

# PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

LOT 27 - 86TH AVENUE, LANGLEY, BC

## ISSUED FOR REZONING

April 26, 2024



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| Project Development Data - Mixed-use Development |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|--------------------------------------------------|--------------------------------------------------------------------|------------------|-------------------------------|---------------------------------|-----------------------------|-------------------------------|-------------------------------|---------------------------------|-----------------------------------|-------------------------------|
| LOT 27 - 86TH AVENUE, LANGLEY, BC                |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
| A.                                               | Project:                                                           |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Tower 1: 35 Storey Mixed Use Tower & 6 Storey Residential Podium   |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Tower 2: 30 Storey Residential Tower & 6 Storey Residential Podium |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Tower 3: 35 Storey Mixed Use Tower & 6 Storey Residential Podium   |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Tower 4: 30 Storey Residential Tower & 6 Storey Residential Podium |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
| B.                                               | Legal Description:                                                 |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
| C.                                               | Zoning:                                                            |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Existing:                                                          |                  | Office/Mixed Use I            |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Proposed:                                                          |                  | High Density Mixed Use        |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
| D.                                               | Proposed Setbacks:                                                 |                  |                               |                                 | E. Building Height:         |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  | Dedication                    | Setback                         | Easment                     |                               |                               |                                 |                                   |                               |
|                                                  | 86 Avenue                                                          |                  | 9.5 m                         | 4.5 m                           |                             | 114.5 m                       |                               |                                 |                                   |                               |
|                                                  | 201 Street                                                         |                  | 5.5 m                         | 4.5 m                           |                             | 98.75 m                       |                               |                                 |                                   |                               |
|                                                  | North Side                                                         |                  | 0 m                           | 4.5 m                           |                             | 114 m                         |                               |                                 |                                   |                               |
| East Side                                        |                                                                    | 0 m              | 2.5 m                         | 2.5-10 m                        | 99.25 m                     |                               |                               |                                 |                                   |                               |
| F.                                               | Site Coverage Calculations:                                        |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Gross Site Area                                                    |                  |                               |                                 | 17927 sq m                  | 192,970 sq ft                 |                               |                                 |                                   |                               |
|                                                  | Dedication                                                         |                  |                               |                                 | 0 sq m                      | 0 sq ft                       |                               |                                 |                                   |                               |
|                                                  | Road Dedication                                                    |                  |                               |                                 | 2309 sq m                   | 24,852 sq ft                  |                               |                                 |                                   |                               |
|                                                  | Net Site Area                                                      |                  |                               |                                 | 15619 sq m                  | 168,118 sq ft                 |                               |                                 |                                   |                               |
|                                                  | FAR                                                                |                  |                               |                                 |                             | 5.90                          |                               |                                 |                                   |                               |
|                                                  | Total Allowable GFA                                                |                  |                               |                                 | 105844 sq m                 | 1,139,300 sq ft               |                               |                                 |                                   |                               |
| G.                                               | Floor Area Ratio (F.A.R.) Calculation:                             |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Residential FAR Area                                               |                  | Commercial FAR Area           |                                 | Proposed Total FAR Area     |                               | Proposed Gross F.A.R.         |                                 |                                   |                               |
|                                                  | 104358.3 sq m                                                      |                  | 1486.1 sq m                   |                                 | 105844.4 sq m               |                               | 5.90                          |                                 | Total Buildable = 1,190,960 sq ft |                               |
|                                                  | 1,123,304 sq ft                                                    |                  | 15,996 sq ft                  |                                 | 1,139,300 sq ft             |                               |                               |                                 |                                   |                               |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
| H.                                               | Residential Statistics - Floor Areas                               |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | TOWER 1                                                            |                  |                               |                                 |                             |                               |                               |                                 |                                   |                               |
|                                                  | Level                                                              | Number of Floors | Unit Area per Floor           | Total Unit Area                 | Common Area per Floor       | Total Common Area             | Indoor Amenity Area           | Gross Area per Floor            | Total Gross Area (all Floors)     | FAR Exclusion                 |
|                                                  | L1                                                                 | 1                | 0.0 sq m<br>(0 sq ft)         | 0.0 sq m<br>(0 sq ft)           | 321.5 sq m<br>(3,461 sq ft) | 321.5 sq m<br>(3,461 sq ft)   | 175.1 sq m<br>(1,885 sq ft)   | 496.7 sq m<br>(5,346 sq ft)     | 496.7 sq m<br>(5,346 sq ft)       | 175.1 sq m<br>(1,885 sq ft)   |
|                                                  | L2-5 24 Unit                                                       | 4                | 1497.4 sq m<br>(16,118 sq ft) | 5989.6 sq m<br>(64,472 sq ft)   | 247.8 sq m<br>(2,667 sq ft) | 991.1 sq m<br>(10,668 sq ft)  |                               | 1745.2 sq m<br>(18,785 sq ft)   | 6980.7 sq m<br>(75,140 sq ft)     |                               |
|                                                  | L6 24 Unit                                                         | 1                | 1497.4 sq m<br>(16,118 sq ft) | 1497.4 sq m<br>(16,118 sq ft)   | 247.8 sq m<br>(2,667 sq ft) | 247.8 sq m<br>(2,667 sq ft)   |                               | 1745.2 sq m<br>(18,785 sq ft)   | 1745.2 sq m<br>(18,785 sq ft)     |                               |
|                                                  | L7 - Amenity                                                       | 1                | 0.0 sq m<br>(0 sq ft)         | 0.0 sq m<br>(0 sq ft)           | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 689.3 sq m<br>(7,420 sq ft)   | 689.3 sq m<br>(7,420 sq ft)     | 689.3 sq m<br>(7,420 sq ft)       | 689.3 sq m<br>(7,420 sq ft)   |
|                                                  | L8-35 11 Unit                                                      | 28               | 592.7 sq m<br>(6,380 sq ft)   | 16596.2 sq m<br>(178,640 sq ft) | 105.4 sq m<br>(1,134 sq ft) | 2949.9 sq m<br>(31,752 sq ft) | 0.0 sq m<br>(0 sq ft)         | 698.1 sq m<br>(7,514 sq ft)     | 19546.0 sq m<br>(210,392 sq ft)   | 0.0 sq m<br>(0 sq ft)         |
|                                                  | L36 - Amenity                                                      | 1                | 0.0 sq m<br>(0 sq ft)         | 0.0 sq m<br>(0 sq ft)           | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 315.9 sq m<br>(3,400 sq ft)   | 315.9 sq m<br>(3,400 sq ft)     | 315.9 sq m<br>(3,400 sq ft)       | 315.9 sq m<br>(3,400 sq ft)   |
|                                                  | TOTAL                                                              | 35               |                               | 24083.2 sq m<br>(259,230 sq ft) |                             | 4510.3 sq m<br>(48,548 sq ft) | 1180.3 sq m<br>(12,705 sq ft) | (5,690 sq ft)<br>(61,250 sq ft) | 29773.8 sq m<br>(320,483 sq ft)   | 1180.3 sq m<br>(12,705 sq ft) |
|                                                  |                                                                    |                  |                               |                                 |                             |                               |                               |                                 | 307,778 sq ft                     |                               |



| TOWER 2                                     |                  |                               |                                 |                             |                               |                               |                                 |                                 |                               |
|---------------------------------------------|------------------|-------------------------------|---------------------------------|-----------------------------|-------------------------------|-------------------------------|---------------------------------|---------------------------------|-------------------------------|
| Level                                       | Number of Floors | Unit Area per Floor           | Total Unit Area                 | Common Area per Floor       | Total Common Area             | Total Amenity Area            | Area per Floor                  | Total Area (all Floors)         | FAR Exclusion                 |
| L11 Unit                                    | 1                | 651.8 sq m<br>(7,016 sq ft)   | 651.8 sq m<br>(7,016 sq ft)     | 368.0 sq m<br>(3,961 sq ft) | 368.0 sq m<br>(3,961 sq ft)   | 134.5 sq m<br>(1,448 sq ft)   | 1154.3 sq m<br>(12,425 sq ft)   | 1154.3 sq m<br>(12,425 sq ft)   | 134.5 sq m<br>(1,448 sq ft)   |
| L211 Unit                                   | 1                | (652 sq ft)<br>(7,016 sq ft)  | 651.8 sq m<br>(7,016 sq ft)     | 185.8 sq m<br>(2,000 sq ft) | 185.8 sq m<br>(2,000 sq ft)   |                               | 1018.2 sq m<br>(10,960 sq ft)   | 837.6 sq m<br>(9,016 sq ft)     |                               |
| L3-620 Unit                                 | 4                | 1199.7 sq m<br>(12,913 sq ft) | 4798.6 sq m<br>(51,652 sq ft)   | 198.3 sq m<br>(2,135 sq ft) | 793.4 sq m<br>(8,540 sq ft)   |                               | 1398.0 sq m<br>(15,048 sq ft)   | 5592.0 sq m<br>(60,192 sq ft)   |                               |
| L7                                          | 1                | 0.0 sq m<br>(0 sq ft)         | 0.0 sq m<br>(0 sq ft)           | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 705.3 sq m<br>(7,592 sq ft)   | 705.3 sq m<br>(7,592 sq ft)     | 705.3 sq m<br>(7,592 sq ft)     | 705.3 sq m<br>(7,592 sq ft)   |
| L8-3011 Unit                                | 23               | 615.8 sq m<br>(6,628 sq ft)   | 14162.5 sq m<br>(152,444 sq ft) | 105.0 sq m<br>(1,130 sq ft) | 2414.5 sq m<br>(25,990 sq ft) |                               | 720.7 sq m<br>(7,758 sq ft)     | 16577.1 sq m<br>(178,434 sq ft) |                               |
| L31 - Amenity                               | 1                |                               |                                 | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 315.9 sq m<br>(3,400 sq ft)   | 315.9 sq m<br>(3,400 sq ft)     | 315.9 sq m<br>(3,400 sq ft)     | 315.9 sq m<br>(3,400 sq ft)   |
| TOTAL                                       | 30               |                               | 20264.7 sq m<br>(218,128 sq ft) |                             | 3761.7 sq m<br>(40,491 sq ft) | 1155.7 sq m<br>(12,440 sq ft) | (5,312 sq ft)<br>(57,183 sq ft) | 25182.2 sq m<br>(271,059 sq ft) | 1155.7 sq m<br>(12,440 sq ft) |
|                                             |                  |                               |                                 |                             |                               |                               |                                 | 258,619 sq ft                   |                               |
| TOWER 3                                     |                  |                               |                                 |                             |                               |                               |                                 |                                 |                               |
| Level                                       | Number of Floors | Unit Area per Floor           | Total Unit Area                 | Common Area per Floor       | Total Common Area             | Total Amenity Area            | Area per Floor                  | Total Area (all Floors)         | FAR Exclusion                 |
| L113 Unit                                   | 1                | 865.1 sq m<br>(9,312 sq ft)   | 865.1 sq m<br>(9,312 sq ft)     | 406.1 sq m<br>(4,371 sq ft) | 406.1 sq m<br>(4,371 sq ft)   | 161.0 sq m<br>(1,733 sq ft)   | 1432.2 sq m<br>(15,416 sq ft)   | 1432.2 sq m<br>(15,416 sq ft)   | 161.0 sq m<br>(1,733 sq ft)   |
| L213 Unit                                   | 1                | (865 sq ft)<br>(9,312 sq ft)  | 865.1 sq m<br>(9,312 sq ft)     | 185.8 sq m<br>(2,000 sq ft) | 185.8 sq m<br>(2,000 sq ft)   |                               | 1041.9 sq m<br>(11,215 sq ft)   | 1050.9 sq m<br>(11,312 sq ft)   |                               |
| L3-523 Unit                                 | 3                | 1462.7 sq m<br>(15,744 sq ft) | 4388.0 sq m<br>(47,232 sq ft)   | 219.8 sq m<br>(2,366 sq ft) | 659.4 sq m<br>(7,098 sq ft)   |                               | 1682.5 sq m<br>(18,110 sq ft)   | 5047.4 sq m<br>(54,330 sq ft)   |                               |
| L623 Unit                                   | 1                | 1462.7 sq m<br>(15,744 sq ft) | 1462.7 sq m<br>(15,744 sq ft)   | 219.8 sq m<br>(2,366 sq ft) | 219.8 sq m<br>(2,366 sq ft)   |                               | 1682.5 sq m<br>(18,110 sq ft)   | 1682.5 sq m<br>(18,110 sq ft)   |                               |
| L7                                          | 1                | 0.0 sq m<br>(0 sq ft)         | 0.0 sq m<br>(0 sq ft)           | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 683.6 sq m<br>(7,358 sq ft)   | 683.6 sq m<br>(7,358 sq ft)     | 683.6 sq m<br>(7,358 sq ft)     | 683.6 sq m<br>(7,358 sq ft)   |
| L8-3010 Unit                                | 23               | 610.8 sq m<br>(6,575 sq ft)   | 14049.3 sq m<br>(151,225 sq ft) | 98.1 sq m<br>(1,056 sq ft)  | 2256.4 sq m<br>(24,288 sq ft) |                               | 708.9 sq m<br>(7,631 sq ft)     | 16305.7 sq m<br>(175,513 sq ft) |                               |
| L31 - Amenity                               | 1                |                               |                                 | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 315.9 sq m<br>(3,400 sq ft)   | 315.9 sq m<br>(3,400 sq ft)     | 315.9 sq m<br>(3,400 sq ft)     | 315.9 sq m<br>(3,400 sq ft)   |
| TOTAL                                       | 30               |                               | 21630.1 sq m<br>(232,825 sq ft) |                             | 3727.5 sq m<br>(40,123 sq ft) | 1160.5 sq m<br>(12,491 sq ft) | (7,547 sq ft)<br>(81,240 sq ft) | 26518.1 sq m<br>(285,439 sq ft) | 1160.5 sq m<br>(12,491 sq ft) |
|                                             |                  |                               |                                 |                             |                               |                               |                                 | 272,948 sq ft                   |                               |
| TOWER 4                                     |                  |                               |                                 |                             |                               |                               |                                 |                                 |                               |
| Level                                       | Number of Floors | Unit Area per Floor           | Total Unit Area                 | Common Area per Floor       | Total Common Area             | Indoor Amenity Area           | Gross Area per Floor            | Total Gross Area (all Floors)   | FAR Exclusion                 |
| L111 Unit                                   | 1                | 570.3 sq m<br>(6,139 sq ft)   | 570.3 sq m<br>(6,139 sq ft)     | 361.7 sq m<br>(3,893 sq ft) | 361.7 sq m<br>(3,893 sq ft)   | 291.9 sq m<br>(3,142 sq ft)   | 1223.9 sq m<br>(13,174 sq ft)   | 1223.9 sq m<br>(13,174 sq ft)   | 291.9 sq m<br>(3,142 sq ft)   |
| L2 TH Mezzanine                             | 1                | 570.3 sq m<br>(6,139 sq ft)   | 570.3 sq m<br>(6,139 sq ft)     | 92.9 sq m<br>(1,000 sq ft)  | 92.9 sq m<br>(1,000 sq ft)    |                               | 1316.4 sq m<br>(14,170 sq ft)   | 663.2 sq m<br>(7,139 sq ft)     |                               |
| L3-519 Unit                                 | 3                | 1028.7 sq m<br>(11,073 sq ft) | 3086.1 sq m<br>(33,219 sq ft)   | 205.0 sq m<br>(2,207 sq ft) | 615.1 sq m<br>(6,621 sq ft)   |                               | 1233.8 sq m<br>(13,280 sq ft)   | 3701.3 sq m<br>(39,840 sq ft)   |                               |
| L619 Unit                                   | 1                | 1028.7 sq m<br>(11,073 sq ft) | 1028.7 sq m<br>(11,073 sq ft)   | 205.0 sq m<br>(2,207 sq ft) | 205.0 sq m<br>(2,207 sq ft)   |                               | 1233.8 sq m<br>(13,280 sq ft)   | 1233.8 sq m<br>(13,280 sq ft)   |                               |
| L7                                          | 1                | 0.0 sq m<br>(0 sq ft)         | 0.0 sq m<br>(0 sq ft)           | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 695.1 sq m<br>(7,482 sq ft)   | 695.1 sq m<br>(7,482 sq ft)     | 695.1 sq m<br>(7,482 sq ft)     | 695.1 sq m<br>(7,482 sq ft)   |
| L8-3510 Unit                                | 28               | 610.8 sq m<br>(6,575 sq ft)   | 17103.4 sq m<br>(184,100 sq ft) | 98.1 sq m<br>(1,056 sq ft)  | 2747.0 sq m<br>(29,568 sq ft) | 0.0 sq m<br>(0 sq ft)         | 708.9 sq m<br>(7,631 sq ft)     | 19850.4 sq m<br>(213,668 sq ft) | 0.0 sq m<br>(0 sq ft)         |
| L36 - Amenity                               | 1                | 0.0 sq m<br>(0 sq ft)         | 0.0 sq m<br>(0 sq ft)           | 0.0 sq m<br>(0 sq ft)       | 0.0 sq m<br>(0 sq ft)         | 315.9 sq m<br>(3,400 sq ft)   | 315.9 sq m<br>(3,400 sq ft)     | 315.9 sq m<br>(3,400 sq ft)     | 315.9 sq m<br>(3,400 sq ft)   |
| TOTAL                                       | 35               |                               | 22359.0 sq m<br>(240,670 sq ft) |                             | 4021.7 sq m<br>(43,289 sq ft) | 1302.9 sq m<br>(14,024 sq ft) | (6,728 sq ft)<br>(72,417 sq ft) | 27683.5 sq m<br>(297,983 sq ft) | 1302.9 sq m<br>(14,024 sq ft) |
|                                             |                  |                               |                                 |                             |                               |                               |                                 | 283,959 sq ft                   |                               |
| Total Residential Floor Area for all phases |                  |                               |                                 |                             |                               |                               | 109157.7 sq m                   | 1,174,964 sq ft                 |                               |
| Deduct Amenity Space                        |                  |                               |                                 |                             |                               |                               | -4799.4 sq m                    | -51,660 sq ft                   |                               |
| Net Residential Floor Area for all phases   |                  |                               |                                 |                             |                               |                               | 104358.3 sq m                   | 1,123,304 sq ft                 |                               |
| J. Commercial Statistics - Areas            |                  |                               |                                 |                             |                               |                               |                                 |                                 |                               |
|                                             | TOWER 1          | TOWER 2                       | TOWER 3                         | TOWER 4                     | Total                         |                               |                                 |                                 |                               |
| Commercial / Retail                         | 13,969 sq ft     | (2,027 sq ft)                 | 0 sq ft                         | 0 sq ft                     | (15,996 sq ft)                |                               |                                 |                                 |                               |
| Total                                       | 1297.8 sq m      | 188.3 sq m                    | 0.0 sq m                        | 0.0 sq m                    | 1486.1 sq m                   |                               |                                 |                                 |                               |



