

TKA+D
CONNEST

Gloucester West - Issued for Development Permit

PROJECT TEAM:

OWNER/DEVELOPER
Conwest Group

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Grainne Warren

LANDSCAPE ARCHITECT
PMG Landscape Architects

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P. 604.294.0011
Mary Chan Yip | Daryl Oishi

ENVIRONMENTAL CONSULTANT
EBB Environmental Consulting Inc.

P.O. Box 18180 1215C 56th Street, Delta, B.C.
P. 604.943.3209
Oliver Busby

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TRAFFIC ENGINEER
CTS Traffic Engineering Specialists

1952 Kingsway Ave, Port Coquitlam, B.C.
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Alex Mannion | Gary Vlieg

SURVEYOR
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Gloucester West

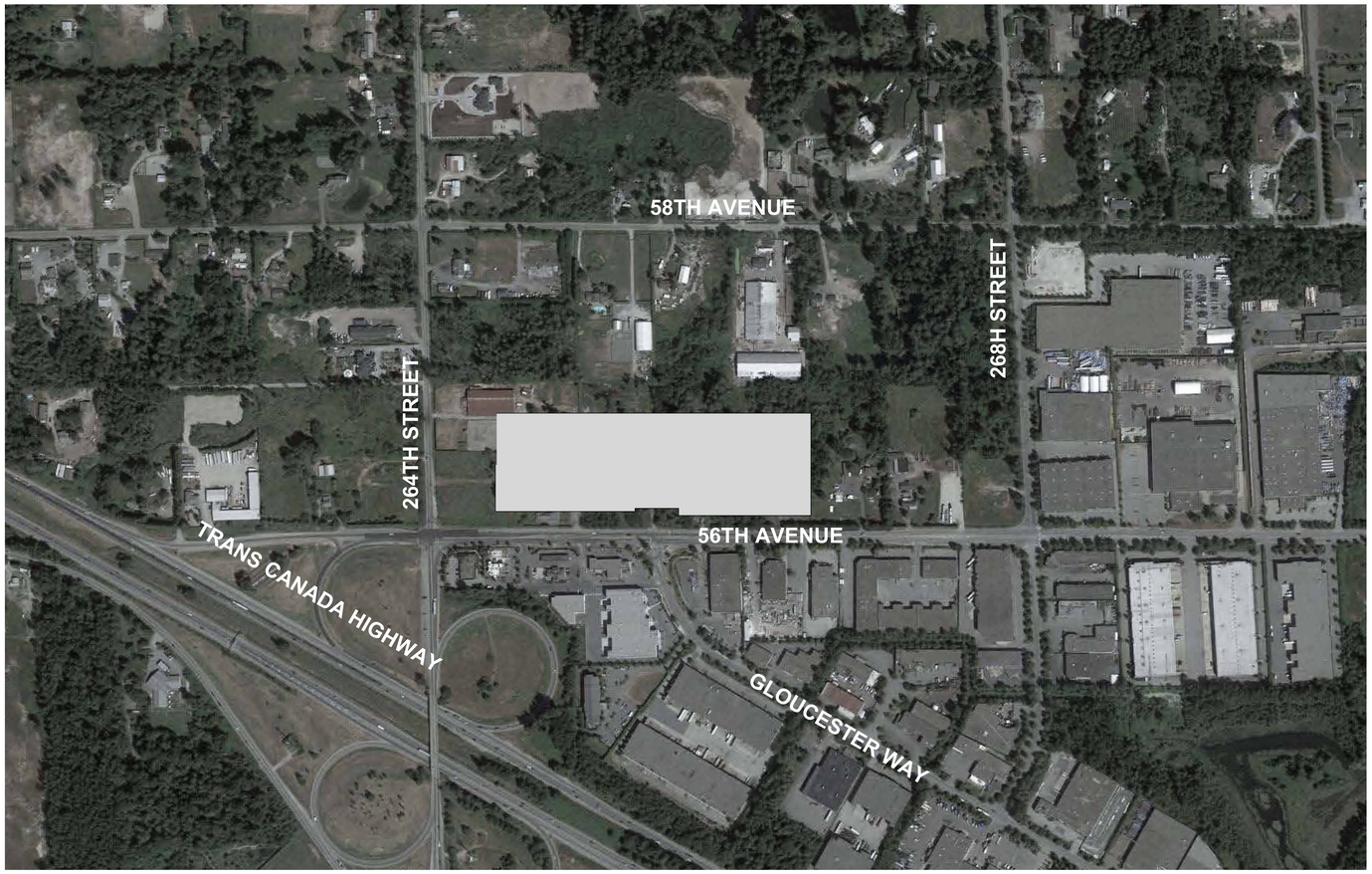
WEST HALF OF 26477 56TH AVENUE
AND
5670 264TH STREET

Cover

PLOT DATE: 2024-12-11 12:01:16 PM

A00

LOCATION PLAN:



ZONING SUMMARY:

PROJECT ADDRESS:	56TH AVENUE, TOWNSHIP OF LANGLEY
LEGAL DESCRIPTION	LOTS 3, 4, 14, 15, 16, SECTION 7, TOWNSHIP 14 PLAN, NEW WESTMINSTER DISTRICT
AUTHORITY:	Township of Langley
ZONING:	RU-1
ZONING PROPOSED:	M-2
LAND USE:	Industrial
EASEMENTS:	PLAN EPP107680
SITE AREA:	73064 m²

	MAXIMUM	PROPOSED
***BUILDING HEIGHT:**	12 m	14.5 m

	MINIMUM	PROPOSED
****BUILDING SETBACKS:**		
Front Yard (56th Ave.)	10 m	16.3 m
Side Yard (East)	0 m	17.8 m
Side Yard (West)	0 m	0 m
Rear Yard (ALR)	10 m	8 m

	MAXIMUM	PROPOSED
FSR		0.62

	MAXIMUM	PROPOSED
LOT COVERAGE:	60%	60%

NOTES:

*The applicant is requesting variance in maximum allowable bulding height to 14.5m

**The applicant is seeking an isolated reduction in minimum landscape setbacks along east and south property lines (see site plan for specific dimensions and location)

AREA SUMMARY

AREA BY LEVEL

LEVEL 1		
Office	4002 ft²	372 m²
Service	1328 ft²	123 m²
Warehouse	465599 ft²	43256 m²
	470929 ft²	43751 m²
MEZZANINE		
Office	16009 ft²	1487 m²
	16009 ft²	1487 m²
Total	486937 ft²	45238 m²

AREA BY OCCUPANCY

Office	20011 ft²	1859 m²
Service	1328 ft²	123 m²
Warehouse	465599 ft²	43256 m²
Total	486937 ft²	45238 m²

AREA BY UNIT

UNIT 101

	Area Area (SF)	Area (SM)
LEVEL 1		
Warehouse	76293 ft²	7088 m²
Office	1010 ft²	94 m²
	77303 ft²	7182 m²
MEZZANINE		
Office	4002 ft²	372 m²
	4002 ft²	372 m²
	81306 ft²	7554 m²

UNIT 102

	Area Area (SF)	Area (SM)
LEVEL 1		
Warehouse	127419 ft²	11838 m²
Office	1010 ft²	94 m²
	128429 ft²	11931 m²
MEZZANINE		
Office	4002 ft²	372 m²
	4002 ft²	372 m²
	132431 ft²	12303 m²

UNIT 103

	Area Area (SF)	Area (SM)
LEVEL 1		
Warehouse	126686 ft²	11769 m²
Service	355 ft²	33 m²
Service	907 ft²	84 m²
Service	66 ft²	6 m²
Office	990 ft²	92 m²
	129004 ft²	11985 m²
MEZZANINE		
Office	4002 ft²	372 m²
	4002 ft²	372 m²
	133006 ft²	12357 m²

UNIT 104

	Area Area (SF)	Area (SM)
LEVEL 1		
Warehouse	135201 ft²	12561 m²
Office	992 ft²	92 m²
	136192 ft²	12653 m²
MEZZANINE		
Office	4002 ft²	372 m²
	4002 ft²	372 m²
	140194 ft²	13024 m²

PARKING SUMMARY:

PARKING REQUIRED BY OCCUPANCY

Occupancy	Area	Factor	Required
Office	20,010.5 ft²	377 ft²	53.1
Service	1,327.9 ft²	2,002 ft²	0.7
Warehouse	465,599.0 ft²	2,002 ft²	232.6
Total	486,937.4 ft²		286.3

PARKING PROVIDED BY TYPE

Space Dimension	Percentage	Quantity
2.6m x 5.6m (Tandem)	8%	22
2.6m x 5.8m	40%	115
2.9m x 5.8m	31%	90
2.44m x 4.88m (SC)	19%	56
3.7m x 5.8m (ADA)	2%	6
Total		289

Township of Langley Zoning Bylaw - Section 107.3

(d) Industrial - 1 space for every 186 m² of gross floor area
(c)(v) Commercial - 1 space per 35 m² of gross floor area

Township of Langley Zoning Bylaw - Section 107.11

For buildings required to be accessible by persons with disabilities, where between 10 and 50 stalls are required, at least one parking stall for persons with disabilities shall be provided. For buildings required to be accessible where over 50 stalls are required, parking stalls for persons with disabilities shall be provided in the ratio of 1 every 50 stalls or part thereof.

