

June 12, 2024 - ISSUED FOR DEVELOPMENT PERMIT

CIVIC ADDRESS
20340, 20360, 20388 80 AVE. & 7849 204 ST.

LEGAL ADDRESS

LOT 41, PLAN NWP61605, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
 LOT 39, PLAN NWP57860, PART NW1/4, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
 LOT 29, PLAN NWP23468, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
 PLAN NWP2759, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, E1/2 OF LOT 21, EXC
 PCL A (EXPL PL 15149) & PLANS 23468, 35022, 57860

DEVELOPER:
STREETSIDE DEVELOPMENTS
201 - 6525 177B STREET
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ARCHITECT:

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LANDSCAPE ARCHITECT:

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E. mark@vdz.ca
CONTACT: MARK VAN DER ZALM

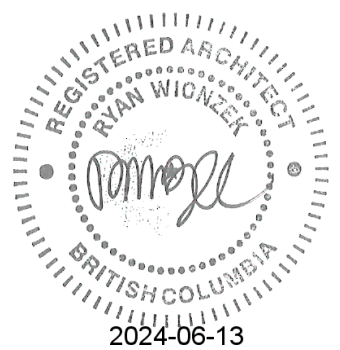
CIVIL ENGINEER:

MCELHANNEY
2300 CENTRAL CITY TOWER,
13450 102nd AVENUE
SURREY, BC, V3T 5X3
T. 604.424.4886
E. rsull@mcelhanney.com
CONTACT: RAYMOND SULL

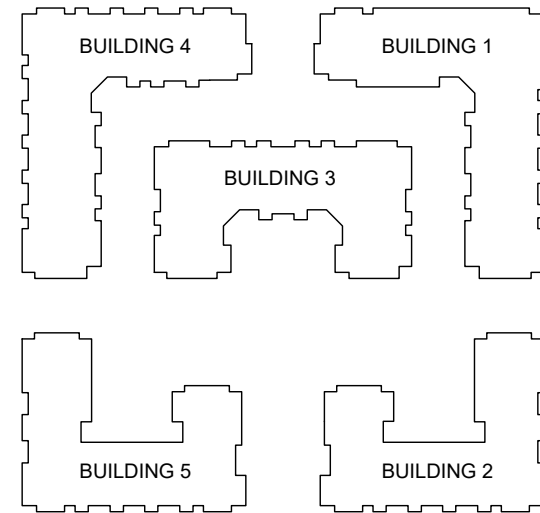


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REVISIONS	
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1 ISSUED FOR DP	Jun 12,2024
PROJECT NUMBER	DE-08.2
DRAWN BY	PH/LC
CHECKED BY	MB/RW
DATE CHECKED	
CONSULTANT	
	
PROJECT	EMORY CONDO 20340, 20360, 20388 80 AVE. & 7849 204 ST. TOWNSHIP OF LANGLEY, BC
DRAWING TITLE	
DRAWING No.	A0.00

KEY PLAN



REVISIONS

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1 ISSUED FOR DP Jun 12,2024

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PROJECT

EMORY CONDO

20340, 20360, 20388 80 AVE. & 7849 204 ST.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

PROJECT STATISTICS

DRAWING No.

A0.01

A. Project Description:

Emory Condo

B. Civic Address(es) and Alias:

20340, 20360, 20388 80 AVE.

7849 204 ST. Township of Langley, BC

C. Legal Address:

TBD

D. Zoning

From: SR-2

To: CD-194

E. Vehicular Access From:

79 AVE.

F. Site Area

Lot	Total (m2):	Total (sq.ft.):
Gross Site Area:	20,215.63	217,599
*Dedication Area:	67.41	6,753
Net Site Area:	19,588.22	210,846
* Dedication area is for the 4.5m gremway of 80 Ave.		

G. Site Coverage Calculations

Building #	Metric (m2)	Imperial (sq.ft.)
Building 1	1,991.73	21,439
Building 2	1,622.35	17,463
Building 3	1,749.91	18,836
Building 4	1,941.56	20,899
Building 5	1,622.35	17,463
Total Coverage Area	8,927.91	96,100
Site Coverage %		44.16%
Permitted Coverage %		45%
*Calculation is based on gross site area (incl. dedicated area).		

H. Floor Space Ratio (FSR)

Phase #	FSR	Permitted	Proposed
Phase One		m2	sq.ft.
Phase Two		m2	sq.ft.
Total FSR:	2.50	50,539.08	543,998
		2.49	50,369.94
		542,182	
*Calculation is based on the gross site area (incl. dedicated area).			

I. Age-Friendly Amenity Area Calculation

Phase #	Building #	Unit Count	Total	Required	Provided
				Formula	
Phase One	Building 1	130	264	1. Min. 6 m2 per dwelling unit for the first 186 units;	15,371
A2 (1 BR)	Building 2	127			1,428.00
Phase Two	Building 4	143	406	2. Min. 4 m2 per dwelling unit for those beyond the first 186 units;	17,481
Building 5	Building 5	136			1,624.00
Overall Site			670		32,851
					3,052.00
					21,110
					1,961.17
					12,353
					1,147.62
					33,463
					3,108.79

Property Line	Required	Proposed
m	ft	m
North	4.00	13.1
South	4.00	13.1
East	4.00	13.1
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EKISTICS
Architecture

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Vancouver, BC,
Canada, V5T 3C1

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www.ekistics.com

KEY PLAN

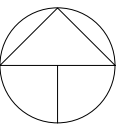
BUILDING 4

BUILDING 1

BUILDING 3

BUILDING 5

BUILDING 2



STREETSIDE
DEVELOPMENTS

A QUALICO Company

REVISIONS

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ISSUES

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ISSUED FOR DP

DATE

Jun 12,2024

PROJECT NUMBER

DE-08.2

DRAWN BY

PH/LC

CHECKED BY

MB/RW

DATE CHECKED

CONSULTANT

REGISTERED ARCHITECT
PHILIP WIGMORE
BRITISH COLUMBIA
2024-06-13

PROJECT

EMORY
CONDO

20340, 20360, 20388 80 AVE. & 7849 204 ST.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

CONTEXT PLAN
& SITE PHOTOS

DRAWING No.

A0.02



CONTEXT PLAN - AERIAL PHOTO



STREET VIEW - 1



STREET VIEW - 2



STREET VIEW - 3



STREET VIEW - 4



STREET VIEW - 5



STREET VIEW - 6

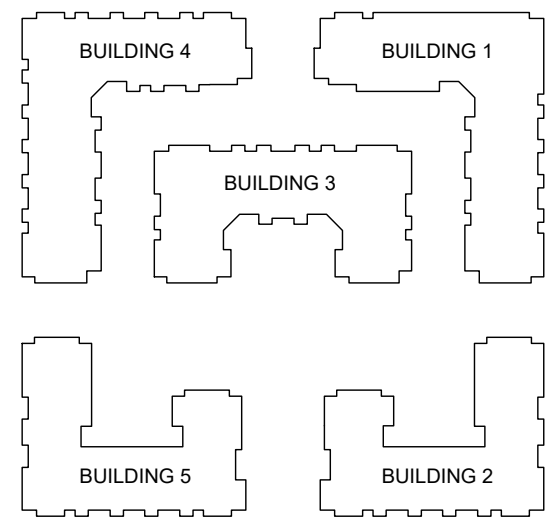


STREET VIEW - 7



STREET VIEW - 8

KEY PLAN



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PROJECT	EMORY CONDO
	20340, 20360, 20388 80 AVE. & 7849 204 ST. TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	CONTEXT PLAN - CONCEPTUAL LAYOUT
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DRAWING No.	
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80 AVE

204 ST.

79 AVE

78a AVE

78 AVE

202A ST.

LOT A

LOT B

LOT C
PROJECT SITE

LOT D - NORTH

LOT D - SOUTH

LOT A DATA (BY OTHERS)

GROSS SITE AREA: 199,137 SF (18,500 m²)
NET SITE AREA: 170,574 SF (15,847 m²)
FSR: 426,085 SF / 199,137 SF = 2.13
HEIGHT: 6 STOREYS

LOT B DATA (BY OTHERS)

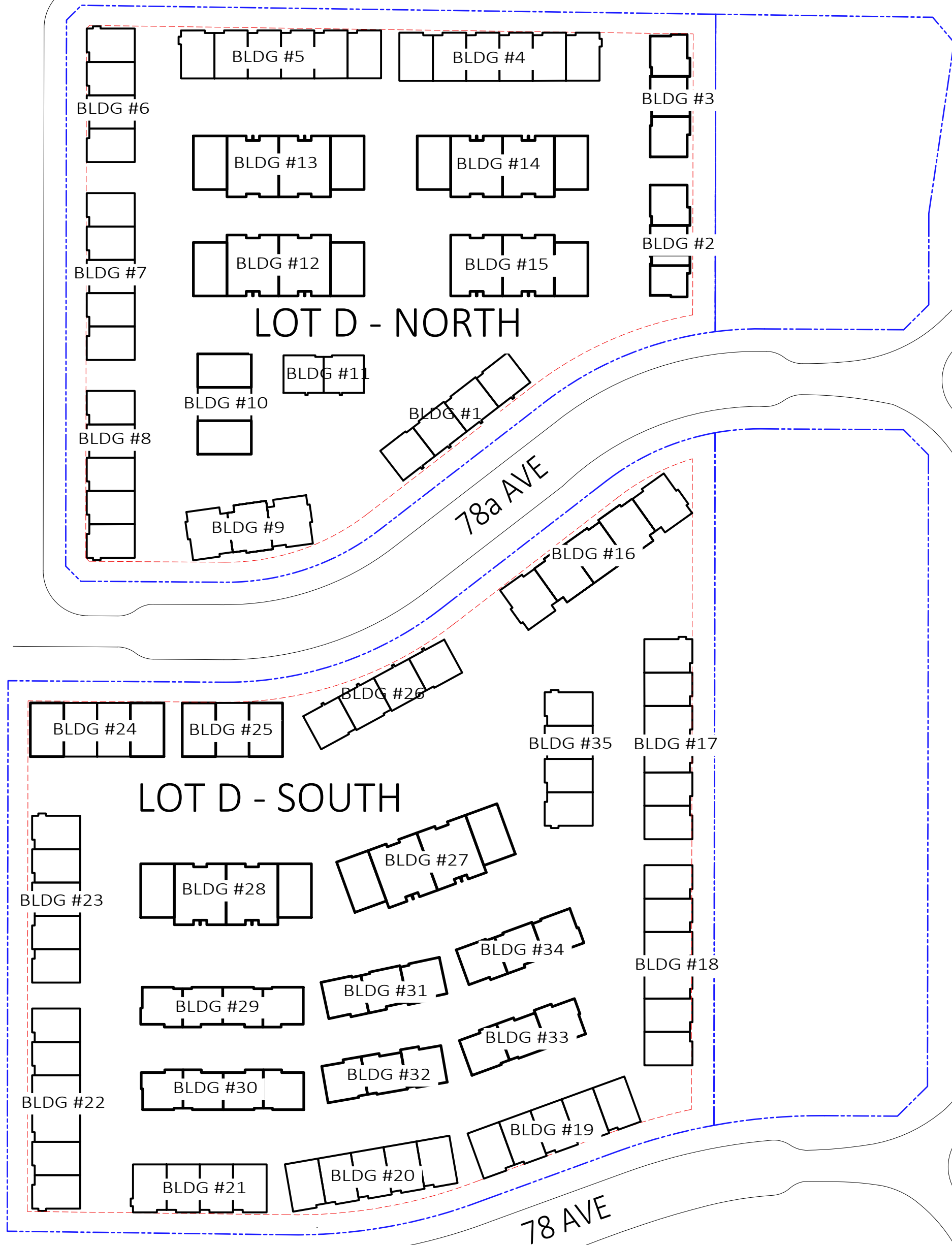
GROSS SITE AREA: 106,200 SF (9,866 m²)
NET SITE AREA: 71,180 SF (6,613 m²)
FSR: 163,224 / 106,200 = 1.53
HEIGHT: 6 STOREYS

LOT C DATA (PROJECT SITE)
(PROJECT BY STREETSIDE DEVELOPMENT)

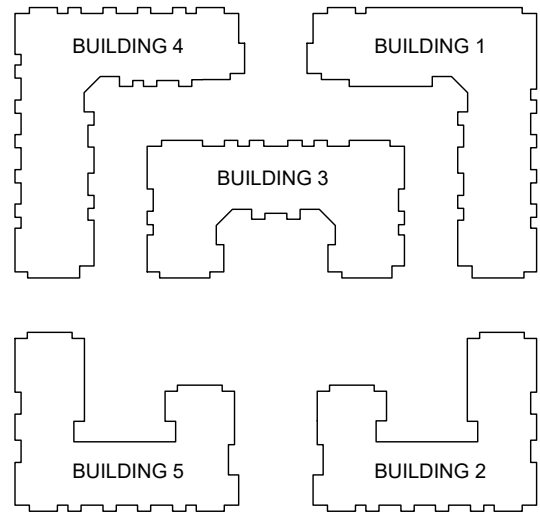
GROSS SITE AREA: 217,599 SF (20,216 m²)
NET SITE AREA: 210,846 SF (19,588 m²)
FSR: 2.49
HEIGHT: 6 STOREYS

LOT D DATA (NORTH + SOUTH)
(DIFFERENT PROJECT BY STREETSIDE DEVELOPMENT)

