

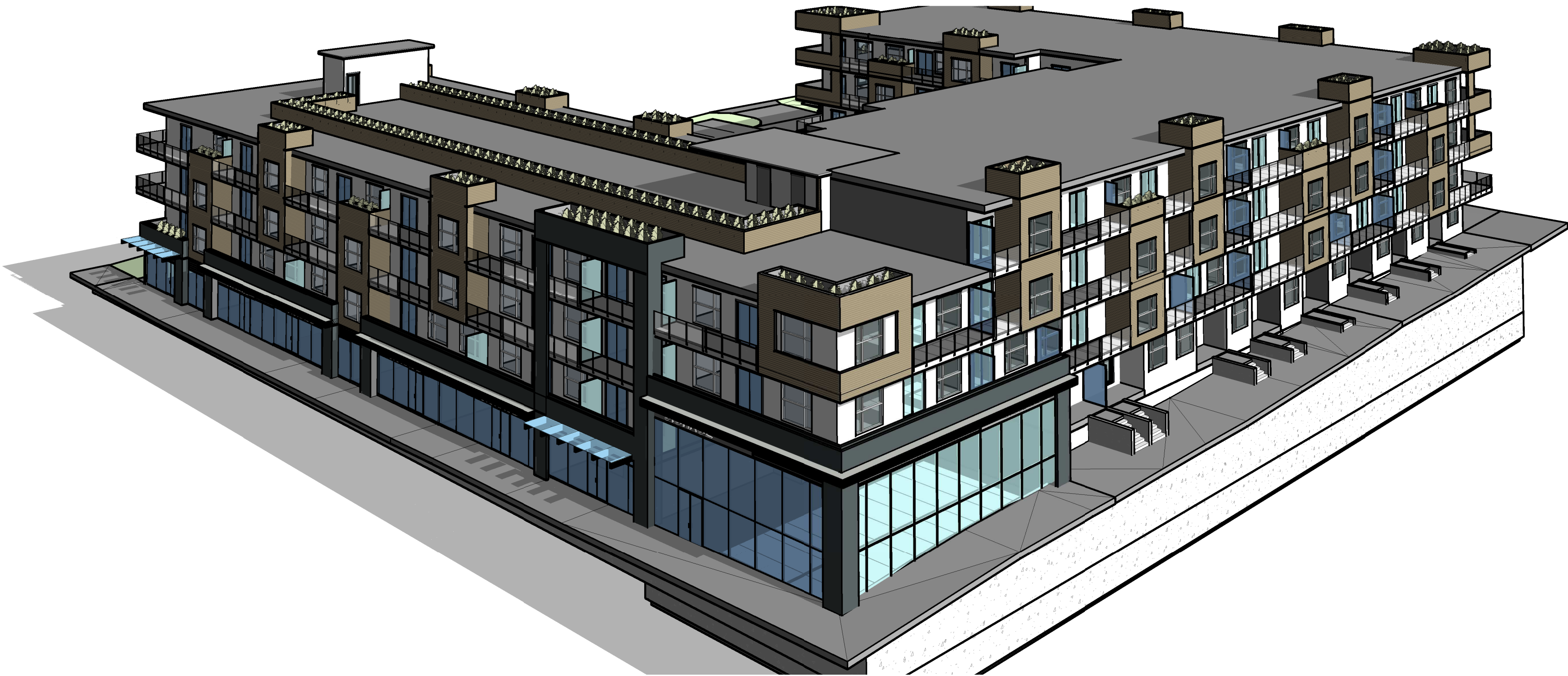
PROPOSED MULTI-FAMILY DEVELOPMENT

20244 - 74B & 7452 202A & 7434 202A, LANGLEY, BRITISH COLUMBIA



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| PROJECT DATA                                                                                  |                |                          |          |           |           |          |          |          |          |             |                   |
|-----------------------------------------------------------------------------------------------|----------------|--------------------------|----------|-----------|-----------|----------|----------|----------|----------|-------------|-------------------|
| PROJECT NAME :                                                                                |                |                          |          |           |           |          |          |          |          |             |                   |
| PROPOSED MULTIFAMILY APARTMENT 20244 - 74B & 7452 202A & 7434 202A, LANGLEY, BRITISH COLUMBIA |                |                          |          |           |           |          |          |          |          |             |                   |
| LEGAL DESCRIPTION                                                                             |                |                          |          |           |           |          |          |          |          |             |                   |
| LOT INFO                                                                                      |                |                          |          |           |           |          |          |          |          |             |                   |
| GROSS SITE AREA                                                                               | 67122.79       | Sft OR                   | 8093.97  | Sq mts OR | 2.00      | Acres    |          |          |          |             |                   |
| ROAD DEDICATION                                                                               | 13632.82       | Sft OR                   | 1266.53  | Sq mts OR | 0.31      | Acres    |          |          |          |             |                   |
| GREENWAY DEDICATION                                                                           | 3823.92        | Sft OR                   | 355.25   | Sq mts OR | 0.088     | Acres    |          |          |          |             |                   |
| NET SITE AREA                                                                                 | 69666.05       | Sft OR                   | 6472.19  | Sq mts OR | 1.60      | Acres    |          |          |          |             |                   |
| TOTAL BUILDING FLOOR AREA                                                                     |                |                          |          |           |           |          |          |          |          |             |                   |
| TOTAL FLOOR AREA BUILDING                                                                     |                | NO.OF. RESIDENTIAL UNITS |          |           |           |          |          |          |          |             |                   |
| BUILDING AREA                                                                                 |                |                          |          |           |           |          |          |          |          |             |                   |
| MAIN FLOOR AREA (COMM. + RES. LOBBY)                                                          | 0              | 15597.09                 | Sft      | 1449.02   | SqM       |          |          |          |          |             |                   |
| SECOND FLOOR AREA (COMM MEZZ. + RES. + INDOOR AM. + DAYCARE)                                  | 26437.80       | Sft                      | 2456.13  | SqM       |           |          |          |          |          |             |                   |
| THIRD FLOOR AREA                                                                              | 36             | 31272.26                 | Sft      | 2905.29   | SqM       |          |          |          |          |             |                   |
| FOURTH FLOOR AREA                                                                             | 36             | 31418.31                 | Sft      | 2918.86   | SqM       |          |          |          |          |             |                   |
| FIFTH FLOOR AREA                                                                              | 22             | 18686.79                 | Sft      | 1736.06   | SqM       |          |          |          |          |             |                   |
| BLDG-A RESIDENTIAL FLOOR AREA                                                                 | 115            | 123412.05                | Sft      | 11465.35  | SqM       |          |          |          |          |             |                   |
| TOTAL GROSS BLDG. AREA FOR FSR (EXCLUDING INDOOR AMENITY AREA)                                | 115            | 120454.67                | Sft      | 11190.60  | SqM       |          |          |          |          |             |                   |
| OVER ALL SITE FLOOR AREA RATIO                                                                |                |                          |          |           |           |          |          |          |          |             |                   |
| FLOOR AREA RATIO EXCLUDING INDOOR AMENITY AREA:                                               |                |                          |          |           |           |          |          |          |          |             |                   |
| F.A.R. = NET BLDG. AREA / NET SITE AREA                                                       | 120454.67      | /                        | 69666.05 | 1.73      | FSR       |          |          |          |          |             |                   |
| F.A.R. = GROSS BLDG. AREA / GROSS SITE AREA                                                   | 120454.67      | /                        | 87122.79 | 1.38      | FSR       |          |          |          |          |             |                   |
| LOT COVERAGE = BUILDING FOOTPRINT AREA / NET SITE AREA                                        | 33937.27       | /                        | 69666.05 | 49%       |           |          |          |          |          |             |                   |
| UPA                                                                                           |                |                          |          |           |           |          |          |          |          |             |                   |
| PROPOSED (ON GROSS SITE AREA)                                                                 | 1115.00        | /                        | 2.00     | 57        |           |          |          |          |          |             |                   |
| UNITS COUNT                                                                                   |                |                          |          |           |           |          |          |          |          |             |                   |
| S.NO                                                                                          | BUILDING UNITS |                          |          |           |           |          |          |          |          |             |                   |
|                                                                                               | UNIT TYPE      | DESCRIPTION              | AREA     | UNIT      | MAIN FLR. | 2ND FLR. | 3RD FLR. | 4TH FLR. | 5TH FLR. | NO OF UNITS | NET RENTABLE AREA |
| 1                                                                                             | TYPE-A         | STUDIO                   | 435.11   | SFT       | 0         | 0        | 1        | 1        | 1        | 3           | 1305.33           |
| 2                                                                                             | TYPE-B         | 1-BED                    | 557.65   | SFT       | 0         | 0        | 2        | 1        | 1        | 4           | 2230.60           |
