Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MARCH 23, 2026 - REGULAR MEETING | **REPORT:** | 26-31 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-24-0098 |
| **SUBJECT:** | OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100305 AND DEVELOPMENT PERMIT APPLICATION NO. 101474 (1349557 BC LTD. / 7342 – 208 STREET) | | |

**PROPOSAL:**

Application to amend the Smith Neighbourhood Plan and rezone approximately 1.0 ha (2.5 ac) of land located at 7342 – 208 Street to Comprehensive Development Zone CD-217 and CD-218 to facilitate the development of 110 apartment units, 930 $m^2$ (10,015 $ft^2$) of commercial space and 22 townhouse units.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaws No. 6198 and 6199 subject to 14 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6199) of Development Permit No. 101474; and that staff be authorized to schedule the required Public Hearing.

**RATIONALE:**

The proposed development complies with the overall objectives of the Willoughby Community Plan and Smith Neighbourhood Plan.

**RECOMMENDATIONS:**

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (1349557 BC Ltd.) Bylaw No. 6198 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1349557 BC Ltd.) Bylaw No. 6199 rezoning 1.0 ha (2.5 ac) of land located at 7342 – 208 Street to Comprehensive Development Zone CD-217 and CD-218 subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. In accordance with the Smith Neighbourhood Plan secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District.
2. Completion of a Development Works Agreement (if required) securing off-site servicing (as required by the Smith Neighbourhood Plan).
3. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
4. Provision of road dedications, widenings and necessary traffic improvements (including any necessary statutory rights-of-way) including 208 and 208A Street

and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan.

5. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
6. Compliance with Age-Friendly Amenity Area requirements.
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
8. Registration of restrictive covenant acceptable to the Township:
    a. prohibiting parking on internal strata townhouse roadways (other than clearly identified parking spaces)
    b. identifying a minimum of 5% of townhouse units and 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
9. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street to the acceptance of the Township including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
10. Finalization of landscape plans.
11. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
12. As per the applicant's proposal in support of the proposed Neighbourhood Plan Amendment and rezoning application, provision of $2,215,213 as a voluntary amenity contribution.
13. Compliance with Official Community Plan Policy 3.1.9 (Family-Friendly Units), if applicable.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighourhood Plan) Bylaw No. 5973 Amendment (1349557 BC Ltd.) Bylaw No. 6198 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

**That** Council at time of final reading of Rezoning Bylaw No. 6199 authorize issuance of Development Permit No. 101474 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.

e. All refuse areas to be located within buildings and / or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

**That** Council authorize staff to schedule the required Public Hearing for Bylaws No. 6198 and 6199 in conjunction with the hearing for proposed Development Permit No. 101474.

**EXECUTIVE SUMMARY:**

1349557 BC Ltd. has applied to rezone approximately 1.0 ha (2.5 ac) of land located at 7342 –208 Street to Comprehensive Development Zone CD-217 and CD-218 to facilitate the development of 110 apartment units, 930 $m^2$ (10,015 $ft^2$) of commercial space and 22 townhouse units. To facilitate the development, the applicant has proposed to amend the Smith Neighbourhood Plan (NP) to increase the permitted density on the apartment portion of the site from 1.4 FSR (up to 1.9 FSR subject to conditions) to 2.99 FSR.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal supports the overall objectives of the Willoughby Community Plan and Smith NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 14 development prerequisites.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Smith NP Amendment Bylaw No. 6198, Rezoning Bylaw No. 6199 and Development Permit No. 101474.

**REFERENCE:**

| | |
|---|---|
| **Owner:** | 1349557 BC Ltd.<br>205, 2626 Croydon Drive<br>Surrey, BC V3Z 0S8 |
| **Legal Description:** | North Half Lot 5 Section 24 Township 8 New Westminster District Plan 1612 |
| **Location:** | 7342 – 208 Street |
| **Area:** | 1.0 ha (2.5 ac) |
| **Existing Zoning:** | Suburban Residential Zone SR-2 |
| **Proposed Zoning:** | Comprehensive Development Zone CD-217 and Comprehensive Development Zone CD-218 |
| **Willoughby Community Plan:** | Multi-Family, Development Permit Area 'B' Residential |
| **Smith Neighbourhood Plan:** | Low Density Apartment (1.4 FSR / up to 1.9 FSR subject to conditions) and Rowhouse / Townhouse (8 – 22 UPA) |

**BACKGROUND/HISTORY:**

- The subject lands are currently zoned Suburban Residential Zone SR-2. The western portion of the site is designated Low Density Apartment (1.4 FSR), the eastern portion of the site is designated Rowhouse / Townhouse (8 – 22 UPA) in the Smith NP.
- The Low Density Apartment (1.4 FSR) designation allows for consideration of density to be increased to 1.9 FSR and building heights to increase from 4 to 6-storeys (consistent with the Medium Density Mixed Use (1.9 FSR) designation) where retail and childcare space and applicable amenity contributions are provided as part of the application.

**DISCUSSION/ANALYSIS:**

- The applicant has proposed a mixed use development for the western portion of the site adjacent to 208 Street consisting of 110 apartment units and 930 $m^2$ (10,015 $ft^2$) of commercial space in a 6-storey building form. Provision of commercial space as part of the development is consistent with the Low Density Apartment (1.4 FSR) designation conditions to allow for consideration of increases in density from 1.4 FSR to 1.9 FSR and increases in height from 4 to 6-storeys.
- To facilitate the development, the applicant has applied to amend the Smith NP to increase the permitted density of the Low Density Apartment (1.4 FSR) (up to 1.9 FSR subject to conditions) designated portion of the site to 2.99 FSR.
- In support of the proposed amendment, the applicant has provided the following rationale:
    - *"Beyond the immediate amenity and benefit the commercial and recreational uses this mixed-use development provides at grade and atop the roof for residents and neighbours, the building forms the new pattern of what will be an engaging and urban pedestrian street edge. The site's density will be fitting to its future context*

*and the added residences will provide more homes, which in turn bolster the commercial viability and vibrancy of the area."*

- The applicant has proposed a 22 unit townhouse development for the eastern portion of the site designated Rowhouse / Townhouse (8 – 22 UPA) consistent with the Smith NP (19.6 UPA proposed).
- As part of the overall proposal the applicant will be dedicating and constructing portions of 208 and 208A Street and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith NP and is listed as a development prerequisite.

**Adjacent Uses:**

| | Existing Use | Neighbourhood Plan Designation | Existing Zoning |
|---|---|---|---|
| **North:** | Two suburban residential properties | Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 - 22 UPA) | Suburban Residential SR-2 |
| **South:** | A suburban residential property, currently under application (ToL Project No. 08-24-0097) for a mixed use and townhouse development. | Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 - 22 UPA) | Suburban Residential SR-2 |
| **East:** | One suburban residential property | Rowhouse / Townhouse (8 – 22 UPA) | Suburban Residential SR-2 |
| **West:** | 208 Street, beyond which is one suburban residential property | Special Study Area | Suburban Residential SR-2 |

**Community / Neighbourhood Plan Amendment:**

- The western portion of the subject site is designated Low Density Apartment (1.4 FSR), and the eastern portion of the site is designated Rowhouse / Townhouse (8 – 22 UPA). The applicant has applied to amend the Smith NP to increase the permitted density on the Low Density Apartment (1.4 FSR) portion of the site to 2.99 FSR.
- There are no existing watercourses on the site. Map 2 (Watercourse Setbacks) of the Smith NP identifies a 6 m wide Relocated and or Reconstructed Watercourse on the site adjacent to future 73A Avenue. This section of relocated watercourse was identified to provide compensation area for portions of watercourse along 208 Street as part of development. When 208 Street was widened as part of a Township capital project, watercourse compensation measures were provided as part of that project within the 208 Street dedication, negating the need for the subject compensation area to be provided adjacent to future 73A Avenue. Section 5.2.6 of the Smith NP notes changes to Map 2 may be considered in accordance with the OCP's Streamside Protection and Enhancement Provisions. Accordingly, Map 2 is proposed to be amended to remove the 6 m wide relocated watercourse between 208 Street and 209A Street fronting the site. No

other changes to Map 2 are proposed and this amendment does not permit removal of other compensation areas on Map 2, such as 209A Street.

**Zoning Amendment:**

- Bylaw No. 6199 proposes to rezone the westerly portion of the site (0.44 ha (1.36 acres)) to Comprehensive Development Zone CD-217, to permit a maximum density of 2.99 FSR in a 6-storey building form comprised of a total of 110 apartment units and 930 $m^2$ (10,015 $ft^2$) of commercial space. Additionally, the eastern portion of the site (0.44 ha (1.1 acre)) is proposed to be rezoned to CD-218 to permit 22 townhouse units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-217 and CD-218 zoning in terms of siting, site coverage, height, use and density.

**Development Permit:**

- The subject property is located in Development Permit Area "B" Residential in the Willoughby Community Plan.
- Proposed Development Permit No. 101474 is attached to this report (Attachment B) and includes renderings, site plans, building elevations, tree and landscaping plans. The proposal is consistent with the DP Area "B" requirements.
- Finalization of landscape plans prior to final reading has been included as a development prerequisite.

**Community Amenity Contributions:**

On July 7, 2025 an Interim Policy Regarding Community Amenity Contributions No. 07-170 was adopted by Council that directs staff to:

- discuss with development applicants the prospect of making amenity contributions to the Township; negotiate with development applicants on a case-by-case basis for the provision of community amenities; or allow amenity contributions either at the initiative of development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a $2,215,213 voluntary amenity contribution in support of the proposed rezoning application.

**Tree Protection / Replacement:**

The applicant has submitted preliminary tree management plans indicating the following:

| Significant Trees on Site | Significant Trees Retained | Replacement Trees Required | Replacement Trees Provided | Street Trees Provided | Total Trees Post Development |
|---|---|---|---|---|---|
| 50 | 0 | 75 | 75 | 22 | 97 |

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

**Policy Considerations:**

The proposed Smith NP amendment, rezoning and development permit application facilitates development of 110 apartment units, 930 $m^2$ (10,015 $ft^2$) of commercial space and 22 townhouse units.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Smith NP. Staff recommend that Council give first and second reading to Bylaws No. 6198 and 6199 (subject to 14 development prerequisites) and authorize staff to schedule the required Public Hearing for Smith NP Amendment Bylaw No. 6198 and Rezoning Bylaw No. 6199.

Respectfully submitted,

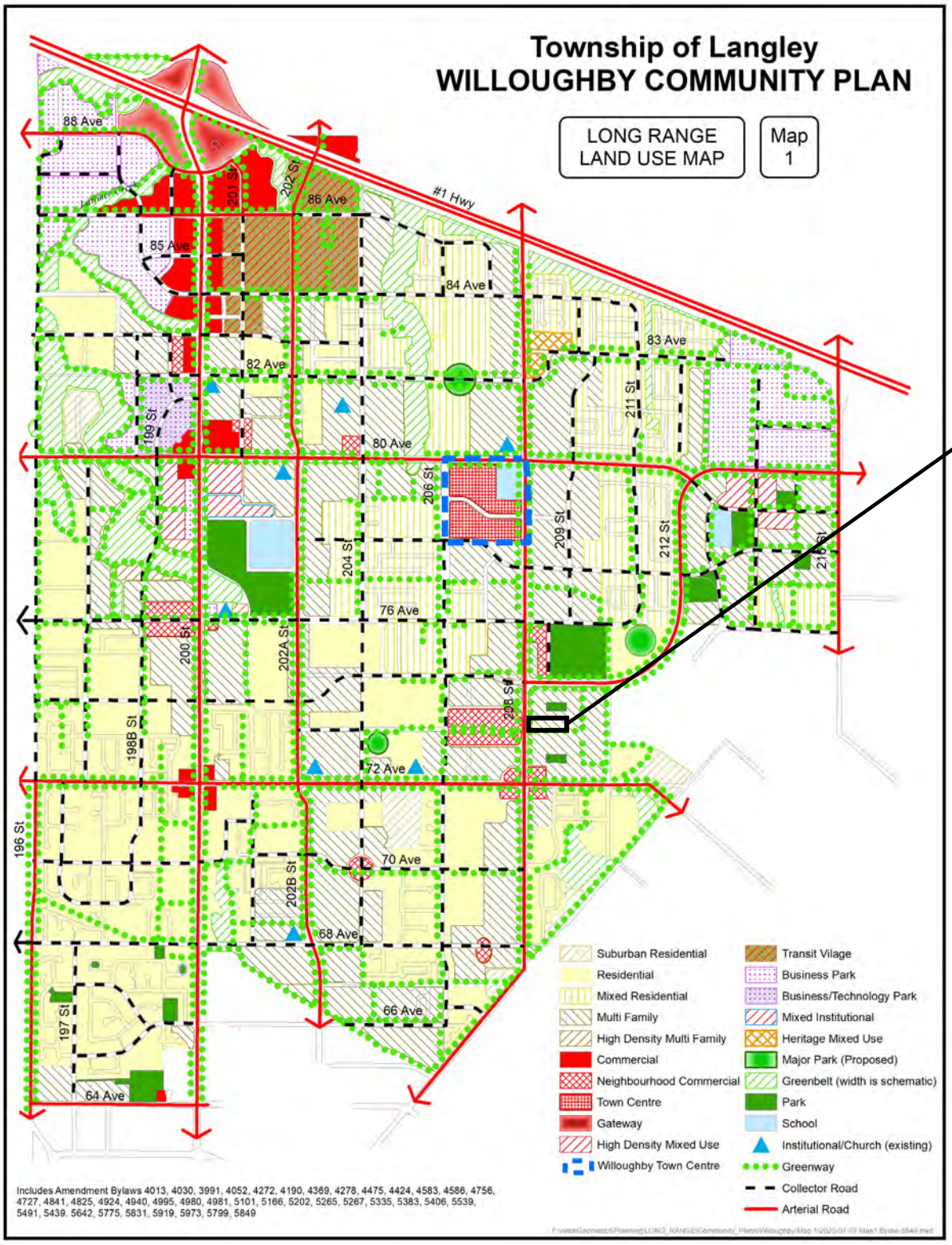
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Maps and Graphics |
| ATTACHMENT B | Development Permit No.101474 |

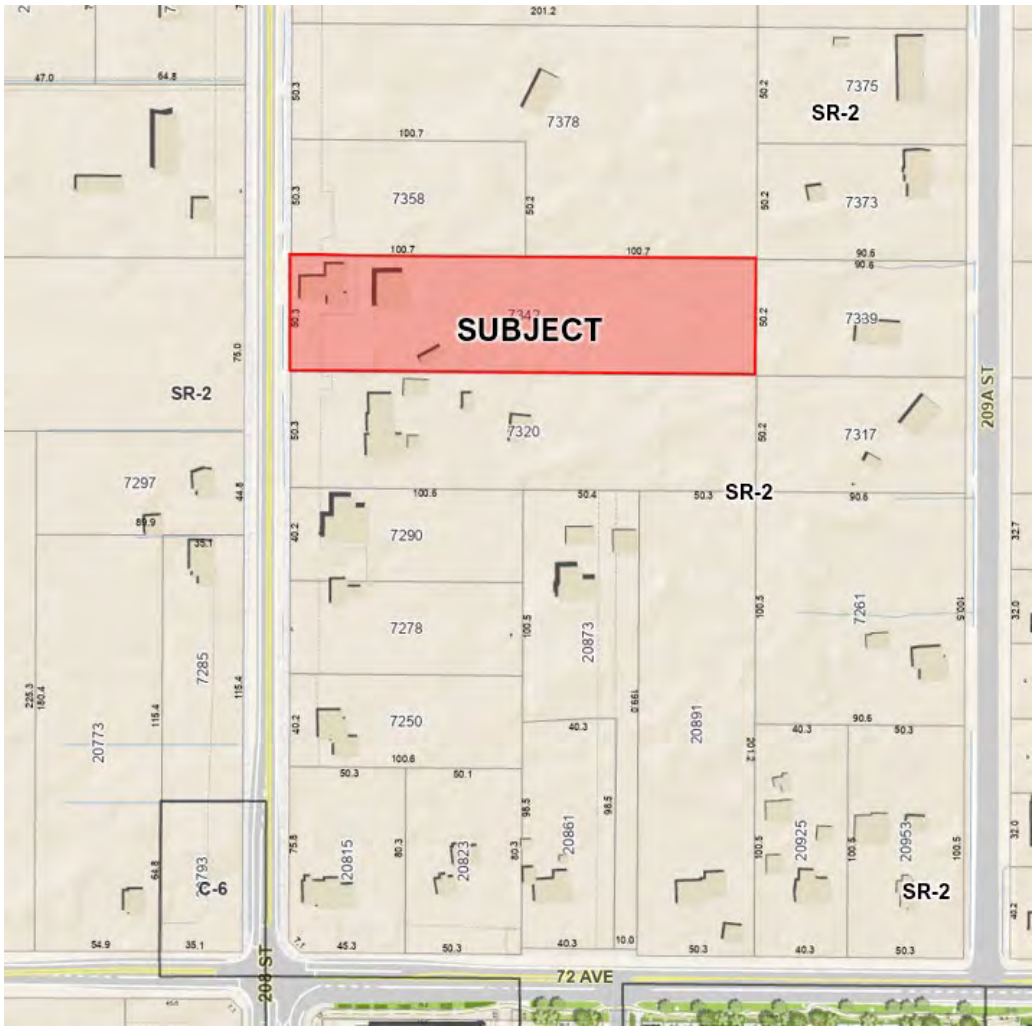
ATTACHMENT A



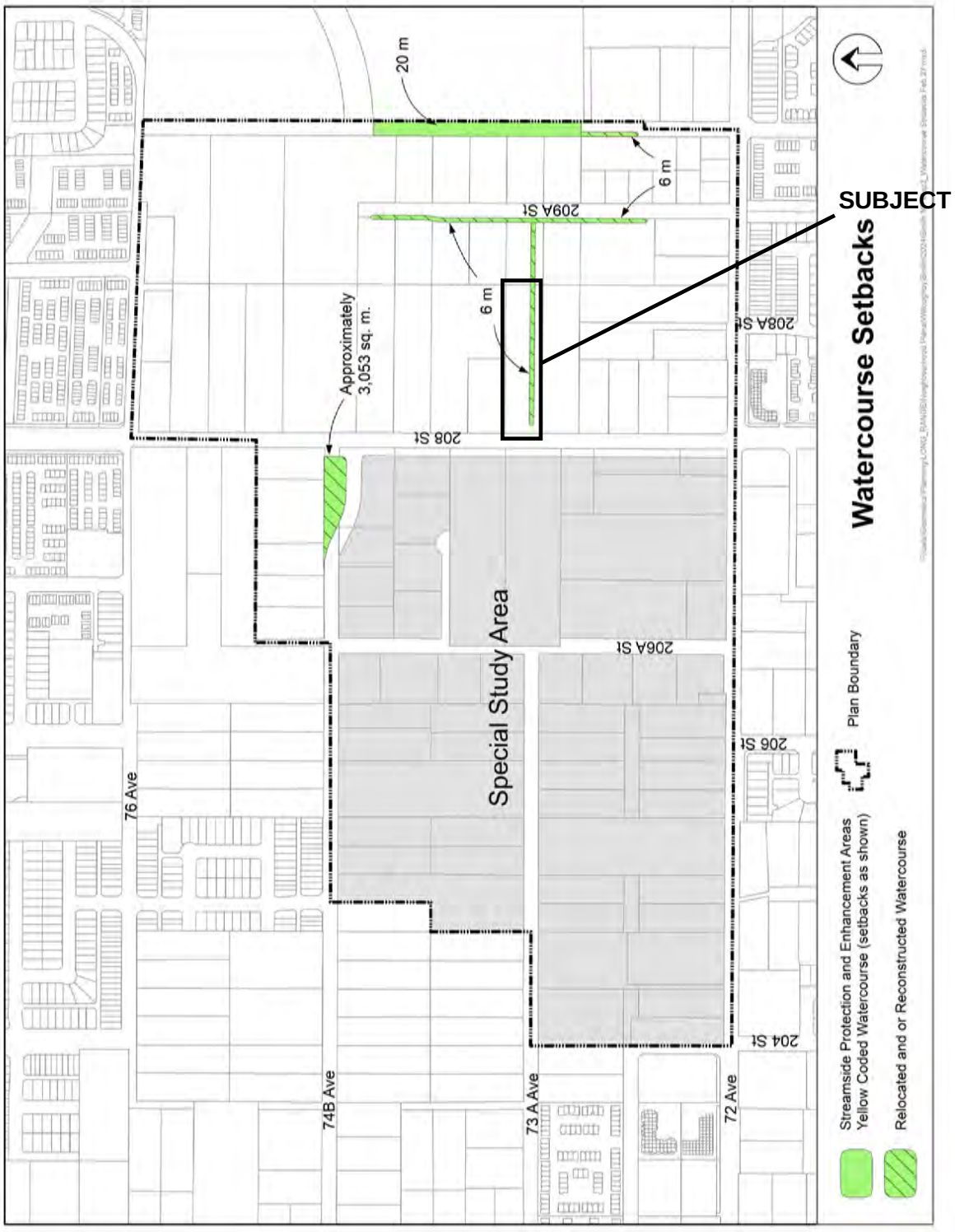

**AERIAL CONTEXT MAP**

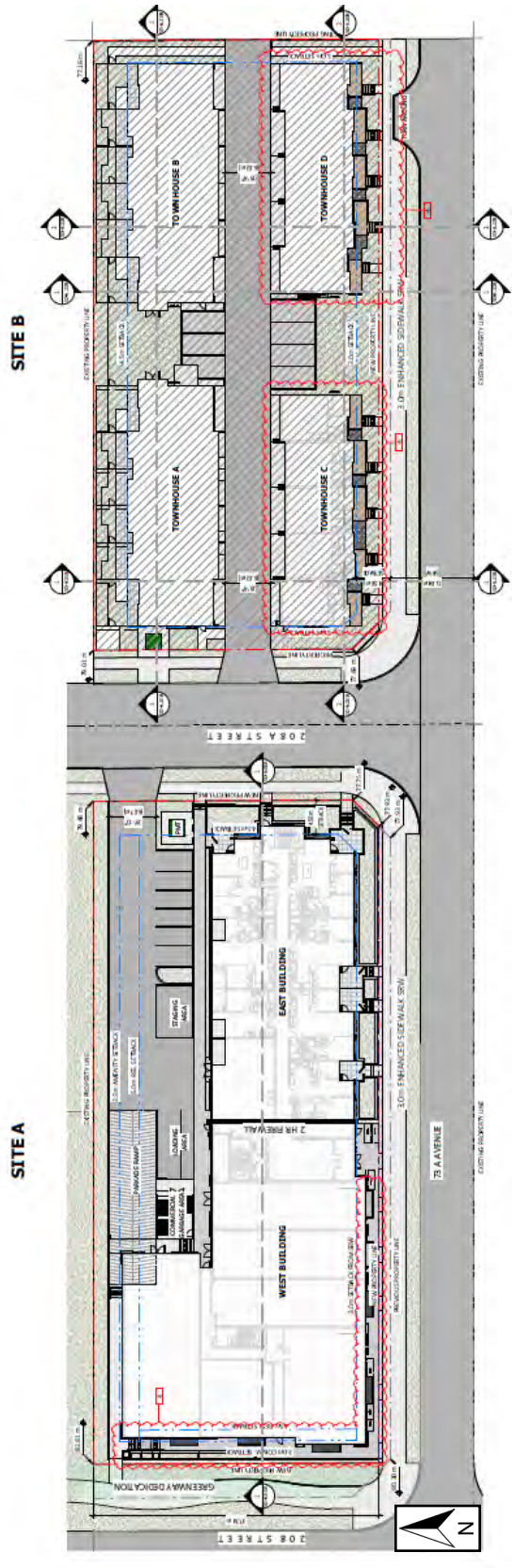

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Institutional/Church (existing)
Greenway
Collector Road
Arterial Road
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973, 5799, 5849


SUBJECT
Ecological Greenway
N
76A AVE
209 ST
208A ST
208 ST
207 ST
206 ST
205 ST
204 ST
203B ST
212 Connector
209A ST
72 AVE
76 AVE
74B AVE
73B AVE
73A AVE
72B AVE
(LANE)
DP
WHP
Legend
Detention Pond
Wildlife Tunnel
Wildlife Habitat Patch
Traffic Light
Creek Greenway (Trail)
Enhanced Sidewalk
Street Greenway
Pedestrian Connection
Proposed Local Road
Row House / Townhouse (8-10 UPA)
Row House / Townhouse (8-15 UPA)
Row House / Townhouse (8-22 UPA)
Low Density Apartment (1.4 FSR)
Medium Density Mixed Use (1.9 FSR)
High Density Apartment (2.4 FSR)
Apartment Mixed Use (2.4 FSR)
Park
Ecological Greenway
Creek
Special Study Area




**ZONING BYLAW NO. 2500**


SUBJECT
Watercourse Setbacks
20 m
6 m
6 m
209A St
208A St
208 St
206A St
206 St
204 St
Approximately
3,053 sq. m.
Special Study Area
76 Ave
74B Ave
73A Ave
72 Ave
Plan Boundary
Streamside Protection and Enhancement Areas
Yellow Coded Watercourse (setbacks as shown)
Relocated and or Reconstructed Watercourse




**SITE PLAN – SUBMITTED BY APPLICANT**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101474

This Permit is issued this _____ day of _____, 2026 to:

1. NAME: 1349557 BC Ltd.

   ADDRESS: 205, 2626 Croydon Drive
   Surrey BC, V3Z 0S8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: North Half Lot 5 Section 24 Township 8 New Westminster District Plan 1612

   CIVIC ADDRESS: 7342 – 208 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
   c. All signage being in substantial compliance with Schedule “A” and the Township’s Sign Bylaw.
   d. All rooftop mechanical equipment to be screened from view.
   e. All refuse areas to be located within buildings and / or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. On-site landscaping to be secured by letter of credit at building permit stage.
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

   All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

| | |
|---|---|
| SCHEDULE A | Architectural Drawings |
| SCHEDULE B | Landscaping Drawings |