LOADING SUMMARY:

LOADING PROVIDED .

Type	Quantity
Dock	71
Grade (3m x 9.25m)	4
Total: 75	75

Township of Langley Zoning Bylaw - Section 107.8 (1)

Commercial and Industrial uses and commercial greenhouses shall provide one off-street loading space for every building having a gross floor area of 500 m² or greater. Where overhead loading doors are provided on the building, off-street loading space shall be provided adjacent to each overhead loading door of the building. Where no overhead loading door is provided, off-street loading space shall be provided in a location adjacent to the shipping and receiving doors or main entry doors of the building.

BICYCLE SUMMARY:

BICYCLE PARKING PROVIDED

Type	Quantity
Bike Rack - Trio	32

Township of Langley Zoning Bylaw - Section 107.12

(c) Commercial - 6 visitor bicycle spaces at each public entrance; plus 0.06 bicycle spaces in a secure bicycle parking area per 100 m² of the gross floor area where gross floor area is greater than or equal to 2,000 m²

(d) Industrial - 1 bicycle space per 1,000 m² of the gross floor area where the gross floor area is greater than or equal to 2,000 m²

note: two bicycles per rack

GRAPHIC & SYMBOL LEGEND

Existing Construction (to be retained)

Existing Construction (to be demolished)

New Stud Wall (construction as indicated)

New Insulated Stud Wall (as indicated)

Demolition Tag #

Room Tag Room Name 0000

Door / Window Tag 101

Wall / Floor / Roof Type Tag ##

Material / Finish Keynote Tag ?

Millwork Tag C12

Specialty Equipment Tag 01

Centre Line

Property Line

Fire Hydrant FH

Manhole Cover MC

Catch Basin CB

Detail Reference — 1 SIM A000 — DETAIL NUMBER / SHEET NUMBER

Wall / Detail Section Reference — A SIM A000 — DETAIL NUMBER / SHEET NUMBER

Building Section Reference — AA SIM A000 — DETAIL NUMBER / SHEET NUMBER

Interior Elevation Reference — 1 / 2 A000 3 / 4 — DETAIL NUMBERS / SHEET NUMBER

Matchline View Reference — 1/A101

Grid Reference — A

Level Reference — Elevation Name

Spot Elevation (relative to survey) — 38'-6"

Spot Elevation (relative to project base) — 0'-0"

North Arrow — North

Ceiling Type Tag — ## FINISHES — CEILING TYPE / HEIGHT ABOVE FLOOR

DRAWING INDEX:

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A11	Floor Plans - L2 + Roof
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WEST HALF OF 26477 56TH AVENUE
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5670 264TH STREET

Project Data

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A01



View from passenger vehicle access looking NE



View from truck access looking NW



View from passenger vehicle access looking NW



View from MUP at SW corner of site looking NE

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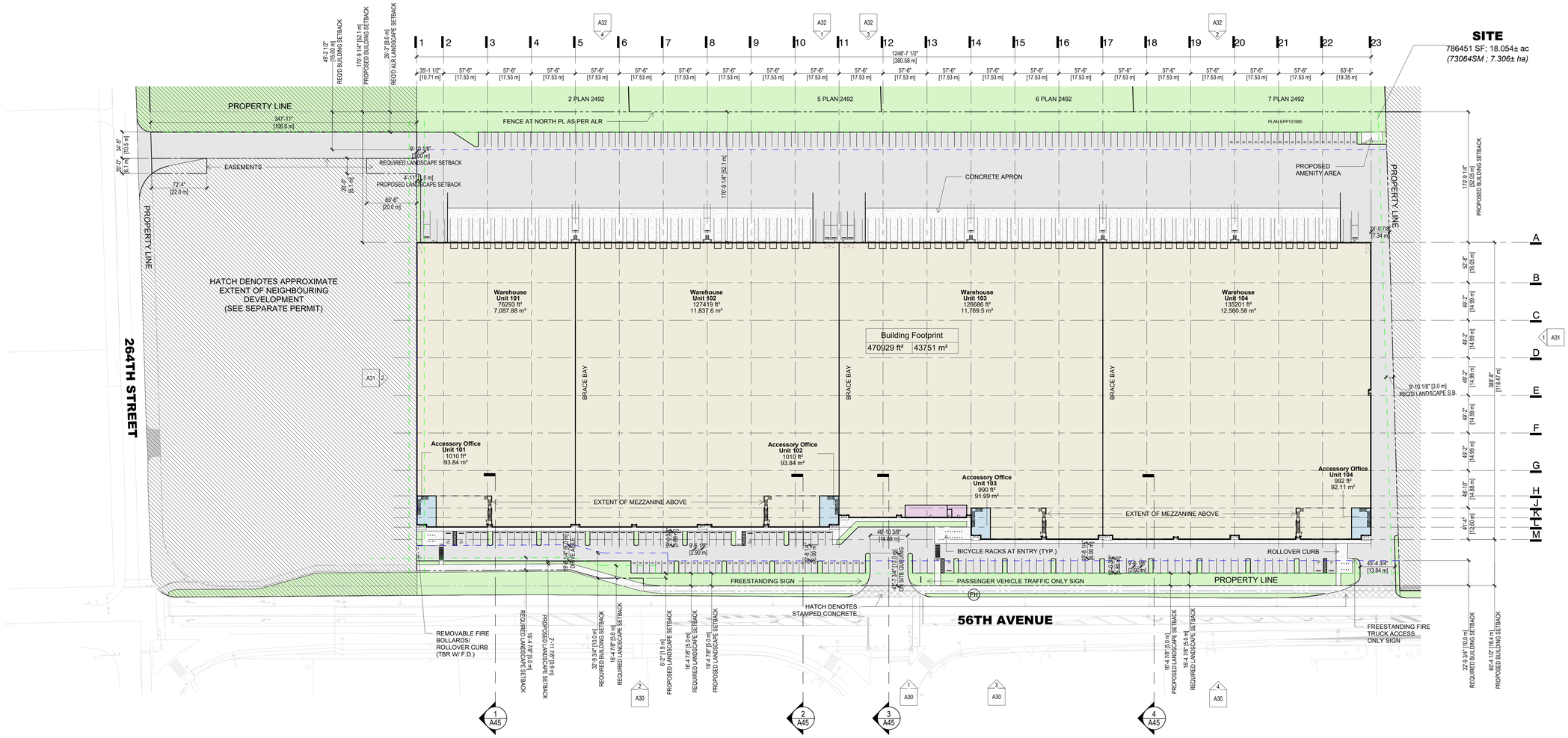
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AND
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3D Views

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A06



1 **Site Plan**
1" = 60'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION

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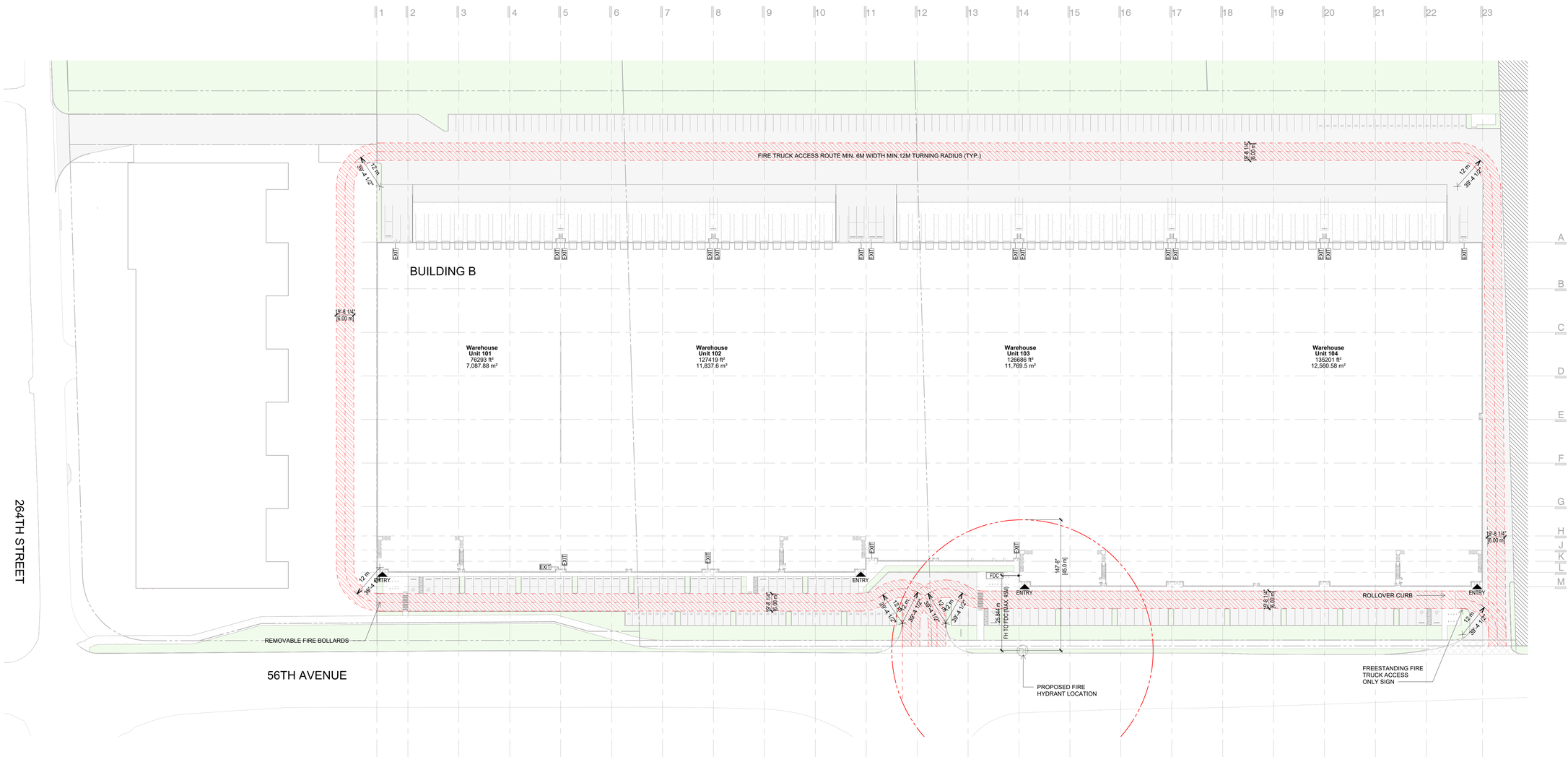
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Site Plan