UNIT COUNTS & MIX

|                                         |    |                |       |          |       |          |      |                        |                   |                    |
|-----------------------------------------|----|----------------|-------|----------|-------|----------|------|------------------------|-------------------|--------------------|
| K. Residential Statistics - Unit Counts |    |                |       |          |       |          |      |                        |                   |                    |
| TOWER 1                                 |    |                |       |          |       |          |      |                        |                   |                    |
| Level                                   |    | Studio         | 1Bed  | 1Bed+Den | 2Bed  | 2Bed+Den | 3Bed | Family Unit w. lockoff | Total (per Floor) | Total (all Floors) |
| L1                                      | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| L2-5                                    | 4  | 1              | 1     | 12       | 3     | 6        | 1    | 0                      | 24                | 96                 |
| L6                                      | 1  | 1              | 1     | 12       | 3     | 6        | 1    | 0                      | 24                | 24                 |
| L7                                      | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| L8-35                                   | 28 | 1              | 5     | 0        | 3     | 0        | 0    | 1                      | 10                | 280                |
| L36 - Amenity                           | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| Total (all Floors)                      | 36 | 33             | 145   | 60       | 99    | 30       | 5    | 28                     | 400               | 400                |
| Distribution                            |    | 8.3%           | 36.3% | 15.0%    | 24.8% | 7.5%     | 1.3% | 7.0%                   | 100.0%            |                    |
|                                         |    | 8.3%           |       | 51.3%    |       | 32.3%    |      | 8.3%                   |                   |                    |
| TOWER 2                                 |    |                |       |          |       |          |      |                        |                   |                    |
| Level                                   |    | Studio/Lockoff | 1Bed  | 1Bed+Den | 2Bed  | 2Bed+Den | 3Bed | Family Unit w. lockoff | Total (per Floor) | Total (all Floors) |
| L1                                      | 1  | 0              | 1     | 8        | 1     | 0        | 1    | 0                      | 11                | 11                 |
| L2                                      | 1  | 0              | 1     | 8        | 1     | 0        | 1    | 0                      | 11                | 11                 |
| L3-6                                    | 4  | 0              | 3     | 7        | 3     | 4        | 2    | 1                      | 20                | 80                 |
| L7                                      | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| L8-30                                   | 23 | 0              | 3     | 3        | 3     | 0        | 0    | 1                      | 10                | 230                |
| L31 - Amenity                           | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| Total (all Floors)                      | 31 | 0              | 83    | 113      | 83    | 16       | 10   | 27                     | 332               | 332                |
| Distribution                            |    | 0.0%           | 25.0% | 34.0%    | 25.0% | 4.8%     | 3.0% | 8.1%                   | 100.0%            |                    |
|                                         |    | 0.0%           |       | 59.0%    |       | 29.8%    |      | 11.1%                  |                   |                    |
| TOWER 3                                 |    |                |       |          |       |          |      |                        |                   |                    |
| Level                                   |    | Studio         | 1Bed  | 1Bed+Den | 2Bed  | 2Bed+Den | 3Bed | TH                     | Total (per Floor) | Total (all Floors) |
| L1                                      | 1  | 1              | 0     | 6        | 0     | 2        | 4    | 0                      | 13                | 13                 |
| L2                                      | 1  | 1              | 0     | 6        | 0     | 2        | 4    | 0                      | 13                | 13                 |
| L3-6                                    | 4  | 1              | 2     | 10       | 1     | 6        | 3    | 0                      | 23                | 92                 |
| L7                                      | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| L8-30                                   | 23 | 0              | 3     | 3        | 2     | 2        | 0    | 0                      | 10                | 230                |
| L31 - Amenity                           | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| Total (all Floors)                      | 31 | 6              | 77    | 121      | 50    | 74       | 20   | 0                      | 348               | 348                |
| Distribution                            |    | 1.7%           | 22.1% | 34.8%    | 14.4% | 21.3%    | 5.7% | 0.0%                   | 100.0%            |                    |
|                                         |    | 1.7%           |       | 56.9%    |       | 35.6%    |      | 5.7%                   |                   |                    |
| TOWER 4                                 |    |                |       |          |       |          |      |                        |                   |                    |
| Level                                   |    | Studio         | 1Bed  | 1Bed+Den | 2Bed  | 2Bed+Den | 3Bed | TH                     | Total (per Floor) | Total (all Floors) |
| L1                                      | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 11                     | 11                | 11                 |
| TH Mezzanine                            | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| L2-5                                    | 4  | 2              | 5     | 8        | 2     | 2        | 0    | 0                      | 19                | 76                 |
| L6                                      | 1  | 2              | 5     | 8        | 2     | 2        | 0    | 0                      | 19                | 19                 |
| L7                                      | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| L8-35                                   | 28 | 0              | 3     | 3        | 2     | 2        | 0    | 0                      | 10                | 280                |
| L36 - Amenity                           | 1  | 0              | 0     | 0        | 0     | 0        | 0    | 0                      | 0                 | 0                  |
| Total (all Floors)                      | 36 | 10             | 109   | 124      | 66    | 66       | 0    | 11                     | 386               | 386                |
| Distribution                            |    | 2.6%           | 28.2% | 32.1%    | 17.1% | 17.1%    | 0.0% | 2.8%                   | 100.0%            |                    |
|                                         |    | 2.6%           |       | 60.4%    |       | 34.2%    |      | 2.8%                   |                   |                    |
| TOTAL Building 1 - 4                    |    |                |       |          |       |          |      |                        |                   | 1466               |



|         |                      |                                                                    |                      |     |       |                                   |                             |                       |       |
|---------|----------------------|--------------------------------------------------------------------|----------------------|-----|-------|-----------------------------------|-----------------------------|-----------------------|-------|
| L.      | Parking Statistics   | NOTE: Service Areas are not included in parking space calculations |                      |     |       |                                   |                             |                       |       |
| Tower 1 |                      | Ratio                                                              | Required / Allowable |     |       | Required after<br>TDM Reduction** | Total Provided              | Provided within Total |       |
|         |                      |                                                                    | Gross                | H/C | Small |                                   | Gross                       | H/C                   | Small |
|         | Retail               | 1 stalls / 35 m2                                                   | 37                   | 0.7 | 13    | 37                                | 37                          |                       | 0     |
|         | Commercial Subtotal  |                                                                    | 37                   | 0.7 | 13    | 37                                | 37                          | 1                     | 0     |
|         | Residential- Studio  | 0.90 stall / unit                                                  | 30                   | 1   | 10    | 30                                | 30                          | 1                     | 0     |
|         | Residential- 1bed +  | 1.40 stall / unit                                                  | 514                  | 10  | 180   | 330                               | 412                         | 10                    | 0     |
|         | Visitor*             | 0.1 stall / unit                                                   | 40                   | 0   | 14    | 40                                | 40                          | 0                     | 0     |
|         | Residential Subtotal |                                                                    | 584                  | 11  | 204   | 400                               | 482                         | 11                    | 0     |
|         | Total Parking Stalls |                                                                    | 621                  | 12  | 217   | 437                               | 519                         | 12                    | 0     |
| Tower 2 |                      | Ratio                                                              | Required / Allowable |     |       | Required after<br>TDM Reduction** | Total Provided              | Provided within Total |       |
|         |                      |                                                                    | Gross                | H/C | Small |                                   | Gross                       | H/C                   | Small |
|         | Retail               | 1 stalls / 35 m2                                                   | 5                    | 0.1 | 2     | 5                                 | 5                           |                       | 0     |
|         | Commercial Subtotal  |                                                                    | 5                    | 0.1 | 2     | 5                                 | 5                           | 1                     | 0     |
|         | Residential- Studio  | 0.90 stall / unit                                                  | 0                    | 0   | 0     | 0                                 | 0                           | 0                     | 0     |
|         | Residential- 1bed +  | 1.40 stall / unit                                                  | 465                  | 9   | 163   | 299                               | 397                         | 9                     | 0     |
|         | Visitor*             | 0.1 stall / unit                                                   | 33                   | 0   | 12    | 33                                | 33                          | 0                     | 0     |
|         | Residential Subtotal |                                                                    | 498                  | 9   | 174   | 332                               | 430                         | 9                     | 0     |
|         | Total Parking Stalls |                                                                    | 503                  | 9   | 176   | 337                               | 436                         | 10                    | 0     |
| Tower 3 |                      | Ratio                                                              | Required / Allowable |     |       | Required after<br>TDM Reduction** | Total Provided              | Provided within Total |       |
|         |                      |                                                                    | Gross                | H/C | Small |                                   | Gross                       | H/C                   | Small |
|         | Retail               | 1 stalls / 35 m2                                                   | 0                    | 0.0 | 0     | 0                                 | 0                           |                       | 0     |
|         | Commercial Subtotal  |                                                                    | 0                    | 0.0 | 0     | 0                                 | 0                           | 1                     | 0     |
|         | Residential- Studio  | 0.90 stall / unit                                                  | 5                    | 0   | 2     | 5                                 | 5                           | 0                     | 0     |
|         | Residential- 1bed +  | 1.40 stall / unit                                                  | 479                  | 10  | 168   | 308                               | 384                         | 10                    | 0     |
|         | Visitor*             | 0.1 stall / unit                                                   | 35                   | 0   | 12    | 35                                | 35                          | 0                     | 0     |
|         | Residential Subtotal |                                                                    | 519                  | 10  | 182   | 347                               | 424                         | 10                    | 0     |
|         | Total Parking Stalls |                                                                    | 519                  | 10  | 182   | 347                               | 424                         | 11                    | 0     |
| Tower 4 |                      | Ratio                                                              | Required / Allowable |     |       | Required after<br>TDM Reduction** | Total Provided              | Provided within Total |       |
|         |                      |                                                                    | Gross                | H/C | Small |                                   | Gross                       | H/C                   | Small |
|         | Retail               | 1 stalls / 35 m2                                                   | 0                    | 0.0 | 0     | 0                                 | 0                           |                       | 0     |
|         | Commercial Subtotal  |                                                                    | 0                    | 0.0 | 0     | 0                                 | 0                           | 1                     | 0     |
|         | Residential- Studio  | 0.90 stall / unit                                                  | 9                    | 0   | 3     | 9                                 | 9                           | 0                     | 0     |
|         | Residential- 1bed +  | 1.40 stall / unit                                                  | 526                  | 11  | 184   | 338                               | 320                         | 11                    | 0     |
|         | Visitor*             | 0.1 stall / unit                                                   | 39                   | 0   | 14    | 39                                | 39                          | 0                     | 0     |
|         | Residential Subtotal |                                                                    | 574                  | 11  | 201   | 386                               | 368                         | 11                    | 0     |
|         | Total Parking Stalls |                                                                    | 574                  | 11  | 201   | 386                               | 368                         | 12                    | 0     |
| Total   |                      | 2217                                                               |                      |     | 1508  | 1746                              | Total stalls for all phases |                       |       |



| Available parking stalls on each phase |         |         |         |         |       |
|----------------------------------------|---------|---------|---------|---------|-------|
|                                        | TOWER 1 | TOWER 2 | TOWER 3 | TOWER 4 | TOTAL |
| P1                                     | 108     | 106     | 86      | 86      | 386   |
| P2                                     | 137     | 110     | 111     | 94      | 452   |
| P3                                     | 137     | 110     | 111     | 94      | 452   |
| P4                                     | 137     | 110     | 116     | 94      | 457   |
|                                        |         |         |         |         |       |
| TOTAL                                  | 519     | 436     | 424     | 368     | 1747  |

|       |                           |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |                               |                               |                                               |                               |                 |                |               |  |
|-------|---------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|-------------------------------|-----------------------------------------------|-------------------------------|-----------------|----------------|---------------|--|
| M.    | Required Bike Storage     |     | 6 visitor bicycle spaces at each public entrance; plus 0.06 bicycle spaces in a secure bicycle parking area per 100 m2 of the gross floor area where gross floor area is greater than or equal to 2,000 m2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |                               |                               | (1 Stalls per unit, 6 visitor bicycle spaces) |                               |                 |                |               |  |
|       |                           |     | Retail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Res. Vistor                  | Residential                   | Total Required                |                                               |                               |                 |                |               |  |
|       |                           |     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                            | 6                             | 400                           |                                               |                               |                 |                |               |  |
|       |                           |     | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                            | 6                             | 332                           |                                               |                               |                 |                |               |  |
|       |                           |     | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0                            | 6                             | 348                           |                                               |                               |                 |                |               |  |
|       | 0                         | 0   | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 386                          |                               |                               |                                               |                               |                 |                |               |  |
|       | Total                     | 1   | 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 24                           | 1466                          | 1503                          |                                               |                               |                 |                |               |  |
|       | Provied Bike Storage      |     | Retail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Res. Vistor                  | Residential                   | Total Provied                 |                                               |                               |                 |                |               |  |
|       |                           |     | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                            | 6                             | 400                           |                                               |                               |                 |                |               |  |
|       |                           |     | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                            | 6                             | 332                           |                                               |                               |                 |                |               |  |
| 0     |                           |     | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                            | 348                           |                               |                                               |                               |                 |                |               |  |
| 0     |                           |     | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                            | 386                           |                               |                                               |                               |                 |                |               |  |
| Total | 1                         | 12  | 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1466                         | 1503                          |                               |                                               |                               |                 |                |               |  |
| N.    | Amenity                   |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |                               |                               |                                               |                               | Outdoor Amenity |                |               |  |
|       |                           |     | Number of Units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Required Amenity       | Total Required Indoor Amenity | Provided Outdoor Amenity      | Provided Indoor Amenity                       | Ground Floor                  | L7              | Top of Tower   |               |  |
|       |                           |     | TOWER 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 400                          | 1972.0 sq m<br>(21,226 sq ft) | 986.0 sq m<br>(10,613 sq ft)  | (26,018 sq ft)                                | 1180.3 sq m<br>(12,705 sq ft) | (10,743 sq ft)  | (12,525 sq ft) | (2,750 sq ft) |  |
|       |                           |     | TOWER 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 332                          | 1700.0 sq m<br>(18,299 sq ft) | 850.0 sq m<br>(9,149 sq ft)   | (26,010 sq ft)                                | 1155.7 sq m<br>(12,440 sq ft) | (15,348 sq ft)  | (7,912 sq ft)  | (2,750 sq ft) |  |
|       |                           |     | TOWER 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 348                          | 1764.0 sq m<br>(18,988 sq ft) | 882.0 sq m<br>(9,494 sq ft)   | (21,356 sq ft)                                | 1160.5 sq m<br>(12,491 sq ft) | (7,073 sq ft)   | (11,533 sq ft) | (2,750 sq ft) |  |
|       | TOWER 4                   | 386 | 1916.0 sq m<br>(20,624 sq ft)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 958.0 sq m<br>(10,312 sq ft) | (28,153 sq ft)                | 1302.9 sq m<br>(14,024 sq ft) | (18,758 sq ft)                                | (6,645 sq ft)                 | (2,750 sq ft)   |                |               |  |
|       | Age-Friendly Amenity Area |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |                               |                               |                                               |                               |                 |                |               |  |
|       |                           |     | 1) Each development that includes townhouse, manorhouse, apartment or senior's housing dwelling units, or a combination thereof, with more than four (4) dwelling units, shall provide an age friendly amenity area(s) in accordance with the following: a) a minimum of 6 m2 per dwelling unit for the first 186 dwelling units; b) a minimum of 4 m2 per dwelling unit for those beyond the first 186 dwelling units; c) a minimum of one (1) age-friendly amenity area per seniors' housing development, which need not include children's play components.                                                                                                                                                                                                 |                              |                               |                               |                                               |                               |                 |                |               |  |
|       |                           |     | 2) In addition to the per dwelling unit requirements in Section 111.5 1), each age-friendly amenity area shall: a) be a minimum contiguous size of 70 m2; b) not be located within required lot line setbacks; c) have a width no less than one quarter of the length; d) be designed such that no dimension is less than 6.0 metres and no slope is greater than 5% e) be accessible to residents and tenants of all dwelling units that are used to calculate the minimum size of an age-friendly amenity area(s) as per Section 111.5 1) and 111.5 4) for the life of the development, including where the development is or will be comprised of more than one lot and/or strata corporation; and f) be designed to a standard acceptable to the Township. |                              |                               |                               |                                               |                               |                 |                |               |  |
|       |                           |     | 6) A maximum of 50% of the required age-friendly amenity area can be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |                               |                               |                                               |                               |                 |                |               |  |

