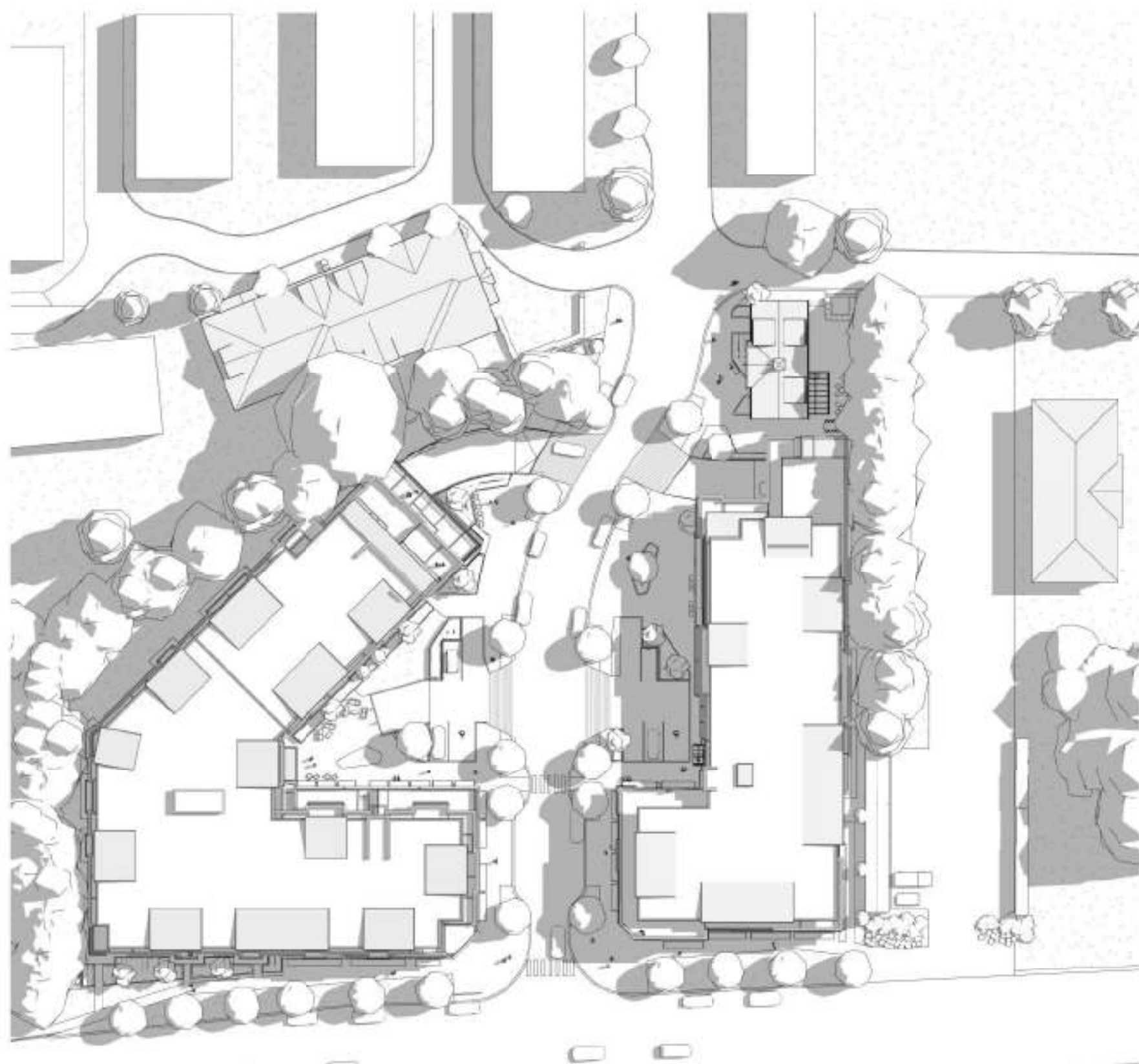
1 Shadow Study December 21 10am



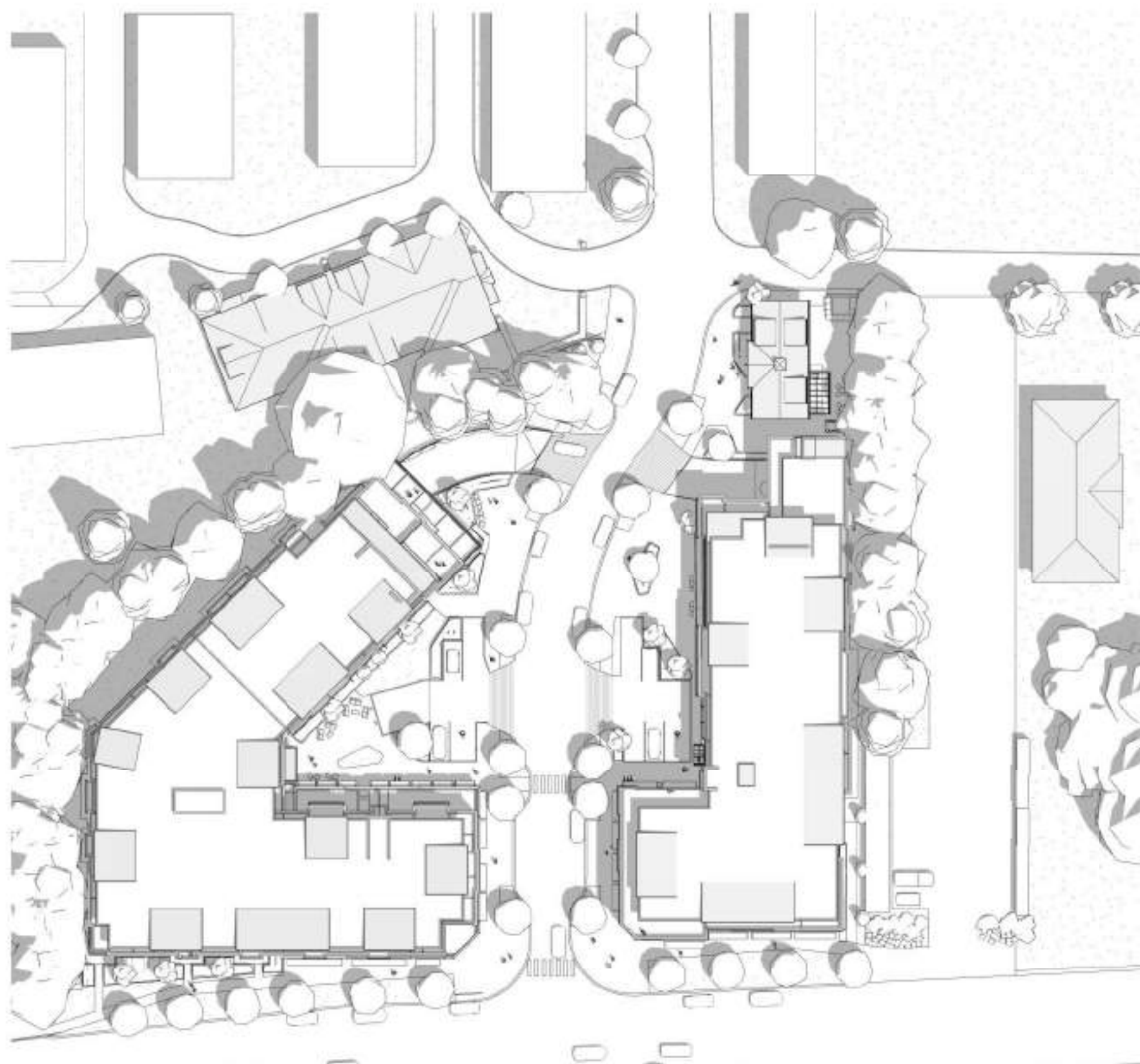