GROSS SITE AREA: 314,405 SF (29,209 m²)
NET SITE AREA: 314,405 SF (29,209 m²)
FSR: 0.77
HEIGHT: 3 STOREYS



KEY PLAN



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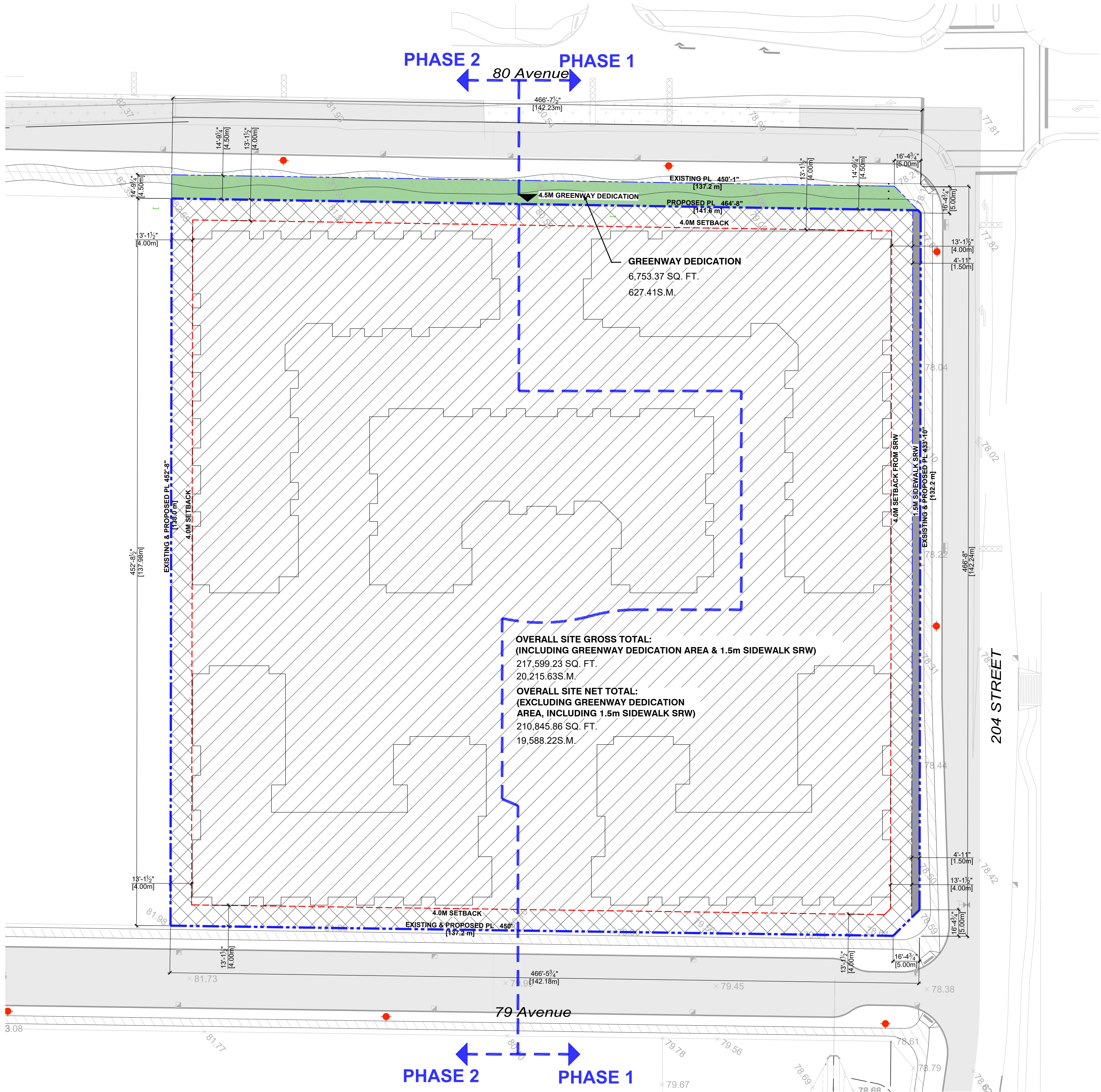
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DRAWING TITLE

SITE DIAGRAM

DRAWING No.

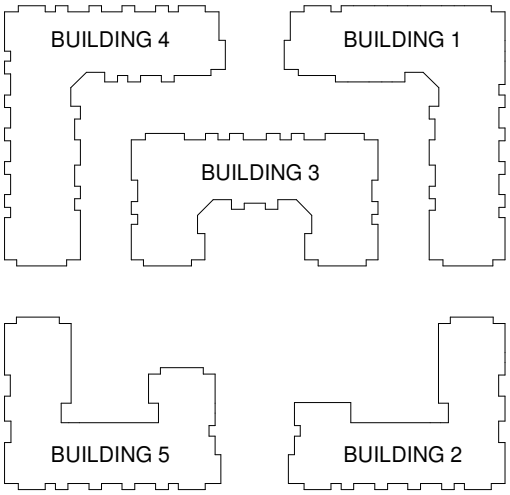
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1 SITE BOUNDARIES, AREAS & SETBACK DIAGRAM
Scale: 1/32" = 1'0"



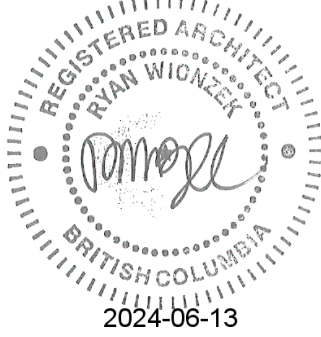
KEY PLAN



REVISIONS

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PROJECT

EMORY CONDO

20340, 20360, 20388 80 AVE. & 7849 204 ST.,
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

PRECEDENT IMAGES

DRAWING No.

A0.04

REVISIONS	
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PROJECT

MEMORY CONDO

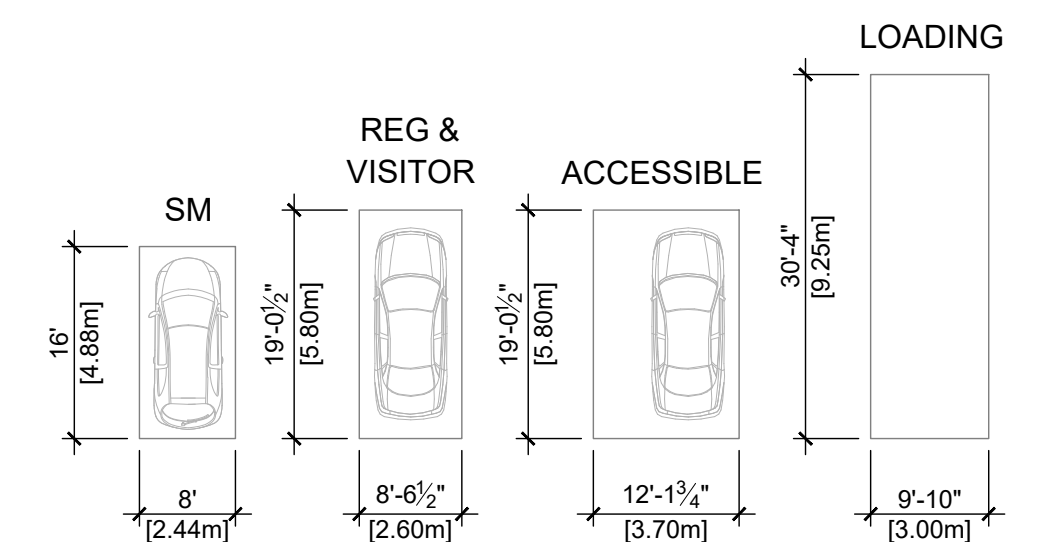
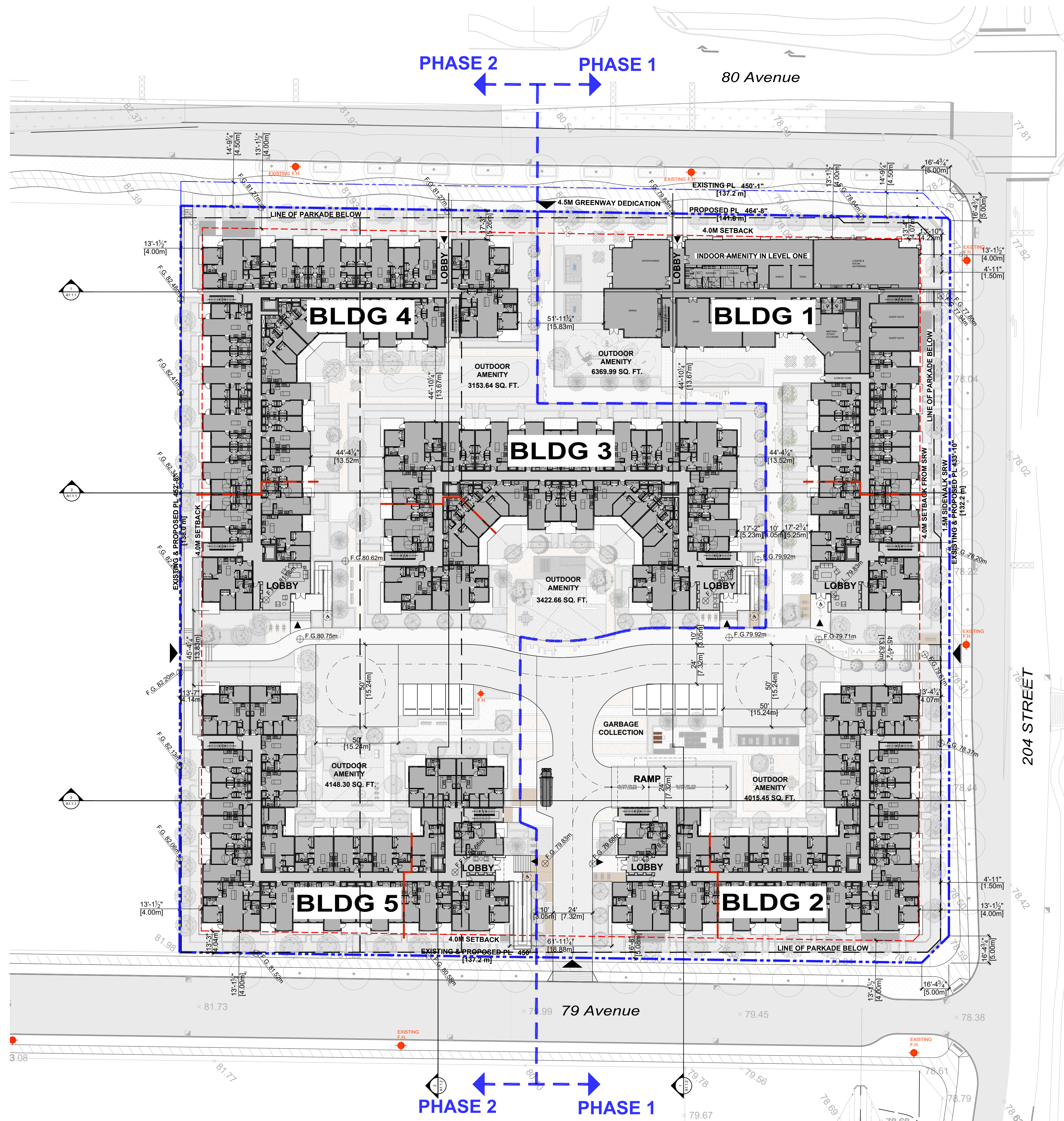
20340, 20360, 20388 80 AVE. & 7849 204 ST.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

OVERALL SITE PLAN

DRAWING No.

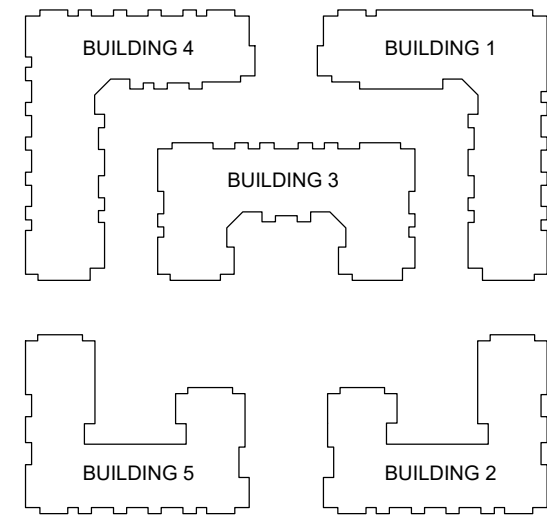
A1.00



MINIMUM PARKING SPACE TOWNSHIP OF LANGLEY

NOTE: ONE EV/DWELLING WILL BE PROVIDED PER REQUIRED.
LOCATION TO BE DETERMINED.