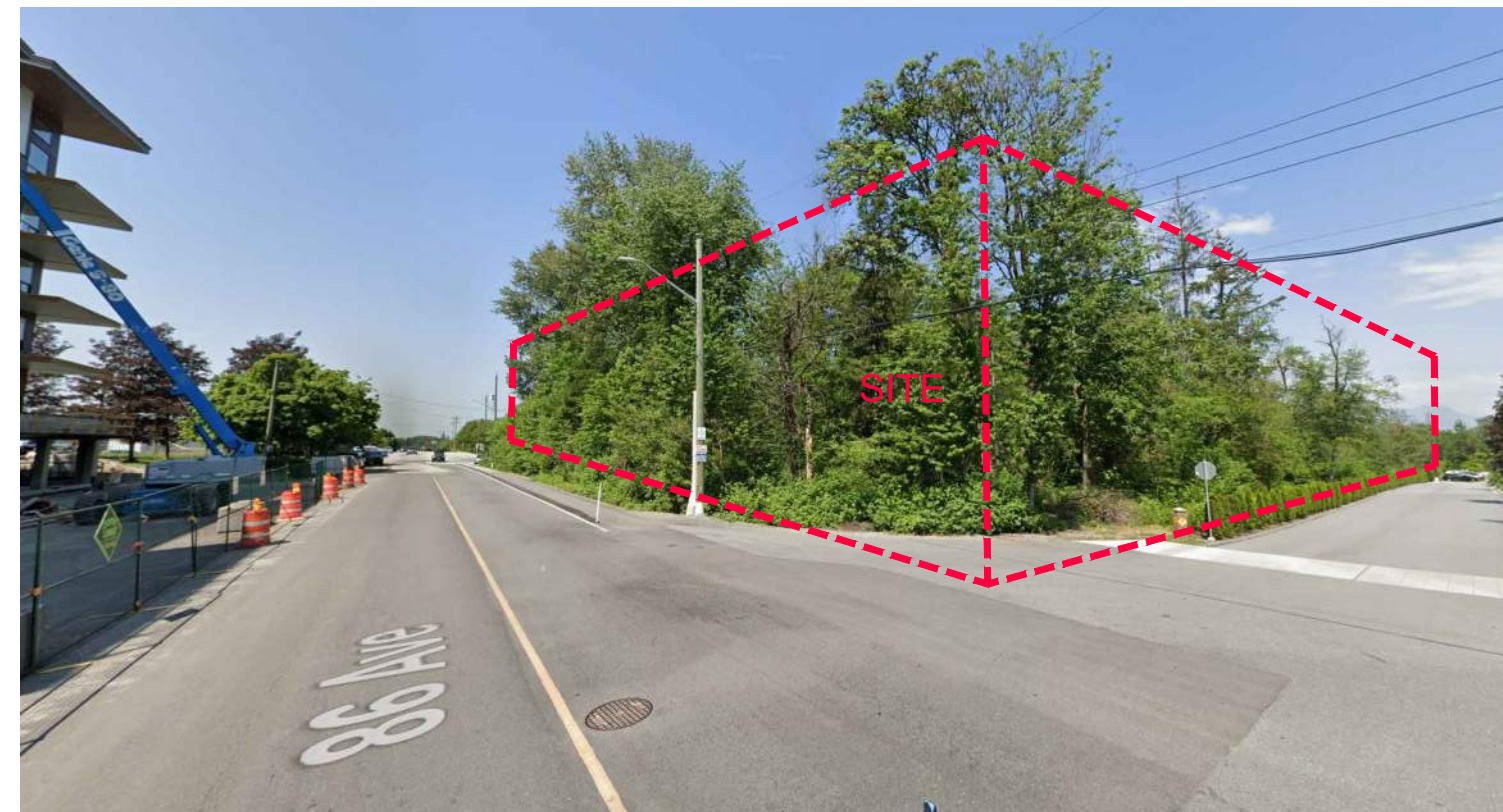




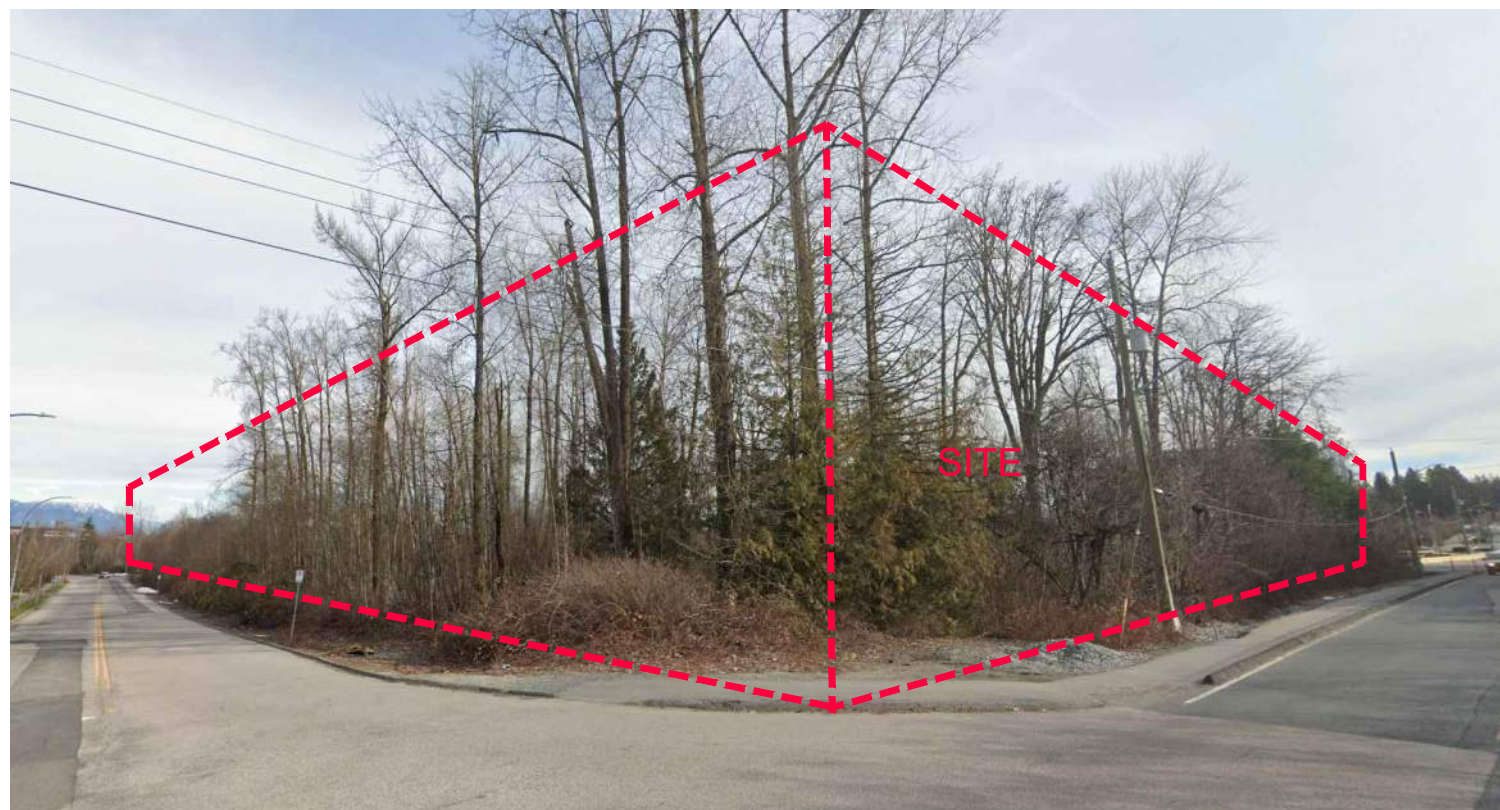




**A** VIEW FROM 86 AVE.. LOOKING NORTHEAST TOWARDS NEIGHBORING PROPERTY



**B** VIEW FROM 86 AVE. LOOKING NORTHWEST



**C** VIEW FROM 86 AVE. & 201 ST. LOOKING NORTHEAST



**D** VIEW FROM 201 ST. LOOKING SOUTHEAST





# AERIAL CONTEXT PLAN

ISSUED FOR REZONING

April 26, 2024



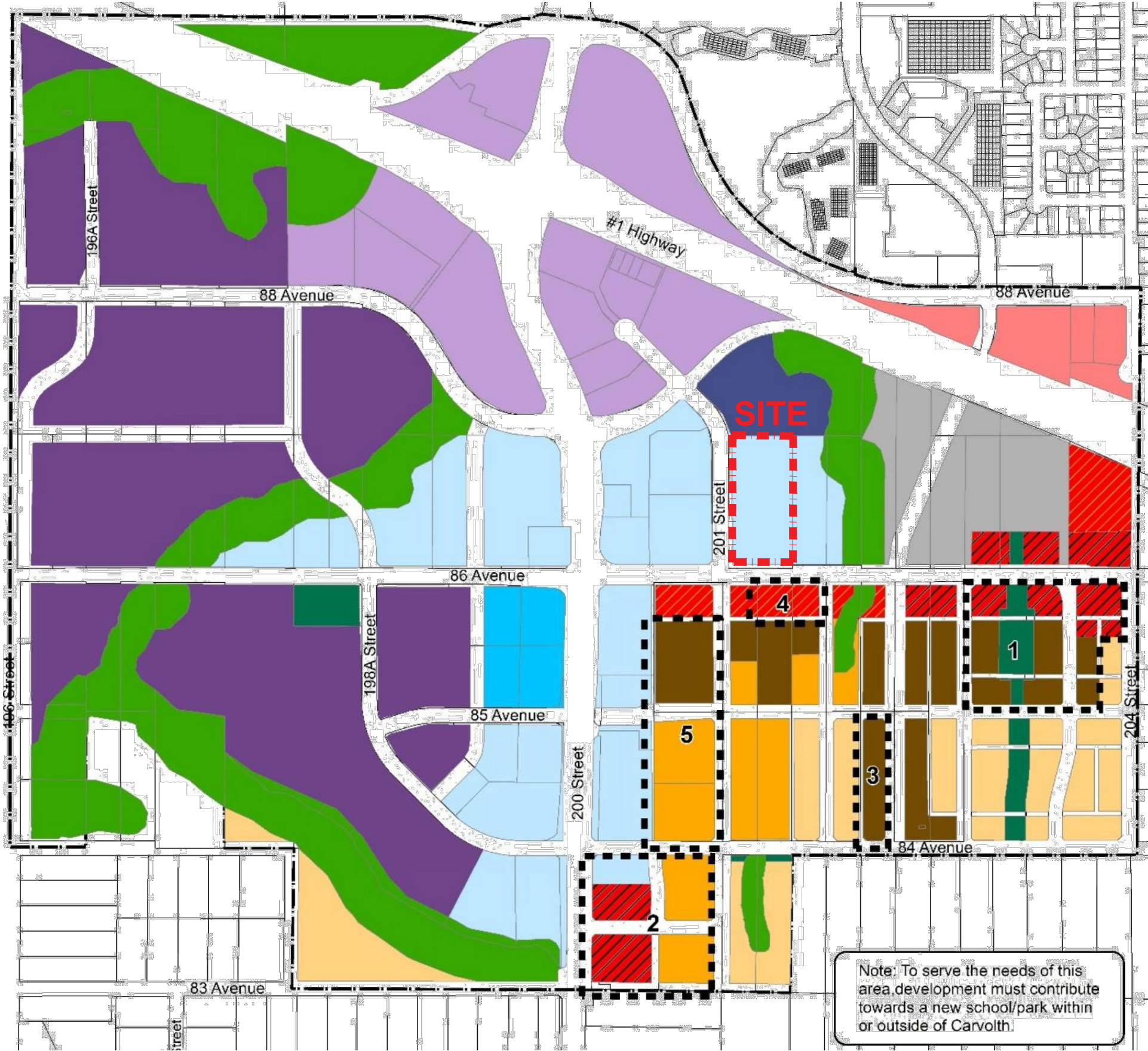
LOT 27 - 86TH AVENUE, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT



NTS  
A006







TOPOGRAPHIC SITE PLAN OF  
LOT 27 EXCEPT: PART ON  
STATUTORY RIGHT OF WAY  
PLAN 23602, NORTH WEST  
QUARTER SECTION 26  
TOWNSHIP 8 NWD PLAN 1093

CIVIC ADDRESS:

NE Corner of 86 Avenue and 201 Street, Langley, B.C.  
P.L.D. 006-679-713

LEGEND

- X DENOTES GROUND ELEVATION
- ⊕ DENOTES FIRE HYDRANT
- ⊠ DENOTES CATCH BASIN - TOP ENTRY
- ⊙ DENOTES CATCH BASIN - ROUND
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES STREET LIGHT - DAVIT
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES JUNCTION BOX
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES SANITARY MANHOLE
- ⊕ DENOTES STORM MANHOLE
- ⊕ DENOTES TREE AND CANOPY EXTENT
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- ⊕ DENOTES SANITARY INSPECTION CHAMBER



SCALE 1 : 500

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and  
560mm in height (C size) when plotted at a scale of 1:500

Lot dimensions are derived from Field Survey.

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)  
Derived from RTK GNSS survey observations within the  
Metro Vancouver GNSS Service Network and are verified to  
Control Monument 88H4618 located at the intersection of  
Telegraph Trail and 204th St.  
Elevation = 29.214m

Invert elevations and offsets of services from property lines  
are derived from municipal records and field survey.  
Contractor to verify all service locations and inverts prior to  
construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are  
shown in cm.

If this plan is used in digital form, Target Land Surveying  
will only assume responsibility for information content  
shown on original unaltered drawing.

This Plan was prepared for architectural design and permit  
purposes, and is for the exclusive use of our client. The  
signatory accepts no responsibility or liability for any  
damages that may be suffered by a third party as a  
result of reproduction, transmission or alteration to this  
document without consent of the signatory.

CERTIFIED CORRECT  
DATED THIS 17th DAY OF NOVEMBER, 2023.

B.C.L.S.  
H. Adam Fulkerson

REM 2  
PLAN BCP8832

LOT AREA=  
1.796 Ha.