| 3                                                                                             | TYPE-B0        | 1-BED                    | 513.96   | SFT       | 0         | 1        | 0        | 0        | 0        | 1           | 513.96            |
| 4                                                                                             | TYPE-B1        | 1-BED                    | 560.00   | SFT       | 0         | 1        | 1        | 1        | 0        | 3           | 1680.00           |
| 5                                                                                             | TYPE-B2        | 1-BED                    | 592.83   | SFT       | 0         | 1        | 1        | 0        | 0        | 2           | 1185.66           |
| 6                                                                                             | TYPE-B3        | 1-BED                    | 770.00   | SFT       | 0         | 1        | 0        | 0        | 0        | 1           | 770.00            |
| 7                                                                                             | TYPE-B4        | 1-BED                    | 706.27   | SFT       | 0         | 0        | 1        | 1        | 0        | 2           | 1412.54           |
| 8                                                                                             | TYPE-B5        | 1-BED                    | 526.64   | SFT       | 0         | 0        | 0        | 1        | 1        | 1           | 526.64            |
| 9                                                                                             | TYPE-B6        | 1-BED                    | 615.59   | SFT       | 0         | 0        | 0        | 1        | 1        | 2           | 1231.18           |
| 10                                                                                            | TYPE-C         | 1-BED+DEN                | 660.00   | SFT       | 0         | 2        | 2        | 3        | 1        | 8           | 5280.00           |
| 11                                                                                            | TYPE-C1        | 1-BED+DEN                | 727.10   | SFT       | 0         | 0        | 1        | 1        | 1        | 3           | 2181.30           |
| 12                                                                                            | TYPE-C2        | 1-BED+DEN                | 715.15   | SFT       | 0         | 0        | 2        | 3        | 1        | 6           | 4290.90           |
| 13                                                                                            | TYPE-C3        | 1-BED+DEN                | 649.36   | SFT       | 0         | 0        | 2        | 1        | 1        | 4           | 2597.44           |
| 14                                                                                            | TYPE-C3-A      | 1-BED+DEN                | 657.24   | SFT       | 0         | 1        | 0        | 0        | 0        | 1           | 657.24            |
| 15                                                                                            | TYPE-C4        | 1-BED+DEN                | 724.25   | SFT       | 0         | 2        | 6        | 5        | 3        | 16          | 11588.00          |
| 16                                                                                            | TYPE-C5        | 1-BED+DEN                | 657.24   | SFT       | 0         | 3        | 2        | 1        | 3        | 9           | 5915.16           |
| 17                                                                                            | TYPE-C5-A      | 1-BED+DEN                | 594.37   | SFT       | 0         | 2        | 0        | 0        | 0        | 2           | 1188.74           |
| 18                                                                                            | TYPE-C6        | 1-BED+DEN                | 707.28   | SFT       | 0         | 0        | 0        | 1        | 1        | 2           | 1414.56           |
| 19                                                                                            | TYPE-C7        | 1-BED+DEN                | 705.93   | SFT       | 0         | 1        | 2        | 2        | 1        | 6           | 4238.18           |
| 20                                                                                            | TYPE-C8        | 1-BED+DEN                | 906.87   | SFT       | 0         | 0        | 1        | 1        | 1        | 3           | 2720.61           |
| 21                                                                                            | TYPE-D         | 2-BED                    | 813.00   | SFT       | 0         | 0        | 1        | 0        | 0        | 1           | 813.00            |
| 22                                                                                            | TYPE-D1        | 2-BED                    | 882.61   | SFT       | 0         | 1        | 1        | 1        | 0        | 3           | 2647.83           |
| 23                                                                                            | TYPE-D2        | 2-BED                    | 877.08   | SFT       | 0         | 0        | 0        | 1        | 1        | 2           | 1754.16           |
| 24                                                                                            | TYPE-E         | 2-BED+DEN                | 990.00   | SFT       | 0         | 3        | 0        | 1        | 0        | 4           | 3960.00           |
| 25                                                                                            | TYPE-E1        | 2-BED+DEN                | 1047.14  | SFT       | 0         |          | 3        | 2        | 0        | 6           | 6282.84           |
| 26                                                                                            | TYPE-E2        | 2-BED+DEN                | 1010.69  | SFT       | 0         | 2        | 0        | 2        | 2        | 6           | 6064.14           |
| 27                                                                                            | TYPE-E3        | 2-BED+DEN                | 926.75   | SFT       | 0         | 1        | 0        | 0        | 0        | 1           | 926.75            |
| 28                                                                                            | TYPE-E4        | 2-BED+DEN                | 944.75   | SFT       | 0         | 0        | 1        | 1        | 0        | 2           | 1889.50           |
| 29                                                                                            | TYPE-F         | 3-BED                    | 990.10   | SFT       | 0         | 0        | 0        | 0        | 1        | 1           | 990.10            |
| 30                                                                                            | TYPE-F1        | 3-BED                    | 1,173.56 | SFT       | 0         | 0        | 0        | 0        | 0        | 1           | 1173.56           |
| 31                                                                                            | TYPE-F2        | 3-BED                    | 1,118.42 | SFT       | 0         | 0        | 1        | 2        | 1        | 4           | 4465.68           |
| 32                                                                                            | TYPE-F3        | 3-BED                    | 1,047.08 | SFT       | 0         | 0        | 2        | 1        | 0        | 4           | 4188.32           |
| 33                                                                                            | TYPE-F4        | 3-BED                    | 989.81   | SFT       | 0         | 0        | 0        | 1        | 1        | 1           | 989.81            |
| UNITS PER FLOOR                                                                               |                |                          |          | 0         | 22        | 36       | 36       | 21       | 115      |             | 89075.73          |
| SELLABLE AREA                                                                                 |                |                          | 89075.73 |           |           |          |          |          |          |             |                   |

