



## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	OCTOBER 21, 2024 – REGULAR MEETING	<b>REPORT:</b>	24-207
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	07-35-0133
<b>SUBJECT:</b>	DEVELOPMENT PERMIT APPLICATION NO. 101346 (LYNTERRA DEVELOPMENTS 4177 LTD. / 4185 – 208 STREET)		

### PROPOSAL:

Development Permit application (including variances) for a 4,086.5 m<sup>2</sup> (43,987 ft<sup>2</sup>) 3-storey commercial building on property located at 4185 – 208 Street.

### RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101346 subject to ten (10) conditions.

### RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the the Brookwood-Fernridge Community Plan and complies with the site's Community Commercial C-2 zoning, with the exception of the proposed variances.

### RECOMMENDATION:

**That** Council authorize issuance of Development Permit No. 101346 to Lynterra Developments 4177 Ltd. for property located at 4185 – 208 Street subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
- c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
- e. Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft) as indicated in Schedule "A".
- f. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 15.2 m (49.8 ft) as indicated in Schedule "A".
- g. Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft).
- h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the

interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft) as indicated in Schedule “A”.

- i. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
- j. All refuse areas to be located within buildings and/or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township’s Subdivision and Development Servicing Bylaw.
- b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.
- c. Tree retention, replacement, and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
- d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
- f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications.
- g. Confirmation that sanitary servicing works completed within the City of Langley have been completed to the satisfaction of the City of Langley.
- h. Confirmation that any contamination on the site has been adequately addressed to the acceptance of the Province of British Columbia.
- i. As proposed by applicant, provision of a 4.0 m (13.1 ft) wide road dedication along the full frontage of 208 Street and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
- j. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
- k. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

#### **EXECUTIVE SUMMARY:**

Martini Construction Ltd. has applied on behalf of the owner for a development permit for a 4,086.5 m<sup>2</sup> (43,987 ft<sup>2</sup>) 3-storey commercial building on property located at 4185 – 208 Street. The development permit includes variances to the maximum building height, minimum rear lot line setback, minimum off-street parking area setback from a lot line common to the parking area and minimum landscape screens on interior side and rear lot lines.

The development proposal complies with the Development Permit Area ‘B’ – Commercial and Mixed-Use and Development Permit Area ‘D’ – Neighbourhood Forest Fire Hazard Reduction guidelines in the Brookwood-Fernridge Community Plan. The proposal also complies with the site’s Community Commercial C-2 zoning with the exception of the proposed variance requests.

Issuance of Development Permit No. 101346 is recommended subject to ten (10) conditions, plus eleven (11) conditions to be applied at the building permit stage.

#### **PURPOSE:**

The purpose of this report is to provide information and recommendations to Council regarding proposed Development Permit No. 101346.

**REFERENCE:**

<b>Owner:</b>	Lynterra Developments 4177 Ltd. A-5740 Production Way Langley, BC V3A 4N4
<b>Agent:</b>	Martini Construction Ltd. A-5740 Production Way Langley, BC V3A 4N4
<b>Legal Description:</b>	Lot A (M47718E) Except: Part Dedicated Road on Plan LMP7511; Section 35 Township 7 New Westminster District Plan 32197
<b>Location:</b>	4185 – 208 Street
<b>Area:</b>	0.45 ha (1.12 ac)
<b>Existing Zoning:</b>	Community Commercial Zone C-2
<b>Brookwood-Fernridge Community Plan:</b>	Commercial Village
<b>Rinn Neighbourhood Plan:</b>	Commercial Village

**BACKGROUND/HISTORY:**

- The subject site is designated 'Commercial Village' in the Brookwood-Fernridge Community Plan and the Rinn Neighbourhood Plan.
- The subject site is located in Development Permit Area 'B' – Commercial and Mixed Use and Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction in the Brookwood-Fernridge Community Plan.
- The subject site is currently vacant and previously contained a gas service station that is considered a Schedule 2 Commercial Use per the Province of British Columbia's Contaminated Sites Regulations. Accordingly, the applicant received a Release Notice from the Province to allow the subject development permit to be issued by the Township.
- There is a BC Hydro statutory-right-of-way located on the northeast corner of the site.

**DISCUSSION/ANALYSIS:**

- Martini Construction Ltd. has applied on behalf of the owner for a development permit to facilitate construction of a 4,086.5 m<sup>2</sup> (43,987 ft<sup>2</sup>) 3-storey commercial building.
- The proposed development permit includes variances to the maximum building height, minimum rear lot line setback, minimum off-street parking area setback from a lot line common to the parking area and minimum landscape screens on interior side and rear lot lines.
- The proposal also includes provision of a 4.0 m (13.1 ft) road dedication along the full frontage of 208 Street (including greenway) and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
- The proposal is consistent with the overall objectives of the Brookwood-Fernridge Community Plan and the Rinn Neighbourhood Plan and is compliant with the Community Commercial Zone C-2 with the exception of the proposed variances.

### Adjacent Uses:

	Existing Use:	Brookwood-Fernridge Community Plan Designation:	Rinn Neighbourhood Plan Designation:	Existing Zoning:
<b>North:</b>	42 Avenue, beyond which is George Preston Recreation Centre	Institutional	N/A	Civic Institutional Zone P-1
<b>South:</b>	An existing liquor store	Commercial Village	Commercial Village	Community Commercial Zone C-2
<b>East:</b>	208 Street, beyond which are existing properties with single family dwellings	Commercial Village and Utility	Utility	Suburban Residential Zone SR-1
<b>West:</b>	A property with an existing convenience store	Commercial Village	Commercial Village	Community Commercial Zone C-2

### Development Permit:

- The site is located in Development Permit Area 'B' – Commercial and Mixed Use and Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction in the Brookwood-Fernridge Community Plan.
- The form and character of the proposed 4,086.5 m<sup>2</sup> (43,987 ft<sup>2</sup>) 3-storey commercial building is consistent with the Development Permit Area 'B' – Commercial and Mixed Use guidelines.
- Proposed Development Permit No. 101346, inclusive of the proposed variances, is attached to this report as Attachment B.
- Vehicular access is proposed from 42 Avenue, with pedestrian access to the commercial units proposed from 42 Avenue, 208 Street and from the commercial parking area located at the rear of the building.
- The proposed development is consistent with and satisfies the requirements of Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction.

### Development Variance Permits:

The applicant is seeking the following variances:

- Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the minimum rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft). As technical frontage for this site is 42 Avenue, the variance results in a more activated commercial frontage along 208 Street.
- Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 15.2 m (49.8 ft). The variance results in a differentiated roofline design and accommodates access to the rooftop amenity area.

- Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft). Given the lot configuration a variance has been requested for the landscape screen resulting in a variance to the off-street parking area setback from the interior side lot line.
- Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft). Given the lot configuration the variance is requested to accommodate additional parking spaces on the west and south lot lines.

Staff do not object to the proposed variances given specific site considerations, including the BC Hydro statutory-right-of-way on the northeast portion of the site and the road dedication provided on 208 Street.

#### **Tree Protection / Replacement:**

The applicant has submitted preliminary tree management plans indicating the following:

<b>Significant Trees on Site</b>	<b>Significant Trees Retained</b>	<b>Replacement Trees Required</b>	<b>Replacement Trees Provided</b>	<b>Street Trees Provided</b>	<b>Total Trees Post Development</b>
0	0	33	33	N/A	33

#### **Policy Considerations:**

The proposed development complies with the Development Permit Area provisions of the Brookwood-Fernridge Community Plan and complies with the site's existing Community Commercial C-2 zoning requirements with the exception of the proposed variances. Staff recommend that Council give issuance to Development Permit No. 101346 subject to ten (10) conditions, plus eleven (11) conditions to be applied at the building permit stage.

Respectfully submitted,

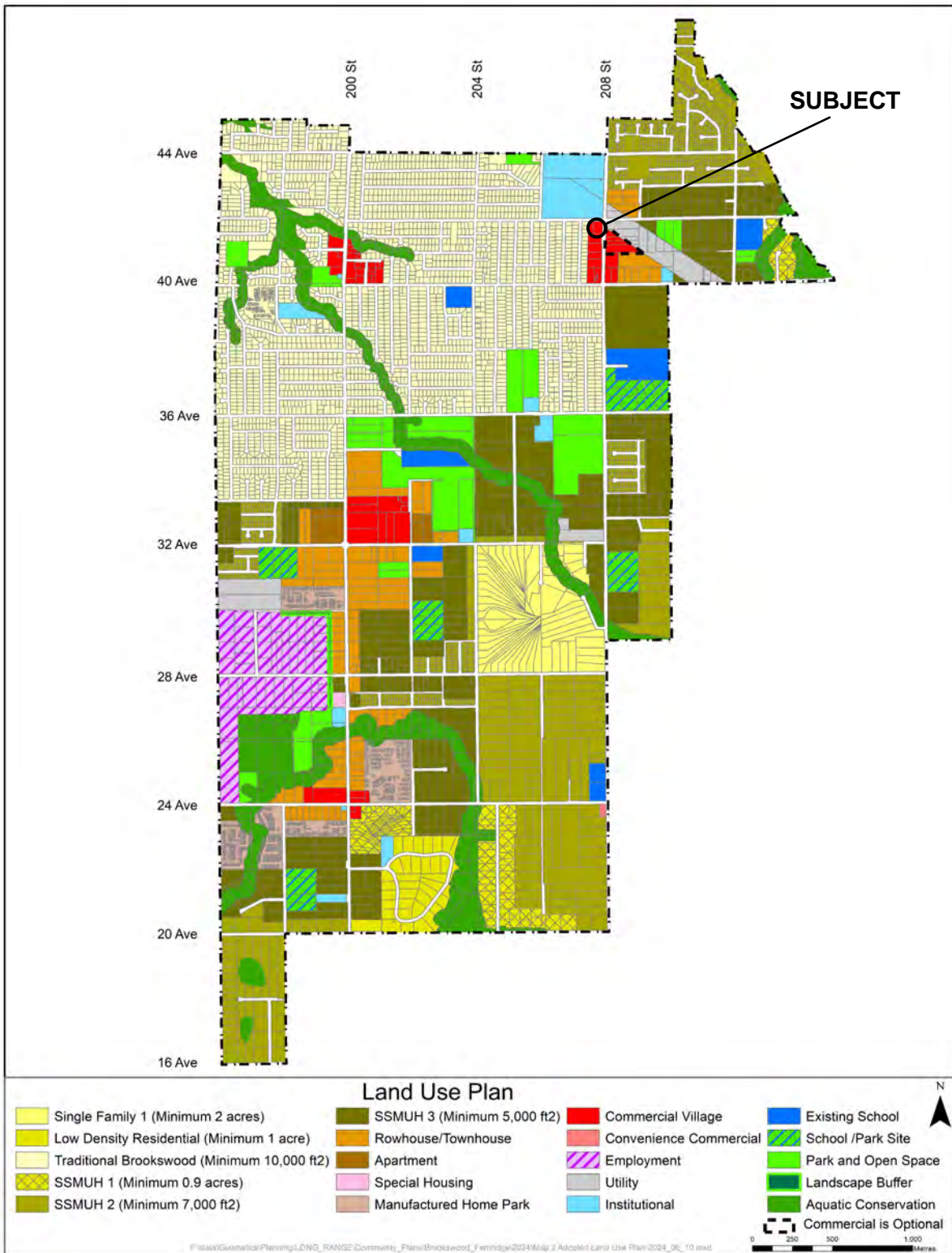
Alex Rowley  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A      Maps and Graphics  
 ATTACHMENT B      Development Permit No. 101346

ATTACHMENT A



AERIAL CONTEXT MAP



SUBJECT







ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101346

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2024 to:

1. Name: Lynterra Developments 4177 Ltd.

Address: A-5740 Production Way  
Langley, BC V3A 4N4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot A (M47718E) Except: Part Dedicated Road on Plan LMP7511; Section 35 Township 7 New Westminster District Plan 32197

CIVIC ADDRESS: 4185 – 208 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
- c. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
- e. Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft) as indicated in Schedule “A”.
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- g. Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft).
- h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft) as indicated in Schedule “A”.
- i. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
- j. All refuse areas to be located within buildings and/or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

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  - b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.
  - c. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
  - d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
  - e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
  - f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications.
  - g. Confirmation that sanitary servicing works completed within the City of Langley have been completed to the satisfaction of the City of Langley.
  - h. Confirmation that any contamination on the site has been adequately addressed to the acceptance of the Province of British Columbia.
  - i. As proposed by applicant, provision of a 4.0 m (13.1 ft) wide road dedication along the full frontage of 208 Street and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
  - j. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
  - k. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

Attachments:

- SCHEDULE A      Architectural Drawings
- SCHEDULE B      Landscape Drawings



**sheet schedule**

500.01	COVER PAGE	503.03	BUILDING ELEVATIONS
501.01	CONTEXT PLANS	504.01	MATERIAL BOARD
501.10	PROJECT DATA	505.01	STREETSCAPES
501.11	PROJECT DATA	505.10	SHADOW STUDY
501.12	FSK PLANS	505.11	SHADOW STUDY
502.01	SITE PLAN	505.20	3D MASSING PERSPECTIVES
502.02	SUC PLAN	505.21	3D MASSING PERSPECTIVES
502.10	FLOOR PLANS - LEVEL 1 & 2	505.22	RENDERINGS
502.11	FLOOR PLANS - LEVEL 3 & ROOF	505.23	RENDERINGS
502.12	UPPERMOST ROOF PLAN	506.01	SITE SECTIONS - RAMP
502.20	PT LEVEL PLAN	506.02	SITE SECTIONS - ENLARGED STAIR SECTIONS
503.01	BUILDING ELEVATIONS	507.02	SITE PLAN-LAYOUT
503.02	BUILDING ELEVATIONS		

**martini construction ltd.**

T 604.534.6225 | unit a 5740 production way  
F 604.534.6215 | langley, bc v3a 4k4



**keystone architecture & planning ltd.**

T 604.860.0577 | 300 - 33131 south fraser way  
F 1.855.598.4578 | abbotsford, bc v2s 201  
T 587.391.4768 | 410 - 333 11<sup>th</sup> Avenue sw  
e-mail: mail@keystonearch.ca | calgary, ab t2r 1j9  
website: keystonearch.ca



**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

**COVER PAGE**  
SCALE:

**RE-ISSUE FOR DEVELOPMENT PERMIT**  
2024.09.20, REVISION # 1  
TOWNSHIP OF LANGLEY FILE # DP101346  
PROJECT NUMBER: 20186.1



**SCHEDULE A**

**E.2**  
SD0.01



208st looking south



42 ave looking west



42 ave looking east

**location**

THE PROPOSED DEVELOPMENT IS LOCATED IN TOWNSHIP OF LANGLEY ON THE WEST SIDE OF 42ND AVENUE. THIS SITE IS A RECREATION CENTRE AND ON WEST SIDE, A CONVENIENCE CENTRE.

george preston recreation centre

convenience store

eastwood corner development location



location map



aerial view looking north



**0.1.0 project data**

<b>PROJECT:</b>	EASTWOOD CORNER
<b>PROPOSED ZONING:</b>	C3 COMMUNITY COMMERCIAL ZONE
<b>CIVIC ADDRESS:</b>	4185 208TH STREET, TOWNSHIP OF LANGLEY, B.C.
<b>LEGAL DESCRIPTION:</b>	LOT A, SEC. 35, TWP 7, RND, PL NMB932197
<b>VARIANCES APPLIED FOR:</b>	BUILDING HEIGHT EXCEEDS 12m AT ELEVATORS REAR(SOUTH) LOT LINE SETBACK DECREASE TO 0m OFF STREET PARKING WITHIN 1.5 METRES OF INTERIOR (WEST AND REAR) (SOUTH) LOT LINES LANDSCAPE SCREEN AT SOUTH AND WEST LOT LINES LESS THAN 2m REDUCE REQUIRED PARKING BY 3 STALLS
<b>BYLAW EXEMPTIONS:</b>	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTERLINE OF FIREWALLS
<b>BUILDING AREA DEFINITION (BCBC 2018):</b>	MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT, SUBJECT TO THE FOLLOWING: A) WHEN CALCULATING THE FLOORSPACE RATIO, UNDEVELOPABLE AREAS (AS DEFINED IN COMMUNITY PLANS OR NEIGHBOURHOOD PLANS) AREA EXCLUDED FROM THE LOT AREA IN ALL ZONES; B) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED
<b>GROSS FLOOR AREA DEFINITION (ZONING):</b>	MEANS THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING THE EXTERIOR WALL.
<b>COMMERCIAL USE (ZONING):</b>	MEANS THE RETAIL SALE OF GOODS AND SERVICES, SERVICING AND REPAIR OF GOODS, OFFICES, MEDICAL CLINICS, PERSONAL SERVICE USE, VETERINARY CLINICS, RESTAURANTS, FINANCIAL INSTITUTIONS, EDUCATION, RECREATION, ENTERTAINMENT AND INSTRUCTION USES. EXCLUDES A HIGHWAY COMMERCIAL USE, MEDICAL/MARIJUANA DISPENSARY USE, AMUSEMENT MACHINES UNLESS ACCESSORY TO A PERMITTED USE, ARCADES, POOL HALLS, SERVICE STATIONS, GAS BARS, VEHICLE SERVICING, VEHICLE REPAIR SHOPS, VEHICLE STORAGE COMPOUNDS, VEHICLE BODY SHOPS, WRECKING AND SALVAGING YARDS, AND USES THAT ARE PRIMARILY MANUFACTURING OR WAREHOUSING, AND CASINO HALLS, PAWNBROKERS, TATTOO SHOPS AND CHECK CASHING FACILITIES. INCLUDES A U-BREW, "FOOD PRIMARY USE", WHERE LICENSED AS A FOOD PRIMARY USE BY THE LIQUOR CONTROL LICENSING BRANCH IN ACCORDANCE WITH THE LIQUOR CONTROL LICENSING ACT AND REGULATIONS.
<b>GRADE DEFINITION (ZONING):</b>	DEFINITION NOT PROVIDED IN ZONING BYLAW
<b>GRADE DEFINITION (BCBC 2018):</b>	MEANS THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE CONSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
<b>HEIGHT DEFINITION (ZONING):</b>	MEANS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER OF A BUILDING OR STRUCTURE TO: A) THE HIGHEST POINT OF A BUILDING OR STRUCTURE, EXEMPT STRUCTURE, ELEVATORS AND VENTILATION MACHINERY (104.5, 11) MEANS THE NUMBER OF STOREYS CONTAINED BETWEEN THE ROOF AND THE FLOOR OF THE FIRST STOREY. EXEMPT STRUCTURE: ELEVATOR MACHINERY, A SERVICE ROOM, A STAIRWAY AND ELEVATOR LOBBY USED FOR ACCESS OR EGRESS ONLY (B.2.2.1, 11)
<b>BUILDING HEIGHT DEFINITION (BCBC 2018):</b>	12m (ZONING: C-2) / UP TO 3 STOREYS (B/CBC 3.2.2.60) PROPOSED: -50.00m
<b>MINIMUM BUILDING ELEVATION:</b>	48.95m
<b>LOWEST AVERAGE GRADE (BCBC 2018):</b>	15.14m
<b>PROPOSED BUILDING HEIGHT (ZONING):</b>	3.57 STOREY - 7.92m
<b>PROPOSED BUILDING HEIGHT (BCBC 2018):</b>	7.92m
<b>1st STOREY TO UPPERMOST FLOOR LEVEL:</b>	15.85m
<b>1st STOREY TO UPPERMOST ROOF:</b>	15.85m
<b>FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:</b>	12.06m (42w6), 11.81m (208ct)
<b>SITE AREA:</b>	49,049 S.F. (4,556.85 M.) (0.45568 HA)
<b>LOT COVERAGE:</b>	15,650 S.F. (BUILDING AREA) / 49,049 S.F. = 31.9 % BUILDINGS AND STRUCTURES SHALL NOT COVER MORE THAN 40% OF THE LOT AREA, EXCEPT THAT WHERE AT LEAST 50% OF THE REQUIRED PARKING SPACES ARE WITHIN THE BUILDING OR UNDERGROUND, LOT COVERAGE MAY BE INCREASED TO A MAXIMUM OF 60%. (ZONING 602.4)
<b>BUILDING AREA:</b>	15,650 S.F. (1,453.93 S.M.)
<b>GROSS FLOOR AREA (NOT INCLUDING PARKADE):</b>	44,173 S.F. (4,088.97 S.M.)
<b>GROSS FLOOR AREA (PARKADE ONLY):</b>	38,235 S.F. (3,552.12 S.M.)
<b>FSR:</b>	0.91 (REFER DRAWING TO SD1.12 FSR PLANS SHEET(S) FOR AREA PLANS, AREA SCHEDULE, METHOD OF MEASUREMENT / EXCLUSIONS AND CALCULATIONS)
<b>SETBACKS:</b>	0.0m FRONT LOT LINE 3.0m REAR LOT LINE 0.0m SIDE LOT LINE
<b>NUMBER OF STOREYS:</b>	2 STOREYS
<b>GARBAGE &amp; RECYCLING REQUIREMENTS:</b>	N/A

**0.2.0 gross floor area summary notes**

- GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: NONE
- FOR THE PURPOSE OF GROSS FLOOR AREA, "COMMERCIAL" INDICATES ALL COMMERCIAL RENTABLE AREA, REGARDLESS OF THE SPECIFIC USE.

**0.2.1a gross floor area summary (Parkade)**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>P1 LEVEL</b>				
CIRCULATION	994 SF	93.26 m <sup>2</sup>	2.7%	
PARKADE	35311 SF	3280.55 m <sup>2</sup>	64.8%	
SERVICE ROOMS/SHAFTS	186 SF	60.41 m <sup>2</sup>	1.7%	
STORAGE	26.77 m <sup>2</sup>	26.77 m <sup>2</sup>	0.6%	
<b>AREA GRAND TOTAL</b>	<b>37244 SF</b>	<b>3460.07 m<sup>2</sup></b>	<b>100.0%</b>	
			<b>100.0%</b>	

**0.2.1b gross floor area summary (level)**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>1ST LEVEL</b>				
CIRCULATION	1963 SF	182.37 m <sup>2</sup>	4.5%	
COMMERCIAL	12647 SF	1174.98 m <sup>2</sup>	28.8%	
	<b>14610 SF</b>	<b>1357.36 m<sup>2</sup></b>	<b>33.2%</b>	
<b>2ND LEVEL</b>				
CIRCULATION	1425 SF	132.36 m <sup>2</sup>	3.2%	
COMMERCIAL	13473 SF	1251.72 m <sup>2</sup>	30.6%	
	<b>14898 SF</b>	<b>1384.08 m<sup>2</sup></b>	<b>33.5%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	873 SF	81.11 m <sup>2</sup>	2.0%	
COMMERCIAL	13695 SF	1263.97 m <sup>2</sup>	30.9%	
	<b>14478 SF</b>	<b>1345.09 m<sup>2</sup></b>	<b>32.5%</b>	
<b>AREA GRAND TOTAL</b>	<b>43987 SF</b>	<b>4086.52 m<sup>2</sup></b>	<b>100.0%</b>	

**0.2.1c gross floor area summary (Roof)**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>T/O MAIN ROOF DECK</b>				
CIRCULATION	846 SF	78.84 m <sup>2</sup>	100.0%	
	<b>846 SF</b>	<b>78.84 m<sup>2</sup></b>	<b>100.0%</b>	
<b>AREA GRAND TOTAL</b>	<b>846 SF</b>	<b>78.84 m<sup>2</sup></b>	<b>100.0%</b>	

**0.2.2 gross floor area summary (area type)**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
CIRCULATION	6104 SF	567.05 m <sup>2</sup>	7.4%	
COMMERCIAL	39726 SF	3690.67 m <sup>2</sup>	48.4%	
PARKADE	35311 SF	3280.55 m <sup>2</sup>	43.0%	
SERVICE ROOMS/SHAFTS	650 SF	60.41 m <sup>2</sup>	0.8%	
STORAGE	288 SF	26.77 m <sup>2</sup>	0.4%	
<b>AREA GRAND TOTAL</b>	<b>82080 SF</b>	<b>7655.44 m<sup>2</sup></b>	<b>100.0%</b>	

**PROJECT DATA**

SCALE:

**EASTWOOD CORNER COMMERCIAL**

4185 208TH STREET  
TOWNSHIP OF LANGLEY, B.C.