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A07



1 Fire Department Plan

1" = 50'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION

FIRE TRUCK PATH

45M FIRE HYDRANT RADIUS

FIRE HYDRANT (LOCATION TO BE CONFIRMED ON SURVEY) (FH)

DENOTES FIRE TRUCK PATH (BUILDING B)

FIRE PROTECTION NOTES:

1. BUILDINGS SHALL BE SPRINKLERED THROUGHOUT.
2. AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED, CONSTRUCTED, INSTALLED AND TESTED IN CONFORMANCE WITH NFPA 13, "INTALLATION OF SPRINKLER SYSTEMS." [3.2.5.12.(1)]
3. UNLESS OTHERWISE DIRECTED BY THE AUTHORITY HAVING JURISDICTION, FIRE DEPARTMENT CONNECTIONS STALL BE ON THE STREET SIDE OF BUILDINGS AND SHALL BE LOCATED AND ARRANGED SO THAT HOSE LINES CAN BE READILY AND CONVENIENTLY ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM ANY NEARBY OBJECTS, INCLUDING BUILDINGS, FENCES, POSTS, OR OTHER FIRE DEPARTMENT CONNECTIONS. THE LOCATION SHALL BE BASED ON THE REQUIREMENTS OF THE FIRE DEPARTMENT. [NFPA 13 - 8.17.2.4.6]
4. THE FIRE DEPARTMENT CONNECTION FOR AN AUTOMATIC SPRINKLER SYSTEM STALL BE LOCATED SO THAT THE DISTANCE FROM THE FIRE DEPARTMENT CONNECTION TO A HYDRANT IS NOT MORE THAN 45 m AND IS UNOBSTRUCTED. [3.2.5.15.(2)]
5. ACCESS ROUTE DESIGN PER [3.2.5.6.(1)]:
   - A. ACCESS ROUTE FOR FIRE DEPARTMENT SHALL HAVE A CLEAR WIDTH NOT LESS THAN 6m
   - B. CENTER-LINE RADIUS NOT LESS THAN 12m
   - C. OVERHEAD CLEARANCE NOT LESS THAN 5m
   - D. CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m
   - E. BE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS
   - F. HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PROTION OF THE ACCESS ROUTE MORE THAN 90m LONG
   - G. BE CONNECTED WITH A PUBLIC THROUGHFARE.

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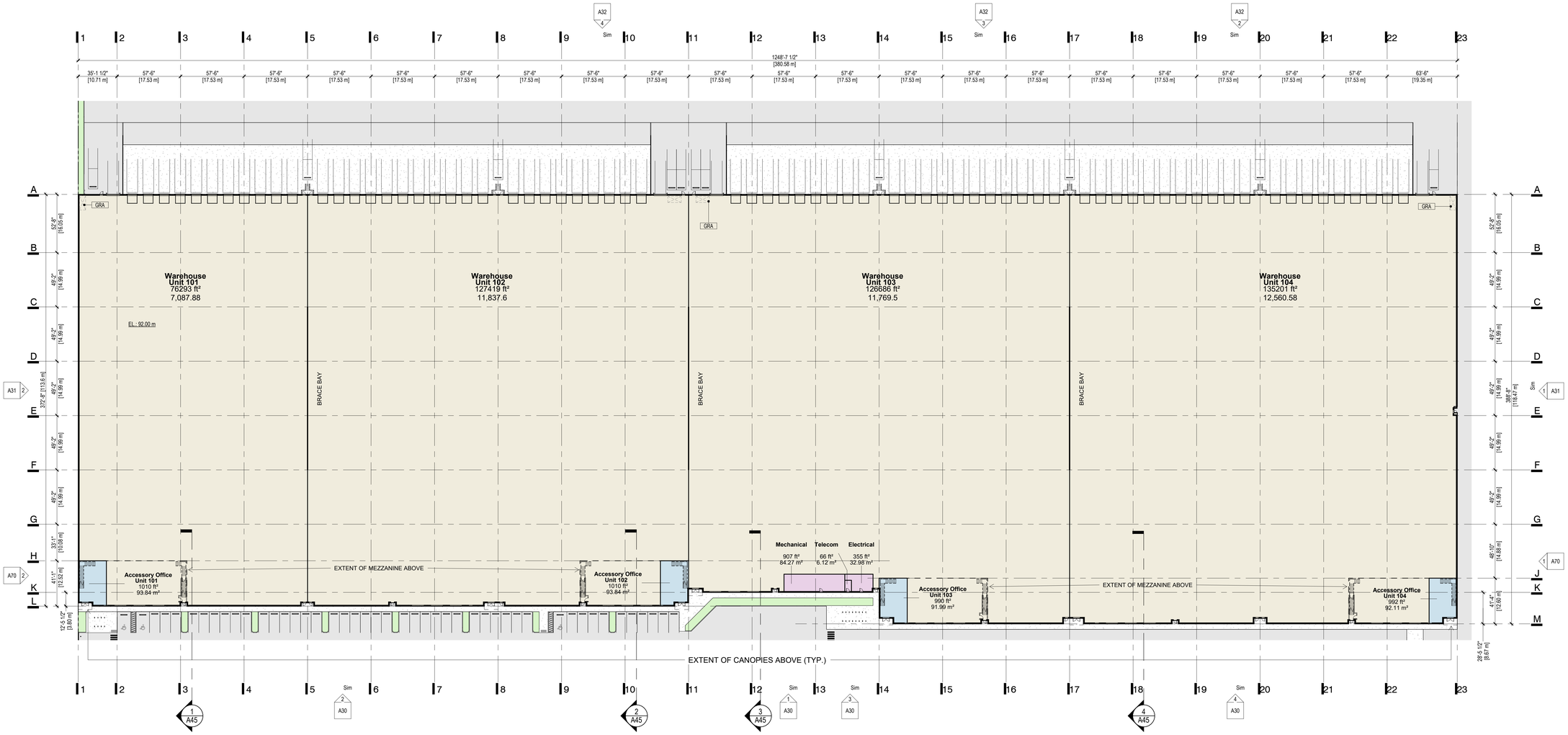
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WEST HALF OF 26477 56TH AVENUE AND 5670 264TH STREET

Fire Dept. Plan

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A09



1 Level 1

1" = 40'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
GRA	GARBAGE & REFUSE AREA

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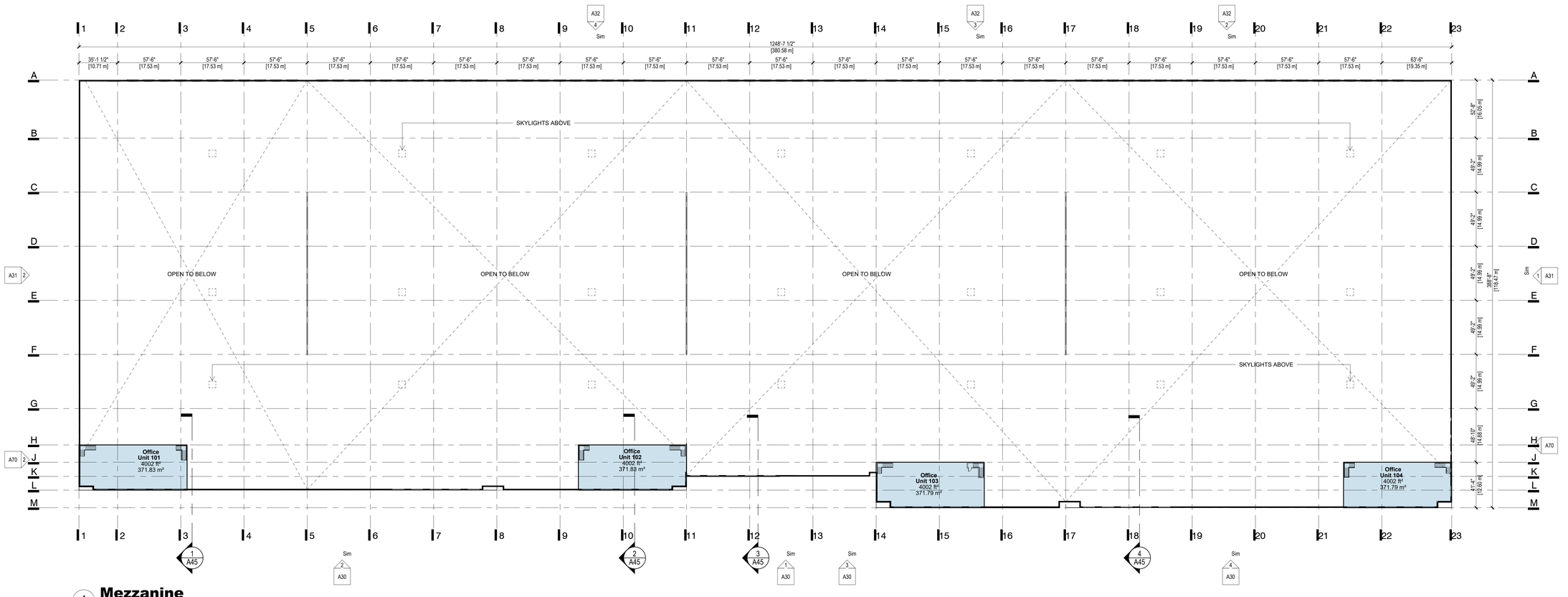
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Floor Plans - L1