| TYPE OF UNIT      | NO. OF UNITS | PERCENTAGE     |
|-------------------|--------------|----------------|
| STUDIO            | 3            | 2.61%          |
| 1-BED             | 16           | 13.91%         |
| 1-BED+DEN         | 60           | 52.17%         |
| 2-BED             | 6            | 5.22%          |
| 2-BED + DEN       | 19           | 16.52%         |
| 3-BED             | 11           | 9.57%          |
| TOTAL NO OF UNITS | 115          | 100.00%        |
| CRU AREAS         |              |                |
| CRU               | AREA         |                |
| CRU 1             | 201.00 SQM   | 2163.54 SFT    |
| CRU 2             | 199.75 SQM   | 2150.09 SFT    |
| CRU 3             | 214.75 SQM   | 2311.35 SFT    |
| CRU 4             | 214.75 SQM   | 2311.35 SFT    |
| CRU 5             | 223.00 SQM   | 2400.35 SFT    |
| CRU 6             | 268.04 SQM   | 2885.16 SFT    |
| TOTAL             | 1321.29 SQM  | 14222.2334 SFT |

| AMENITY SPACE                                                                   |        |         |  |
|---------------------------------------------------------------------------------|--------|---------|--|
| AMENITY AREA REQUIRED                                                           | SQM    | SFT     |  |
| AMENITY AREA: BUILDING (OUTDOOR AREA+INDOOR AREA)+NO. OF UNITS *1 SQ.M PER UNIT | 460    | 4951.40 |  |
| TOTAL OUTDOOR AMENITY REQUIRED                                                  | 460    | 4951.40 |  |
| AMENITY AREA PROVIDED                                                           | SQM    | SFT     |  |
| PROVIDED OUTDOOR AMENITY                                                        | 364.45 | 6075.69 |  |
| PROVIDED INDOOR AMENITY + GYM                                                   | 274.75 | 2957.38 |  |
| TOTAL AMENITY PROVIDED                                                          | 839.20 | 9033.07 |  |
| DAYCARE SPACE                                                                   |        |         |  |
| DAYCARE AREA PROVIDED                                                           | SQM    | SFT     |  |
| PROVIDED INDOOR DAYCARE                                                         | 366.25 | 3942.28 |  |
| PROVIDED OUTDOOR DAYCARE                                                        | 288.63 | 3106.79 |  |

| PARKING SPACE                                                          |          |          |            |
|------------------------------------------------------------------------|----------|----------|------------|
| REQUIRED PARKING FOR BUILDING                                          | REQUIRED | PROPOSED |            |
| 1 STALL FOR EACH RESIDENTIAL STUDIO UNIT ( 1 PER UNIT )                | 3        | STALLS   | 3 STALLS   |
| 1.5 STALLS FOR EACH RESIDENTIAL OR MORE BED UNIT ( 1.5 PER UNIT )      | 172.5    | STALLS   | 121 STALLS |
| TOTAL PARKING FOR RESIDENTIAL UNITS                                    | 175.5    | STALLS   | 124 STALLS |
| 10% PARKING FOR VISITORS                                               | 18       | STALLS   | 18 STALLS  |
| DAY CARE PARKING (1SPACE PER EMPLOYEE) (REQUIRED)                      | 7.0      | STALLS   | 8.0 STALLS |
| DAY CARE DROP OFF PARKING (REQUIRED)                                   | 4.0      | STALLS   | 4.0 STALLS |
| PARKING STALLS FOR COMMERCIAL RETAIL ( 1 STALL PER 35 SQ.M) (REQUIRED) | 37.8     | STALLS   | 39 STALLS  |
| TOTAL REQUIRED PARKING FOR BUILDING                                    | 242      | STALLS   | 193 STALLS |
| BIKE PARKING                                                           |          |          |            |
| RESIDENTIAL BIKE PARKING (1 PER UNIT + 6 FOR VISITOR)                  | 121      | STALLS   | 21 STALLS  |
| COMMERCIAL BIKE PARKING (6 VISITOR)                                    | 6        | STALLS   | 6 STALLS   |
| DAYCARE BIKE PARKING                                                   | 3        | STALLS   | 3 STALLS   |
| TOTAL BIKE PARKING                                                     | 130      | STALLS   | 30 STALLS  |

