

DEVELOPMENT PERMIT APPLICATION



APARTMENT DEVELOPMENT
6815 204 Street
TOL, BC

DRAWING LIST

- COVER SHEET

•

LOCATION MAP & TEAM

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PROGRAM SUMMARY

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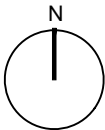
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LOCATION



PROJECT TEAM

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2024-11-15	Revised/Comments
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2024-04-22	Schematic Sketch
Date	Description

Issues / Revisions

Seal

Project Title
APARTMENT DEVELOPMENT

Project Address
**6815 204 STREET
TOL,
BRITISH COLUMBIA**

Drawn By	Date 2024-04-22
Checked By PV	Project ID LA27_2404

Sheet Title

LOCATION MAP & TEAM

Scale

Sheet No.

A-0.2

Program Summary

LOT INFO	ADDRESS	6815 204 STREET, TOWNSHIP OF LANGLEY			
	LEGAL DESCRIPTION	LOT 2, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP69173 PART NW1/4.			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	66,379	6,167	1.52	0.62
	ROAD DEDICATION	1,299	121	0.03	0.01
	NET DEVELOPABLE AREA (AFTER DEDICATION)	65,080	6,046	1.49	0.60

ZONING	ZONING	CURRENT	PROPOSED
		SR-2	CD
	FSR	PERMITTED	PROPOSED
	FSR BASED ON NET AREA		1.61
	TOTAL FLOOR AREA(Sqft)		104,665
	SETBACKS	PERMITTED	PROPOSED
	NORTH(ALONG NEIGHBOURING LOT)		4.00m
	SOUTH(ALONG 68TH AVENUE)		4.00m
	EAST(ALONG 204 STREET)		5.00m
	WEST(ALONG NEIGHBOURING LOT)		10.20m
		PERMITTED	PROPOSED
	BUILDING HEIGHT		4 STOREY
	TOTAL UNITS		143
	TOTAL ADAPTABLE UNITS		16 (11% OF TOTAL UNITS)

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (ON NET AREA)		(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED		31365	2,914	48.19%	
	FSR CALCULATION (ON NET AREA) - BUILDING #1					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	LOWER FLOOR LVL	6,150	2,873	0	9,023	68%
	UPPER FLOOR LVL	13,845	1,767	0	15,612	89%
	SECOND FLOOR LVL	14,035	1,551	0	15,586	90%
	THIRD FLOOR LVL	13,546	1,548	0	15,094	90%
	TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)				55,315	
	FSR CALCULATION (ON NET AREA) - BUILDING #2					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	UPPER FLOOR LVL (INDOOR AMENITY)	3,185	1,062	0	4,247	75%
	SECOND FLOOR LVL	11,725	2,402	1,531	15,658	75%
	THIRD FLOOR LVL	14,025	1,463	0	15,488	91%
	FOURTH FLOOR LVL	13,527	1,463	0	14,990	90%
					50,383	
	TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)				49,350	
	UNIT COUNT					
	TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA(Sqft)	
	UNIT-A	1BR+DEN	638.00	55	35,090	
	UNIT-A1(ADAPTABLE)	1BR+DEN	638.00	16	10,208	
	UNIT-B	1BR	563.00	17	9,571	
	UNIT-C	2BR	768.00	17	13,056	
	UNIT-C1	1BR+DEN	768.00	2	1,536	
	UNIT-C2	Jr.2BR	720.00	3	2,160	
	UNIT-D	STUDIO	448.00	8	3,584	
	UNIT-E	1BR+DEN	672.00	4	2,688	
	UNIT-F	1BR	567.00	4	2,268	
	UNIT-G	1BR	550.00	2	1,100	
	UNIT-G1	STUDIO	477.00	1	477	
	UNIT-H	STUDIO	470.00	2	940	
	UNIT-J	1BR+DEN	719.00	2	1,438	
	UNIT-K	1BR+DEN	642.00	4	2,568	
	UNIT-K1	1BR+DEN	599.00	1	599	
	UNIT-L	1BR	533.00	1	533	
	UNIT-M	1BR	524.00	3	1,572	
	UNIT-N	1BR	467.00	1	467	
	TOTAL			143	54,765	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED (@Lower Lvl , Upper Lvl & Parkade Lvl-1)
	Studio	11	1.0/UNIT	11	11
	1BR, 1BR+DEN, 2BR, 2BR+DEN	132	1.5/UNIT	198	198
	TOTAL			209	209
	ACCESSIBLE PARKING		1 FOR EVERY ADAPTABLE UNIT	16	16
	VISITOR'S		10% OF REQUIRED PARKING	20.9 SAY 21	21
	SMALL CAR		20% OF VISITOR'S PARKING	4.2 SAY 4	4
	BICYCLE PARKING(RESIDENTIAL)	143	1 / Unit + 6 Visitor	149	213

AMENITY CALCULATIONS	AMENITIES			
	AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	858	9,232	1. Minimum 6 Sq.m. per dwelling unit for first 186 dwelling units.
	PROPOSED INDOOR AMENITY(@UPPER LVL)	142	1,531	
	PROPOSED OUTDOOR AMENITY (@UPPER LVL & MAIN LVL)	682	7,341	
	TOTAL PROVIDED	824	8,872	