REM 27  
PLAN 1093  
SITE

1  
PLAN EPP96448

SRW PLAN EPP96452

TARGET  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-581-6161

DRAFTED: JN

FILE: 10728-TOPO







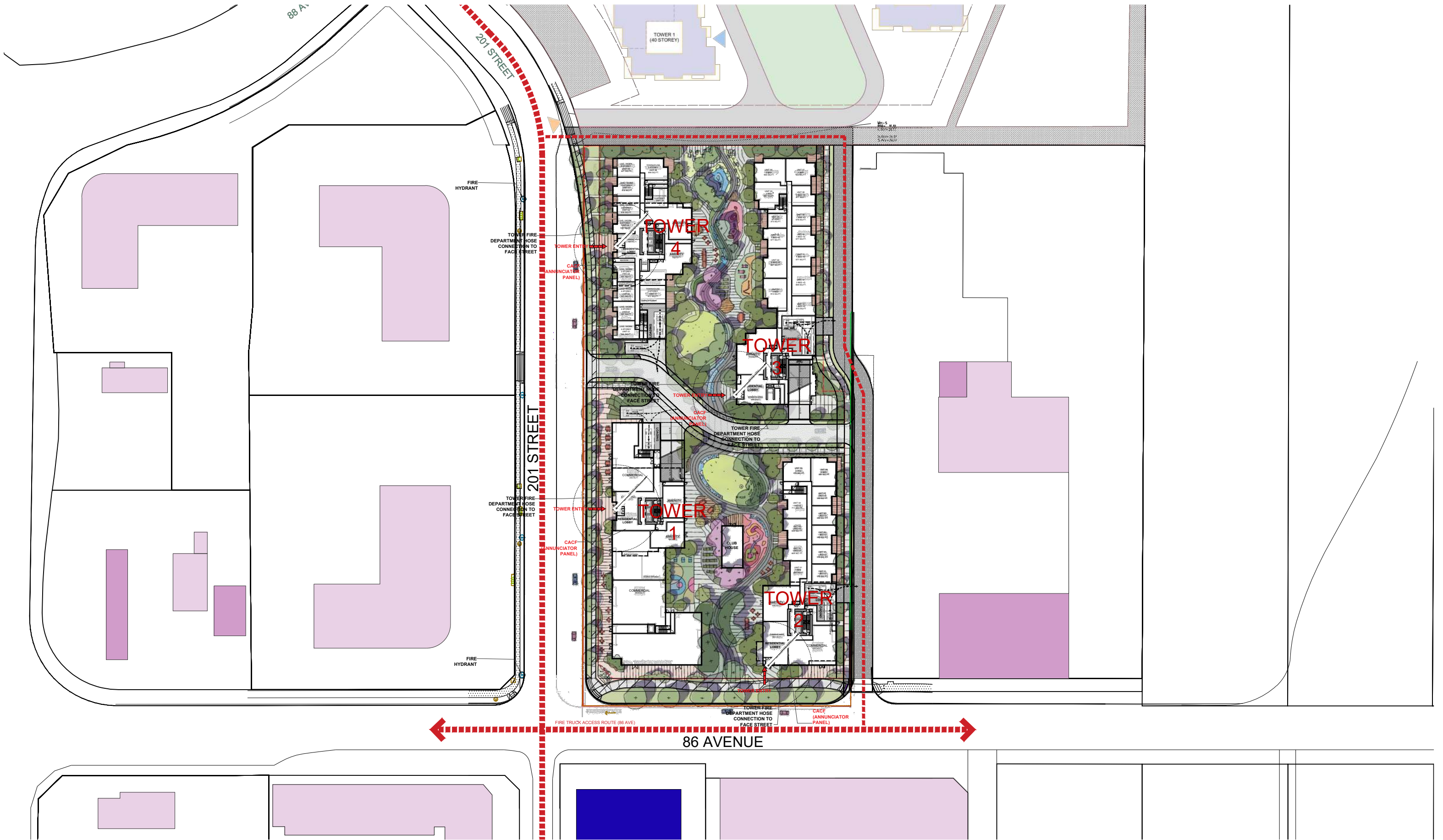




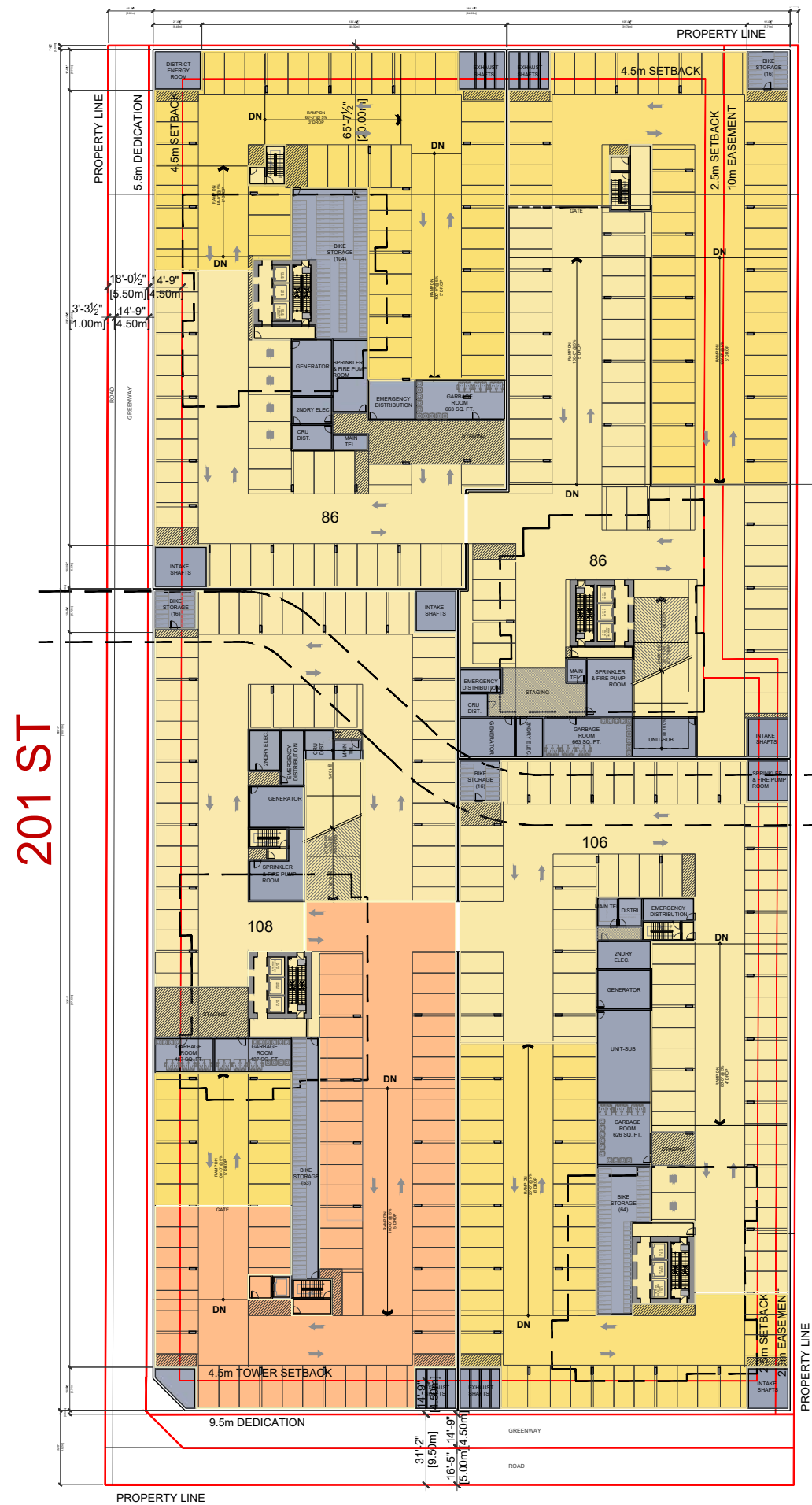




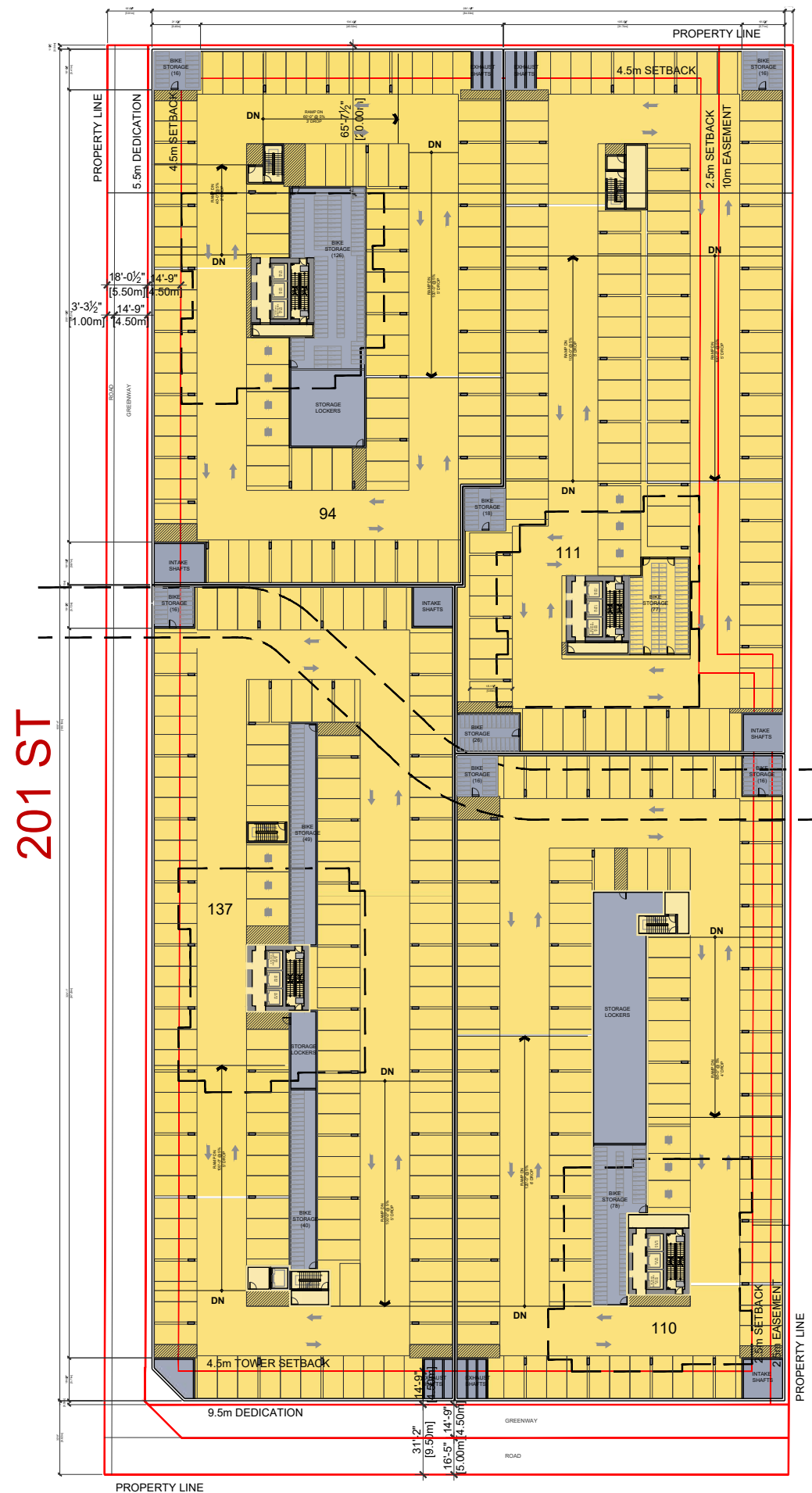




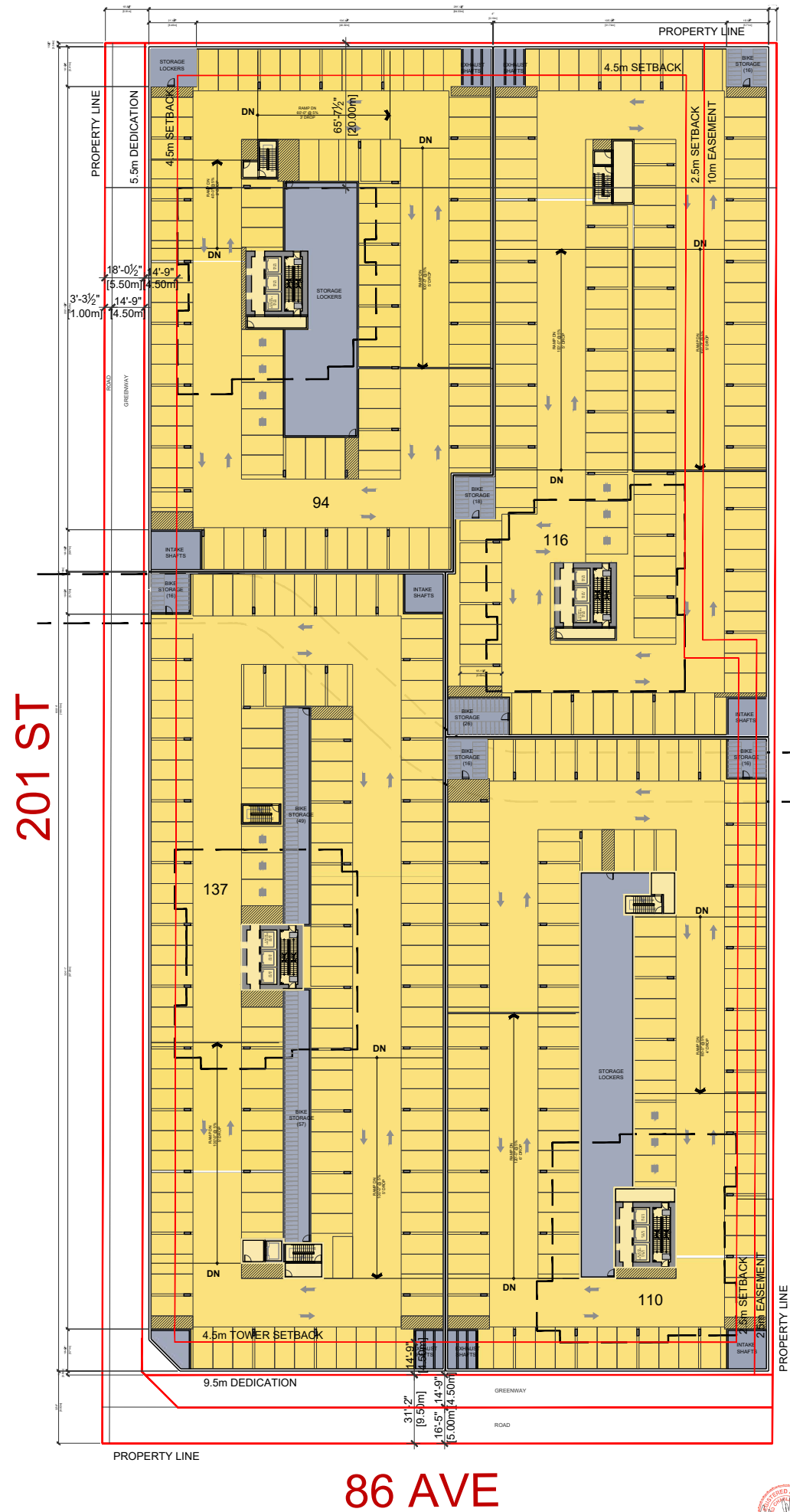














TOWER 4

TOWER 3

TOWER 1

TOWER 2

GROUND FLOOR PLAN

ISSUED FOR REZONING

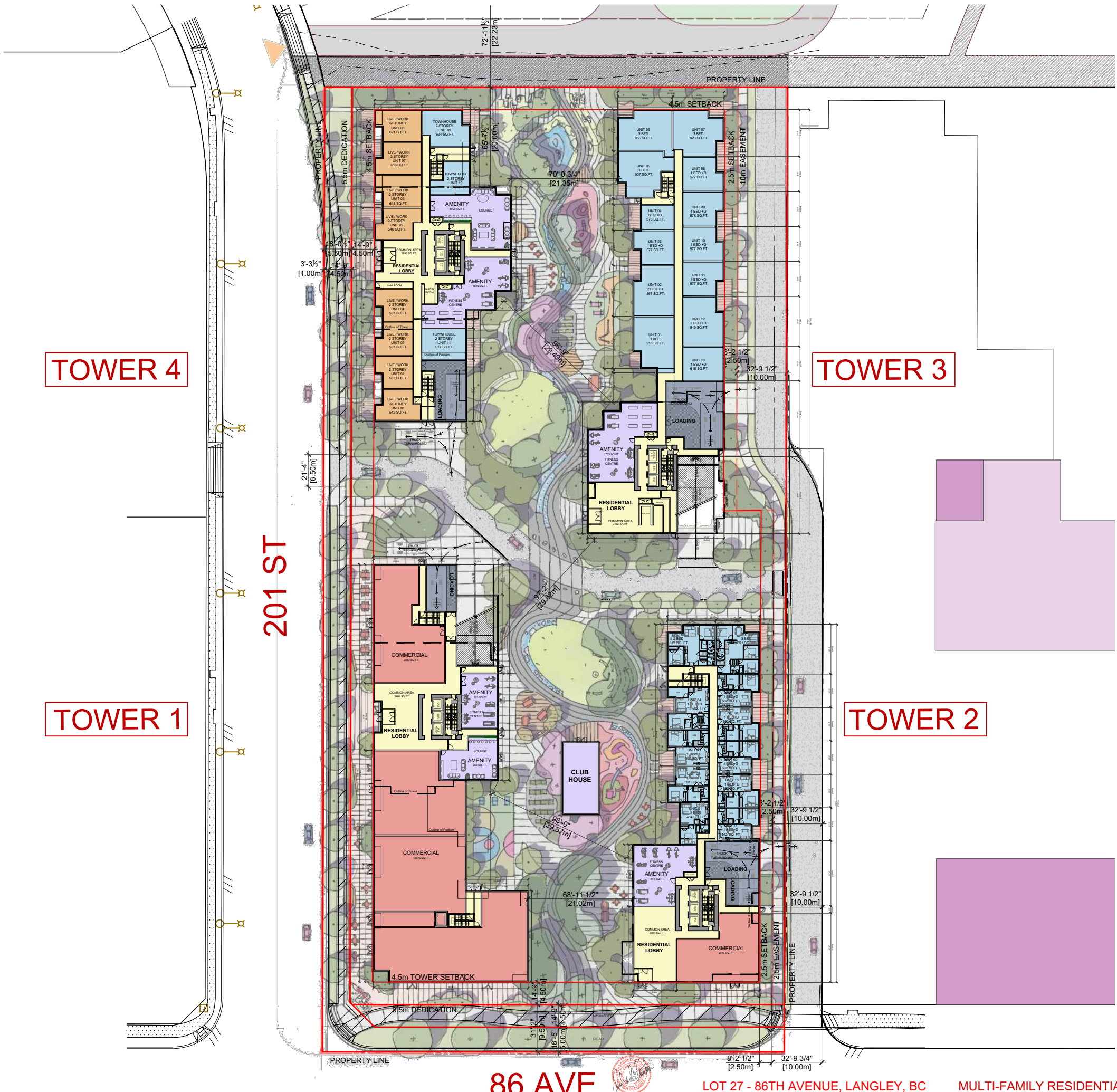
April 29, 2024

86 AVE

LOT 27 - 86TH AVENUE, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1:800  
A203







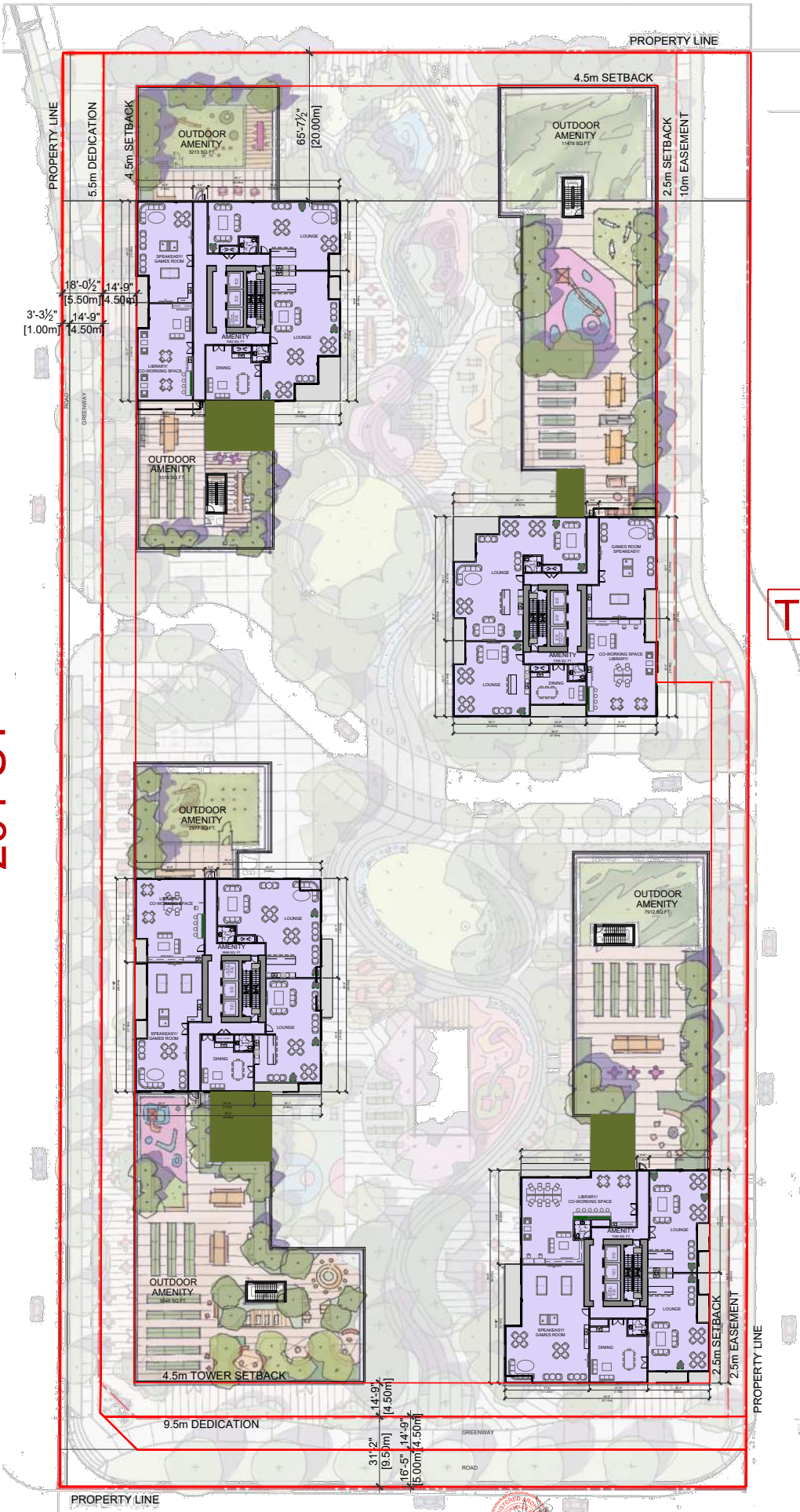


TOWER 4

TOWER 3

TOWER 1

TOWER 2



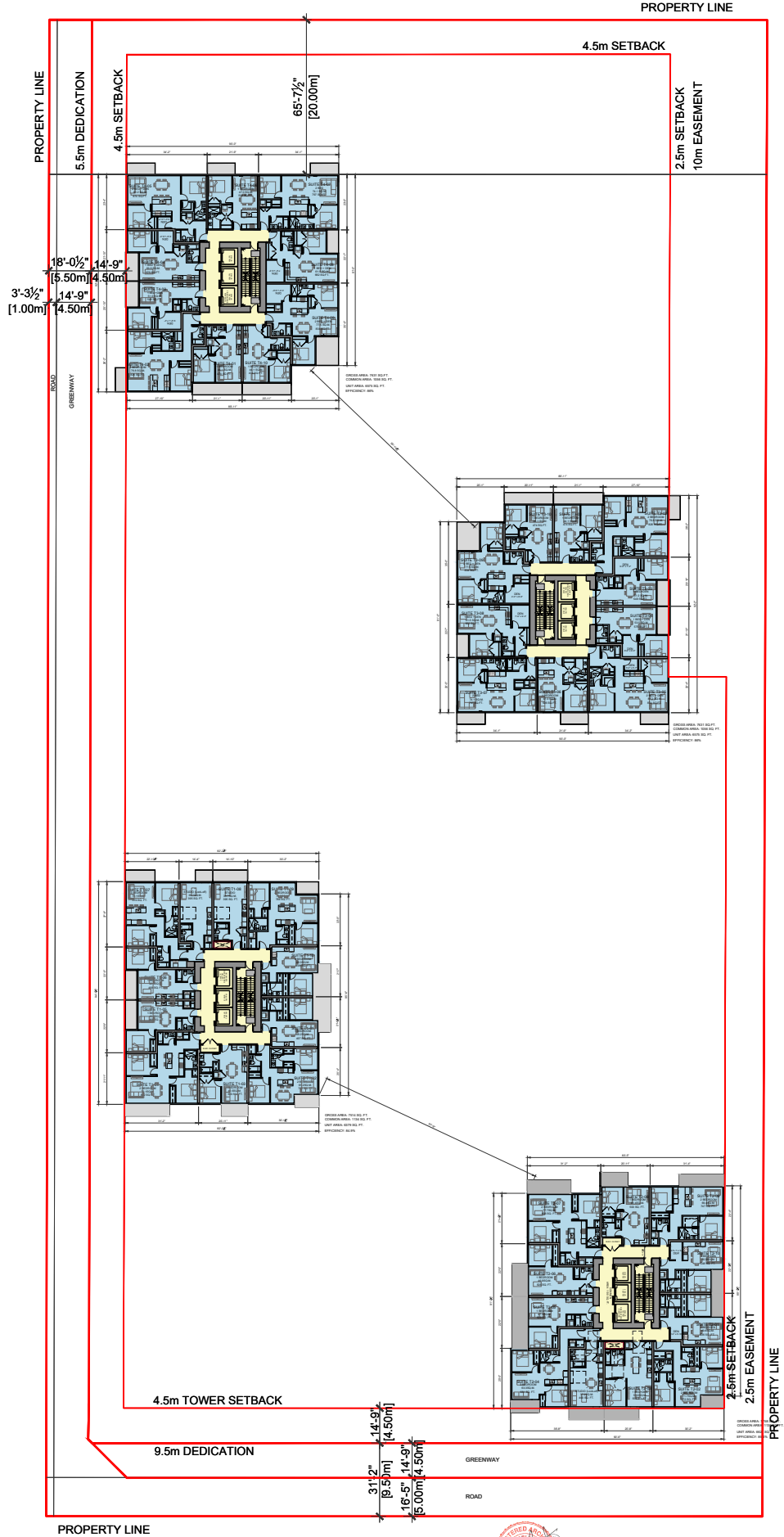


TOWER 4

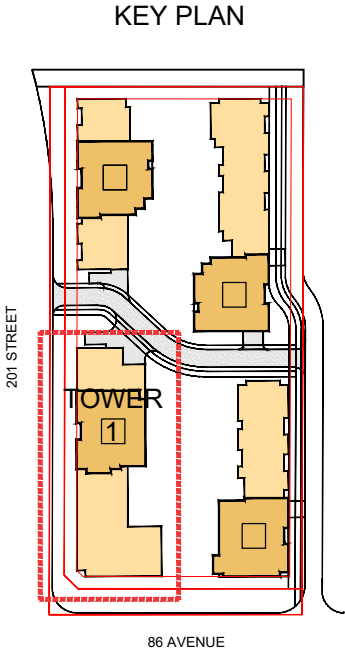
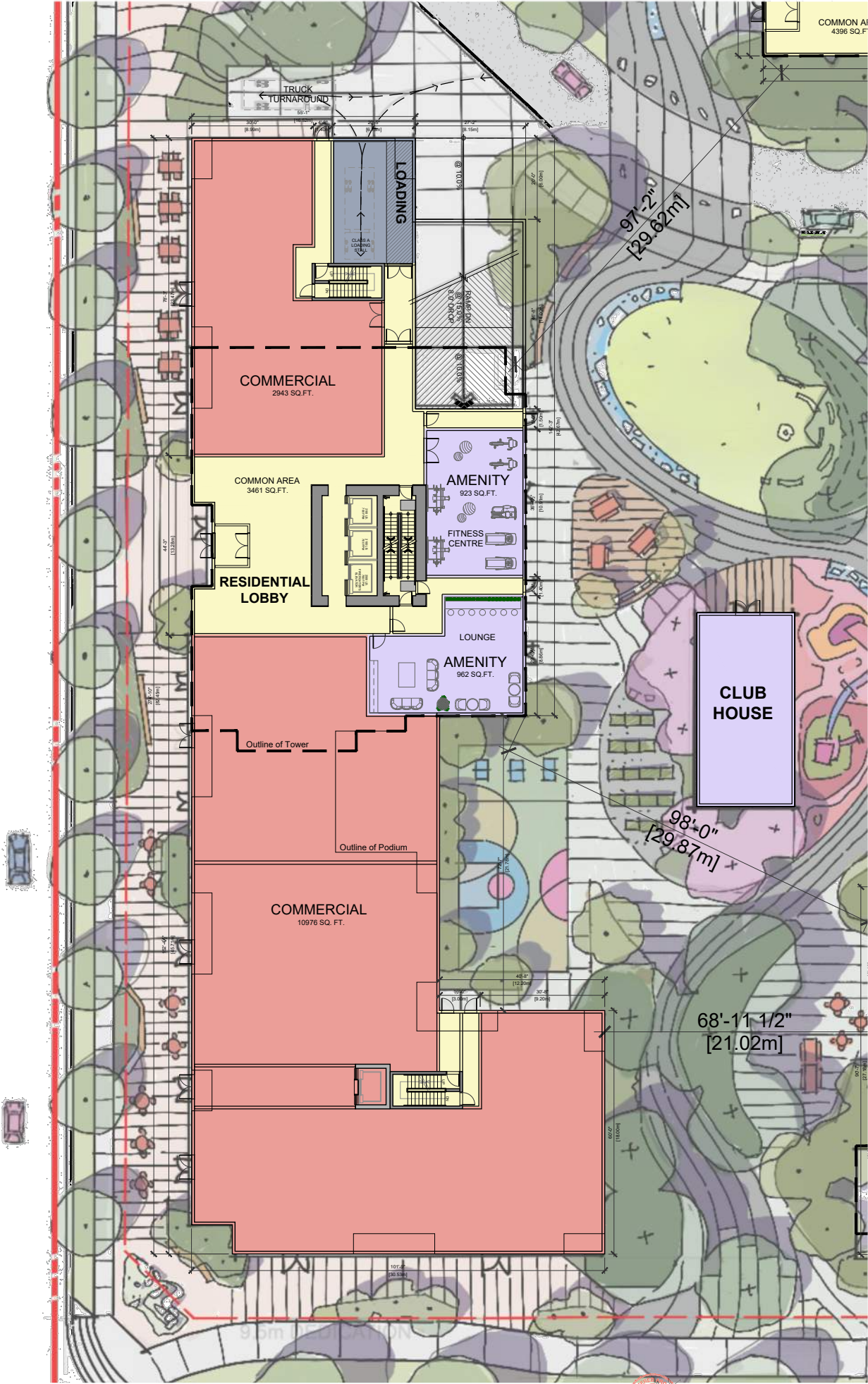
TOWER 3