# NORTH ARC MULTI-FAMILY 208 STREET, 7342 208 STREET
# TOWNSHIP OF LANGLEY, BC




SOUTH/WEST CORNER OF DEVELOPMENT

## SHEET INDEX

| OVERALL | |
|---|---|
| Sheet Number | Sheet Name |
| SD-0.01 | COVER PAGE |
| SD-1.01 | SITE CONTEXT |
| SD-1.02 | SITE CONTEXT |
| SD-1.03 | DESIGN RATIONALE |
| SD-1.04 | RENDERING - MIXED-USE |
| SD-1.05 | RENDERING - TOWNHOUSES |
| SD-2.00 | SITE PLAN - OVERALL |

| SITE A | |
|---|---|
| Sheet Number | Sheet Name |
| SD-1.10A | PROJECT DATA - SITE A |
| SD-1.11A | PROJECT DATA - SITE A |
| SD-1.12A | PROJECT DATA - SITE A |
| SD-1.13A | FSR DATA AND PLANS - SITE A |
| SD-2.01A | SITE PLAN - SITE A |
| SD-2.10A | P3 LEVEL PLAN |
| SD-2.11A | P2 LEVEL PLAN |
| SD-2.12A | P1 LEVEL PLAN |
| SD-2.13A | GROUND LEVEL PLAN |
| SD-2.14A | 1ST LEVEL EAST PLAN |
| SD-2.15A | 2ND-5TH LEVEL PLAN |
| SD-2.16A | 6TH LEVEL PLAN |
| SD-2.17A | MAIN ROOF LEVEL PLAN |
| SD-2.50A | UNIT PLANS - SITE A |
| SD-2.51A | UNIT PLANS - SITE A |
| SD-2.52A | UNIT PLANS - SITE A |
| SD-2.53A | UNIT PLANS - SITE A |
| SD-3.00A | BUILDING ELEVATIONS - SITE A |
| SD-3.01A | BUILDING ELEVATIONS - SITE A |
| SD-3.02A | BUILDING ELEVATIONS - SITE A |
| SD-4.00A | MATERIAL BOARD - SITE A |
| SD-6.00A | SITE SECTIONS - SITE A |
| SD-6.01A | SITE SECTIONS - SITE A |
| SD-6.02A | SITE SECTIONS - SITE A |

| SITE B | |
|---|---|
| Sheet Number | Sheet Name |
| SD-1.20B | PROJECT DATA - SITE B |
| SD-1.21B | PROJECT DATA - SITE B |
| SD-1.22B | PROJECT DATA - SITE B |
| SD-1.23B | FSR DATA AND PLANS - SITE B |
| SD-2.30B | SITE PLAN - SITE B |
| SD-2.40B | TH A&B 1ST LEVEL |
| SD-2.41B | TH A&B 2ND LEVEL |
| SD-2.42B | TH A&B 3RD LEVEL |
| SD-2.43B | TH C&D 1ST LEVEL |
| SD-2.44B | TH C&D 2ND LEVEL |
| SD-2.45B | TH C&D 3RD LEVEL |
| SD-2.70B | TOWNHOUSE - UNIT A1 |
| SD-2.71B | TOWNHOUSE - UNIT A2 |
| SD-2.72B | TOWNHOUSE - UNIT B1 |
| SD-2.73B | TOWNHOUSE - UNIT B2 |
| SD-2.74B | TOWNHOUSE - UNIT C1 |
| SD-2.75B | TOWNHOUSE - UNIT C2 |
| SD-2.76B | TOWNHOUSE - UNIT D1 |
| SD-2.77B | TOWNHOUSE - UNIT D2 |
| SD-3.10B | TOWNHOUSE ELEVATIONS - SITE B |
| SD-3.11B | TOWNHOUSE ELEVATIONS - SITE B |
| SD-3.12B | TOWNHOUSE ELEVATIONS - SITE B |
| SD-3.13B | TOWNHOUSE ELEVATIONS - SITE B |
| SD-4.10B | MATERIAL BOARD - SITE B |
| SD-6.20B | SITE SECTIONS - SITE B |
| SD-6.21B | SITE SECTIONS - SITE B |
| SD-6.22B | SITE SECTIONS - SITE B |


NORTH ARC PROPERTIES

**NORTH ARC PROPERTIES SMITH INC.**

SURREY BC | #205 - 2626 CROYDON DRIVE
V3Z 0S8 | 604.363.4201 |

E-MAIL: SUNNY@NORTHARC.CA
ONLINE: NORTHARC.CA

KEYSTONE ARCHITECTURE

**KEYSTONE ARCHITECTURE & PLANNING LTD.**

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768

E-MAIL: MAIL@KEYSTONEARCH.CA
ONLINE: KEYSTONEARCH.CA



KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA


REGISTERED ARCHITECT
STEVEN R. BAKER
BRITISH COLUMBIA

2025-04-15

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

COVER PAGE

SCALE

F.1

SD-0.01

SCHEDULE A

# RENDERING - TOWNHOUSES



SOUTHWEST STREETVIEW

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
STEVEN R. BAK
2025-04-15
BRITISH COLUMBIA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP RESUBMISSION | 25-01-31 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

RENDERING - TOWNHOUSES

SCALE

F.1

SD-1.05

# PROJECT DATA - SITE A

## SITE A - 1.0.1 ZONING DATA

| | CURRENT/REQUIRED/PERMITTED | PROPOSED |
|---|---|---|
| ZONE: | SR-2 | CD (COMPREHENSIVE DEVELOPMENT ZONE) |
| LAND USE: | LOW DENSITY APARTMENT | |
| SETBACKS: | FRONT: 9.75 m (SR-2) | FRONT: 3 m |
| | REAR: 7.5 m (SR-2) | REAR: 6 m |
| | SIDE (EAST): 3.0 m (SR-2) | SIDE (EAST): 4.5 m |
| | SIDE (WEST): 4.5 m (SR-2) | SIDE (WEST): 3 m |
| DENSITY-GROSS FLOOR AREA (FSR): | LOW DENSITY APARTMENT - 1.4 FSR | FSR: |
| | MEDIUM DENSITY MIXED-USE - 1.9 FSR | 106,229 SF 35,560 SF 2.96 |
| | UNDEVELOPABLE AREAS (AS DEFINED IN COMMUNITY PLANS OR NEIGHBOURHOOD PLANS) ARE EXCLUDED FROM THE LOT AREA. PARKING AND INDOOR AMENITY USES ARE EXCLUDED FROM FLOOR AREA. INCREASE IN HEIGHT AND/OR DENSITY UP TO THOSE PERMITTED IN THE "MEDIUM DENSITY MIXED-USE" DESIGNATION WILL BE CONSIDERED FOR DELIVERY OF LOCAL SERVING RETAIL/SERVICE USES OR CHILDCARE | 4 |
| BUILDING HEIGHT: | SHALL NOT EXCEED 9 m (SR-2), LOW DENSITY APARTMENT - 4 STOREYS | 24.32 m (REFER TO ELEVATIONS) - 6 STOREYS. |
| | INCREASE IN HEIGHT AND/OR DENSITY UP TO THOSE PERMITTED IN THE "MEDIUM DENSITY MIXED-USE" DESIGNATION WILL BE CONSIDERED FOR DELIVERY OF LOCAL SERVING RETAIL/SERVICE USES OR CHILDCARE | |
| | MEDIUM DENSITY MIXED-USE - 4 MIN - 8 MAX STOREYS | |
| LOT COVERAGE: | 33% (SR-2) | 55.03% |
| FRONT LOT LINE | FRONT LOT LINE MEANS THE LOT LINE COMMON TO THE LOT AND AN ABUTTING STREET. IN THE CASE WHERE A LOT HAS LOT LINES ABUTTING TWO OR MORE STREETS, THE FRONT LOT LINE IS THE LOT LINE WITH THE SHORTER DISTANCE, EXCLUDING CORNER TRUNCATIONS, ABUTTING A STREET. | |
| LANDSCAPE, SCREENING AND FENCING | LANDSCAPING AREA EXCLUDES PAVED PARKING AREAS AND SIDEWALKS. LANDSCAPING SCREEN IS A CONTINUOUS OPAQUE 1.5 m HIGH (AT TIME OF PLANTING) THICK HEDGE OR HARDY SHRUBS OR EVERGREEN TREES. | |
| | LANDSCAPING AREA ALONG A FRONT LOT LINE AND SIDE LOT LINE ABUTTING A FLANKING STREET: 2.0 m IN DEPTH (RM - MULTIPLE FAMILY RESIDENTIAL) (C - COMMERCIAL) | |
| | LANDSCAPING AREA ALONG A REAR LOT AND AN INTERIOR SIDE LOT LINE (TO WITHIN 3.0 METRES OF THE FRONT LOT LINE): 2.0 m IN DEPTH (RM) (C) | |
| | LANDSCAPING SCREEN ALONG REAR LOT AND AN INTERIOR SIDE LOT LINE (TO WITHIN 3.0 METRES OF THE FRONT LOT LINE): 1.5 m HEIGHT (SR) (RM) (C) | |
| AGE FRIENDLY AMENITY AREA: | FIRST 186 UNITS = 6 m² PER DU, MINIMUM CONTIGUOUS SIZE OF 70 m², NOT TO BE LOCATED WITHIN REQUIRED LOT LINE SETBACKS, NO DIMENSION LESS THAN 6.0 m AND NO SLOPE GREATER THAN 5% | COMMON OUTDOOR AMENITY: 6,143 SF 570.66 m² |
| | MAX 50% CAN BE PROVIDED INDOORS : 0.50 x 654 m² = 327 m² (3,520 SF) | COMMON INDOOR AMENITY: 7,288 SF 677.04 m² |
| | TOTAL REQUIRED: 6 m² x 110 DU = 660 m² (7,104 SF) | TOTAL AMENITY: 665 m² (7,158 SF) |
| ADAPTABLE UNITS: | MIN 10% OF UNITS = 11 UNITS (2024 BCBC, AND SCHEDULE 2 OF OCP BYLAW 1979 NO. 1842) | 10% ADAPTABLE = 11 UNITS |
| STEP CODE: | 3 (4 AS OF APRIL 1ST, 2025) | 3 |
| MINIMUM BUILDING ELEVATION: | N/A | TBC BY CIVIL (OFFSITE) |
| WASTE & RECYCLING STORAGE: | PROPOSED PRIVATE COLLECTION BASED ON: | |
| | *AS PER METRO VANCOUVER'S "TECHNICAL SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI FAMILY AND COMMERCIAL DEVELOPMENTS"* | |
| | APARTMENT | |
| | - CENTRALIZED GARBAGE AND RECYCLING STORAGE SPACE: (0.31 m² x DU) + 8 m²= (0.31 m² x 110 DU) + 8 m² = 42.1 m² (453 SF) | |
| | - CENTRALIZED RECYCLING AREA WITHIN ABOVE: (0.16 m² x DU) + 5 m² = (0.16 m² x 110 DU) + 5 m² = 22.6 m² (243 SF) | |
| | - FLEX SPACE IN ADDITION TO THE CENTRALIZED GARBAGE & RECYCLING STORAGE SPACE: 50% OF RECYCLING AREA = 0.50 x 22.6 m² = 11.3 m² (122 sf) | |
| | TOTAL AREA REQUIRED: 42.1 m² + 11.3 m² = 53.4 m² (575 sf) | 77.1 m² (829 SF) |
| | | |
| | COMMERCIAL | |
| | 0.0182 X BUILDING FLOOR SPACE (859m²) +3.7 = 19.3 m² | 26.8 m² (289 SF) |
| UNIT COUNT: | 110 | |
| BUILDING AREA: | WEST WING: 1,146m² (12,342 SF)<br>EAST WING: 677m² (7,289 SF)<br>TOTAL: 1,123m² (19,622 SF) | |
| GROSS BUILDABLE AREA: | 106,355 SF 9,880.70m² | |
| NET SALEABLE AREA: | | |
| EFFICIENCY: | | |
| ZONING AVERAGE GRADE: | 78.56 m (1115.60+2694.13+6661.06+3077.69/348.82) | |
| | AVG EXISTING GRADE NORTH ELEVATION: (79.48+82.81/2) = 81.14 m * 87.69 m = 7115.60 m | |
| | AVG EXISTING GRADE EAST ELEVATION: (77.75+79.48/2) = 78.61 m * 34.27 m = 2694.13 m | |
| | AVG EXISTING GRADE SOUTH ELEVATION: (80.30+77.93/2) = 79.11 m * 84.20 m = 6661.06 m | |
| | AVG EXISTING GRADE WEST ELEVATION: (82.81+80.30/2) = 81.55 m * 37.34 m = 3077.69 m | |
| | TOTAL PERIMETER: = 248.82 m | |
| VARIANCES APPLIED FOR: | 1. NCP AMENDMENT REQUIRED TO INCREASE DENSITY FROM AN FSR OF 1.9 PERMITTED TO PROPOSED 3. | |
| | 2. REDUCE THE MIN. DISTANCE TO THE FRONT (SOUTH) LOT LINE BY 1.48 m FOR LEVEL 1 WEST COMMERCIAL UNIT. | |
| | 3. REDUCE THE MIN. DISTANCE TO THE SIDE (WEST) LOT LINE BY 0.79 m FOR LEVEL 1 WEST COMMERCIAL UNIT. | |
| | 4. REDUCE THE MIN. DISTANCE TO THE SIDE (EAST) LOT LINE BY 1.08 m FOR THE STAIRWELL. | |

NOTES:

1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (SR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.
2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.

## SITE A - 1.2.0 CODE DATA

APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: [ENTER CONSULTING FIRM NAME HERE]

| | | |
|---|---|---|
| 1. PART 3 BUILDING | | DIV. A - PART 1 COMPLIANCE 1.3.3.2. |
| 2. MAJOR OCCUPANCY(IES): | | 3.1.2., 8 APPENDIX A - 3.1.2.3. (1) |
| 2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL | | |
| 2.2. RESIDENTIAL GROUP C | | |
| 3. BUILDING AREAS:<br>MIXED-USE - EAST BUILDING: 7,289 SF 677 SM<br>MIXED-USE - WEST BUILDING: 12,342 SF 1,146 SM | | 1.4.1.2. DEFINED TERMS -BUILDING AREA |
| 4. BUILDING CLASSIFICATION(S): | | 3.2.2.19.-3.2.2.92 |
| 4.1. BASEMENT STORAGE GARAGE: | | 3.2.2.82 |
| GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED | | 3.2.2.82 |
| NON-COMBUSTIBLE CONSTRUCTION | | 3.2.2.82(2) |
| FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR | | 3.2.2.82(2)(B) |
| MEZZANINES: N/A | | |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING | | 3.2.2.82(2)(D) |
| 4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING: | | 3.2.1.2. |
| FULLY SPRINKLERED | | 3.2.1.2.(D)(D) |
| NON-COMBUSTIBLE CONSTRUCTION | | 3.2.1.2.(1) |
| 2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT | | 3.2.1.2.(1), 3.2.1.2.(2)&(3)(A) |
| 2 HR FIRE RESISTANCE RATING | | 3.2.1.2.(1) |
| F.T. RATED FIRESTOP | | 3.1.9.1(2) |
| 4.3. RESIDENTIAL: | | 3.2.2.51 |
| BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED | | 3.2.2.51(5) |
| BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED | | 3.2.2.51(5) |
| GROUP C, UP TO 6 STOREYS, SPRINKLERED | | 3.2.2.51.(1), 3.2.2.50.(3)(D) |
| MAX. ALLOWABLE BUILDING AREA: < 1500 m² (REFER TO 3. BUILDING AREAS ABOVE) | | 3.2.2.51.(1)(D)(XX.XX) |
| 2 HR FIREWALL (MASONRY CONSTRUCTION) | | 3.1.10.2 |
| COMBUSTIBLE CONSTRUCTION | | 3.2.2.51.(2) EXCEPT (2)(C) |
| FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(A) |
| ROOF ASSEMBLIES (UNOCCUPIED ROOFS): 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(B)&(C) |
| ROOF ASSEMBLIES (OCCUPIED ROOFS): 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING | | 3.2.2.13 |
| MEZZANINES: 1 HR FIRE RESISTANCE RATING | | 3.2.2.51.(2)(D) |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY | | 3.2.2.51.(2)(E) |
| 4.3.1. BUILDING HEIGHT: | 6 STOREYS | 1.4.1.2. DEFINED TERMS -BUILDING HEIGHT |
| 4.3.2. GRADE ELEVATION: | EAST BUILDING: 79.35 m<br>WEST BUILDING: 80.41 m | 1.4.1.2. DEFINED TERMS -GRADE |
| 4.3.3. FIRST STOREY ELEVATION: | 73.35 m | 1.4.1.2. DEFINED TERMS -FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE) |
| 4.3.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL: | 18.66 (REFER TO ELEVATIONS) | 3.2.2.51.(1)(c) (MAXIMUM - 18 m) |
| 4.3.5. 1ST STOREY TO UPPERMOST ROOF DECK: | 24.32 m (REFER TO ELEVATIONS) | GROUP C 3.2.2.51 (2)(d), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF >25 m |
| 5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES: | YES | 3.2.2.4.-3.2.2.8., 3.2.2.51.(5) |
| 6. NON-COMBUSTIBLE CLADDING: | YES | 3.1.4.8.(1)(A) |
| 6.1. COMBUSTIBLE CLADDING: | YES | 3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE |
| 7. HIGH BUILDING: | NA | 3.2.6., 31.13.7., 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1) |
| 8. FIREWALL: | 2 HR | 3.1.10. |
| 9. MEZZANINE(S): | NA | 3.2.1.1. (3) - (8) |
| 10. MEZZANINE EXITING: | NA | 3.4.2.2. |
| 11. INTERCONNECTED FLOOR SPACE: | NA, STORAGE GARAGE EXEMPT | 3.2.3.2.(6), 3.2.8., 3.1.1.1.(3), 3.2.8.2.(2) |
| 12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION: | YES<br>2HR AS A SEPARATE BLDG UNDER 3.2.1.2. 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER... | 3.2.1.2., 3.3.5.6 |
| 13 SPRINKLER SYSTEM: | YES | 3.2.2.18., 3.2.5.13. |
| 13.1. STORAGE GARAGE: | YES - NFPA 13 - 2019 | 3.2.5.12.(1) |
| 13.2. RESIDENTIAL: | YES - NFPA 13 - 2019 | 3.2.5.12.(1) |
| 13.3. FIRE EXTINGUISHERS: | YES - NFPA 10 - 2013 | BC FIRE CODE 2024, 3.1.5.16. |
| 14. STANDPIPE SYSTEM: | YES - NFPA 14- 2013 | 3.2.5.8., 3.2.5.9., 3.2.5.16. |
| 15. FIRE ALARM SYSTEM: | YES - SINGLE STAGE - CAN/ULC-S524 | 3.2.4.1. (2)&(4) |
| 16. SMOKE CONTROL MEASURES: | YES | 3.1.8.12 |
| 17. ANNUNCIATOR AND ZONE INDICATION: | YES | 3.2.4.9., 3.2.4.8. |
| 18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL: | WEST BUILDING: 17.56 m (REFER TO ELEVATIONS)<br>EAST BUILDING: 18.72 m (REFER TO ELEVATIONS) | 3.2.5.6(2) (MAXIMUM - 20 m) |
| 19. NUMBER OF STREETS: | 2 | 3.2.2.10 |

NOTES:

1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

PROJECT DATA - SITE A

SCALE

F.1

SD-1.10A

# PROJECT DATA - SITE A

## 1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

| | |
|---|---|
| 1. | MEASURED TO OUTSIDE FACE OF SHEATHING OF CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL. |
| 2. | EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY. |

## 1.3.1 GROSS BUILDABLE AREA SUMMARY - SITE A - ABOVE GRADE

| LEVEL/AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **1ST LEVEL - WEST** | | | | |
| CIRCULATION | 2,786 SF | 258.81 m² | 2.6% | |
| COMMERCIAL | 10,015 SF | 930.42 m² | 9.4% | |
| INDOOR AMENITY | 1,010 SF | 93.80 m² | 1.0% | |
| RESIDENTIAL | 5,359 SF | 497.85 m² | 5.0% | |
| SERVICE ROOMS/SHAFTS | 326 SF | 30.30 m² | 0.3% | |
| | **19,495 SF** | **1,811.19 m²** | **18.4%** | |
| **1ST LEVEL - EAST** | | | | |
| CIRCULATION | 1,636 SF | 152.01 m² | 1.5% | |
| RESIDENTIAL | 6,307 SF | 585.98 m² | 5.9% | |
| SERVICE ROOMS/SHAFTS | 236 SF | 21.97 m² | 0.2% | |
| | **8,180 SF** | **759.96 m²** | **7.7%** | |
| **2ND LEVEL** | | | | |
| CIRCULATION | 2,058 SF | 191.21 m² | 1.9% | |
| RESIDENTIAL | 14,908 SF | 1,384.98 m² | 14.0% | |
| SERVICE ROOMS/SHAFTS | 87 SF | 8.07 m² | 0.1% | |
| | **17,053 SF** | **1,584.26 m²** | **16.1%** | |
| **3RD LEVEL** | | | | |
| CIRCULATION | 2,058 SF | 191.21 m² | 1.9% | |
| RESIDENTIAL | 14,908 SF | 1,384.98 m² | 14.0% | |
| SERVICE ROOMS/SHAFTS | 87 SF | 8.07 m² | 0.1% | |
| | **17,053 SF** | **1,584.26 m²** | **16.1%** | |
| **4TH LEVEL** | | | | |
| CIRCULATION | 2,058 SF | 191.21 m² | 1.9% | |
| RESIDENTIAL | 14,908 SF | 1,384.98 m² | 14.0% | |
| SERVICE ROOMS/SHAFTS | 87 SF | 8.07 m² | 0.1% | |
| | **17,053 SF** | **1,584.26 m²** | **16.1%** | |
| **5TH LEVEL** | | | | |
| CIRCULATION | 2,058 SF | 191.21 m² | 1.9% | |
| RESIDENTIAL | 14,908 SF | 1,384.98 m² | 14.0% | |
| SERVICE ROOMS/SHAFTS | 87 SF | 8.07 m² | 0.1% | |
| | **17,053 SF** | **1,584.26 m²** | **16.1%** | |
| **6TH LEVEL** | | | | |
| CIRCULATION | 1,669 SF | 155.02 m² | 1.6% | |
| RESIDENTIAL | 8,633 SF | 802.06 m² | 8.1% | |
| SERVICE ROOMS/SHAFTS | 40 SF | 3.74 m² | 0.0% | |
| | **10,342 SF** | **960.83 m²** | **9.7%** | |
| **AREA GRAND TOTAL** | **106,229 SF** | **9,869.03 m²** | **100.0%** | |

## 1.3.1 GROSS BUILDABLE AREA SUMMARY - SITE A - BELOW GRADE

| LEVEL/AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **P3 LEVEL** | | | | |
| PARKADE | 8,923 SF | 828.98 m² | 11.8% | |
| | **8,923 SF** | **828.98 m²** | **11.8%** | |
| **P2 LEVEL** | | | | |
| PARKADE | 33,277 SF | 3,091.49 m² | 44.1% | |
| | **33,277 SF** | **3,091.49 m²** | **44.1%** | |
| **P1 LEVEL** | | | | |
| PARKADE | 33,277 SF | 3,091.49 m² | 44.1% | |
| | **33,277 SF** | **3,091.49 m²** | **44.1%** | |
| **AREA GRAND TOTAL** | **75,476 SF** | **7,011.97 m²** | **100.0%** | |

## 1.4.0 UNIT COUNT SUMMARY - SITE A

| UNIT TYPE | UNIT COUNT | UNIT TYPE % | COMMENTS |
|---|---|---|---|
| 1 BED | 32 | 29.1% | |
| 1 BED & FLEX | 10 | 9.1% | |
| 1 BED JR | 5 | 4.5% | |
| 2 BED | 40 | 36.4% | |
| 2 BED & FLEX | 10 | 9.1% | |
| 3 BED | 13 | 11.8% | |
| **TOTAL UNITS: 110** | | **100.0%** | |

## 1.4.1 UNIT FLOOR AREA SUMMARY NOTES - SITE A

| | |
|---|---|
| 1. | ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C.) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL |
| 2. | AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE |

## 1.4.2 UNIT FLOOR AREA SUMMARY - SITE A

| UNIT | UNIT TYPE | COUNT | TOTAL UNIT AREA SF | TOTAL JNIT AREA m² |
|---|---|---|---|---|
| UNIT A1 | 1 BED JR | 5 | 2,364 SF | 219.63 m² |
| UNIT B1 | 1 BED | 8 | 4,065 SF | 377.67 m² |
| UNIT E2 | 1 BED | 8 | 4,733 SF | 439.74 m² |
| UNIT B3 | 1 BED | 5 | 3,263 SF | 303.11 m² |
| UNIT B4 | 1 BED | 1 | 548 SF | 50.91 m² |
| UNIT B4.1 | 1 BED | 4 | 2,335 SF | 216.90 m² |
| UNIT B5 | 1 BED | 1 | 584 SF | 54.22 m² |
| UNIT B6 | 1 BED | 4 | 2,057 SF | 191.06 m² |
| UNIT B7 | 1 BED | 1 | 514 SF | 47.77 m² |
| UNIT C1 | 1 BED & FLEX | 5 | 3,242 SF | 301.16 m² |
| UNIT C2 | 1 BED & FLEX | 5 | 3,733 SF | 346.77 m² |
| UNIT D2 | 2 BED | 9 | 6,197 SF | 575.74 m² |
| UNIT D2.1 | 2 BED | 2 | 1,362 SF | 126.54 m² |
| UNIT D3 | 2 BED | 23 | 18,832 SF | 1749.51 m² |
| UNIT D4 | 2 BED | 6 | 4,728 SF | 439.22 m² |
| UNIT E3 | 2 BED & FLEX | 5 | 4,563 SF | 423.93 m² |
| UNIT E3.1 | 2 BED & FLEX | 5 | 4,560 SF | 423.66 m² |
| UNIT F1 | 3 BED | 1 | 1,183 SF | 109.94 m² |
| UNIT F2 | 3 BED | 1 | 1,016 SF | 94.42 m² |
| UNIT F3 | 3 BED | 5 | 4,740 SF | 440.34 m² |
| UNIT F4 | 3 BED | 6 | 5,245 SF | 487.30 m² |
| **UNIT TOTALS:** | | **110** | **79,864 SF** | **7419.61 m²** |

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. KEYS PROVINCE OF BRITISH COLUMBIA 2024-01-08

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

PROJECT DATA - SITE A

SCALE

F.1

SD-1.11A

# FSR DATA AND PLANS - SITE A

## 1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

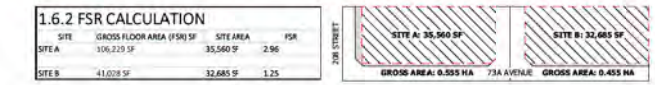
1. GROSS FLOOR AREA: MEANS THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
2. FLOOR SPACE RATIO: MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTEDOR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT.
3. EXCLUSIONS: UNDEVELOPABLE AREAS, AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING, INDOOR AGE-FRIENDLYAMENITY AREAS.