**RE-ISSUE FOR DEVELOPMENT PERMIT**

2024.09.20, REVISION # 1  
TOWNSHIP OF LANGLEY FILE # DP101346  
PROJECT NUMBER: 20186.1



**0.4.0 unit floor area summary notes**

1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL; EXTERIOR SIDE OF SHEATHING; B) PARTY WALL; CENTER OF WALL; C) CORRIDOR/STAIR/ELEVATOR WALL; FULL THICKNESS OF WALL
2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

**0.4.1 unit floor area summary**

LEVEL	ROOM TYPE	ZONING USE	COUNT	TOTAL UNIT AREA SF	TOTAL UNIT AREA m <sup>2</sup>	COMMENT
1ST LEVEL	CRU	COMMERCIAL	1	1700 SF	157.93 m <sup>2</sup>	
1ST LEVEL	CRU	COMMERCIAL	1	2495 SF	232.18 m <sup>2</sup>	
1ST LEVEL	COMMERCIAL	COMMERCIAL	1	8448 SF	784.89 m <sup>2</sup>	
2ND LEVEL	OFFICE	COMMERCIAL	1	13473 SF	1251.66 m <sup>2</sup>	
3RD LEVEL	OFFICE	COMMERCIAL	1	13605 SF	1263.97 m <sup>2</sup>	
<b>UNIT TOTALS: 5</b>				<b>39776 SF</b>	<b>3690.64 m<sup>2</sup></b>	

**0.5.0 parking stall summary**

AREA (GFA)	FACTOR	REQUIRED STALLS	PROPOSED STALLS	COMMENTS
<b>VEHICLE PARKING STALL DATA</b>				
COMMERCIAL USE				
OFFICES	1 SPACE PER 35 m <sup>2</sup> GFA	72 STALLS	90	
CRU	1 SPACE PER 35 m <sup>2</sup> GFA	35 STALLS	56	
<b>TOTAL</b>		<b>107 STALLS</b>	<b>146 STALLS</b>	STANDARD 115 + ACCESSIBLE 3 + SMALL 28 = 146
ACCESSIBLE (8.7m W x 5.8m L)	1 EVERY 50	150 x 0.02 = 3 = 3 STALLS	3 STALLS	SURFACE PARKING-3
SMALL CAR (2.44m W x 4.88m L)	20% MAX OF TOTAL STALLS	20% x 150 = 30 STALLS MAX	28 STALLS	P1 LEVEL 14, SURFACE PARKING 14
<b>BIKE PARKING STALL DATA</b>				
LOADING	9.25m x 3m x 4.25m (LWH)	REQUIRED	PROPOSED	
ELECTRIC VEHICLE CHARGING	N/A	1	1	NOT REQUIRED FOR COMMERCIAL USES
BIKE PARKING STALL DATA		N/A	N/A	
TENANT / VISITOR	6 PER PUBLIC ENTRANCE	12	12	BIKE BACK AT BUILDING ENTRANCES
SECURE BIKE PARKING	.06 PER 100 m <sup>2</sup>	3	3	END OF TRIP FACILITY NOT REQD

NOTE:



**RE-ISSUE FOR DEVELOPMENT PERMIT**

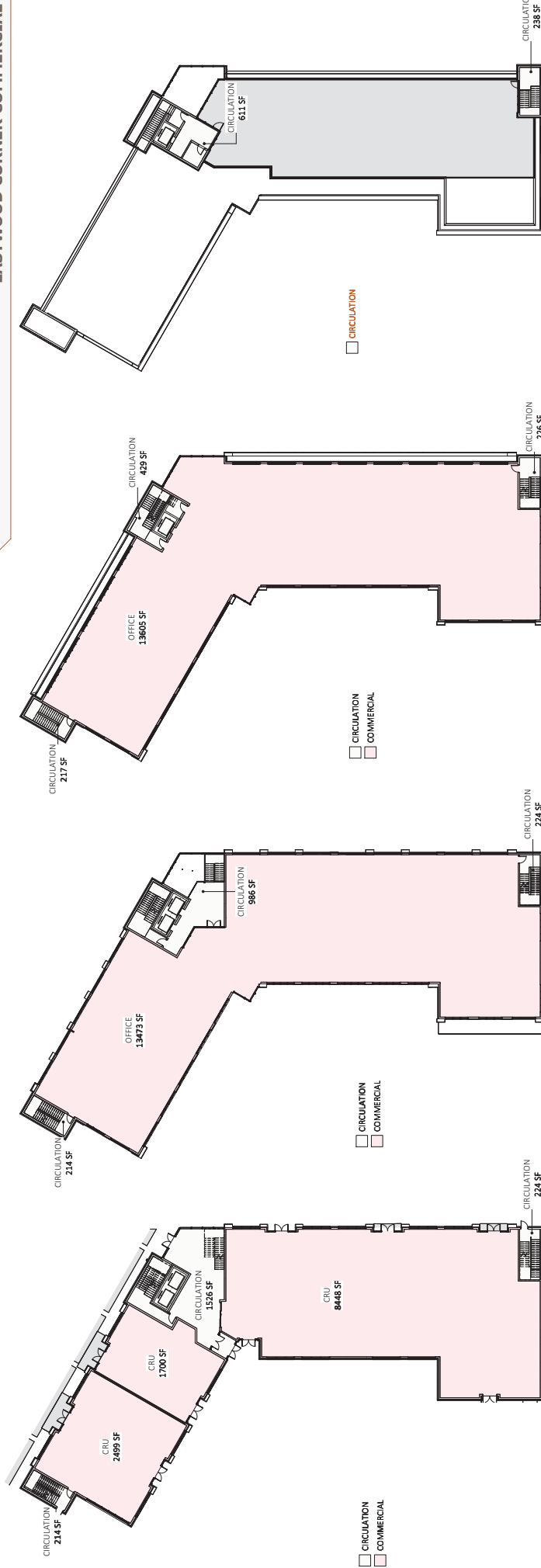
2024.09.20, REVISION # 1  
TOWNSHIP OF LANGLEY FILE # DPO1346  
PROJECT NUMBER: 20186.1

**PROJECT DATA**

SCALE:

**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.





**1st level**

1" = 20'-0"

**2nd level**

1" = 20'-0"

**3rd level**

1" = 20'-0"

**main roof level**

1" = 20'-0"

**0.6.0 fsr floor area summary notes**

- FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
- A) WHEN CALCULATING THE FLOOR SPACE RATIO, UNDEVELOPABLE AREAS (AS DEFINED IN COMMUNITY PLANS OR NEIGHBOURHOOD PLANS) AREA EXCLUDED FROM THE LOT AREA IN ALL ZONES.  
B) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED

**0.6.1 fsr floor area summary**

LEVEL/AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>CIRCULATION</b>				
1ST LEVEL	1964 SF	182.49 m <sup>2</sup>	4.4%	
2ND LEVEL	1424 SF	132.34 m <sup>2</sup>	3.2%	
3RD LEVEL	873 SF	81.09 m <sup>2</sup>	1.9%	
T/O MAIN ROOF DECK	848 SF	78.82 m <sup>2</sup>	1.9%	
	<b>5110 SF</b>	<b>474.73 m<sup>2</sup></b>	<b>11.4%</b>	
<b>COMMERCIAL</b>				
1ST LEVEL	12647 SF	1174.98 m <sup>2</sup>	28.2%	
2ND LEVEL	13473 SF	1251.70 m <sup>2</sup>	30.0%	
3RD LEVEL	13605 SF	1263.98 m <sup>2</sup>	30.3%	
	<b>39726 SF</b>	<b>3690.65 m<sup>2</sup></b>	<b>88.6%</b>	
<b>AREA GRAND TOTAL</b>	<b>44836 SF</b>	<b>4165.39 m<sup>2</sup></b>	<b>100.0%</b>	

**0.6.2 fsr calculation**

- 44,721 S.F. (FLOOR AREA) / 49,049 S.F. (SITE AREA) = 0.9





## design rationale

### project description

THIS PROPOSED DEVELOPMENT IS A THREE-STORY COMMERCIAL BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING PLANNED TO SUPPORT A GROCERY STORE, GROUND-LEVEL COMMERCIAL SPACE, OFFICE SPACE AND A DAY CARE WITH ROOF-TOP PARKING. THE DEVELOPMENT IS THE MOST PROMINENT SITE IN THE TOWNSHIP OF LANGLEY WHICH HAS SAT VACANT FOR A NUMBER OF YEARS.

### environmental sustainability

OVER AND ABOVE THE EVER-INCREASING MANDATED REQUIREMENTS FOR NEW FACILITIES TO BE DESIGNED TO MUCH HIGHER STANDARDS FOR ENERGY EFFICIENCY AND SUSTAINABILITY, THIS PROJECT WILL INCORPORATE SEVERAL ADDITIONAL FEATURES, SOME OF WHICH HAVE ALREADY BEEN NOTED ABOVE. IT WILL INCORPORATE MASS TIMBER CONSTRUCTION AS THE PRIMARY STRUCTURE, A RAIN CAPTURE SYSTEM ENHANCING THE LANDSCAPE AND A SOLAR PANEL ARRAY ON THE ROOF. THE BUILDING WILL ALSO INCORPORATE LOW-IMPACT DESIGN WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY-COMPLIANT EXTERIOR LIGHTING SYSTEMS, HIGH EFFICIENCY AUTO-DIMMING LED LIGHTS, WATER EFFICIENT LANDSCAPING AND FLUORBING SYSTEMS, NATURAL VENTILATION, ENERGY EFFICIENT HVAC SYSTEMS.

### massing, form & character

THE MASS OF THE BUILDING IS Laid OUT TO DEFINE THE ROADWAYS AND INTERSECTION WHILE PROVIDING A PEDESTRIAN FRIENDLY CONNECTEDNESS, PRESENTING ITSELF AS A GATEWAY TO THIS GROWING COMMERCIAL DISTRICT. THE PRIMARY GESTURE OF THE BUILDING IS OF TWO WINGS AT AN OBTUSE ANGLE MEETING AS AN ARM AT AN ELBOW AT LOBBY LEVEL OR GAZED 'CRYSTAL' STREET SIDE AND THEREAFTERS ON THE INSIDE OF THE ELBOW ON THE PARKING SIDE TO DEFINE THE ENTRANCE THERE. THE BUILDING FACADE IS GENERALLY DIVIDED UP HORIZONTALLY TO REFLECT THE DIFFERENT OCCUPANCY TYPES, AND RHYTHMICALLY BROKEN UP VERTICALLY TO CREATE A SENSE OF INDIVIDUALITY AMONGST SMALLER TENANT SPACES PARTICULARLY ON THE GROUND PLANE, TERMINATED AT EITHER END WITH EXIT STAIR TOWERS. THE BUILDING IS CONNECTED TO THE STREET TO PRESENT THE ACTIVITY WITHIN AND THEREBY FRIENDLY AND INVITING CONNECTION WITH THE STREET, STRENGTHENED BY THE STREET-SIDE WALKWAY AND THE PROVISION OF PUBLIC GATHERING SPACES ACCESSIBLE DIRECTLY FROM THE COMMERCIAL UNITS. CLIMATE APPROPRIATE LANDSCAPING IS SUPPORTED BY A CONTINUOUS STRAIN GARDE/BOB SWALE ENHANCING THE STREET SCENE AND PROMOTING THE FINISHING THE IMPACT OF THE POWER RIGHT-OF-WAY DEFINING ONE EDGE OF THE SITE. THE EXTERIOR TREATMENT GENERATES A CONTEMPORARY URBAN VERNACULAR REFLECTING THE MASS TIMBER STRUCTURE, AND GRAY, OFF-WHITE AND MASONRY COLOURS AND TEXTURES TO BRING A SENSE OF WARMTH AND WELCOMING AS A CONTRAST TO THE MORE MODERN MATERIALS OF THE TOWNSHIP OF LANGLEY. FEATURE PROJECTIONS COULDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE FACADE AND IDENTIFY POINTS OF ENTRY. MATERIALS CONSIST OF A BLEND OF BRICK, WOOD ELEMENTS, & CEMENTITIOUS CLADDING WITH GLASS GUARDRAILS PROVIDING A SENSE OF INTEREST, OPENNESS AND INVARIABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM, WHILE THE BUILDING IS CONNECTED TO THE STREET THROUGH THE EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY. THE ROOF IS FLAT SUPPORTING AN ARRAY OF SOLAR PANELS ON ONE SIDE OF THE ELEVATOR LOBBY CRISTAL, AND DEVELOPED AS THE OUTDOOR DAYCARE PATIO ON THE OTHER.



n/e corner plaza



surface parking side



n/e corner along streets



east commercial retail unit



n/e overall

**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

**DESIGN RATIONALE**  
SCALE:

**RE-ISSUE FOR DEVELOPMENT PERMIT**  
2024-09-20 REVISION # 1  
TOWNSHIP OF LANGLEY FILE # DP-101346  
PROJECT NUMBER: 20186.1



**E**  
SD.1.2.2





THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.

