

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
6	2025.08.22	CLIENT REVIEW
7	2025.09.05	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
9	2025.09.18	CAD TO LANDSCAPE
10	2025.10.20	ISSUED FOR D.P.

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

sheet no. A1.00

seal

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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SUMMARY - WEST SITE

SITE AREA: 50,994 SF (1.17 ACRE)
GROSS AREA: 94,963 SF
SITE COVERAGE: 28,305 SF/50,994 SF = 55.5%
SALEABLE RESIDENTIAL AREA: 65,750 SF
CIRCULATION/SERVICES: 15,345 SF
INDOOR AMENITY LOUNGE: 204 SF
SALEABLE COMMERCIAL AREA: 6,280 SF
COMMERCIAL CIRCULATION & W/C: 1,301 SF
RENTABLE STORAGE (LEVELS 1-4): 6,285 SF (1/UNIT)
RENTABLE STORAGE (P1 + P2): 2,366 SF
UNDERGROUND PARKING AREA: P1+P2 = 74,258 SF
FSR (WEST SITE): 94,963 SF / 50,994 SF = 1.86

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: 77 STALLS
UNDERGROUND P2: 91 STALLS
SURFACE: 6 STALLS
TOTAL: 174 STALLS

BREAKDOWN
RESIDENTS: 116 STALLS
VISITOR: 10 STALLS
COMMERCIAL: 17 STALLS
RENTABLE PUBLIC PARKING: 31 STALLS
TOTAL: 174 STALLS

BICYCLE STORAGE: 68 SPACES REQUIRED
117 SPACES PROVIDED

AMENITY REQUIRED: 68 UNITS x 6 SM = 408 SM (4,392 SF)
AMENITY IN WEST BUILDING: 204 SF LOBBY LOUNGE

SHARED AMENITY (HERITAGE BLDG): 1,970 SF INDOOR + 6,100 SF OUTDOOR
TOTAL SHARED AMENITY: 8,070 SF (672 SM)
(60% OF SHARED AMENITY ALLOCATED TO WEST BUILDING)

TOTAL AMENITY PROVIDED: 60% OF SHARED AMENITY = 4,842 SF + 204 SF
5,046 SF (469 SM) PROVIDED

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: 57,617 SF
SITE COVERAGE: 18,755 SF/35,152 SF = 53%
SALEABLE RESIDENTIAL AREA: 39,303 SF
RENTABLE STORAGE (ALL LEVELS): 10,136 SF
SALEABLE COMMERCIAL AREA: 5,729 SF
COMMERCIAL CIRCULATION & W/C: 1,175 SF
RENTABLE STORAGE (INCLUDING P1, P2): 3,503 SF (INCLUDING P1, P2)
UNDERGROUND PARKING AREA: 54,461 SF (P1 + P2)
FSR (EAST SITE): 57,617 SF / 35,152 SF = 1.64

UNIT MIX
STUDIO: 6 (13%)
1 BEDROOM: 15 (33%)
2 BEDROOM: 22 (49%)
3 BEDROOM: 2 (4%)
TOTAL: 45
56 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)
AMENITY IN EAST BUILDING: NONE

SHARED AMENITY (HERITAGE BLDG): 1,970 SF INDOOR + 6,100 SF OUTDOOR
TOTAL SHARED AMENITY: 8,070 SF (672 SM)
(40% OF SHARED AMENITY ALLOCATED TO EAST BUILDING)

TOTAL AMENITY PROVIDED: 40% OF SHARED AMENITY = 3,228 SF
3,228 SF (300 SM) PROVIDED

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