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PROJECT

PROPOSED MULTI-FAMILY DEVELOPMENT

74B & 7452 202A & 7434 202A, LANGLEY, BRITISH COLUMBIA

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## PROPOSED MULTI-FAMILY DEVELOPMENT

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## SITE PLAN

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**PROPOSED MULTI-FAMILY DEVELOPMENT**

74B & 7452 202A & 7434 202A, LANGLEY, BRITISH COLUMBIA

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**P2 LEVEL FLOOR PLAN**

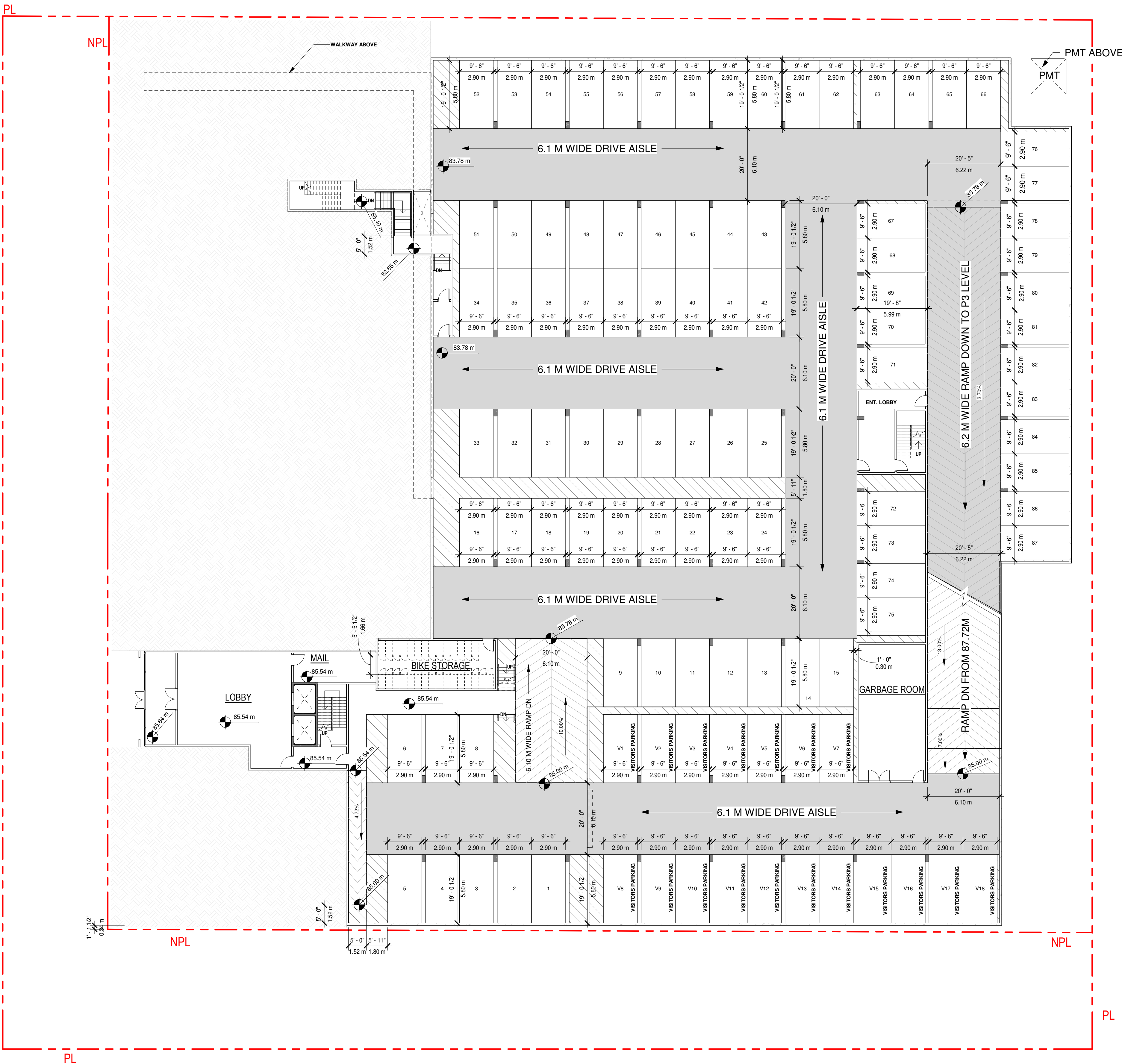
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## PROPOSED MULTI-FAMILY DEVELOPMENT