## 1.6.1A GROSS FLOOR AREA (FSR) SUMMARY - SITE A

| LEVEL / AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| **SERVICE ROOMS/SHAFTS** | | | | |
| 1ST LEVEL - WEST | 326 SF | 30.30 m² | 0.3% | |
| 1ST LEVEL - EAST | 236 SF | 21.97 m² | 0.2% | |
| 2ND LEVEL | 87 SF | 8.07 m² | 0.1% | |
| 3RD LEVEL | 87 SF | 8.07 m² | 0.1% | |
| 4TH LEVEL | 87 SF | 8.07 m² | 0.1% | |
| 5TH LEVEL | 87 SF | 8.07 m² | 0.1% | |
| 6TH LEVEL | 40 SF | 3.74 m² | 0.0% | |
| | 950 SF | **88.28 m²** | **0.9%** | |
| **RESIDENTIAL** | | | | |
| 1ST LEVEL - WEST | 5,359 SF | 497.85 m² | 5.0% | |
| 1ST LEVEL - EAST | 6,307 SF | 585.98 m² | 5.9% | |
| 2ND LEVEL | 14,908 SF | 1384.98 m² | 14.0% | |
| 3RD LEVEL | 14,908 SF | 1384.98 m² | 14.0% | |
| 4TH LEVEL | 14,908 SF | 1384.98 m² | 14.0% | |
| 5TH LEVEL | 14,908 SF | 1384.98 m² | 14.0% | |
| 6TH LEVEL | 8,633 SF | 802.06 m² | 8.1% | |
| | 79,931 SF | **7425.84 m²** | **75.2%** | |
| **COMMERCIAL** | | | | |
| 1ST LEVEL - WEST | 10,015 SF | 930.42 m² | 9.4% | |
| | 10,015 SF | **930.42 m²** | **9.4%** | |
| **CIRCULATION** | | | | |
| 1ST LEVEL - WEST | 2,786 SF | 258.81 m² | 2.6% | |
| 1ST LEVEL - EAST | 1,636 SF | 152.01 m² | 1.5% | |
| 2ND LEVEL | 2,058 SF | 191.21 m² | 1.9% | |
| 3RD LEVEL | 2,058 SF | 191.21 m² | 1.9% | |
| 4TH LEVEL | 2,058 SF | 191.21 m² | 1.9% | |
| 5TH LEVEL | 2,058 SF | 191.21 m² | 1.9% | |
| 6TH LEVEL | 1,669 SF | 155.02 m² | 1.6% | |
| | 14,323 SF | **1330.69 m²** | **13.5%** | |
| **AREA EXCLUSION** | | | | |
| 1ST LEVEL - WEST | 1,010 SF | 93.80 m² | 1.0% | EXCLUSION |
| | 1,010 SF | **93.80 m²** | **1.0%** | |
| **AREA GRAND TOTAL** | **106,329 SF** | **9869.03 m²** | **100.0%** | |

## 1.6.2 FSR CALCULATION

| SITE | GROSS FLOOR AREA (FSR) SF | SITE AREA | FSR |
|---|---|---|---|
| SITE A | 106,229 SF | 35,560 SF | 2.96 |
| SITE B | 41,028 SF | 32,685 SF | 1.25 |

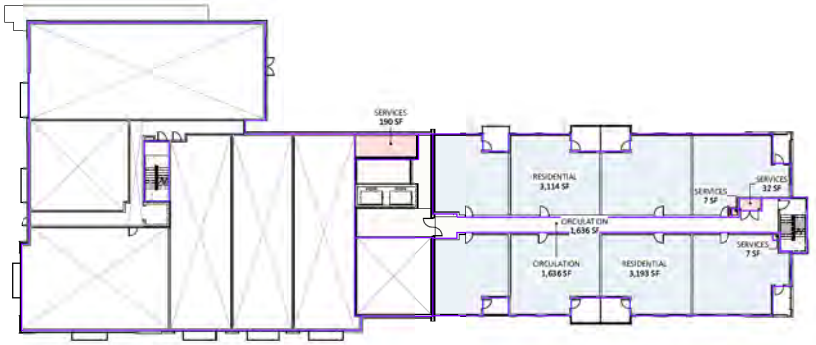






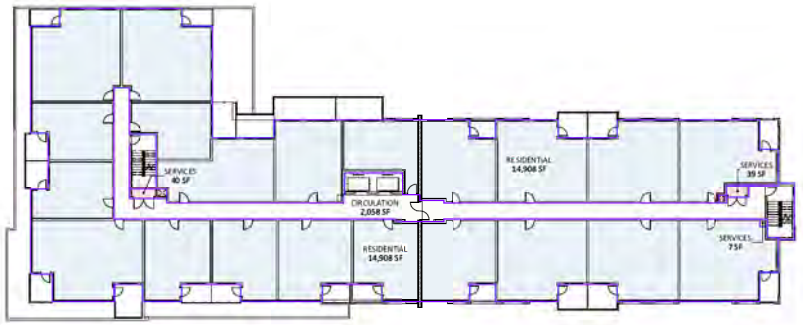
GROUND LEVEL

1" = 20'-0"



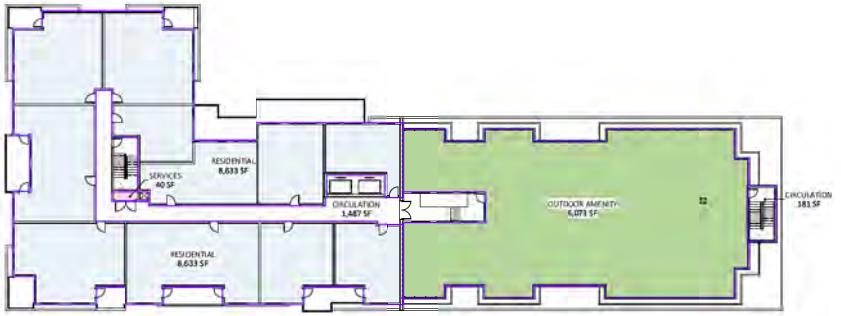

1ST LEVEL - EAST

1" = 20'-0"




2ND/3RD/4TH/5TH LEVEL

1" = 20'-0"




6TH LEVEL

1" = 20'-0"

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN R. KEYS 2024-07-08 BRITISH COLUMBIA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | 24-10-11 |
| 2 | ISSUED FOR SD 30 | 24-10-16 |
| 3 | ISSUED FOR SD 60 | 24-12-03 |
| 4 | ISSUED FOR SD 90 | 24-12-12 |
| 5 | ISSUED FOR DP | 25-01-07 |
| 6 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 7 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 8 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

FSR DATA AND PLANS - SITE A

SCALE 1" = 20'-0"

F.1

SD-1.13A

# PROJECT DATA - SITE B

| SITE B- 1.0.2 ZONING DATA | | |
|---|---|---|
| SITE AREA (GROSS): | 33,906 SF(3,150 m²) (0.78 AC) | |
| SITE AREA (NET): | 32,670 SF(3,035.1 m²) (0.75 AC) | |
| | CURRENT/REQUIRED/PERMITTED | PROPOSED |
| ZONE: | SR-2 | CD (COMPREHENSIVE DEVELOPMENT ZONE) (RM-3 Reference) |
| LAND USE: | ROW HOUSE / TOWNHOUSE | ROW HOUSE / TOWNHOUSE |
| SETBACKS: | FRONT: 9.75 m | FRONT: 3.0 m |
| | REAR: 7.5 m | REAR: 4.5 m |
| | SIDE (EAS): 3.0 m | SIDE (EAST): 3.0 m |
| | SIDE (WEST): 4.5 m | SIDE (WEST): 3.0 m |
| DENSITY-GROSS FLOOR AREA (FSR): | 22 UPA MAX. ON GROSS SITE AREA (SR-2) | 19.64 UPA |
| | MAXIMUM NET DENSITY SHALL NOT EXCEED ONE DWELLING UNIT PER 135 m² OF LOT AREA (74 UNITSPER HECTARE) (RM-3) | 74.5 Units/ha<br>41,028 SF 32,685 SF **1.25** |
| BUILDING HEIGHT: | SHALL NOT EXCEED 9 m (SR-2), SHALL NOT EXCEED 12 m NOR 3 STOREYS (RM-3) | BUILDING HEIGHT: +/-11 m |
| LOT COVERAGE: | 33% (SR-2), 35% (RM-3) | 41.1% |
| AGE FRIENDLY AMENITY AREA: | 6 m² PER 3U = 132 m². MINIMUM CONTIGUOUS SIZE OF 70 m², NOT TO BE LOCATEDWITHIN REQUIRED LOT LINE SETBACKS, NO DIMENSION LESS THAN 6.0 m AND NO SLOPE GREATER THAN 5%, MAX 50% CAN BE PROVIDED INDOORS | 150.7 m² |
| | OUTDOOR AGE FRIENDLY AMENITY: 6 m² x 22 UNITS = 132 m² (1,421 SF) | |
| PRIVATE AMENITY AREAS | (RM-3): PRIVATE LANDSCAPED AMENITY AREA: 46 m² FOR EACH 3 BEDROOM UNIT, 21 m² FOR EACH 2 BEDROOM UNIT | 6.36 m² MIN. |
| ADAPTABLE UNITS: | 5% OF DWELLING UNITS 22 x 0.05 = 1.1 | 1 |
| STEP CODE: | | |
| MINIMUM BUILDING ELEVATION: | 77.21m | |
| WASTE & RECYCLING STORAGE: | | |
| UNIT COUNT: | 22 UNITS | |
| BUILDING AREA: | 13,439 SF(1249 m²) | |
| GROSS BUILDABLE AREA: | | |
| NET SALEABLE AREA: | | |
| EFFICIENCY: | | |
| ZONING AVERAGE GRADE: | 75.75 m | |
| | AVG EXISTING GRADE NORTH ELEVATION: (77.16+79.01/2) = 78.08 m * 80.69 m = 6300.67 m | |
| | AVG EXISTING GRADE EAST ELEVATION: (75.81+77.16/2) = 76.48 m * 37.70 m = 2883.48 m | |
| | AVG EXISTING GRADE SOUTH ELEVATION: (75.81+77.54/2) = 76.67 m * 77.18 m = 5917.97 m | |
| | AVG EXISTING GRADE WEST ELEVATION: (79.01+77.74/2) = 78.37 m * 34.21 m = 2681.20 m | |
| | TOTAL PERIMETER: = 234.74 m | |
| VARIANCES APPLIED FOR: | 1. PARKING REQUIREMENT TO BE REDUCED FROM 2.3 STALLS TO 2.0 STALLS PER TANDEM DWELLING UNIT. | |
| | 2. RESTRICTION WAIVED ON LOCATING AGE-FRIENDLY AMENITY AREA IN SETBACK AREA | |
| | 3. SOUTHWEST CORNER OF TOWNHOUSE BUILDING C EXTENDS 0.58 m PAST SW 3 m SETBACK. | |
| NOTES: | | |
| 1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA ( SR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS. | | |
| 2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS. | | |

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

PROJECT DATA - SITE B

SCALE

F.1

SD-1.20B

# PROJECT DATA - SITE B

## SITE B - 1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED

| | UNITS / AREA | REQUIRED FACTOR | REQUIRED STALLS |
|---|---|---|---|
| **VEHICLE PARKING STALL DATA** | | | |
| LOT 2 | | | |
| **RESIDENTS:** | | | |
| TOWNHOUSE A (NORTH - 3 BED) | 4 UNITS | 2.3 SPACES PER DWELLING UNIT IF PARKING IS PROVIDED BY TANDEM PARKING, MAX. 40% OF DWELLING UNITS MAY HAVE TANDEM PARKING | 2.3(4) = 9.2 STALLS = 9 STALLS |
| TOWNHOUSE B (NORTH - 3 BED) | 4 UNITS | 2.3 SPACES PER DWELLING UNIT IF PARKING IS PROVIDED BY TANDEM PARKING, MAX. 40% OF DWELLING UNITS MAY HAVE TANDEM PARKING | 2.3(4) = 9.2 STALLS = 9 STALLS |
| TOWNHOUSE A (NORTH - 3 BED) | 2 UNITS | 2 SPACES PER DWELLING UNIT | 2(2) = 4 STALLS |
| TOWNHOUSE B (NORTH - 3 BED) | 2 UNITS | 2 SPACES PER DWELLING UNIT | 2(2) = 4 STALLS |
| TOWNHOUSES C (SOUTH - 3 BED) | 5 UNITS | 2 SPACES PER DWELLING UNIT | 2(5) = 10 STALLS |
| TOWNHOUSE D (SOUTH - 3 BED) | 5 UNITS | 2 SPACES PER DWELLING UNIT | 2(5) = 10 STALLS |
| ELECTRIC VEHICLE CHARGING | 22 UNITS | 1 SPACE PER DWELLING UNIT, 1 SPACE PER DWELLING UNIT IF PARKING IS PROVIDED BY TANDEM PARKING | 1(22) = 22 STALLS |
| LOADING | N/A | N/A | N/A |
| GARBAGE TRANSFER | N/A | N/A | N/A |
| **TOTAL RESIDENT STALLS:** | | | **46 STALLS (GARAGES)** |
| **VISITORS:** | | | |
| STANDARD | 22 UNITS | 1 DEDICATED VISITOR PARKING SPACE PER 5 DWELLING UNITS | 4.4 = 4 STALLS |
| ACCESSIBLE | N/A | N/A | N/A |
| ELECTRIC VEHICLE CHARGING | N/A | N/A | N/A |
| **TOTAL VISITOR STALLS:** | | | **4 VISITOR STALLS** |
| **TOTAL VEHICLE STALLS:** | | | **50** |
| **BICYCLE STALL DATA** | | | |
| RESIDENT (UNIT) (CLASS 1) | 22 UNITS | 1 | 22 |
| VISITOR (CLASS 2) | N/A | 6 SPACES PER BUILDING | 6 |
| **TOTAL BICYCLE STALLS:** | | | **28** |
| **STORAGE STALL DATA** | | | |
| RESIDENT | 22 UNITS | 0.5 | 11 (MIN 5.67 CUBIC METERS) |
| **TOTAL STORAGE STALLS:** | | | **11** |
| NOTES: | | | |

## SITE B - 1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED

| PARKING STALL USER/TYPE | PARKING STALL COUNT | % BY STALL USER | % OF OVERALL | COMMENTS |
|---|---|---|---|---|
| RESIDENT | | | | |
| STANDARD | 47 | 100.0% | 92% | SITE 2 |
| RESIDENT: 47 | | 100.0% | 92% | |
| VISITOR | | | | |
| STANDARD | 4 | 100.0% | 8% | SITE 2 |
| VISITOR: 4 | | 100.0% | 8% | |
| TOTAL PARKING STALLS: 51 | | | 100% | |

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

PROJECT DATA - SITE B

SCALE

F.1

SD-1.22B

# FSR DATA AND PLANS - SITE B

## 1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

1. GROSS FLOOR AREA: MEANS THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING EXTERIOR WALLS.
2. FLOOR SPACE RATIO: MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTEDOR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT.
3. EXCLUSIONS: UNDEVELOPABLE AREAS, AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING, INDOOR AGE-FRIENDLYAMENITY AREAS.

## 1.6.1B GROSS FLOOR AREA (FSR) SUMMARY - SITE B

| LEVEL / AREA TYPE | AREA SF | AREA m² | AREA % | COMMENTS |
|---|---|---|---|---|
| SERVICE ROOMS/SHAFTS | | | | |
| 1ST LEVEL TH | 79 SF | 7.37 m² | 0.2% | |
| | 79 SF | 7.37 m² | 0.2% | |
| RESIDENTIAL | | | | |
| 1ST LEVEL TH | 13,499 SF | 1254.09 m² | 32.9% | |
| 2ND LEVEL TH | 13,472 SF | 1251.59 m² | 32.8% | |
| 3 3RD LEVEL | 13,978 SF | 1298.56 m² | 34.1% | |
| | 40,949 SF | 3804.24 m² | 99.8% | |
| AREA GRAND TOTAL | 41,028 SF | 3811.61 m² | 100.0% | |

## 1.6.2 FSR CALCULATION

| SITE | GROSS FLOOR AREA (FSR) SF | SITE AREA | FSR |
|---|---|---|---|
| SITE A | 106,229 SF | 35,560 SF | 2.96 |
| SITE B | 41,028 SF | 32,685 SF | 1.25 |

208 STREET

SITE A: 35,560 SF — GROSS AREA: 0.555 HA

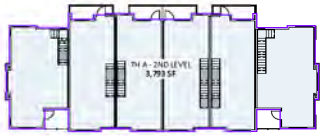
SITE B: 32,685 SF — GROSS AREA: 0.455 HA

73 A AVENUE

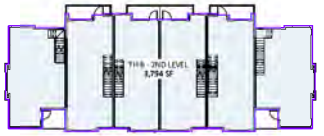
## 1.6.3 UNITS PER AREA

| | GROSS SITE AREA: | ALLOWABLE UPH/UPA | MAX JPA | PROPOSED |
|---|---|---|---|---|
| SITE B | 0.455 HA (1.12 ACRES) | 20-54 UPH (8- 22 UPA) | 22 UPA/1.12 ACRES=19.64 UPA | 22 UNITS |

TOWNHOMES A




TOWNHOMES B




TOWNHOMES C



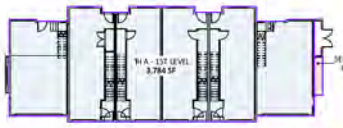

TOWNHOMES D




## 2ND LEVEL - TOWNHOMES

1" = 20'-0"

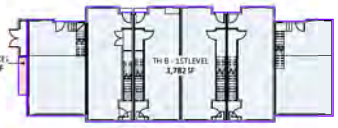
TOWNHOMES A



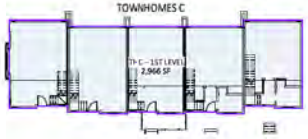

SERVICED 60 SF

SERVICES 40 SF

TOWNHOMES B




TOWNHOMES C




TOWNHOMES D




## 1ST LEVEL - TOWNHOMES

1" = 20'-0"

TOWNHOMES A




TOWNHOMES B




TOWNHOMES C




TOWNHOMES D




## 3RD LEVEL - TOWNHOMES

1" = 20'-0"

KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT STEVEN A. KEAY 2024-07-08 BRITISH COLUMBIA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISON | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | 24-10-11 |
| 2 | ISSUED FOR SD 30 | 24-10-16 |
| 3 | ISSUED FOR SD 60 | 24-12-03 |
| 4 | ISSUED FOR SD 90 | 24-12-12 |
| 5 | ISSUED FOR DP | 25-01-07 |
| 6 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 7 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 8 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

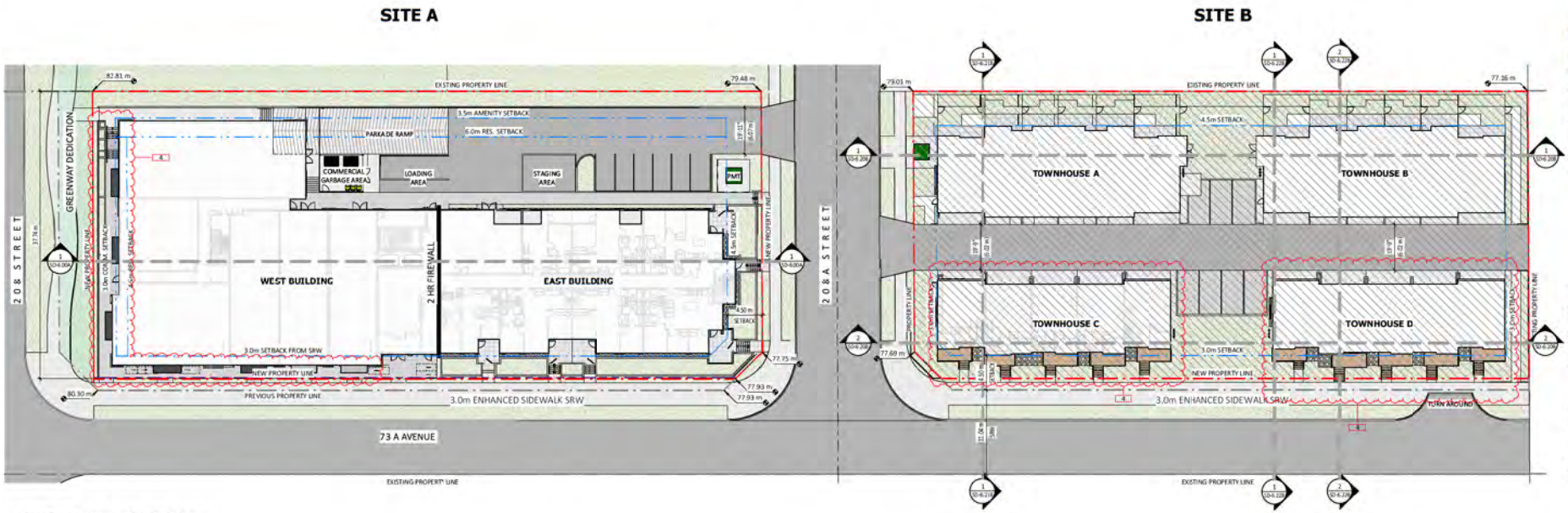
FSR DATA AND PLANS - SITE B

SCALE 1" = 20'-0"

F.1

SD-1.23B

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA




SITE PLAN - OVERALL
3/64" = 1'-0"

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

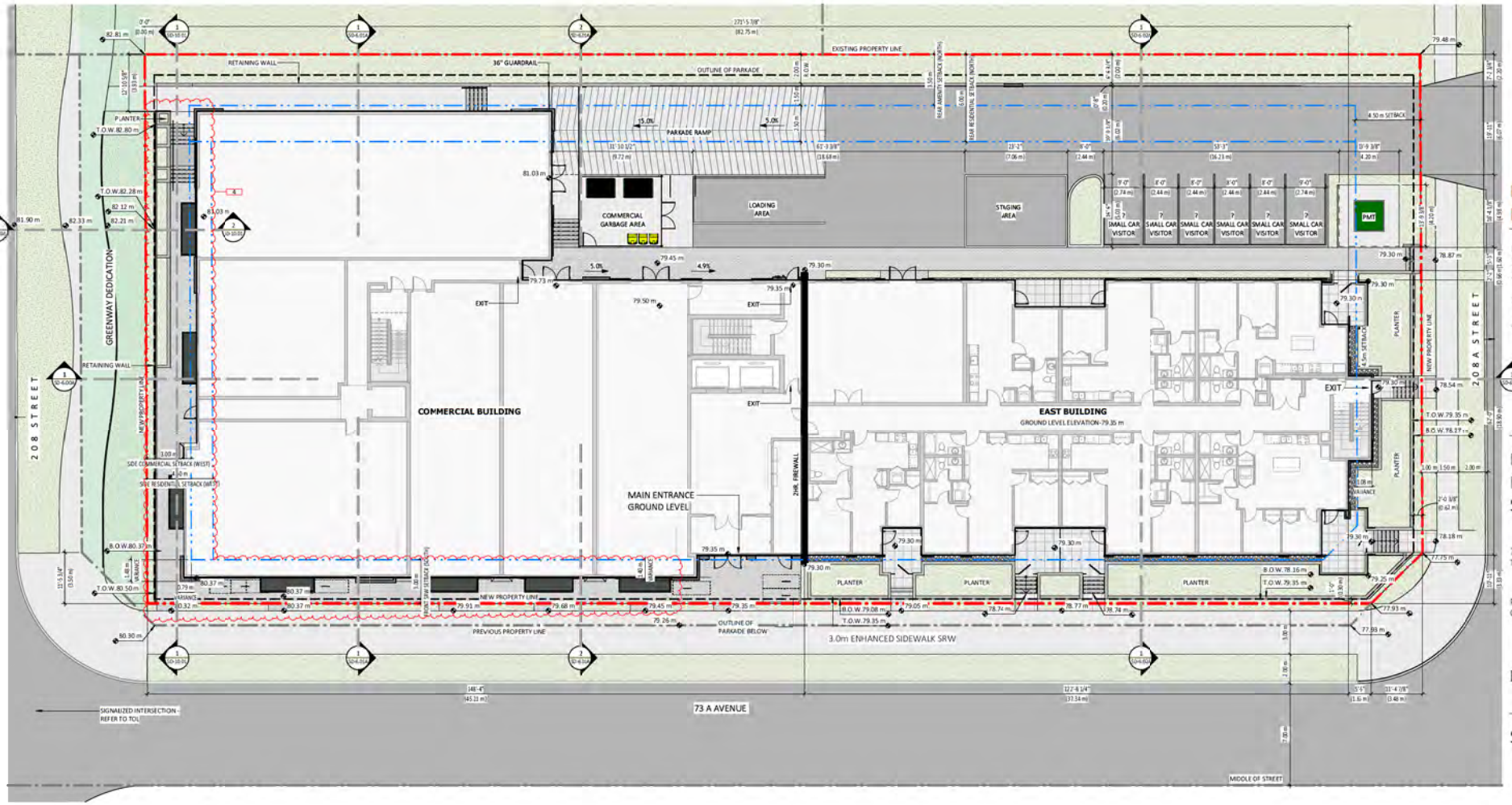
SITE PLAN - OVERALL

SCALE 3/64" = 1'-0"

F.1

SD-2.00

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA




ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

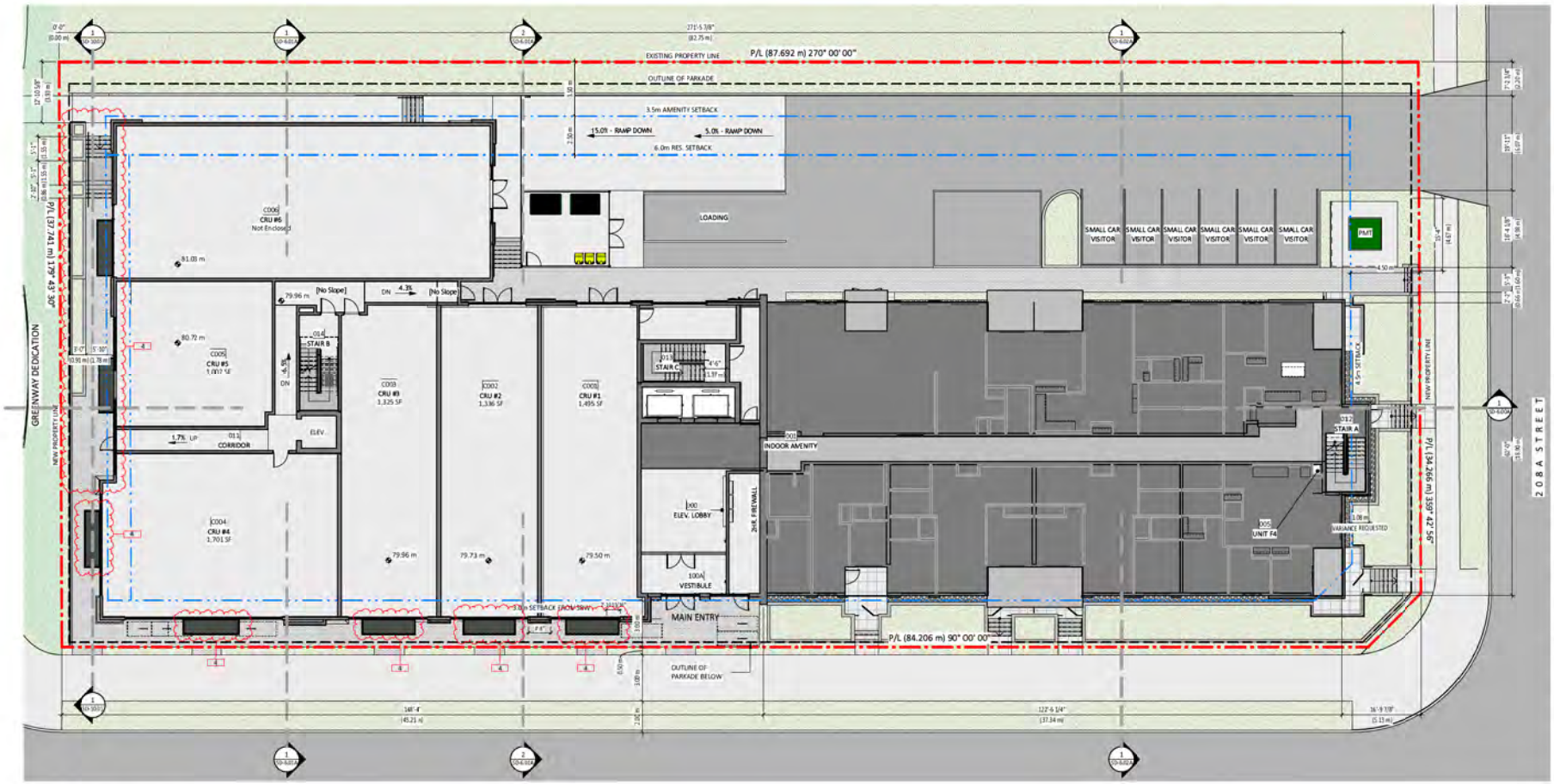
SITE PLAN - SITE A

SITE PLAN - SITE A
3/32" = 1'-0"

SCALE 3/32" = 1'-0"

F.1

SD-2.01A




GROUND LEVEL
3/32" = 1'-0"