KEY PLAN



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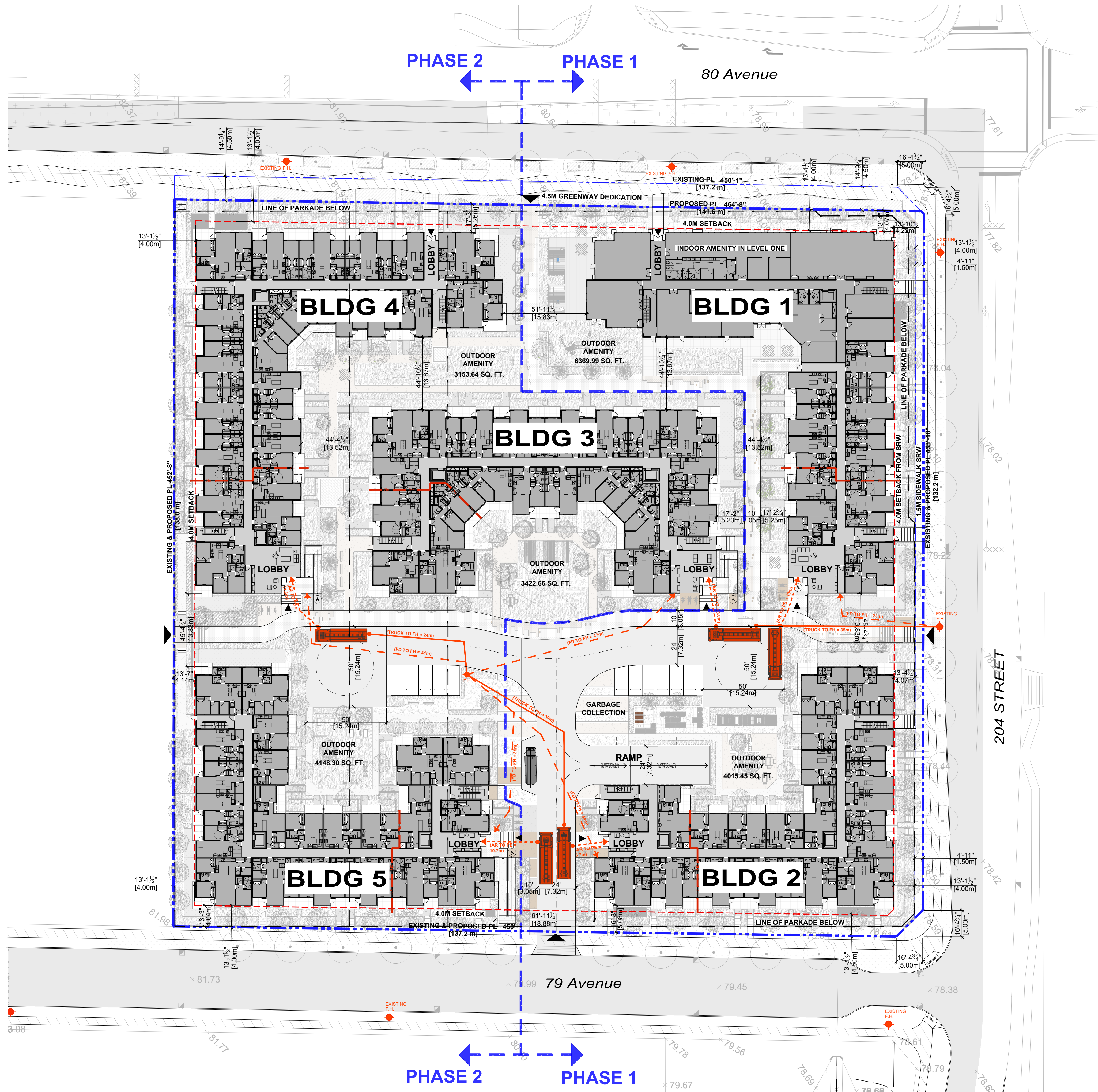
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DRAWING TITLE

FIRE ACCESS PLAN

DRAWING No.

A1.05



- NOTE:
- ALL BUILDINGS ARE FULLY-SPRINKLERED.
 - ALL SURFACES WITHIN THE REQUIRED FIRE ACCESS ROUTE SHALL BE DESIGNED TO ACCOMMODATE FIRE FIGHTING EQUIPMENT LOADS AS PER THE FIRE DEPARTMENT REQUIREMENTS & B.C.B.C. 2024.
 - MIN. WIDTH OF FIRE TRUCK ACCESS ROUTE = 7.3M (24')
- DRIVEWAY 24' (7.32m)
- PROPOSED FIRE HYDRANT
- DISTANCE FROM HYDRANT TO TRUCK (MAX. 45m)
- DISTANCE FROM PRINCIPAL ENTRANCE TO ACCESS ROUTE (3-15m)
- DISTANCE FROM HYDRANT FD CONNECTION (MAX. 45m)
- FIRE TRUCK CENTRE LINE RADIUS (13M MIN.)
- MAXIMUM FIRE DEPT. TRUCK ACCESS ROUTE TO BE 90M. TRUCK TURN AROUND FACILITIES REQUIRED IF ACCESS ROUTE EXCEEDS 90M.
 - NO PARKING SIGNS TO BE POSTED ALONG TRUCK FIRE ACCESS ROUTES.
 - HYDRANT FLANGE TO BE 2'-4" ABOVE FINISHED GRADE.

1 FIRE ACCESS PLAN

Scale: 1/32" = 1'0"

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PROJECT

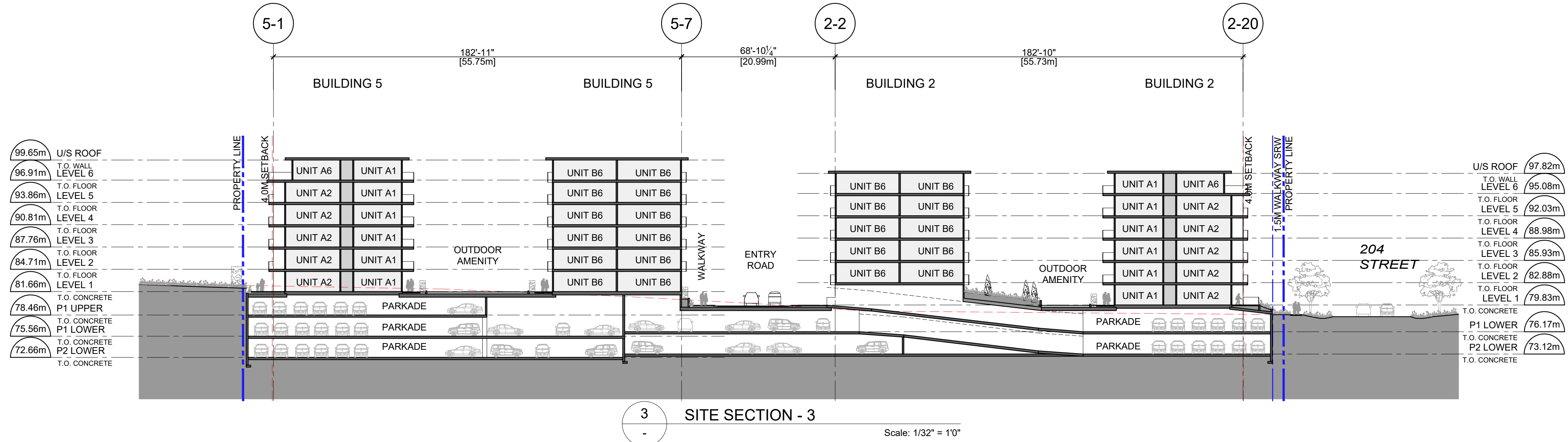
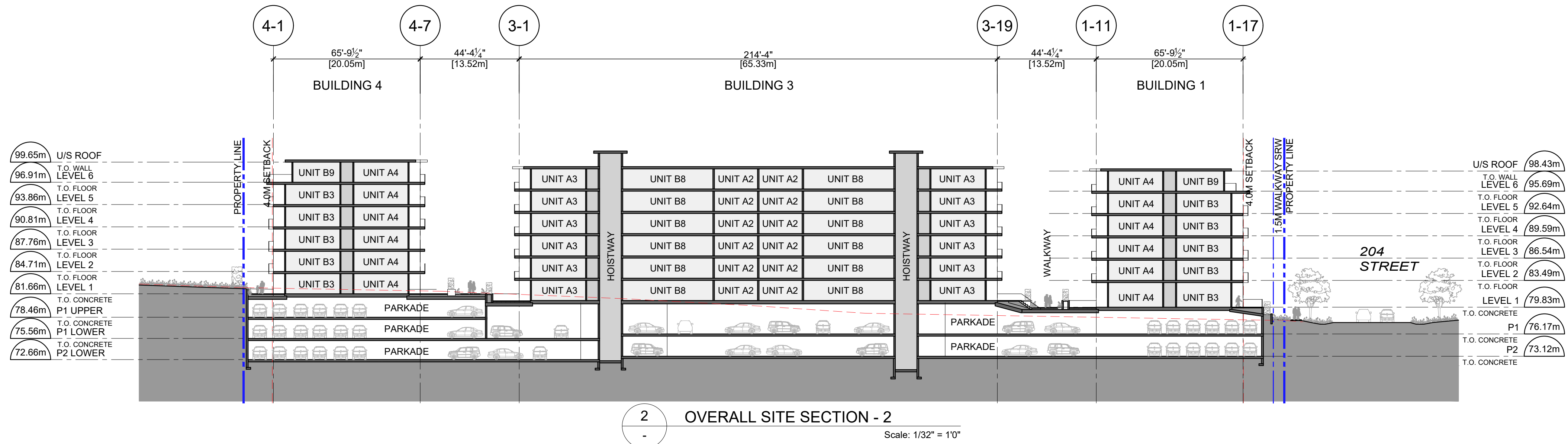
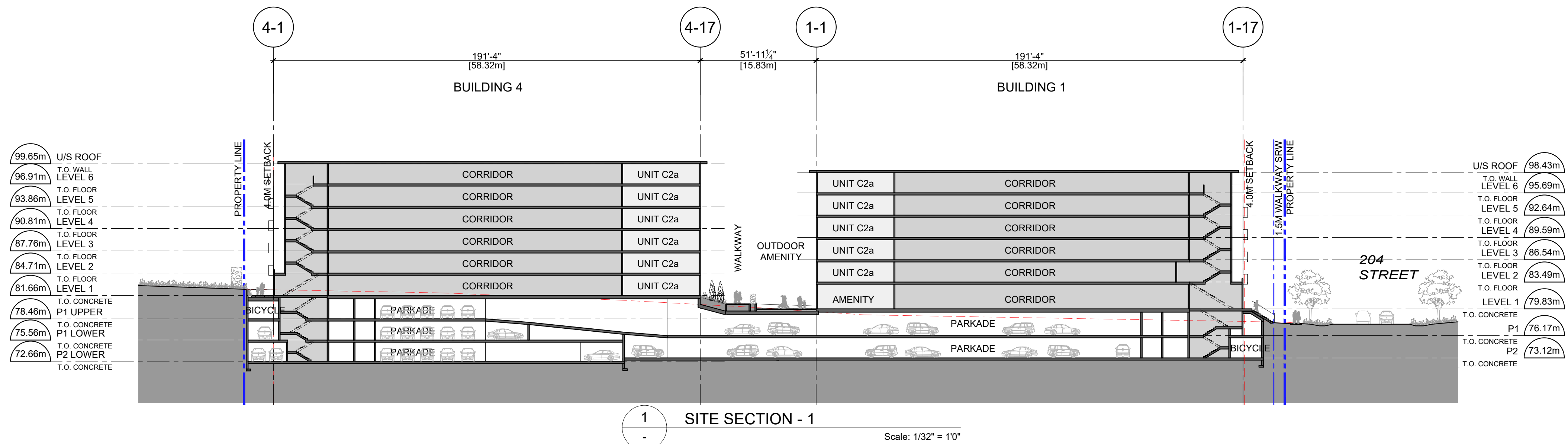
**EMORY
CONDO**

20340, 20360, 20388 80 AVE. & 7849 204 ST.
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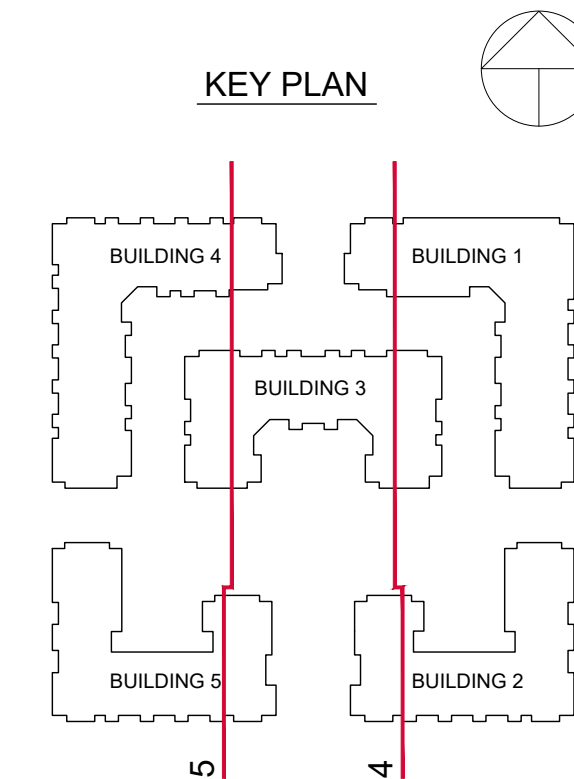
DRAWING TITLE

SITE SECTIONS - 1

DRAWING No. _____



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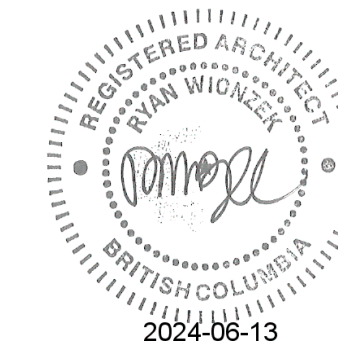
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PROJECT

