

ATC - Gateway

27309 Fraser Highway
Aldergrove, BC

Development Permit Application

December 16, 2021



Project Data

Occupancy:
Group E & D - Medium Density Mixed Use

Civic Address:
Current: 27309 Fraser Highway, Aldergrove, BC

Zone:
Existing: P1 - OCP: Medium Density Mixed Use (2 FSR)
Proposed: Ground Level CRU, Level 2 - 4/6 Offices

Site Area: 2,387 m² | 25,690 ft²

FSR:
Permitted: 2 (4,774 m²)
Proposed: 4,768m² / 2,387m² = **2**

Lot Coverage:
Building footprint: 1,249.7m²
1,249.7m² / 2,387m² = **0.52**

Siting of Buildings and Structures(801.4):
South: 2.5 m
West Side: 3.6 m
East Side: 9 m (est. due to curved road)
North: 5.3m

Height Permitted (801.5):
Height Permitted:
Existing OCP section 2.2: Up to 5 storeys (14m)
Proposed Amendment: Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium Density Residential, 2.0 FSR,
Height up to 6 Storeys (20m)

Parking Spaces (801.6):
Per Section 107 Zoning Bylaw
Retail, Personal Service: 706.1m² / 20 = 35 (35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)(shared parking w/ ATC 1.b.d.)
(shared parking w/ ATC 1.b.d.)

Designed Under Part 3 BC Building Code 2018

Project Directory

Client:
Janda Group Inc.
4770 72 Street
Delta BC, V4K 3N3
t: 604.618.4069
e: sonny@jandagroup.ca

Architect:
m² Architecture Inc.
Michael McNaught, Architect AIBC
106 - 2893 West 41st Avenue
Vancouver BC, V6N 3C5
t: 604.724.7602
e: michaelmcnaught@icloud.com

in association w/ m² Architecture Inc.
petit design studio
Charlie Petit
202-1925 Nelson Street
Vancouver BC, V6G 1N3
t: 604.354.9682
e: contact@petitdesignstudio.com

Structural Engineer:
WHM Structural Engineers
2227 Douglas Road
Burnaby BC V5C 5A9
t: 604.484.2859
e: dwicke@whmengineers.com

Mechanical Consultant:
Rocky Point Engineering Ltd.
208 - 20171 92a Ave
Langley City BC, V1M 3A5
t: 604.888.7779
e: garrett.hunt@rpeng.ca

Electrical Consultant:
Gager Electrical Consultants
20689 56th Avenue
Langley BC, V3A 3Y9
t: 778.277.2225
e: marc.gager@gagerelectrical.com

Landscape Consultant:
PMG Landscape Architects
C100-4185 Still Creek Drive
Burnaby BC, V5C 6G9
t: 604.294.0011
e: mary@pmglandscape.com

Code Consultant:
CFT Engineering
500-1901 Rosser Avenue
Burnaby BC, V5C 6R6
t: 604.684.2384
e: heikkila@cftengineering.com