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

2025-07-08

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

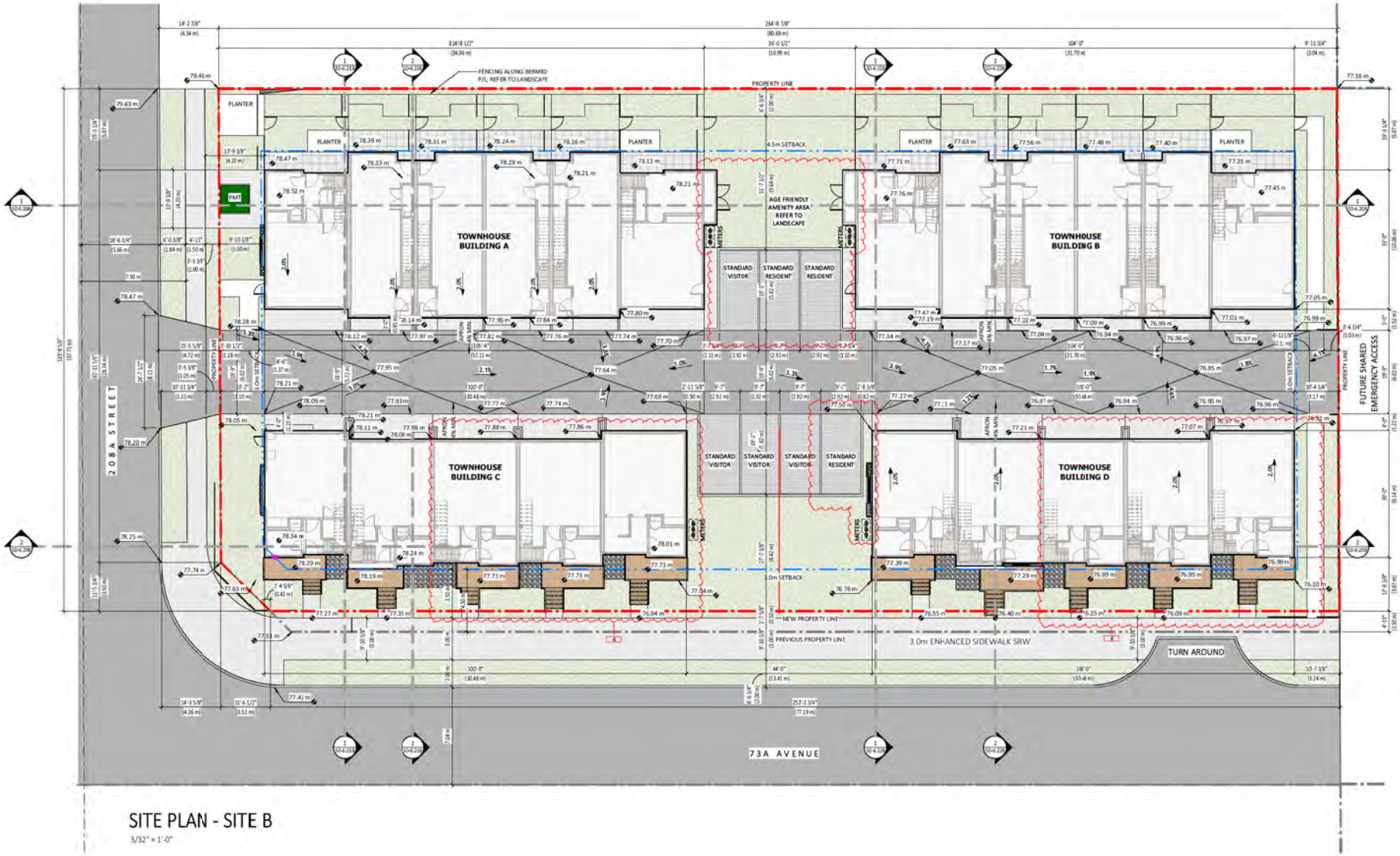
NORTH ARC PROPERTIES

GROUND LEVEL PLAN

SCALE 3/32" = 1'-0"

F.1

SD-2.13A




SITE PLAN - SITE B

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISON | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

SITE PLAN - SITE B

SCALE 3/32" = 1'-0"

F.1

SD-2.30B




SOUTH ELEVATION

3/32" = 1'-0"



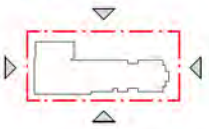

WEST ELEVATION

3/32" = 1'-0"




NORTH ELEVATION - MIXED USE AGAINST WALL

3/32" = 1'-0"



KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

BUILDING ELEVATIONS - SITE A

SCALE 3/32" = 1'-0"

F.1

SD-3.00A




NORTH ELEVATION
3/32" = 1'-0"

ELEVATION IN PROGRESS AND TO BE DEVELOPED DEPENDENT ON 73 A AVENUE- AND 208 STREET-FACING ELEVATIONS

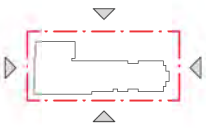



EAST ELEVATION
3/32" = 1'-0"

ELEVATION IN PROGRESS AND TO BE DEVELOPED DEPENDENT ON 73 A AVENUE- AND 208 STREET-FACING ELEVATIONS




EAST ELEVATION - MIXED USE RECESSED
3/32" = 1'-0"



KEYSTONE ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT JEFFREY S. KEYSTONE BRITISH COLUMBIA 2025-04-15

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISON | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

BUILDING ELEVATIONS - SITE A

SCALE 3/32" = 1'-0"

F.1

SD-3.01A




TH A&B NORTH ELEVATION

3/32" = 1'-0"




TH A&B SOUTH ELEVATION

3/32" = 1'-0"

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

TOWNHOUSE ELEVATIONS - SITE B

SCALE 3/32" = 1'-0"

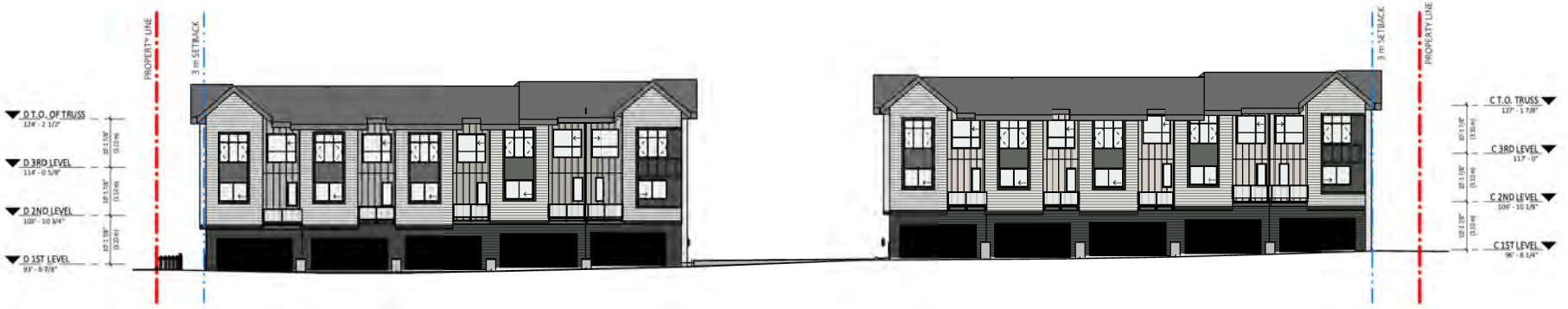
F.1

SD-3.10B




TH C&D SOUTH ELEVATION

3/32" = 1'-0"




TH C&D NORTH ELEVATION

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 12TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

TOWNHOUSE ELEVATIONS - SITE B

SCALE 3/32" = 1'-0"

F.1

SD-3.11B




TH A&C EAST ELEVATION

3/32" = 1'-0"




TH A&C WEST ELEVATION

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISON | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

TOWNHOUSE ELEVATIONS - SITE B

SCALE 3/32" = 1'-0"

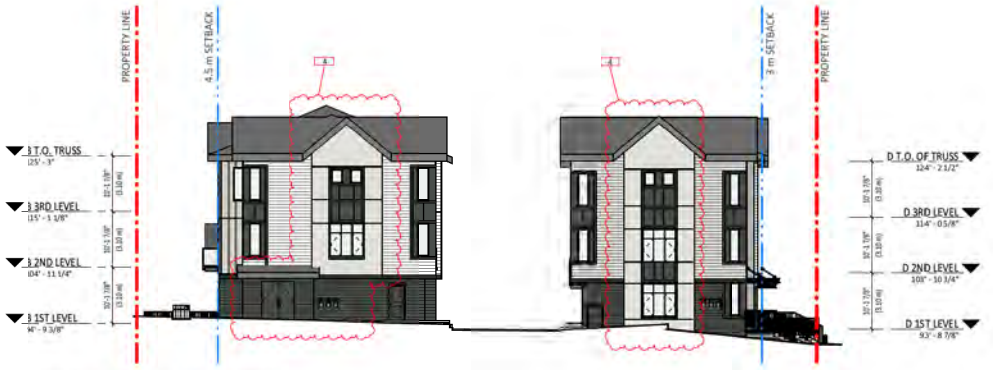
F.1

SD-3.12B




TH B&D EAST ELEVATION

3/32" = 1'-0"




TH B&D WEST ELEVATION

3/32" = 1'-0"

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISON | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

TOWNHOUSE ELEVATIONS - SITE B

SCALE 3/32" = 1'-0"

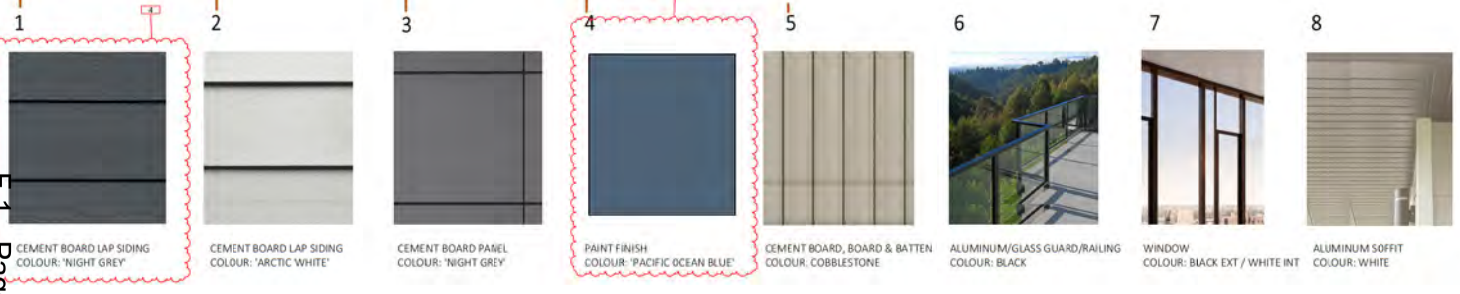
F.1

SD-3.13B

# MATERIAL BOARD - SITE B SCHEME 1

## TOWNHOUSE A & D






KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

MATERIAL BOARD - SITE B SCHEME 1

SCALE As indicated

F.1

SD-4.10B

# MATERIAL BOARD - SITE B SCHEME 2

## TOWNHOUSE B & C





1 CEMENT BOARD LAP SIDING
COLOUR: 'NIGHT GREY'



2 CEMENT BOARD LAP SIDING
COLOUR: 'WHITE'



3 CEMENT BOARD PANEL
COLOUR: 'NIGHT GREY'



4 PAINT FINISH
COLOUR: 'AVON GREEN'



5 CEMENT BOARD, BOARD & BATTEN
COLOUR: PEARL GREY



6 ALUMINUM/GLASS GUARD/RAILING
COLOUR: BLACK



7 WINDOW
COLOUR: BLACK EXT / WHITE INT



8 ALUMINUM SOFFIT
COLOUR: WHITE

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |
| 3 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 4 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

MATERIAL BOARD - SITE B SCHEME 2

SCALE As indicated

F.1

SD-4.10C

# MATERIAL BOARD - SITE A




| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |
| BRICK<br>COLOUR: 'TBD' | CEMENT BOARD PANEL<br>COLOUR: 'MIDNIGHT BLACK' | CEMENT BOARD PANEL<br>COLOUR: 'PEARL GREY' | CEMENT BOARD PANEL<br>COLOUR: 'NIGHT GRAY' | WINDOW<br>COLOUR: BLACK EXT / WHITE INT | ALUMINUM/GLASS GUARD/RAILING<br>COLOUR: BLACK | ALUMINUM SOFFIT<br>COLOUR: WHITE |

KEYSTONE
ARCHITECTURE
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-04-15

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISON | DATE |
|---|---|---|
| 1 | ISSUED FOR DP | 25-01-07 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-01-31 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

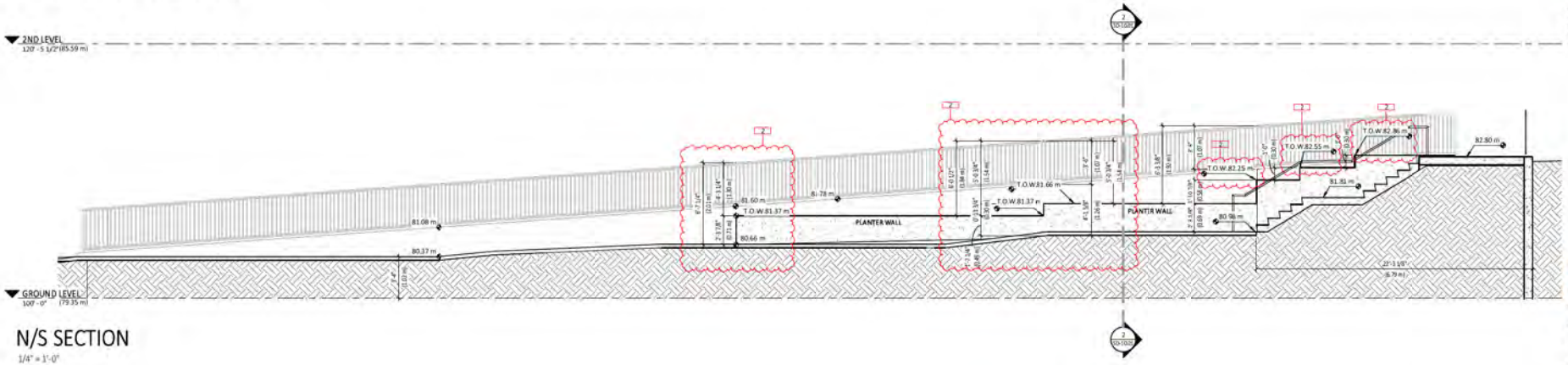
MATERIAL BOARD - SITE A

SCALE As indicated

F.1

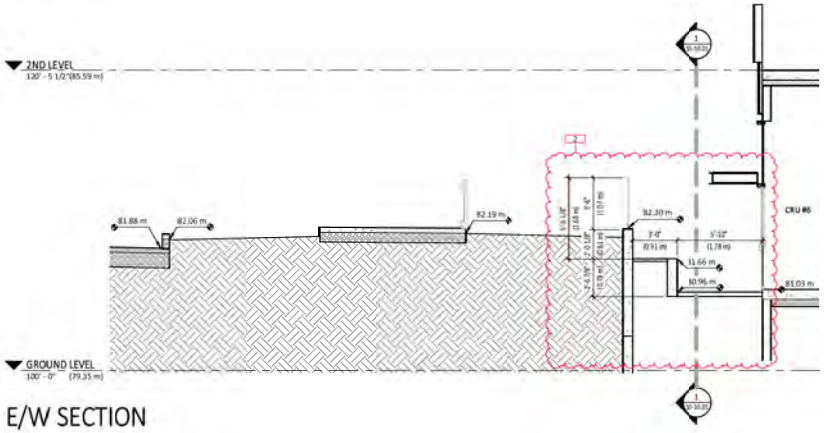
SD-4.00A

# SITE A WALKWAY




## N/S SECTION

1/4" = 1'-0"




## E/W SECTION

1/4" = 1'-0"

KEYSTONE ARCHITECTURE

ABBOTSFORD BC | 300-33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 330 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA

ISSUED FOR DP RESUBMISSION

| NO. | ISSUE/REVISION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP RESUBMISSION | 25-07-18 |
| 2 | ISSUED FOR DP RESUBMISSION | 25-11-04 |

NORTH ARC MULTI-FAMILY 208 STREET

7342 208 STREET
TOWNSHIP OF LANGLEY, BC

PROJECT # 24150.1
CITY FILE # -

NORTH ARC PROPERTIES

SITE A WALKWAY

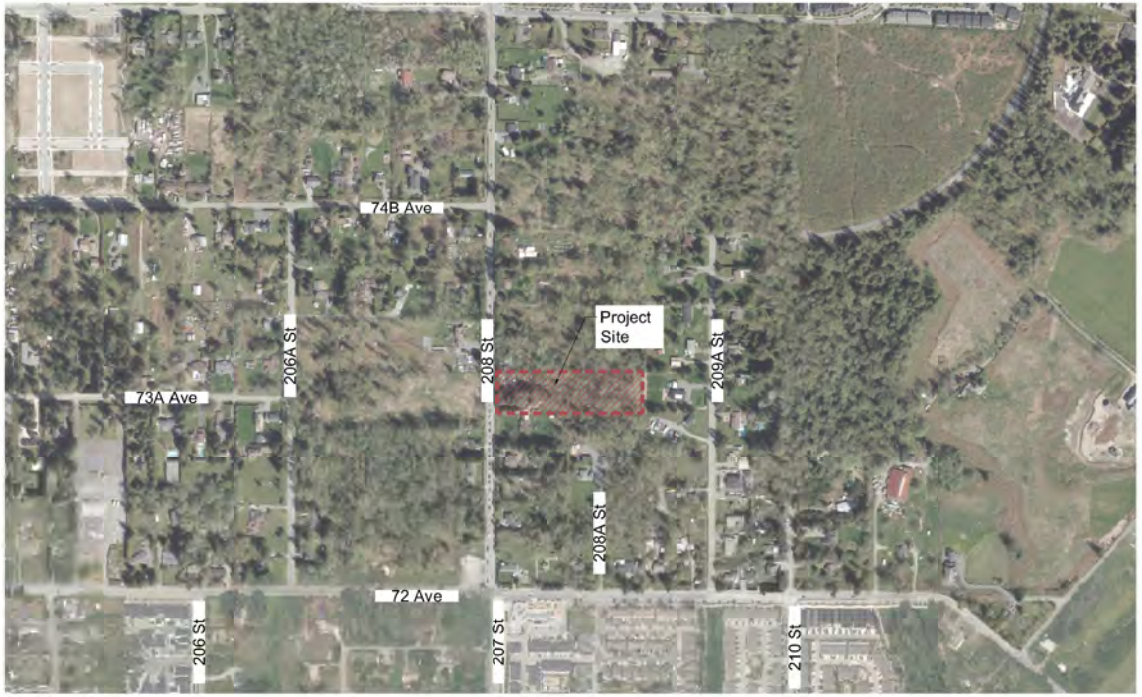
SCALE 1/4" = 1'-0"

F.1

SD-10.01

# 7342 208 STREET

## Issued for Development Permit




Location Map (NTS)

### Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| L-01 | COVER PAGE |
| AR-01 | TREE MANAGEMENT PLAN |
| L-02A | SITE PLAN - OVERALL |
| L-02B | SITE PLAN - APARTMENT BUILDING |
| L-02C | SITE PLAN - TOWNHOMES |
| L-03A | GRADING PLAN - APARTMENT BUILDING |
| L-03B | GRADING PLAN - TOWNHOMES |
| L-04A | FENCING PLAN - APARTMENT BUILDING |
| L-04B | FENCING PLAN - TOWNHOMES |
| L-05 | SITE PLAN - ROOF |
| L-06 | PLANTING PALETTE |
| LS-01 | SECTIONS |
| LS-02 | SECTIONS |
| LD-01 | DETAILS |
| LD-02 | DETAILS |
| LD-03 | DETAILS |
| LD-04 | DETAILS |
| LD-05 | DETAILS |
| LD-06 | DETAILS |
| LD-07 | DETAILS |


### Contact Information

VDZ+A
Project Landscape Architecture

Fort Langley Studio
102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Primary project contact:
Phoenix Chan
phoenix@vdz.ca
o. 604 546 0927

Alternate contacts (incase away):
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
o. 604 546 0920

### Contact Information

Keystone Architecture
Project Building Architecture

300 - 33131 South Fraser Way
Abbotsford, BC V2S 2B1
t. 587.391.4768

### Contact Information

North Arch Properties
Client
300 - 10090 152 Street
Surrey, BC V3R 8X8
t. 604.498.1958


VDZ+A
VAN DER ZALM + ASSOCIATES
KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS


• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.


| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

Drawn:
Checked:
Approved:
PC
Stamp:
Original Sheet Size:
24"x36"
Scale:
NTS

SCHEDULE B

Drawing Title: COVER PAGE

NORTH

VDZ Project #: DP2024-32

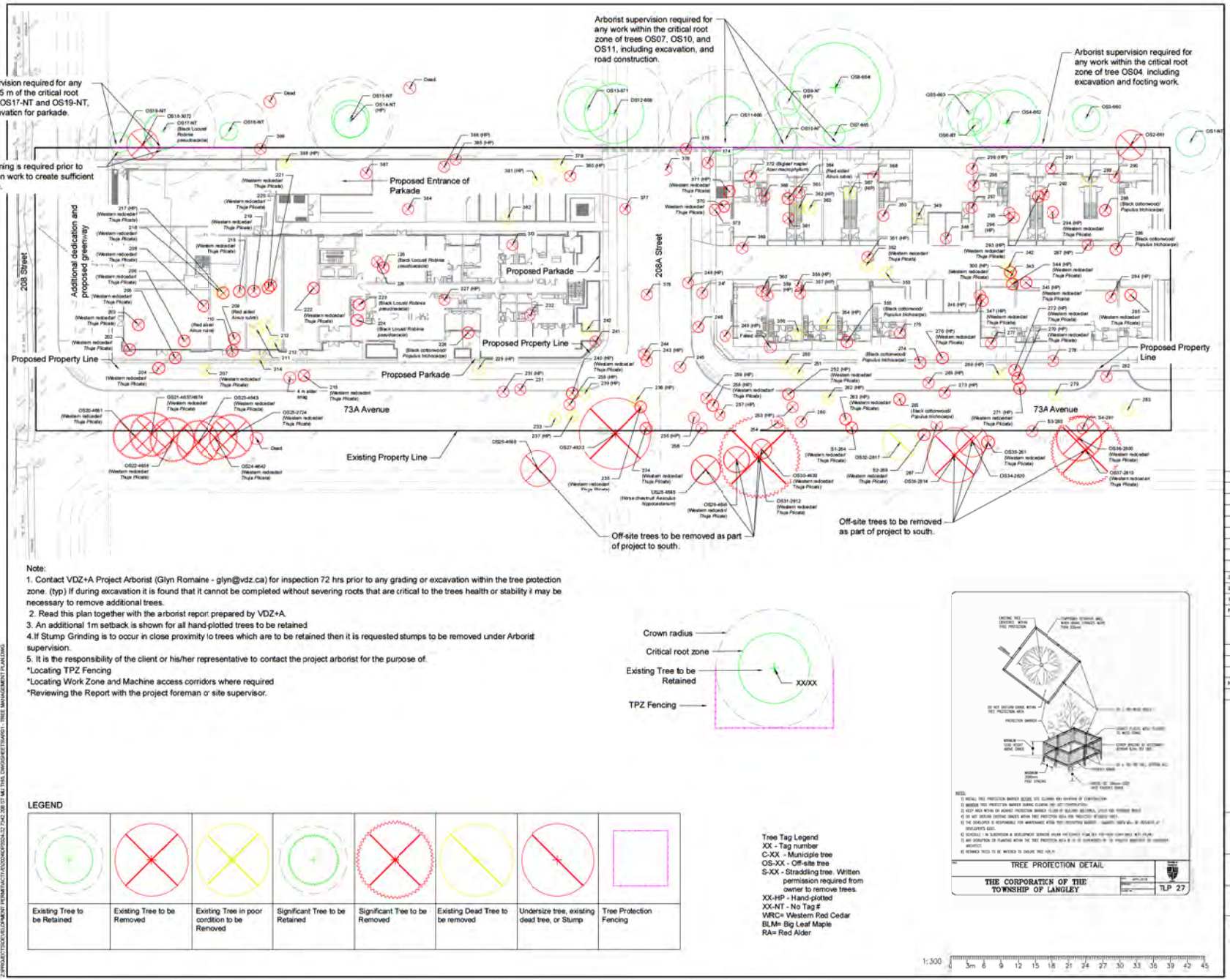
Drawing #: L-01


CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED. ALL WORK SHALL COMPLY WITH THE BRITISH COLUMBIA BUILDING CODE AND ALL LOCAL BUILDING REGULATIONS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION.





Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-32 7342 208 ST ML\7-1\15_DWG\SHEETS\L-01 COVER PAGE.DWG




Note:
1. Contact VDZ+A Project Arborist (Glyn Romaine - glyn@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. An additional 1m setback is shown for all hand-plotted trees to be retained
4.If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
*Locating TPZ Fencing
*Locating Work Zone and Machine access corridors where required
*Reviewing the Report with the project foreman or site supervisor.