EMORY
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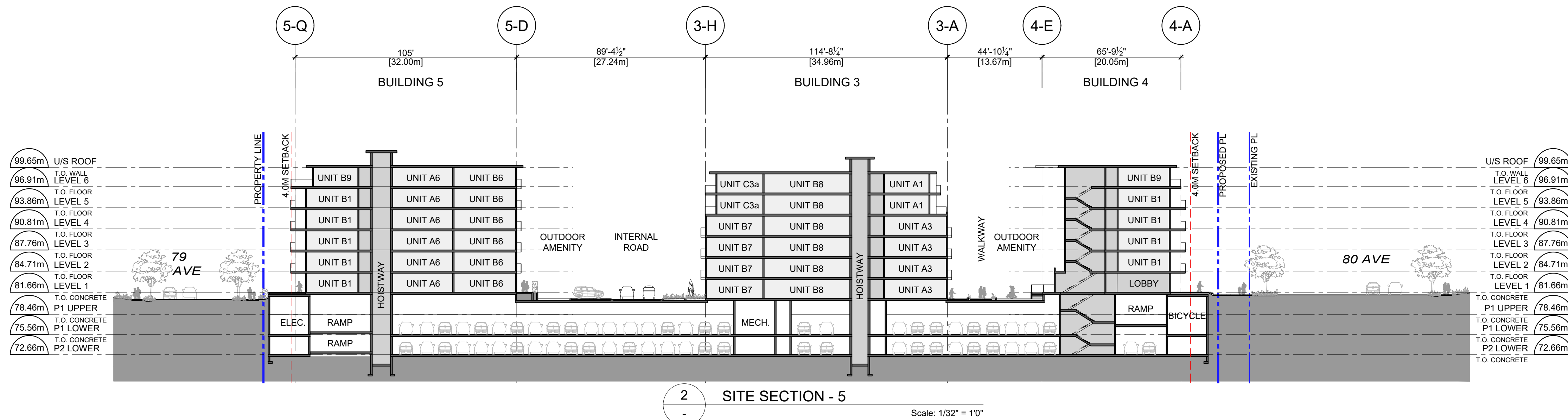
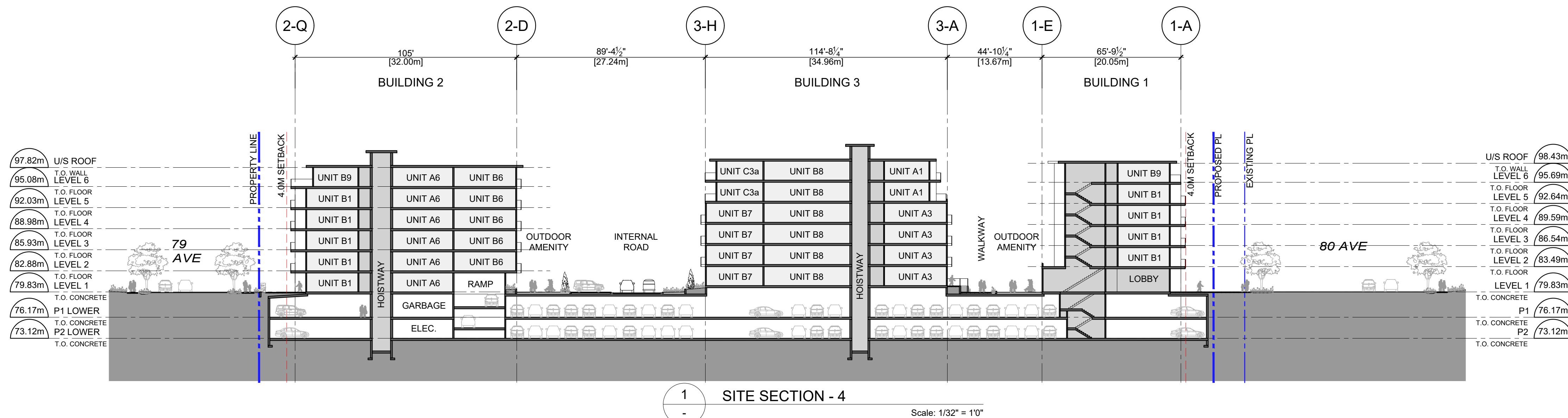
20340, 20360, 20388 80 AVE. & 7849 204 ST.
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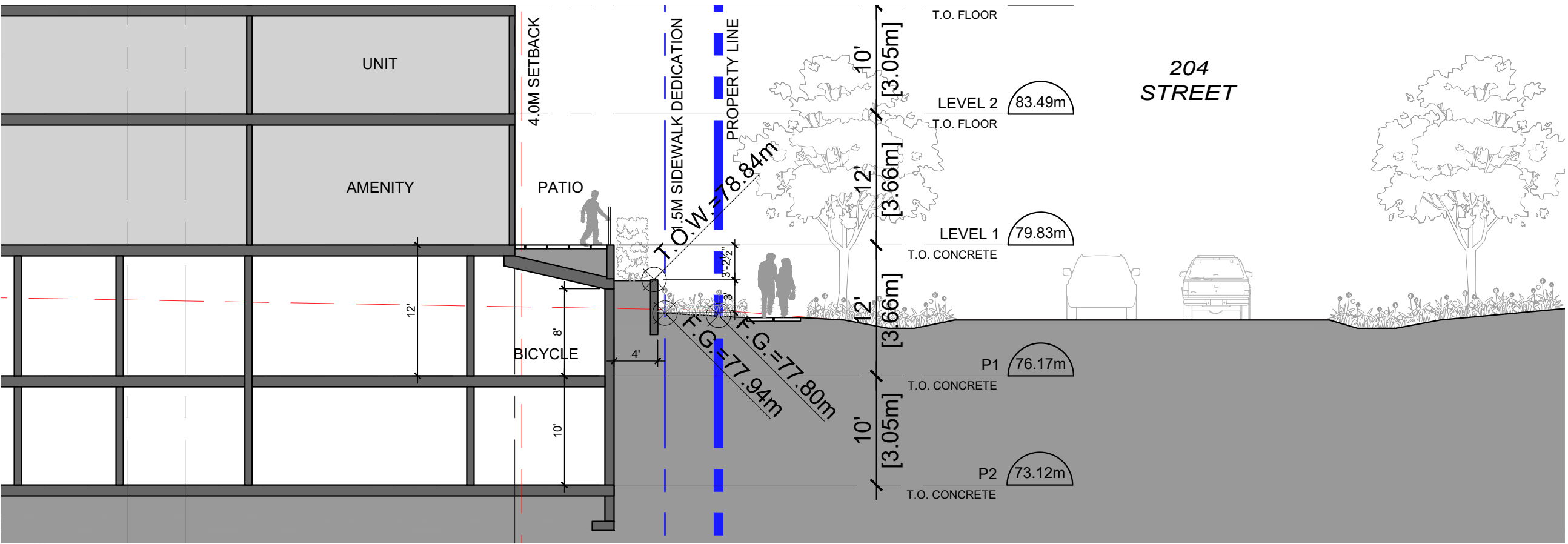
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SITE SECTIONS - 2

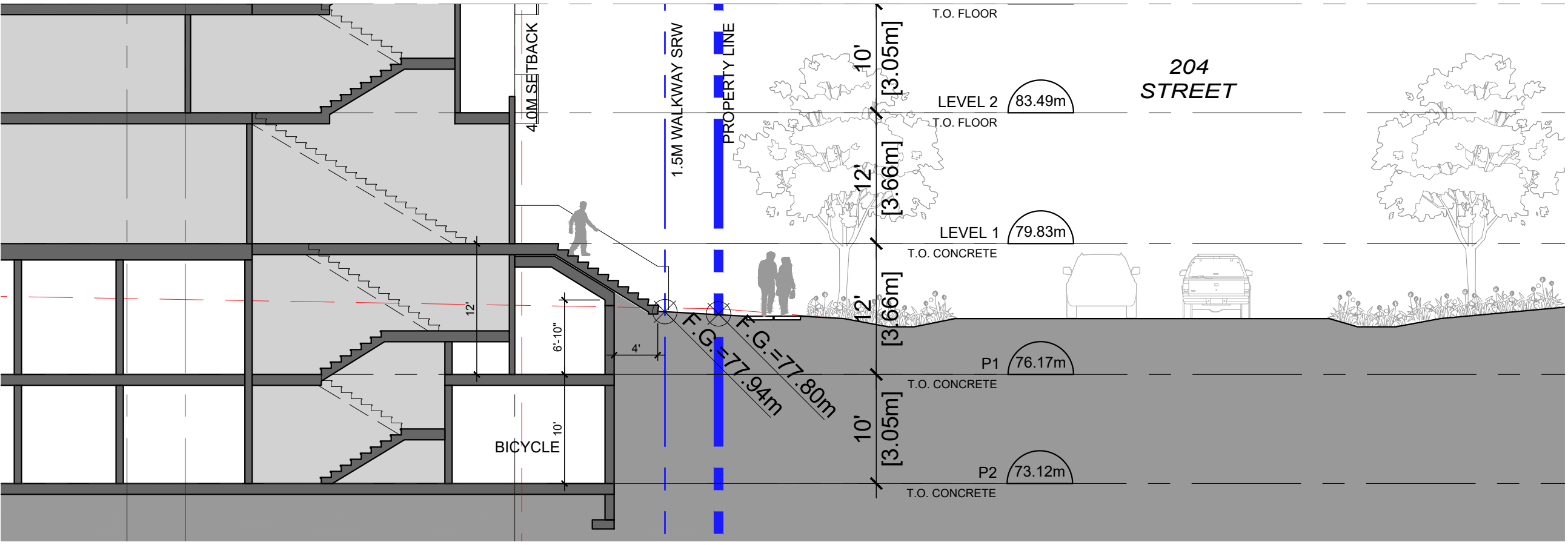
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A1.12