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Architecture Inc

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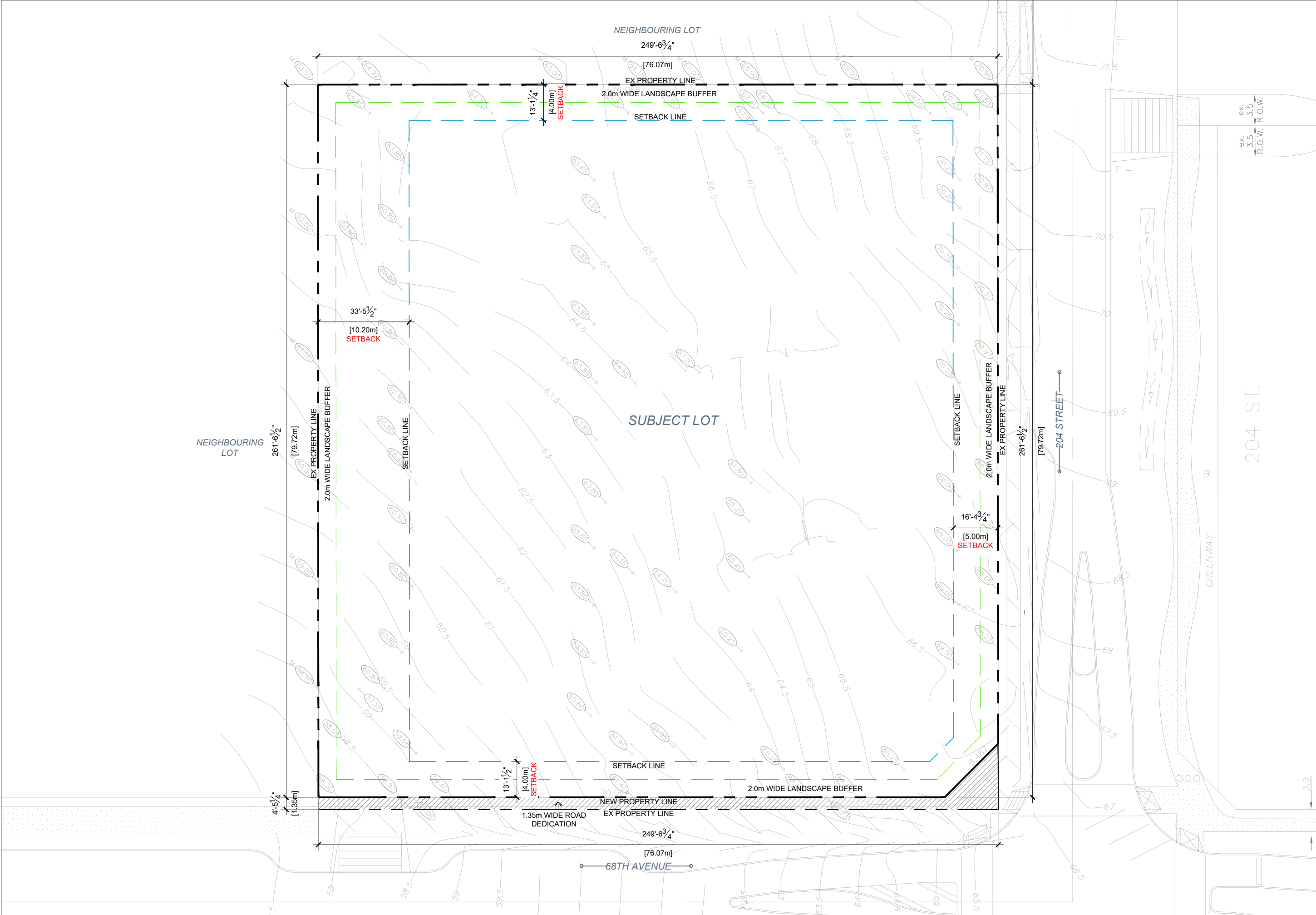
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PROGRAM SUMMARY

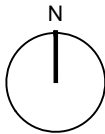
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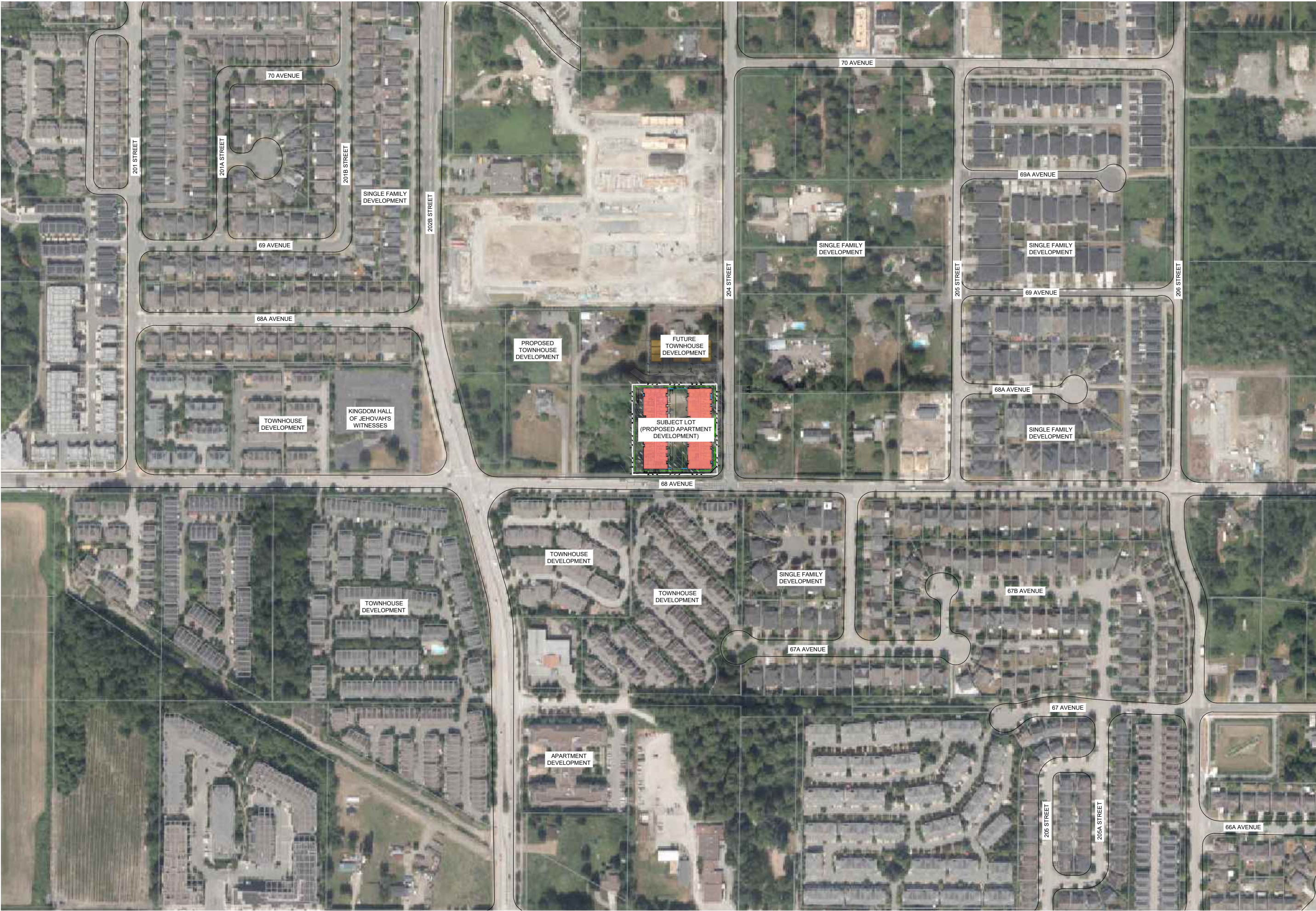
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Scale