2 Shadow Study December 21 1pm



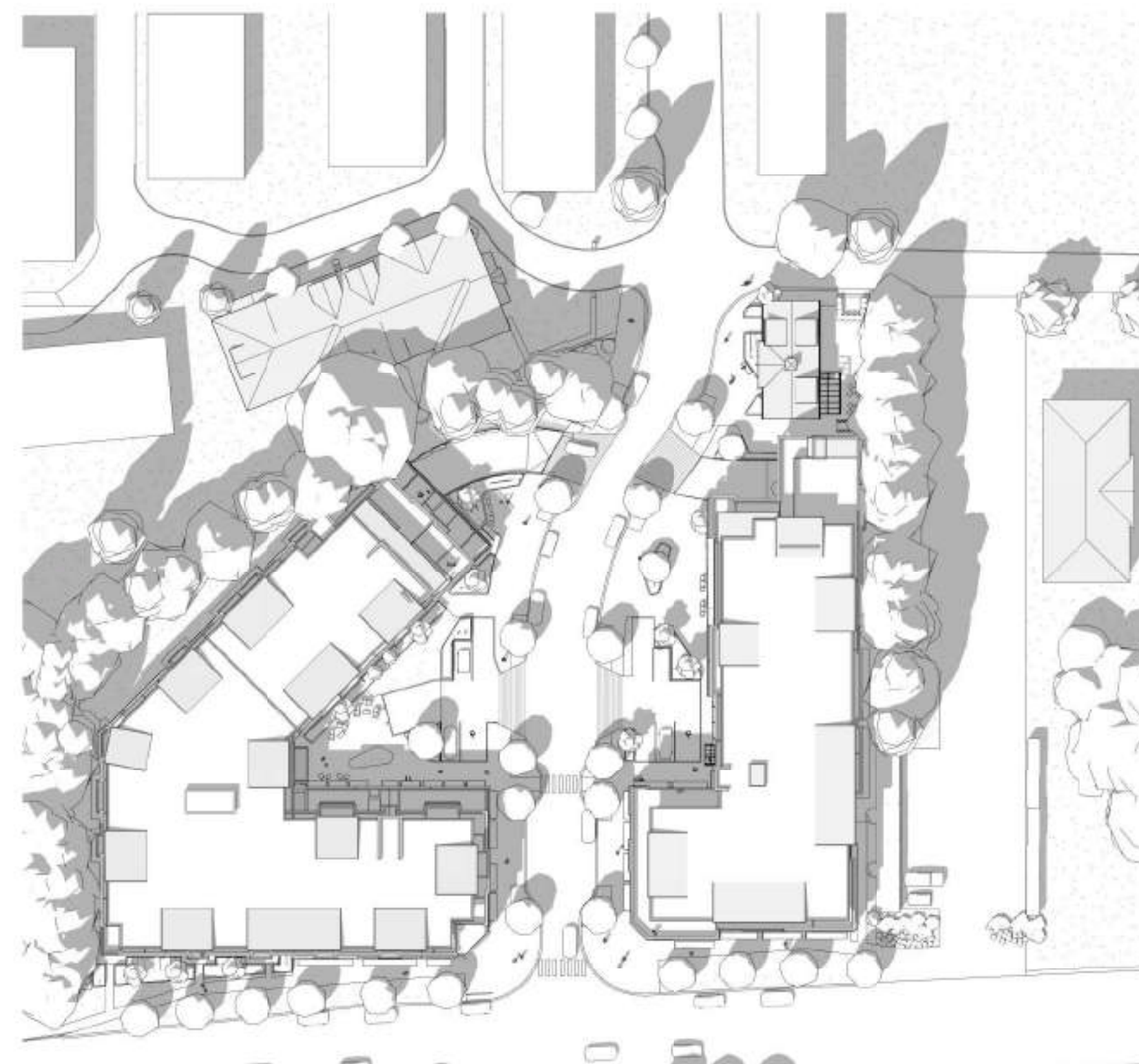
3 Shadow Study December 21 4pm



4 Shadow Study June 21 10am



5 Shadow Study June 21 1pm



6 Shadow Study June 21 4pm

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SHADOW STUDY

scale
@ 3/4" = 1'