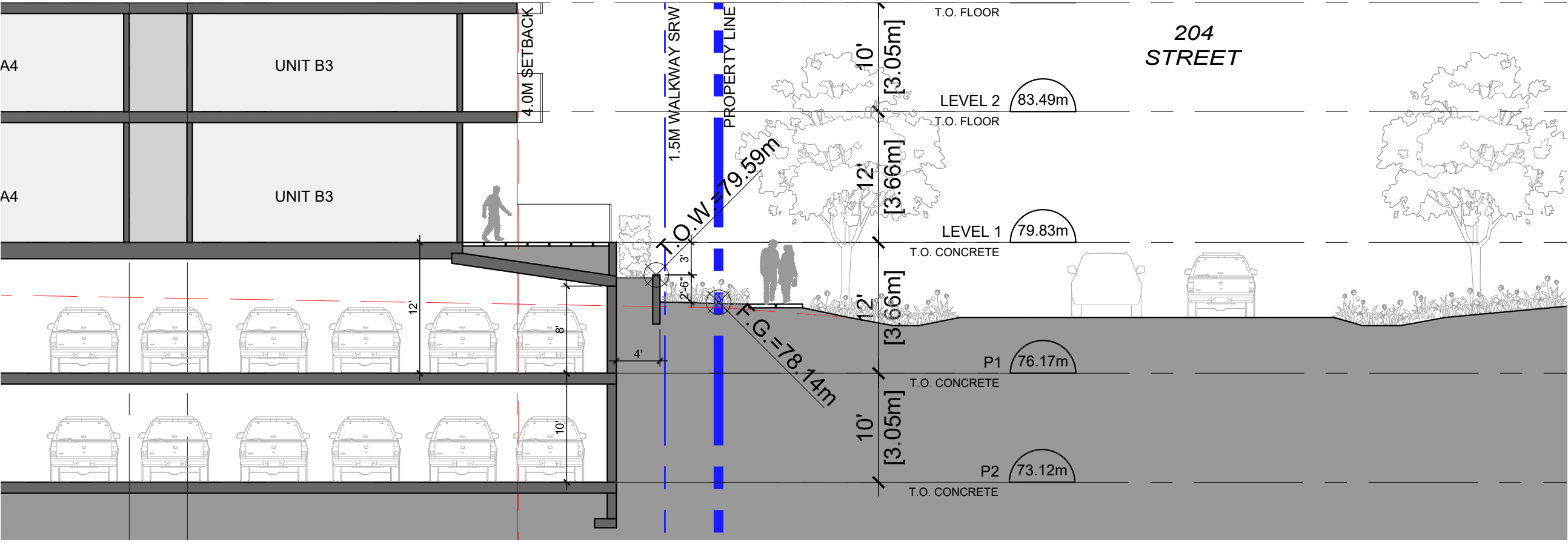




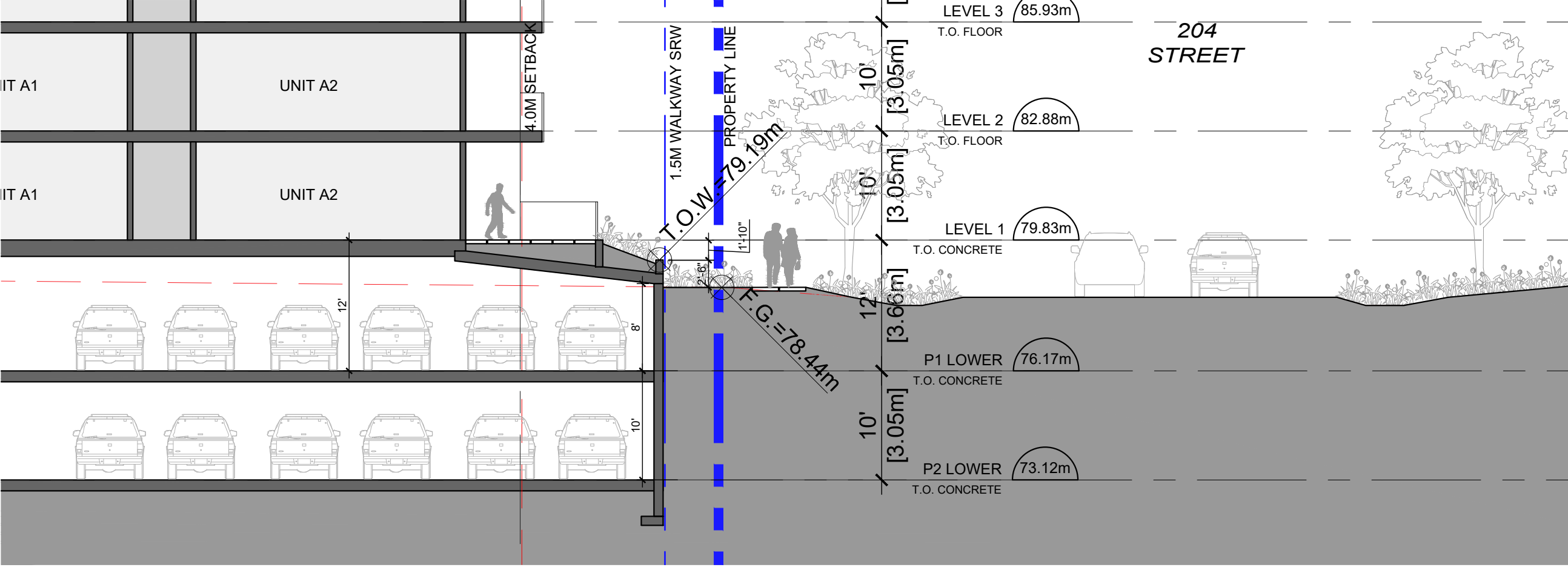
1 PARTIAL SECTION - 1 @ AMENITY NE CORNER
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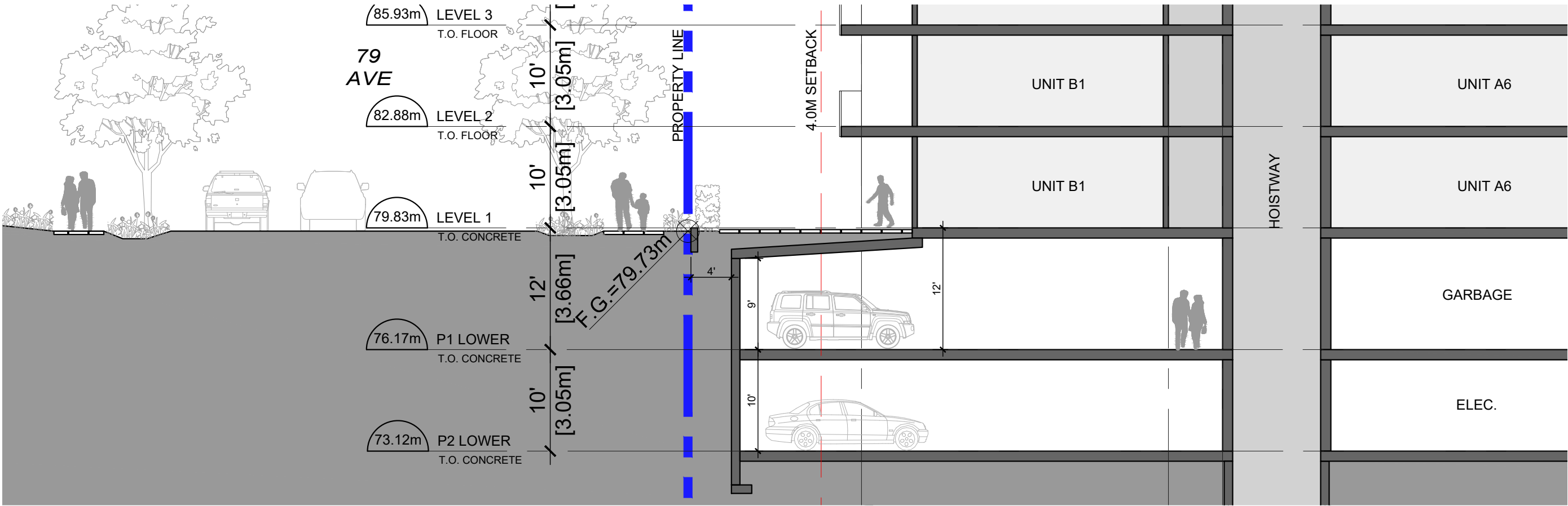
2 PARTIAL SECTION - 2 @ TYP. OUTDOOR STAIRS ALONG 204 ST
Scale: 3/32" = 1'0"



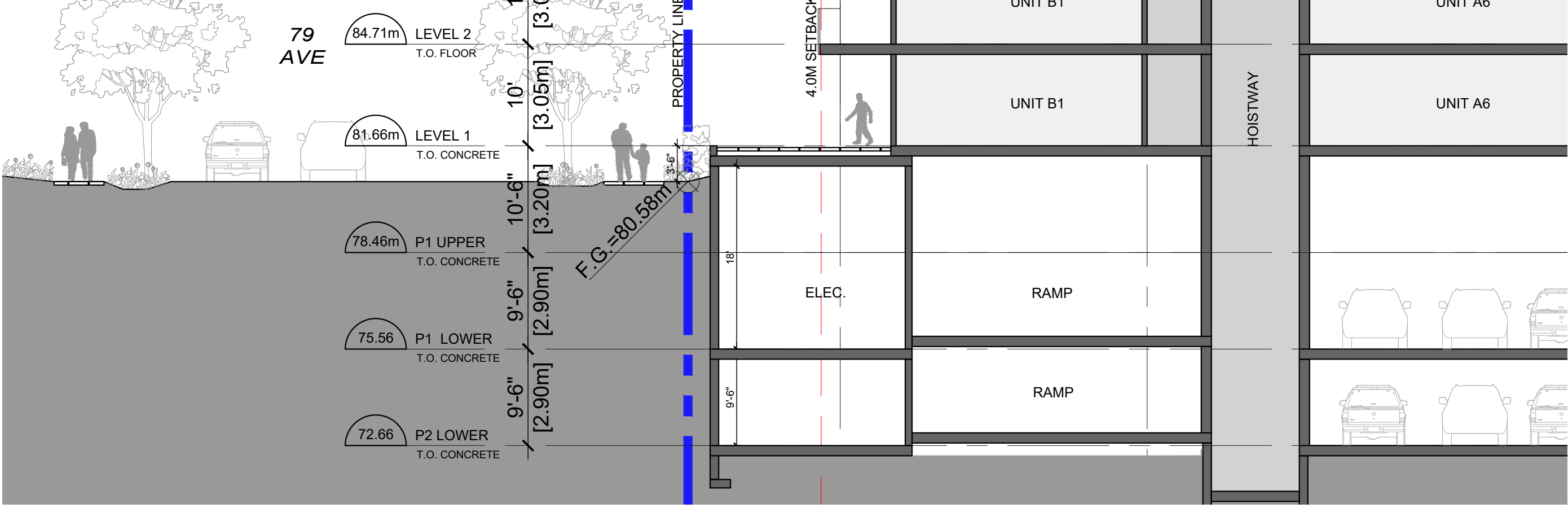
3 PARTIAL SECTION - 3 @ TYP. PATIO ALONG 204 ST_NORTH END
Scale: 3/32" = 1'0"



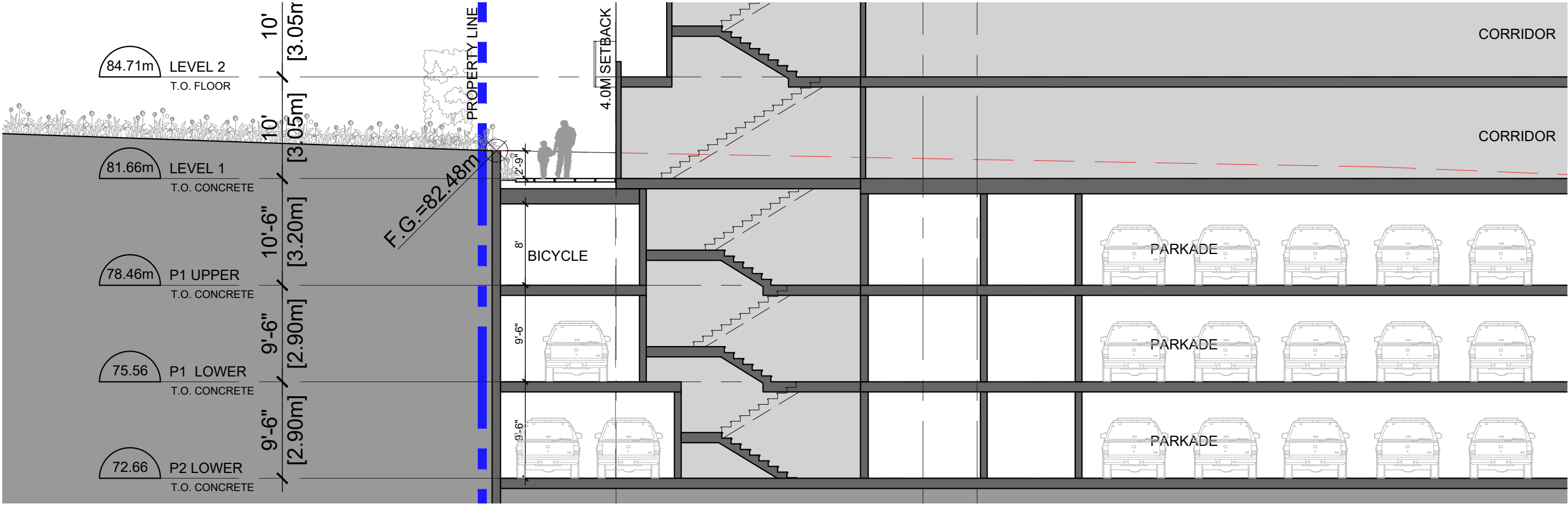
4 PARTIAL SECTION - 4 @ TYP. PATIO ALONG 204 ST_SOUTH END
Scale: 3/32" = 1'0"



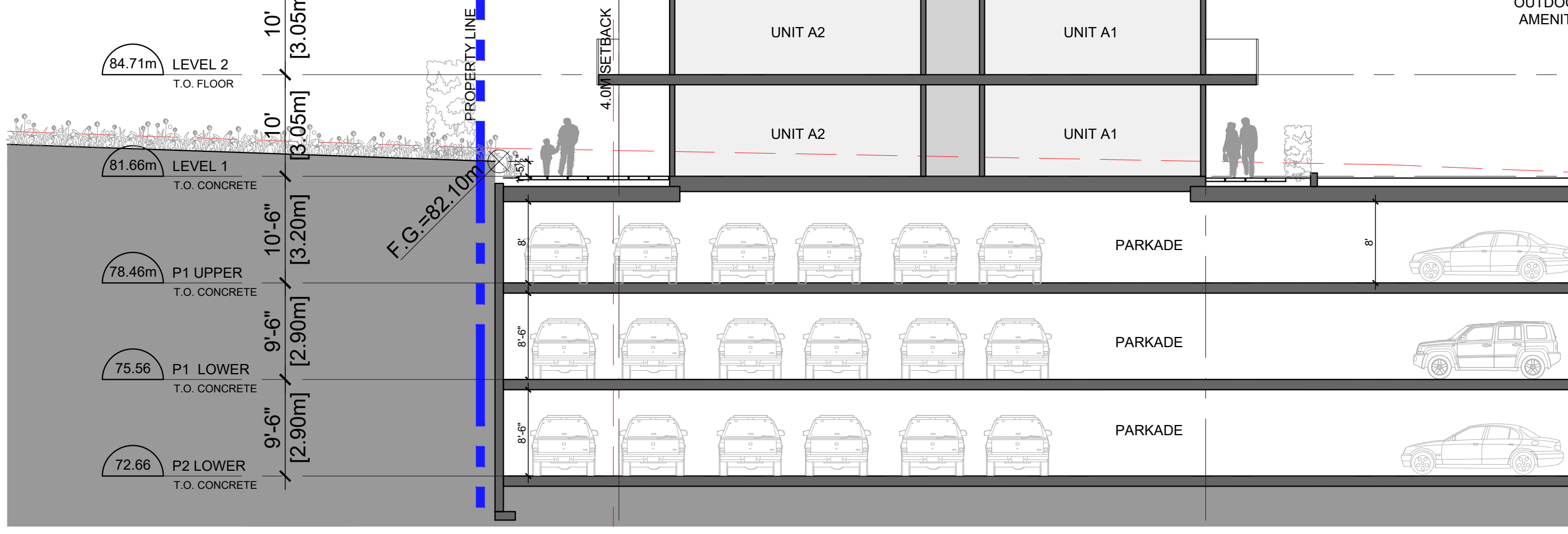
5 PARTIAL SECTION - 5 @ TYP. PATIO ALONG 79 AVE WEST END
Scale: 3/32" = 1'0"



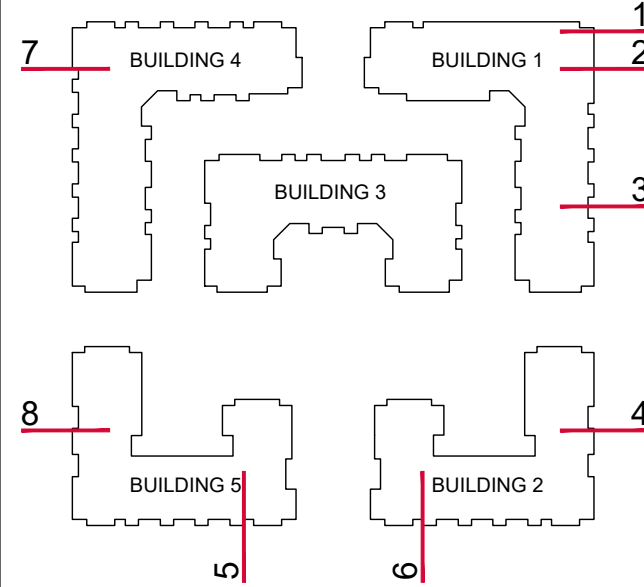
6 PARTIAL SECTION - 6 @ TYP. PATIO ALONG 79 AVE EAST END
Scale: 3/32" = 1'0"



7 PARTIAL SECTION - 7 @ TYP. PATIO ALONG WEST P.L._NORTH END
Scale: 3/32" = 1'0"



8 PARTIAL SECTION - 8 @ TYP. PATIO ALONG WEST P.L._SOUTH END
Scale: 3/32" = 1'0"



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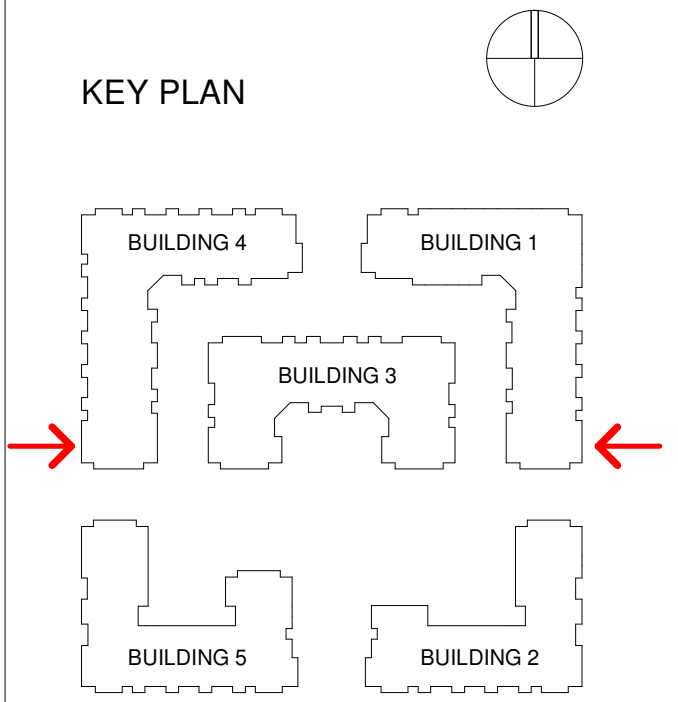
PROJECT	EMORY CONDO 20340, 20360, 20388 80 AVE. & 7849 204 ST. TOWNSHIP OF LANGLEY, BC
DRAWING TITLE	SITE SECTIONS - 3
DRAWING No.	