**ARCHITECT - KEYSTONE ARCHITECTURE & PLANNING LTD.**  
 333 - 11 AVE SW  
 CALGARY, AB T2R 1J9  
 PH: (587) 391-4788

**LANDSCAPE ARCHITECT - C. KAVOLINAS & ASSOCIATES INC.**  
 2462 JONQUIL COURT  
 ABBOTSFORD, B.C. V3G 3E8  
 PH: (604) 857-2376

**LAND SURVEYOR - UNDERWATER LAND SURVEYING LTD.**  
 104 - 5830 176 A STREET  
 SURREY, B.C. V3S 4H5  
 PH: (604) 574-7311

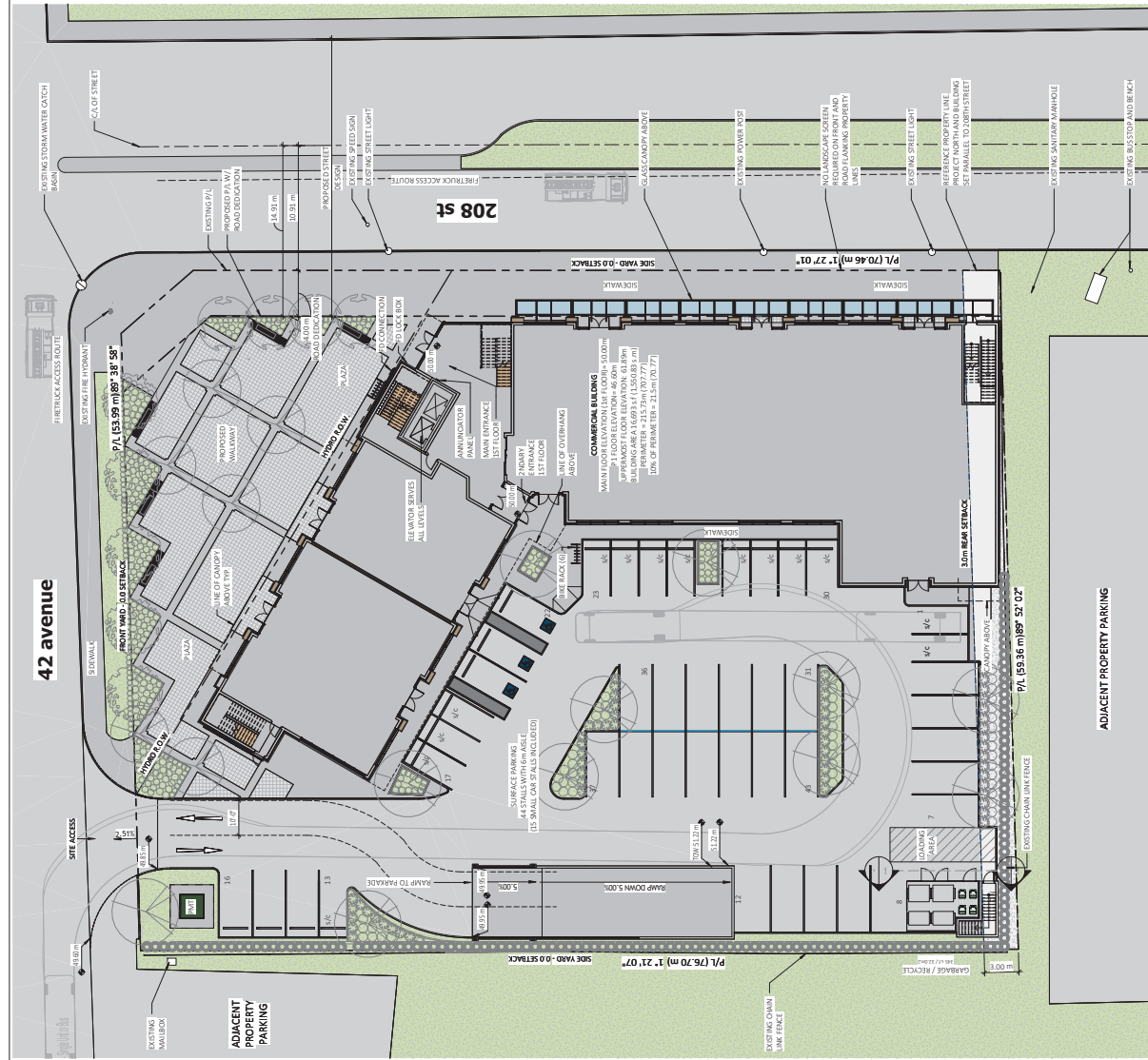
**CIVIL ENGINEER - ISI ENGINEERING AND LAND SERVICES**  
 201 - 8506 200th STREET  
 LANGLEY, B.C. V2Y 0M1  
 PH: (604) 371-0091

**ARBORIST - DIAMOND HEAD CONSULTING**  
 3559 COMMERCIAL ST.  
 VANCOUVER, B.C. V5N 4E8  
 PH: (604) 733-4886

- LINE TYPE UTILITIES LEGEND**
- SEWER PIPE
  - NATURAL GAS
  - TELEPHONE LINE
  - WATER PIPE
  - TREE PROTECTION FENCING

- CIVIL LEGEND**
- KEY NAME
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - EX OFFSITE TREES
  - EX UTILITY LIGHTING/TRAFFIC SIGNAL POLE
  - UTILITY POWER POLE
  - UTILITY GAS CAPPED END
  - UTILITY GAS VALVE
  - MANHOLE COVER
  - TREE TO BE REMOVED

- PLANT LIST LEGEND**
- | KEY | BOTANICAL NAME                        | COMMON NAME         | QTY | SIZE     | SPACING   | REMARKS |
|-----|---------------------------------------|---------------------|-----|----------|-----------|---------|
| ○   | ACER GREEN                            |                     | 9   | 60x 60   | AS SPORN  | B.B.B.  |
| ○   | CECIS CONDENSUS PINK PINEP            |                     | 8   | 60x 60   | AS SPORN  | B.B.B.  |
| ○   | CALAMAGOSTIS ACUTIFLORA VAR. GARDNERI | FLAHERTY REED GRASS | 111 | #10 FT   | 9'0" O.C. |         |
| ○   | PERNISCETUA ALPECUROIDES              | FOUNTAIN GRASS      | 121 | #10 FT   | 9'0" O.C. |         |
| ○   | COLENA GALICA                         | BLUE GRASS          | 239 | #10 FT   | 4'5" O.C. |         |
| ○   | LAURENIA                              | BLUE GRASS          | 232 | #10 FT   | 4'5" O.C. |         |
| ○   | LAURENIA                              | LAURENIA            | 232 | #10 FT   | 6'0" O.C. |         |
| ○   | RUBICOLA TILLODA                      | BLACK FETTER SUEAN  | 346 | #10 FT   | 6'0" O.C. |         |
| ○   | BEARDED IRIS (VAR. US)                | BEARDED IRIS        | 196 | 4' FT    | 4'5" O.C. |         |
| ○   | IRIS                                  | IRIS                | 396 | 4' FT    | 4'5" O.C. |         |
| ○   | THALISSECTONIA'S SAMAROGY             | COARDED ARBORVITAE  | 15  | 15x15x15 | 9'0" O.C. |         |
| ○   | ROSA REDWOOD PINK                     | PINK REDWOOD ROSE   | 35  | #10 FT   | 9'0" O.C. |         |
| ○   | JUMPELLIS HORSKORN TALS BLUE CARPET   | BLUE CARPET JUMPER  | 4   | #10 FT   | 9'0" O.C. |         |
| ○   | POTENTILLA FRUTICOSA PINK WINDRIF     | SHRUBBY ORNICAL     | 271 | #10 FT   | 9'0" O.C. |         |



42 Avenue

208 St

ADJACENT PROPERTY PARKING

ADJACENT PROPERTY PARKING

**RE-ISSUE FOR DEVELOPMENT PERMIT**  
 2024.09.20, REVISION #1  
 TOWNSHIP OF LANGLEY FILE # DP101346  
 PROJECT NUMBER: 20186.1



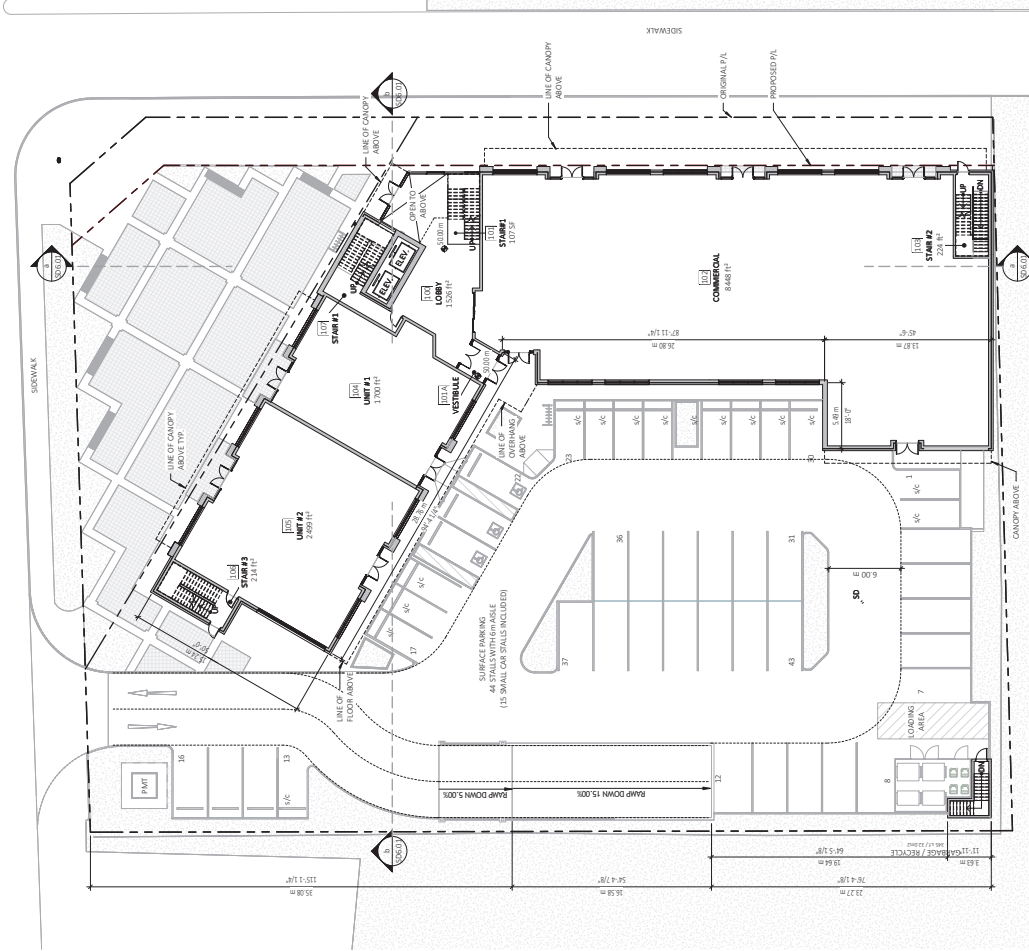
**ISDC PLAN**  
 SCALE: N.T.S.

**EASTWOOD CORNER COMMERCIAL**  
 4185 208th STREET  
 TOWNSHIP OF LANGLEY, B.C.

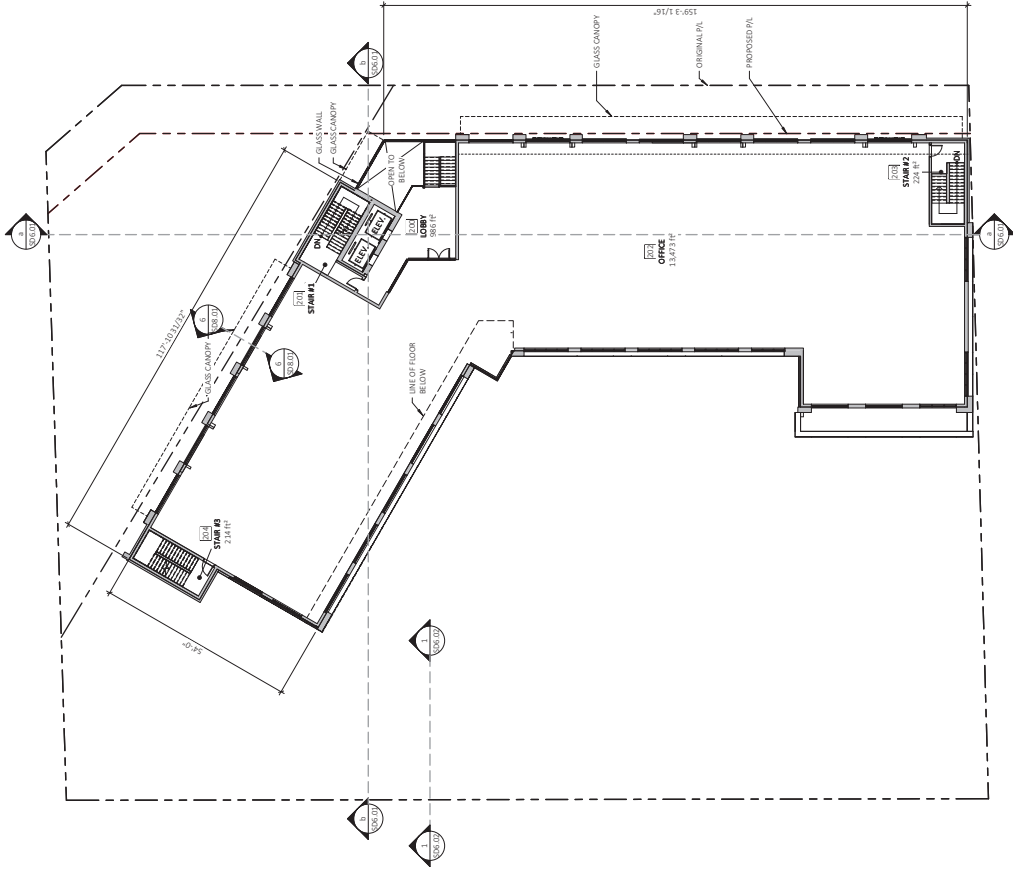


site plan  
 1/8" = 1'-0"