date 2025.07.21

drawn Author checked Checker

job no. 2309

sheet no. A8.01

seal

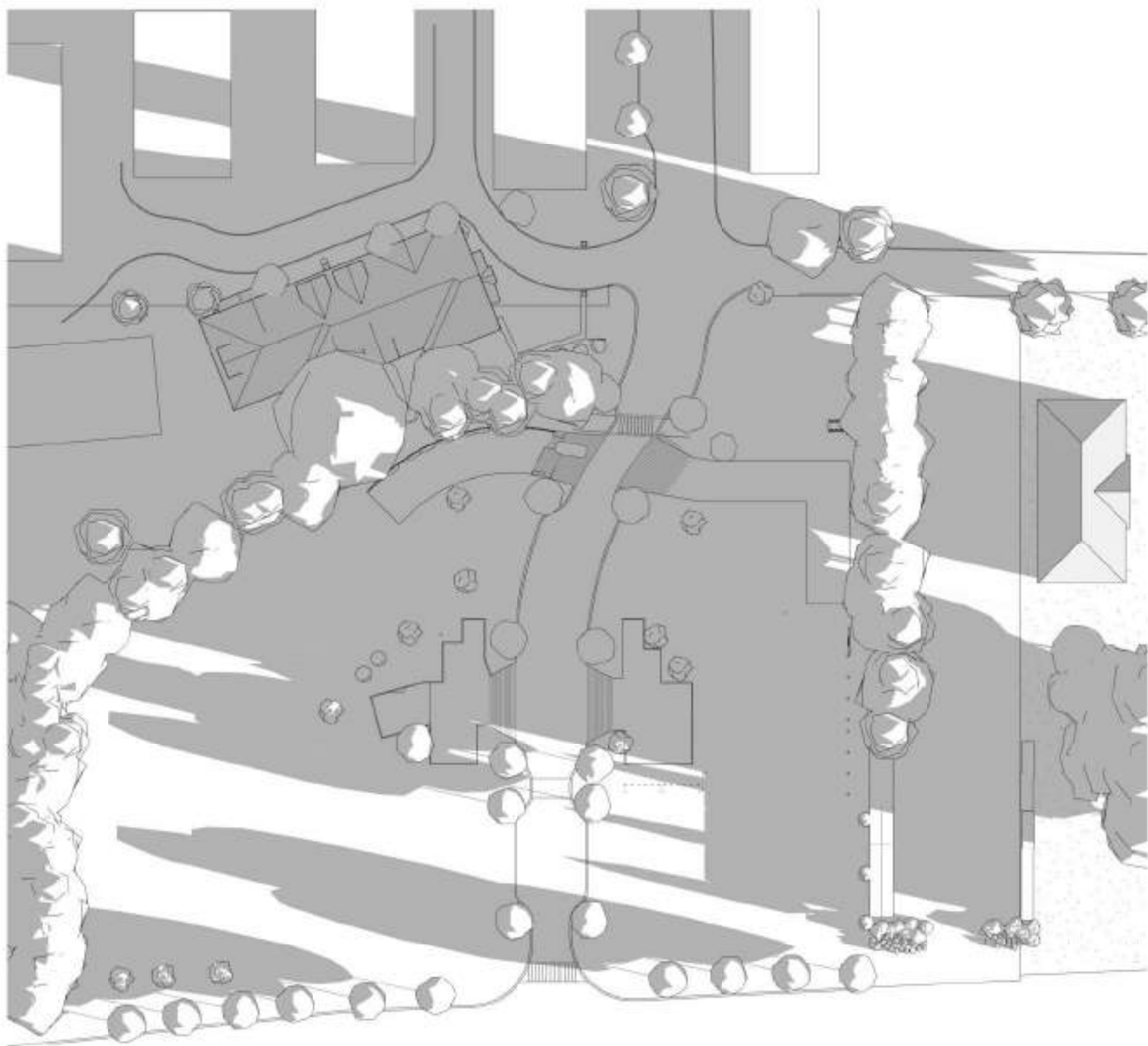


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