74B &amp; 7452 202A &amp; 7434 202A, LANGLEY, BRITISH COLUMBIA

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### P3 LEVEL FLOOR PLAN

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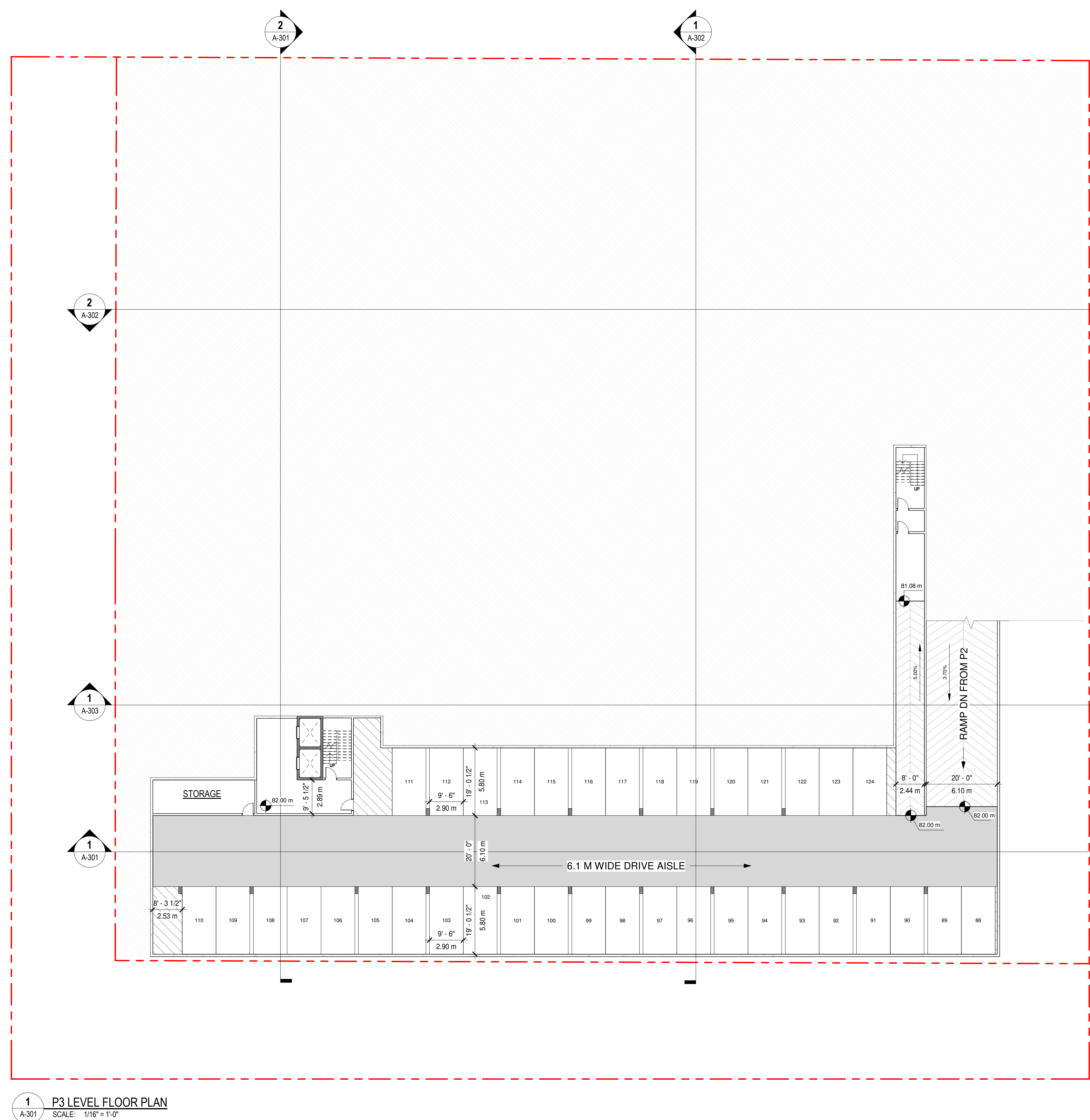
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## PROPOSED MULTI-FAMILY DEVELOPMENT

74B &amp; 7452 202A &amp; 7434 202A, LANGLEY, BRITISH COLUMBIA

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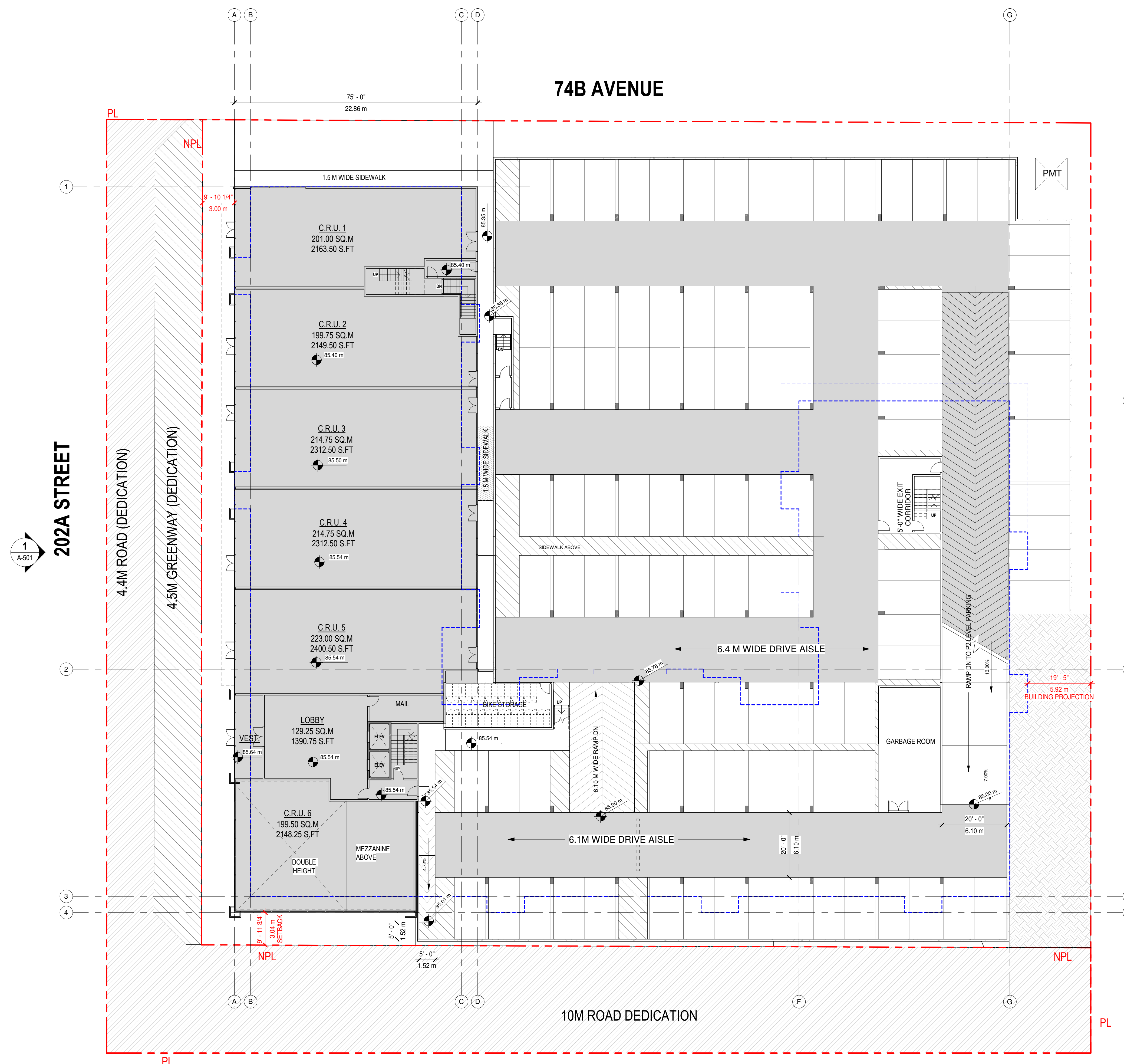
### MAIN FLOOR PLAN