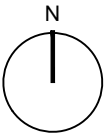
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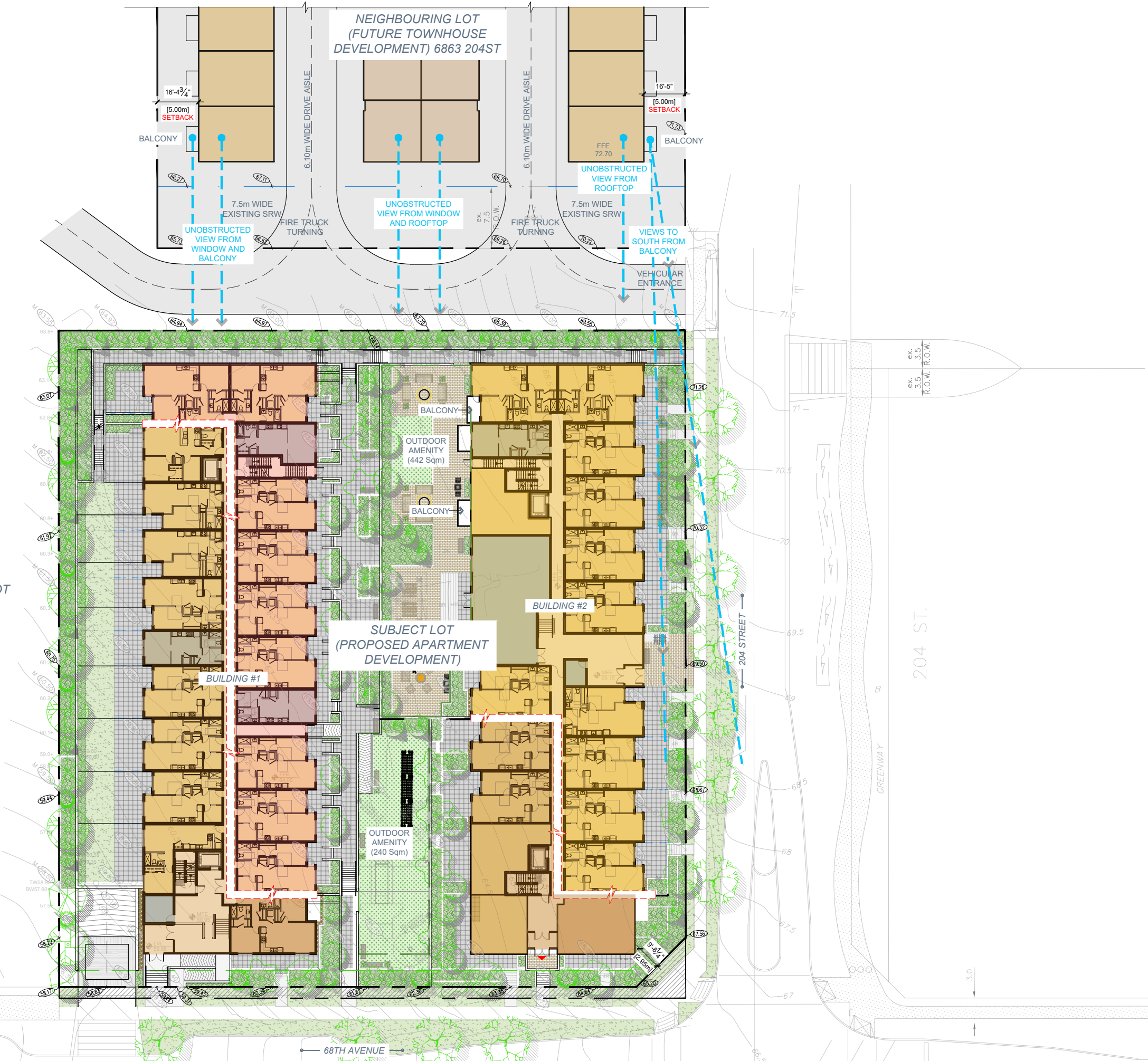
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CONTEXT PLAN**

Scale

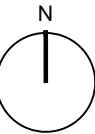
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CONTEXT PLAN