NORTH STREETSCAPE VIEW - ALONG 80TH AVE.



SOUTH STREETSCAPE VIEW - ALONG 79TH AVE.



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PROJECT

EMORY CONDO

20340, 20360, 20388 80 AVE. & 7849 204 ST.,
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DRAWING TITLE

**NORTH + SOUTH
STREETSCAPE
VIEWS**

DRAWING No.

A1.21



EAST STREETSCAPE VIEW - ALONG 204TH ST.

KEY PLAN



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CONDO

20340, 20360, 20388 80 AVE. & 7849 204 ST.,
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DRAWING TITLE

EAST STREETSCAPE
VIEW

DRAWING No.

A1.22



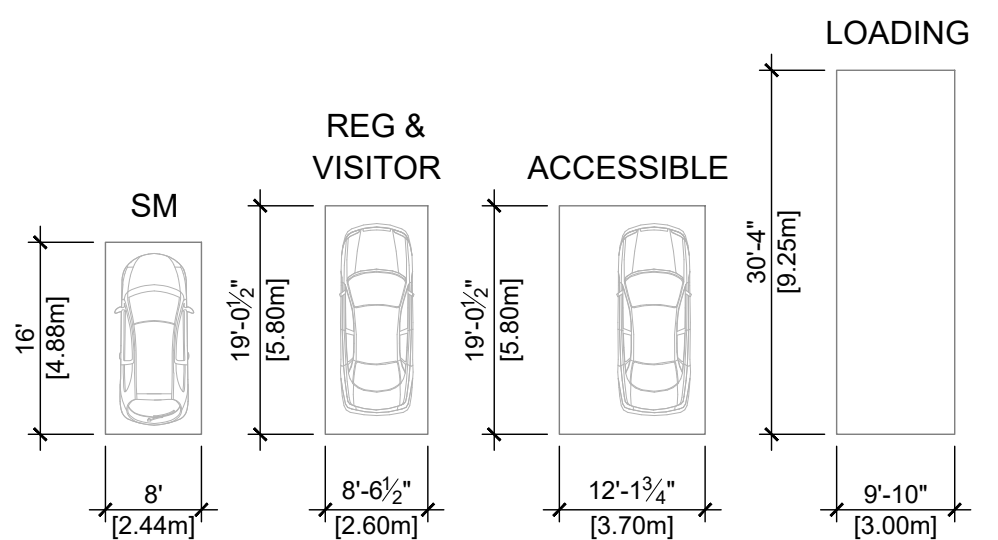
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REGISTERED ARCHITECT
 RYAN WIONZEK
 Damage
 BRITISH COLUMBIA
 2024-06-13

20340, 20360, 20388 80 AVE. & 7849 204 ST.
TOWNSHIP OF LANGLEY, BC

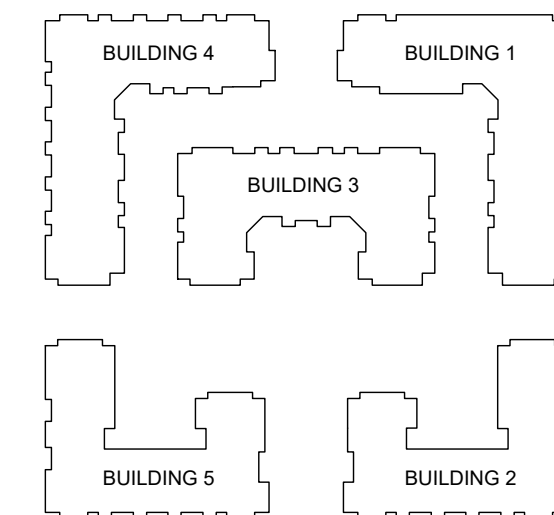
OVERALL P1 UPPER PARKADE PLAN

A2.0.1

MINIMUM PARKING SPACE
TOWNSHIP OF LANGLEY

NOTE: ONE EV/DWELLING WILL BE PROVIDED PER REQUIRED.
LOCATION TO BE DETERMINED.

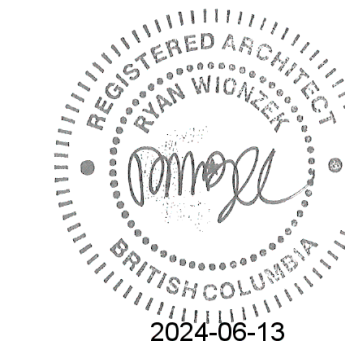
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EMORY CONDO

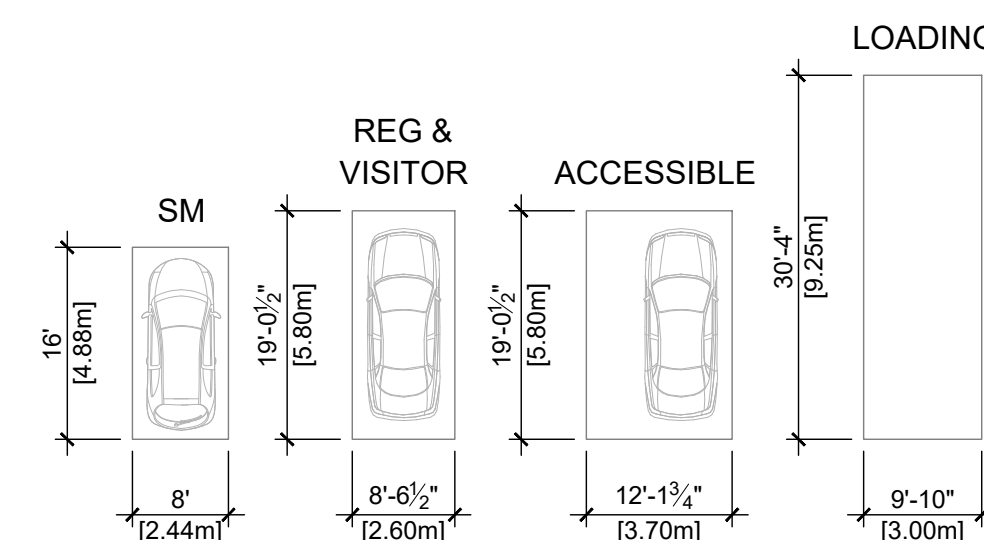
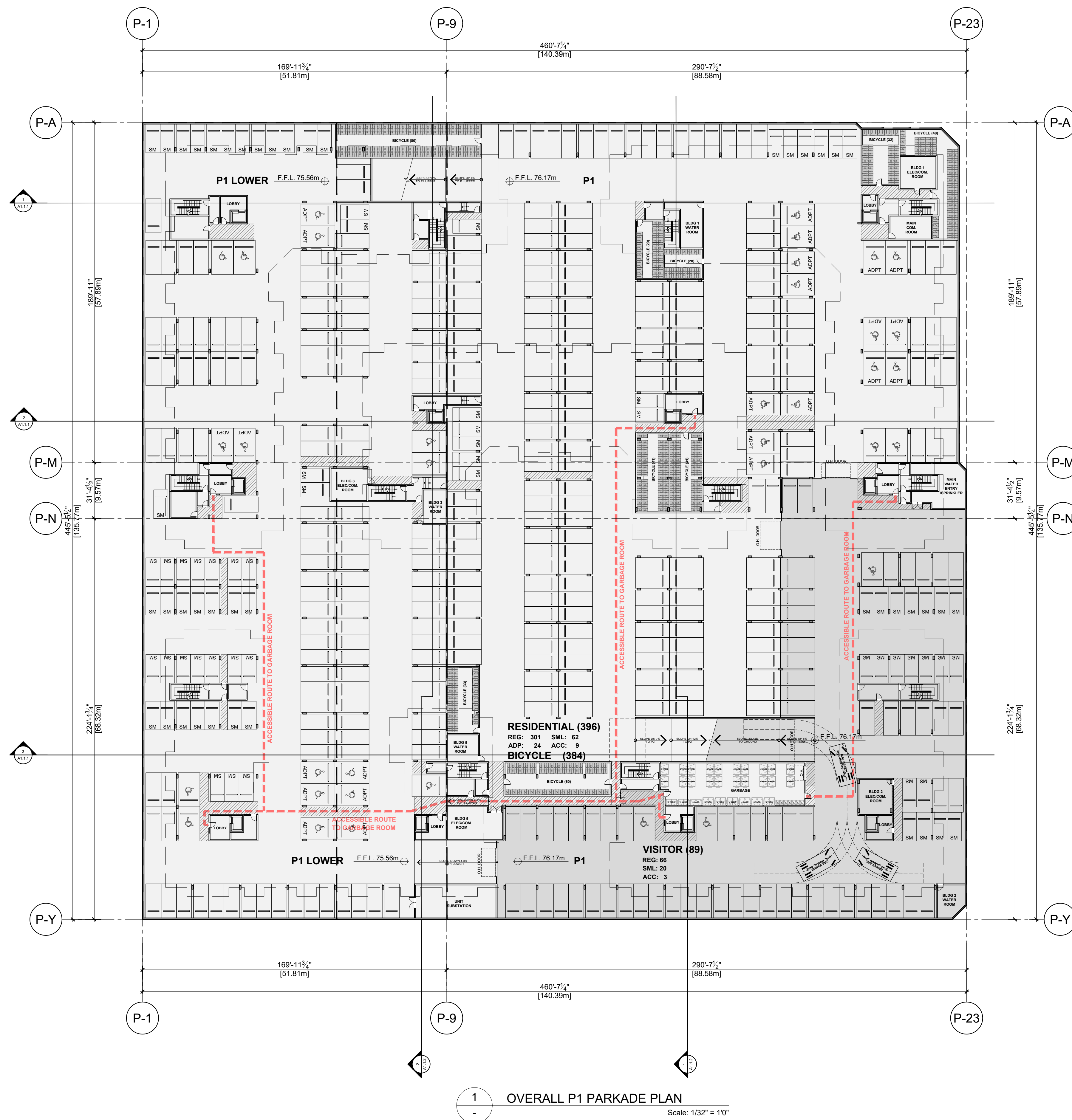
20340, 20360, 20388 80 AVE. & 7849 204 ST.
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE

OVERALL P1
PARKADE PLAN

DRAWING No.

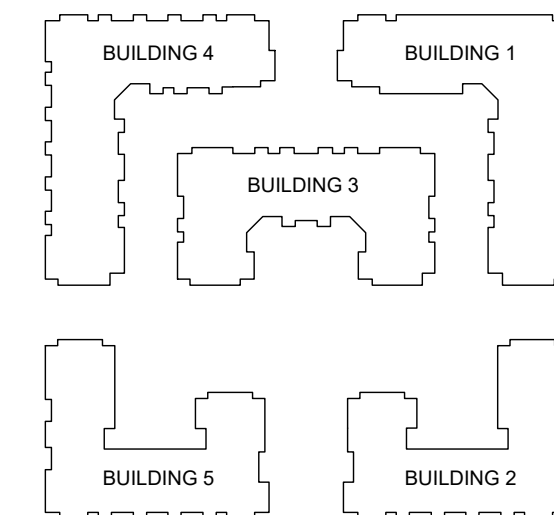
A2.0.2



MINIMUM PARKING SPACE
TOWNSHIP OF LANGLEY

NOTE: ONE EV/DWELLING WILL BE PROVIDED PER REQUIRED.
LOCATION TO BE DETERMINED.