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1 MAIN FLOOR PLAN  
A-202 SCALE: 1/16" = 1'-0"

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## PROPOSED MULTI-FAMILY DEVELOPMENT

74B &amp; 7452 202A &amp; 7434 202A, LANGLEY, BRITISH COLUMBIA

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THIRD FLOOR PLAN

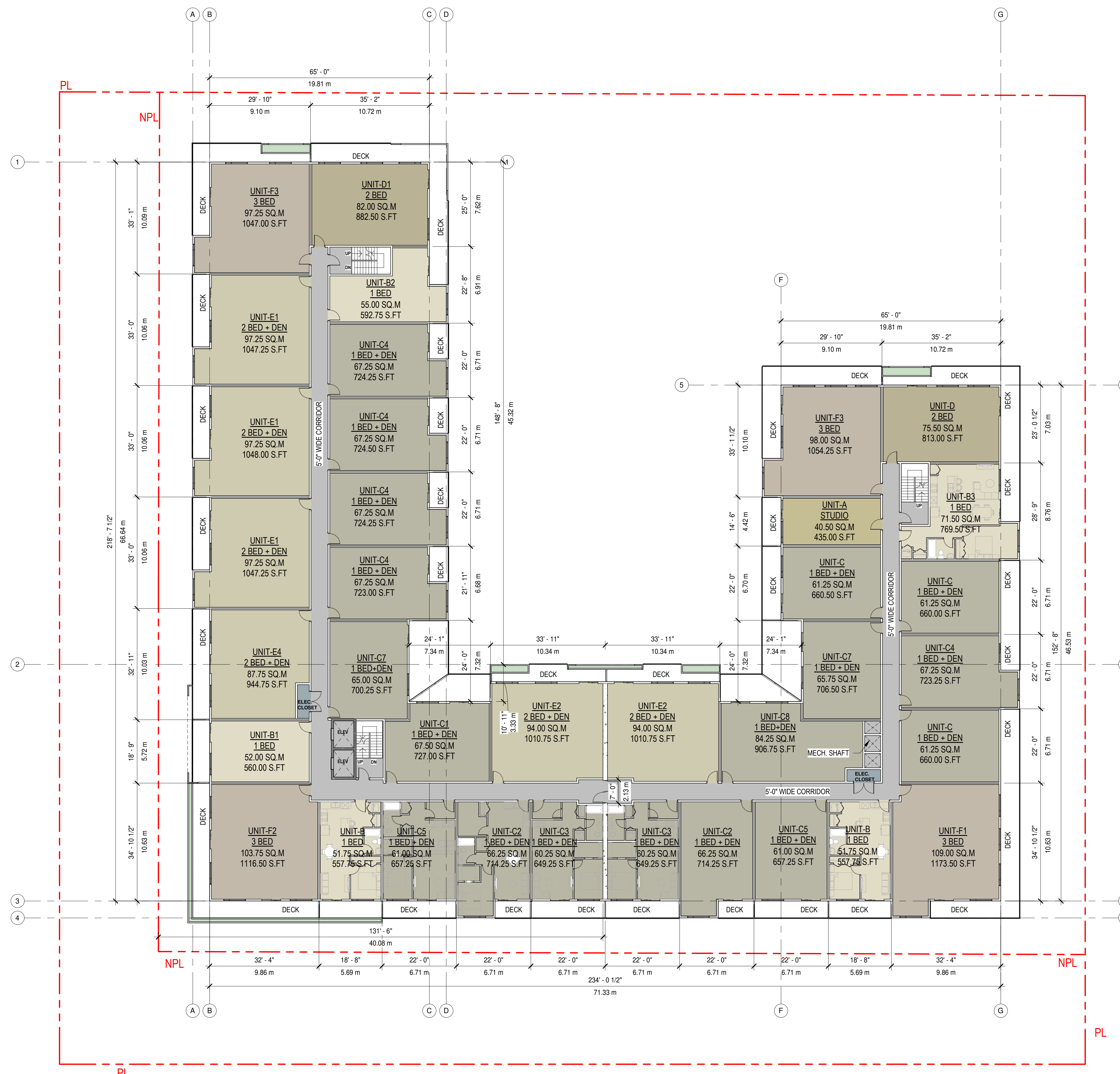
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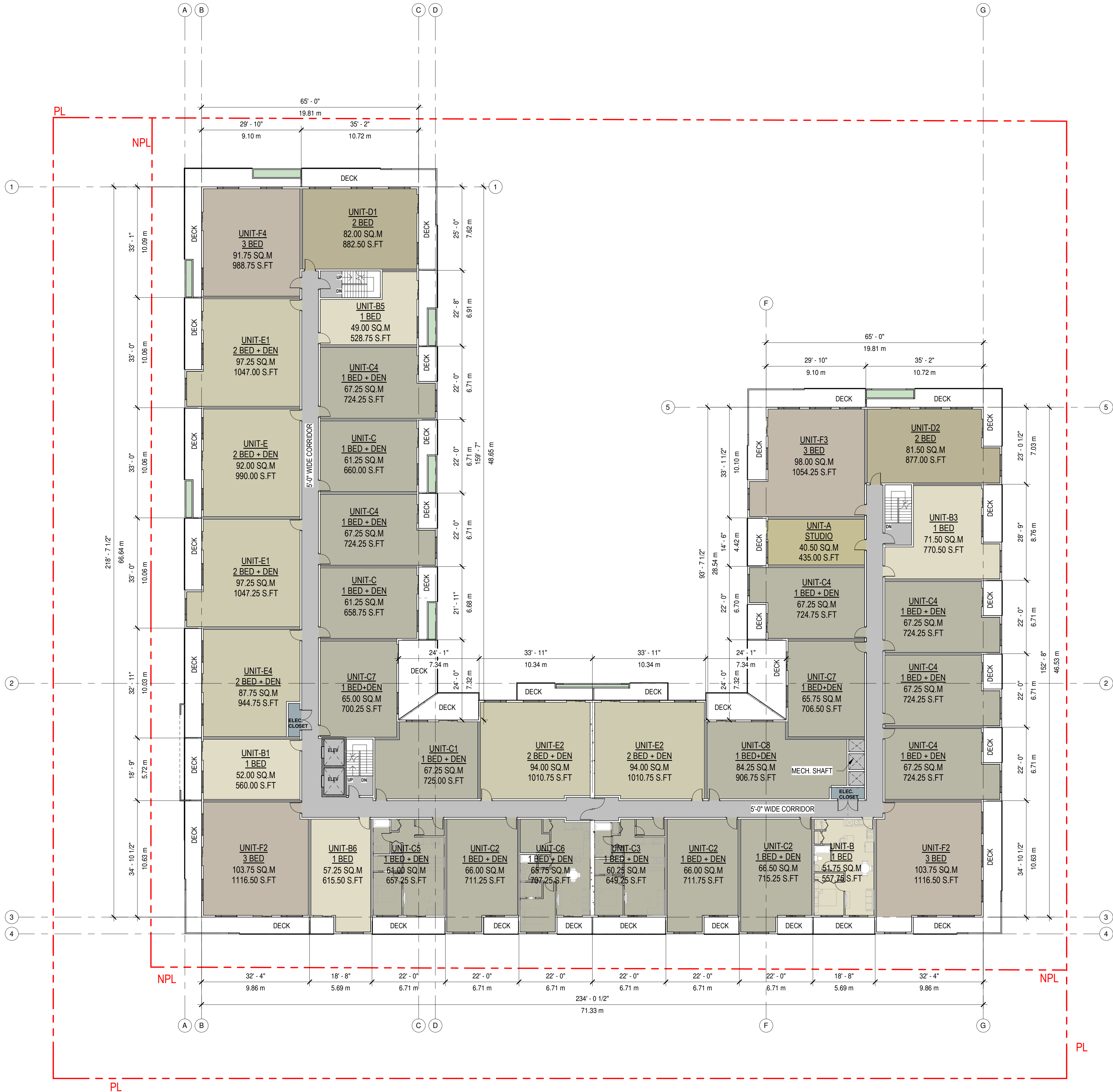