Scale

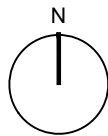
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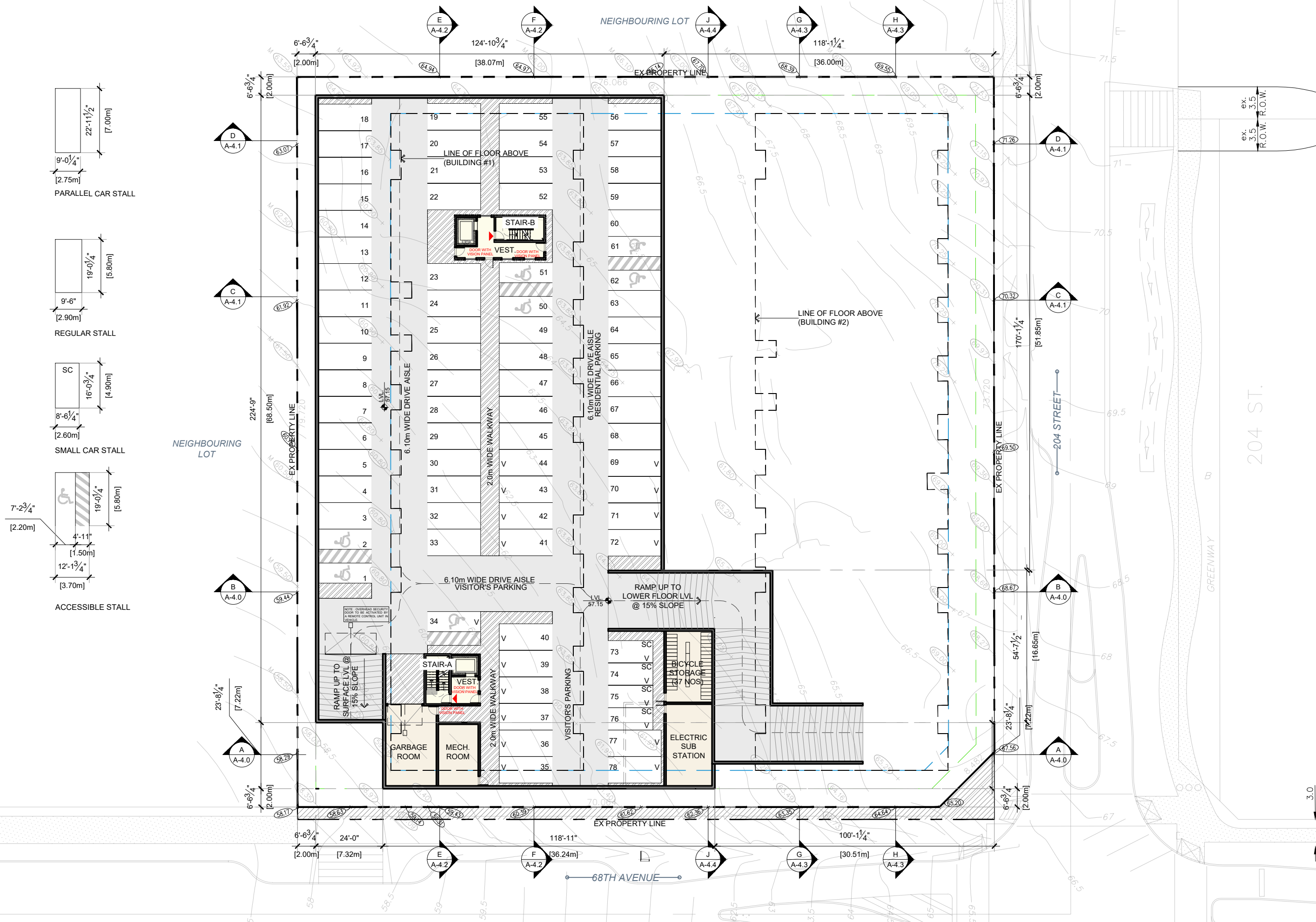
SITE PLAN

Scale

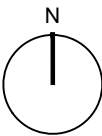
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A-1.0



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**PARKADE LVL. 1
FLOOR PLAN**