TOWER 1

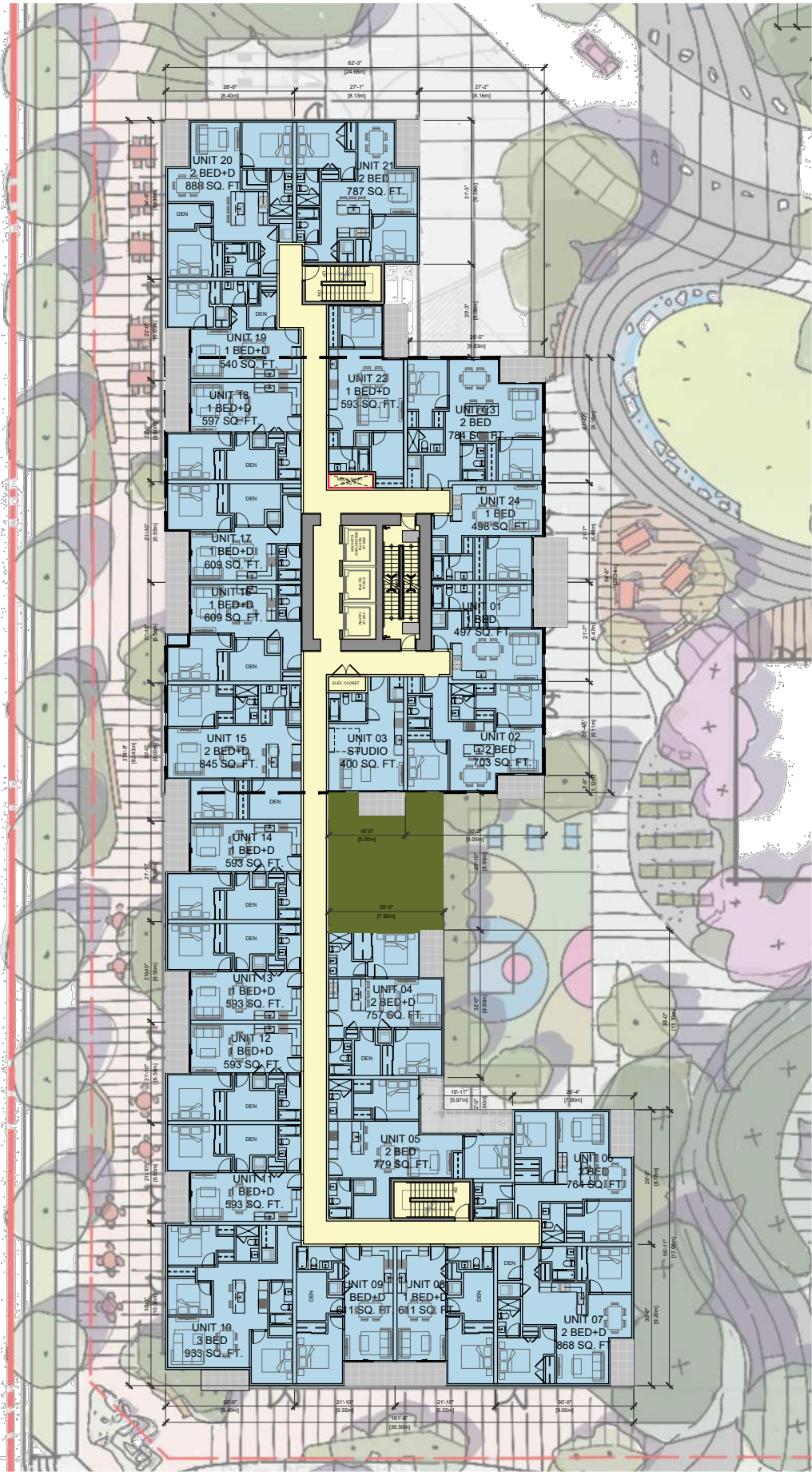
TOWER 2



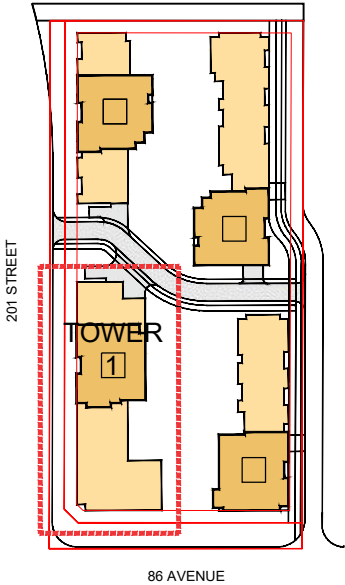




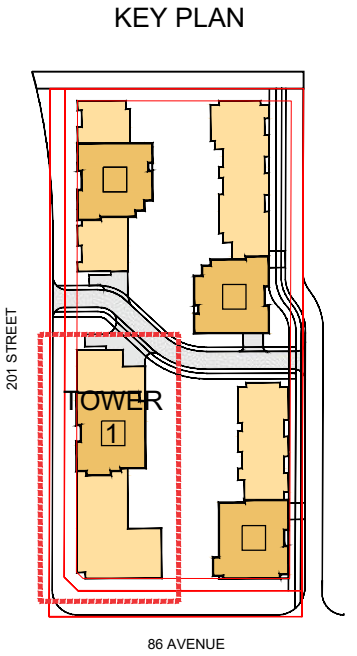
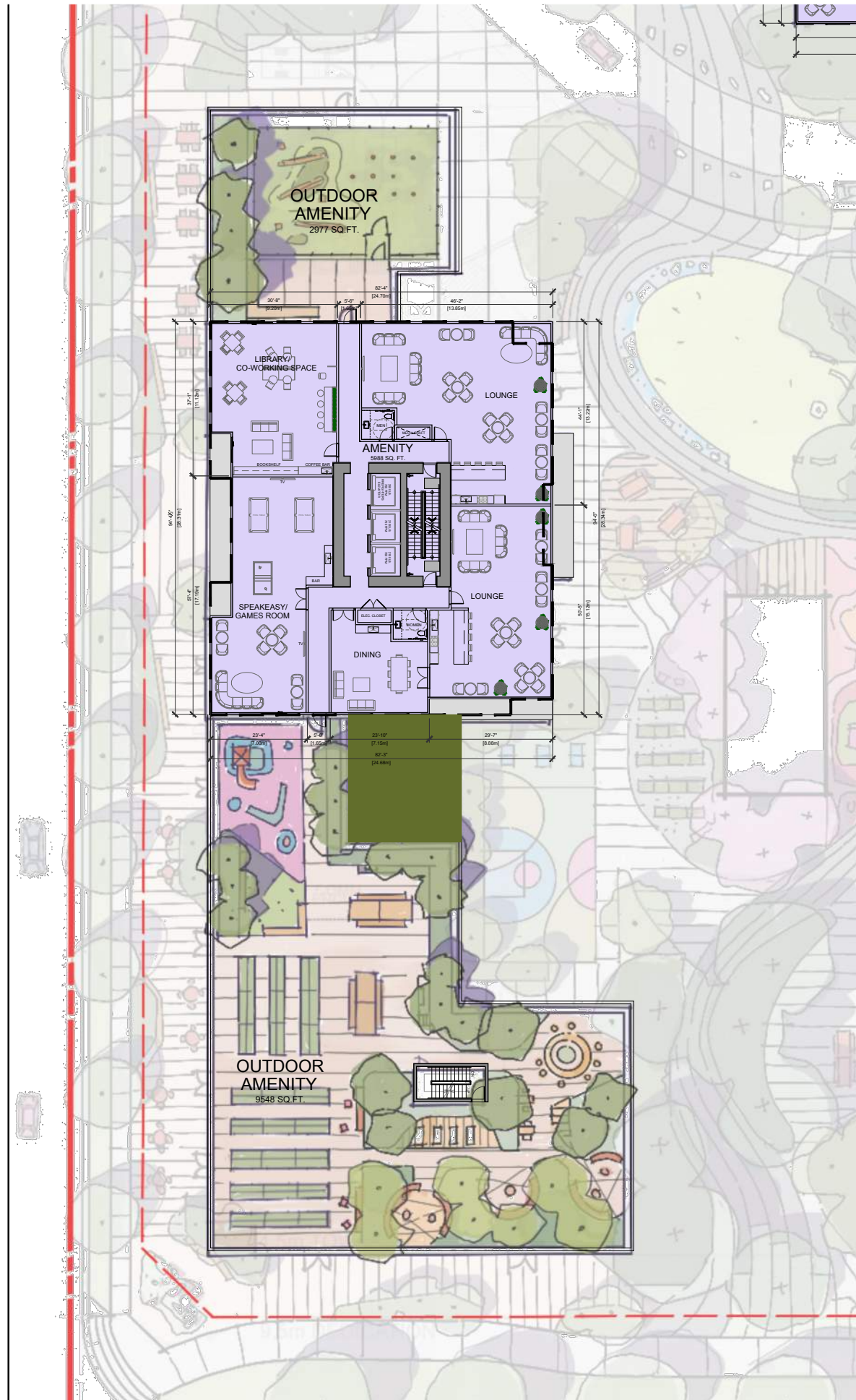




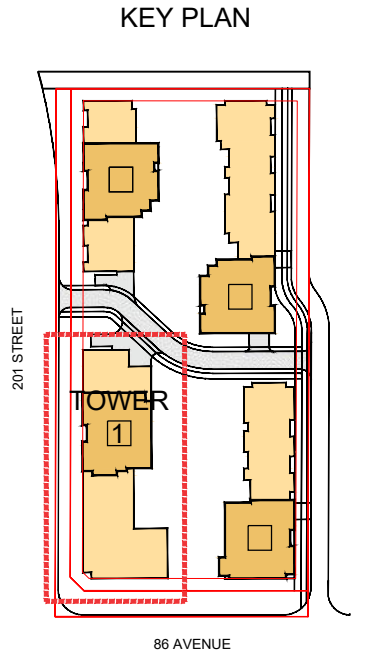
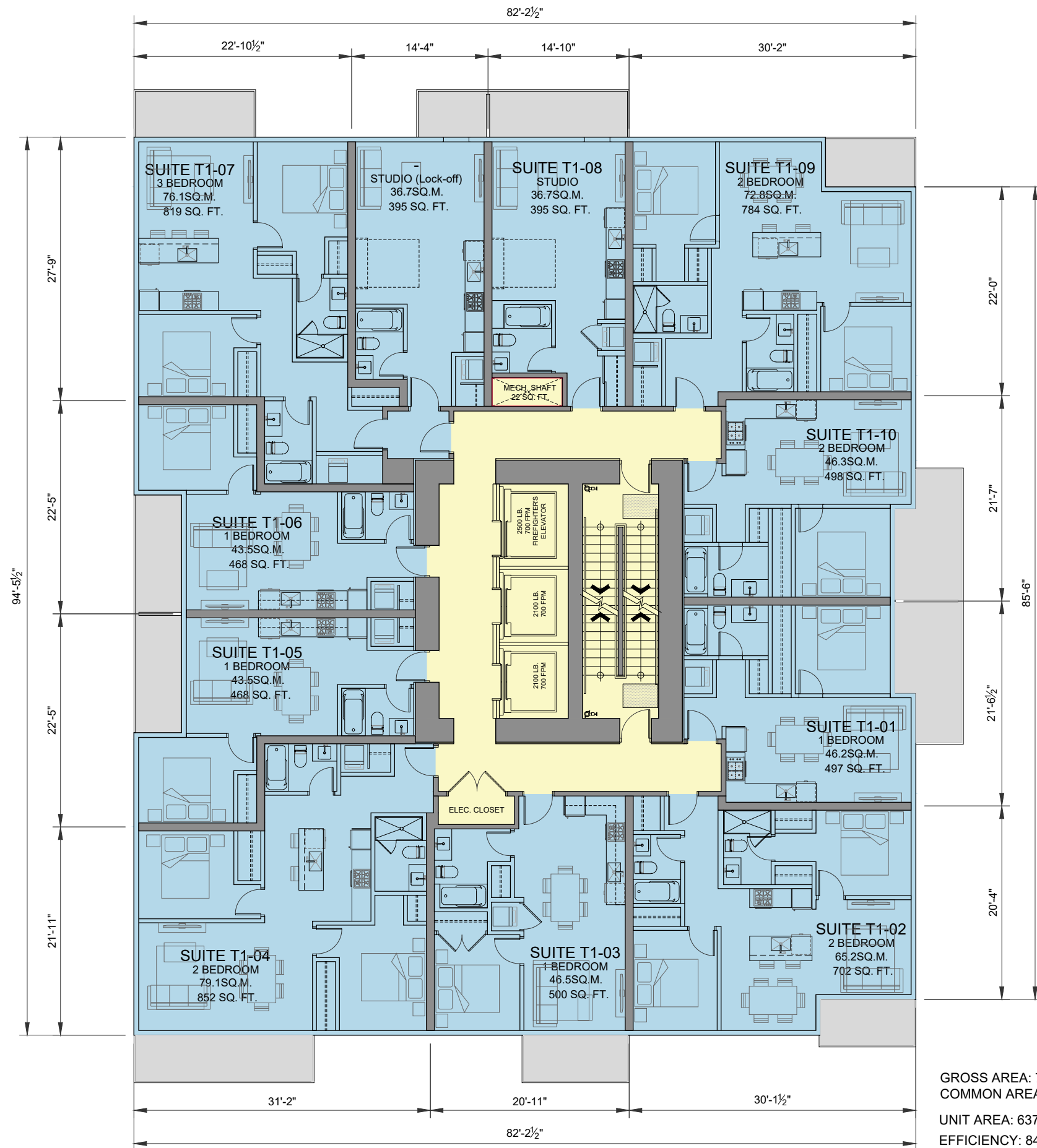
KEY PLAN



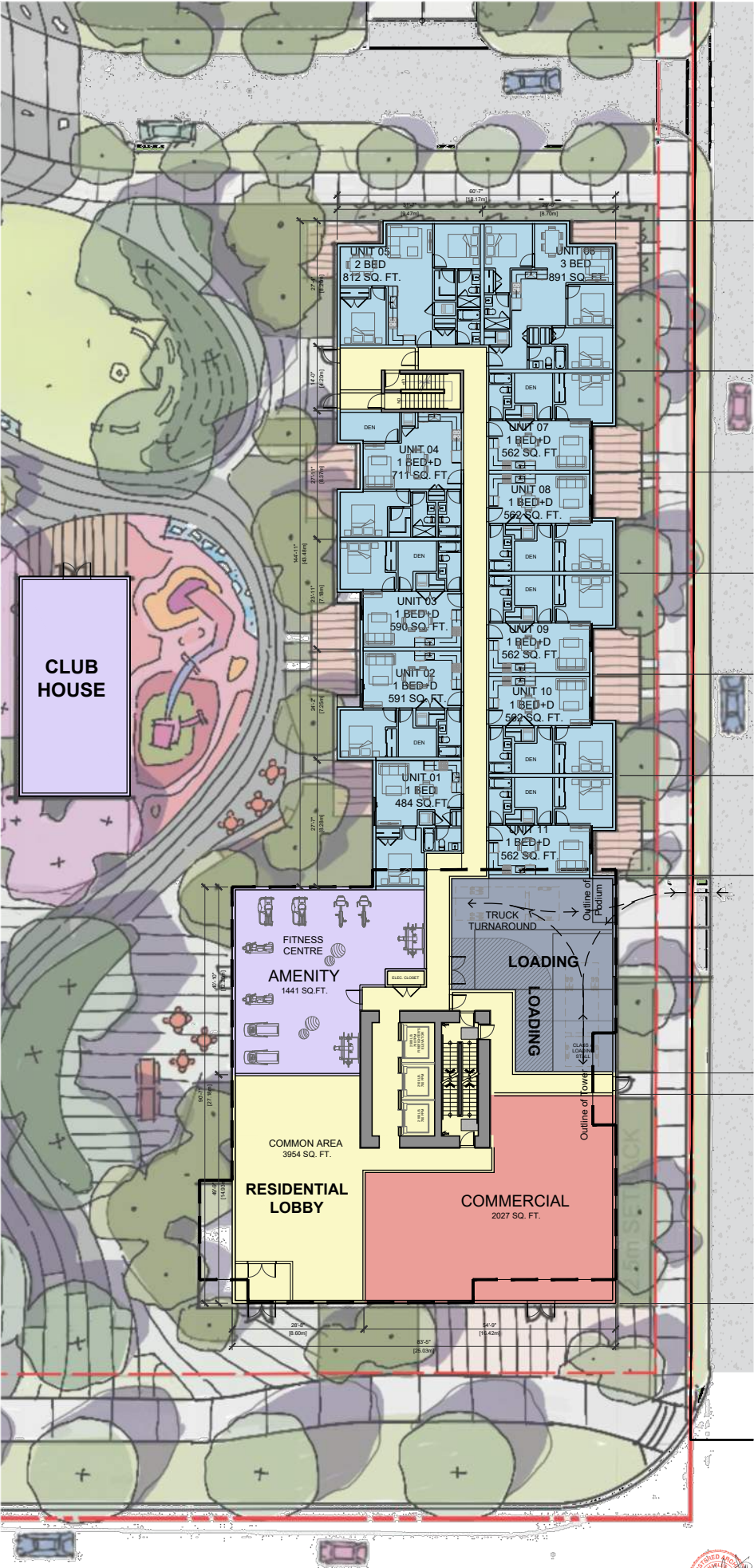






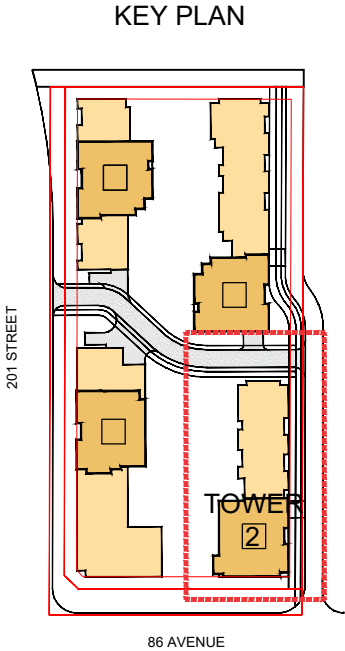




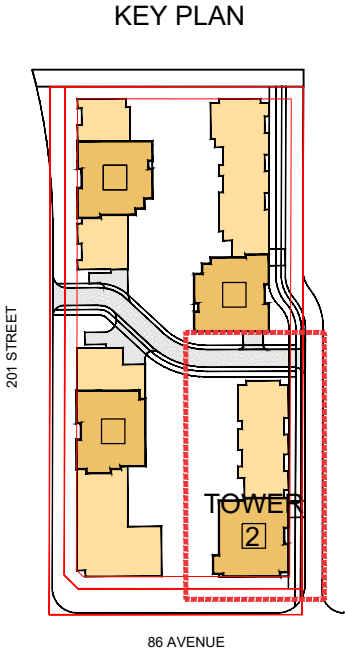
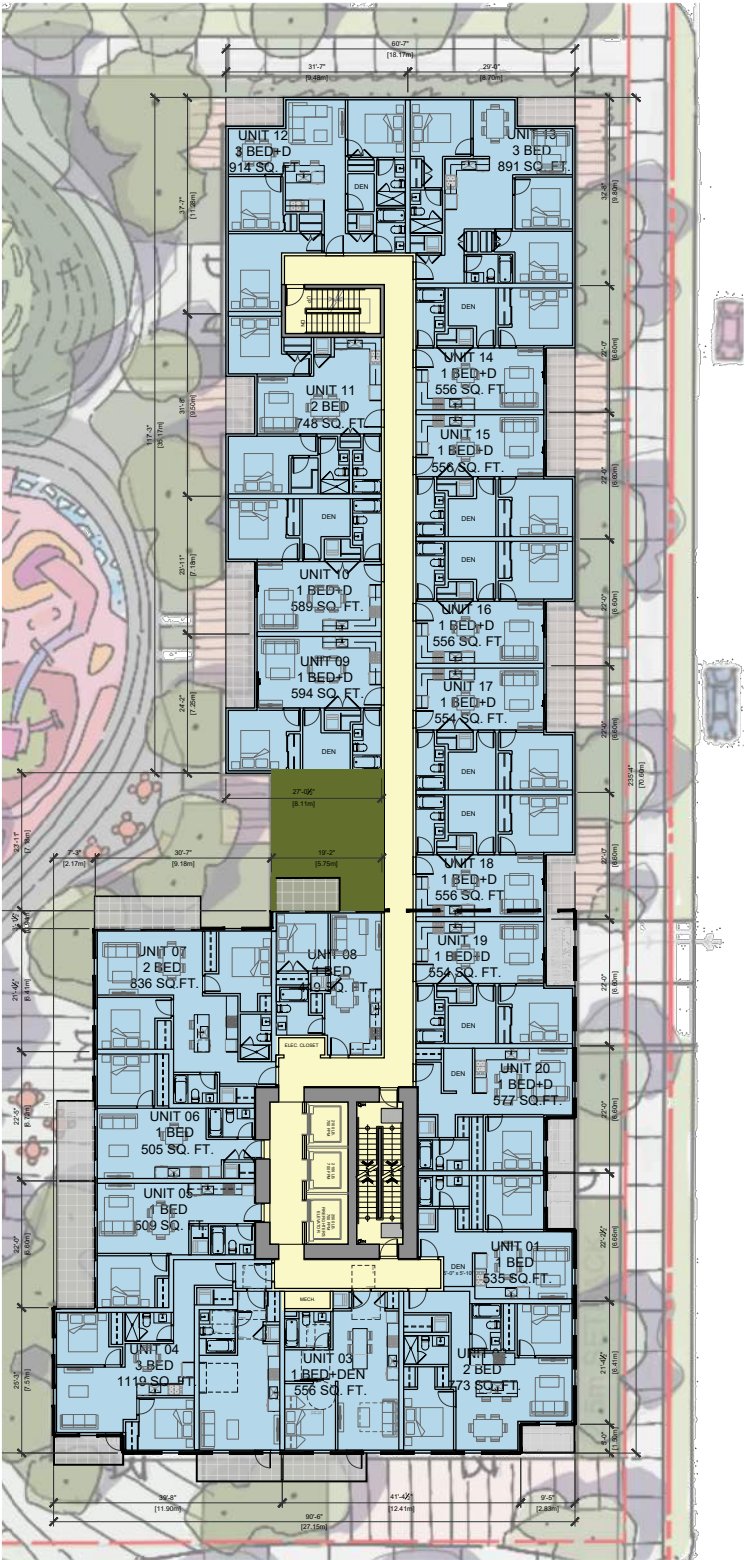