KEY PLAN



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PROJECT

EMORY CONDO

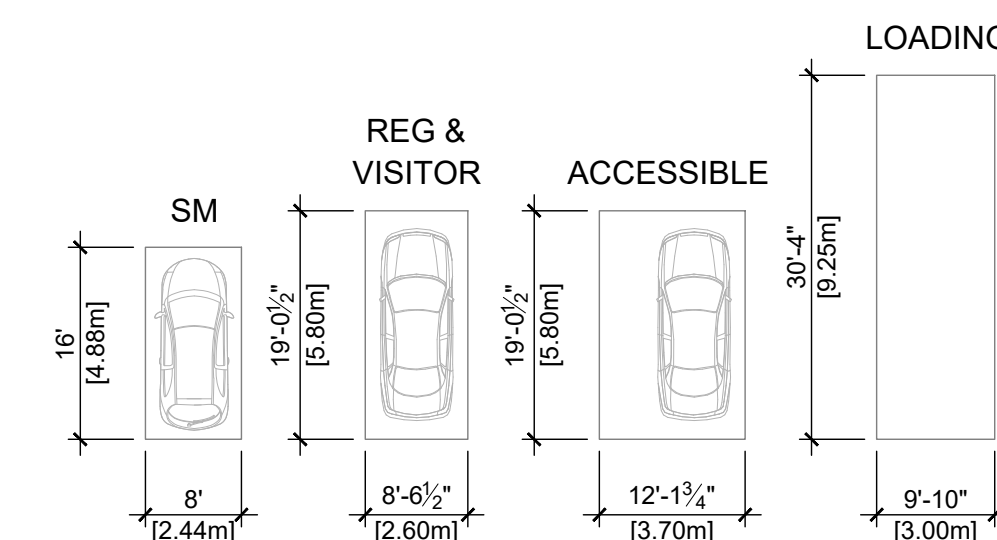
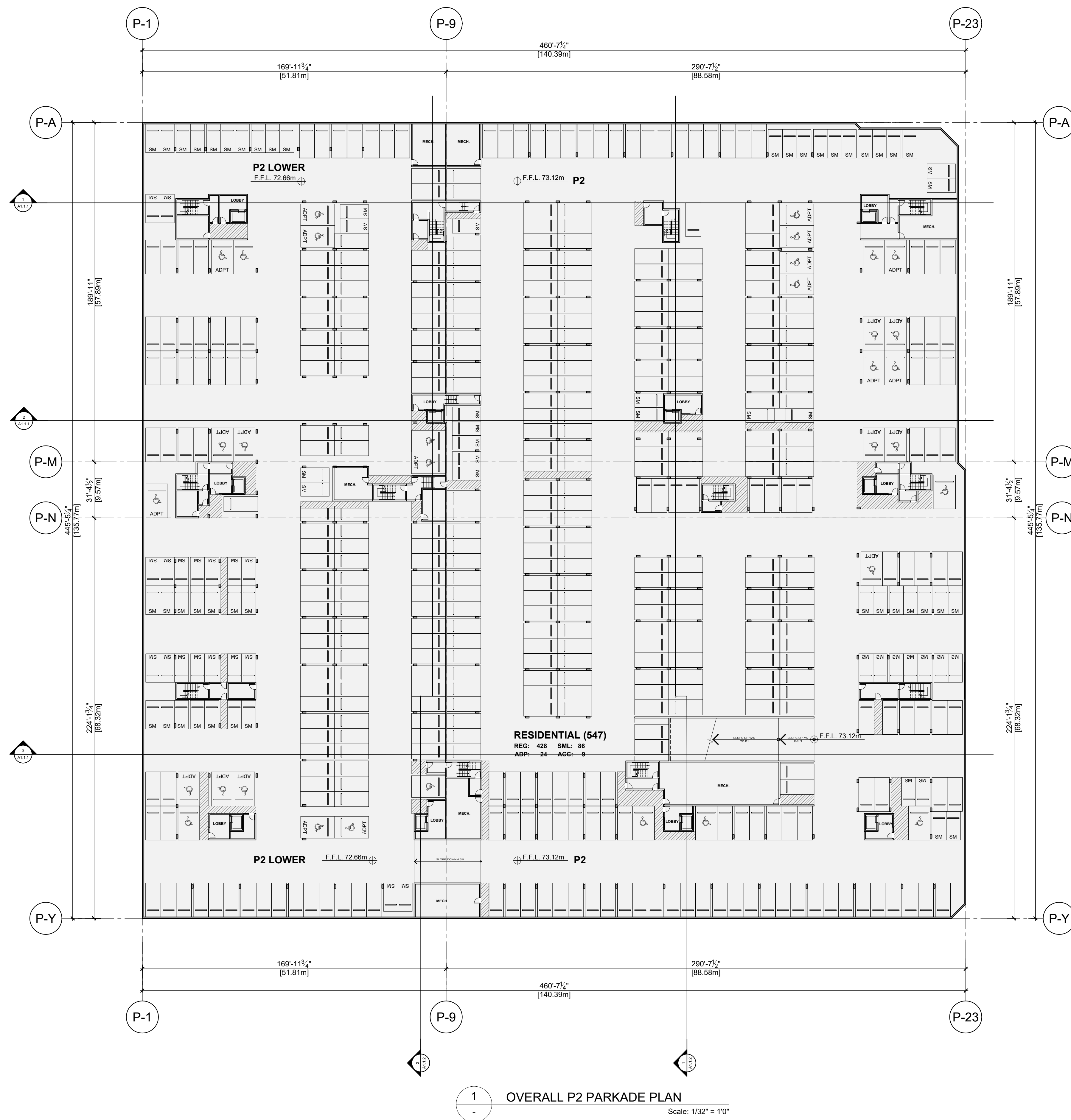
20340, 20360, 20388 80 AVE. & 7849 204 ST.
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DRAWING TITLE

OVERALL P2
PARKADE PLAN

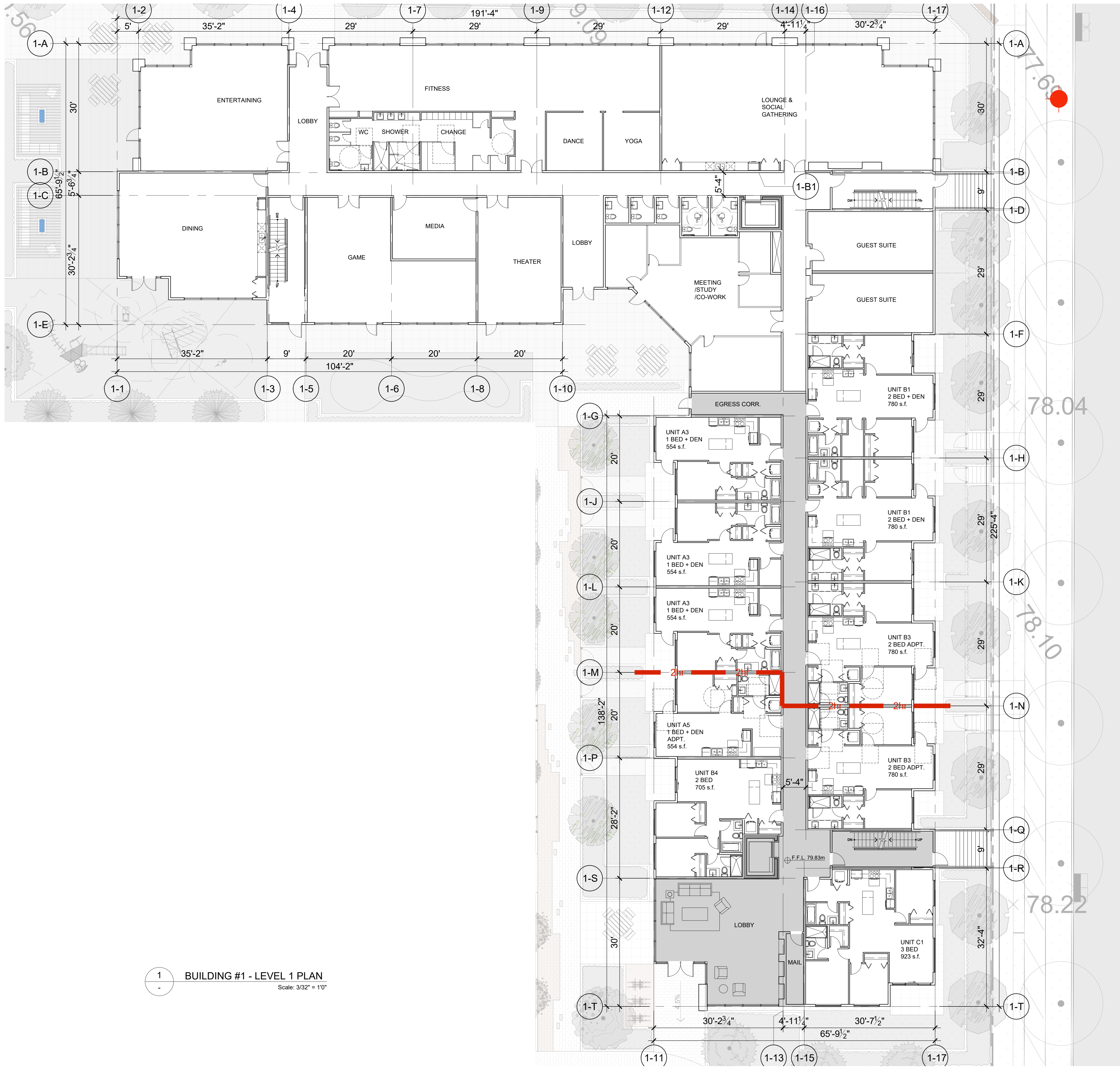
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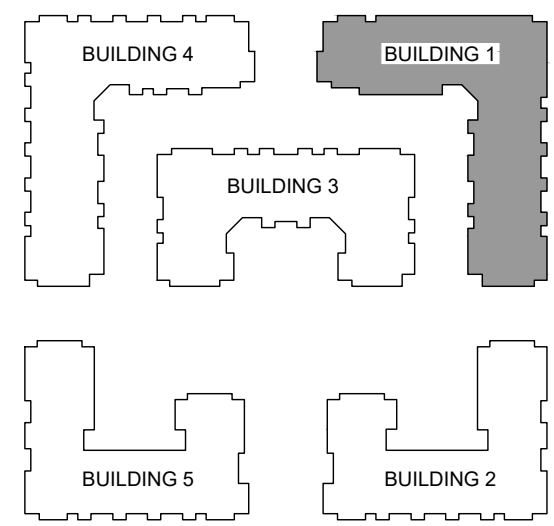


MINIMUM PARKING SPACE
TOWNSHIP OF LANGLEY

NOTE: ONE EV/DWELLING WILL BE PROVIDED PER REQUIRED.
LOCATION TO BE DETERMINED.



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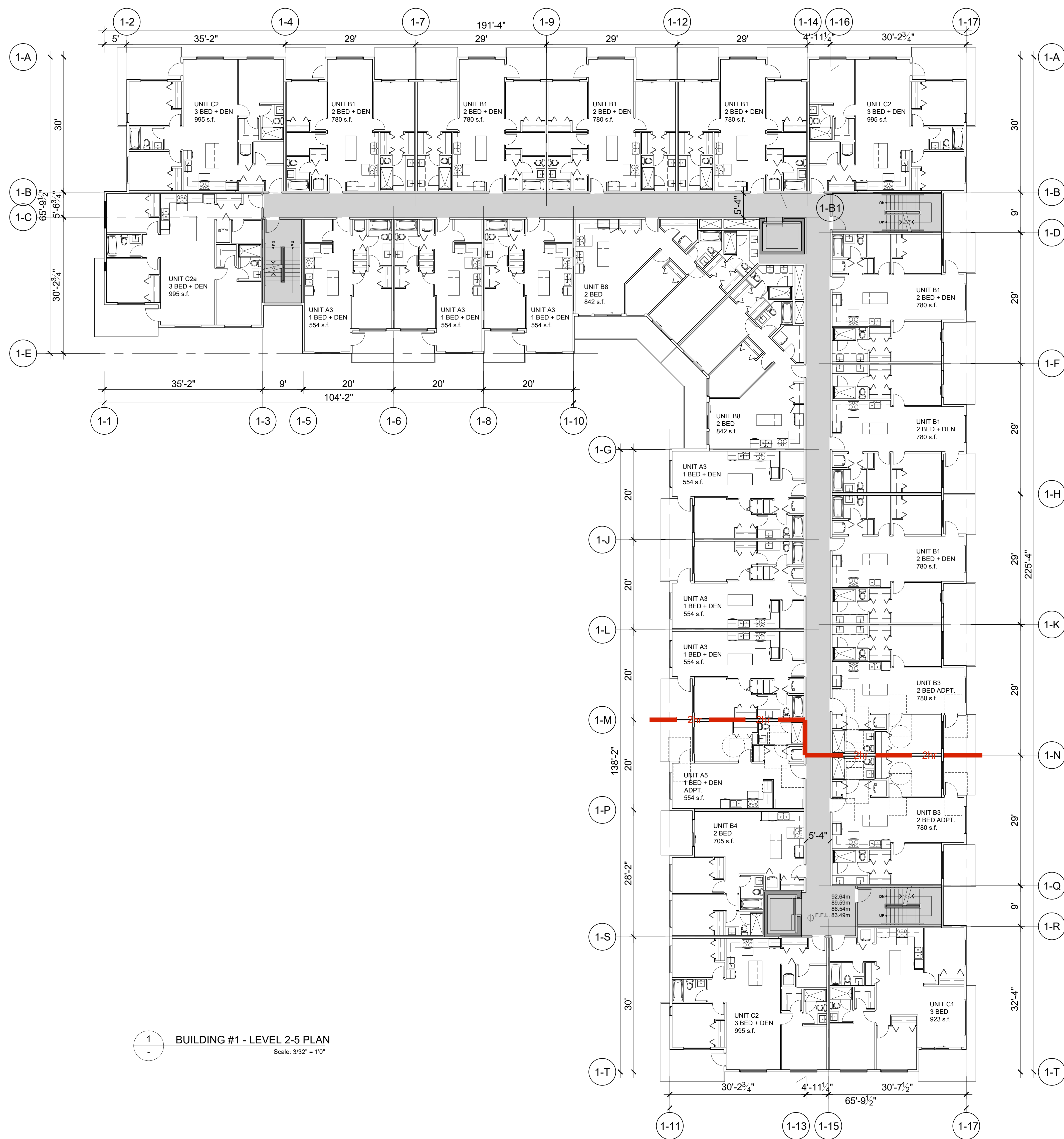
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BUILDING #1 -
LEVEL 1 PLAN