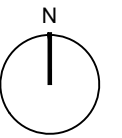
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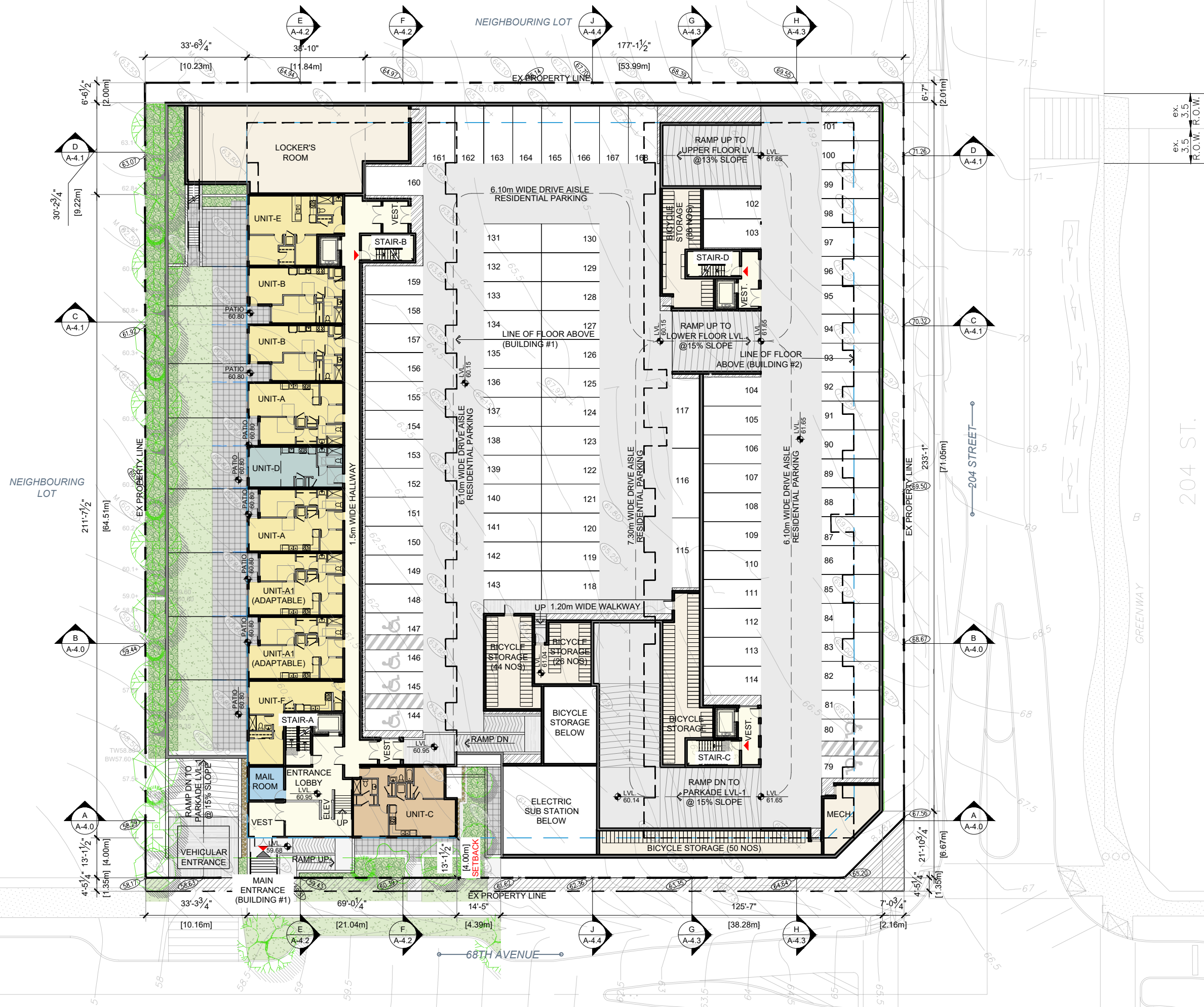
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LOWER
FLOOR LVL.

Scale

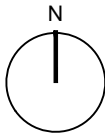
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**UPPER
FLOOR LVL.**

Scale

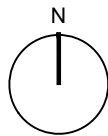
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**MEZZANINE
FLOOR LVL.**

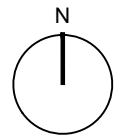
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**SECOND
FLOOR LVL.**

Scale	
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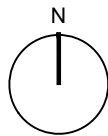
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**THIRD
FLOOR LVL.**

Scale

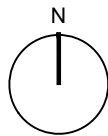
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**FOURTH
FLOOR LVL.**

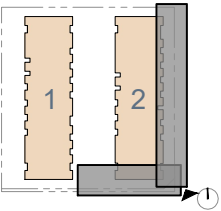
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Key Plan



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N.T.S

Sheet No.

A-3.0

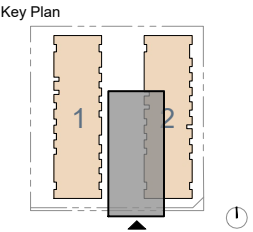


1 PERSPECTIVE VIEW
ALONG 68 AVENUE & 204 STREET



1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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N.T.S

Sheet No.

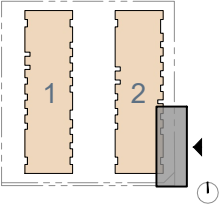
A-3.1



1 PERSPECTIVE VIEW
ALONG 204 STREET

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Project Title

APARTMENT
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Project Address

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TOL,
BRITISH COLUMBIA

Drawn By	Date
Checked By	Project ID
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Sheet Title

PERSPECTIVES

Scale

N.T.S

Sheet No.

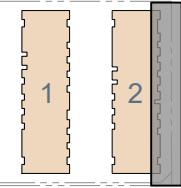
A-3.2



1 PERSPECTIVE VIEW
ALONG 204 STREET

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PERSPECTIVES

Scale

N.T.S

Sheet No.

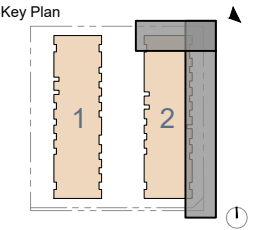
A-3.3

December 2, 2024



1 PERSPECTIVE VIEW
ALONG 204 STREET

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N.T.S

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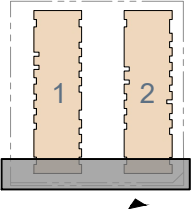
A-3.4



1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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N.T.S

Sheet No.

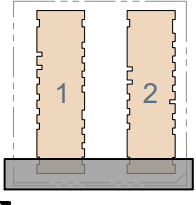
A-3.5



1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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Scale

N.T.S

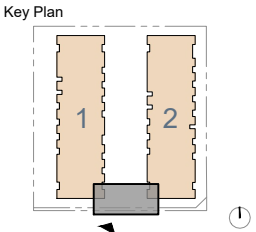
Sheet No.

