http://bit.ly/3JOKZhW

SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
LANDSCAPE SETBACK	
ALR BUFFER	
RIGHT OF WAY LINE	
RIGHT OF WAY HATCH	
PROPOSED BUILDING	
FENCE	
MAN DOOR	
OVERHEAD DOOR	
BARRIER FREE ENTRANCE	
SERVICE ROOMS	

SITE MATERIAL LEGEND

APRON
SIDEWALK
LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT
LANDSCAPING
HARD LANDSCAPING
MULCH

SITE SCHEDULE

ON SITE		
APRON	41,214.09 ft²	3,828.9 m²
HARD LANDSCAPING	83.08 ft²	7.7 m²
HEAVY DUTY ASPHALT	85,837.95 ft²	7,974.6 m²
LANDSCAPING	61,581.33 ft²	5,721.1 m²
LIGHT DUTY ASPHALT	34,862.68 ft²	3,238.8 m²
MULCH	4,339.15 ft²	403.1 m²
SIDEWALK	10,679.17 ft²	992.1 m²
	238,597.46 ft²	22,166.4 m²
OFF SITE		
HEAVY DUTY ASPHALT - BOULEVARD	1,390.90 ft²	129.2 m²
LANDSCAPING - BOULEVARD	8,461.65 ft²	786.1 m²
SIDEWALK - BOULEVARD	6,496.71 ft²	603.6 m²
	16,349.26 ft²	1,518.9 m²
Grand total	254,946.72 ft²	23,685.3 m²

BUILDING FLOOR AREAS

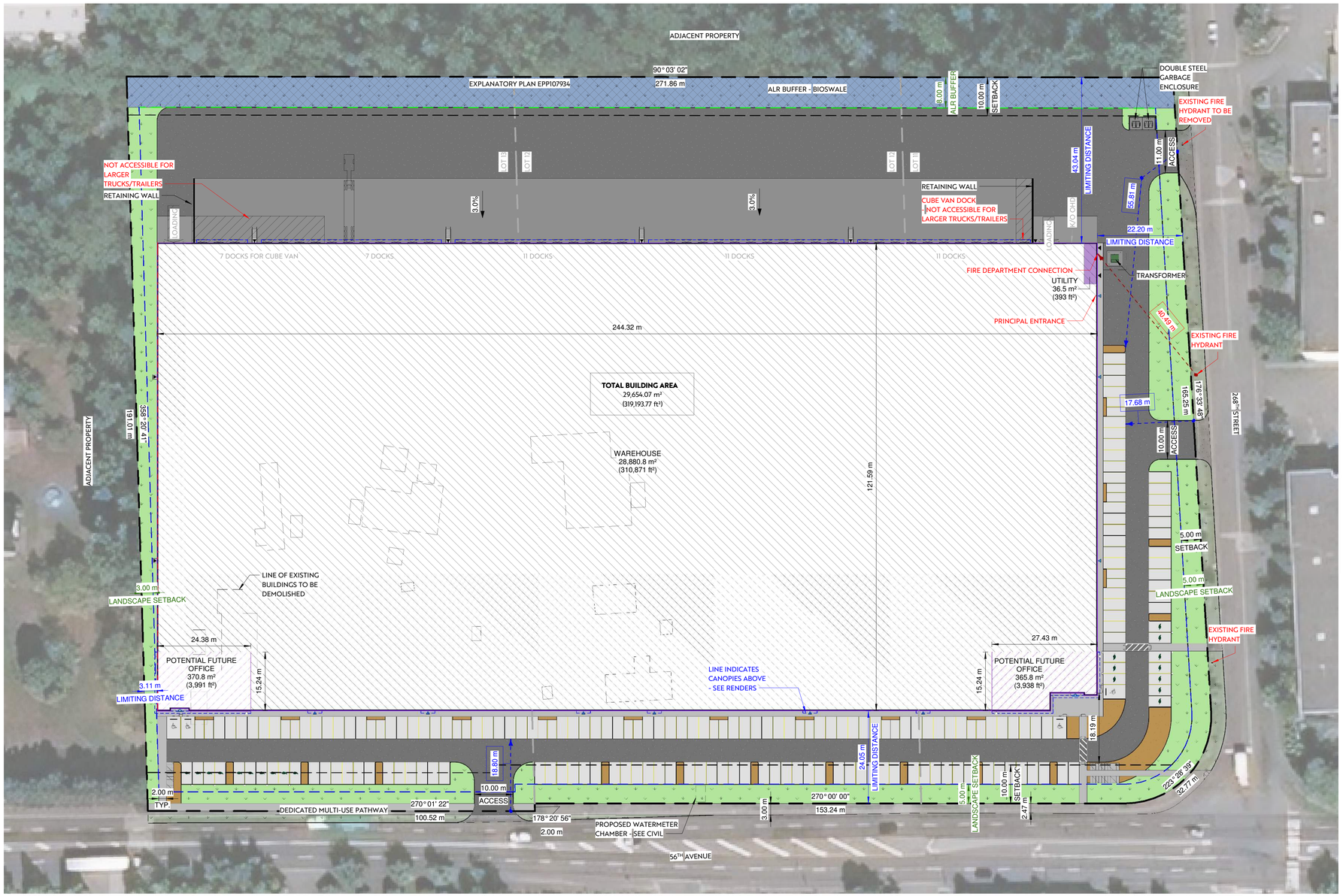
Office	736.6 m²	7,928.74 ft²
Utility	36.52 m²	393.08 ft²
Warehouse	28,880.94 m²	310,871.84 ft²
Mezzanine	736.6 m²	7,928.69 ft²
Grand total	30,390.66 m²	327,122.35 ft²

PARKING SCHEDULE

STALL TYPE	Required	Count
Barrier Free Parking Stall	4	4
EV Parking Stall	20	20
Small Car Parking Stall	26	26
Standard Parking Stall	149	149
Grand Total		199

NOTES CONCERNING BUILDING LOCATION

1. THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER, AND NOT A SURVEY OR ACTUAL SITE MEASUREMENTS. ENGINEER IS TO BE ADVISED BEFORE START OF CONSTRUCTION OF ANY UN-KNOWN FEATURES ON THIS OR THE ADJACENT SITES THAT MIGHT IMPACT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
2. THE "NORTH" ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROXIMATE ONLY, AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED ALBERTA LAND SURVEYOR.
4. LANDSCAPING IS SUBJECT TO CHANGE.