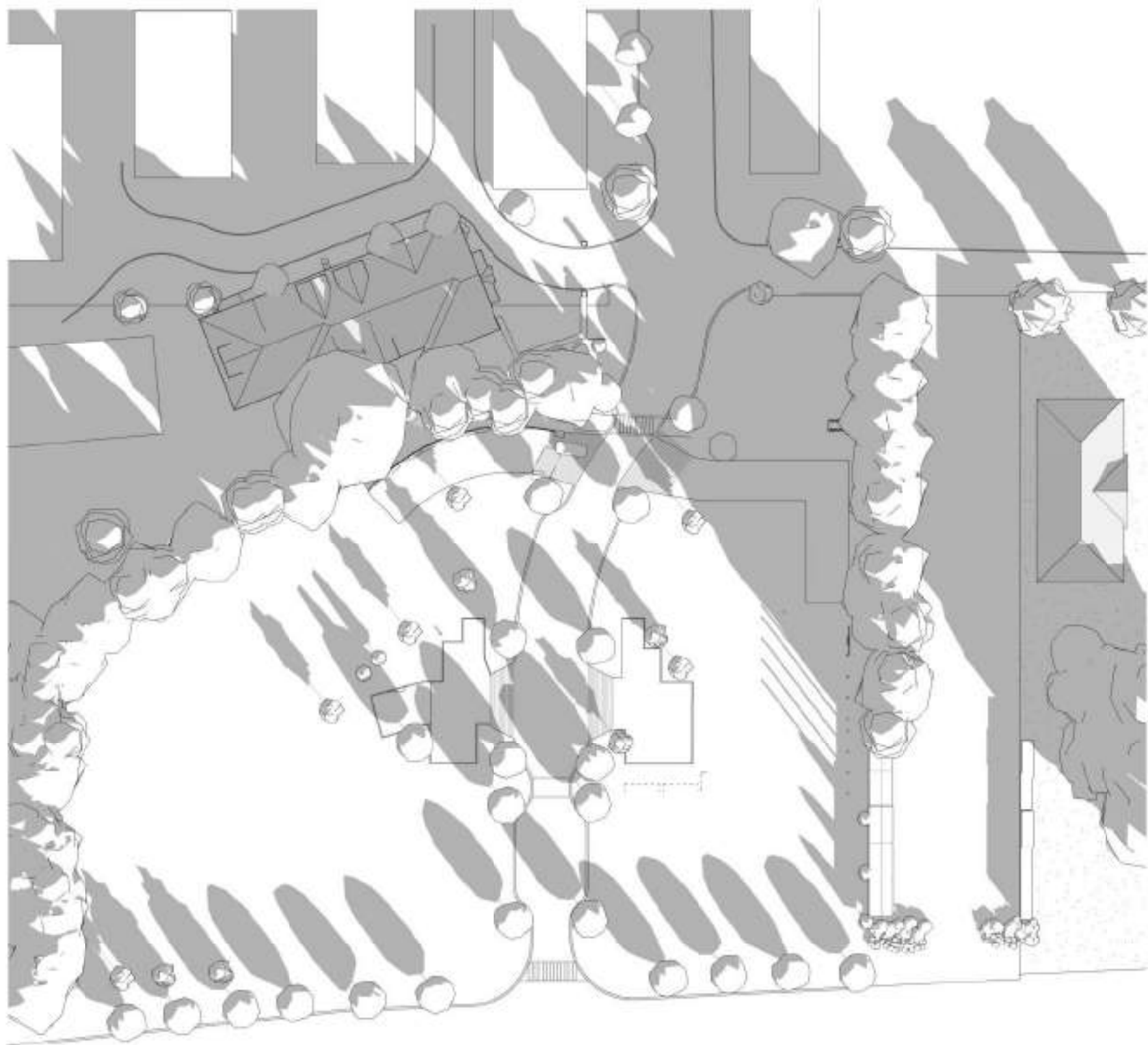
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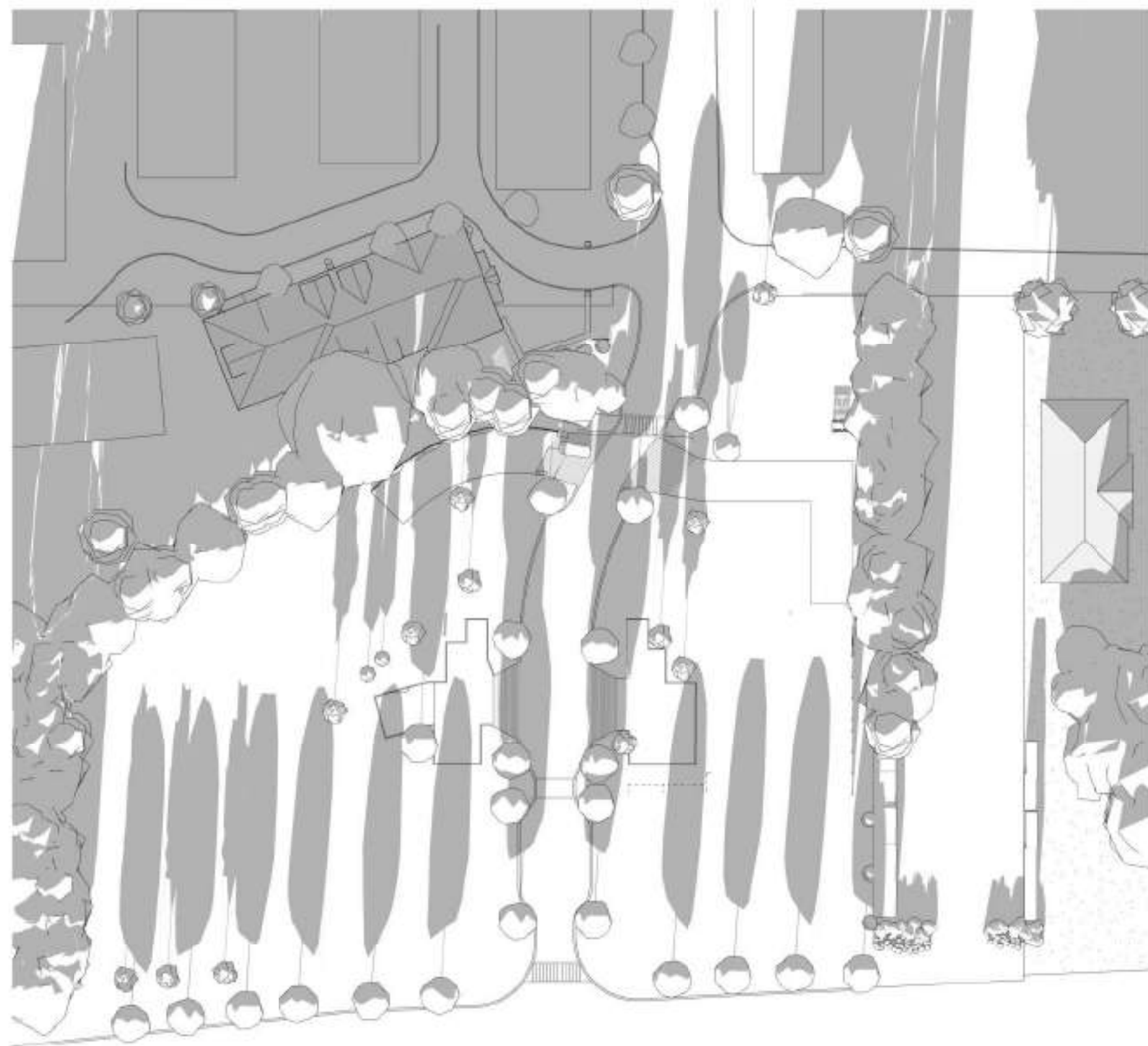
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10	2025.10.20	ISSUED FOR D.P.
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1 Shadow Study December 21 1pm BUILDINGS REMOVED