**1st level**  
1/16" = 1'-0"

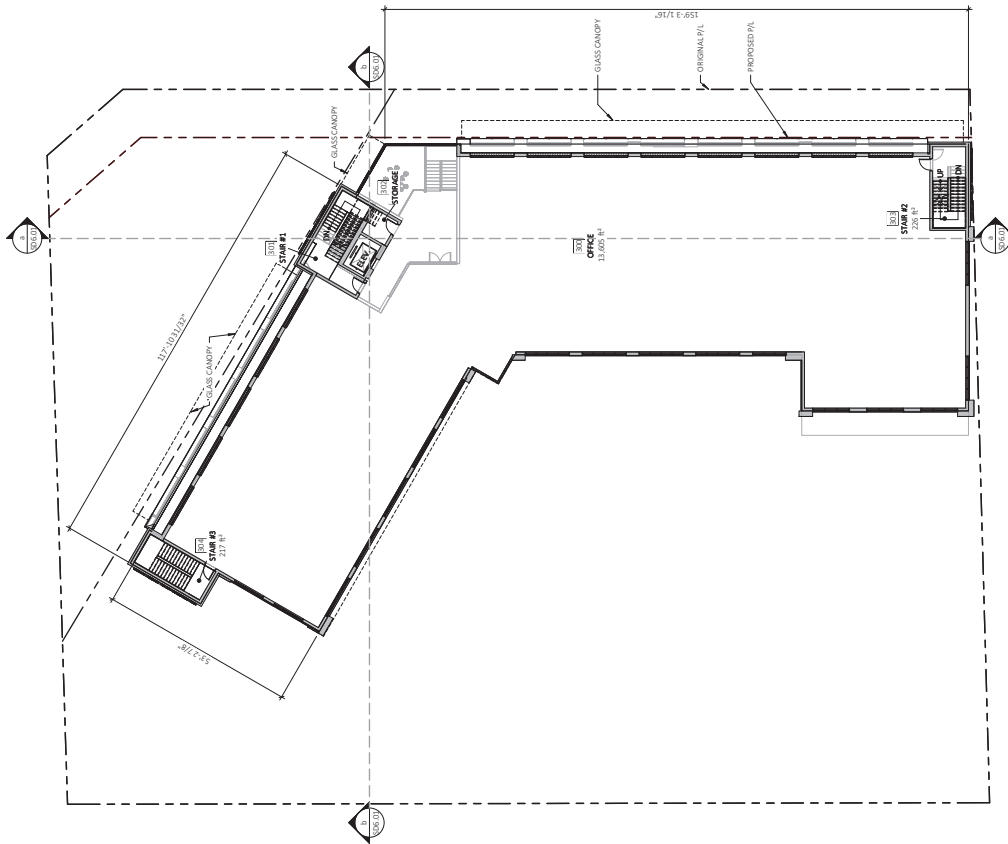
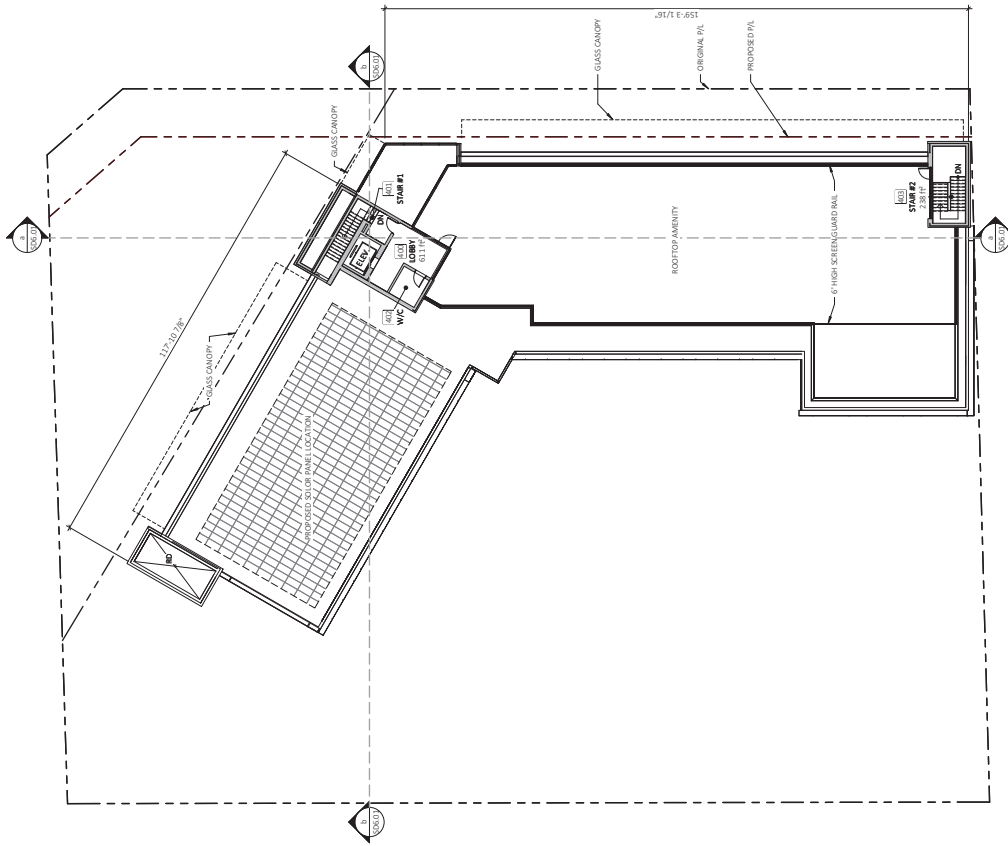


**2nd level**  
1/16" = 1'-0"

**FLOOR PLANS - LEVEL 1 & 2**  
SCALE: 1/16" = 1'-0"

**RE-ISSUE FOR DEVELOPMENT PERMIT**  
2024.09.20, REVISION # 1  
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PROJECT NUMBER: 20186.1





**3rd level**  
1/16" = 1'-0"

**roof level**  
1/16" = 1'-0"



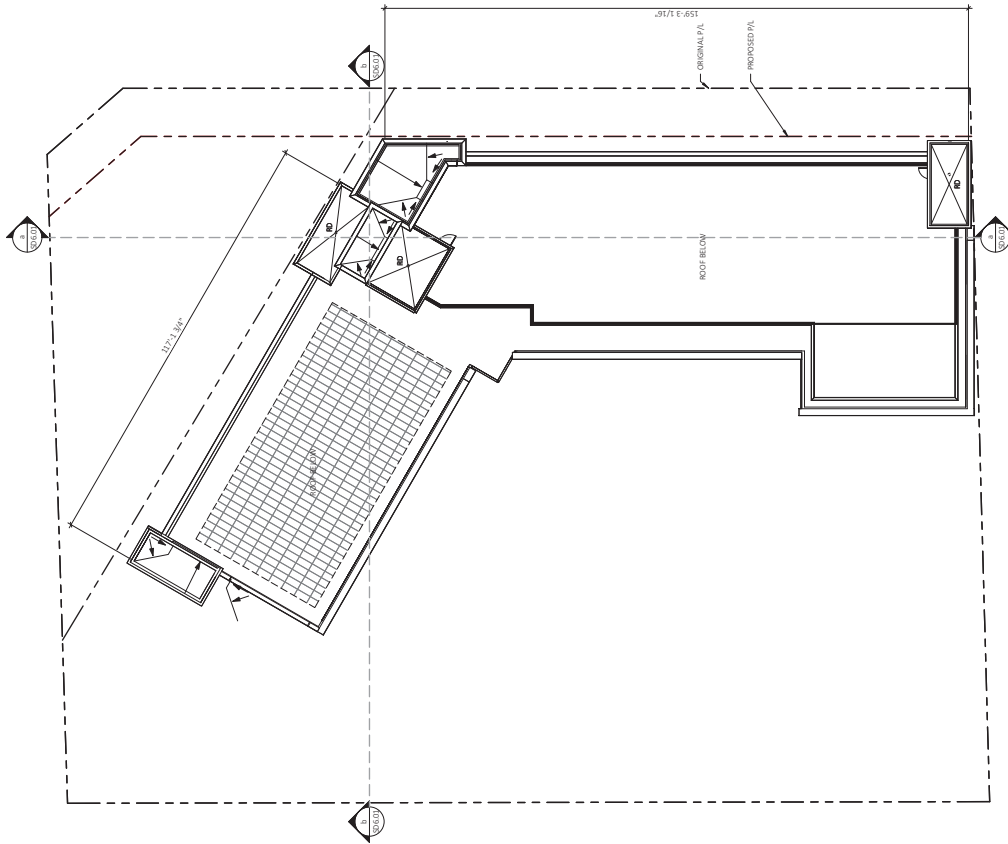
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TOWNSHIP OF LANGLEY, B.C.

**FLOOR PLANS - LEVEL 3 & ROOF**  
SCALE: 1/16" = 1'-0"



**RE-ISSUE FOR DEVELOPMENT PERMIT**  
2024.09.20, REVISION # 1  
TOWNSHIP OF LANGLEY FILE # DP101346  
PROJECT NUMBER: 20186.1





uppermost roof level  
1/16" = 1'-0"



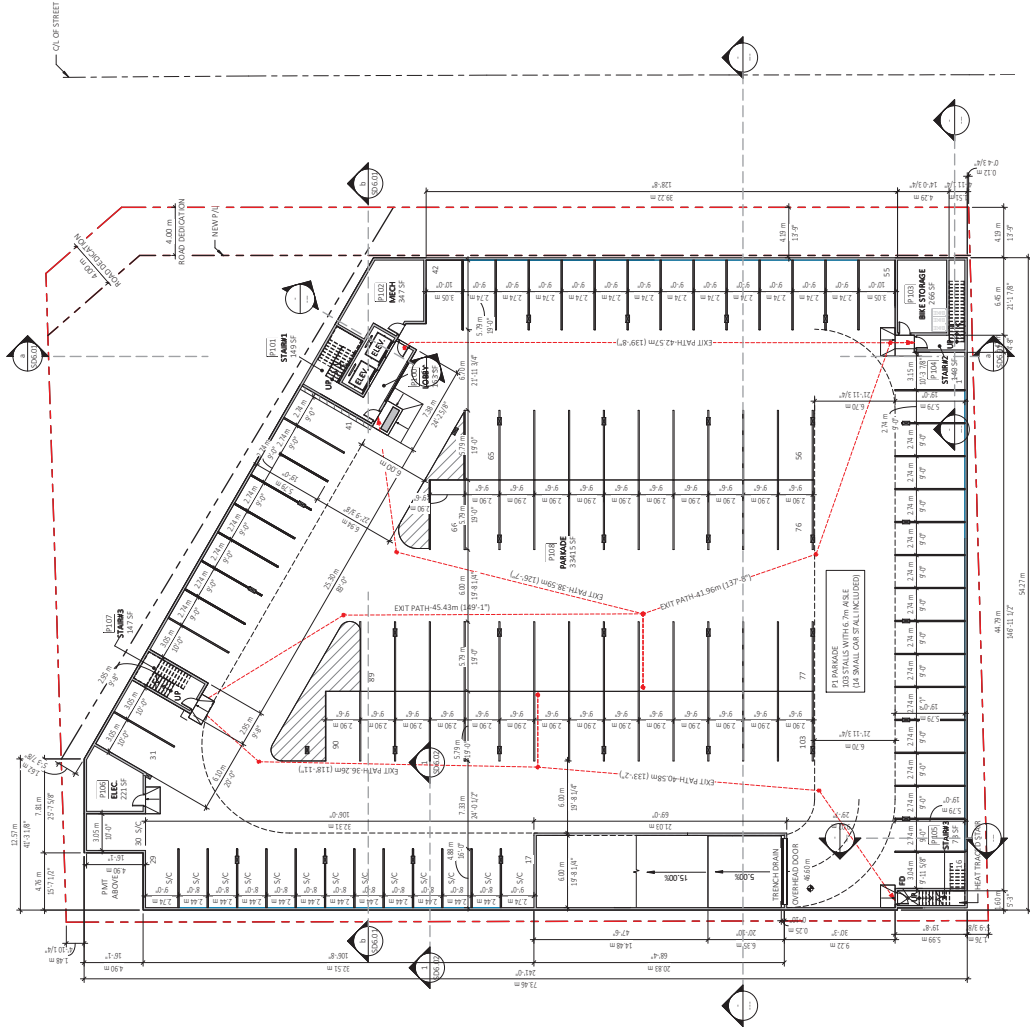
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**UPPERMOST ROOF PLAN**  
SCALE: 1/16" = 1'-0"



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**p1 level**  
1/16" = 1'-0"

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TOWNSHIP OF LANGLEY FILE # DP101346  
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**P1 LEVEL PLAN**  
SCALE: 1/16" = 1'-0"

**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.





**a. north elevation**  
3/32" = 1'-0"



**b. east elevation**  
3/32" = 1'-0"

**material legend**

- ALUMINUM COMPOSITE MATERIAL (ACM) (KAW COLOUR MATCHED)
  - COLOUR: WHITE BLAZ
- BRICK PRECAST PANEL
  - COLOUR: 'CHERRICAL' MORTAR COLOUR: 'LIGHT GRAY'
- CONCRETE PRECAST TILT UP PANEL
  - COLOUR: 'NEUDUNGREY' W/ CLEAR SEALER
  - COLOUR: 'LIGHT GRAY' W/ CLEAR SEALER
- ALUMINUM COMPOSITE MATERIAL (ACM) (KAW COLOUR MATCHED)
  - COLOUR: 'NATURAL CLOUD'
- FRASER (VERTICAL) WOOD
  - COLOUR: 'NATURAL CLOUD'
- ALUMINUM GLAZED SYSTEM (SSS, METAL MULLION AND WOOD TONE)
  - COLOUR: 'NATURAL CLOUD'
- ALUMINUM PERFORATED GUARDRAMPING
  - COLOUR: 'CLEAR SEALER'
- CONCRETE PAINT (KAW) (PROPOSED)
  - COLOUR: 'CLEAR SEALER'