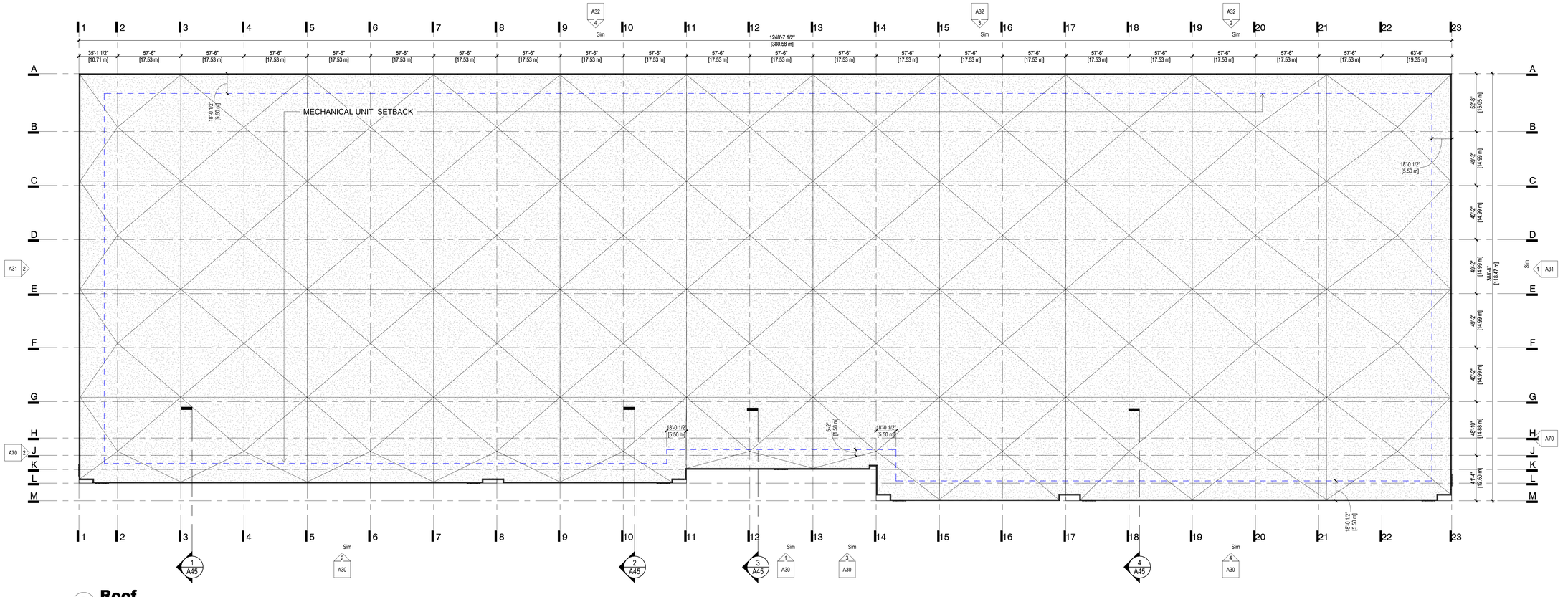
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A10



1 Mezzanine

1" = 40'-0"



2 Roof

1" = 40'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION

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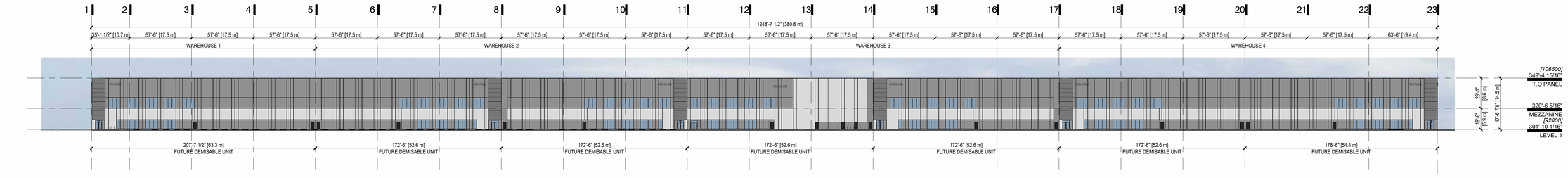
Gloucester West

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5670 264TH STREET

Floor Plans - L2 + Roof

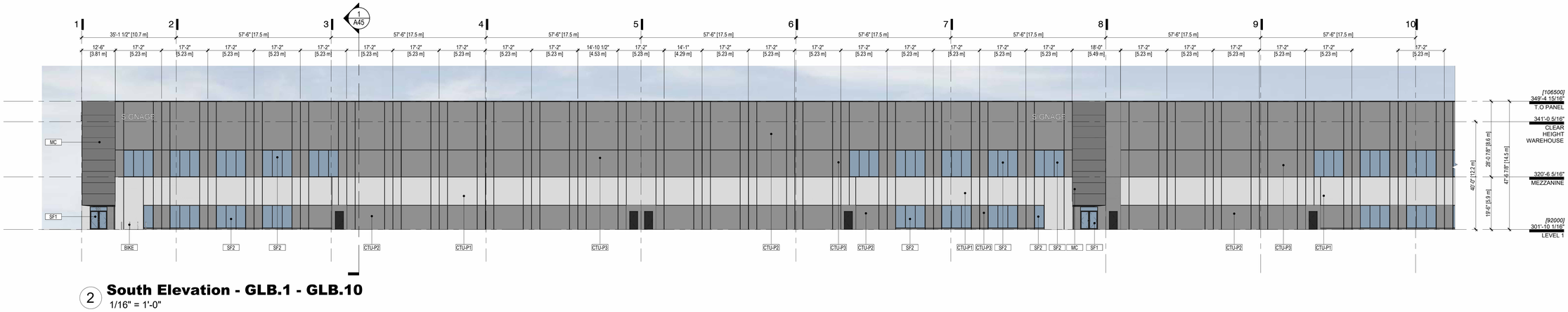
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A11



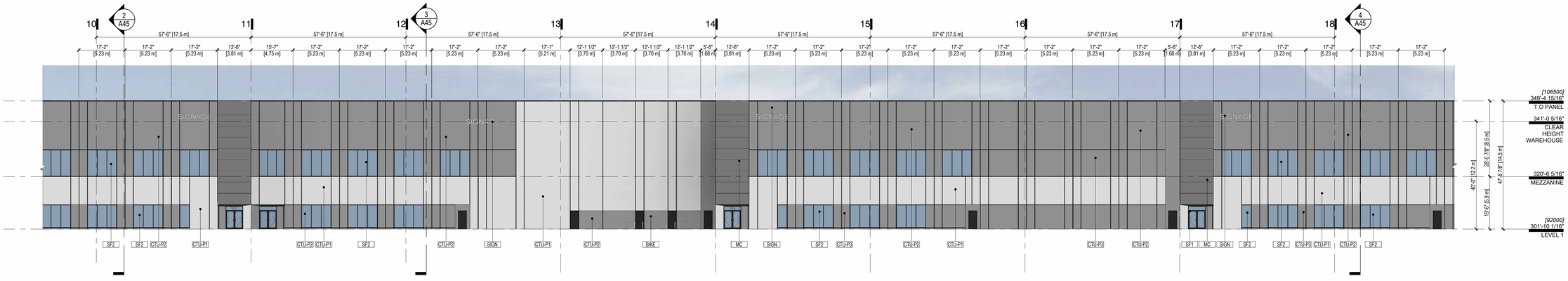
1 South - Entire Elevation - GLB.1 - GLB.23

1" = 40'-0"