TOWER 2  
GROUND FLOOR PLAN  
ISSUED FOR REZONING

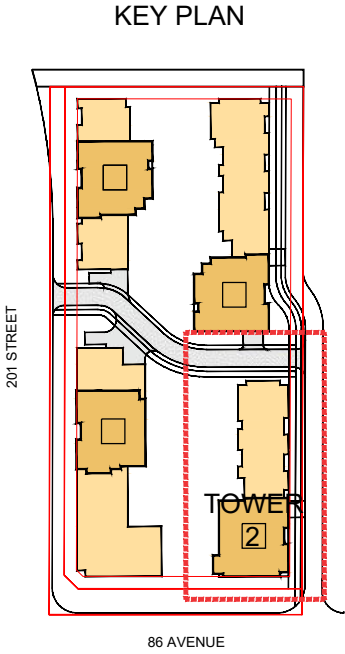
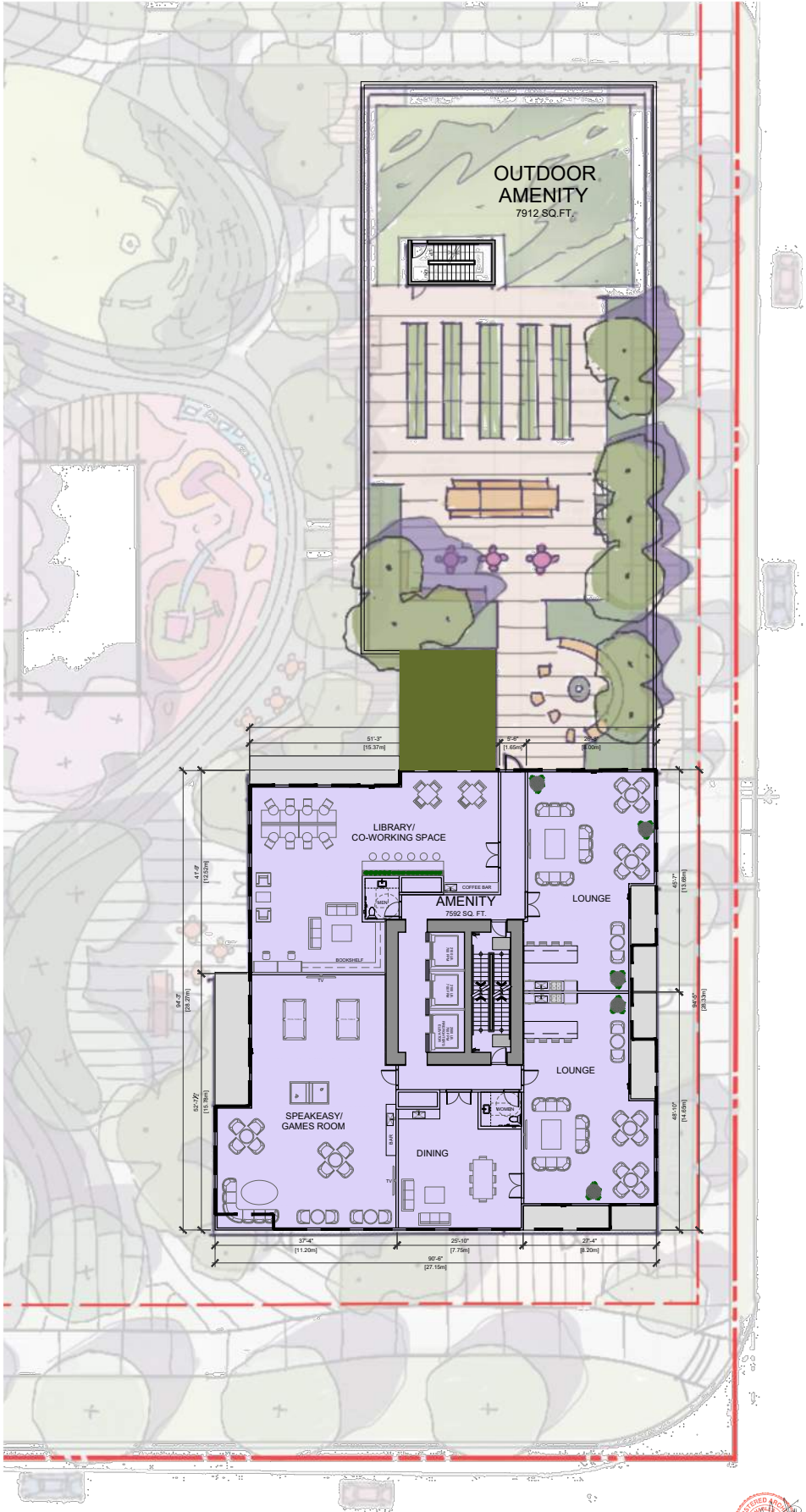
April 29, 2024



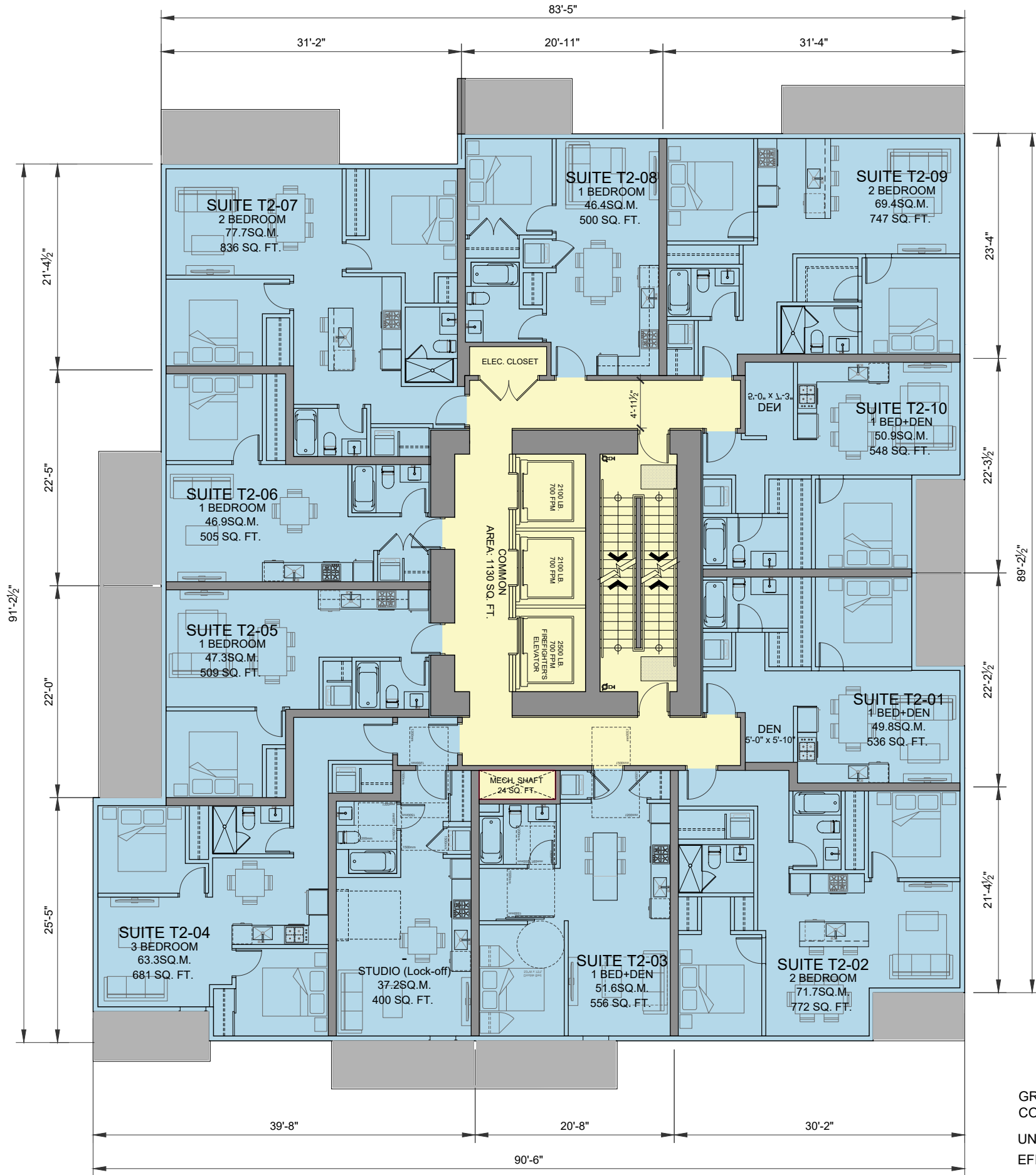




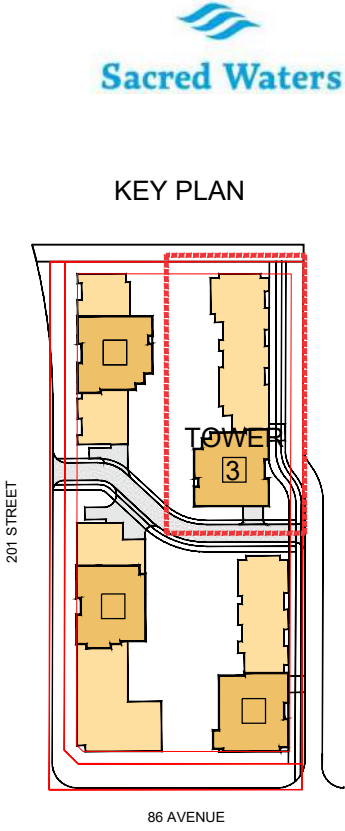
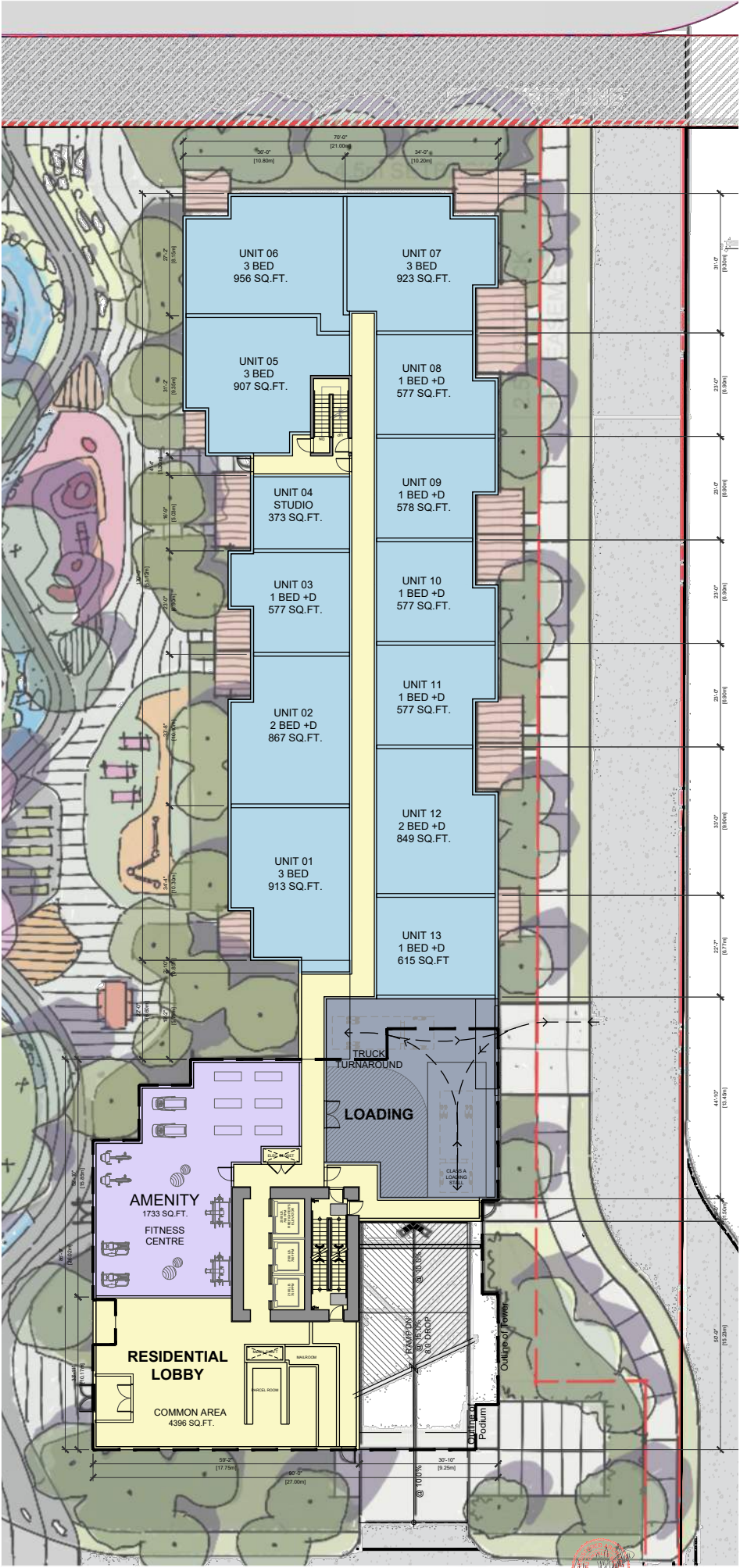




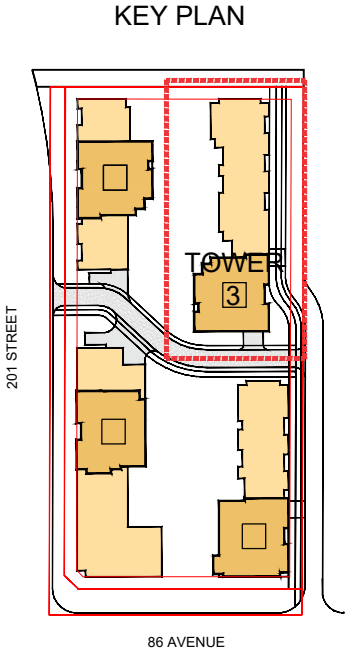
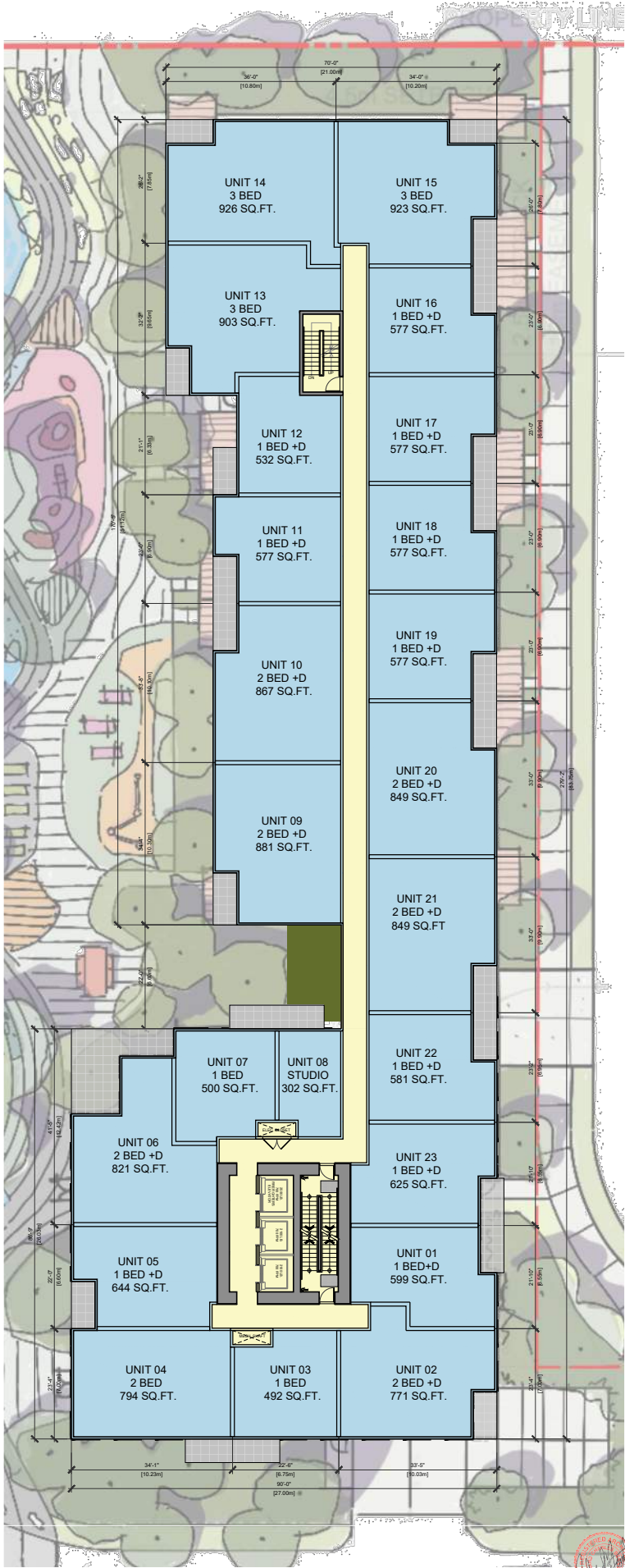




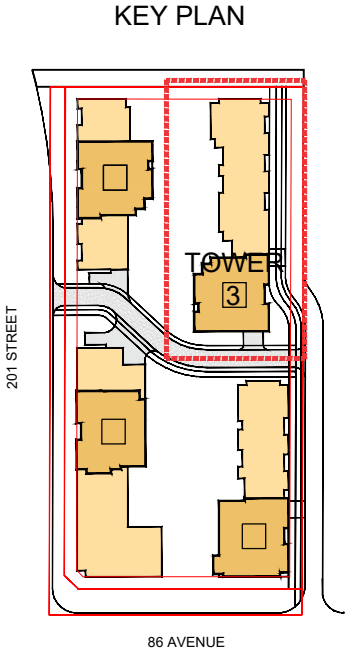
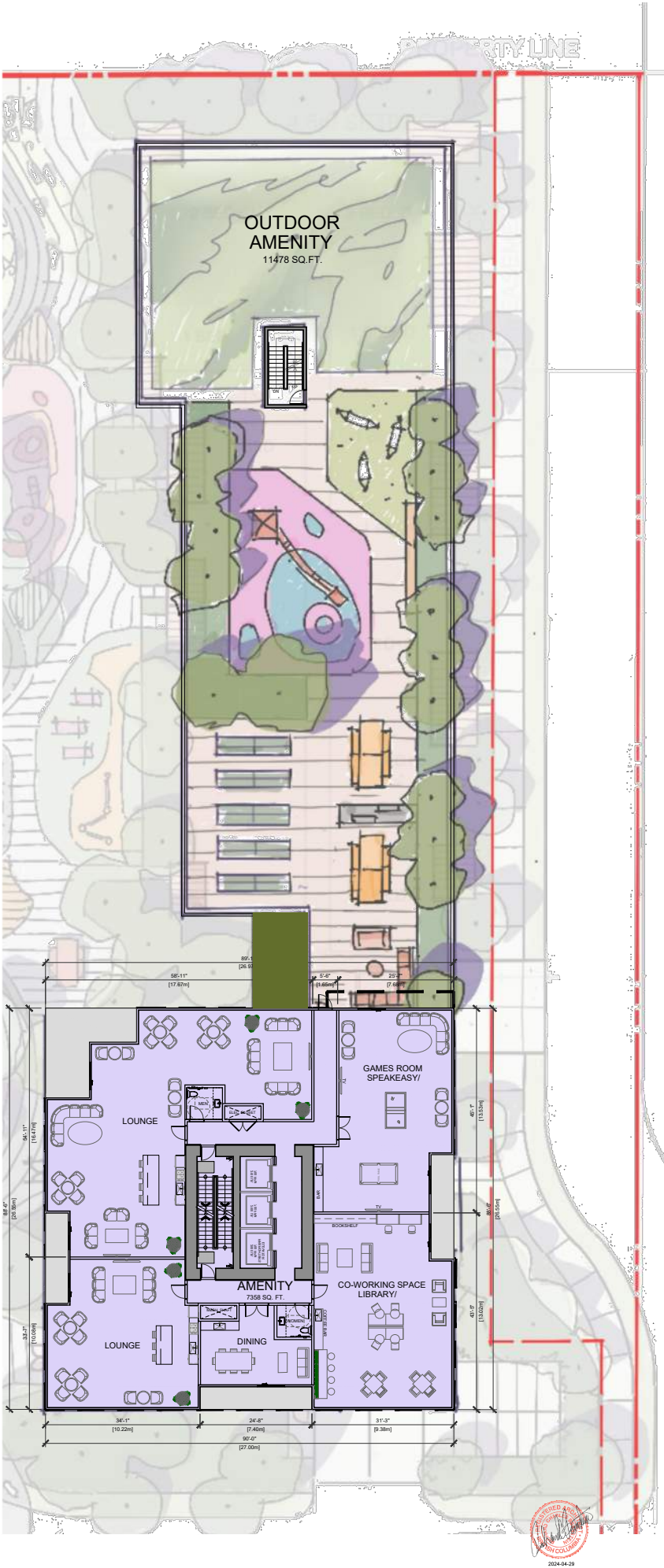