Architectural Drawing Index

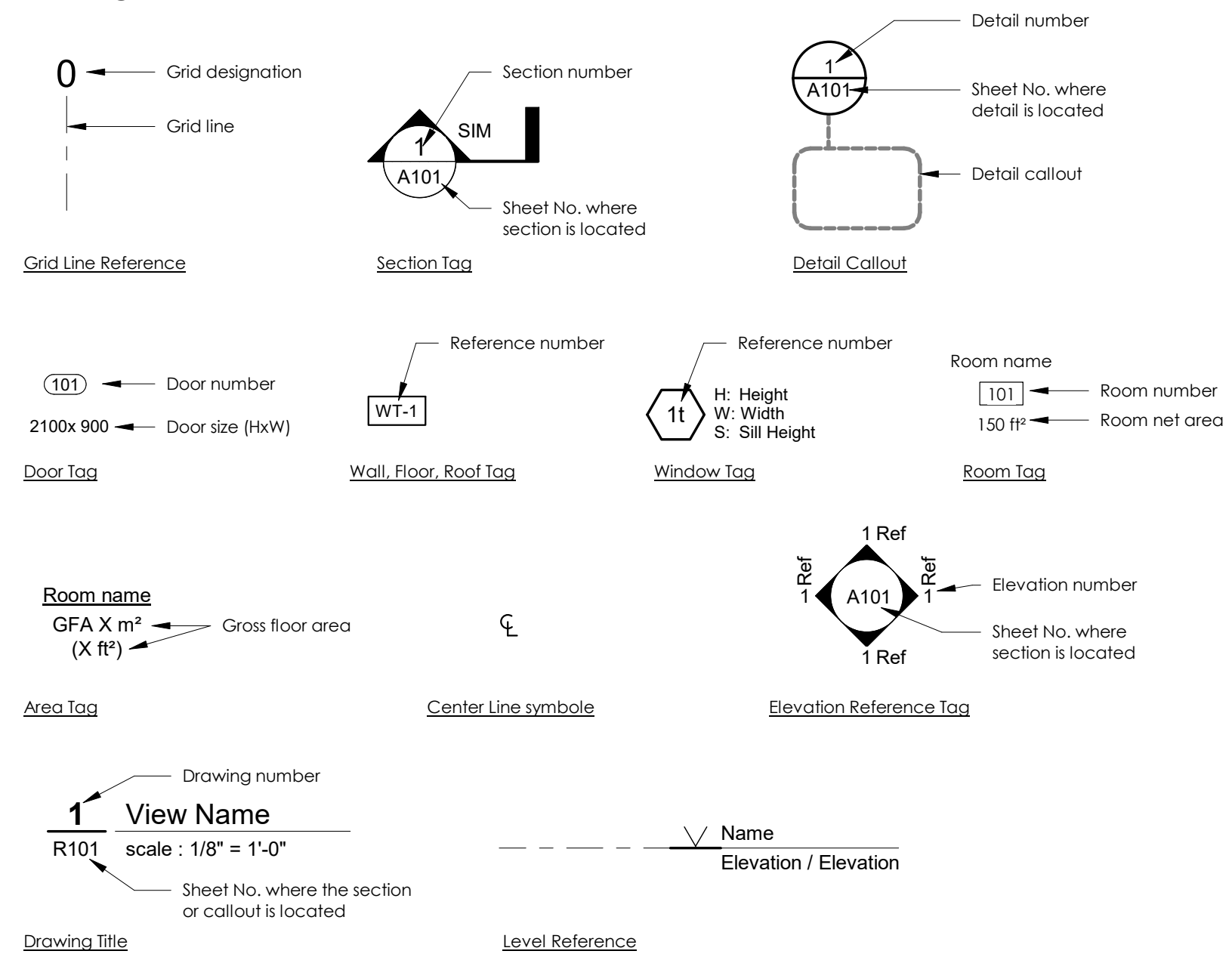
- | | |
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| A0.1 | Notes, Schedules & Key Map |
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| A2.2 | Parking Plan - P1 |
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| A2.4 | Level 2 |
| A2.5 | Level 3 |
| A2.6 | Level 4 |
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| A6.1 | Perspective |
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GENERAL INFORMATION

NOTES:

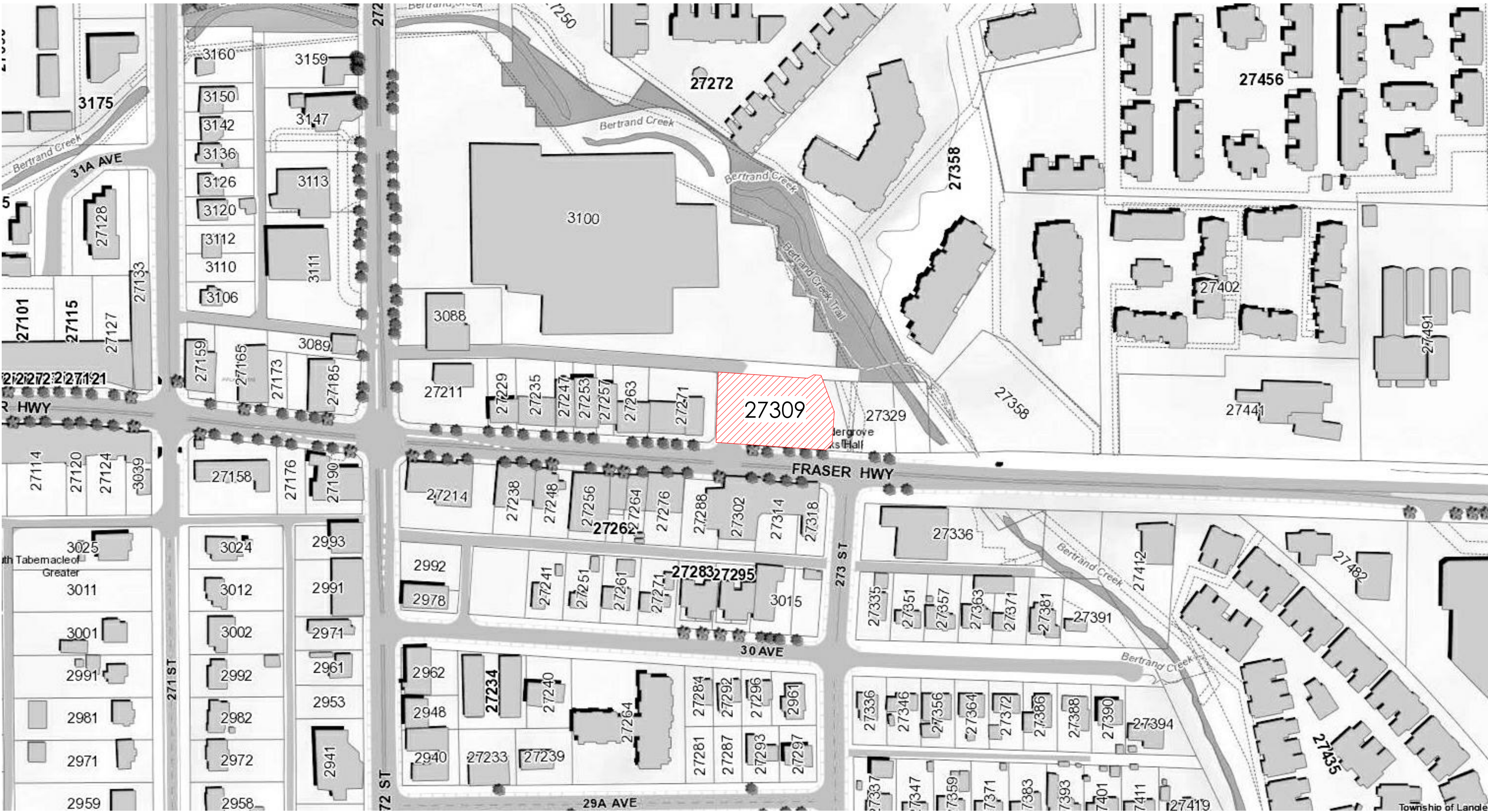
- DO NOT SCALE DRAWINGS.
- ALL WORK TO CONFORM TO THE REGULATIONS FOR PUBLIC SAFETY, FIRE SAFETY, STRUCTURAL SUFFICIENCY, QUALITY AND DURABILITY AS PER B.C. BUILDING CODE (2018)
- WELLS, ROCK PITS AND DISPOSAL SYSTEMS TO BE LOCATED IN ACCORDANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
- ANY ELEVATIONS SHOWN ON DRAWINGS ARE ESTIMATED AND MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- SITING OF BUILDING TO BE VERIFIED BY LEGAL LAND SURVEYOR PRIOR TO POURING & PLACING OF CONCRETE.
- ALL CIVIL, STRUCTURAL, MECHANICAL & ELECTRICAL DESIGN & PLANS TO BE DONE BY OTHERS.
- VERIFY ALL FIXTURE DIMENSIONS AND REQUIRED CLEARANCES BEFORE FRAMING WALLS. (INCL. CABINETS, LOCKERS, MILLWORK ETC.)
- ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE DESIGNER.
- ALL DIMENSIONS ARE TO GRID LINE, TO FACE OF CONCRETE OR FACE OF STUD UNLESS NOTED OTHERWISE
- DOORS IN STUD WALLS TO BE LOCATED 3" FROM ADJACENT WALL TO ROUGH OPENING U.N.O (TYP.)
- 'CLR' INDICATES TO FACE OF FINISH.
- SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES
- SEE STRUCTURAL DRAWINGS FOR ALL FRAMING MEMBERS
- ALL FLASHING C/W FOLDED END DAMS
- ALL FASTENERS, HANGERS & FLASHINGS TO BE COMPATIBLE WITH P.T. WOOD
- CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR REVIEW OF ALL DRAWINGS AND SITE CONDITIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER OR ENGINEER IMMEDIATELY PRIOR TO START OF WORK AND ORDERING OF MATERIALS. ANY DISCREPANCIES NOT REPORTED BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