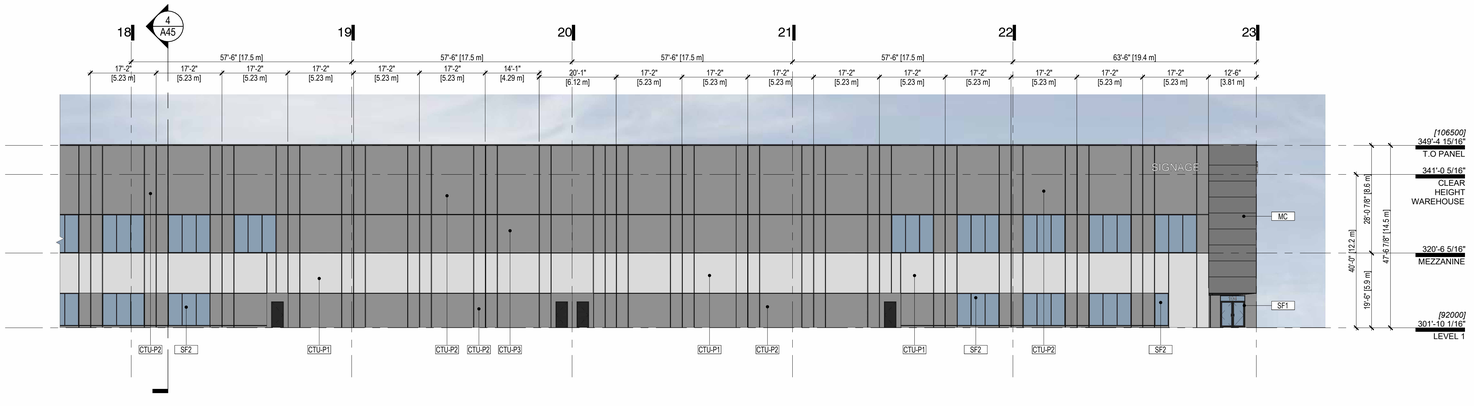
2 South Elevation - GLB.1 - GLB.10

1/16" = 1'-0"



3 South Elevation - GLB.10- GLB.18

1/16" = 1'-0"



4 South Elevation - GLB.18 - GLB.23

1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
BIKE	
CTU-P1	CONCRETE - TILT UP - PAINTED P1
CTU-P2	CONCRETE - TILT UP - PAINTED P2
CTU-P3	CONCRETE - TILT UP - PAINTED P3
MC	METAL CLADDING
SF1	SHOP FRONT GLAZING - TYPE 1
SF2	SHOP FRONT GLAZING - TYPE 2
SIGN	SIGNAGE; BY OWNER

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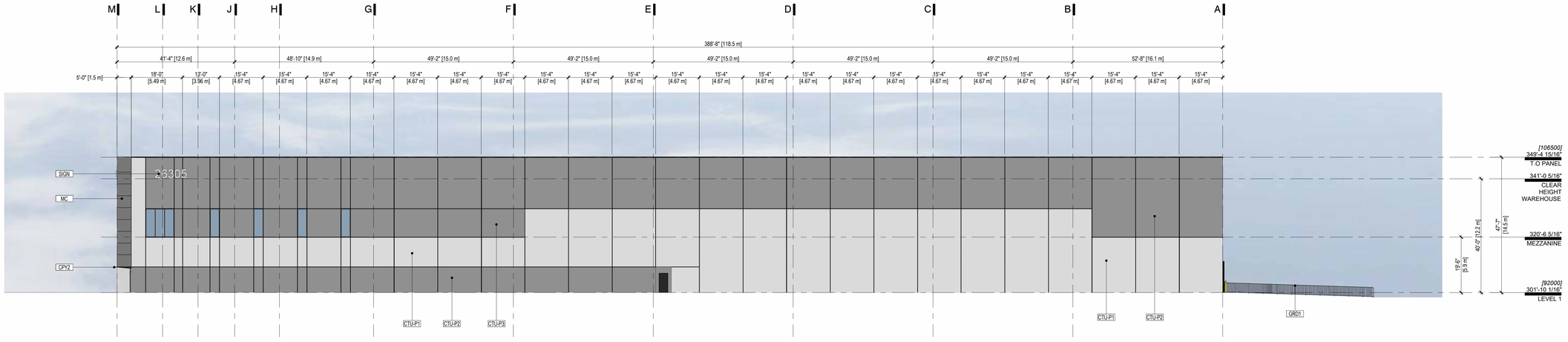
Gloucester West

WEST HALF OF 26477 56TH AVENUE
AND
5670 264TH STREET

Elevations - South

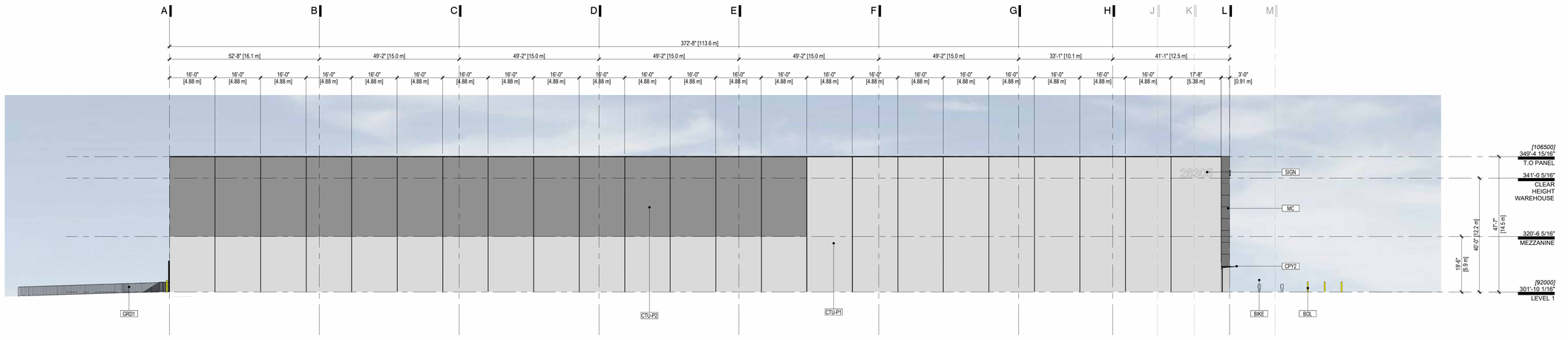
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A30



1 East (1/16")

1/16" = 1'-0"



2 West (1/16")

1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
BIKE	
BOL	
CPY2	
CTU-P1	CONCRETE - TILT UP - PAINTED P1
CTU-P2	CONCRETE - TILT UP - PAINTED P2
CTU-P3	CONCRETE - TILT UP - PAINTED P3
GRD1	GUARD RAIL
MC	METAL CLADDING
SIGN	SIGNAGE; BY OWNER

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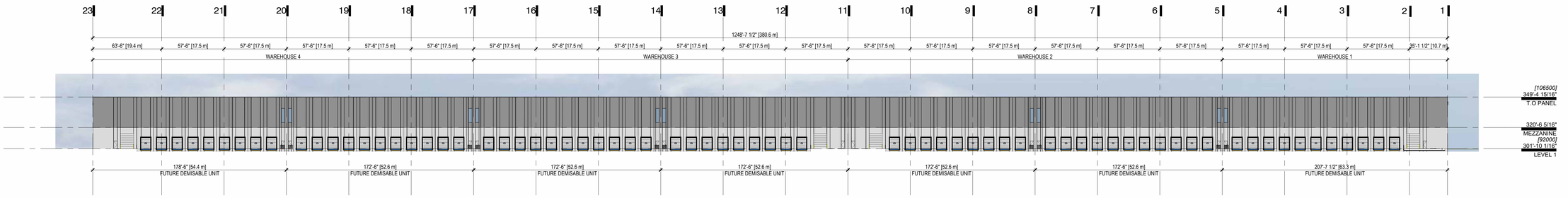
Gloucester West

WEST HALF OF 26477 56TH AVENUE AND
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Elevations - East + West