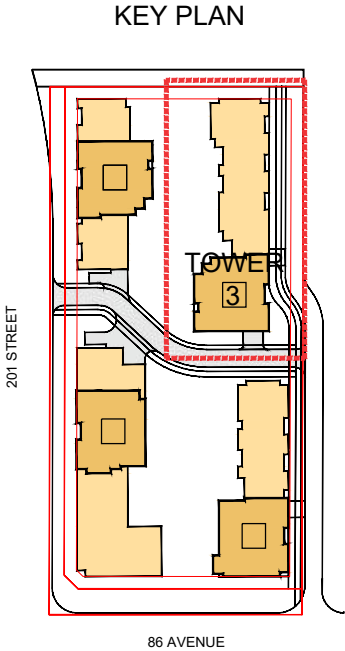
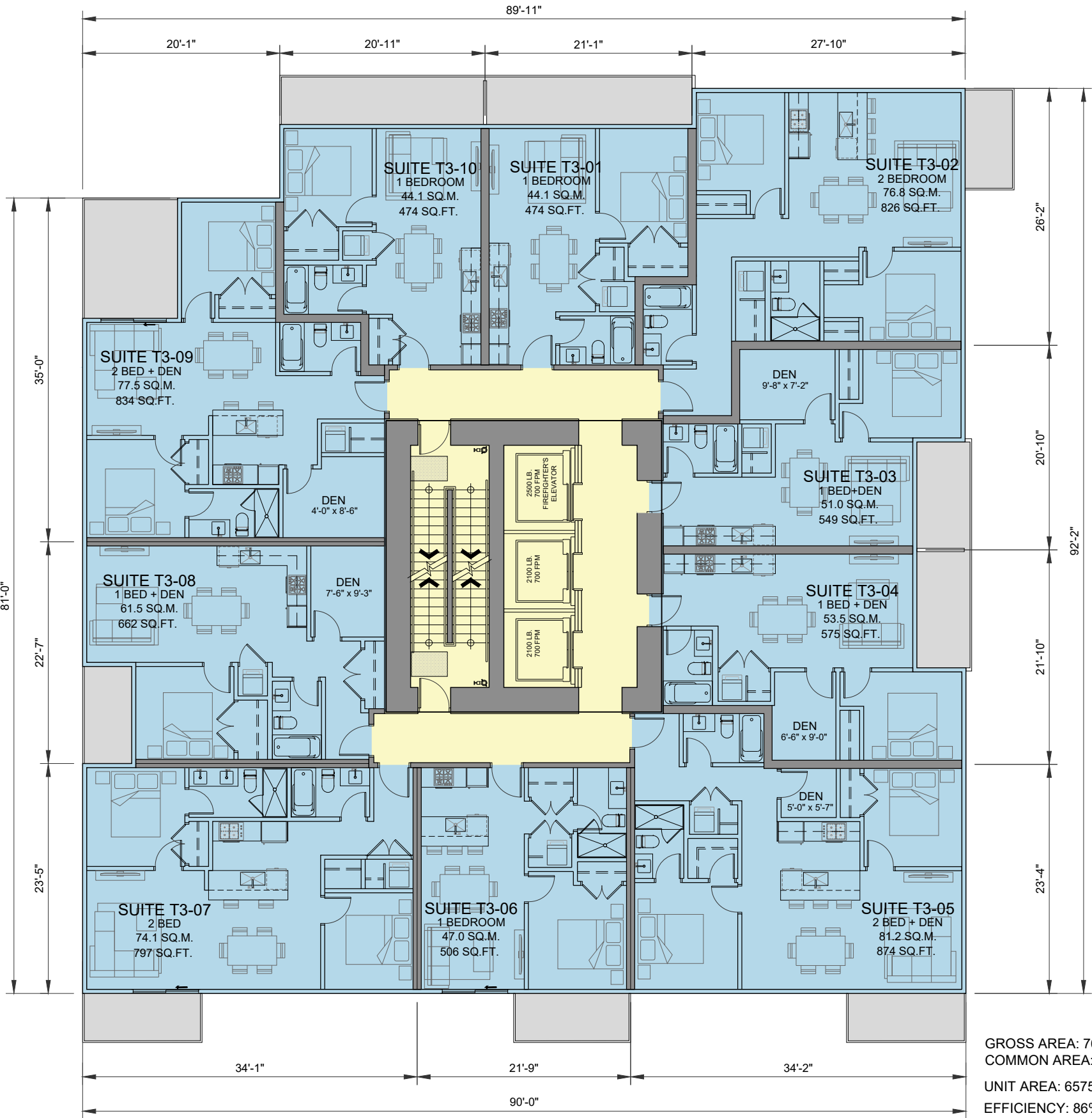




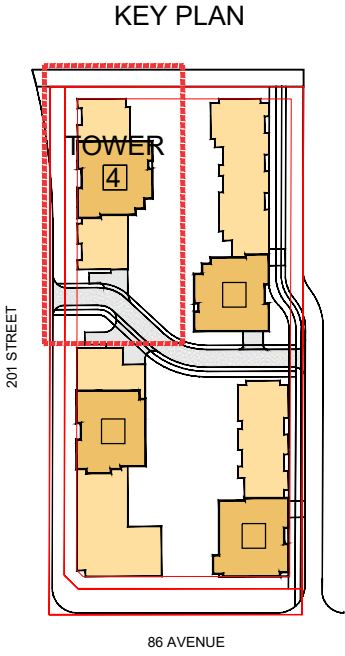
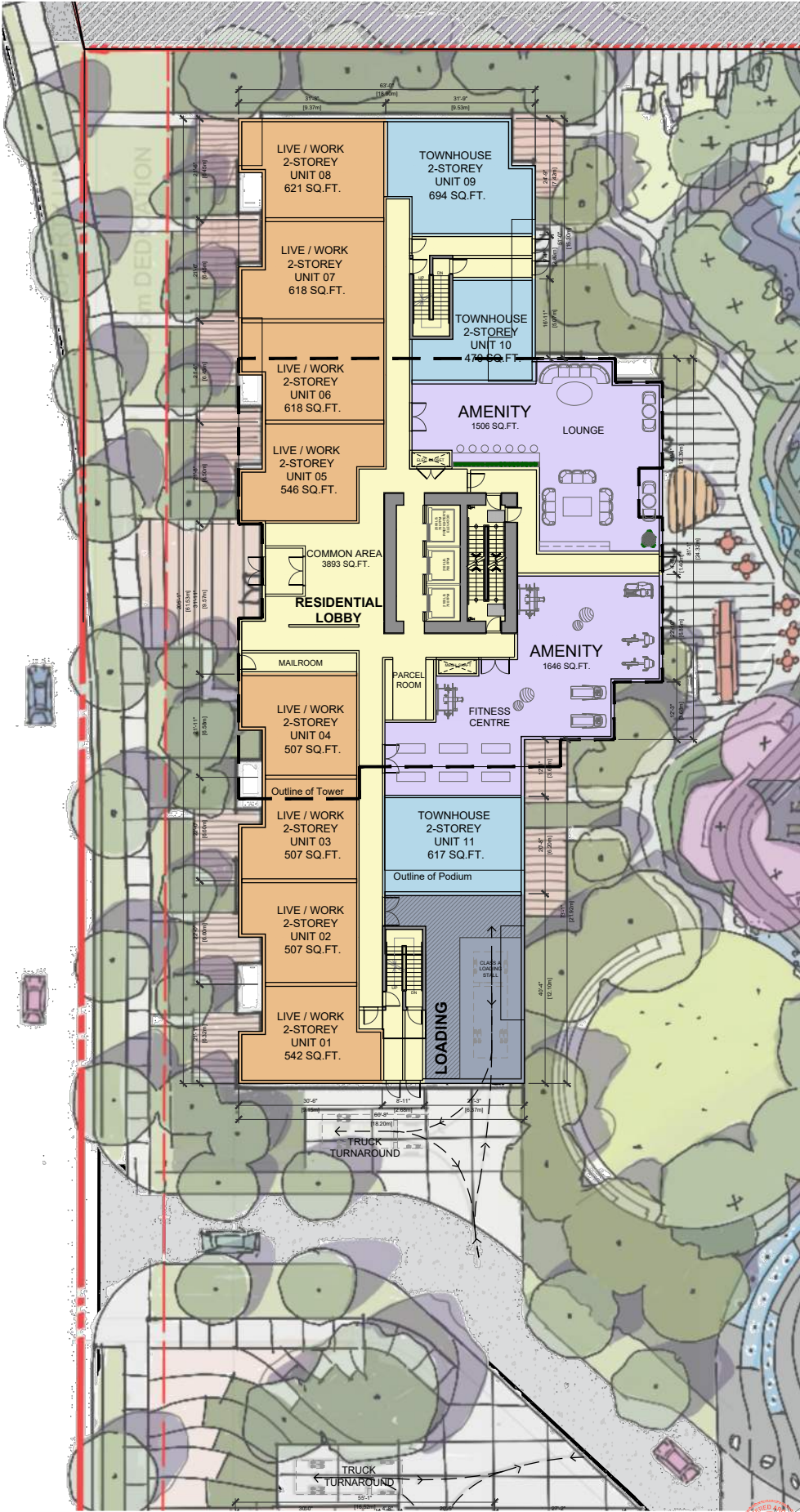






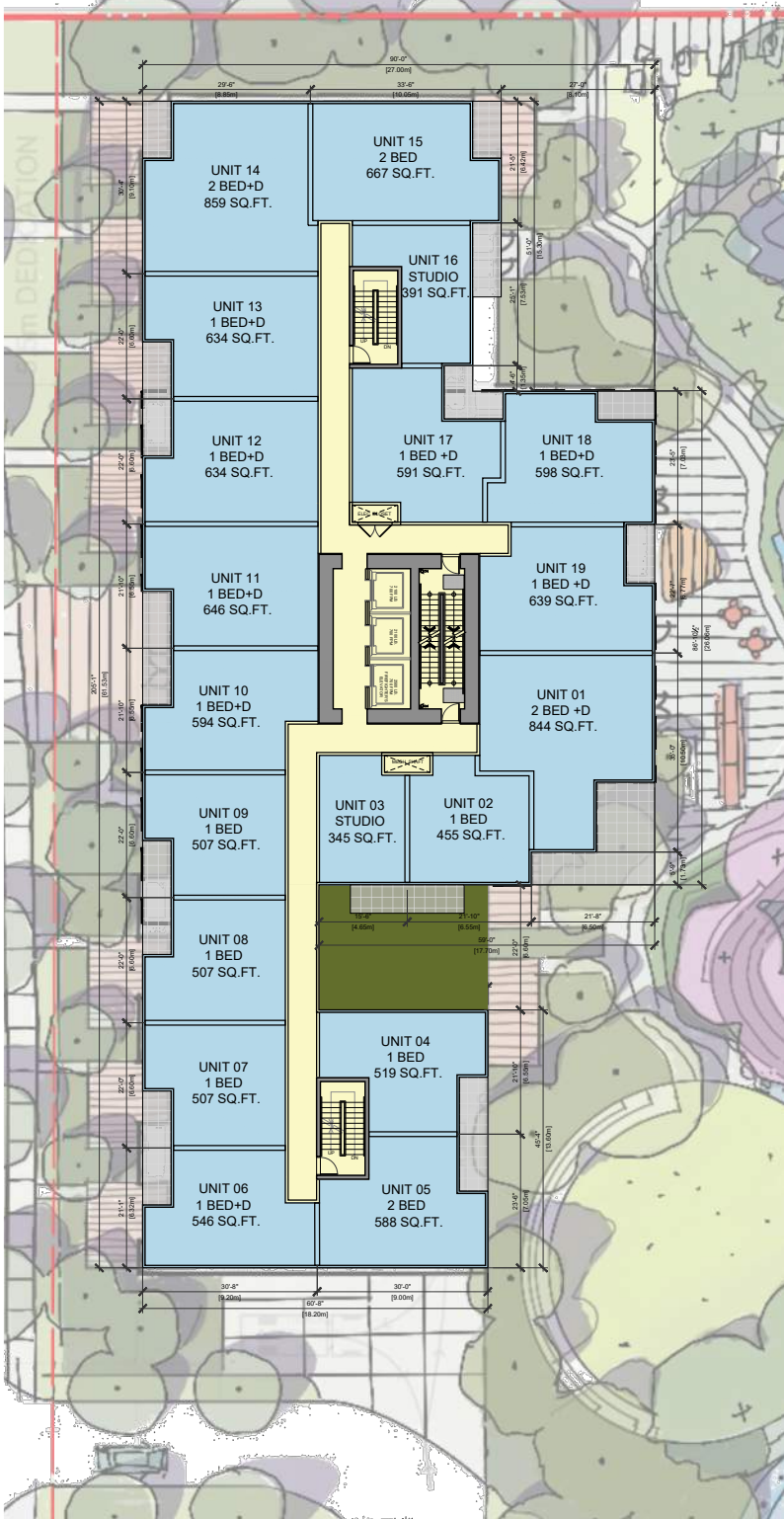
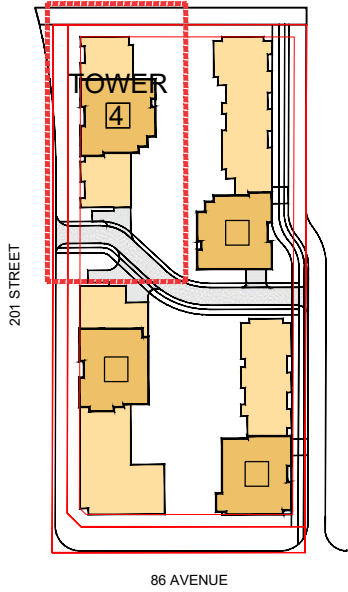




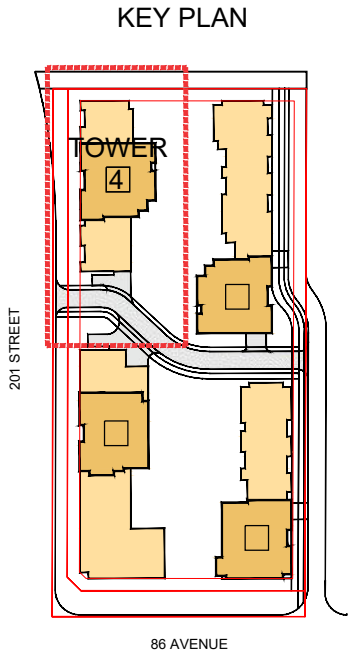
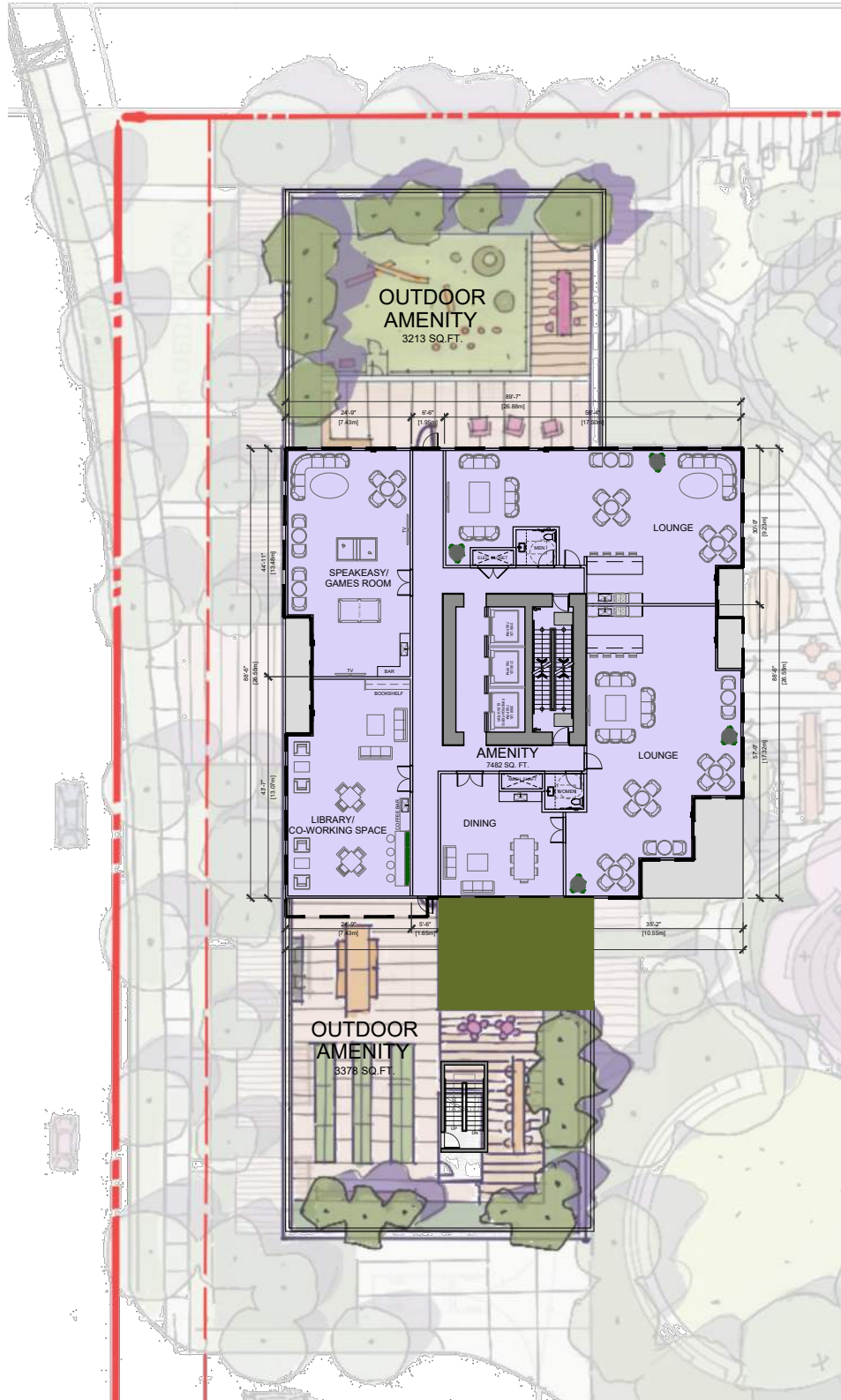