**NOTES:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNLESS NOTED.

E.2  
SD3.01



**RE-ISSUE FOR DEVELOPMENT PERMIT**  
2024.09.20, REVISION #1  
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PROJECT NUMBER: 20186.1

**BUILDING ELEVATIONS**  
SCALE: 3/32" = 1'-0"

**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

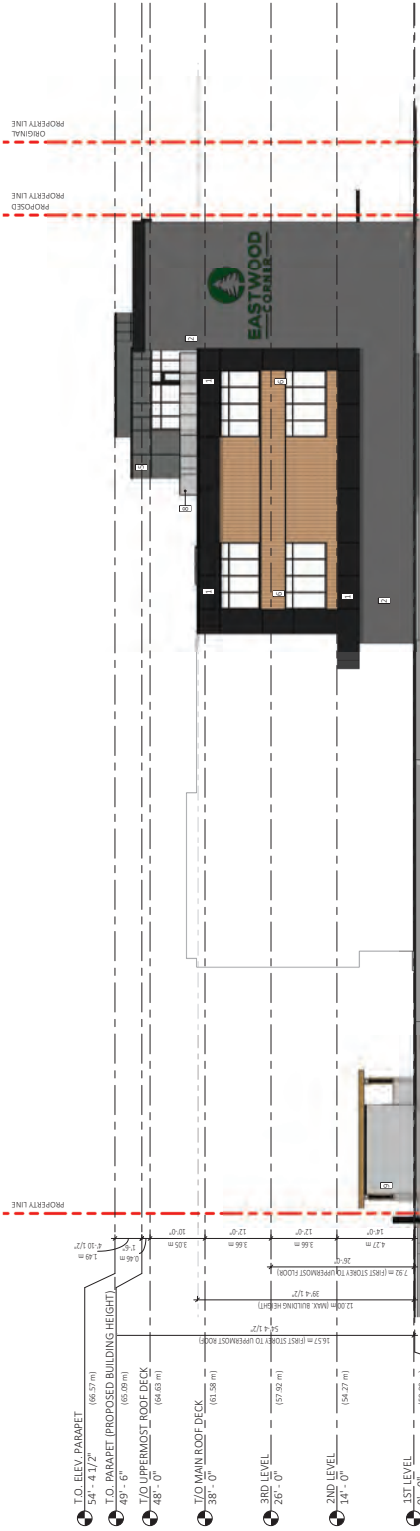




material legend

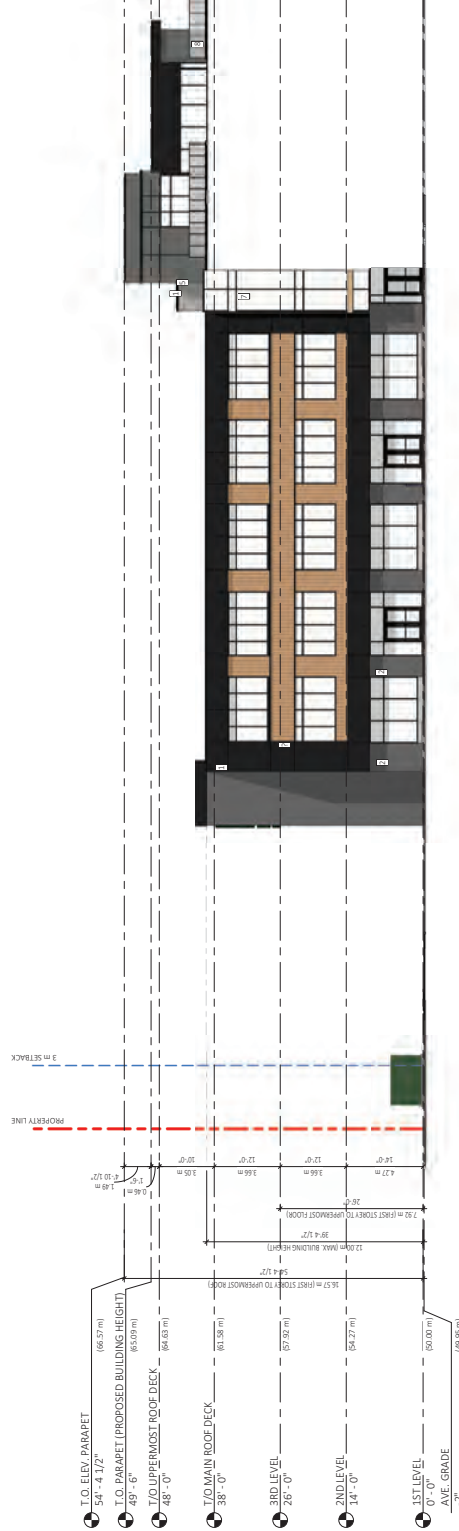
- ALUMINUM COMPOSITE MATERIAL (ACM) (LOW COLOUR MATCHED TRIM AND FLASHING)
  - COLOUR: 'WHITE BLACK'
- BRICK PRECAST PANEL
  - COLOUR: 'CHAMCOAL', 'MONTANA COLOUR', 'LIGHT GRAY'
- CONCRETE PRECAST TILT UP PANEL
  - COLOUR: 'METAL GRAY W/ CLEAR SEALER'
- CONCRETE PRECAST TILT UP PANEL
  - COLOUR: 'LIGHT GREY W/ CLEAR SEALER'
- ALUMINUM COMPOSITE MATERIAL (ACM) (LOW COLOUR MATCHED)
  - COLOUR: 'CHAMCOAL GREY'
- STAGGERED VERTICAL WOOD
  - COLOUR: 'NATURAL CEBAR'
- ALUMINUM GLAZED SYSTEM SSG, METAL WULFON AND WOOD TONE
  - COLOUR: 'NATURAL CEBAR'
- MULCOOR COMBINATION FOR CURTAIN WALLING
  - COLOUR: 'BLACK ANODIZED'
- CONCRETE WALL
  - COLOUR: 'CLEAR SEALER'

NOTES:  
 1. ALL COLORING MATERIALS SHOWN RETURN AT BUILDING PERIMETER UNLESS NOTED.



c. south elevation

3/32\"/>



d. south courtyard elevation

3/32\"/>

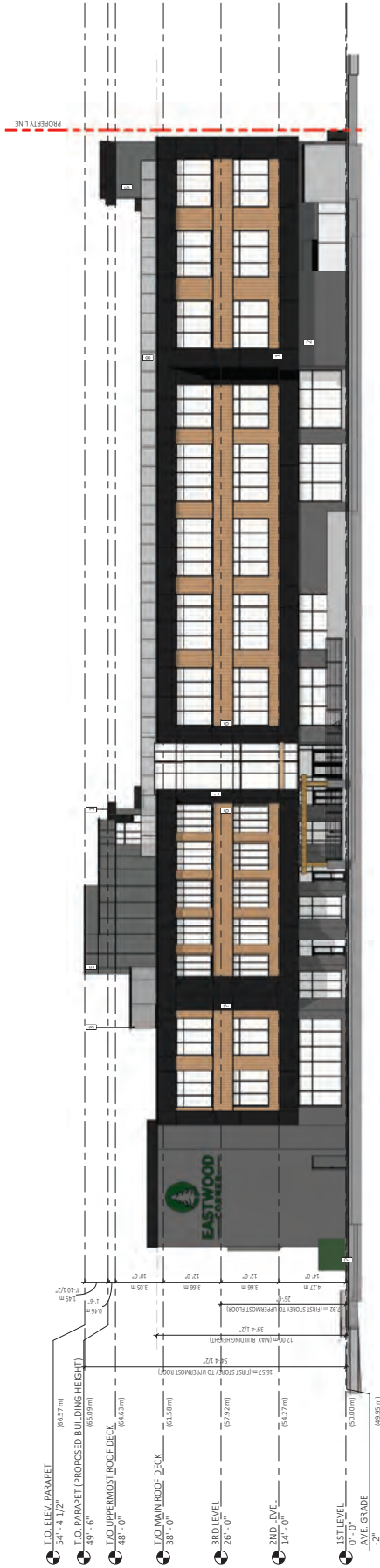


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 2024.09.20, REVISION # 1  
 TOWNSHIP OF LANGLEY FILE # DP101346  
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BUILDING ELEVATIONS  
 SCALE: 3/32\"/>

EASTWOOD CORNER COMMERCIAL  
 4185 208TH STREET  
 TOWNSHIP OF LANGLEY, B.C.



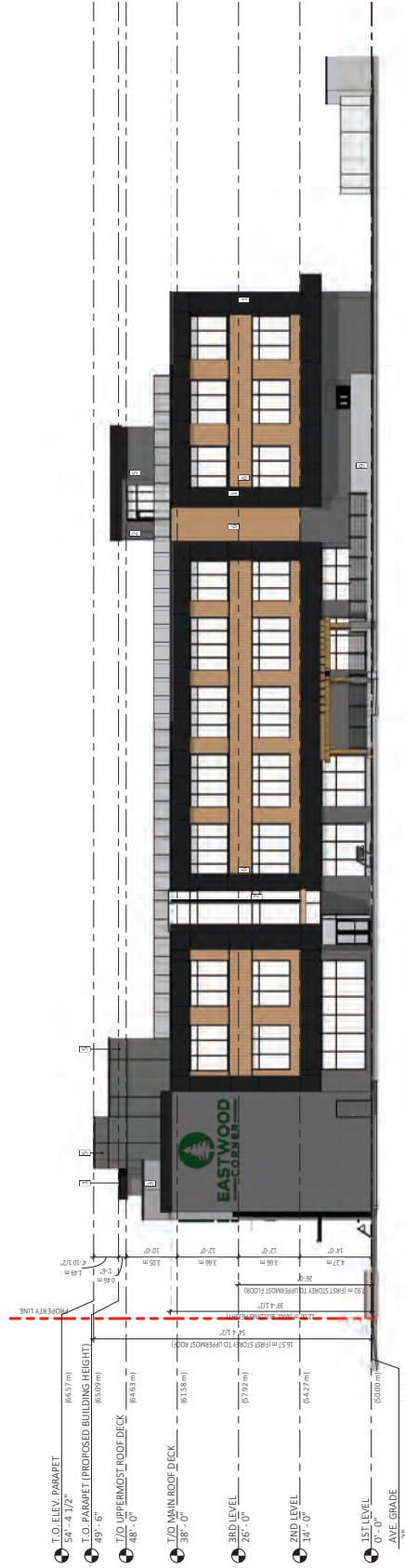


e. west courtyard elevation  
3/32" = 1'0"

**material legend**

- ALUMINUM COMPOSITE MATERIAL (ACM) (C/V COLOUR MATCHED)  
- COLOUR: WHITE & ACRYL
- BRICK PRECAST PANEL  
- COLOUR: CHARCOAL, MORTAR COLOUR: LIGHT GRAY
- CONCRETE PRECAST TILE UP PANEL, METAL PANEL, CLEAR SCALE  
- COLOUR: LIGHT GREY W/ CLEAR SCALE
- CONCRETE PRECAST TILE UP PANEL, METAL PANEL, CLEAR SCALE  
- COLOUR: LIGHT GREY W/ CLEAR SCALE
- ALUMINUM COMPOSITE MATERIAL (ACM) (C/V COLOUR MATCHED)  
- COLOUR: CHARCOAL, GREY
- STAGGERED VERTICAL WOOD  
- COLOUR: NATURAL CEDAR
- ALUMINUM GLAZED SYSTEM SSG, METAL MULLION AND WOOD TONE MULLION COMBINATION  
- COLOUR: BLACK ANODIZED
- CONCRETE WALL  
- COLOUR: CLEAR SCALE

**NOTES:**  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER INCLUDING W/ALL.



f. west end stair elevation  
3/32" = 1'0"



**RE-ISSUE FOR DEVELOPMENT PERMIT**  
2024.09.20, REVISION # 1  
TOWNSHIP OF LANGLEY FILE # DP101346  
PROJECT NUMBER: 20186.1

**BUILDING ELEVATIONS**  
SCALE: N.T.S.

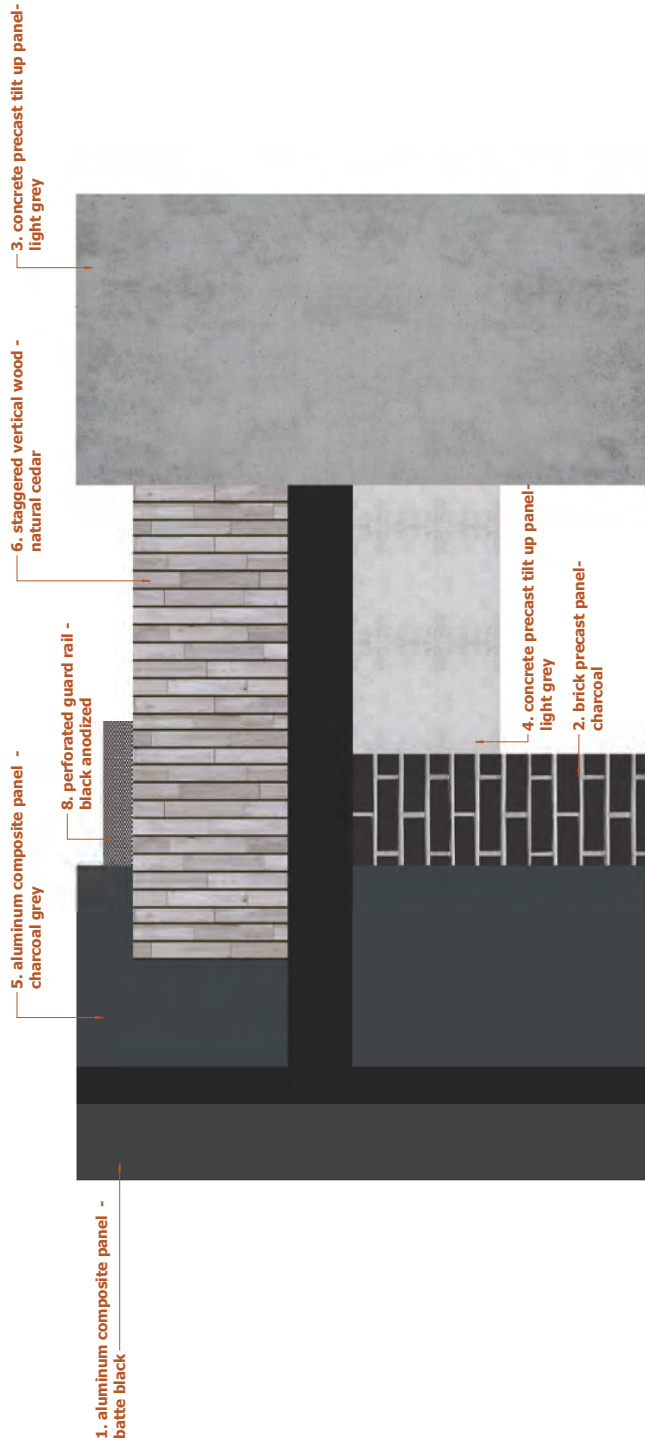
**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.