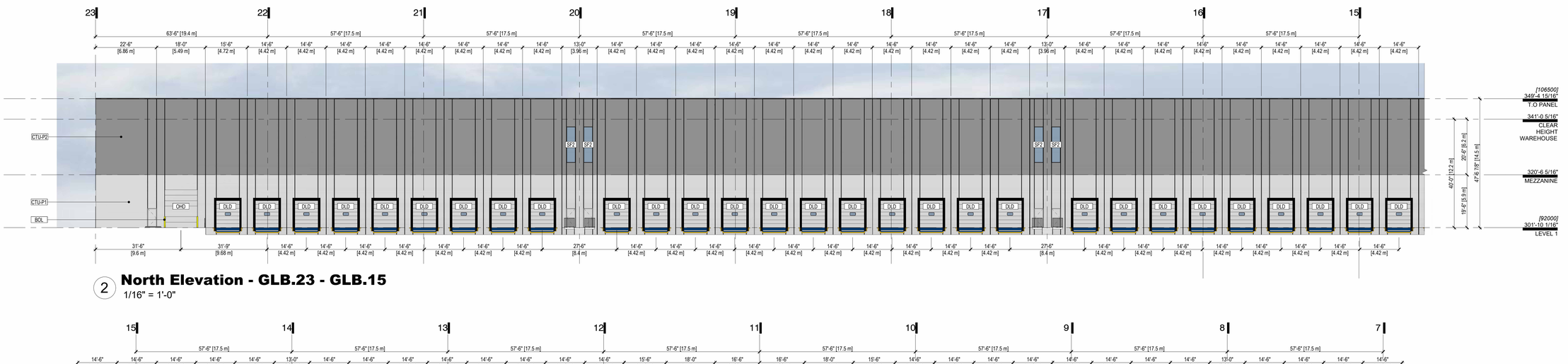
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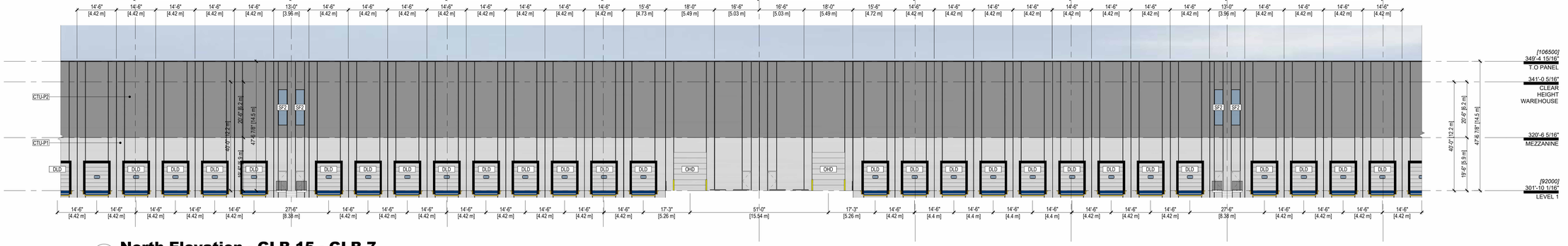
1 North - Entire Elevation - GLB.1 - GLB.23

1" = 40'-0"



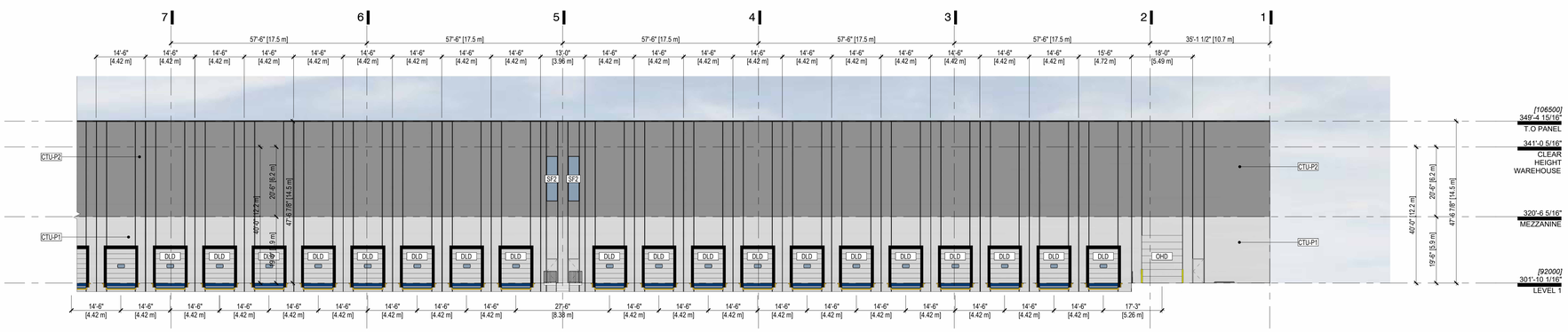
2 North Elevation - GLB.23 - GLB.15

1/16" = 1'-0"



3 North Elevation - GLB.15 - GLB.7

1/16" = 1'-0"



4 North Elevation - GLB.7 - GLB.1

1/16" = 1'-0"

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KEYNOTE LEGEND

TAG	DESCRIPTION
BOL	
CTU-P1	CONCRETE - TILT UP - PAINTED P1
CTU-P2	CONCRETE - TILT UP - PAINTED P2
DLD	DOCK LOAD DOOR
OHD	OVERHEAD DOOR
SF2	SHOP FRONT GLAZING - TYPE 2

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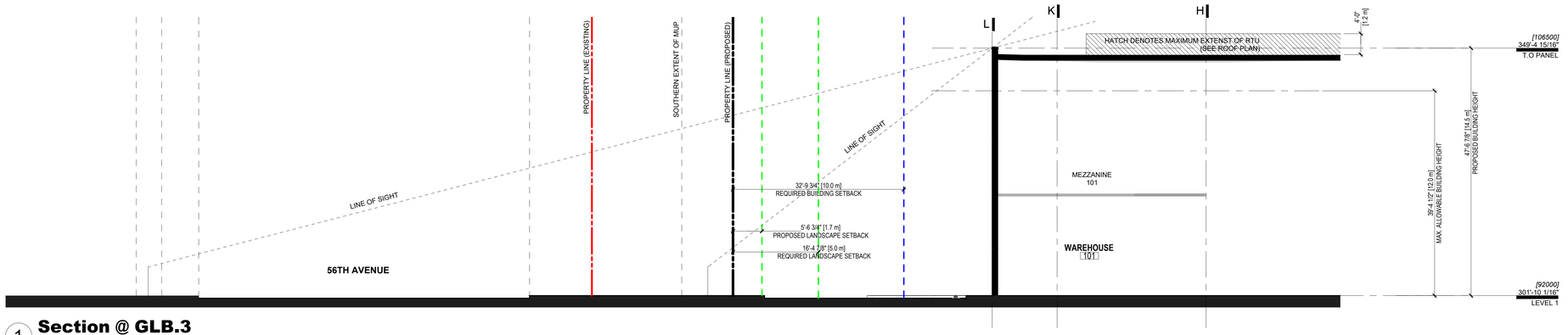
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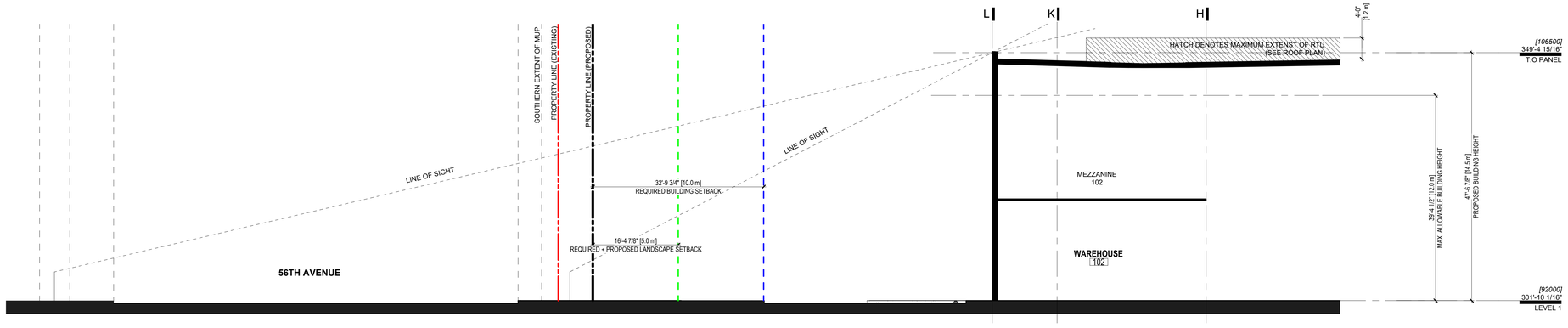
Elevations - North

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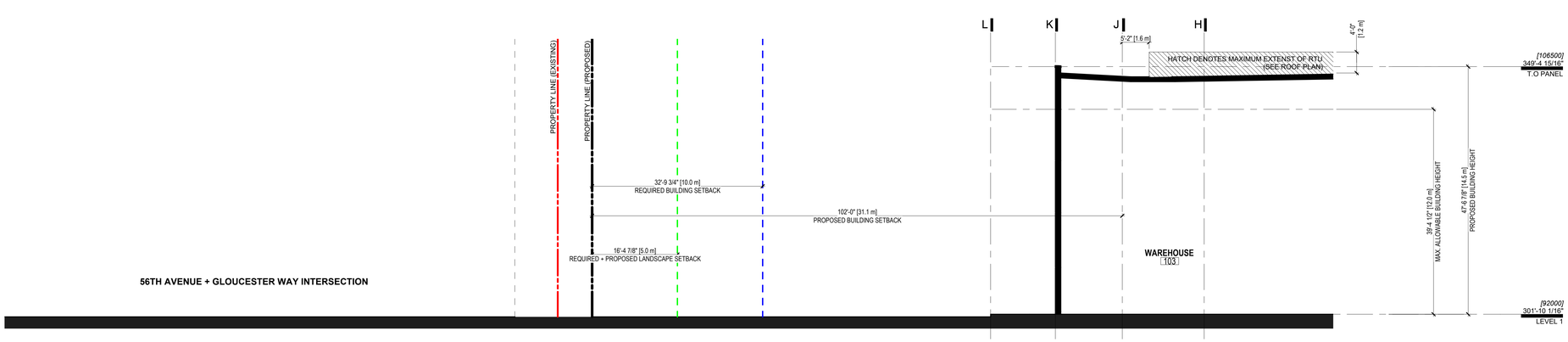
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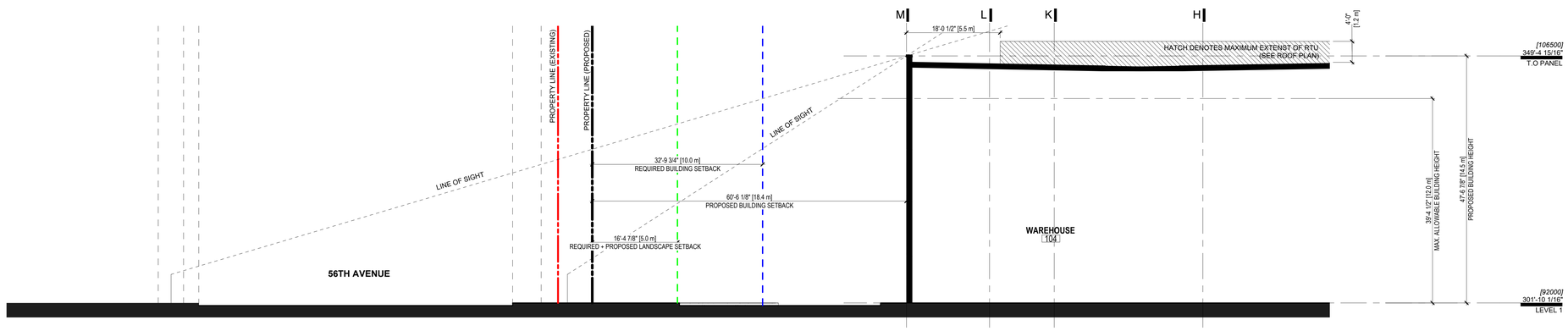
1 **Section @ GLB.3**
1" = 10'-0"