LEGEND

| Existing Tree to be Retained | Existing Tree to be Removed | Existing Tree in poor condition to be Removed | Significant Tree to be Retained | Significant Tree to be Removed | Existing Dead Tree to be removed | Undersize tree, existing dead tree, or Stump | Tree Protection Fencing |
|---|---|---|---|---|---|---|---|

Tree Tag Legend
XX - Tag number
C-XX - Municiple tree
OS-XX - Off-site tree
S-XX - Straddling tree. Written permission required from owner to remove trees.
XX-HP - Hand-plotted
XX-NT - No Tag #
WRC= Western Red Cedar
BLM= Big Leaf Maple
RA= Red Alder




1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

VDZ+A
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
1(B)-9181 Church St| 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

NOT FOR CONSTRUCTION

| No. | By | Description | Date |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | AL | Issued for Update | 2024-12-10 |
| 1 | AL | Issued for Arborist Report | 2024-09-16 |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| No. | By | Description | Date |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| Drawn: | Stamp: |
|---|---|
| GYL | |
| Checked: | |
| DGR | |
| Approved: | Original Sheet Size: |
| MYDZ | 24"x36" |
| Scale: | |
| 1:300 | |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THIS WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RECORDING FORMATS ANY DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: TREE MANAGEMENT PLAN

NORTH

VDZ Project #: DP2024-32

Drawing #: AR-1




## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| **FENCING, EDGING AND RAILINGS** | | | |
| | FE-01 | 1.2m Unit Fence | 8/LD-05 |
| | FE-02 | 1.8m Privacy Fence | 7/LD-05 |
| | FE-03 | 1m Tall Greenway Fence | 4/LD-03 |
| | FE-04 | Handrail | |
| | FE-05 | Privacy Screen | |
| | FE-06 | Patio Guardrail By Architecture | |
| | FE-07 | Gate - Unit | |
| | FE-08 | Gate - Maintenance | |
| | FE-09 | 5" x 6" Timber Edger | 4/LD-04 |
| | FE-10 | 150mm Concrete Edge/Curb | 7/LD-02 |
| **LANDSCAPE AND PLANTING** | | | |
| | LP-01 | Shrub Planting | 4/LD-01 |
| | LP-02 | Grass/Sod | |
| **PLAYGROUND, SPLASH, FITNESS, SKATE** | | | |
| | PF-01 | PIP Rubber Surfacing | 3/LD-04 |
| | PF-02 | Engineered Wood Fibre | 1/LD-04 |
| | PF-03 | Sand | 4/LD-04 |
| **PLAYGROUND EQUIPMENT** | | | |
| | PF-102 | Spring Toy | 6/LD-05 |
| | PF-103 | Stepping Stump max. 300mm high | 8/LD-07 |
| | PF-104 | Exerwalk | 5/LD-05 |

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| **PAVEMENT AND SURFACING** | | | |
| | PS-01 | Unit Pavers (Pedestrian) | 2/LD-02 |
| | PS-02 | Concrete Slab | 1/LD-02 |
| | PS-03 | Hydrapressed Slabs - Colour: Sand | 6/LD-02 |
| | PS-06 | Wood Deck Patio | 7/LD-03 |
| | PS-07 | Drip Strip | 7/LD-01 |
| | PS-08 | Stepping Slabs - Maintenance Access | 3/LD-03 |
| | PS-09 | Permeable Pavers (Vehicular) | 5/LD-02 |
| | PS-10 | Stamped Asphalt | 6/LD-03 |
| **SITE FURNITURE AND STRUCTURES** | | | |
| | S-02 | Picnic Table | 2/LD-05 |
| | S-03 | Table with Chairs | 3/LD-05 |
| | S-04 | Bike Rack | 4/LD-05 |
| | S-05 | AC; refer to Arch | |
| | S-07 | Overhead Trellis | 4/LD-06 |
| **RETAINING WALLS** | | | |
| | W-01 | CIP Concrete Wall | 1/LD-03 |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|
| **DECIDUOUS** | | | | |
| | Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple | B&B | 2.5m ht | 4 |
| | Amelanchier canadensis 'Glenform' / Rainbow Pillar® Canadian Serviceberry | B&B | 6cm cal. | 12 |
| | Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud | B&B | 6cm cal. | 6 |
| | Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood | B&B | 6cm cal. | 4 |
| | Magnolia x soulangeana 'Susan' / Susan Magnolia | B&B | 6cm cal. | 4 |
| | Malus fusca / Oregon Crab Apple | B&B | 4cm cal. | 7 |
| | SUBTOTAL: | | | 37 |
| **STREET TREE** | | | | |
| | Acer macrophyllum / Big Leaf Maple | B&B | 8cm cal. | 14 |
| | Betula papyrifera / Paper Birch | B&B | 6cm cal. | 8 |
| | Quercus garryana / Oregon Oak | B&B | 6cm cal. | 1 |
| | SUBTOTAL: | | | 22 |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|
| **CONIFER** | | | | |
| | Abies amabilis / Pacific Silver Fir | B&B | 3.0m ht | 4 |
| | Picea omorika / Serbian Spruce | B&B | 2.5m ht | 4 |
| | Picea omorika 'Bruns' / Bruns Spruce | B&B | 2.5m ht | 17 |
| | Taxus brevifolia / Western yew | B&B | 3.0m ht | 6 |
| | Thuja plicata / Western Red Cedar | B&B | 2.5m ht | 6 |
| | SUBTOTAL: | | | 37 |

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

Key Map (NTS)



| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

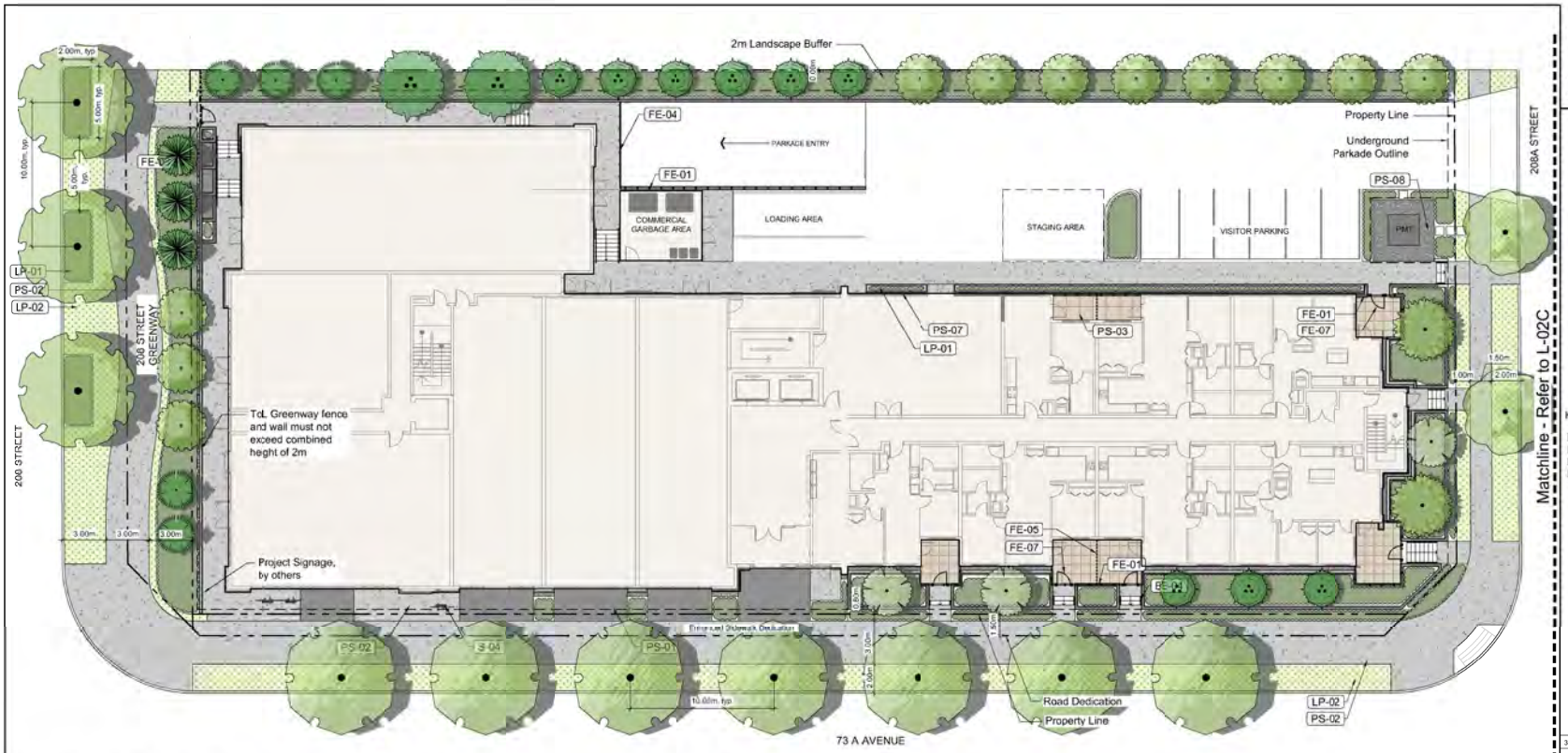
| | |
|---|---|
| Drawn: AF AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| NORTH | Scale: 1:300 |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON THE COMPLETION OF THE WORK. ALL RESPONSIBILITY FOR UNAUTHORIZED USE OF THESE PLANS IS DISCLAIMED. PLANS NOT BE ISSUED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: SITE PLAN - OVERALL

VDZ Project #: DP2024-32

Drawing #: L-024




Key Map (NTS)



## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| **FENCING, EDGING AND RAILINGS** | | | |
| | FE-01 | 1.2m Ht ll Fence | 8/LD-05 |
| | FE-02 | 1.8m Privacy Fence | 7/LD-05 |
| | FE-03 | 1m Tnl. Greenway Fence | 4/LD-03 |
| | FE-04 | Handrail | |
| | FE-05 | Privacy Screen | |
| | FE-06 | Paint/Guestrail By Architecture | |
| | FE-07 | Gate - Unit | |
| | FE-08 | Gate - Maintenance | |
| | FE-09 | 6" x 6" Trench Edge | 4/LD-04 |
| | FE-10 | 150mm Concrete Edge/Curb | 7/LD-02 |
| **LANDSCAPE AND PLANTING** | | | |
| | LP-01 | Shrub Planting | 4/LD-01 |
| | LP-02 | Grass/Sod | |
| **PLAYGROUND, SPLASH, FITNESS, SKATE** | | | |
| | PF-01 | PIP Rubber Surfacing | 3/LD-04 |
| | PF-02 | Engineered Wood Fibre | 1/LD-04 |
| | PF-03 | Sand | 4/LD-04 |

| PLAYGROUND EQUIPMENT | | | |
|---|---|---|---|
| | PF-102 | Spring Toy | 8/LD-05 |
| | PF-103 | Stepping Stump max. 300mm high | 8/LD-07 |
| | PF-104 | Excavator | 5/LD-05 |
| **PAVEMENT AND SURFACING** | | | |
| | PS-01 | Unit Pavers (Pedestrian) | 2/LD-02 |
| | PS-02 | Concrete Slab | 1/LD-02 |
| | PS-03 | Hydrapressed Slabs - Colour: Sand | 6/LD-02 |
| | PS-06 | Wood Deck Patio | 7/LD-03 |
| | PS-07 | Drip Strip | 7/LD-01 |
| | PS-08 | Stepping Stone - Maintenance Access | 3/LD-03 |
| | PS-09 | Permeable Pavers (Vehicular) | 5/LD-02 |
| | PS-10 | Stamped Asphalt | 6/LD-03 |
| **SITE FURNITURE AND STRUCTURES** | | | |
| | S-02 | Picnic Table | 2/LD-05 |
| | S-03 | Table with Chairs | 3/LD-05 |
| | S-04 | Bike Rack | 4/LD-05 |
| | S-05 | AC, refer to Arch. | |
| | S-07 | Overhead Trees | 8/LD-06 |
| **RETAINING WALLS** | | | |
| | W-01 | CIP Concrete Wall | 1/LD-03 |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|
| **DECIDUOUS** | | | | |
| | Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple | B&B | 2.5m ht | 4 |
| | Amelanchier canadensis 'Glenform' / Rainbow Pillar® Canadian Serviceberry | B&B | 6cm cal. | 12 |
| | Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud | B&B | 6cm cal. | 6 |
| | Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood | B&B | 6cm cal. | 4 |
| | Magnolia x soulangeana 'Susan' / Susan Magnolia | B&B | 6cm cal. | 4 |
| | Malus fusca / Oregon Crab Apple | B&B | 4cm cal. | 7 |
| | SUBTOTAL: | | | 37 |
| **STREET TREE** | | | | |
| | Acer macrophyllum / Big Leaf Maple | B&B | 8cm cal. | 14 |
| | Betula papyrifera / Paper Birch | B&B | 6cm cal. | 5 |
| | Quercus garryana / Oregon Oak | B&B | 6cm cal. | 3 |
| | SUBTOTAL: | | | 22 |

| SYMBOL | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|
| **CONIFER** | | | | |
| | Abies amabilis / Pacific Silver Fir | B&B | 3.0m ht | 4 |
| | Picea omorika / Serbian Spruce | B&B | 2.5m ht | 4 |
| | Picea omorika 'Bruns' / Bruns Spruce | B&B | 2.5m ht | 17 |
| | Taxus brevifolia / Western yew | B&B | 3.0m ht | 6 |
| | Thuja plicata / Western Red Cedar | B&B | 2.5m ht | 6 |
| | SUBTOTAL: | | | 37 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

Drawn: AF AF
Checked: PC
Approved: PC
Stamp:
Original Sheet Size: 24"x36"
Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF VDZ+A AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RESPONSIBILITY/LIABILITY UNDERTAKEN BY VDZ+A IS NOT BE TRACED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: SITE PLAN - APARTMENT BUILDING

VDZ Project #: DP2024-32

Drawing #: L-02B




## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| **FENCING, EDGING AND RAILINGS** | | | |
| | FE-01 | 1.2m Ht Fence | 8/LD-05 |
| | FE-02 | 1.8m Privacy Fence | 7/LD-05 |
| | FE-03 | 1m Tall Greenway Fence | 4/LD-05 |
| | FE-04 | Handrail | |
| | FE-05 | Privacy Screen | |
| | FE-06 | Panel Guardrail By Architecture | |
| | FE-07 | Gate - Unit | |
| | FE-08 | Gate - Maintenance | |
| | FE-09 | 6" x 6" Timber Edge | 4/LD-04 |
| | FE-10 | 150mm Concrete Edge/Curb | 7/LD-02 |
| **LANDSCAPE AND PLANTING** | | | |
| | LP-01 | Shrub Planting | 4/LD-01 |
| | LP-02 | Grass/Sod | |
| **PLAYGROUND, SPLASH, FITNESS, SKATE** | | | |
| | PF-01 | PIP Rubber Surfacing | 3/LD-04 |
| | PF-02 | Engineered Wood Fibre | 1/LD-04 |
| | PF-03 | Sand | 4/LD-04 |

| | | | |
|---|---|---|---|
| **PLAYGROUND EQUIPMENT** | | | |
| | PF-102 | Spring Toy | 8/LD-05 |
| | PF-103 | Stepping Stump max. 300mm high | 8/LD-07 |
| | PF-104 | Excavator | 5/LD-05 |
| **PAVEMENT AND SURFACING** | | | |
| | PS-01 | Unit Pavers (Pedestrian) | 2/LD-02 |
| | PS-02 | Concrete Slab | 1/LD-02 |
| | PS-03 | Hydrapressed Slabs - Colour: Sand | 6/LD-02 |
| | PS-06 | Wood Deck Patio | 7/LD-03 |
| | PS-07 | Drip Strip | 7/LD-01 |
| | PS-08 | Stepping Stairs - Maintenance Access | 3/LD-03 |
| | PS-09 | Permeable Pavers (Vehicular) | 5/LD-02 |
| | PS-10 | Stamped Asphalt | 6/LD-03 |
| **SITE FURNITURE AND STRUCTURES** | | | |
| | S-02 | Picnic Table | 2/LD-05 |
| | S-03 | Table with Chairs | 3/LD-05 |
| | S-04 | Bike Rack | 4/LD-05 |
| | S-05 | AC, refer to Arch. | |
| | S-07 | Overhead Trellis | 4/LD-06 |
| **RETAINING WALLS** | | | |
| | W-01 | CIP Concrete Wall | 1/LD-03 |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAME | CONT | SIZE | QTY |
|---|---|---|---|---|
| **DECIDUOUS** | | | | |
| | Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple | B&B | 2.5m ht | 4 |
| | Amelanchier canadensis 'Glenform' / Rainbow Pillar® Canadian Serviceberry | B&B | 6cm cal. | 12 |
| | Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud | B&B | 6cm cal. | 6 |
| | Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood | B&B | 6cm cal. | 4 |
| | Magnolia x soulangeana 'Susan' / Susan Magnolia | B&B | 6cm cal. | 4 |
| | Malus fusca / Oregon Crab Apple | B&B | 4cm cal. | 7 |
| | SUBTOTAL: | | | 37 |
| **STREET TREE** | | | | |
| | Acer macrophyllum / Big Leaf Maple | B&B | 8cm cal. | 14 |
| | Betula papyrifera / Paper Birch | B&B | 6cm cal. | 5 |
| | Quercus garryana / Oregon Oak | B&B | 6cm cal. | 3 |
| | SUBTOTAL: | | | 22 |
| **CONIFER** | | | | |
| | Abes amabilis / Pacific Silver Fir | B&B | 3.0m ht | 4 |
| | Picea omorika / Serbian Spruce | B&B | 2.5m ht | 4 |
| | Picea omorika 'Bruns' / Bruns Spruce | B&B | 2.5m ht | 17 |
| | Taxus brevifolia / Western yew | B&B | 3.0m ht | 6 |
| | Thuja plicata / Western Red Cedar | B&B | 2.5m ht | 6 |
| | SUBTOTAL: | | | 37 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

Key Map (NTS)

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

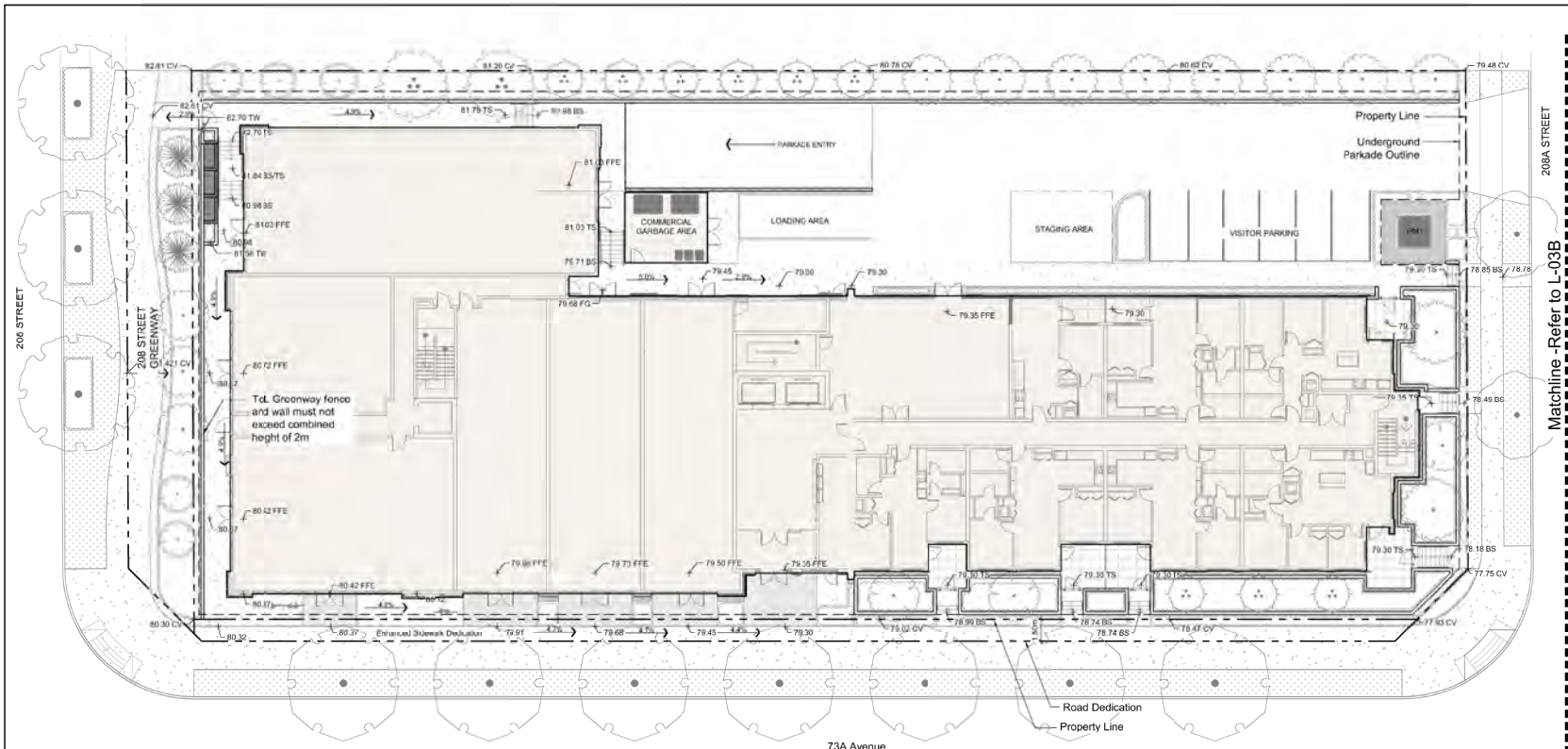
Drawn: AF AF
Checked: PC
Approved: PC
Stamp:
Original Sheet Size: 24"x36"
Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED WITHOUT PERMISSION. ALL RESPONSIBILITY FOR THE COMPLETION OF THE WORK ALL RESPONSIBILITY THAT OWNERSHIP MUST NOT BE TAKEN FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: SITE PLAN - TOWNHOMES

VDZ Project #: DP2024-32

Drawing #: L-02




## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| ═══ | W-01 | CIP Concrete Wall | 1/LD-03 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

Key Map (NTS)

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |
| REV | BY | DESCRIPTION | DATE |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| Drawn: | Stamp: |
|---|---|
| AF<br>AF | |
| Checked:<br>PC | |
| Approved:<br>PC | Original Sheet Size:<br>24"x36" |
| NORTH | Scale:<br>1:150 |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND SITE BEFORE ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. UNDERSIGNED BUILDING PERMIT ISSUED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title:
# GRADING PLAN - APARTMENT BUILDING

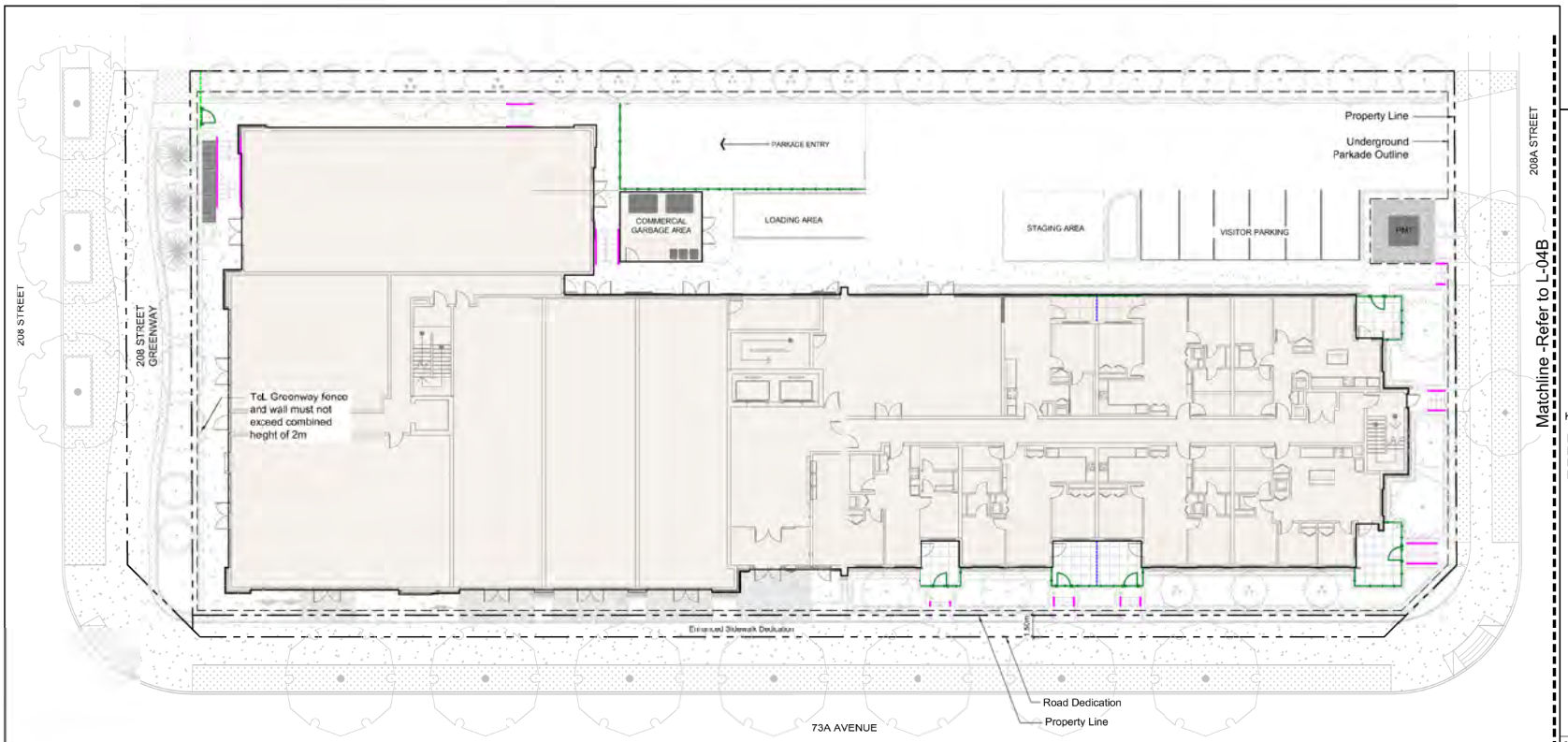
VDZ Project #:
DP2024-32

Drawing #
L-03A



Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\2024\DP2024-32 7342 208 ST MJ THIS DWG\SHEETS\L-03 GRADING PLANS.DWG

VDZ+A
VAN DER ZALM + ASSOCIATES
KELOWNA
PORT LANGLEY
VANCOUVER
Drawing Title:
GRADING PLAN - TOWNHOMES
VDZ Project #:
DP2024-32
Drawing #
L-03
Key Map (NTS)
REVISIONS TABLE FOR SHEET
REV | BY | DESCRIPTION | DATE
3 | PC | Issued for DP | 2025-10-28
2 | PC | Issued for DP | 2025-07-10
1 | PC | Issued for DP | 2024-12-20
Project:
7342 208 St.
Location:
7342 208 St., Township of
Langley, B.C.
Drawn:
AF
AI
Checked:
PC
Approved:
PC
Stamp:
Original Sheet Size:
24"x36"
Scale:
1:150
1:150
Matchline -Refer to L-03A
208A STREET
73 A AVENUE
Property Line
Road Dedication
Property Line
Townhouse patios and
stairs by Architecture, typ.
2 VISITOR
PARKING STALLS
4 VISITOR
PARKING STALLS
PMT
REFERENCE NOTES SCHEDULE
SYMBOL | CODE | DESCRIPTION | DETAIL
W-01 | CIP Concrete Wall | 1/LD-03
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2024\DP2024-32 7342 208 ST MU THIS.DWG\SHEETS\L-03 GRADING PLANS.DWG




## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| FENCING, EDGING AND RAILINGS | | | |
| | FE-01 | 1.2m Unit Fence | 8/LD-05 |
| | FE-02 | 1.8m Privacy Fence | 7/LD-05 |
| | FE-03 | 1m TcL Greenway Fence | 4/LD-03 |
| | FE-04 | Handrail | |
| | FE-05 | Privacy Screen | |
| | FE-06 | Pane Guardrail By Architecture | |
| | FE-07 | Gate - Unit | |
| | FE-08 | Gate - Maintenance | |
| | FE-09 | 6" x 6" Timber Edger | 4/LD-04 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

Key Map (NTS)

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |
| REV | BY | DESCRIPTION | DATE |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

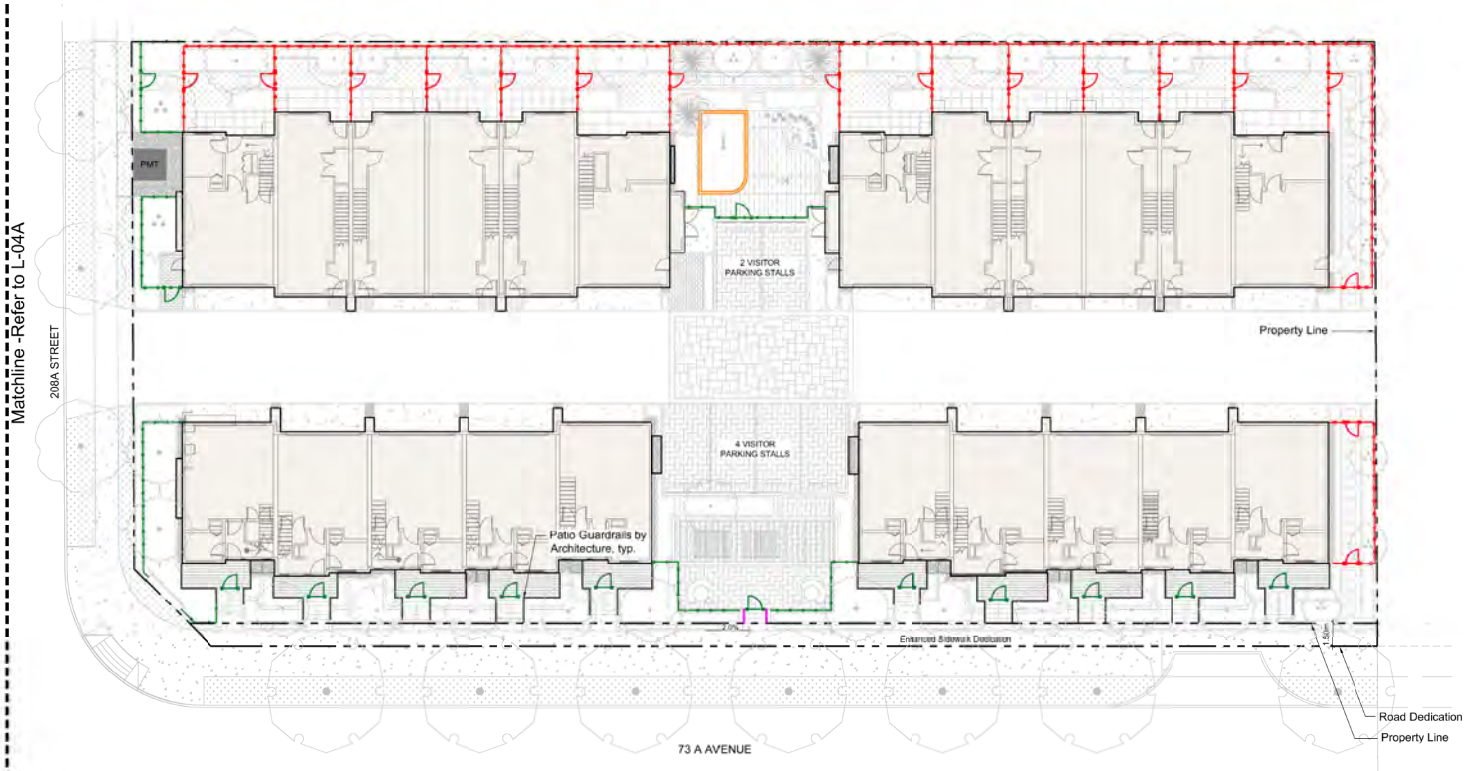
| | |
|---|---|
| Drawn: AF AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| | Scale: 1:150 |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON THE COMPLETION OF THE WORK. ALL RIGHTS RESERVED. COPYRIGHT. UNDERSIGNED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: FENCING PLAN - APARTMENT BUILDING