A-3.6



1 PERSPECTIVE VIEW
ALONG 68 AVENUE

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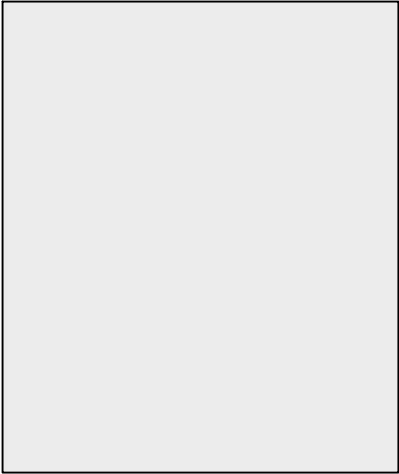
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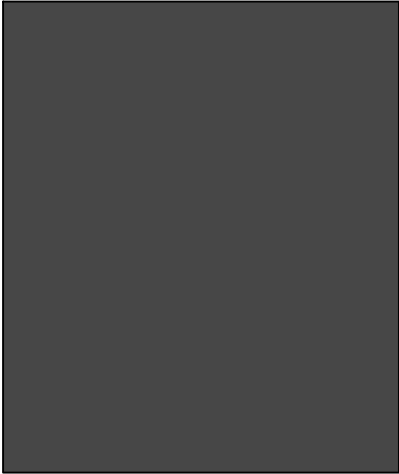
A-3.7



1- Fiber Cement Panelling with Reveal
Color to Match: Benjamin Moore
BURNT RUSSET 042



2- Fiber Cement Panelling with Reveal
Color to Match: Benjamin Moore
White 2126-70 Chalk White



3- Fiber Cement Panelling with Reveal
Color to Match: Benjamin Moore
Graphite 1603



4- Aluminum Composite Paneling:
Color: Longboard Architectural
Products - Hemlock(lux)



5- Face Brick
Reference Name: Interstate Brick
Pewter.



6- Double Glazed Windows
Color to Match: Benjamin Moore Black
Ink 2127-20
Glass: Clear



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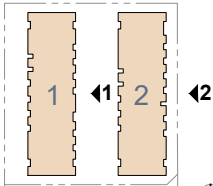
Sheet Title
**MATERIAL
BOARD**

Scale
N.T.S

Sheet No.
A-3.8

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Project ID

Sheet Title

ELEVATION

Scale

N.T.S

Sheet No.

A-3.9



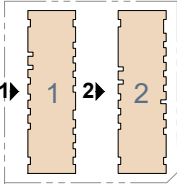
1 EAST ELEVATION (BUILDING-1)
N.T.S



2 EAST ELEVATION (BUILDING-2)
ALONG 68 AVENUE & 204 STREET

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Sheet Title

ELEVATION

Scale

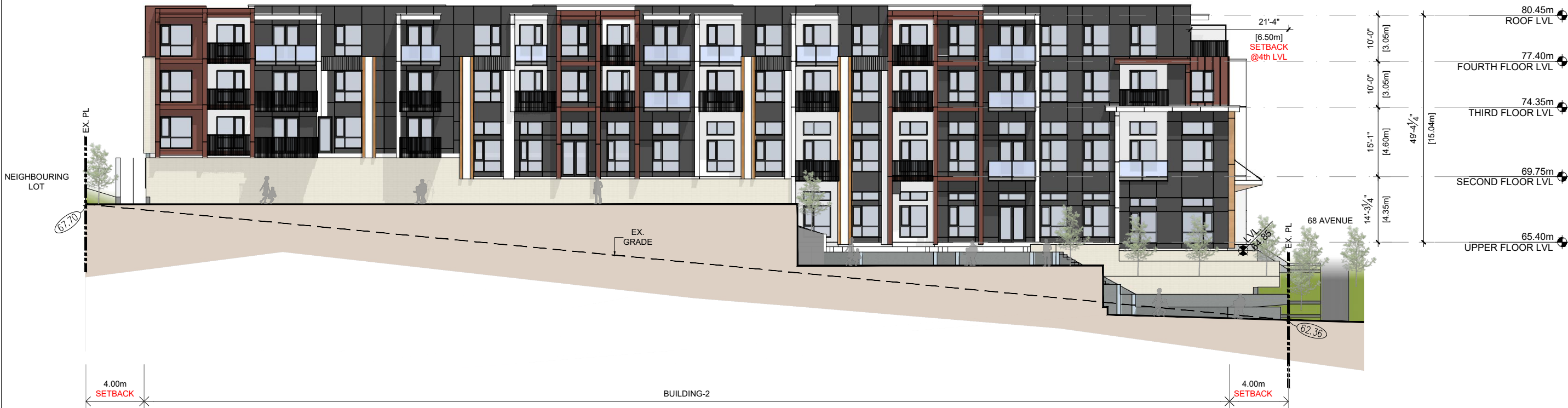
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Sheet No.

A-3.10



1 WEST ELEVATION (BUILDING-1)
N.T.S



2 WEST ELEVATION (BUILDING-2)
N.T.S



1 SOUTH ELEVATION (BUILDING-1)
N.T.S



2 SOUTH ELEVATION (BUILDING-2)
N.T.S

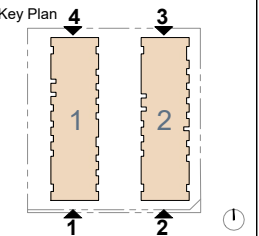


3 NORTH ELEVATION (BUILDING-2)
N.T.S



4 NORTH ELEVATION (BUILDING-1)
N.T.S

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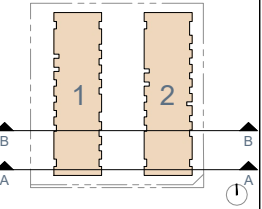
Sheet Title
ELEVATION