2 **Section @ GLB.10**
1" = 10'-0"



3 **Section @ GLB.12**
1" = 10'-0"



4 **Section @ GLB.18**
1" = 10'-0"

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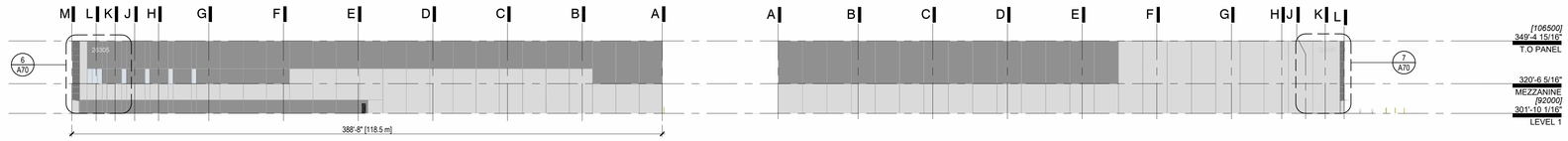
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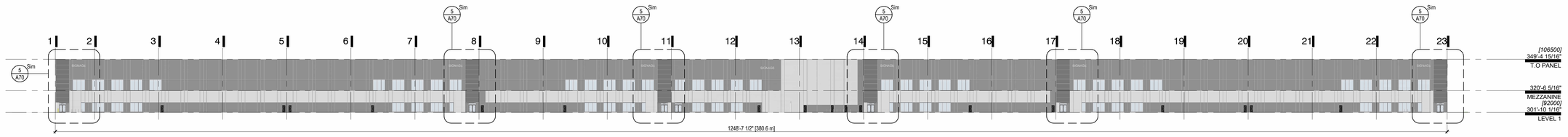
Building Sections - Streetscape

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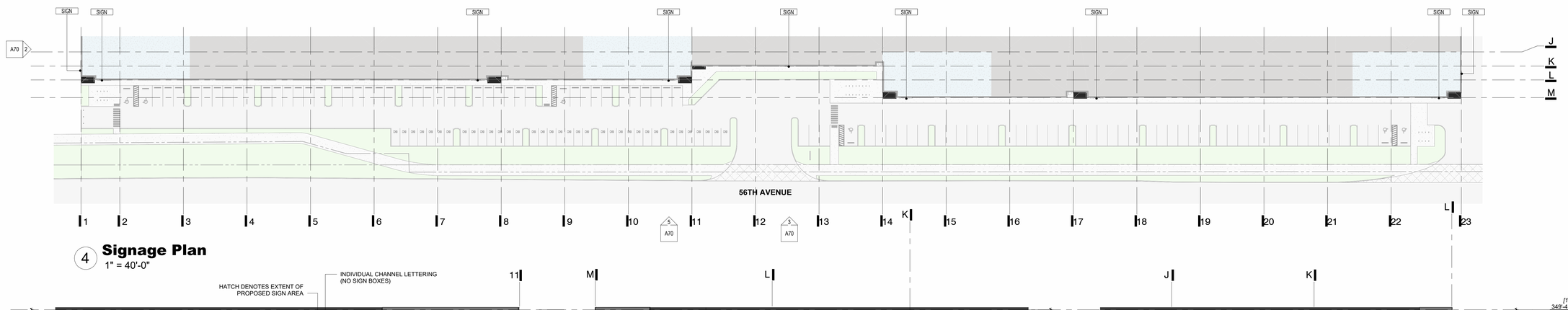
A45



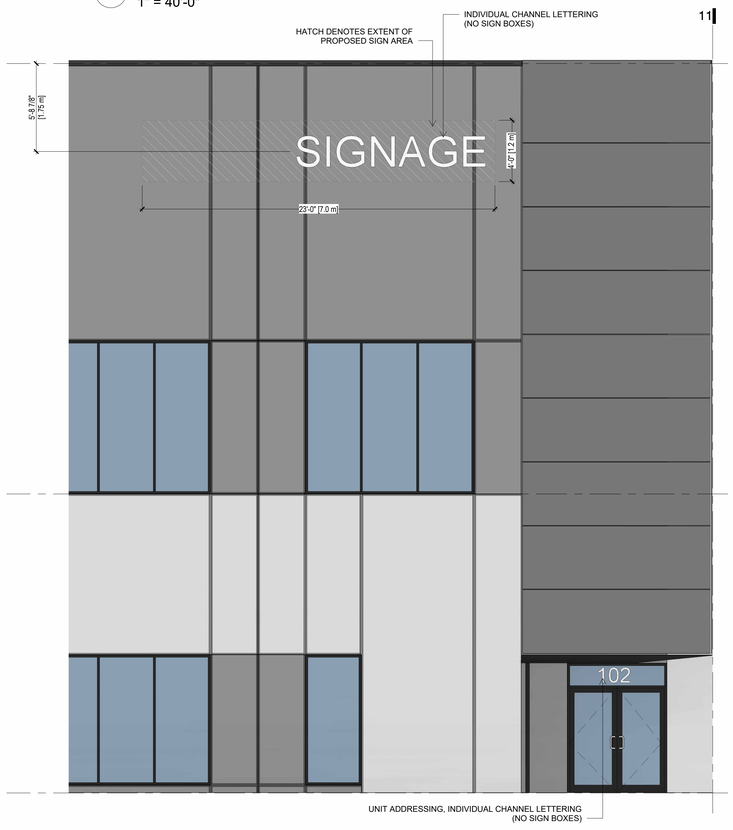
1 Signage - East Elevation
1" = 40'-0"



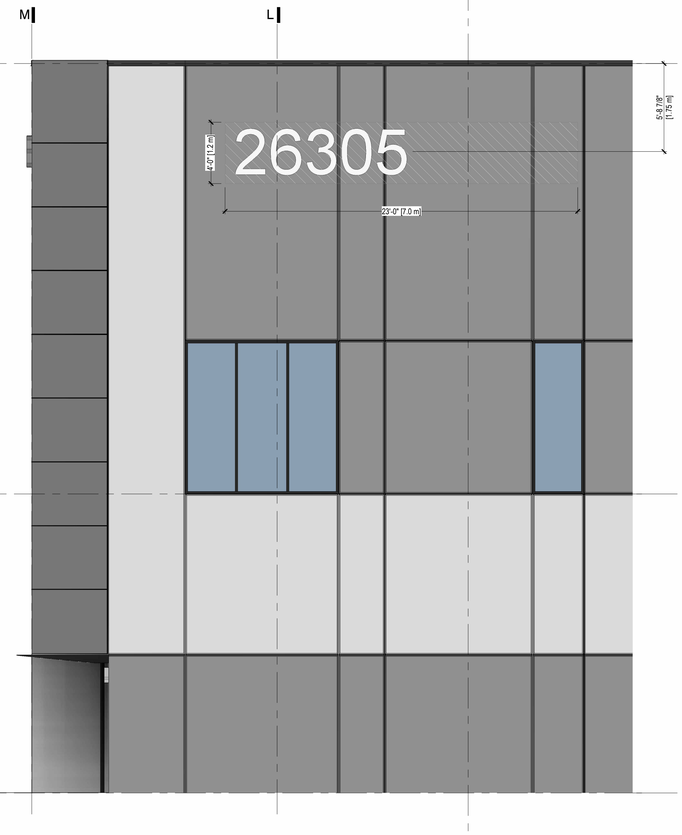
2 Signage - West Elevation
1" = 40'-0"