Drawing Symbols



Typical Abbreviations

#	Number	EPDM	Ethylene Propylene Diene M-Class	OPP	Opposite or Opposite Hand
&	And	(Roofing)		OZ	Ounce
@	At	EQ	Equal	PCC	Pre-Cast Concrete
ACT	Acoustic Ceiling Tile	EXIST	Existing	PLUMB	Plumbing
AD	Area Drain	EXP JT	Exposition Joint	PLYD	Plywood
AFF	Above Finished Floor	EXT	Exterior	PT	Pressure Treated
ALUM	Aluminum	FD	Floor Drain or Fire Department	PNT	Paint or Painted
ANOD	Anodized	FEC	Fire Extinguisher Cabinet	PVC	Polyvinyl Chloride
BD	Board	FXT	Fixture	PWDR	Powder
BSMT	Basement	FLR	Floor	RBR	Rubber
BYND	Beyond	FM	Filled Metal	RCP	Reflected Ceiling Plan
BOT	Bottom	FO	Face Of	RD	Roof Drain
CIP	Cast in Place	FND	Foundation	REF	Refridgitorator or Reference
CHNL	Channel	GA	Gauge	REQD	Required
CJ	Control Joint	GALV	Galvanized	RM	Room
CLG	Ceiling	GWB	Gypsum Wall Board	SIM	Similar
CLR	Clear	HC	Hollow Core	SPEC	Specified OR Specification
CMU	Concrete Masonry Unit	HL	High	SPK	Sprinkler or Speaker
COL	Column	HM	Hollow Metal	STSL	Stainless Steel
COMPR	Compressible	HP	High Point	STL	Sound Transmission Coefficient
CONC	Concrete	HR	Hour	STL	Steel
CONT	Continuous	HRV	Heating Recovery Ventilation	STRUCT.	Structure or Structural
COORD.	Coordinate	HVAC	Heating, Ventilating, And Air Conditioning	T&G	Tongue And Groove
CPT	Carpet	IRGWB	Impact Resistant Gypsum Wall Board	TELE	Telephone
CT	Ceramic Tile	ILO	In Lieu Of	TLT	Toilet
CTYD	Courtyard	INSUL	Insulated or Insulation	TME	To Match Existing
C/W	Completed With	INT	Interior	T.O.	Top Of
DBL	Double	LO	Low	T.O.C.	Top Of Concrete
DEMO	Demolish or Demolition	MAX	Maximum	T.O.S.	Top Of Steel
DIA	Diameter	MO	Masonry Opening	TPD	Toilet Paper Dispenser
DIM	Dimension	MECH	Mechanical	T/D	Telephone/Data
DIMS	Dimensions	MEMBR	Membrane	TYP	Typical
DN	Down	MIN	Minimum	U.N.O.	Unless Noted Otherwise
DR	Door	MIRGWB	Moisture-Resistant Gypsum Wall Board	U/S	Underside
DWG	Drawing	MTL	Metal	VIF	Verify In Field
EA	Each	NIC	Not In Contract	VP	Vision Panel
EJ	Expansion Joint	No.	Number	W/	With
EL	Elevation	NOM	Nominal	WC	Water Closet
ELEC	Electrical	OC	On Center	WD	Wood
ELEV	Elevator or Elevation	OH	Overhang or Opposite Hand		



