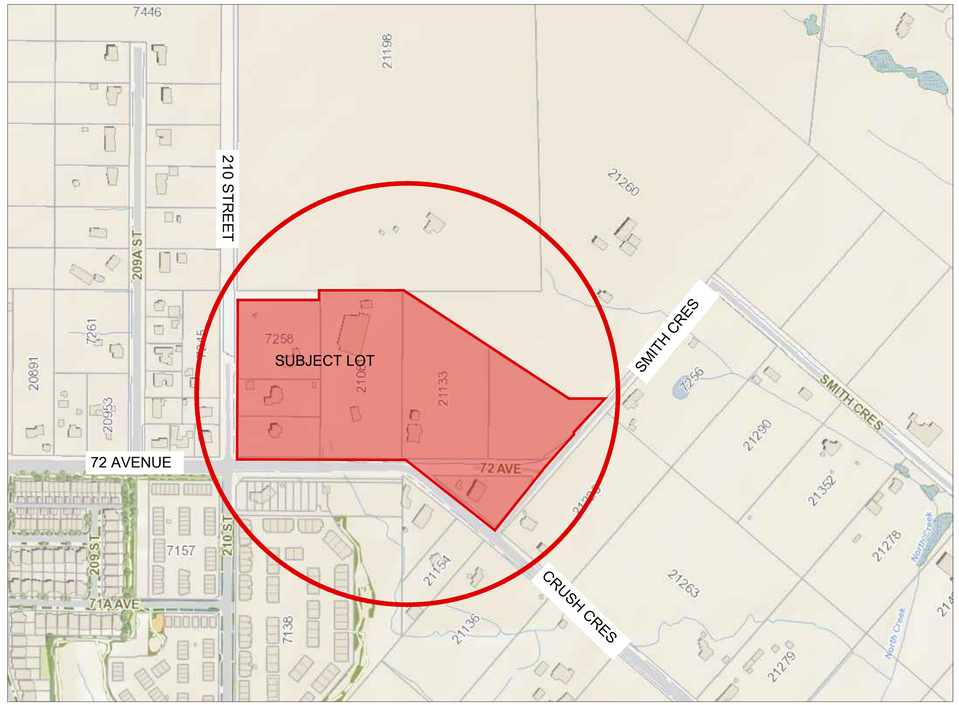
MULTI FAMILY DEVELOPMENT AT NORTH EAST GORDON

7258 & 7240 210 STREET, 21031, 21081,21133 & 21156 72 AVENUE, PLAN 9410 LANGLEY,BC



PROJECT INFO

CIVIC ADDRESS:
7258 & 7240 210 STREET, 21031, 21081, 21133 & 21156 72 Avenue,
PLAN 9410 LANGLEY
ZONING INFORMATION:

ZONE:
EXISTING: SR-2
PROPOSED: CD

PROJECT DIRECTORY

CLIENT:
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DRAWINGS LIST TABLE

A-001	COVER PAGE
A-002	PROJECT DATA
A-100	SITE LAYOUT

NOTES:

REVISION		
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2022-09-17	A	REVISED PRELIMINARY SITE LAYOUT
2022-08-02		PRELIMINARY SITE LAYOUT

df ARCHITECTURE inc.
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PROJECT:
MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC

CLIENT:
ISLE OF MANN Property Group
#401 - 15336 31 AVENUE,
SURREY, BC
V3Z 0X2

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DRAWN:	NN
CHECKED:	JA
SCALE:	NTS
JOB No.:	LAN-028
DATE:	JUNE 2021

SHEET TITLE:

COVER PAGE

DRAWING NO.: **A-001** **B**

T:\LAN-028_7258 & 7240 210 ST,21031 & 21081 72 AVE\DRAWINGS\CURRENT\AREFSITE PLAN-20220918.dwg

PROJECT DATA

CIVIC ADDRESS :	7258 & 7240 210 STREET,21031, 21081, 21133 & 21156 72 AVENUE, PLAN 9410 LANGLEY, BC
LEGAL DESCRIPTION :	
7258	LOT 39, SECTIONA 24, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP41879 PART SW1/4, MANUFACTURED HOME REG. # 20826.
7240	LOT 1, SECTION 24, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP69698 PART SW1/4.
21031	LOT 2, SECTION 24, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP69698 PART SW1/4.
21081	LOT 18, SECTION 24, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP1612
21133	LOT 19, SECTION 24, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP1612 PART SW1/4.
21156	LOT 18, SECTION 13, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP29501 PART NW 1/4.
PLAN 9410	SECTION 24, TOWNSHIP 8, NEW WEST DISTRICT PARCEL B (EP9410), PART SW 1/4.

LOT INFO				
GROSS SITE AREA	**18.24 Ac**	794,534.4 SQFT	73,812.2 SQM	7.3 HECTARE
LAND ASSEMBLY	**17.60 Ac**	766,656.0 SQFT	71,222.3 SQM	7.0 HECTARE
ROAD CLOSURE	**0.64 Ac**	27,878.4 SQFT	2,589.9 SQM	0.3 HECTARE
NET DEVELOPABLE AREA	**14.14 Ac**	615,938.4 SQFT	57,220.7 SQM	5.7 HECTARE
TOWNHOUSE SITE A-NET DEVELOPABLE AREA	**7.55 Ac**	328,878.0 SQFT	30,552.8 SQM	3.0 HECTARE
TOWNHOUSE SITE B-NET DEVELOPABLE AREA	**6.43 Ac**	280,090.8 SQFT	26,020.4 SQM	2.6 HECTARE
SF HERITAGE HOME	**0.16 Ac**	6,969.6 SQFT	647.5 SQM	0.1 HECTARE
DEDICATIONS	**4.10 Ac**	178,596.0 SQFT	16,591.6 SQM	1.6 HECTARE
OPEN SPACE(GREEN AREA+POND)	**3.64 Ac**	158,558.4 SQFT	14,730.1 SQM	1.5 HECTARE
ROADS	**0.46 Ac**	20,037.6 SQFT	1,861.5 SQM	0.2 HECTARE

ZONING		
EXISTING	SR-2	
PROPOSED	CD	

HEIGHT		
PROPOSED	12.00 M	3 STOREY

TOTAL UPA IN LOT A & B AND SF HERITAGE			PROPOSED
PROPOSED (ONGROSS SITE AREA-EXC. POND)			20.1 UPA

TOTAL UPA IN LOT A & B (SF HERITAGE)			338
NO. OF IN LOT A			190
NO. OF IN LOT B			148

TOTAL PARKING IN LOT A & B			PROPOSED
TOTAL NO. OF PARKING			745

OFF STREET PARKING

LOT A	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED(STANDARD UNITS)	181	2	362	362
RESIDENTIAL REQUIRED(TANDEM UNITS)	9	2.3	20.7	21
NO. OF VISITOR CAR PARK REQUIRED	181	0.2	36.2	36
TOTAL NO. OF PARKING REQUIRED				419
TOTAL NO. OF PARKING PROPOSED				**419**

LOT B	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED(STANDARD UNITS)	148	2	296	296
NO. OF VISITOR CAR PARK REQUIRED	148	0.2	29.6	30
TOTAL NO. OF PARKING REQUIRED				326
TOTAL NO. OF PARKING PROPOSED				**326**

LOT A

SETBACKS		PROPOSED	
NORTH			
FROM 73A AVENUE		14.8 Ft	4.50 M
UNITS FACING PASSIVE PARK		47.6 Ft	14.50 M
SOUTH			
UNITS FACING 72 AVENUE		49.8 Ft	15.17 M
UNITS FACING GREEN OPEN SPACE		14.8 Ft	4.50 M
UNITS FACING LOT B		14.8 Ft	4.50 M
WEST			
FROM 210 STREET		45.9 Ft	14.00 M
FROM RIPARIAN PROTECTION		14.8 Ft	4.50 M
EAST			
UNITS FACING LOT B		14.8 Ft	4.50 M