VDZ Project #: DP2024-32

Drawing # L-04




## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| **FENCING, EDGING AND RAILINGS** | | | |
| | FE-01 | 1.2m Unit Fence | 8/LD-05 |
| | FE-02 | 1.8m Privacy Fence | 7/LD-05 |
| | FE-03 | 1m ToL Greenway Fence | 4/LD-03 |
| | FE-04 | Handrail | |
| | FE-05 | Privacy Screen | |
| | FE-06 | Patio Guardrail By Architecture | |
| | FE-07 | Gate - Unit | |
| | FE-08 | Gate - Maintenance | |
| | FE-09 | 6" x 6" Timber Edger | 4/LD-04 |

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

Key Map (NTS)

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |
| REV | BY | DESCRIPTION | DATE |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

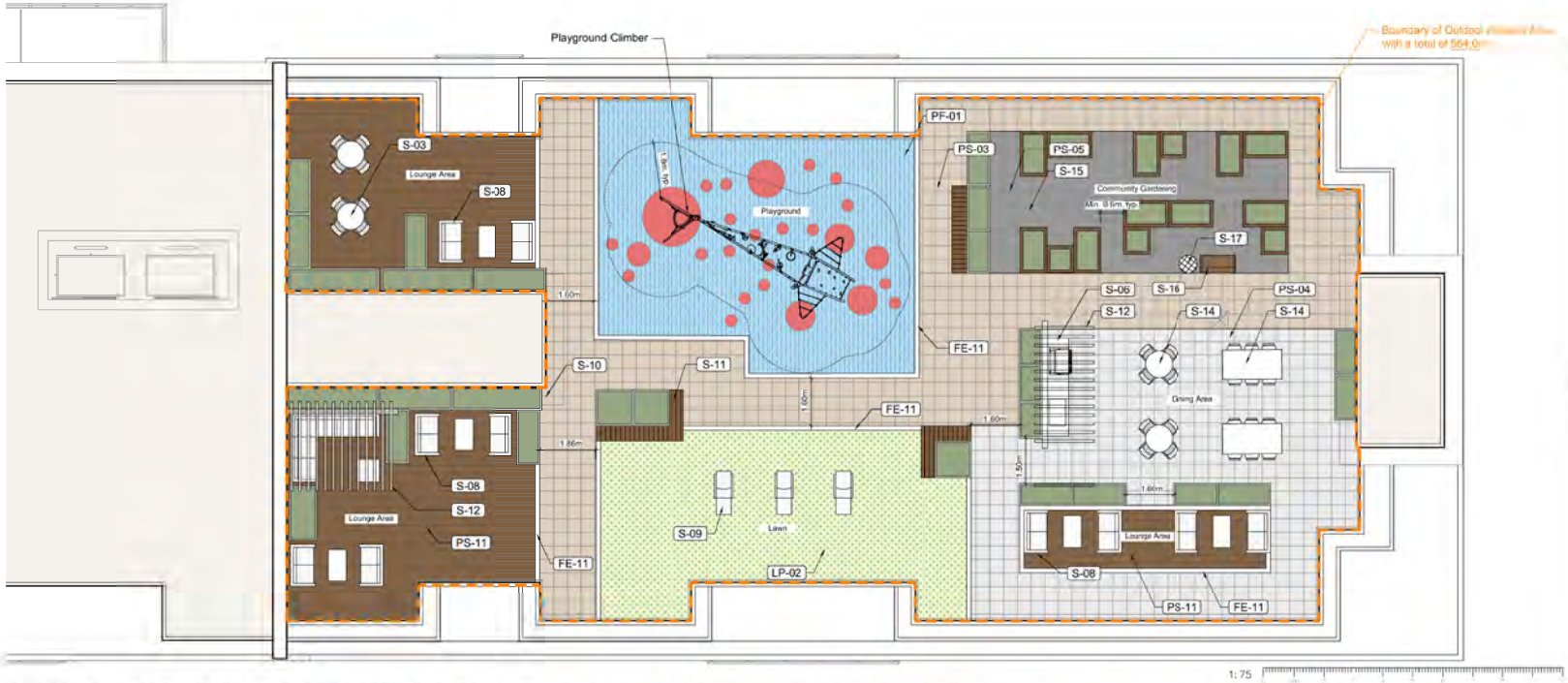
Drawn: AF AF
Checked: PC
Approved: PC
Stamp:
Original Sheet Size: 24"x36"
Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF VDZ+A AND MUST BE RETURNED UPON THE COMPLETION OF THE WORK. ALL RESPONSIBILITY/PAYMENT DRAWINGS MUST NOT BE TAKEN FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: FENCING PLAN - TOWNHOMES
VDZ Project #: DP2024-32
Drawing # L-04B



Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\2024\DP2024-32 7342 208 ST MULTHS_DWG\SHEETS\L-04 FENCING PLANS.DWG




1: 75

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| **FENCING, EDGING AND RAILINGS** | | | |
| | FE-11 | 150mm Concrete Curb on Wood Frame Buildup | |
| **LANDSCAPE AND PLANTING** | | | |
| | LP-02 | Grass/Sod | |
| **PLAYGROUND, SPLASH, FITNESS, SKATE** | | | |
| | PF-01 | PIP Rubber Surfacing | |
| **PAVEMENT AND SURFACING** | | | |
| | PS-03 | Hydrapressed Slate - Colour: Sand | |
| | PS-04 | Hydrapressed Slate - Colour: Nature | |
| | PS-05 | Hydrapressed Slate - Colour: Charcoal | |
| | PS-11 | Wood Decking | |

## REFERENCE NOTES SCHEDULE

| SYMBOL | CODE | DESCRIPTION | DETAIL |
|---|---|---|---|
| **SITE FURNITURE AND STRUCTURES** | | | |
| | S-03 | Table with Chairs | |
| | S-06 | Outdoor Kitchen | |
| | S-08 | Lounge Seating | |
| | S-09 | Sun Lounger | |
| | S-10 | Movable Planter | |
| | S-11 | Moveable Planter with Bench | |
| | S-12 | Trellis | |
| | S-14 | Dining Table | |
| | S-15 | Community Planter | |
| | S-16 | Potting Table | |
| | S-17 | Compost Bin | |


LOUNGE SEATING WITH TRELLIS


COMMUNITY PLANTER


COMMUNITY PLANTER


PLAYGROUND - CLIMBER


OUTDOOR KITCHEN

VDZ+A
VAN DER ZALM + ASSOCIATES
KELOWNA
FORT LANGLEY
VANCOUVER

Key Map (NTS)



| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS


• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.


| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| | |
|---|---|
| Drawn: AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| | Scale: 1:75 |

Drawing Title: SITE PLAN - ROOF

VDZ Project #: DP2024-32

Drawing #: L-05

## PLANT SCHEDULE

| CODE | BOTANICAL / COMMON NAME | CONT | SPACING |
|---|---|---|---|
| **SHRUBS** | | | |
| Ar | Arctostaphylos uva-ursi / Kinnikinnick | #1 | 0.5 m |
| Aj | Azalea japonica 'Hino White' / Hino White Japanese Azalea | #3 | 0.7 m |
| Bx2 | Buxus microphylla 'Green Gem' / Green Gem Boxwood | #2 | 0.6 m |
| Ct | Camellia sinensis 'Teabreeze' / Tea | #3 | 0.9 m |
| Cv | Ceanothus thyrsiflorus 'Victoria' / Victoria Ceanothus | #2 | 0.9 m |
| Cy | Cornus sericea 'Bud's Yellow' / Yellow Twig Dogwood | #3 | 0.9 m |
| Cc | Cotinus coggygria 'Young Lady' / Young Lady Smoke Tree | #5 | 1.2 m |
| Ma | Mahonia aquifolium / Oregon Grape | #2 | 0.6 m |
| Nf | Nepeta faassenii / Catmint | #2 | 0.6 m |
| Pj | Pieris japonica 'Cavatine' / Cavatine Japanese Pieris | #5 | 1 m |
| Pl | Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel | #5 | 1 m |
| Re | Rhododendron x 'English Roseum' / English Roseum Rhododendron | #10 | 1.5 m |
| Tx | Taxus x media 'Hillii' / Hill's Anglo-Japanese Yew | 1.5 m ht | 0.6 m |
| Ts | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae | 1.8m Ht | 0.7 m |
| Vd | Viburnum davidii / David Viburnum | #2 | 0.9 m |
| **GRASSES / PERENNIALS** | | | |
| Em | Echinacea purpurea 'Magnus' / Magnus Purple Coneflower | #1 | 0.3 m |
| Ed | Eutrochium dubium 'Little Joe' / Little Joe Pye Weed | #2 | 0.6 m |
| H | Hemerocallis x 'Happy Returns' / Happy Returns Daylily | #1 | 0.6 m |
| Hc | Hosta x 'Catherine' / Catherine Hosta | #1 | 0.6 m |
| Lm2 | Lavandula angustifolia 'Munstead' / Munstead English Lavender | #1 | 0.45 m |
| Pa | Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass | #1 | 0.6 m |
| Pm | Polystichum munitum / Western Sword Fern | #1 | 0.6 m |
| Sb | Salvia nemorosa 'Blue Marvel' / Blue Marvel Meadow Sage | #1 | 0.6 m |
| Ss | Sedum x 'Autumn Joy' / Autumn Joy Sedum | #1 | 0.3 m |

1 PLANTING SCHEDULE
NTS

PLANTING CONCEPT:
The plant palette is purple, yellow and pink with a number of native plants used such as Kinnikinnick, Oregon grape, and Dogwood.

There are several key features that create bird and pollinator habitats including:
1. Conifer trees for nesting.
2. Mahonia and Dogwood for seed and fruit harvest.
3. A variety of pollinator plants for bees and butterflies.

BIRD FRIENDLY

BEE FRIENDLY

BUTTERFLY FRIENDLY

## BLOOM SCHEDULE

| CODE | BOTANICAL / COMMON NAME | EARLY SPRING | MID SPRING | LATE SPRING | EARLY SUMMER | MID SUMMER | LATE SUMMER | EARLY FALL | MID FALL | LATE FALL | EARLY WINTER | MID WINTER | LATE WINTER |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | | | | | | | |
| Ar | Arctostaphylos uva-ursi / Kinnikinnick | | | | | | | | | | | | |
| Aj | Azalea japonica 'Hino White' / Hino White Japanese Azalea | | | | | | | | | | | | |
| Bx2 | Buxus microphylla 'Green Gem' / Green Gem Boxwood | | | | | | | | | | | | |
| Ct | Camellia sinensis 'Teabreeze' / Tea | | | | | | | | | | | | |
| Cv | Ceanothus thyrsiflorus 'Victoria' / Victoria Ceanothus | | | | | | | | | | | | |
| Cy | Cornus sericea 'Bud's Yellow' / Yellow Twig Dogwood | | | | | | | | | | | | |
| Cc | Cotinus coggygria 'Young Lady' / Young Lady Smoke Tree | | | | | | | | | | | | |
| Ma | Mahonia aquifolium / Oregon Grape | | | | | | | | | | | | |
| Nf | Nepeta faassenii / Catmint | | | | | | | | | | | | |
| Pj | Pieris japonica 'Cavatine' / Cavatine Japanese Pieris | | | | | | | | | | | | |
| Pl | Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel | | | | | | | | | | | | |
| Re | Rhododendron x 'English Roseum' / English Roseum Rhododendron | | | | | | | | | | | | |
| Vd | Viburnum davidii / David Viburnum | | | | | | | | | | | | |
| **GRASSES / PERENNIALS** | | | | | | | | | | | | | |
| Em | Echinacea purpurea 'Magnus' / Magnus Purple Coneflower | | | | | | | | | | | | |
| Ed | Eutrochium dubium 'Little Joe' / Little Joe Pye Weed | | | | | | | | | | | | |
| H | Hemerocallis x 'Happy Returns' / Happy Returns Daylily | | | | | | | | | | | | |
| Hc | Hosta x 'Catherine' / Catherine Hosta | | | | | | | | | | | | |
| Lm2 | Lavandula angustifolia 'Munstead' / Munstead English Lavender | | | | | | | | | | | | |
| Pa | Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass | | | | | | | | | | | | |
| Sb | Salvia nemorosa 'Blue Marvel' / Blue Marvel Meadow Sage | | | | | | | | | | | | |
| Ss | Sedum x 'Autumn Joy' / Autumn Joy Sedum | | | | | | | | | | | | |

2 BLOOM SCHEDULE
NTS


PINK STAR MAGNOLIA


RUBY VASE PERSIAN IRONWOOD


ERECT SCOTCH PINE


HOOPSII COLRADO SPRUCE


HILL'S YEW


BOXWOOD


KINNIKINNICK


MUNSTEAD ENGLISH LAVENDER


RED HEAD FOUNTAIN GRASS


HAPPY RETURNS DAYLILY


SUNDANCE MEXICAN MOCK ORANGE


CAVATINE JAPANESE PIERIS


LITTLE JOE PYE WEED


BUD'S YELLOW DOGWOOD


ENGLISH ROSEUM RHODODENDRON


AUTUMN JOY SEDUM


BLUE MARVEL MEADOW SAGE


YOUNG LADY SMOKE TREE


VICTORIA CEANOTHUS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| | |
|---|---|
| Drawn: AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| NTS | Scale: |

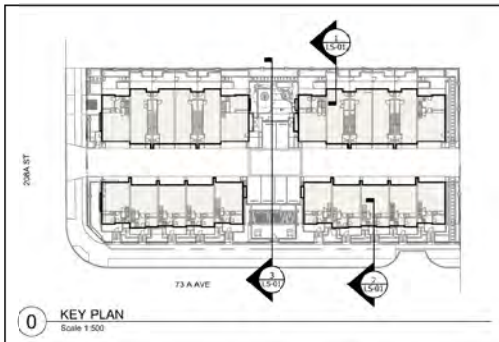
Drawing Title: PLANTING PALETTE

VDZ Project #: DP2024-32

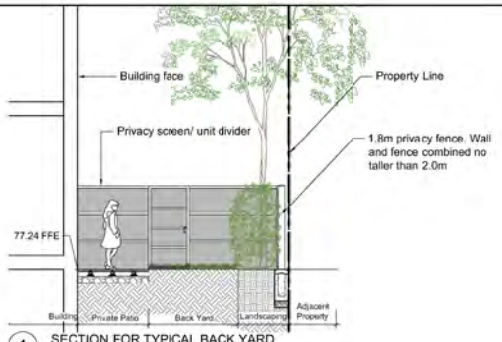
Drawing #: L-06 F1

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF VDZ+A AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF VDZ+A. ALL RESPONSIBILITY FOR CONSTRUCTION FROM THESE DRAWINGS MUST NOT BE TAKEN FOR CONSTRUCTION PREVIEW/BID ISSUED FOR TENDER/CONSTRUCTION

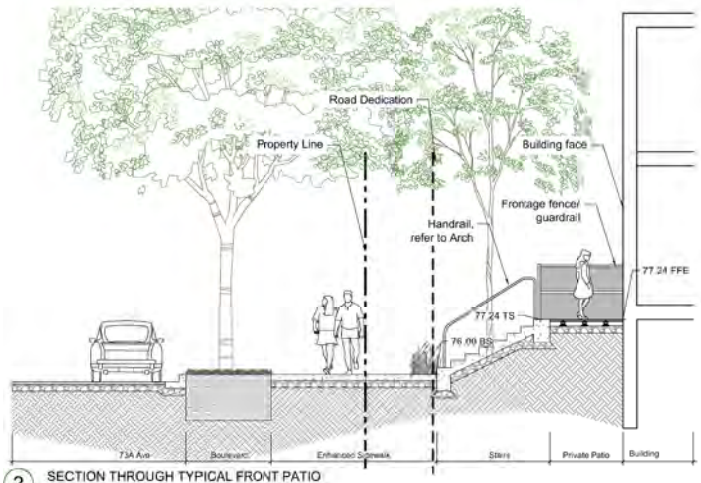
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-32 7342 208 ST MUTHS.DWG\SHEETS\L-06 PLANTING PALETTE.DWG



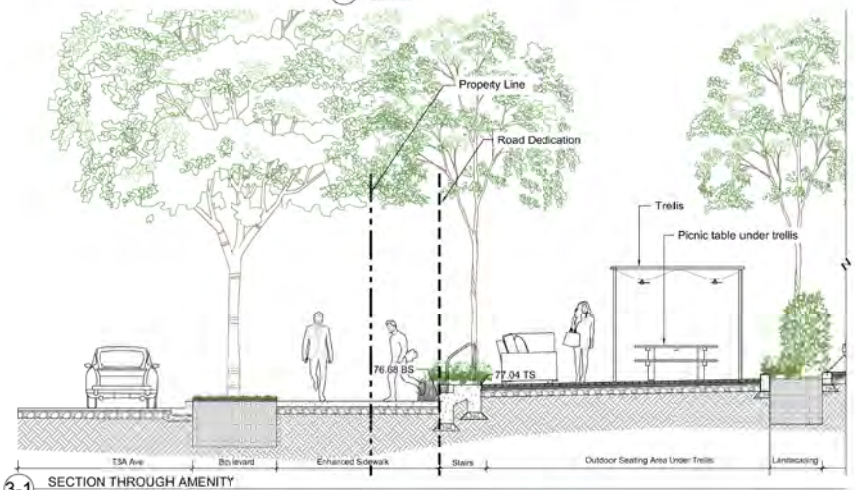

0 KEY PLAN
Scale 1:500



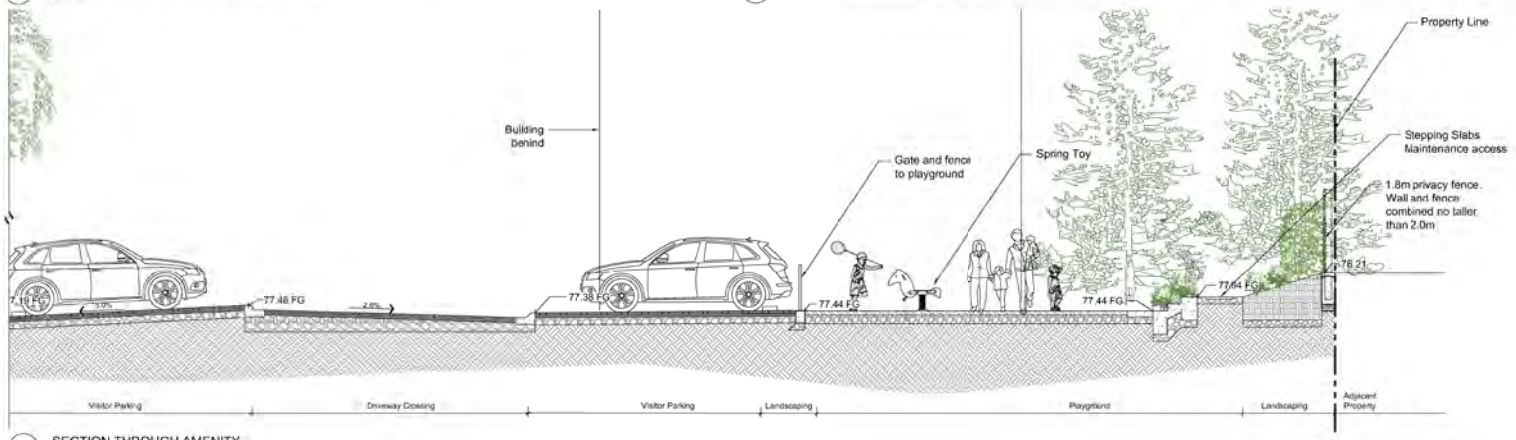

1 SECTION FOR TYPICAL BACK YARD
Scale 1:50




2 SECTION THROUGH TYPICAL FRONT PATIO
Scale 1:50




3-1 SECTION THROUGH AMENITY
Scale 1:50




3-2 SECTION THROUGH AMENITY
Scale 1:50

VDZ+A
VAN DER ZALM + ASSOCIATES
KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |
| REV | BY | DESCRIPTION | DATE |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

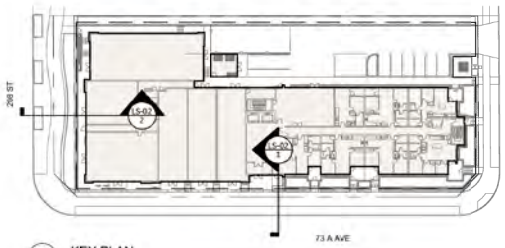
Location:
7342 208 St., Township of Langley, B.C.

Drawn: AF AF
Checked: PC
Approved: PC
Stamp:
Original Sheet Size: 24"x36"
Scale: 1:50

Drawing Title: SECTIONS
VDZ Project #: DP2024-32
Drawing # L9-01

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF VDZ+A AND MAY NOT BE REPRODUCED. UPON COMPLETION OF THE WORK, ALL RECORD DOCUMENTS MARKED "AS-BUILT" MUST BE MADE AVAILABLE TO THE CONSULTANT. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS ISSUED FOR CONSTRUCTION

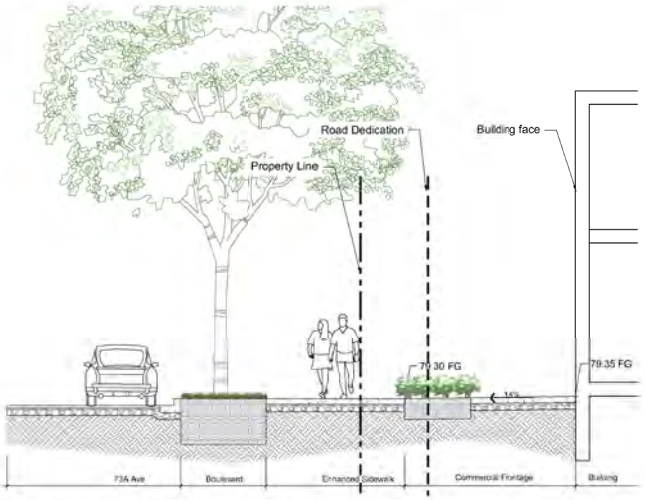
Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\2024\DP2024-32 7342 208 ST MJ THIS DWG\SHEETS\L9-01 SECTIONS.DWG



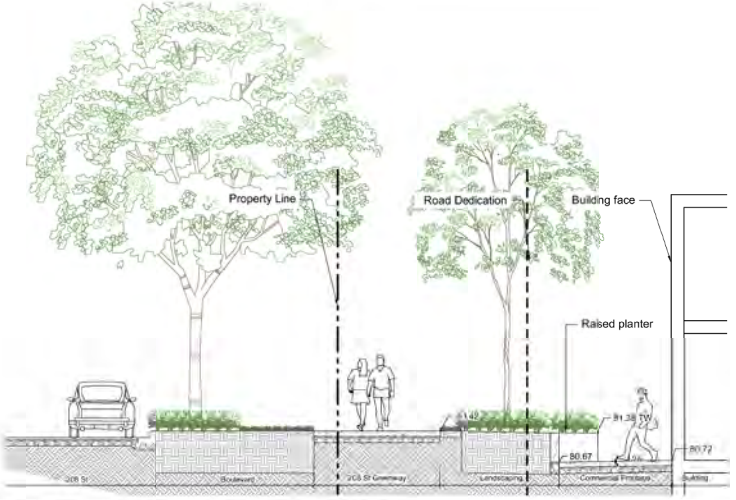

0 KEY PLAN
Scale 1:500



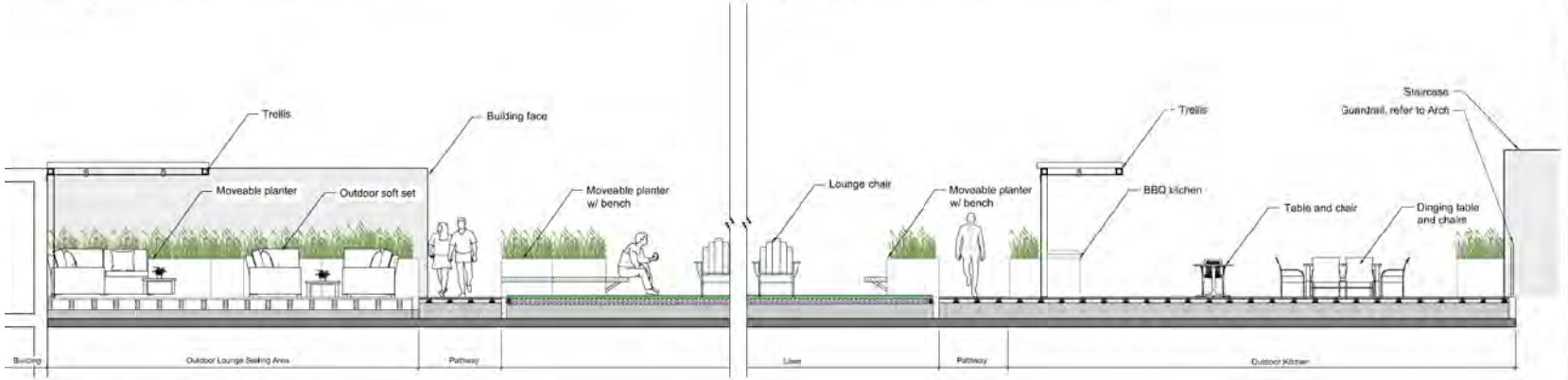

0 ROOFTOP KEY PLAN
Scale 1:500




1 SECTION THROUGH 73A COMMERCIAL FRONTAGE
Scale 1:50




2 SECTION THROUGH 208ST COMMERCIAL FRONTAGE
Scale 1:50




3 SECTION THROUGH ROOFTOP AMENITY
Scale 1:50

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN PLANNING
KELOWNA
FORT LANGLEY
VANCOUVER

| | | | |
|---|---|---|---|
| 4 | PC | Issued for DP | 2025-10-28 |
| 3 | PC | Issued for DP | 2025-07-10 |
| 2 | PC | Issued for DP | 2024-12-20 |
| REV | BY | DESCRIPTION | DATE |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| | | | |
|---|---|---|---|
| | | | |
| | | | |
| REV | BY | DESCRIPTION | DATE |