2 Shadow Study December 21 4pm BUILDINGS REMOVED



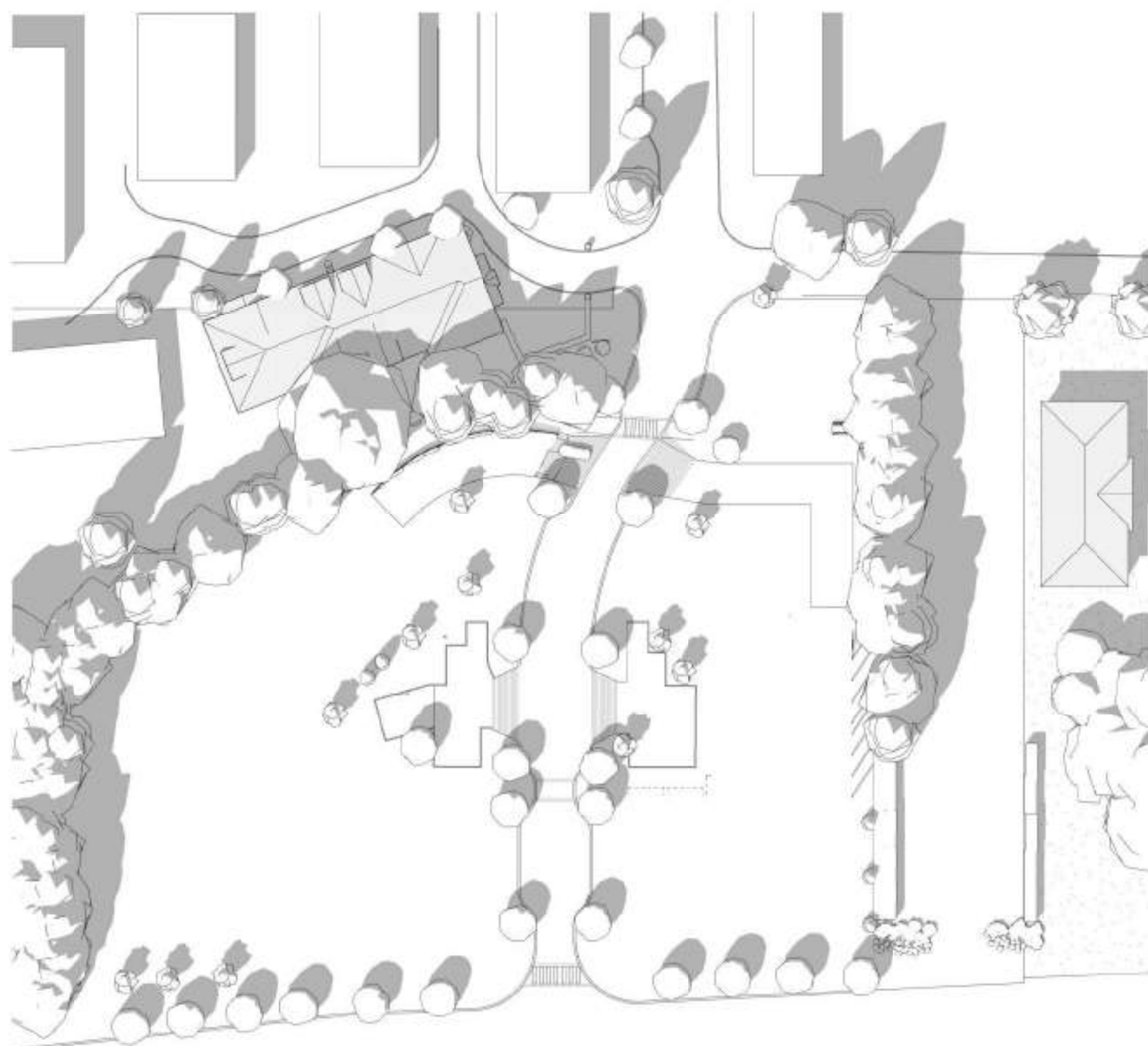
3 Shadow Study December 21 10am BUILDINGS REMOVED