LOT B

SETBACKS		PROPOSED	
NORTH			
FROM ALR		63.9 Ft	19.49 M
FROM 15.0 M ALR (FROM ALR INTERFACE)		14.8 Ft	4.50 M
SOUTH			
FROM GREENWAY DEDICATION		14.8 Ft	4.50 M
WEST			
UNITS FACING LOT A		14.8 Ft	4.50 M
FROM GREEN OPEN SPACE (LOT A)		9.8 Ft	3.00 M
EAST			
UNITS FACING THE POND		14.8 Ft	4.50 M
FROM SMITH CRESCENT		34.6 Ft	10.55 M
FROM 7.50 M ALR INTERFACE		9.8 Ft	3.00 M

AMENITY SPACE

OUTDOOR AMENITY	NO. OF UNITS	AREA PER	AREA	
REQUIRED	338	8.0 SQM		2,704.0 SQM
PROVIDED				
LOT A	0.33 Ac		14,327.2 SQFT	1,331.0 SQM
LOT B	0.35 Ac		15,457.5 SQFT	1,436.0 SQM
TOTAL OUTDOOR AMENITY PROVIDED	**0.68**		**29,784.7 SQM**	**2,767.1 SQM**

INDOOR AMENITY	AREA	
PROVIDED ON LOT A		150.0 SQM
PROVIDED ON LOT B		100.0 SQM
TOTAL INDOOR AMENITY PROVIDED		**250.0 SQM**

UNIT TYPE

LOT A

UNIT TYPE	NO. OF UNITS	
2 BEDROOM TANDEM	1	1%
2 BEDROOM	16	8%
3 BEDROOM	110	58%
3 BEDROOM TANDEM	8	4%
3 BEDROOM + FLEX	25	13%
3 BEDROOM (ADAPTABLE)	10	5%
4 BEDROOM (DUPLEX)	14	7%
4 BEDROOM	6	3%
TOTAL NUMBER OF UNITS	**190**	**100%**

LOT B

UNIT TYPE	NO. OF UNITS	
2 BEDROOM	10	7%
3 BEDROOM	31	21%
3 BEDROOM + FLEX	86	58%
3 BEDROOM (ADAPTABLE)	8	5%
4 BEDROOM	13	9%
TOTAL NUMBER OF UNITS	**148**	**100%**

NOTES:

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2022-09-17	A	REVISED PRELIMINARY SITE LAYOUT
2022-08-02	REVISION	PRELIMINARY SITE LAYOUT

ARCHITECTURE inc.

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PROJECT:
MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC

CLIENT:
ISLE OF MANN Property Group
#401 - 15336 31 AVENUE,
SURREY, BC
V3Z 0X2

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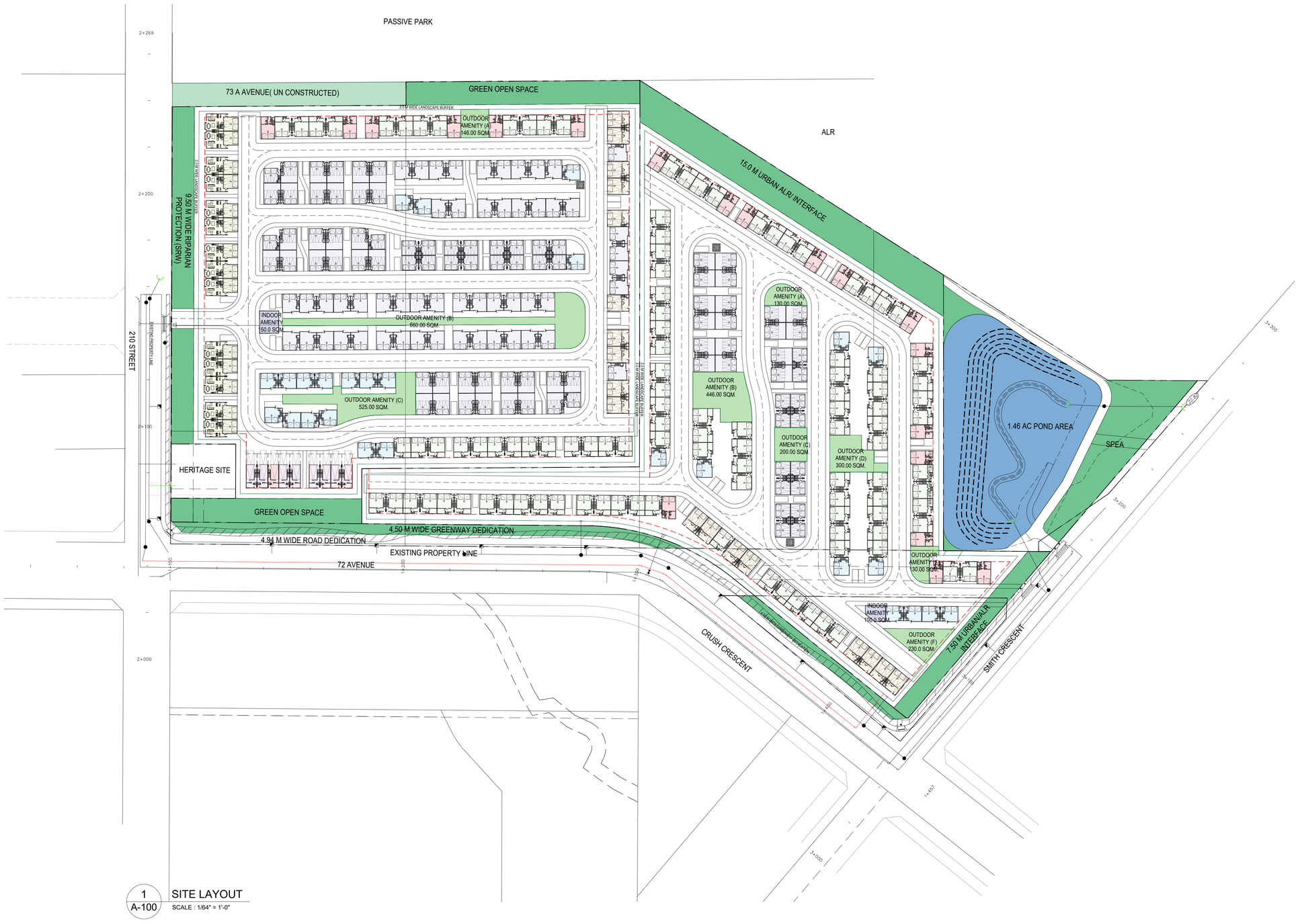
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SCALE:	NTS
JOB No.:	LAN–028
DATE:	JUNE 2021

SHEET TITLE:

DEVELOPMENT DATA

DRAWING NO.:
A-002 **B**

T:\LAN-028_7258 & 7240 210 ST,21031 & 21081 72 AVE\DRAWINGS\CURRENT\XREF\SITE PLAN-20220916.dwg



1 A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

UNIT PROGRAMMING LEGEND:

- 2 BEDROOM TANDEM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM TANDEM
- 3 BEDROOM+FLEX
- 3 BEDROOM(ADAPTABLE)
- 4 BEDROOM(DUPLEX)
- 4 BEDROOM

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2022-08-02		PRELIMINARY SITE LAYOUT

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SCALE:	1/64" = 1'-0"
JOB No.:	LAN-028
DATE:	JUNE 2021

SHEET TITLE:

SITE LAYOUT

DRAWING NO.: **A-100** **B**

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