1 Key Map

scale : 1 : 1750

Door Schedule

DOOR			DOOR				FRAME		COMMENTS	
W.	H.	Count	MAT.	FIN.	CORE	FRR	TYPE	MAT.		FIN.
Parking Level - P2										
3'-0"	6'-8"	4								
3'-6"	6'-8"	1								
6'-0"	6'-8"	1								
6										
Parking Level - P1										
3'-0"	6'-8"	4								
3'-6"	6'-8"	2								
6										
Ground Level										
2'-11 1/2"	7'-1 1/2"	1								
3'-0"	6'-8"	17								
4'-0"	6'-8"	2								
5'-9 1/2"	<varies>	3								
6'-0"	6'-8"	3								
26										
Level 2										
3'-0"	6'-8"	22								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
26										
Level 3										
3'-0"	6'-8"	22								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
26										
Level 4										
3'-0"	6'-8"	21								
3'-8"	9'-7"	1								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
26										
Level 5										
3'-0"	6'-8"	16								
3'-9 1/2"	9'-9 1/2"	1								
3'-10"	8'-7"	1								
3'-10 1/2"	9'-7"	1								
4'-0"	6'-8"	2								
6'-0"	6'-8"	2								
23										
Level 6										
3'-0"	6'-8"	7								
3'-5"	8'-9 1/2"	1								
4'-0"	6'-8"	1								
6'-0"	6'-8"	1								
10										

Window Schedule

No.	Width	Height	Required	Operable	Comments
W1	3'-11"	9'-0"	201	Fixed	
W2	3'-11"	9'-0"	26	Yes	Sill Height 3'-3"
W3	3'-11"	9'-0"	70	Door	Door Height 7'-0"
W4	4'-0"	7'-6"	6		Interior Window
W5	3'-11"	9'-0"	6		Signage Window

Client:

jandagroup

m² A

m² Architecture inc.

106 - 2893 West 41st Avenue
Vancouver BC, V6N 3C5

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ALL NOTES, DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. ALL COMPONENTS OF DRAWINGS TO COMPLY WITH CURRENT BC BUILDING CODE.

Project Data

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27309 Fraser Highway, Aldergrove, BC

Occupancy :
Group E & D - Medium Density Mixed Use

Zone:
Existing: P1 - OCP:
Medium Density Mixed Use (2 FSR)

Proposed:
Ground Level CRU, Level 2 - 4/6 Offices

Site Area: 2,387 m² | 25,690 ft²

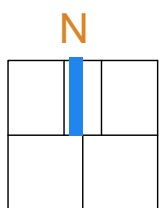
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East Side: 9 m (est. due to curved road)
North: 5.3m

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Existing OCP section 2.2: Up to 5 storeys (14m)
Proposed Amendment:
Height up to 6 storey (20m) -
Referencing OCP Section 2.2 - Medium Density Residential, 2.0 FSR, Height up to 6 Storeys (20m)'

Parking Spaces (801.4):
Per Section 107 Zoning Bylaw
Retail, Personnel Service: 706.1m² / 20 = 35 (35.3)
Offices: 2,835.8m² / 28 = 101 (101.2)
Minimum required: 136(incl. 2 h/c spaces)
Provided: 96 stalls (incl. 2 h/c spaces)
(shared parking w/ ATC t.b.d.)