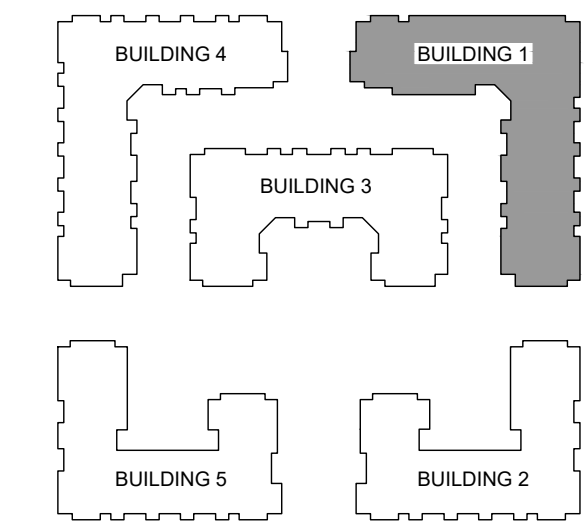
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A2.1.1



1 BUILDING #1 - LEVEL 2-5 PLAN
Scale: 3/32" = 1'0"

KEY PLAN



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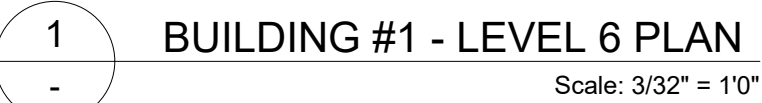
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DRAWING TITLE

BUILDING #1 -
LEVEL 2-5 PLAN

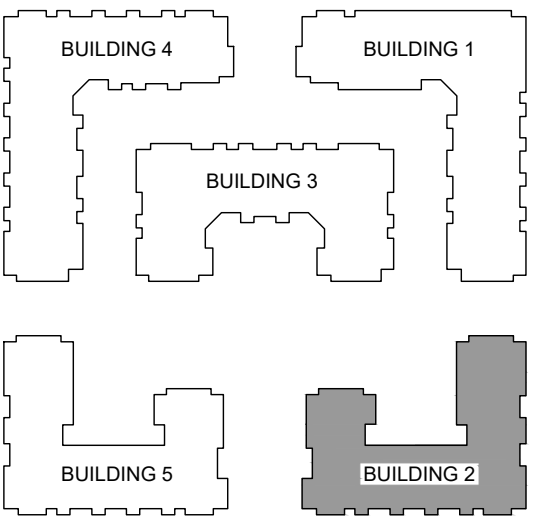
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A2.1.2



A2.1.3

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	20340, 20360, 20388 80 AVE. & 7849 204 ST. TOWNSHIP OF LANGLEY, BC

DRAWING TITLE	BUILDING #2 - LEVEL 1 PLAN
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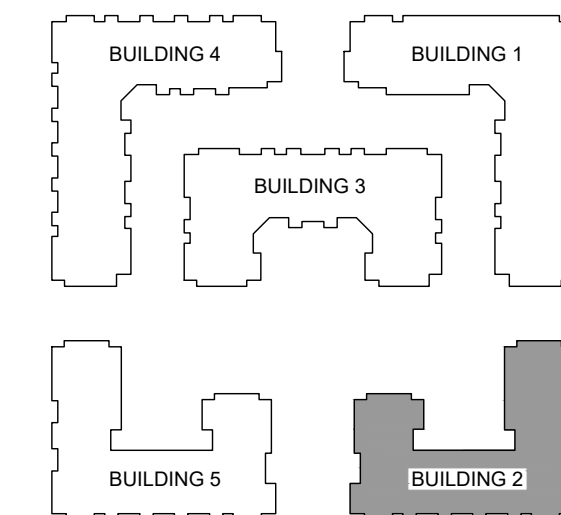
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A2.2.1



BUILDING #2 - LEVEL 1 PLAN
Scale: 3/32" = 1'0"

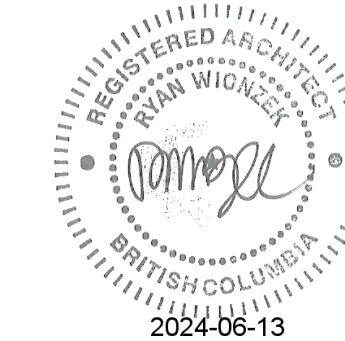
KEY PLAN



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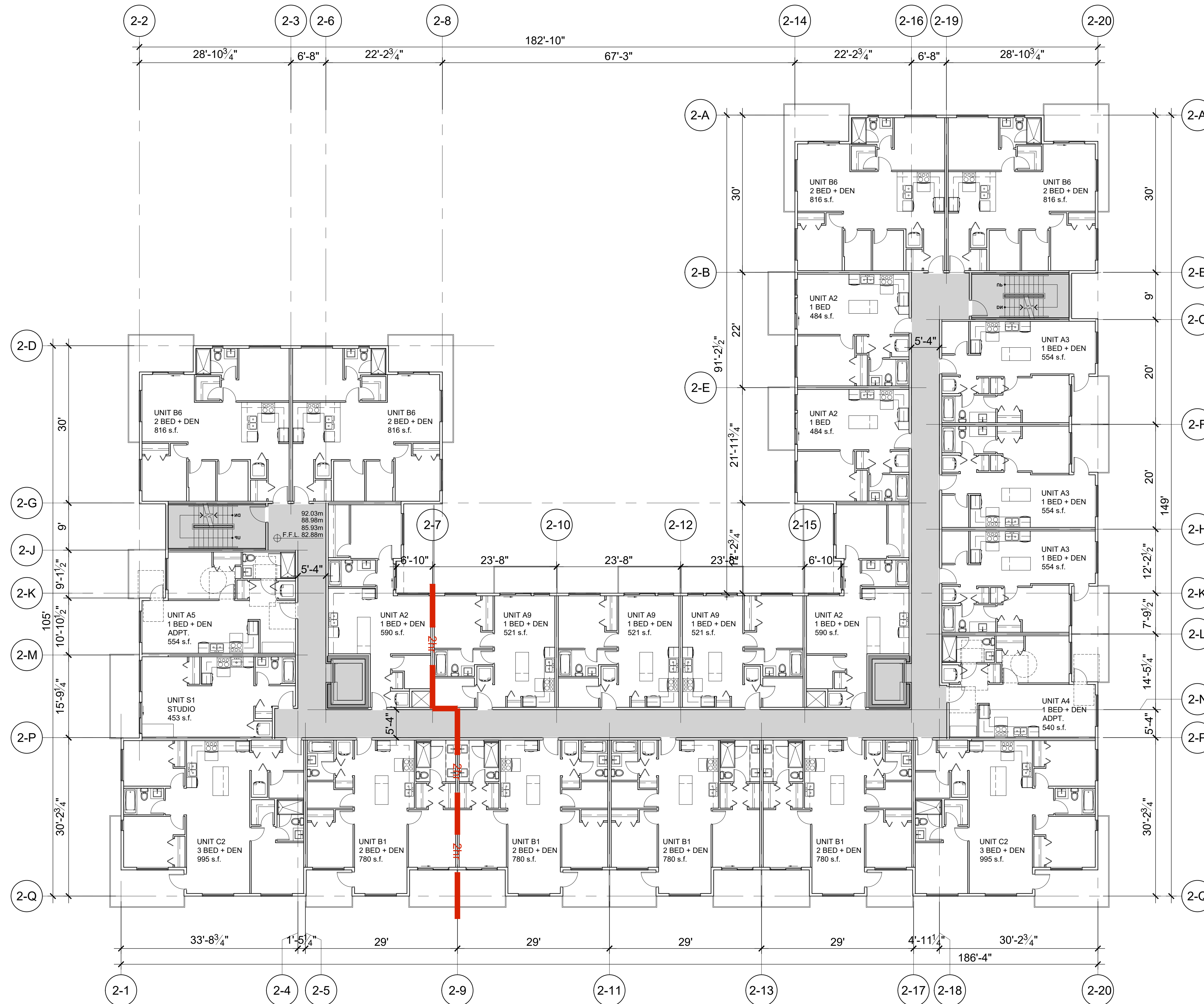


PROJECT	EMORY CONDO
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DRAWING TITLE	BUILDING #2 - LEVEL 2-5 PLAN
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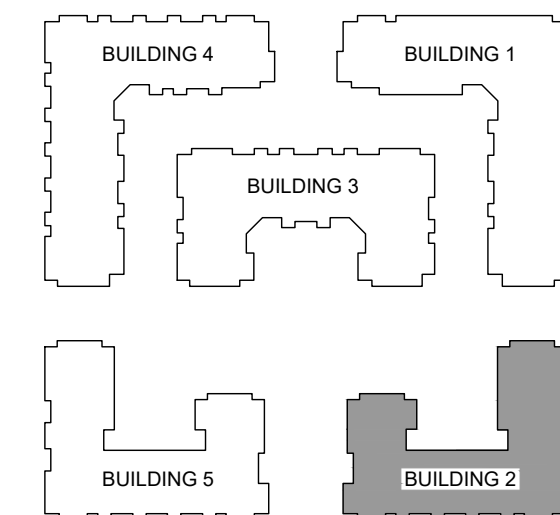
DRAWING No.

A2.2.2



1 BUILDING #2 - LEVEL 2 - 5 PLAN
Scale: 3/32" = 1'0"

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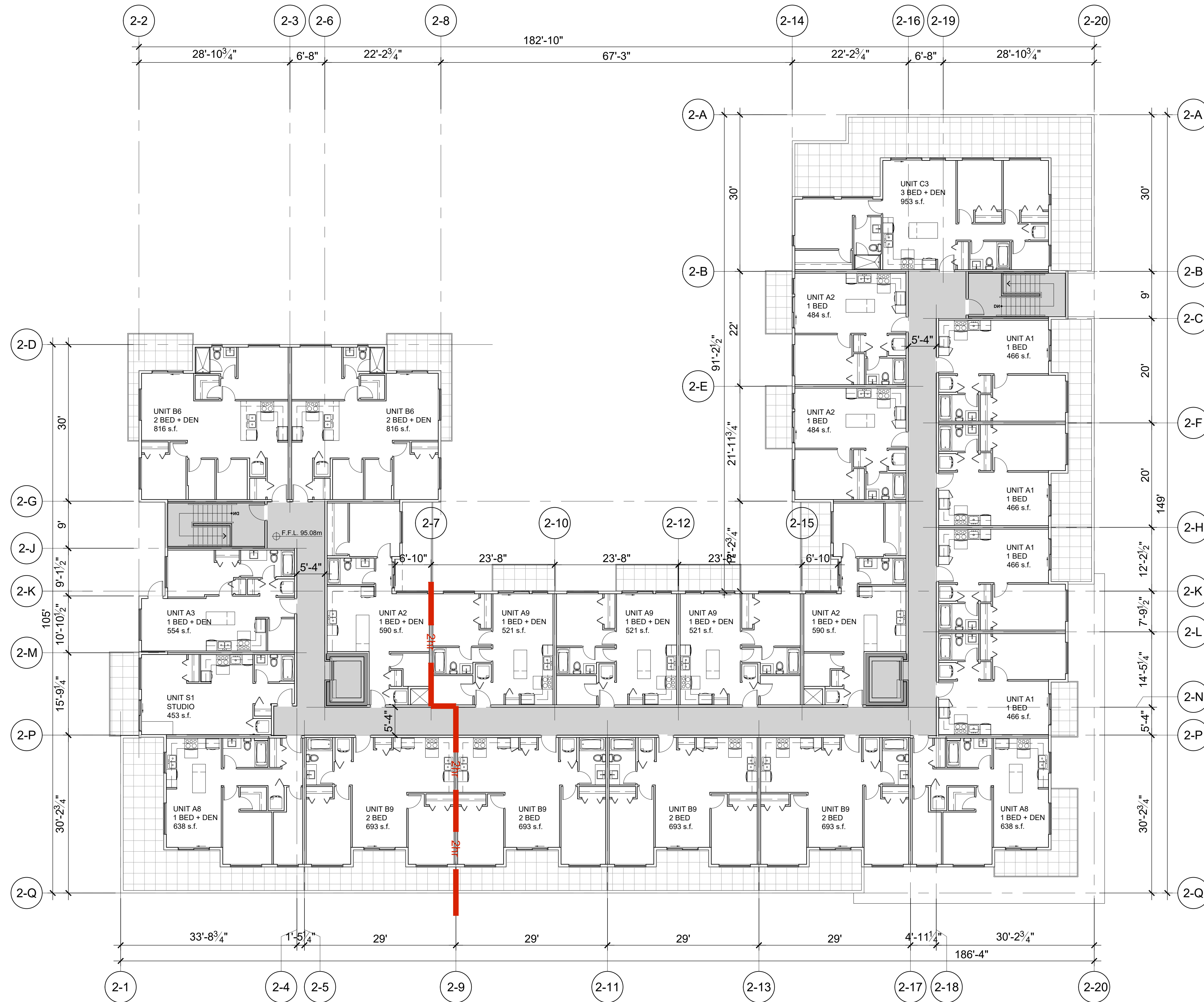


PROJECT	EMORY CONDO 20340, 20360, 20388 80 AVE. & 7849 204 ST. TOWNSHIP OF LANGLEY, BC
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DRAWING TITLE	BUILDING #2 - LEVEL 6 PLAN
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DRAWING No.

A2.2.3



1 BUILDING #2 - LEVEL 6 PLAN
Scale: 3/32" = 1'0"