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| | |
|---|---|
| Drawn: AI AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| | Scale: 1:50 |

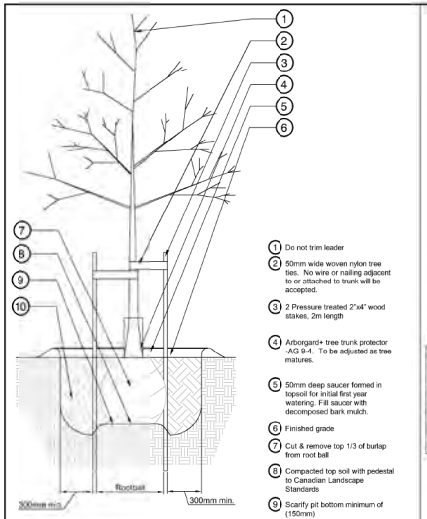
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF VDZ+A AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REPRODUCTIONS ARE UNLESS AUTHORIZED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: SECTIONS

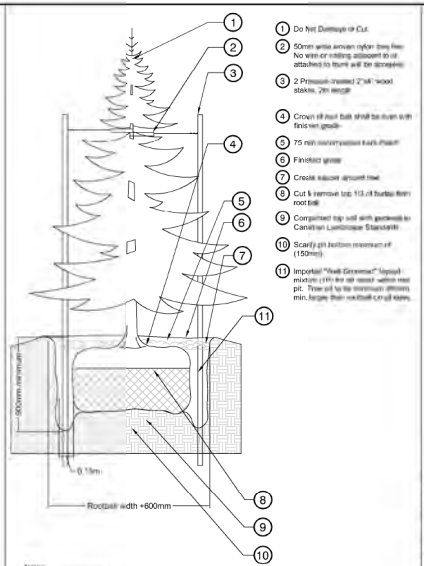
VDZ Project #: DP2024-32

Drawing #: L9-02 5

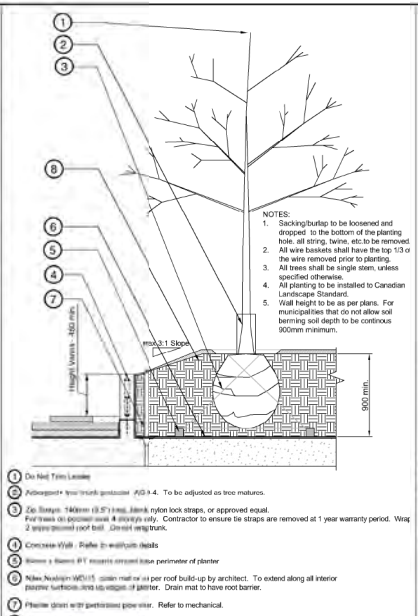
Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\2024\DP2024-32 7342 208 ST MJ THIS DWG\SHEETS\L5-01 SECTIONS.DWG



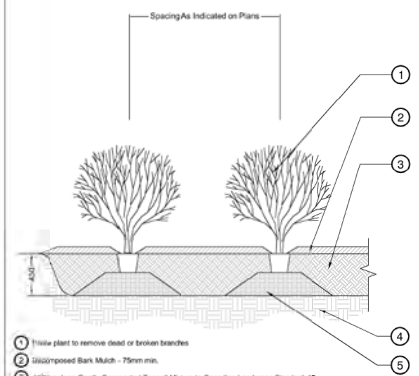

1 TREE PLANTING - DECIDUOUS TREE



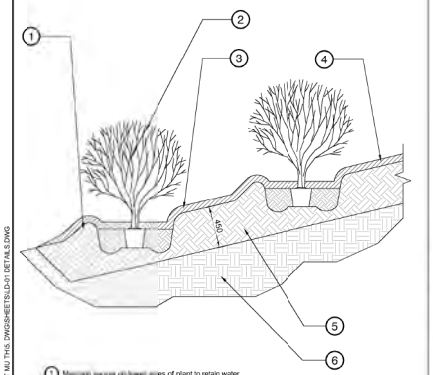

2 TREE PLANTING - CONIFEROUS TREE



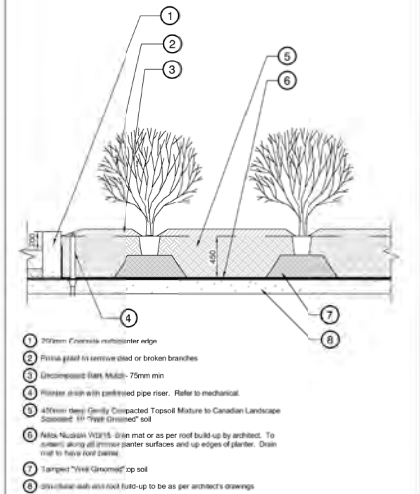

3 TREE PLANTING - ON SLAB



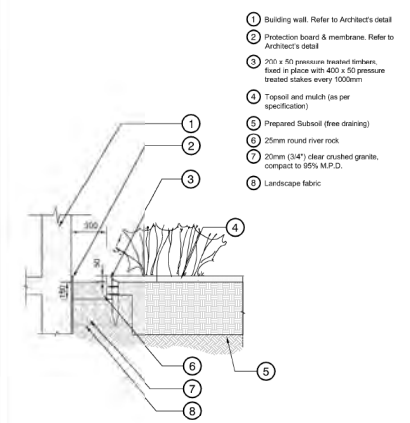

4 SHRUB PLANTING



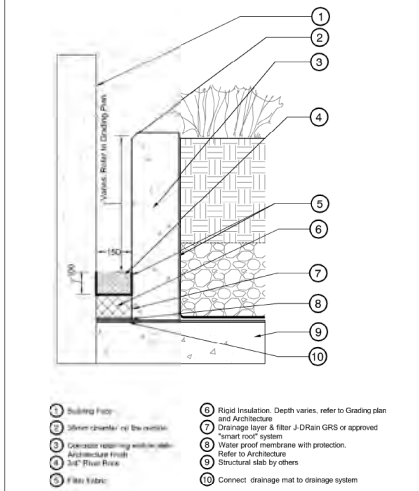

5 SHRUB PLANTING ON SLOPE




6 SHRUB PLANTING - ON SLAB




7 DRIP STRIP ADJACENT GARDEN BED




Notes:
1 Refer to drawings for drip-strip widths, minimum 150mm.
2 Pressure Treated Board to be used when Drip-Strip is adjacent to soft landscaping.

8 DRIP STRIP ADJACENT WALL

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN PLANNING
KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| Drawn: | Stamp: |
|---|---|
| AF | |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| | Scale: AS SHOWN |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF VDZ+A AND MAY NOT BE REPRODUCED WITHOUT THE CONSENT OF THE FIRM. ALL DRAWINGS/OPPYRIGHT DRAWINGS MUST NOT BE TAKEN FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION

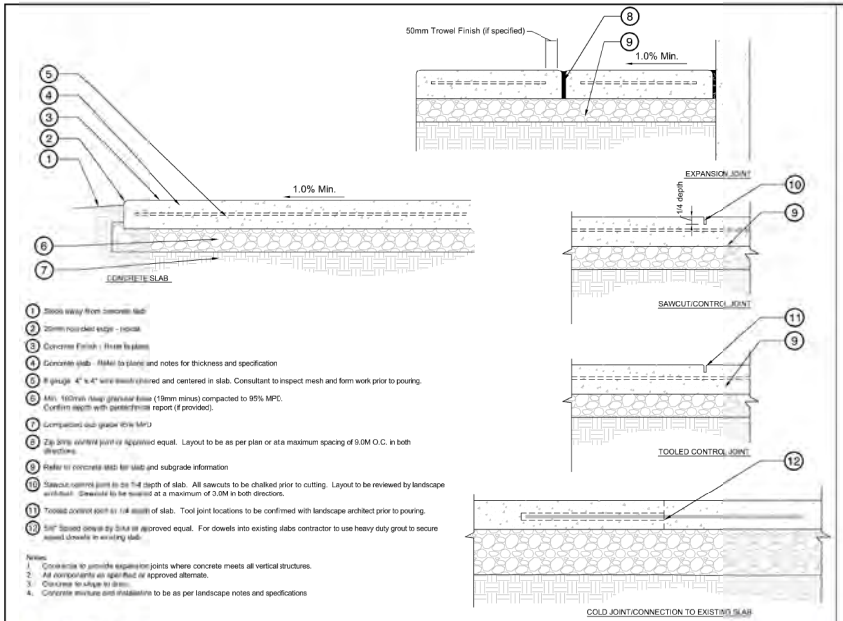
Drawing Title: DETAILS

VDZ Project #: DP2024-32

Drawing # LD-04



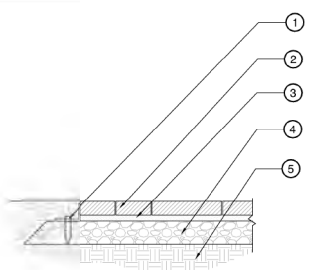
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-32 7342 208 ST MULTI\15 DWG\SHEETS\LD-01 DETAILS.DWG




1. Slope away from concrete slab
2. 25mm rounded edge - typical.
3. Concrete Finish - Refer to plans
4. Concrete slab - Refer to plans and notes for thickness and specification
5. 6 gauge, 4" x 4" wire mesh chaired and centered in slab. Consultant to inspect mesh and form work prior to pouring.
6. Min. 150mm deep granular base (19mm minus) compacted to 95% MPD. Confirm depth with geotechnical report (if provided).
7. Compacted sub grade 95% MPD
8. Zip strip control joint or equivalent equal. Layout to be as per plan or at a maximum spacing of 9.0M O.C. in both directions.
9. Refer to concrete slab for slab and subgrade information
10. Sawcut control joint to 1/4 depth of slab. All sawcuts to be chalked prior to cutting. Layout to be reviewed by landscape architect. Sawcut to be tooled at a maximum of 3.0M in both directions.
11. Tooled control joint to 1/4 depth of slab. Tool joint locations to be confirmed with landscape architect prior to pouring.
12. 5/8" Speed dowel @ 24in or approved equal. For dowels into existing slabs contractor to use heavy duty grout to secure speed dowels in existing slab.

Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. All components as specified or approved alternate.
3. Contractor to verify all dims.
4. Concrete mixture and installation to be as per landscape notes and specifications

## 1 CONCRETE SLAB - WIRE MESH



1. Snap Edge Paver Edging, install to manufacturers specifications
2. 60mm concrete unit paver
3. 25mm bedding sand (leveling course)
4. 150mm granular base (19mm minus) compacted to 95% MPD
5. Compacted sub grade 95% MPD. Refer to Geo-technical Report (if provided).

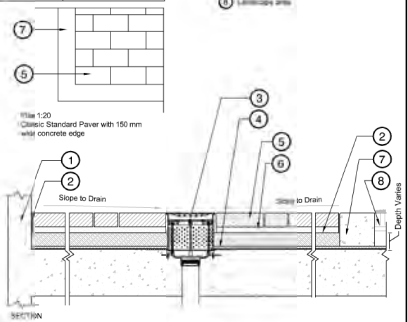
NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible ponding occurs on paver surface. If ponding over 5mm depth occurs contractor to re-grade.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ of total paver dimension.

## 2 UNIT PAVERS - PEDESTRIAN

Unit Pavers Details:

| | |
|---|---|
| Precedent Image | |
| Type: | Classic California |
| Pattern: | Running Bond |
| Colour: | Charcoal |
| Size: | 301 x151 x 60mm |
| Manufacturer: | Belgard |
| Contact: | 877-235-4273 https://www.belgard.com |

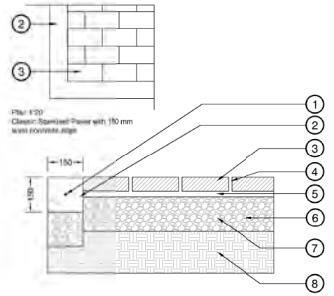
1. Retaining or parapet wall
2. Geotextile - turn up and back at drain and at all vertical surfaces
3. Perimeter sand drain- refer to mechanical
4. Geotextile - turn up and back at drain and at all vertical surfaces
5. Unit Pavers Refer to materials legend for specification
6. 25mm Bedding sand (leveling course)
7. Edge Contractor - If no wall or architectural structure exists provide a 150 wide concrete curb with architectural finish. All paver edges to have concrete support.
8. Landscape area




Plan 1:20
Classic Standard Paver with 150 mm wide concrete edge

NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ Paver.

## 3 UNIT PAVERS - OVER SLAB



Plan 1:20
Classic Standard Paver with 150 mm wide concrete edge

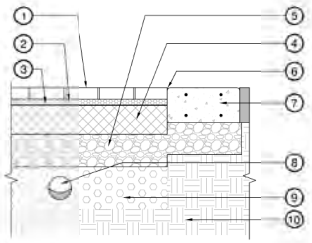
1. 15M Rebar
2. Concrete band
3. Mini pavers
4. 15-19mm bedding sand (leveling course)
5. 25mm sand setting bed
6. Confirm build up w/ civil drawings
7. 150mm granular base (19mm minus) compacted to 95% MPD
8. Prepared subgrade compacted to 95% MPD

Notes:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to be Polymeric Sand.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface. If ponding over 5mm depth occurs contractor to re-grade.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ of total paver dimension.

Unit Pavers Details:

| | |
|---|---|
| Precedent Image | |
| Type: | Classic California |
| Pattern: | Running Bond |
| Colour: | Charcoal |
| Size: | 301 x151 x 60mm |
| Manufacturer: | Belgard |
| Contact: | 877-235-4273 https://www.belgard.com |

## 4 UNIT PAVERS - VEHICULAR



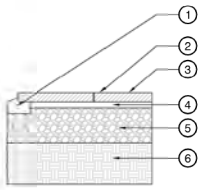
1. Permeable Pavers rated for vehicular traffic
2. 25mm depth leveling course
3. Filter fabric per AMOCO non-woven 4545
4. 150mm 19mm Minus crushed gravel base compacted to 95% MPD
5. 150mm granular subbase (100mm minus well graded, clean sand and gravel compacted to 95% MPD
6. Pavers to be flush with concrete curb
7. 200x150mm thick concrete curb
8. Granite. Refer to Civil Engineer Drawings
9. 600mm Structural fill per Canadian Landscape Standards
10. Subgrade compacted to 95% MPD

Paver Details:

| Paver/Pattern: | Paver: Aqualine Series Pattern: Herringbone |
|---|---|
| Colour: | Natural, Midnight |
| Manufacturer: | Belgard |
| TEL: | 877-235-4273 |
| Website: | www.belgard.com |

Notes:
1. Install all components as per manufacturer's specifications.
2. Centre cut curb control joint every 3m.
3. All unit pavers to be bound with concrete curb

## 5 PERMEABLE PAVERS



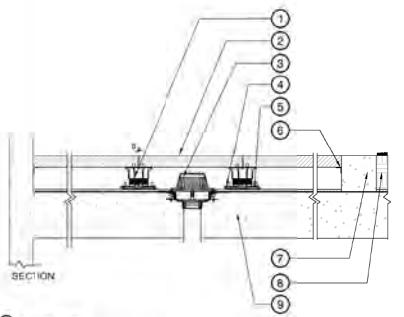
1. Edge of pavers to be supported by concrete haunching
2. Thin layer Sand between joints
3. Hydrapressed slabs
4. 25mm bedding sand
5. 150mm aggregate subgrade compacted to 95% MPD
6. Prepare subgrade compacted to 95% to MPD

Hydrapressed Slab Details:

| | |
|---|---|
| Pattern: | Pattern: Texada |
| Colour: | Colour: Charcoal |
| Size: | 457mm x 457mm x 40mm |
| Manufacturer | Belgard |
| TEL: | 877-235-4273 |
| Website: | www.belgard.com |

Notes:
1. Contractor to provide shop drawings.
2. Install all components as per manufacturer's specifications.

## 6 HYDRAPRESSED SLABS ON GRADE




1. Backpack pedestals
2. Hydrapressed slab
3. Prefinished deck drain with perforated stainless steel strainer
4. Nilex WD-15 Drain mat, or as specified by Architect
5. Waterproof membrane by Architect
6. Continuous aluminum ledge
7. 150mm W x 150mm D concrete edge or wall
8. Landscape mud
9. Structural slab by others

NOTES:
1. All components as specified or approved alternate.
2. Contractor to provide cut sheets of all components for Landscape Architect approval.
3. Backpack Screwjack or OneStep system depending on depth required.
4. Aluminum ledge to be secured to walkouts with concrete screws.

## 7 HYDRAPRESSED SLAB ON SLAB

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| Drawn: | Stamp: |
|---|---|
| AF | |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| NOTE 6 | Scale: AS SHOWN |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR USED FOR ANY WORK ON OTHER THAN THE SPECIFIED PROJECT WITHOUT WRITTEN CONSENT. ALL RIGHTS RESERVED. COPYRIGHT VDZ+A. DRAWINGS MUST NOT BE TRACED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION

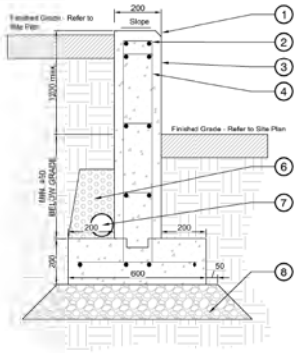
VDZ Project #: DP2024-32

Drawing Title: DETAILS

Drawing #: LD-04



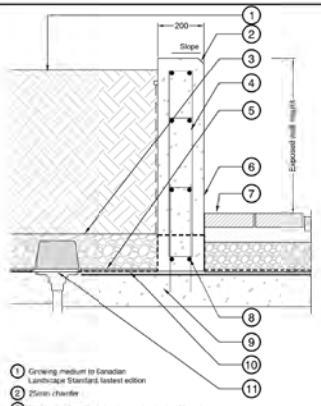
Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\2024\DP2024-32 7342 208 ST MJ TH\15 DWGS\SHEETS\LD-01 DETAILS.DWG




1. R10mm Rebar (TYP)
2. 2-15M @ top, cont.
3. Concrete wall sandblast finish
4. 15M rebar reinforcement
   - 100mm from top
   - 50mm from side
   - Vertical @ 450mm O.C
   - Horizontal @ 450mm O.C
5. Geocth Drain, sea of drain 19mm minus rock
6. 100mm perforated PVC pipe 1:50mm
7. 150mm granular base (19mm minus) compacted to 95% MPD

Notes:
1. Vertical Control Joints Every 3000mm on center.
2. Wall Heights vary. Refer to Grading Plan.
3. Perforated pipe for drain to daylight or to tie into storm system.
4. Ensure 50mm concrete cover over all rebar.
5. Walls over 1200mm in height to be structurally engineered.

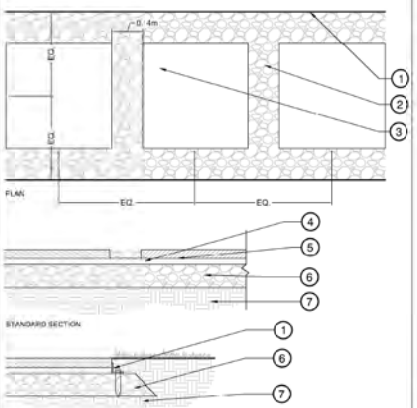
## 1 CIP CONCRETE WALL - ON GRADE




1. Growing medium to Canadian Landscape Standard, lastest edition
2. 25mm chamfer
3. Non-woven landscape fabric, termination bar 50mm lower than tow. Install as per manufacturer's specifications.
4. 10M rebar @ 300mm O.C. each way
5. Nilex NuDrain PD-20drain mat
6. Concrete wall, light sandblast finish
7. Finished grade, refer to site plan
8. 15M dowels
9. Structural slab, refer to Architects drawing
10. Waterproof membrane, by Architect
11. Plamse area drain, WADE 3200-PA or approved alternate

NOTES:
1. Coordinate wall tie in to slab with Architect and Structural Engineer.
2. Alt walls over 1.2m in height will need to be Structurally Engineered.
3. All planters to be connected to Slab drainage system.
4. Contractor to provide vertical control joint @ max. 3m o.c. joints to be centered between wall mounted lights

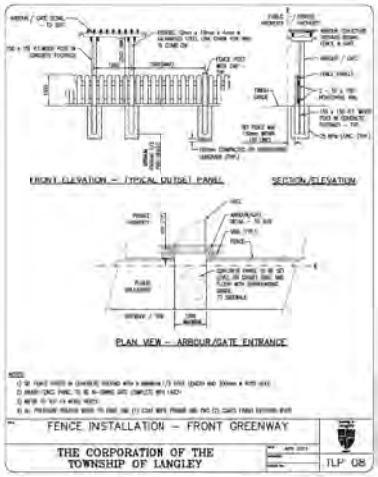
## 2 CIP CONCRETE WALL - ON SLAB




1. Snap Edge Paver Edging, adjacent o all softscape areas.
2. Clear, Granular, Material Between Slab Specification: XXXXXX
3. Hydrapressed Slabs
   - Type
   - Size: Lmm X Wmm X Tmm
   - Colours
   - Manufacturer:
   - Company
   - Contact Phone
4. 25mm Screed Sand Bedding (leveling course)
5. Nilex Nonwoven 4553 Filter Fabric Beneath Pavers and Granular Material
6. Granular Base Material - MMCD
7. Subbase Compacted to 95% MPD

Notes:
1. Install all components as per manufacturer's specifications.
2. Slabs to be spaced equally between adjacent surfaces.
3. Limit slab cuts to ½ slab.

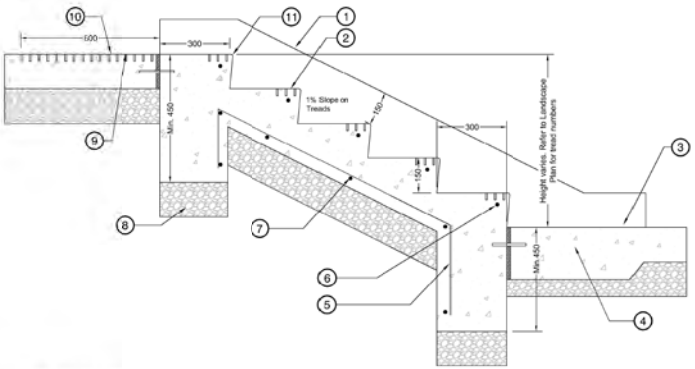
## 3 HYDRAPRESSED SLAB ACCESS PATH




## 4 TOL STD. DETAIL - FRONT GREENWAY FENCE

1. 150mm thick full height cheek wall on strip footing.
2. Typical tactile warning at stair nosing. Medium sandblast on each tread as per BCBC 3.8.3.9.
3. 1 Ht / Run mm riser rise
4. Poured reinforced 150mm with non-shrink grout
5. 10M rebar reinforcement, 50 mm clear from bottom
6. 10M mooing rebar, 50mm clear all sides
7. 10M rebar @ 400mm o.c.
8. Min. 150mm granular base (19mm minus) compacted to 95% MPD
9. Dowel and expansion joint if concrete walkway: 150mm dowel length @300mm o.c. spacing, 25mm fiberglass bituminous joint filler between concrete slabs
10. Medium sandblast with ripcut @ 37.5mm O.C. to full extent of tactile warning strip as per BCBC 3.8.3.9.
11. 85mm radius

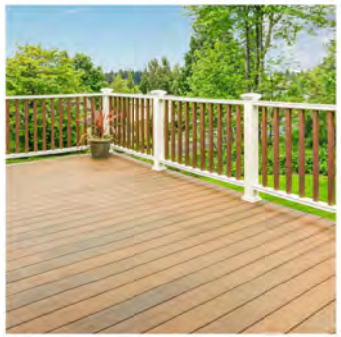
Notes:
1. Steps to have light broom finish.
2. Expansion joints required at side of steps when constructed adjacent to cheek walls. Seal expansion joints with a compatible joint sealing compound to prevent moisture infiltration.
3. Refer to Geo-Technical report for concrete subbase requirements.
4. Handrail by Architecture.




## 5 TREAD CONCRETE STAIRS W/CHEEKWALL



## 6 STAMPED ASPHALT



Notes:
1. All lumber to be pressure treated
2. Railing and stairs by Architecture.

## 7 WOOD DECK PATIOS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN PLANNING
KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

• Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| Drawn: | Stamp: |
|---|---|
| AF | |
| Checked: | |
| PC | |
| Approved: | Original Sheet Size: |
| PC | 24"x36" |
| | Scale: |
| | AS SHOWN |

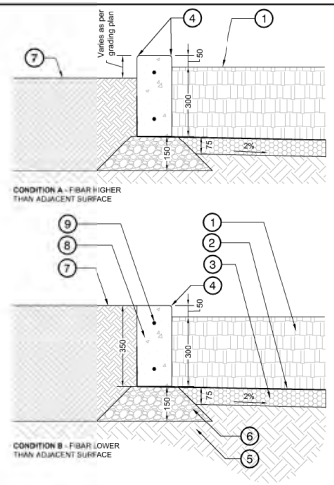
Drawing Title: DETAILS

VDZ Project #: DP2024-32

Drawing #: LD-01

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF VDZ+A AND MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT THE PERMISSION. ALL RESPONSIBILITY AND LIABILITY FOR THE COMPLETENESS OF THESE DRAWINGS REMAINS WITH THE CONSULTANT WHO SEALED THEM. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION

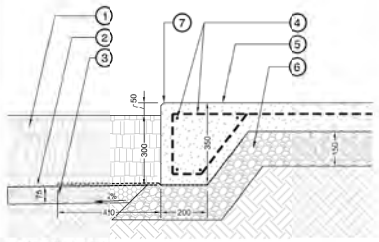
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-32 7342 208 ST MULTHS DWG\SHEETS\LD-01 DETAILS.DWG




1. Engineered Wood Fiber
2. Landscape Fabric
3. 75mm depth of 25mm Clear Crush
4. 10mmØ trowled edge
5. Approved structural fill to a depth of 1.5-2.0m below existing grade as per geotechnical report. Approved structural fill compacted to 95% MPD.
6. Compacted granular base
7. Landscape as per plan
8. Concrete
9. 10M Rebar

Notes:
1. Engineered wood fiber to meet CSA fall requirements.

## 1 ENGINEERED WOOD FIBRE CONCRETE CURB

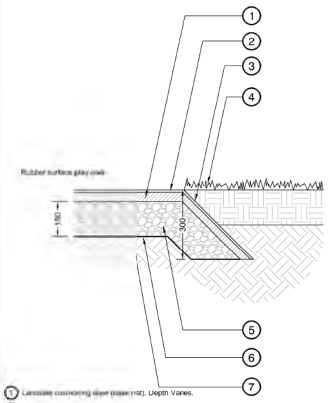



CONCRETE SLAB @ ENGINEERED WOOD FIBAR - TYPICAL CONDITION

1. Engineered Wood Fibre
2. Landscape Fabric - Typ.
3. 75mm depth of 25mm Clear Crush
4. 10m rebar spaced 400mm o.c. each way. 50mm Clear from Edge.
5. Finished Grade - Concrete Slab
6. 150mm aggregate base (19mm minus) compacted to 95% MPD.
7. 25mm bevel

Notes:
1. Engineered wood fibre to meet CSA fall requirements.
2. Subgrade to be prepared as per geotechnical requirements.