1 THIRD FLOOR PLAN  
A-204 SCALE: 1/16" = 1'-0"



BUILDING AREA LEGEND

- 1 BED
- 1 BED + DEN
- 1 BED+DEN
- 2 BED
- 2 BED + DEN
- 3 BED
- CORRIDOR
- ELEC. CLOSET
- STUDIO



1  
A-205  
FOURTH FLOOR PLAN  
SCALE: 1/16" = 1'-0"

2  
A-501

PROPOSED MULTI-FAMILY  
DEVELOPMENT

74B & 7452 202A & 7434 202A, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

FOURTH FLOOR PLAN

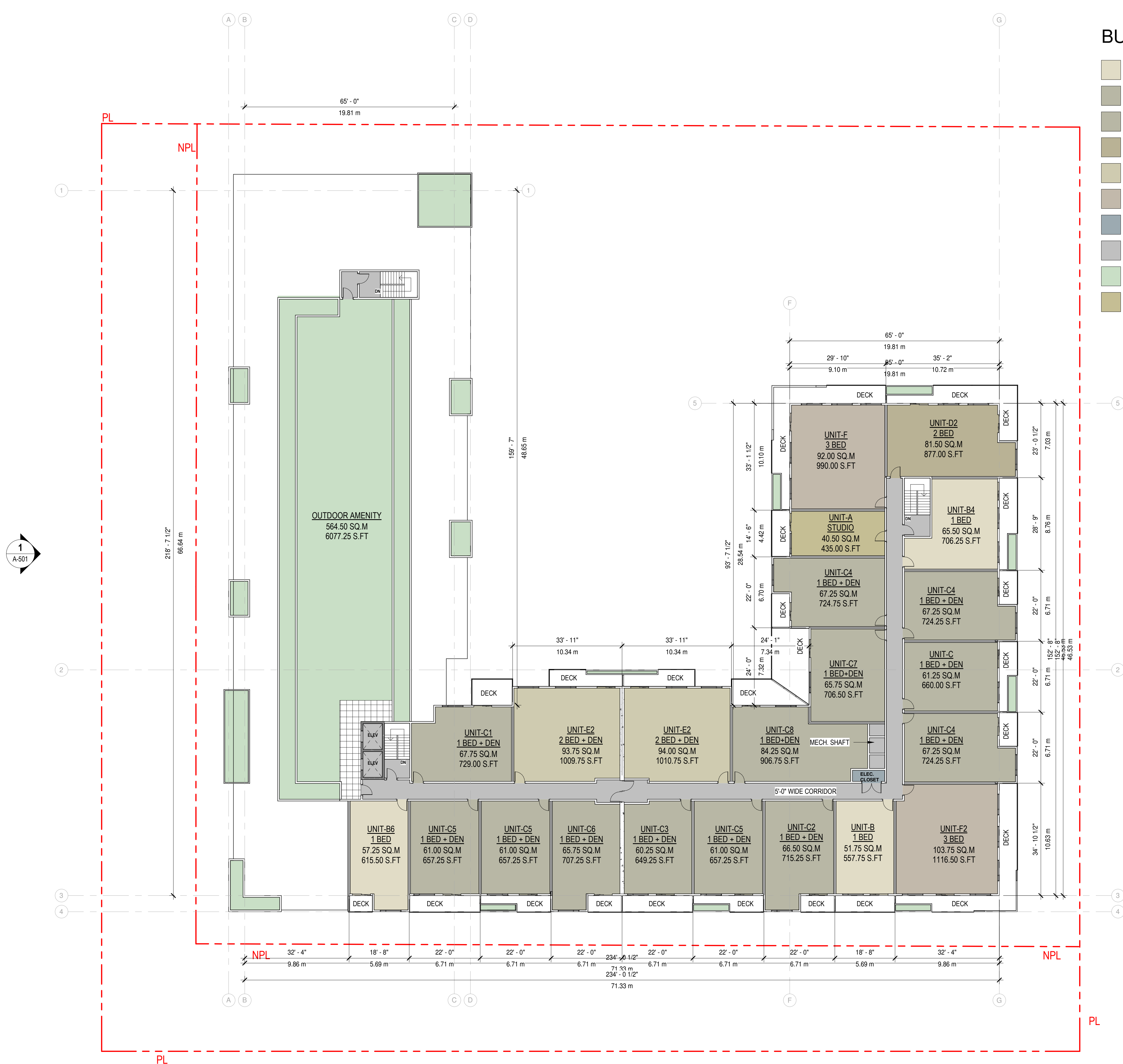
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3