1 A101 Site Plan
1 : 550

VISUAL SCALE 1:550

BYLAW INFORMATION

PROPOSED RE-ZONING: 702 GENERAL INDUSTRIAL - M-2

702A.5 BUILDING SETBACKS

YARD	REQUIRED	PROVIDED
FRONT YARD (S)	10.00m	24.05m
BACK YARD (N)	10.00m	43.04m
SIDE YARD (E)	5.00m	22.20m
SIDE YARD (W)	0.00m	3.11m

111 - LANDSCAPING

YARD	REQUIRED	PROVIDED
FRONT YARD (S)	5.00m	5.00m
BACK YARD (N)	8.00m*	8.00m
SIDE YARD (E)	5.00m	6.53m
SIDE YARD (W)	3.00m	3.00m

* REQUIRED ALR LANDSCAPE BUFFER

702A.4 LOT COVERAGE

MAXIMUM	PROVIDED
60.0%	57.0%

702A.6 BUILDING HEIGHT

MAXIMUM	PROVIDED
12.00m	14.28m
SHOP CLEAR HEIGHT: 12.2m (40'-0")	

NET SITE AREA

BYLAW REQUIREMENT

M-2: MIN 0.46 ACRES (0.19HA) (1,858m²)

PROVIDED

12.84 ACRES (5.20HA) (51,968.41m²)

702A.7 PARKING & LOADING

107.3 OFF-STREET PARKING

BYLAW REQUIREMENT

INDUSTRIAL: 1 STALL/186m²
OFFICE: 1 STALL/35m²
REFER TO PARKING SCHEDULES FOR DETAILED BREAKDOWN

	REQUIRED	PROVIDED
INDUSTRIAL (28,880.95m² / 186m²)	156	156
OFFICE (1,473.2m² / 35m²)	43	43
TOTAL	199	199

107.11 BARRIER FREE/DISABILITY STALLS: 1 STALL/50 STALLS
BARRIER FREE STALLS REQUIRED = 4
BARRIER FREE STALLS PROVIDED = 4

107.8 OFF-STREET LOADING

BYLAW REQUIREMENT	REQUIRED	PROVIDED
1 LOADING STALL/OHD	2	2

107.12 OFF-STREET BICYCLE PARKING & END OF TRIP FACILITIES

OFF-STREET OUTDOOR VISITOR BICYCLE SPACE

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
OFFICE: 6 VISITOR STALLS/ OFFICE	12	12

OFF-STREET OUTDOOR BICYCLE SPACE

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
INDUSTRIAL: 0.06 BICYCLE SPACE/100m² WHERE GFA >2,000m²	18	18

SECURE BICYCLE SPACES

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
OFFICE: 0.06 BICYCLE SPACES/ 100m² WHERE GFA>2,000m²	N/R	-

END OF TRIP FACILITIES

LOCKERS

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
1.4 LOCKER/SECURE BICYCLE PARKING SPACE REQUIRED	N/R	-

WATER CLOSETS

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
1 WATER CLOSET/10 SECURE BICYCLE PARKING SPACE REQUIRED	N/R	-

WASH BASIN

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
1 WASH BASIN FOR ANY DEVELOPMENT REQUIRING BETWEEN 5-10 SECURE BICYCLE PARKING SPACES	N/R	-

SHOWER

BYLAW REQUIREMENTS	REQUIRED	PROVIDED
1 SHOWER/10 SECURE BICYCLE PARKING SPACES REQUIRED	N/R	-

MAGAZINE QUEUING

BYLAW REQUIREMENT

MINIMUM 13.00m DISTANCE REQUIRED

ACCESS	PROVIDED DISTANCE
NORTHEAST	55.81m
EAST	17.68m
SOUTH	18.80m

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PLACE
Stamp:

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1253522 B.C. Ltd. Gloucester Industrial

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Township of Langley, B.C.

Lot 11-13, New Westminster DP, Plan 2492

NO.	DESCRIPTION	DATE
C	ISSUED FOR PRELIMINARY REVIEW	2023-04-18
D	ISSUED FOR PRELIMINARY REVIEW	2023-07-12
E	ISSUED FOR PRELIMINARY REVIEW	2023-08-04
F	ISSUED FOR PRELIMINARY REVIEW	2023-08-31
G	ISSUED FOR PRELIMINARY REVIEW	2023-09-14
H	ISSUED FOR PRELIMINARY REVIEW	2023-09-15
I	ISSUED FOR PRELIMINARY REVIEW	2023-10-24
K	ISSUED FOR PRELIMINARY REVIEW	2023-11-13
L	ISSUED FOR REVIEW	2023-11-20
M	ISSUED FOR REVIEW	2023-11-22

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Project No: B23064
Date: 2023-11-28 4:10:52 PM
Drawn by: AS, KS
Checked by: HJ, AB

Sheet Name:
Site Plan Overall

Sheet No:
A101

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