**north elevation**

1" = 10'-0"



**material legend**

- 1 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED FIN AND FINISHING)  
- COLOUR: 'MATTE BLACK'
- 2 BRICK PRECAST PANEL  
- COLOUR: 'CHARCOAL', 'MORTAR COLOUR: 'LIGHT GRAY'  
- COLOUR: 'MEDIUM GRAY W/ CLEAR SEALER'
- 3 CONCRETE PRECAST TILT UP PANEL  
- COLOUR: 'LIGHT GRAY W/ CLEAR SEALER'
- 4 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED FIN AND FINISHING)  
- COLOUR: 'CHARCOAL GREY'
- 5 STAGGERED VERTICAL WOOD  
- COLOUR: 'NATURAL CEDAR'
- 6 ALUMINUM GUARDED SYSTEM, S56 METAL WALLON AND WOOD TONE  
- COLOUR: 'BLACK ANODIZED'
- 7 ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED FIN AND FINISHING)  
- COLOUR: 'BLACK ANODIZED'
- 8 CONCRETE WALL  
- COLOUR: 'CLEAR SEALER'

**NOTES:**  
ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER  
RE-CISSUED 2/14/21



**RE-ISSUE FOR DEVELOPMENT PERMIT**  
2024-09-20, REVISION #1  
TOWNSHIP OF LANGLEY FILE # DDP101346  
PROJECT NUMBER: 20186.1

**MATERIAL BOARD**  
SCALE: 1" = 10' 0"

**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.





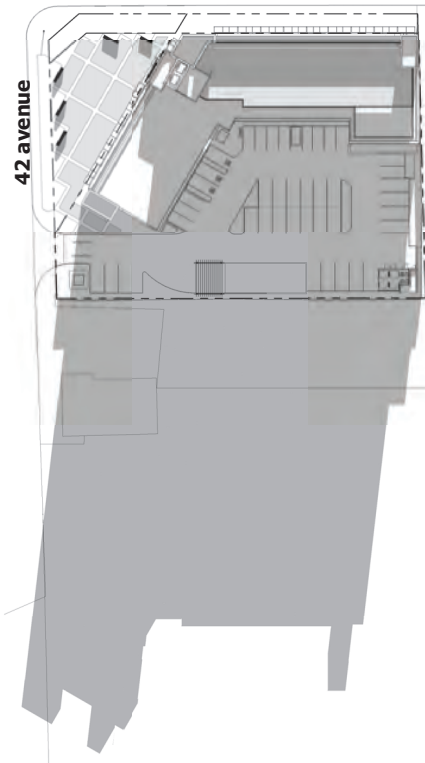
**42 avenue**

3/32" = 1'-0"

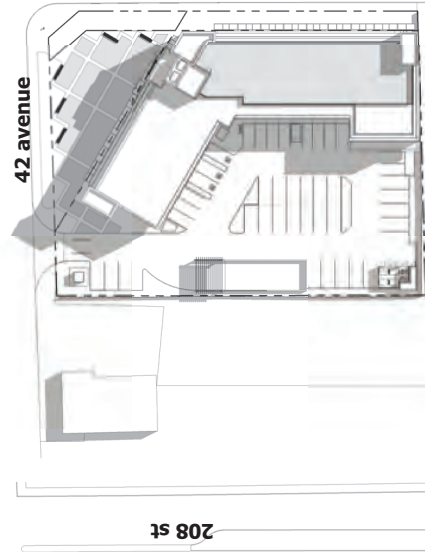


**208 st**

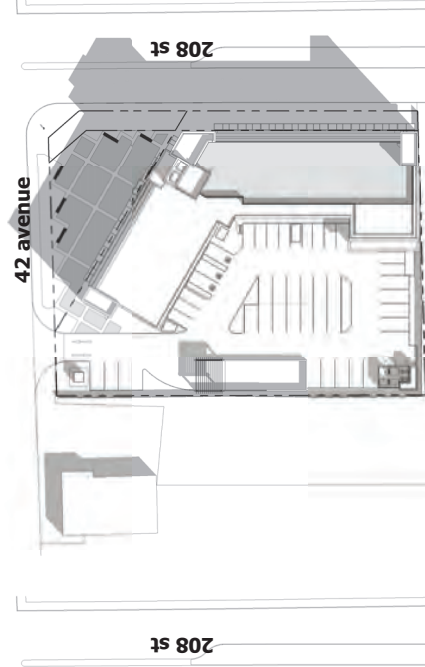
3/32" = 1'-0"



spring equinox 8 am  
1" = 40'-0"



spring equinox 12 pm  
1" = 40'-0"



spring equinox 4 pm  
1" = 40'-0"



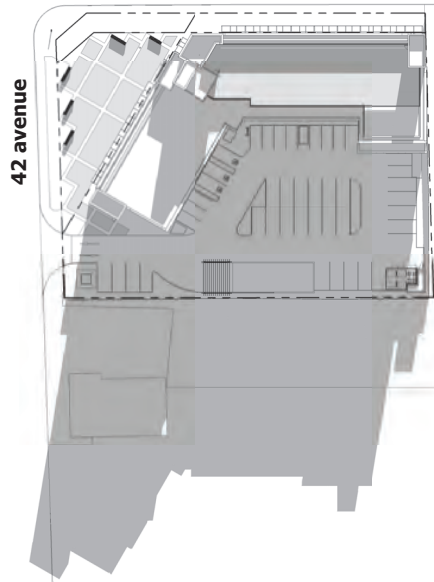
EASTWOOD CORNER COMMERCIAL  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

SHADOW STUDY  
SCALE: 1" = 40'-0"

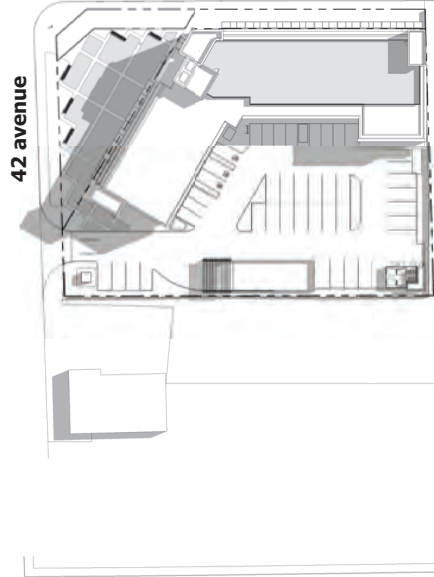


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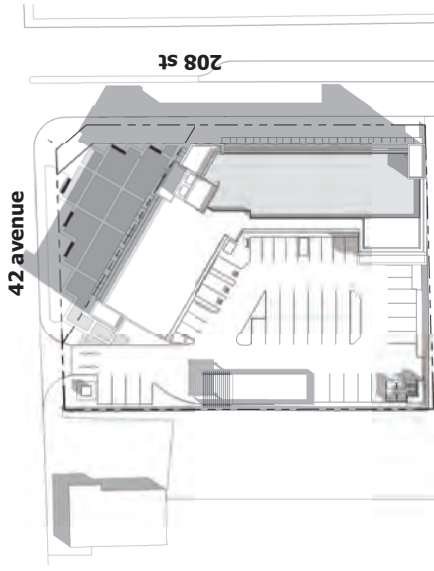




autumn equinox 8 am  
1" = 40'0"



autumn equinox 12 pm  
1" = 40'0"



autumn equinox 3 pm  
1" = 40'0"



EASTWOOD CORNER COMMERCIAL  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

SHADOW STUDY  
SCALE: 1" = 40'0"

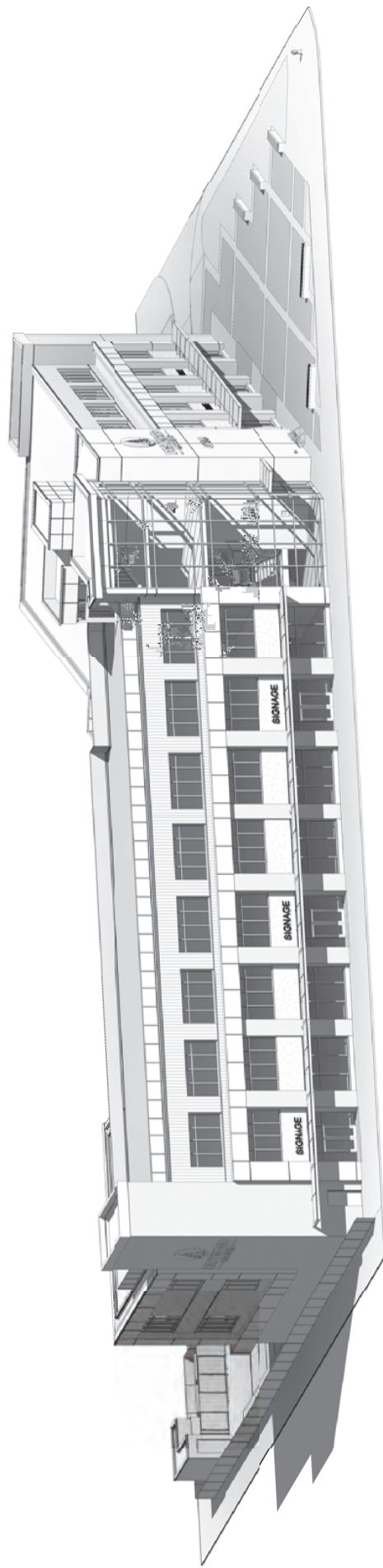


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PROJECT NUMBER: 20186.1





massing - north east



massing - east

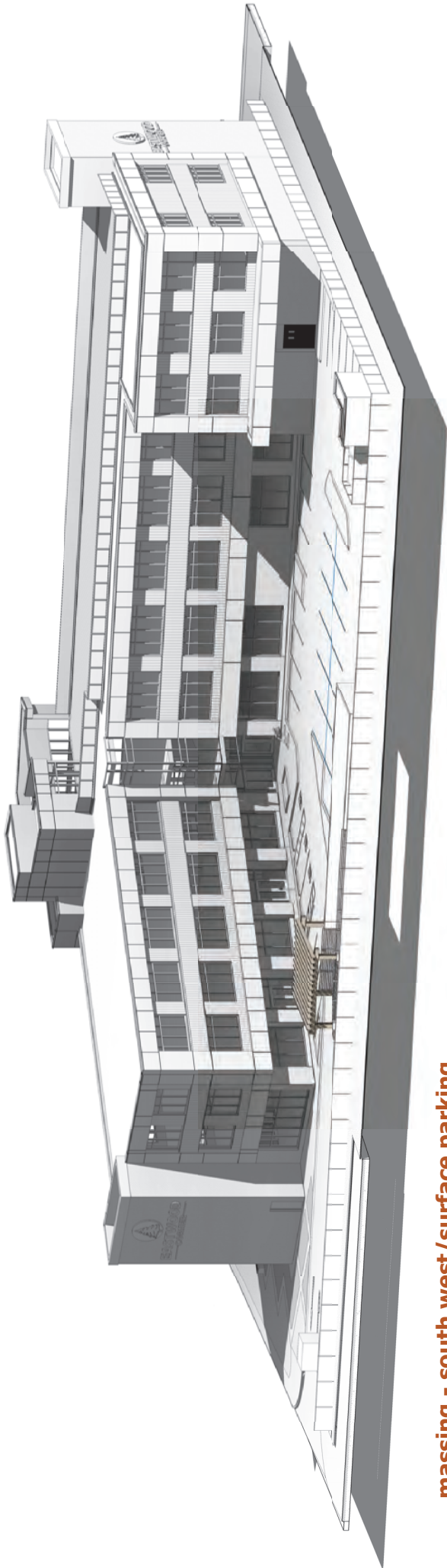


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 4185 208th STREET  
 TOWNSHIP OF LANGLEY, B.C.