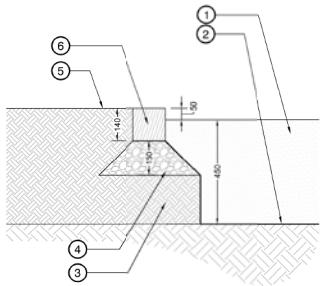
## 2 THICKENED SLAB AT ENGINEERED WOOD FIBRE




1. Laminate covering layer (paper mat). Depth Varies.
2. 12.7mm Landsafe or approved equal wearing layer
3. 45 Degree Disappearing Edge #40mm length
4. Lawn
5. 150mm permeable granular base course (19mm minus) compacted to 95% MPD. Slope towards drainage pipe.
6. Lightweight non sleeper geotextile Tilex 4545 (landscape fabric) or approved equal
7. Approved structural fill compacted to 95%MPD

Notes:
1. Poured-in-place rubber provided by Landsafe supplier Marathon Athletic Surfaces, or approved equal. Refer to supplier specifications and recommendations.
2. All depths to be as per manufacturer's recommendations.

## 3 RUBBER SURFACE TO TURF



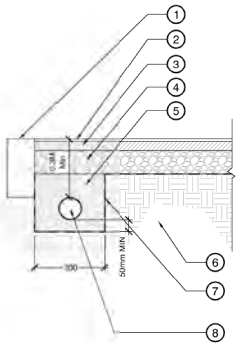

1. Panel, 450mm deep
2. Landscape Fabric, to continue under wood edger
3. Approved structural fill to a depth of 1.5-2.0m below existing grade as per geotechnical report. Approved structural fill compacted to 95% MPD.
4. Granular base compacted to 95% MPD.
5. Adjacent surface as per plan
6. 8"x6" pressure treated wood edger. Lengths to be connected using galvanized brackets and bolts.

Notes:
1. For curved layouts contractor to mitre edger and provide layout for approval prior to installation.
2. Refer to Civil for subgrade and drainage.

## 4 SAND BOX WITH WOOD EDGER

1:10

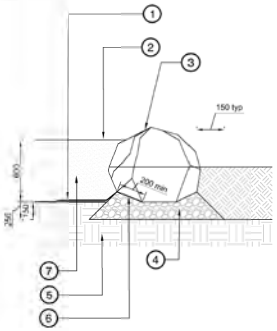
1. Adjacent surface / all edges to have 200mm wide concrete band if adjacent to soil
2. 13mm (min) Landsafe wearing layer
3. Landsafe cushioning layer (base mat), depth varies, refer to plans
4. 150mm permeable granular base course compacted to 95% MPD
5. Pea gravel in wrapped perforated pipe. Gravel to extend to underside of base course layer. Rever to Civil.
6. Existing subgrade compacted to 95%MPD
7. Geotextile to be placed around pea gravel and underside of base course aggragates
8. Proposed Ø100 HDPE channel flow single wall pipe with 3-perforated holes, 360°. Product code 9A225100N or approved similar




Notes:
Rubber Surfacing Detail
1. Thickness of cushioning layer to be confirmed by rubber contractor.

## 5 RUBBER SURFACING (XX FALL HEIGHT)

1. Laminated Fabric overlaps 450mm min.
2. Adjacent material varies, refer to plan
3. Basalt Boulder by Northwest Landscape & Stone Supply. Refer to plan for Sizing
4. 150mm granular base (19mm minus) compacted to 95% MPD
5. Subgrade compacted to 95% MPD
6. Landscape Fabric overlap with boulder 200mm - Typ.
7. Soil




Notes:
1. Boulders to be installed by the Contractor.
2. Set boulders 1/3 in 1/2 of below grade.
3. No cracked or broken edges shall be exposed above finish grade.
4. Mortar between consecutive boulders. Minimize acute upward facing angles to ensure no entrapment. Landscape architect to review and approve boulder placement prior to application of mortar.
5. Refer to plans and sections for size and location of boulders.
6. Boulders may require stacking to meet depth requirements.

## 6 BOULDER

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER
604 882-0024
www.vdz.ca

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| | |
|---|---|
| Drawn: AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| | Scale: AS SHOWN |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED ON COMPLETION OF THE WORK. ALL RIGHTS RESERVED. COPYRIGHT ©. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: DETAILS

VDZ Project #: DP2024-32

Drawing # LD-04



Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\2024\DP2024-32 7342 208 ST MULTI\15. DWGS\SHEETS\LD-01 DETAILS.DWG



Product: Iconic Bench, Backed
Product Number: MBE-2300
Frame Colour: Silver 14
Wood Finish: Thermally Modified Ash

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

1 BENCH



Product: Iconic Picnic Table (1) with backless Iconic Bench (2), Backed
Product Number: MTB-2300, MBE-2300
Frame Colour: Silver 14
Wood Finish: Thermally Modified Ash

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

2 PICNIC TABLE



Product: 2900 Series - FAV4 Cluster Seating
Product Number: MTB-2800D069
Type: Table Top and Attached Backless Single Seat (1) and Quad Seat (1)
Frame Colour: Silver 14
Wood Finish: Ipe

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

3 TABLE WITH CHAIRS



Product: Iconic Bike Rack
Product Number: MBR-2300
Frame Colour: Silver 14

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

4 BIKE RACK



Product: Excavator
Product Number: NR0024

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Notes:
1. Install as per manufacturer's specifications and CSA requirements.

5 EXCAVATOR

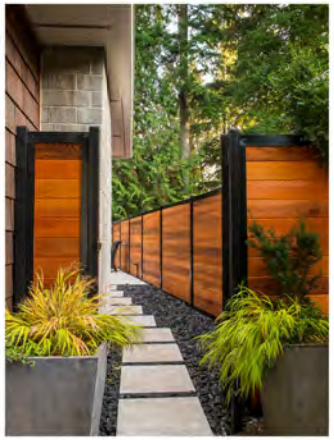


Product: Bee Springer
Product Number: NR0118
Colour: Robinia Black

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Notes:
1. Install as per manufacturer's specifications and CSA requirements.

6 SPRING TOY



Notes:
1. Retaining Wall and Fence combined no taller than 2.0m.
2. Detail to be provided in Building Permit Package

7 1.8M PRIVACY FENCE



Notes:
1. Retaining Wall and Fence combined no taller than 2.0m.
2. Detail to be provided in Building Permit Package

8 1.2M UNIT FENCE

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN PLANNING

KELOWNA
FORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |
| REV | BY | DESCRIPTION | DATE |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| | |
|---|---|
| Drawn: AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| NORTH | Scale: AS SHOWN |

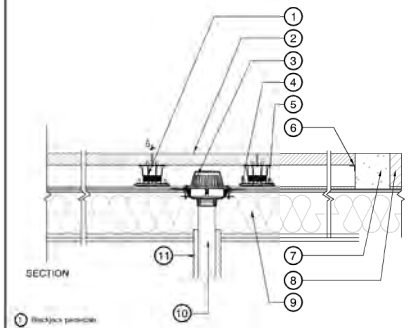
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON THE COMPLETION OF THE WORK. ALL RESPONSIBILITY FOR UNKNOWN ERRORS MUST NOT BE PLACED FOR CONSTRUCTION UNLESS ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: DETAILS

VDZ Project #: DP2024-32

Drawing # LD-05

Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\2024\DP2024-32 7342 208 ST MULTHS DWG\SHEETS\LD-01 DETAILS.DWG

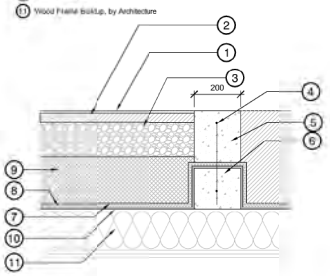



1 Blackjack pedestal
2 Hydrapressed slab
3 Permeable deck joint with stainless steel separator
4 Nilex WD-15 Drain mat, or as specified by Architect
5 Waterproof membrane by Architect
6 Continuous aluminum edge
7 150mm W x 100mm D concrete edge c wall
8 Adjacent Area, refer to Plan
9 Wood Frame Buildup, by Architect
10 Drain pipe to run within joist cavity and down wall see PCP/MECH
11 Insulate drain pipe per mechanical

NOTES:
1. All components are specified or approved alternate
2. Contractor to provide cut sheets of all components for Landscape Architect approval.
3. Blackjack Screwjack or OneStep system depending on depth to slab
4. Aluminum edge to be secured to wallcurb with concrete anchors

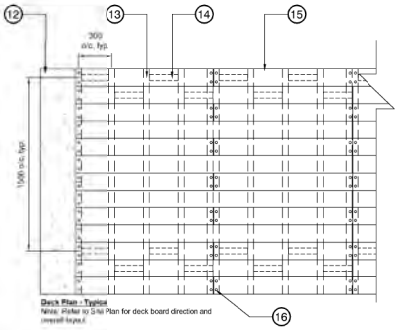
## 1 HYDRAPRESSED SLAB ON WOOD FRAME

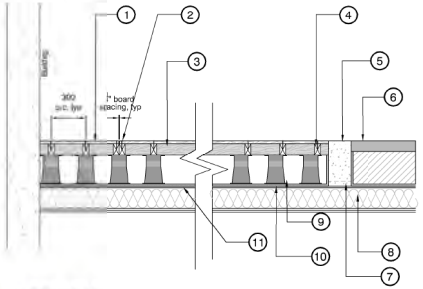
1 10mm Laminate Wearing Layer
2 40mm Laminate Cushioning Layer (Base Mat)
3 150mm permeable granular base (19mm minus) compacted to 95% MPD
4 10M rebar reinforcement @ 450 O.C.
5 150mm concrete curb
6 Subbase layer 150mm min. from up-stand to facilitate wall construction and to pass fill and reinforcement. Refer to Architectural and Structural Drawings
7 Fabric separator
8 Drainage layer & filter
9 Wood Frame, depth varies refer to Architecture.
10 Water proof membrane by others
11 Wood Frame Buildup, by Architecture




Notes:
1. Compliant Surface: Rubber play surface, filter fabric and drainage system as per manufacturers specifications.
2. Provide Additional Depth as Required in Accordance of Toy Heights and Manufacturer Specifications.

## 2 RUBBER SURFACE ON WOOD FRAME




Product: Timbertech
Type: Legacy Collection
Colour: Pecan
Supplier: www.timbertech.com

Notes:
1. Install as per manufacturer's specifications.
2. Contractor to provide shop drawings for Landscape Architect review and approval.
3. Refer to Site Plan for deck board direction and overall layout
4. All fasteners to be hot dipped galvanized

1 Decking boards, space 1/4" apart. Refer to site plan for deck board direction and overall layout.
2 Countersunk wood screw to end of boards, screwed at each end with 2 screws. Pre-drill holes for screw. Refer to Deck Plan
3 2x4" pressure treated blocking between joists, every 1.5m o/c (or 2x6" / 2x8" as per joist sizing). Refer to Deck Plan
4 2x4" pressure treated joist at 300mm spacing o/c (or 2x6" / 2x8" as depth permits)
5 Adjacent concrete curb with eased edge and scupper hole
6 Adjacent surface
7 Blockout through concrete curb for drainage
8 Wood frame structure and waterproofing by others
9 Pedestals. Blackjack ScrewJack with BJ Joist Holder or approved alternate
10 Nilex WD-15 drain mat, or as specified by Architect
11 Waterproof membrane, by Architect
12 Adjacent concrete curb with eased edge
13 2x4" pressure treated joist at 300mm spacing o/c (or 2x6" / 2x8" as depth permits)
14 2x4" pressure treated blocking between joists, every 1.5m o/c (or 2x6" / 2x8" as per joist sizing). Refer to Deck Plan
15 Decking boards, space 1/4" apart. Refer to site plan for deck board direction and overall layout.
16 Countersunk wood screw to end of boards, screwed at each end with 2 screws. Pre-drill holes for screw. Refer to Deck Plan

## 3 WOOD DECK ON WOOD FRAME





## 4 OVERHEAD TRELLIS



Planters in Rooftop Amenity Space



Movable Planter with Bench

## 5 MOVABLE PLANTER





## 6 LOUNGE SEATING



Table Product: Artiflex Self Watering Planter
Dimensions: 4' x 2'
Wood Finish: Clear Coat

Manufacturer: LifeSpace Gardens
w. www.lifespacegardens.com
p. (604) 770-3060

## 7 COMMUNITY PLANTER

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
KELOWNA
FORT LANGLEY
VANCOUVER
604 882-0024
www.vdz.ca

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

| | |
|---|---|
| Drawn: AF | Stamp: |
| Checked: PC | |
| Approved: PC | Original Sheet Size: 24"x36" |
| | Scale: AS SHOWN |

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE COPYRIGHT PROPERTY OF VDZ+A AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF VDZ+A. ALL RESPONSIBILITY FOR UNAUTHORIZED USE SHALL BE BORNE BY THE USER. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED FOR CONSTRUCTION

Drawing Title: DETAILS
VDZ Project #: DP2024-32
Drawing #: LD-05
5 of 7

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-32 7342 208 ST MULTI\5. DWGS\SHEETS\LD-01 DETAILS.DWG



Note:
1. Custom drawings for outdoor amenity with sink and gas hookup

## 1 OUTDOOR KITCHEN



## 2 DINING TABLE



## 3 SUN LOUNGER



Product: Kontur Table with Chairs
Product Number: MTB-2000 (Table), MCH-2000 (Chair)
Colour: TBD

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

## 4 TABLE WITH CHAIRS



## 5 POTTING TABLE



Product: 602 Trash Container
Product Number: MTI-3600
Colour: Powder Coated Black

Manufacturer: Maglin
e. sales@maglin.com
p. 1-800-716-5506

## 6 COMPOST BIN

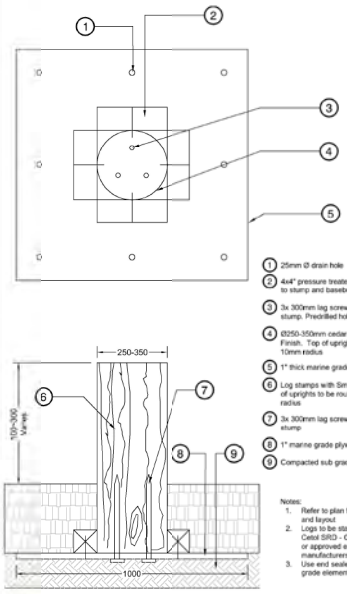


Product: Enf
Product Number: GXY902
Colour: Red

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Notes:
1. Install as per manufacturer's specifications and CSA requirements.

## 7 ROOF - PLAYGROUND CLIMBER




1. 25mm Ø drain hole
2. 4x4" pressure treated bracing screwed to stump and baseboard, typ.
3. 3x 300mm lag screw into base of stump. Predrilled holes
4. Ø250-350mm cedar posts. Smooth Finish. Top of uprights to be routed to 10mm radius
5. 1" thick marine grade plywood
6. Log stumps with Smooth Finish. Top of uprights to be routed to 10mm radius
7. 3x 300mm lag screw into base of stump
8. 1" marine grade plywood base
9. Compacted sub grade

Notes:
1. Refer to plan for post stump size and layout
2. Logs to be stained with Sikkens Cetol SRD – Colour 077-Cedar or approved equal. Apply as per manufacturers specifications.
3. Use end sealer on all below grade elements of log.

## 8 STEPPING STUMPS

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN PLANNING
KELOWNA
PORT LANGLEY
VANCOUVER

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|
| 3 | PC | Issued for DP | 2025-10-28 |
| 2 | PC | Issued for DP | 2025-07-10 |
| 1 | PC | Issued for DP | 2024-12-20 |

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

| REV | BY | DESCRIPTION | DATE |
|---|---|---|---|

REVISIONS TABLE FOR SHEET

Project:
7342 208 St.

Location:
7342 208 St., Township of Langley, B.C.

Drawn: AF
Stamp:
Checked: PC
Approved: PC
Original Sheet Size: 24"x36"
Scale: AS SHOWN

Drawing Title: DETAILS
VDZ Project #: DP2024-32
Drawing #: LD-01

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\2024\DP2024-32 7342 208 ST MULTI\5. DWG\SHEETS\LD-01 DETAILS.DWG

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**
**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**
**AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW NO. 5973**
**AMENDMENT (1349557 BC LTD.) BYLAW NO. 6198**

## EXPLANATORY NOTE

Bylaw No. 6198 amends the Smith Neighbourhood Plan to increase the allowable density of the Low Density Apartment designation on a site-specific basis up to 2.99 FSR for a portion of 7342 – 208 Street and amends Map 2 Watercourse Setbacks.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**
**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**
**AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW NO. 5973**
**AMENDMENT (1349557 BC LTD.) BYLAW NO. 6198**

A Bylaw to amend Smith Neighbourhood Plan Bylaw No. 6198

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (1349557 BC Ltd.) Bylaw No. 6198".

2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 as amended is further amended by:

   a) Adding to the Table of Contents "Section 5.2.8 Additional Land Use and Development Policies" and renumbering subsequent pages as appropriate

   b) Amending Map 1 to add a dashed black outline around the property identified in Schedule "A" to this bylaw and add to the legend a dashed black outline symbol and reference to Section 5.2.8.

   c) Adding the following as Section 5.2.8

   "5.2.8 Additional Land Use and Development Policies

   - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site-specific densities:

| # | Bylaw Number | Location | Permitted Density | Maximum Height |
|---|---|---|---|---|
| # | 6198 | Portion of 7342 - 208 Street | 2.99 FSR | 6 storeys |

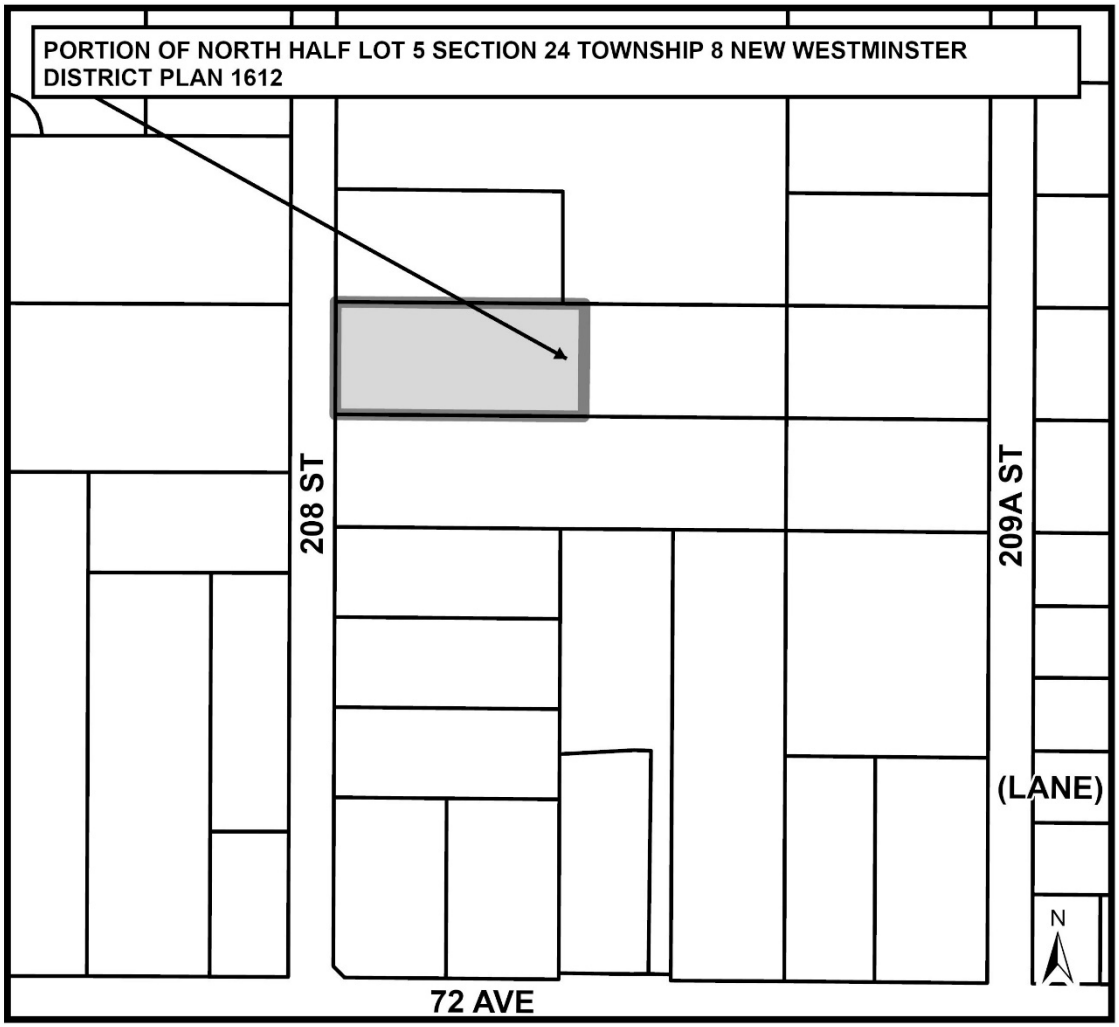
   All other provisions of Sections 5.2.2 to 5.2.4 continue to apply."

   d) Amending Map 2 Watercourse Setbacks to remove the Relocated and or Reconstructed Watercourse symbol from the site as shown in Schedule "B" to this Bylaw.

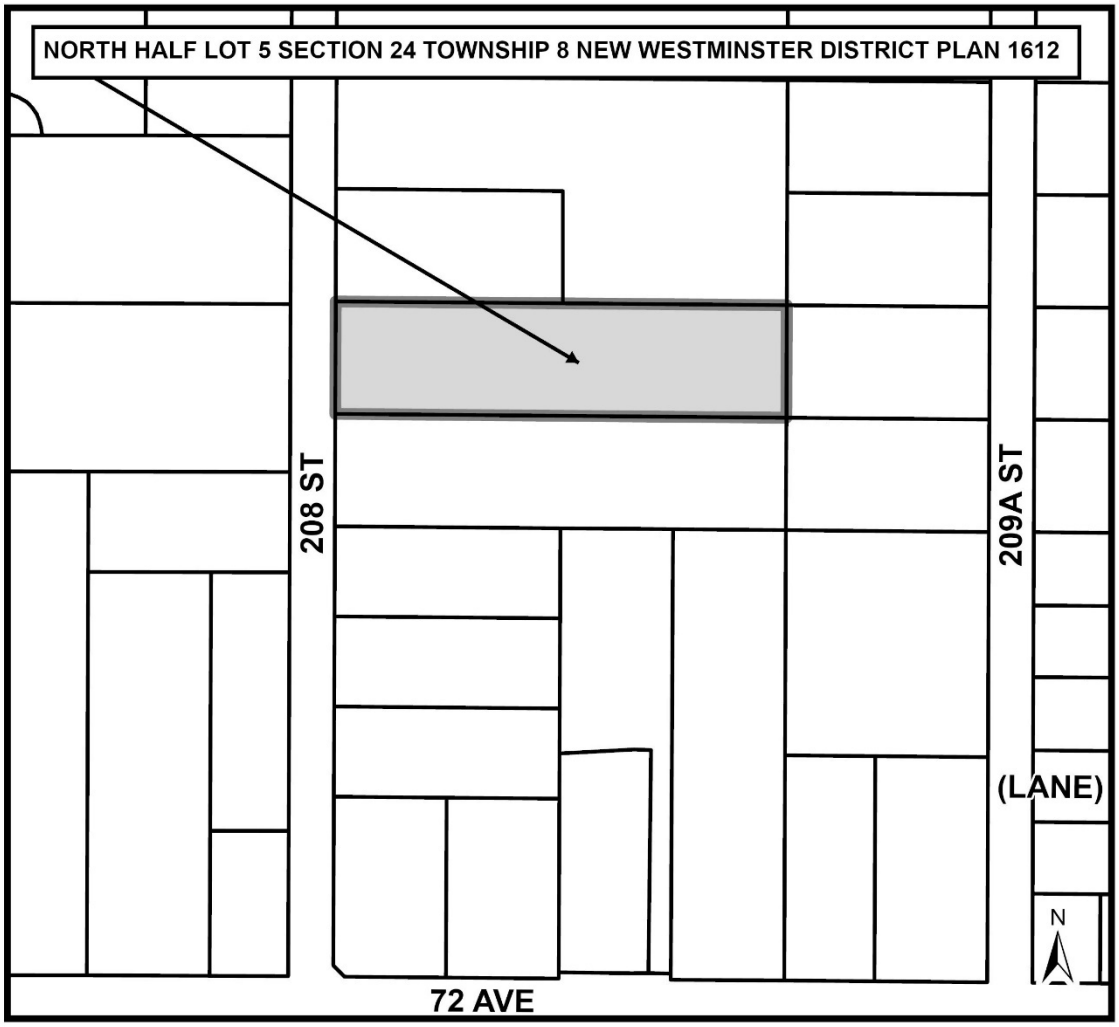
| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2026 |
| READ A SECOND TIME the | day of | , 2026 |
| PUBLIC HEARING HELD the | day of | , 2026 |
| READ A THIRD TIME the | day of | , 2026 |
| ADOPTED the | day of | , 2026 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 6198



# SCHEDULE 'B'
# BYLAW NO. 6198



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1349557 BC LTD.) BYLAW NO. 6199**

**EXPLANATORY NOTE**

Bylaw No. 6199 rezones land located in the 7342 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zones CD-217 and CD-218 to permit development consisting of a mixed use and townhouses.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1349557 BC LTD.) BYLAW NO. 6199**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1349557 BC Ltd.) Bylaw No. 6199".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-217" and "Comprehensive Development Zone CD-218" after the words "Comprehensive Development Zone CD-216"
   (2) Adding to Section 110.1 after the words "CD-216" the words "CD-217 – 2000 m²" and "CD-218 – 2000 m²"
   (3) Adding after Section 1116 "Comprehensive Development Zone CD-216" the following as Section 1117 "Comprehensive Development Zone CD-217" and Section 1118 "Comprehensive Development Zone CD-218"

1117 **COMPREHENSIVE DEVELOPMENT ZONE CD-217**

**Uses Permitted**

1117.1 In the CD-217 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartment uses*
4) *commercial uses* subject to 1117.2
5) *group children's day care* subject to 1117.2

**Commercial Uses**

1117.2 *Commercial uses* and *group children's day care uses* are not permitted above the ground floor.

**Density**

1117.3
1) The maximum *floor space ratio* of all *buildings* located on lands zoned CD-217 shall not exceed 3.0.
2) Sub-section 1) notwithstanding, the maximum *floor space ratio* for lands zoned CD-217 shall be in accordance with the applicable Community or Neighbourhood Plans.

**Lot Coverage**

1117.4 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

**Siting of Buildings and Structures**

1117.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

1117.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6) *storeys* plus a rooftop patio access. The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

**Subdivision Requirements**

1117.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

1117.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

**Parking and Loading**

1117.9 Parking and loading shall be provided in accordance with Section 107.

**Age-Friendly Amenity**

1117.10 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

**Development Permit Requirements**

1117.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

## 1118 COMPREHENSIVE DEVELOPMENT ZONE CD-218

**Uses Permitted**

1118.1 In the CD-218 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

**Density**

1118.2 The density permitted shall be no less than 15 units per hectare (8 units per acre) and no greater than 54 units per hectare (22 units per acre) in accordance with the provisions of the Willoughby Community Plan.

**Lot Coverage**

1118.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

**Siting of Buildings and Structures**

1118.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

1118.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys.*

**Subdivision Requirements**

1118.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

1118.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

**Parking and Loading**

1118.8 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of four (4) off-street parking spaces per *dwelling unit*.

**Age-Friendly Amenity**

1118.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

**Development Permit Requirements**

1118.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

North Half Lot 5 Section 24 Township 8 New Westminster District Plan 1612

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-217 and Comprehensive Development Zone CD-218.

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2026 |
| READ A SECOND TIME the | day of | , 2026 |
| PUBLIC HEARING the | day of | , 2026 |
| READ A THIRD TIME the | day of | , 2026 |
| ADOPTED the | day of | , 2026 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 6199