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address

27309 Fraser Highway
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phase

Development Permit Application

sheet title

Notes, Schedules & Key Map

scale

date

As indicated | December 16, 2021

sheet no.

A0.1

BCGS 92G.008

0 5 10 15 20 25

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

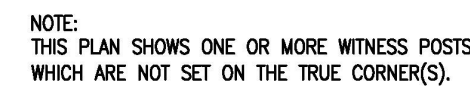
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 41,
TOWNSHIP OF LANGLEY. NAD83(CSRS)4.0.0.BC.1.MVRD

THE UTM COORDINATES AND ABSOLUTE ACCURACY
ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED
COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL
MONUMENTS 88H4722 AND 88H4723.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996054. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 88H4722 AND 88H4723.

FOUND PLACED

⊙	○	CONTROL MONUMENT
●	○	STANDARD IRON POST
■	□	LEAD PLUG
a		DENOTES ARC
r		DENOTES RADIUS
ha		DENOTES HECTARE
m ²		DENOTES SQUARE METRE(S)
REM		DENOTES REMAINDER
NF		DENOTES NOTHING FOUND
Wt		DENOTES WITNESS



THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE TOWNSHIP OF LANGLEY

THE FIELD SURVEY REPRESENTED BY THIS PLAN
WAS COMPLETED ON THE 22nd DAY OF SEPTEMBER, 2020.
JASON G. HAMEL, BCIS 821

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD
NORTHING: 5434323.156
EASTING: 538847.917
POINT COMBINED FACTOR: 0.9996052
ABSOLUTE ACCURACY: 0.02

MCELHANNAY ASSOCIATES LAND SURVEYING LTD.
SUITE 100, 8837 201 STREET
LANGLEY, BC V2Y 0C8
TEL: 604-596-0391
FILE: 2112-65303-SUB-RD
ECP DATE: 16-OCTOBER-2020

jandagroup

m² A

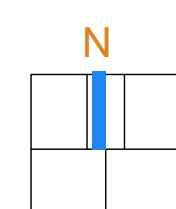
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Proposed: 4,768 m² / 2,387 m² = **2**
Lot Coverage:
Building footprint: 1,249.7m²

Site: 2338 N. 23rd Ave. & US-2
Address: 2338 N. 23rd Ave. & US-2
Size: 23,500 sq. ft.
 South: 2.5 m
 West Side: 3.5 m
 East Side: 9 m (Est. due to curved road)
 North: 5.3 m
Height Permitted (801.5):
Height Permitted:
 Existing OCP section 2.2: Up to 5 storeys
 (14m)
Proposed Amendment:
 Proposed up to 6 storey (20m) -
 "Referencing OCP Section 2.2 - Medium
 Density Residential, 2.0 FSR, Height up to
 Storeys (20m)"
Parking Spaces (801.6):
 Per Person 107 Zoning Bylaw /
 Referencing 1997 Service: 706.1m² / 28
 = (35.3)
 Offices: 2,835.8m² / 28 = 101 (101.2)
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 (shared parking w/ ATC 1b,d.)