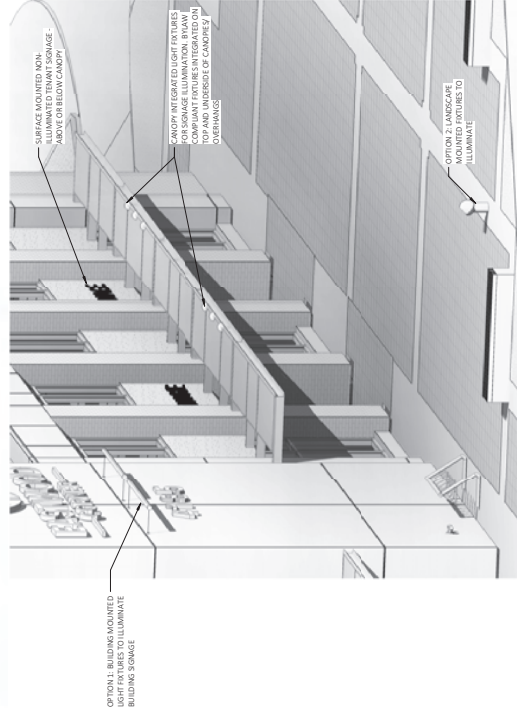
**3D MASSING PERSPECTIVES**  
 SCALE: N.T.S.

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 2024.09.20, REVISION #1  
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massing - south west/surface parking



3D view - Exterior lighting at canopy





**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.

**RENDERINGS**  
SCALE: N.T.S.

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E.2  
SD5.23



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**RENDERINGS**  
 SCALE: N.T.S.

**EASTWOOD CORNER COMMERCIAL**  
 4185 208th STREET  
 TOWNSHIP OF LANGLEY, B.C.

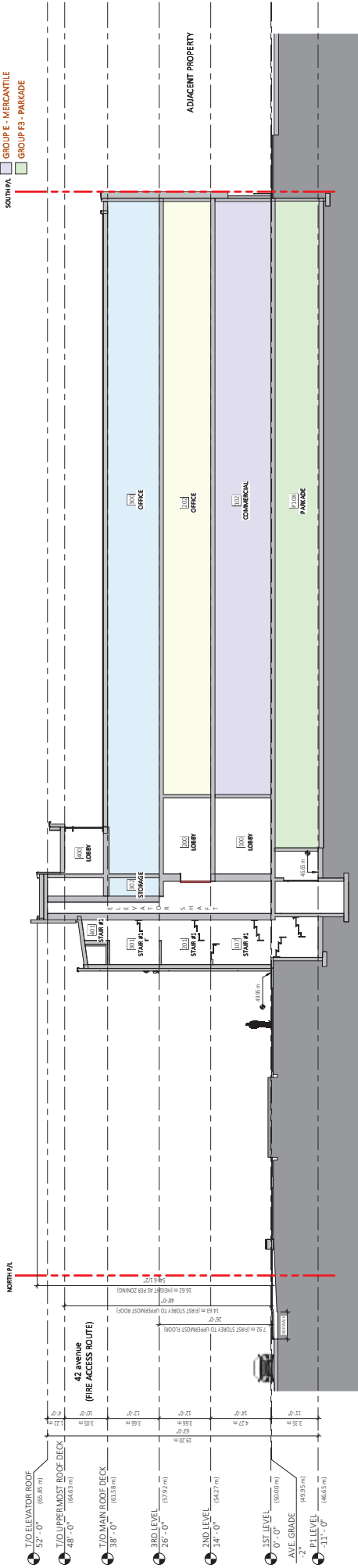


**EASTWOOD CORNER COMMERCIAL**

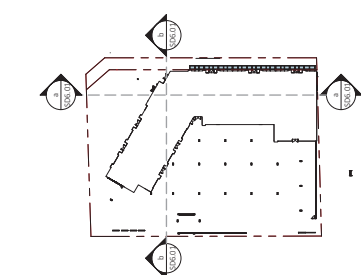
**OCCUPANCIES**

- GROUP A2 - ASSEMBLY
- GROUP D - BUSINESS AND PERSONAL SERVICES
- GROUP E - MERCANTILE
- GROUP F3 - PARKADE

SOUTH P/L



**a. n/s site section**  
3/32" = 1'-0"



**b. e/w site section**  
3/32" = 1'-0"



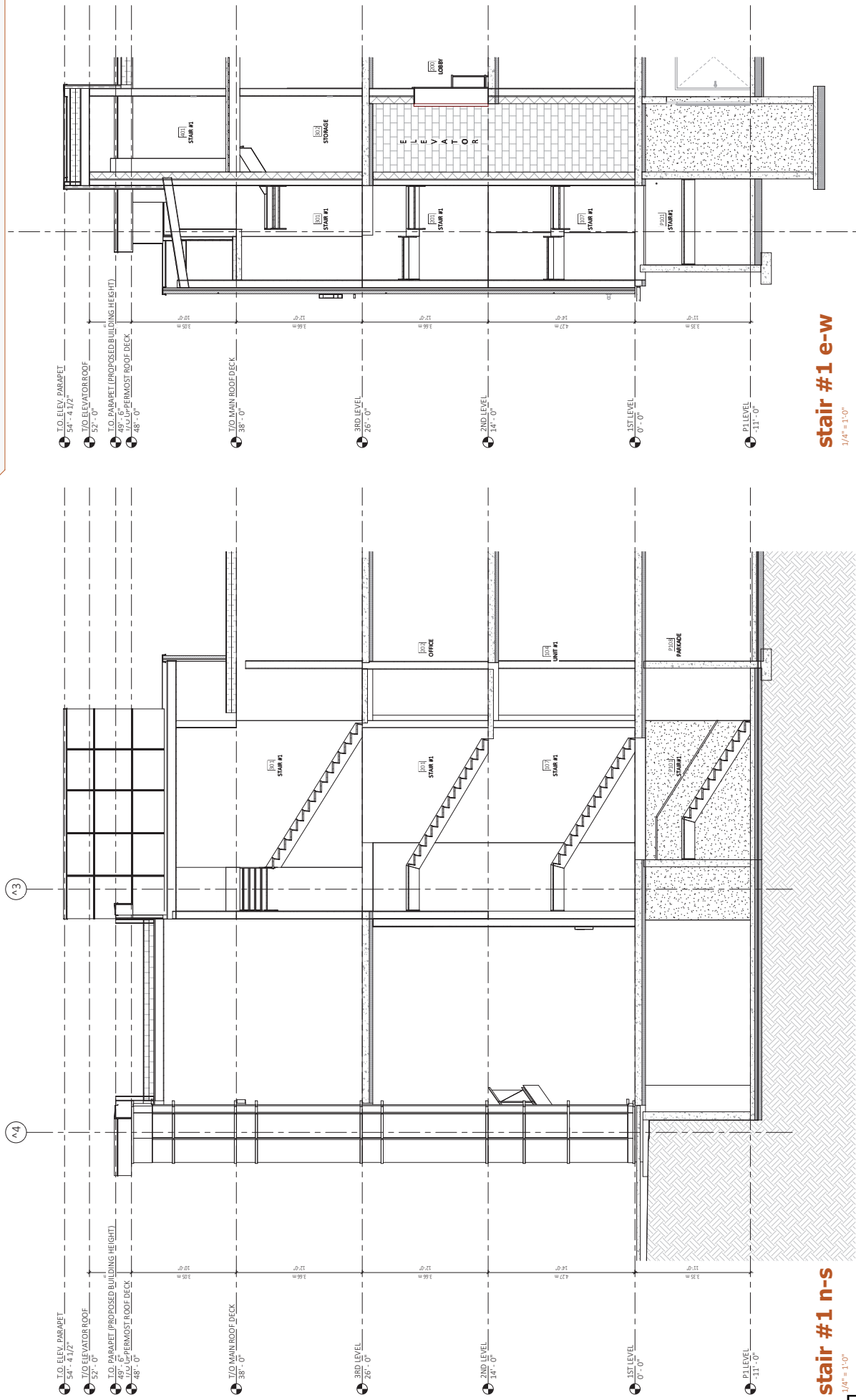
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**SITE SECTIONS**  
SCALE: As Indicated

**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.



**E.2**  
SD6.01



**stair #1 e-w**  
1/4" = 1'-0"

**stair #1 n-s**  
1/4" = 1'-0"

E.2  
SD6.03



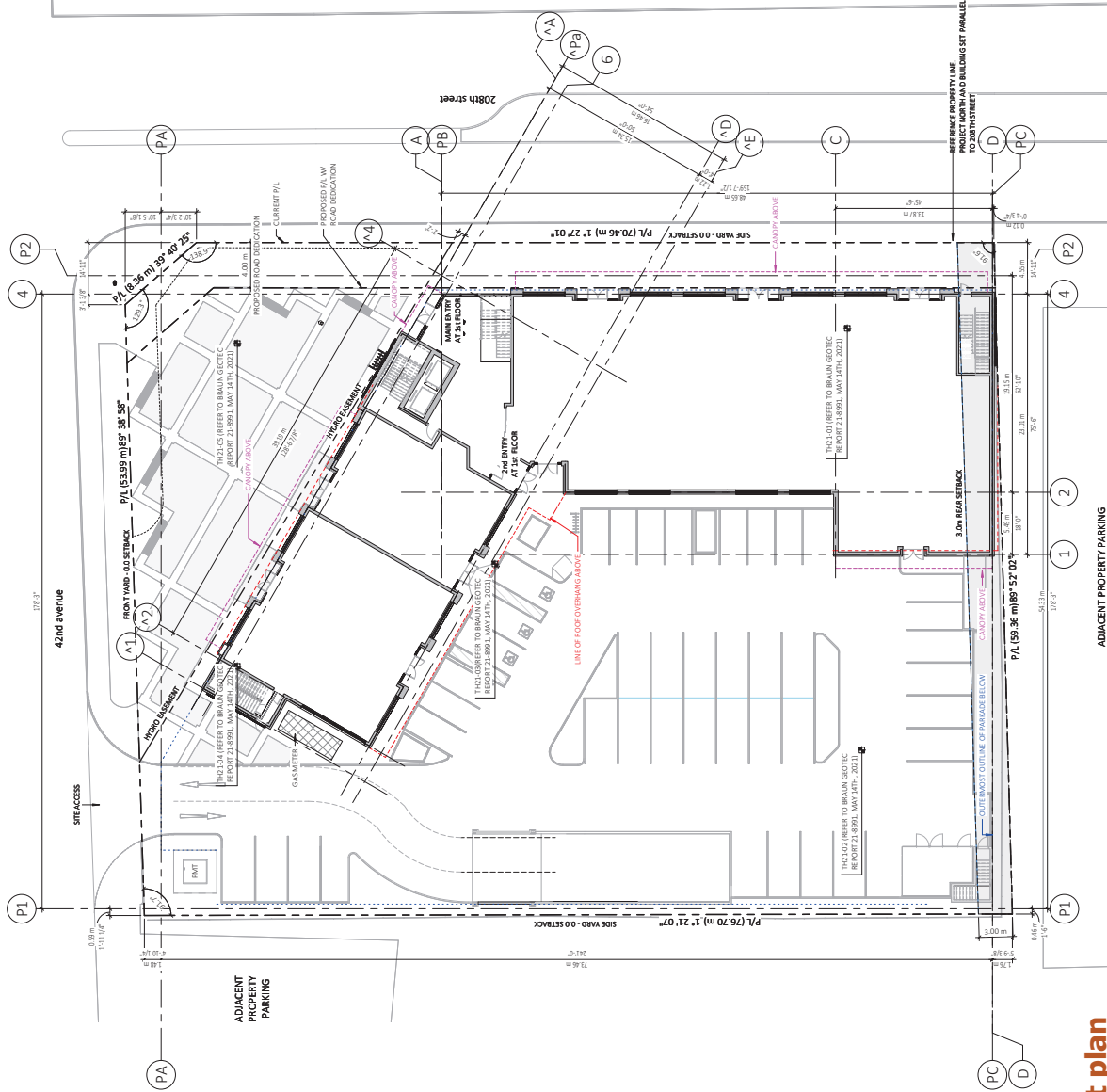
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**ENLARGED STAIR SECTIONS**  
SCALE: N.T.S.

**EASTWOOD CORNER COMMERCIAL**  
4185 208th STREET  
TOWNSHIP OF LANGLEY, B.C.



LEGAL ADDRESS: LOT A, SEC 35, TWP 7, NWD, PL. NW022197  
 CIVIC ADDRESS: 4185 208TH STREET, TOWNSHIP OF LANGLEY, BC



site layout plan  
 1/16" = 1'-0"

EASTWOOD CORNER COMMERCIAL  
 4185 208TH STREET  
 TOWNSHIP OF LANGLEY, B.C.

SITE PLAN-LAYOUT  
 SCALE: 1/16" = 1'-0"



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