BUILDING AREA LEGEND

- 1 BED
- 1 BED + DEN
- 1 BED+DEN
- 2 BED
- 2 BED + DEN
- 3 BED
- ELEC. CLOSET
- LOBBY
- OUTDOOR AMENITY
- STUDIO



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| 3   | 20231006 | ISSUED FOR REZONING      | TJ     |
| REV | YYYYMMDD | REVISION / DRAWING ISSUE | REVIEW |

CONSULTANT

PERMIT STAMP

SEAL

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PROJECT

PROPOSED MULTI-FAMILY  
DEVELOPMENT

74B & 7452 202A & 7434 202A, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

FIFTH FLOOR PLAN

DRAWING ISSUE

ISSUED FOR REZONING

|             |                       |               |          |
|-------------|-----------------------|---------------|----------|
| PROJECT NO. | PLOT DATE             | DRAWN         | SJ       |
| 723011      | 2023-10-06 3:07:54 PM | REVIEWED      | TJ       |
| DRAWING NO. | SCALE                 | 1/16" = 1'-0" | REVISION |

A-206

3



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PROJECT

## PROPOSED MULTI-FAMILY DEVELOPMENT

74B &amp; 7452 202A &amp; 7434 202A, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

## BUILDING ELEVATION

DRAWING ISSUE

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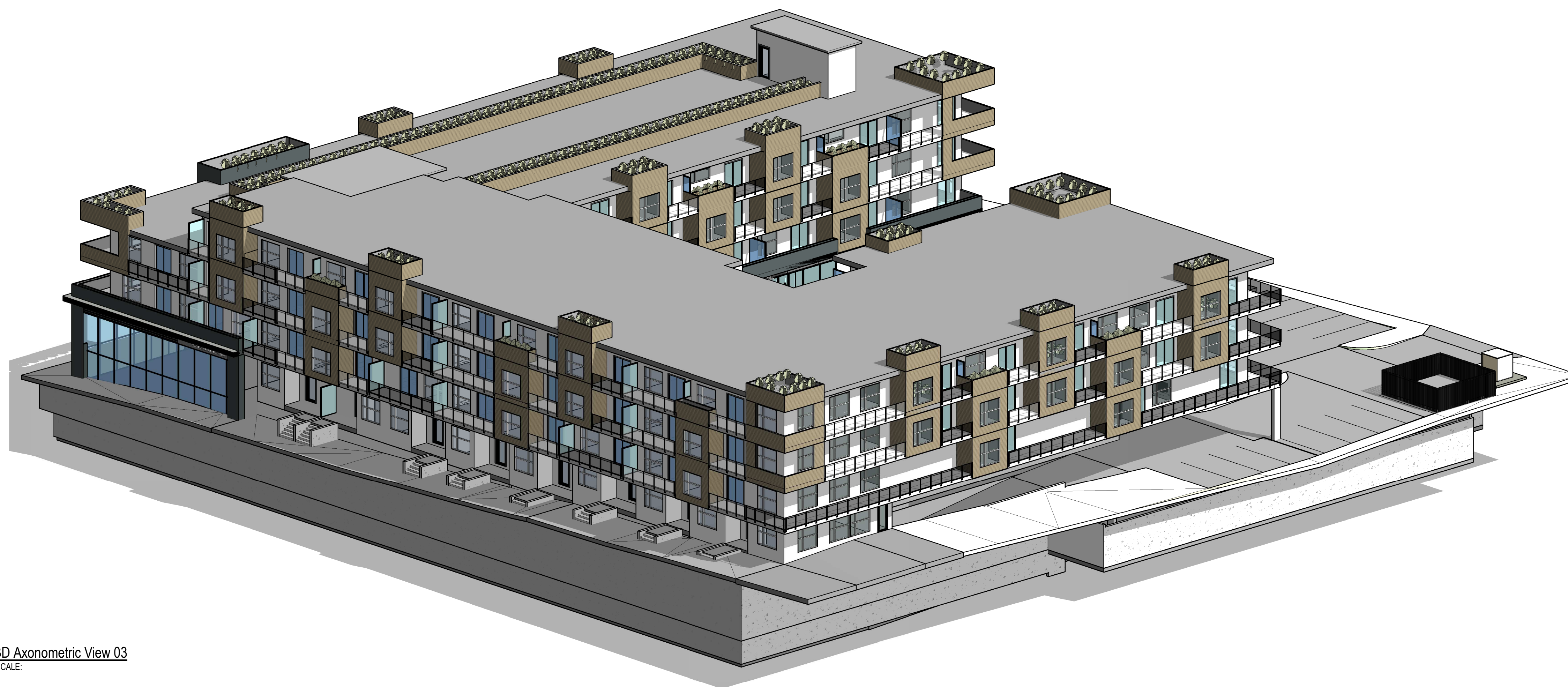
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| PROJECT NO.<br><br>723011 | PLOT DATE<br>2023-10-06 3:08:04 PM | DRAWN             |
|                           | SCALE<br>1 : 150                   | REVIEWED          |
| DRAWING NO.<br><br>A-501  |                                    | REVISION<br><br>3 |





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1 3D Axonometric View 03  
A-901 SCALE:



2 3D Axonometric View 04  
A-901 SCALE:

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PROJECT

## PROPOSED MULTI-FAMILY DEVELOPMENT

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DRAWING TITLE

### 3D VIEWS

DRAWING ISSUE

|             |       |
|-------------|-------|
| PROJECT NO. | 72301 |
|-------------|-------|

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| PLOT DATE | 2023-10-06 3:08:35 PM |
| SCALE     |                       |

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|   | REVIEWED |

DRAWING NO.

A-901

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|  | REVISION |
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