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Survey - For Reference Only

scale	date
1 : 50	December 16, 2021

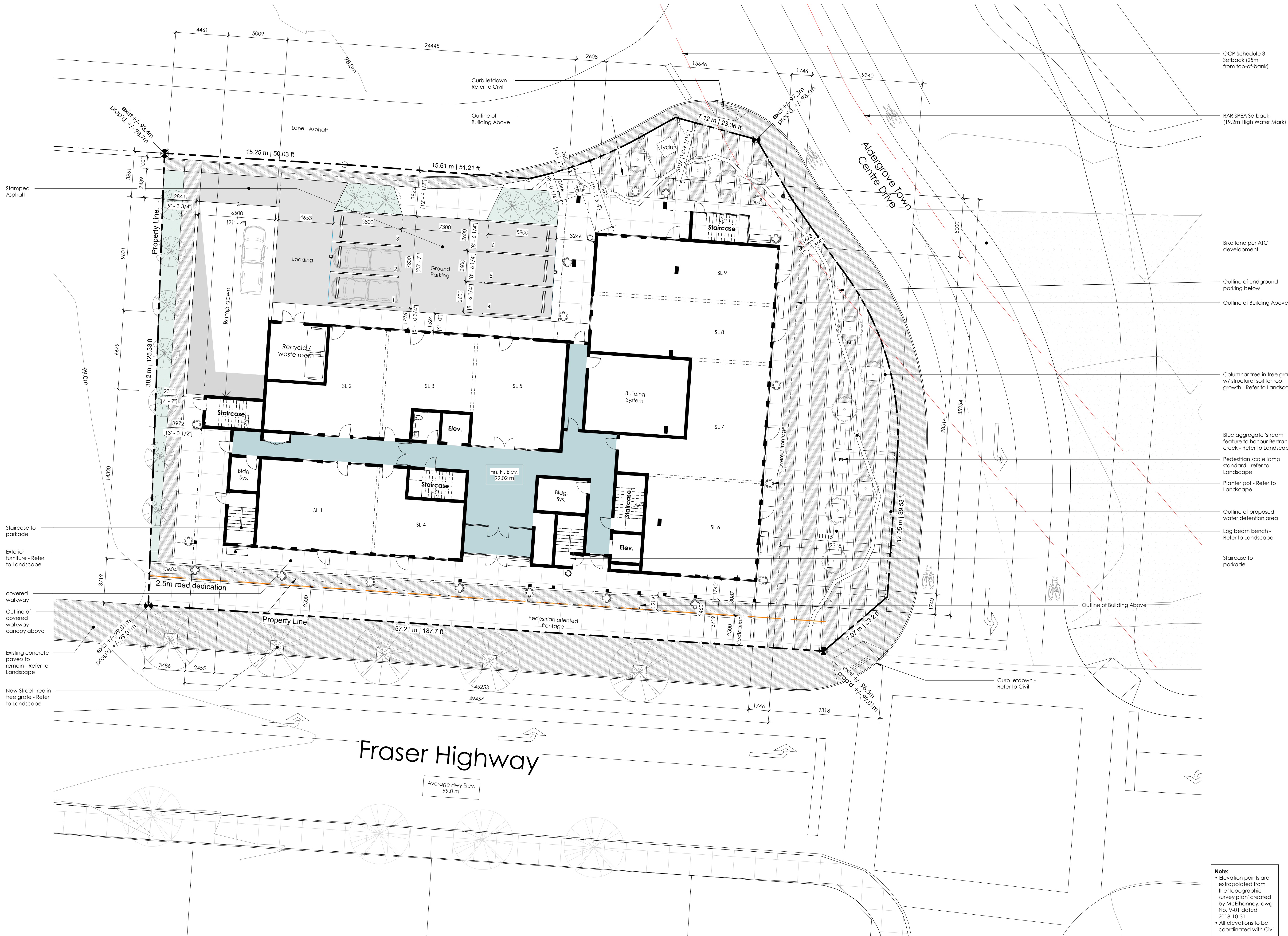
sheet no

sheet no.

A0.2

A0.2

Site Survey - For Reference Only - n t s



1 Site Plan
10 scale : 1 : 150

Note:
• Elevation points are extrapolated from the topographic survey plan created by McElhanney, dwg No. V-01 dated 2018-10-31
• All elevations to be coordinated with Civil

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jandagroup

m² A

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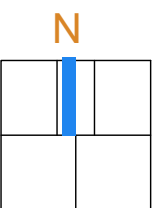
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