Scale
N.T.S

Sheet No.
A-3.11

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SECTIONS

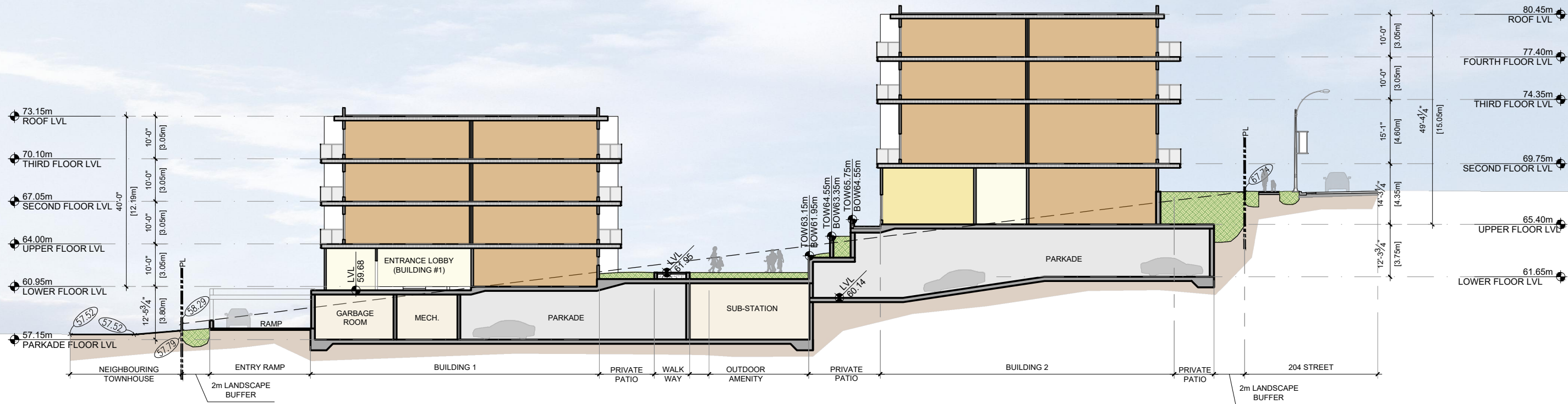
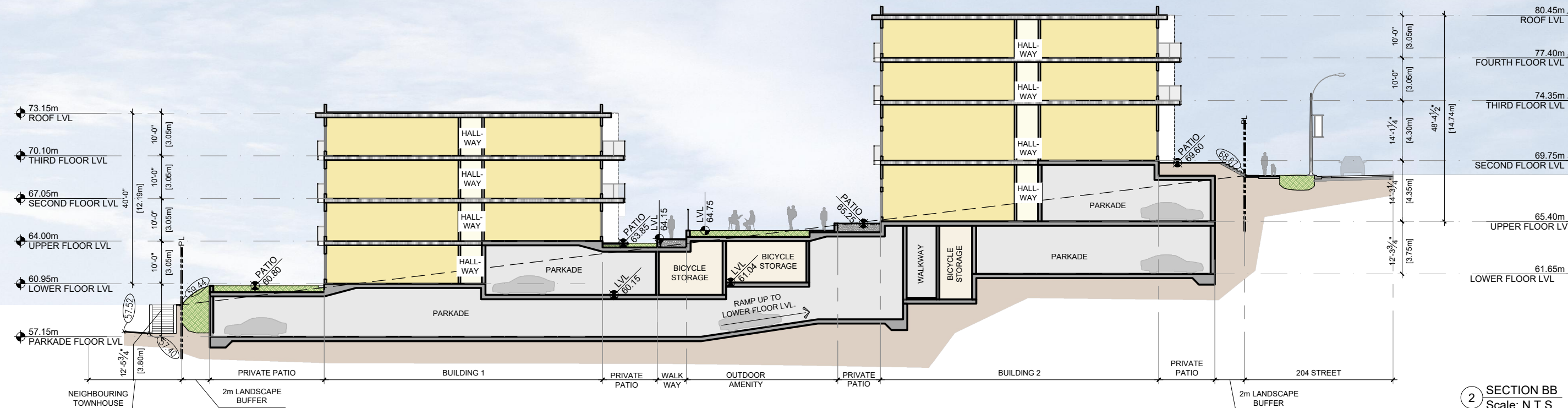
Scale

Sheet No.