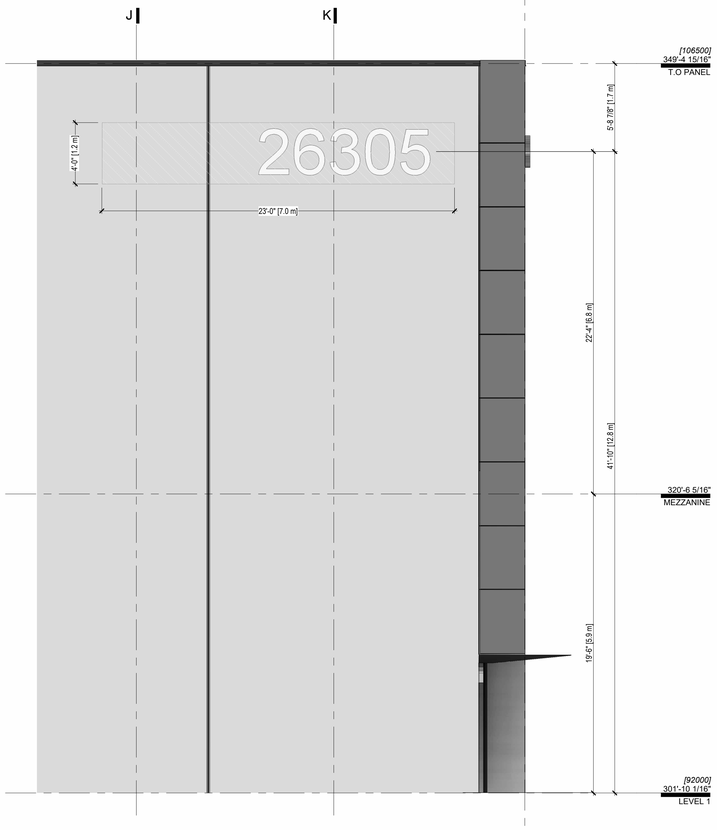
3 Signage - South Elevation
1" = 40'-0"



5 Unit Signage
1/4" = 1'-0"



6 Building Fascia Signage - East
1/4" = 1'-0"



7 Building Fascia Sign - West
1/4" = 1'-0"

SIGNAGE SUMMARY:

FASCIA SIGNAGE BUILDING B

Building Face	Lineal Meter	Permitted	Proposed
North	379.1 m	227.5 m²	0 m²
South	380.6 m	228.4 m²	58.8 m²
East	118.5 m	71.1m²	8.4 m²
West	113.6m	68.2 m²	8.4 m²

Township of Langley Sign Bylaw 4927 - Section 8.1 (2)

Fascia, Canopy, Awning and Projecting Signs, provided the total Area of such Signs shall not exceed 0.6 m² for each lineal metre (2 ft² per ft) of building face on which they are Erected.

TKA+D CONNEST

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

Gloucester West

WEST HALF OF 26477 56TH AVENUE
AND
5670 264TH STREET

Exterior Signage

PLOT DATE: **2024-12-11 12:03:04 PM**

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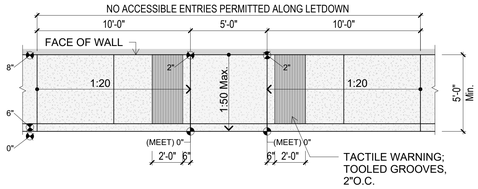
REQUIREMENTS FOR ACCESS LETDOWNS:

ACCESSIBLE PATHS OF TRAVEL (BCBC 3.8.3.2)
- clear unobstructed width of not less than 1500mm
- an unobstructed height of not less than 1980mm)
- slope in the direction of travel not exceeding 1:20
- the width of an accessible path of travel that is more than 30m long shall be increased to not less than 1800mm for a length of 1800mm at intervals not exceeding 30m.

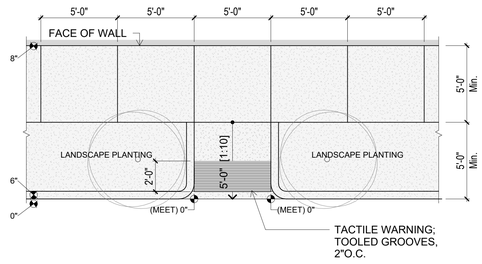
EXTERIOR WALKS (BCBC 3.8.3.3)
- have a slip-resistant, continuous and even surface
- not less than 1500mm wide
- level area in front of entrances Min. 1500x1500mm

CURB RAMPS (BCBC 3.8.3.3(2))
- have a running slope between 1:8 and 1:10 for a vertical rise not more than 75mm
- have a running slope between 1:10 and 1:12 for a vertical rise between 75mm and 200mm
- width not less than 1500mm, excluding flared sides
- have tactile walking surface indicators
- smooth transition from ramp to adjacent walking surfaces
- have flared sides with a slope not more than 1:12 where pedestrians are likely to cross them

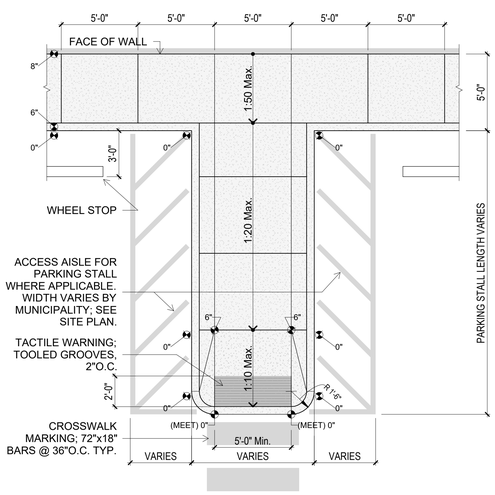
TACTILE WALKING SURFACE (BCBC 3.8.3.9(3)
- slip resistant
- raised profile not exceeding 3mm from the adjacent walkway surface
- detectable when walked on
- contrasting colour from adjacent surfaces



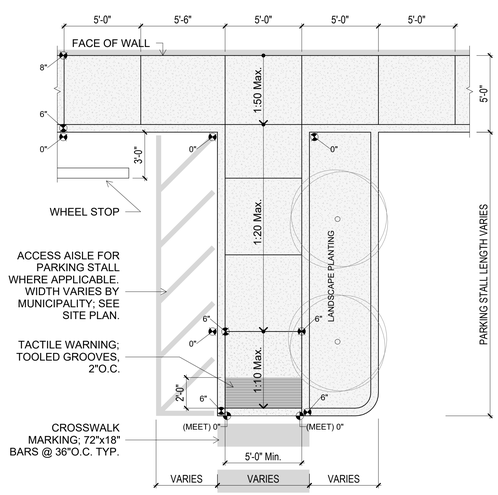
1 Curb Letdown @ 5' Walkway
1/4" = 1'-0"



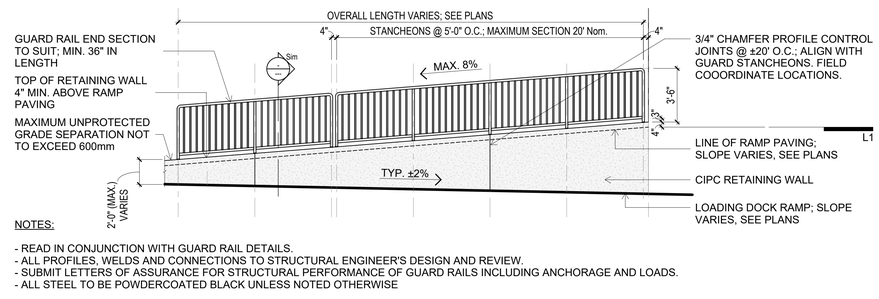
2 Curb Letdown @ 60" Landscaped Edge
1/4" = 1'-0"



5 Access Island
1/4" = 1'-0"



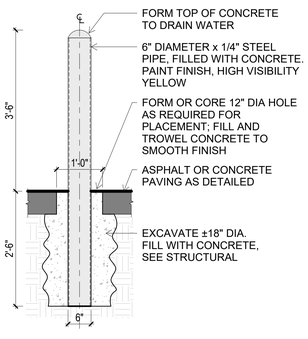
6 Landscape Access Island
1/4" = 1'-0"



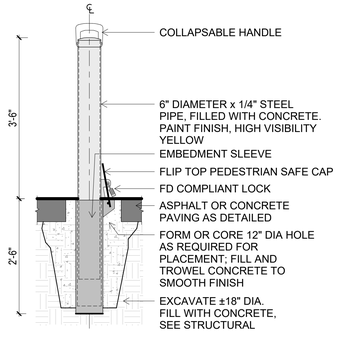
NOTES:

- READ IN CONJUNCTION WITH GUARD RAIL DETAILS.
- ALL PROFILES, WELDS AND CONNECTIONS TO STRUCTURAL ENGINEER'S DESIGN AND REVIEW.
- SUBMIT LETTERS OF ASSURANCE FOR STRUCTURAL PERFORMANCE OF GUARD RAILS INCLUDING ANCHORAGE AND LOADS.
- ALL STEEL TO BE POWDERCOATED BLACK UNLESS NOTED OTHERWISE

4 GRD1 - Guardrail Detail
1/4" = 1'-0"



3 6" Steel Bollard - Encased
3/4" = 1'-0"



7 6" Steel Bollard - Removable
3/4" = 1'-0"

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Site Details

PLOT DATE: 2024-12-11 12:03:06 PM

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