4 Shadow Study June 21 1pm BUILDINGS REMOVED



5 Shadow Study June 21 4pm BUILDINGS REMOVED



6 Shadow Study June 21 10am BUILDINGS REMOVED

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SHADOW STUDY
(BUILDINGS REMOVED)

scale
@ 3/4"=1'

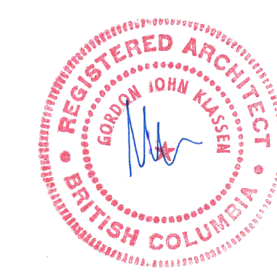
date 2025.07.21

drawn Author checked Checker

job no. 2309

sheet no. A8.02

seal



2026-04-17
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AERIAL VIEW



AERIAL VIEW



96 AVE - EAST BOUND



96 AVE - WEST BOUND

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
RENDERING VIEWS

scale
@ 24"x36"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A9.01

seal

2026-04-17 9:47:07 AM

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WEST BUILDING - 96TH AVE.



WEST BUILDING - MAIN STOREFRONT CORNER



WEST BUILDING - RESIDENTIAL ENTRANCE



WEST BUILDING - STEPPED BACK CORNER AT UNDERGROUND ENTRANCE

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
WEST BUILDING
RENDERS

scale
@ 3/4" = 1'-0"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A9.02

seal

2026-04-17 9:47:07 AM

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EAST BUILDING - 96TH AVE.



EAST BUILDING - MAIN STOREFRONT CORNER



EAST BUILDING - RESIDENTIAL ENTRANCE



EAST BUILDING - UNDERGOURND ENTRANCE

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
EAST BUILDING
RENDERS

scale
@ 24"x36"

date 2025.07.21

drawn EB checked GK

job no. 2309

sheet no. A9.03

seal

2026-04-17 9:47:07 AM

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McBRIDE TOWNHOUSE VIEW



McBRIDE ST. HERITAGE BUILDING VIEW



McBRIDE ST. ENTRANCE



McBRIDE ST. ENTRANCE - WEST BUILDING UNDERGROUND ENTRANCE

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
McBRIDE VIEW
RENDERS

scale
@ 24"x36"

date 2025.07.21

drawn EB checked GK

job no. 2309

sheet no. A9.04

seal

2026-04-17 9:47:08 AM

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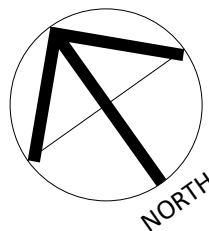
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TREES MADE TRANSPARENT



6 MCBRIDE VIEW LOCATIONS
A3.03B 1" = 40'-0"



1 WEST OF TOWNHOME - TREES BLOCK VIEW



2 BUILDING STEPPED BACK TO ALLOW MAXIMUM SUNLIGHT THROUGH



3 EAST OF TOWNHOME - TREES BLOCK VIEW



4 WOOD SLAT SCREEN BLOCKS VEHICLE LIGHTS COMING IN AND OUT OF PARKADES

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
3D VIEW FROM
MCBRIDE

scale 1" = 40'-0"

date 2025.07.21

drawn Author checked Checker

job no. 2309

sheet no. A9.05

seal



2026-04-17 9:47:16 AM
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STREET VIEWS FROM McBRIDE TOWNHOUSES:
RED DASHED LINE OF PROPOSED DEVELOPMENT



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FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
MCBRIDE STREET
VIEWS

scale
@ 3/4"=1'

date 2025.07.21

drawn Author checked Checker

job no. 2309

sheet no. A9.06

seal



2026-04-17 9:47:17 AM

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