A-4.0

1 SECTION AA
Scale: N.T.S

2 SECTION BB
Scale: N.T.S



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APARTMENT DEVELOPMENT

6815 204 STREET
TOL,
BRITISH COLUMBIA

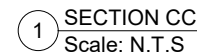
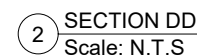
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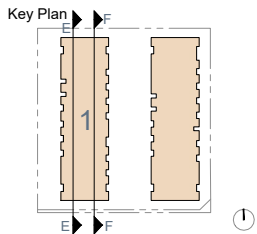
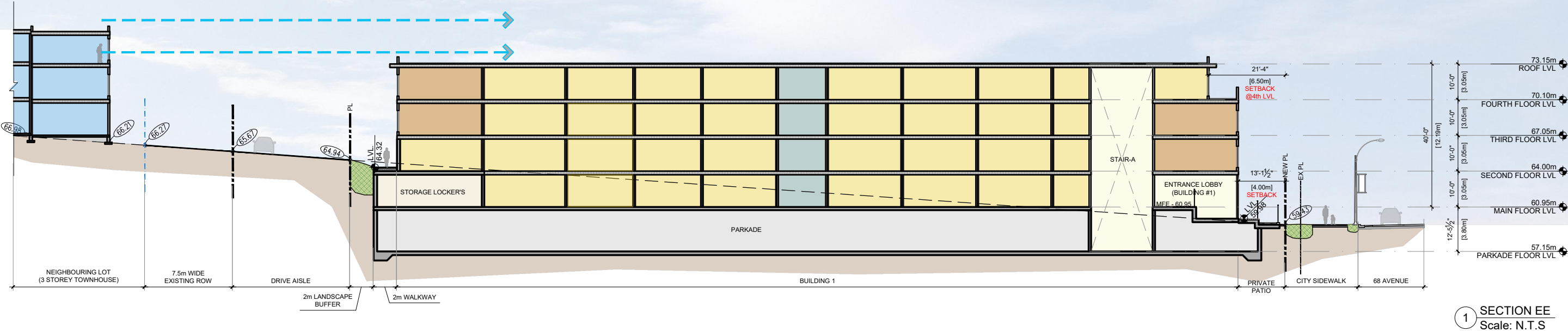
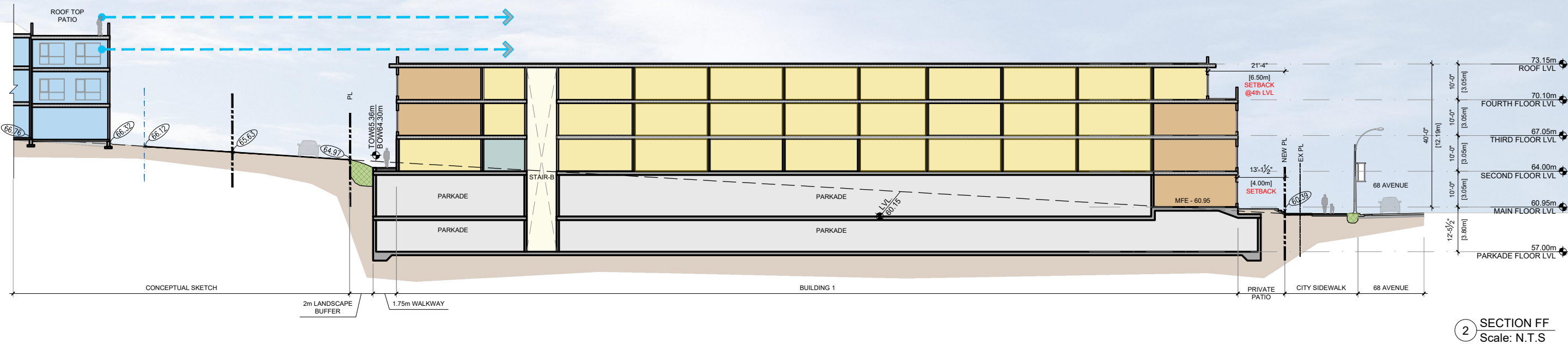
Scale

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A-4.1

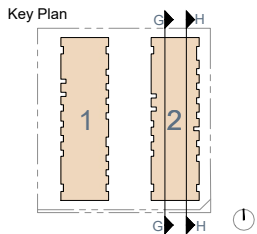
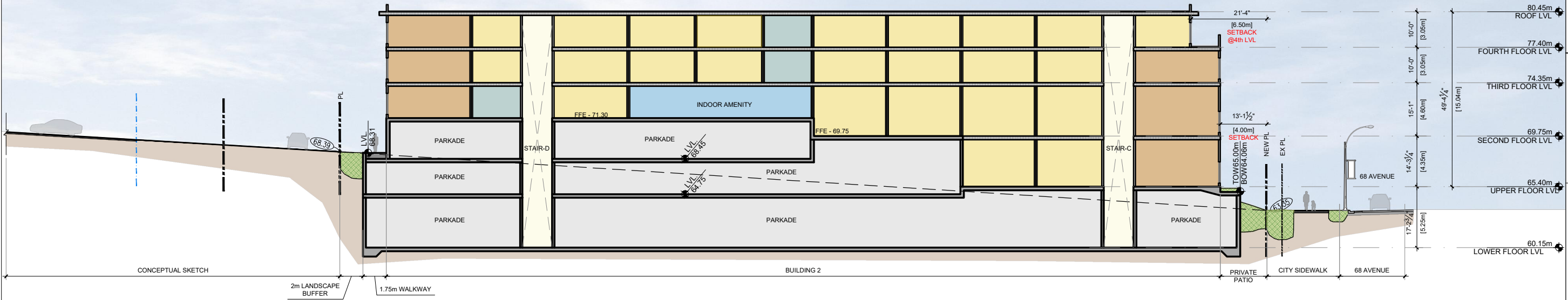


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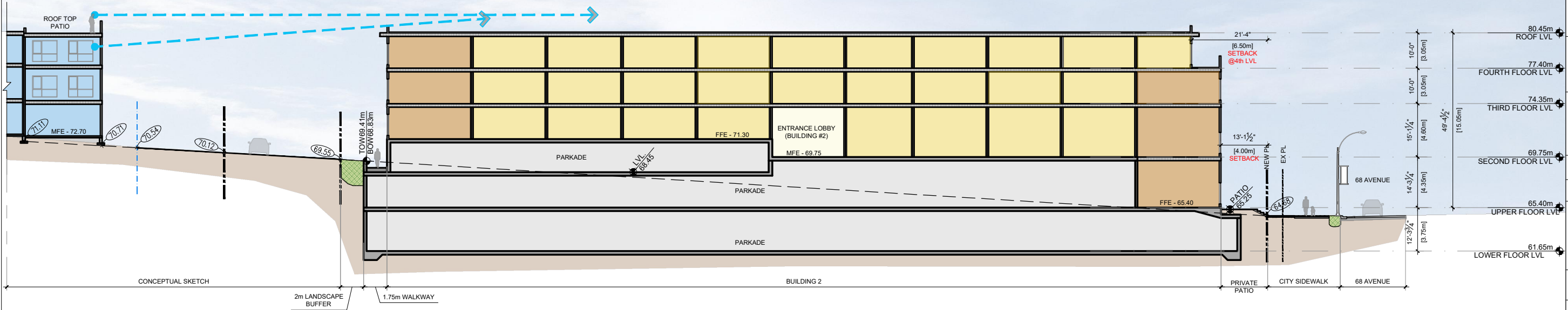


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1 SECTION EE
Scale: N.T.S



2 SECTION HH
Scale: N.T.S

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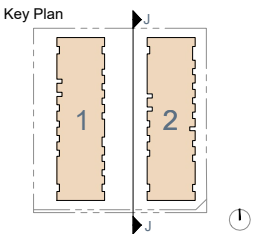
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