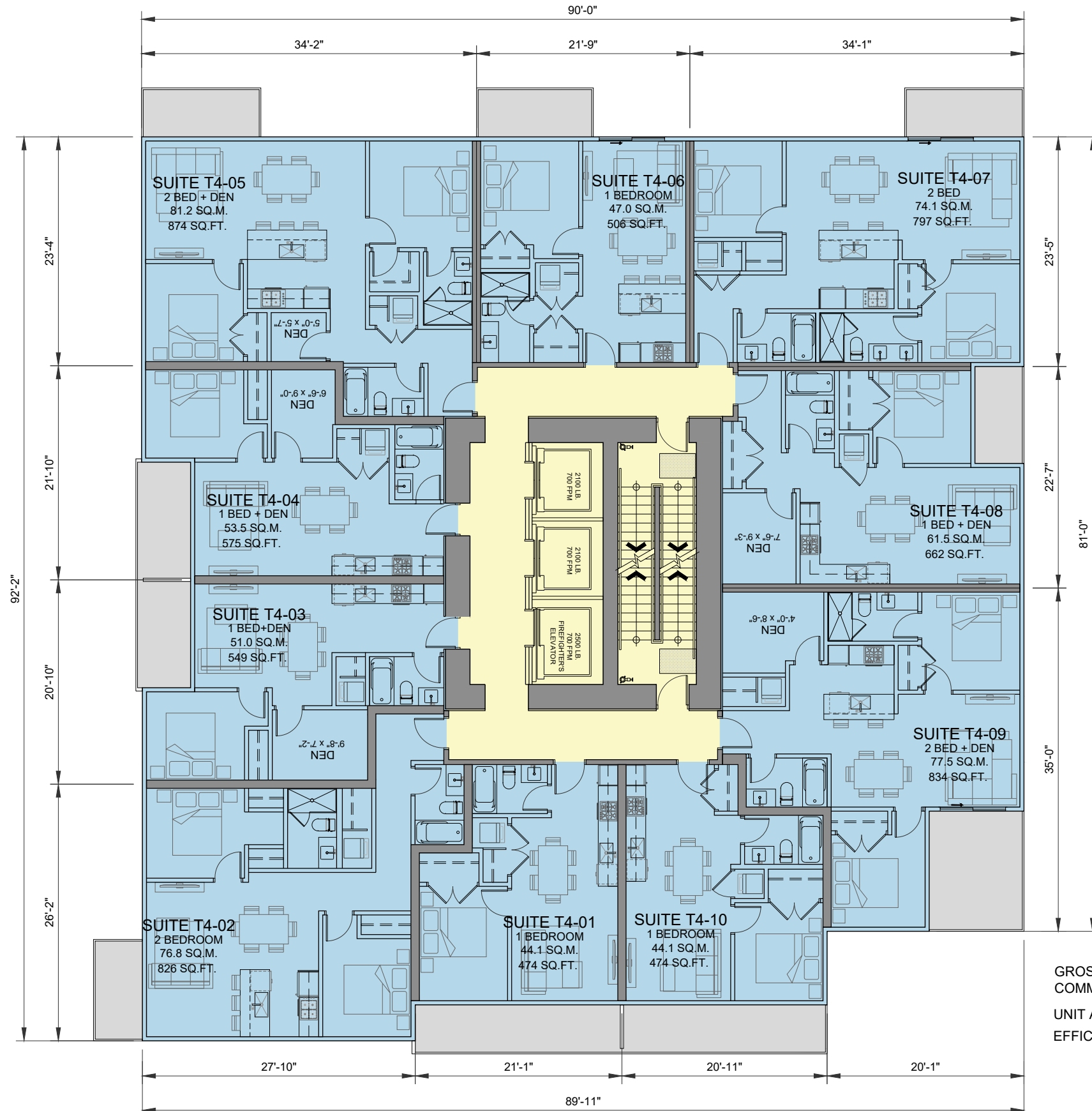
KEY PLAN



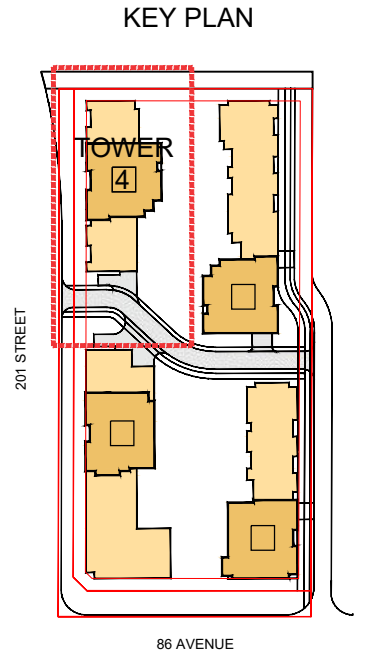




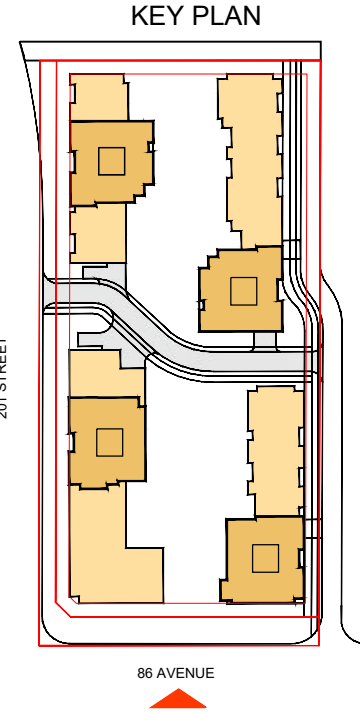




GROSS AREA: 7631 SQ.FT.  
COMMON AREA: 1056 SQ. FT.  
UNIT AREA: 6575 SQ. FT.  
EFFICIENCY: 86%



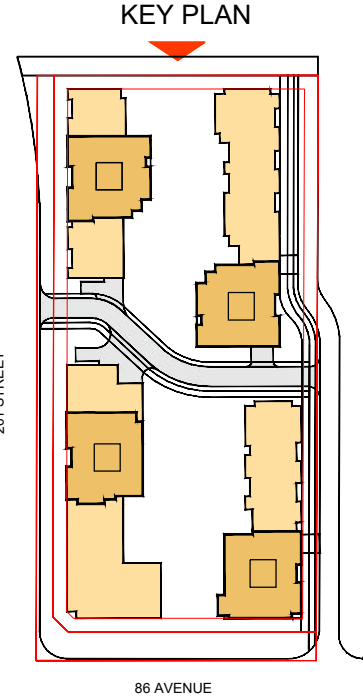




| MATERIAL LEGEND |                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------|
| 1               | ALUMINUM WINDOW WALL FRAME, GUARDRAIL:<br>Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"             |
| 2               | ALUMINUM CURTAIN WALL FRAME:<br>Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"                       |
| 3               | RESIDENTIAL GLASS - Tinted Sealed Unit:<br>Supernatural 66 on Clear Glass-Argon-Clear Glass with Guardian (#2)  |
| 4               | COMMERCIAL GLASS - Tinted Sealed Unit:<br>AG 50 on Crystal Gray Glass-Argon-Clear Glass with AG50 Guardian (#2) |
| 5               | SPANDREL GLASS:<br>Opaci-Coat-300 #3-2853 Anchor Gray - Vitro Clear (#2) 6mm                                    |
| 6               | PERFORATED METAL:<br>MAYNE COATINGS - BONE WHITE - YA200U                                                       |
| 7               | ARCHITECTURAL FINISH PAINT:<br>MAYNE COATINGS - BONE WHITE - YA200U                                             |
| 8               | PREFINISHED METAL PANEL:<br>MAYNE COATINGS - BONE WHITE - YA200U                                                |
| 9               | ALUMINUM PANEL:<br>MAYNE COATINGS - BONE WHITE - YA200U                                                         |
| 10              | ALUMINUM METAL PANEL & SOFFIT:<br>MAYNE COATINGS - BONE WHITE - YA200U                                          |
| 11              | CANOPY SUPPORTS:<br>COLOR TO MATCH POWDER COATED TO AAMA 2605, INTERPON "BLACK CHARCOAL"                        |
| 12              | ALUMINUM METAL FINIS:<br>Mayne Coatings - Bone White - YA200U                                                   |
| 13              | ALUMINUM SUNSHADE:<br>Color to Match Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"                  |

SOUTH ELEVATION

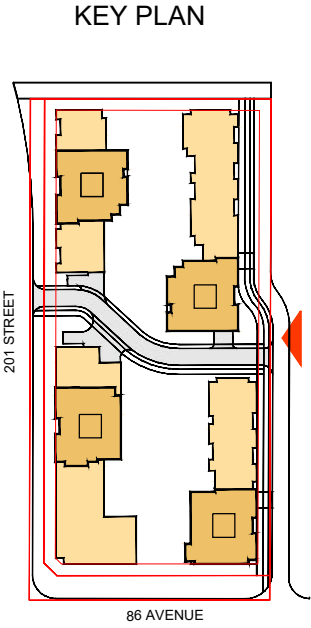




| MATERIAL LEGEND |                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------|
| 1               | ALUMINUM WINDOW WALL FRAME, GUARDRAIL:<br>Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"             |
| 2               | ALUMINUM CURTAIN WALL FRAME:<br>Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"                       |
| 3               | RESIDENTIAL GLASS - Tinted Sealed Unit:<br>Superneutral 68 on Clear Glass-Argon-Clear Glass with Guardian (#2)  |
| 4               | COMMERCIAL GLASS - Tinted Sealed Unit:<br>AG 50 on Crystal Gray Glass-Argon-Clear Glass with AG50 Guardian (#2) |
| 5               | SPANDREL GLASS:<br>Opac-Coat-300 #3-2853 Anchor Gray - Vitro Clear (#2) 6mm                                     |
| 6               | PERFORATED METAL:<br>MAYNE COATINGS - BONE WHITE - YA200U                                                       |
| 7               | ARCHITECTURAL FINISH PAINT:<br>MAYNE COATINGS - BONE WHITE - YA200U                                             |
| 8               | PREFINISHED METAL PANEL:<br>MAYNE COATINGS - BONE WHITE - YA200U                                                |
| 9               | ALUMINUM PANEL:<br>MAYNE COATINGS - BONE WHITE - YA200U                                                         |
| 10              | ALUMINUM METAL PANEL & SOFFIT:<br>MAYNE COATINGS - BONE WHITE - YA200U                                          |
| 11              | CANOPY SUPPORTS:<br>COLOR TO MATCH POWDER COATED TO AAMA 2605, INTERPON "BLACK CHARCOAL"                        |
| 12              | ALUMINUM METAL FINIS:<br>Mayne Coatings - Bone White - YA200U                                                   |
| 13              | ALUMINUM SUNSHADE:<br>Color to Match Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"                  |

NORTH ELEVATION





MATERIAL LEGEND

- 1

ALUMINUM WINDOW WALL FRAME, GUARDRAIL:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 2

ALUMINUM CURTAIN WALL FRAME:  
Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"
- 3

RESIDENTIAL GLASS - Tinted Sealed Unit:  
Superneutral 66 on Clear Glass-Argon-Clear Glass with Guardian (#2)
- 4

COMMERCIAL GLASS - Tinted Sealed Unit:  
AO 50 on Crystal Gray Glass-Argon-Clear Glass with AG50 Guardian (#2)
- 5

SPANDREL GLASS:  
Opac-Coat-300 #3-2853 Anchor Gray - Vitro Clear (#2) 6mm
- 6

PERFORATED METAL:  
MAYNE COATINGS - BONE WHITE - YA200U
- 7

ARCHITECTURAL FINISH PAINT:  
MAYNE COATINGS - BONE WHITE - YA200U
- 8

PREFINISHED METAL PANEL:  
MAYNE COATINGS - BONE WHITE - YA200U
- 9

ALUMINUM PANEL:  
MAYNE COATINGS - BONE WHITE - YA200U
- 10

ALUMINUM METAL PANEL & SOFFIT:  
MAYNE COATINGS - BONE WHITE - YA200U
- 11

CANOPY SUPPORTS:  
COLOR TO MATCH POWDER COATED TO AAMA 2605, INTERPON "BLACK CHARCOAL"
- 12

ALUMINUM METAL FINIS:  
Mayne Coatings - Bone White - YA200U
- 13

ALUMINUM SUNSHADE:  
Color to Match Powder Coated to AAMA 2605, Interpon "Iron Mountain Grey"

EAST ELEVATION

BUILDING ELEVATIONS

ISSUED FOR REZONING

April 26, 2024

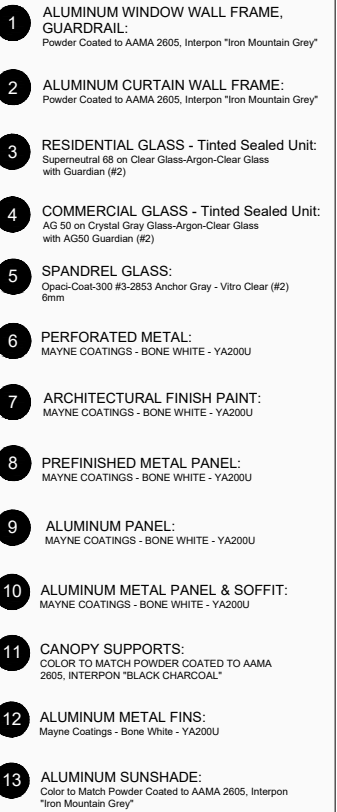
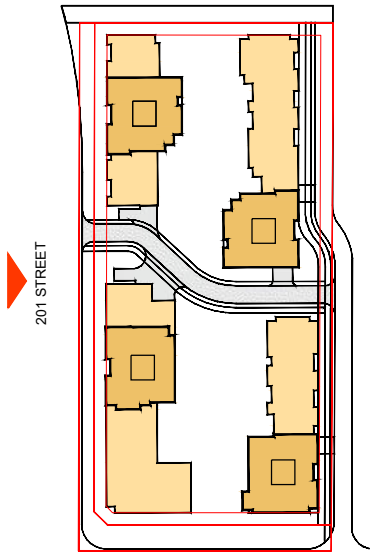


LOT 27 - 86TH AVENUE, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1:600  
A302









VIEW LOOKING EAST FROM 201 ST.





VIEW LOOKING NORTH EAST FROM INTERSECTION AT 86 AVE. & 201 ST.





VIEW LOOKING SOUTH EAST FROM 201 ST.





VIEW LOOKING EAST FROM 201 ST.





VIEW LOOKING NORTH WEST FROM 86 AVE.

**3D VIEW**

ISSUED FOR REZONING

April 26, 2024



LOT 27 - 86TH AVENUE, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NTS  
A504





VIEW LOOKING NORTH FROM 86 AVE.

**3D VIEW**

ISSUED FOR REZONING

April 26, 2024



LOT 27 - 86TH AVENUE, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NTS  
A505





VIEW LOOKING SOUTH

**3D VIEW**

ISSUED FOR REZONING

April 26, 2024



LOT 27 - 86TH AVENUE, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NTS  
A506





VIEW LOOKING NORTH EAST FROM INTERSECTION AT 86 AVE. & 201 ST.





VIEW LOOKING SOUTH EAST FROM 201 ST.

**3D VIEW**

ISSUED FOR REZONING

April 26, 2024

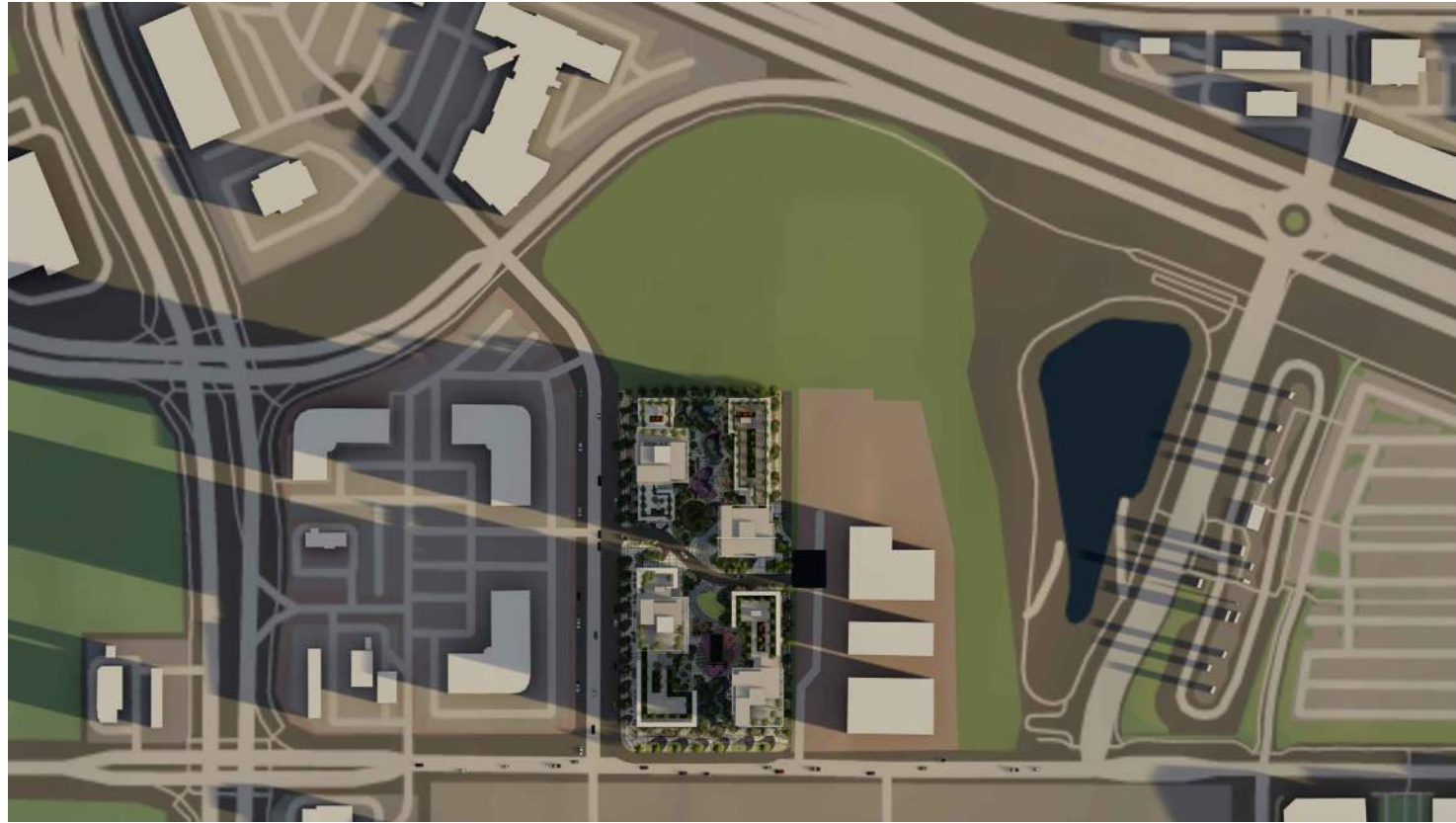


LOT 27 - 86TH AVENUE, LANGLEY, BC

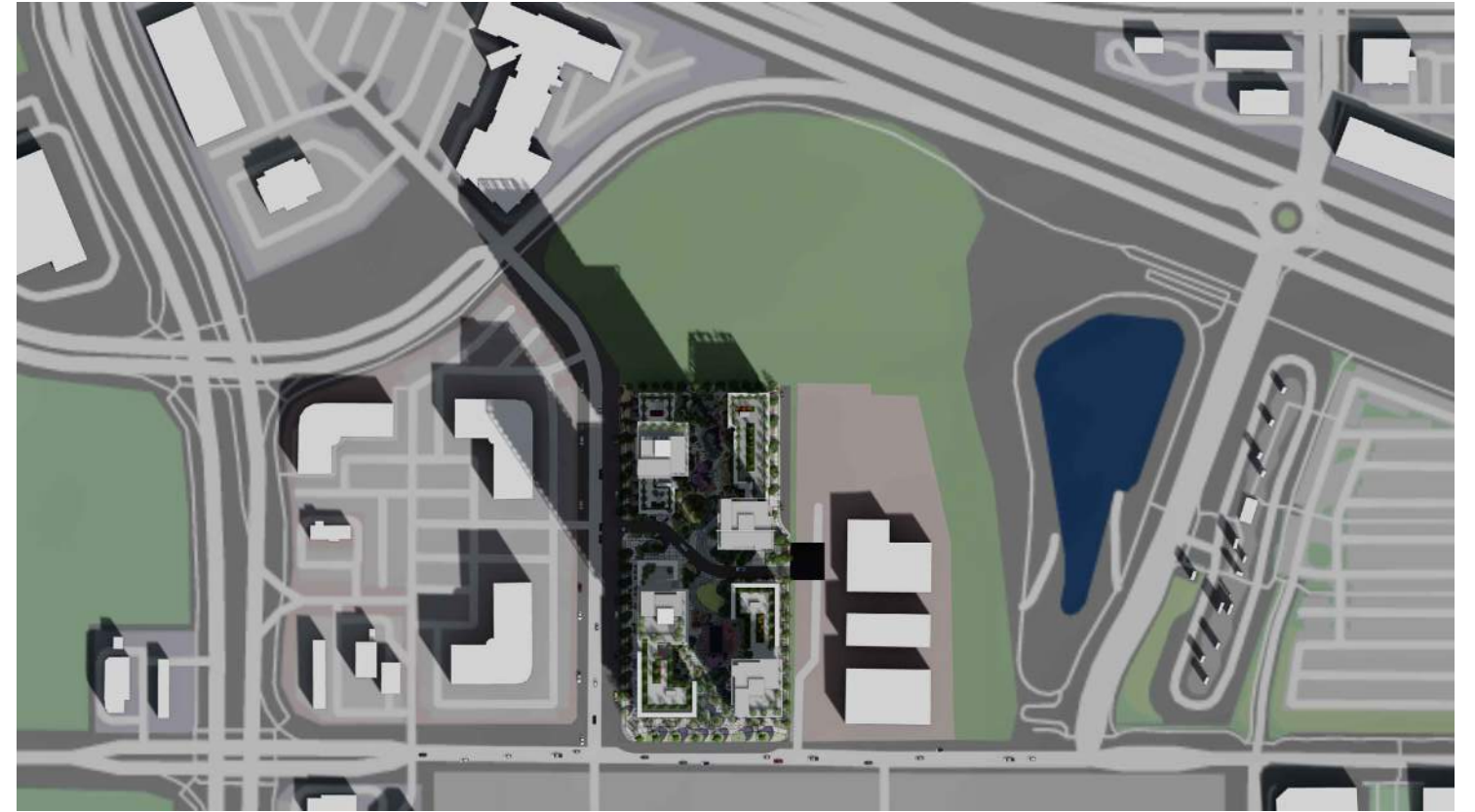
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NTS  
A508





MARCH/SEPTEMBER 21 8AM

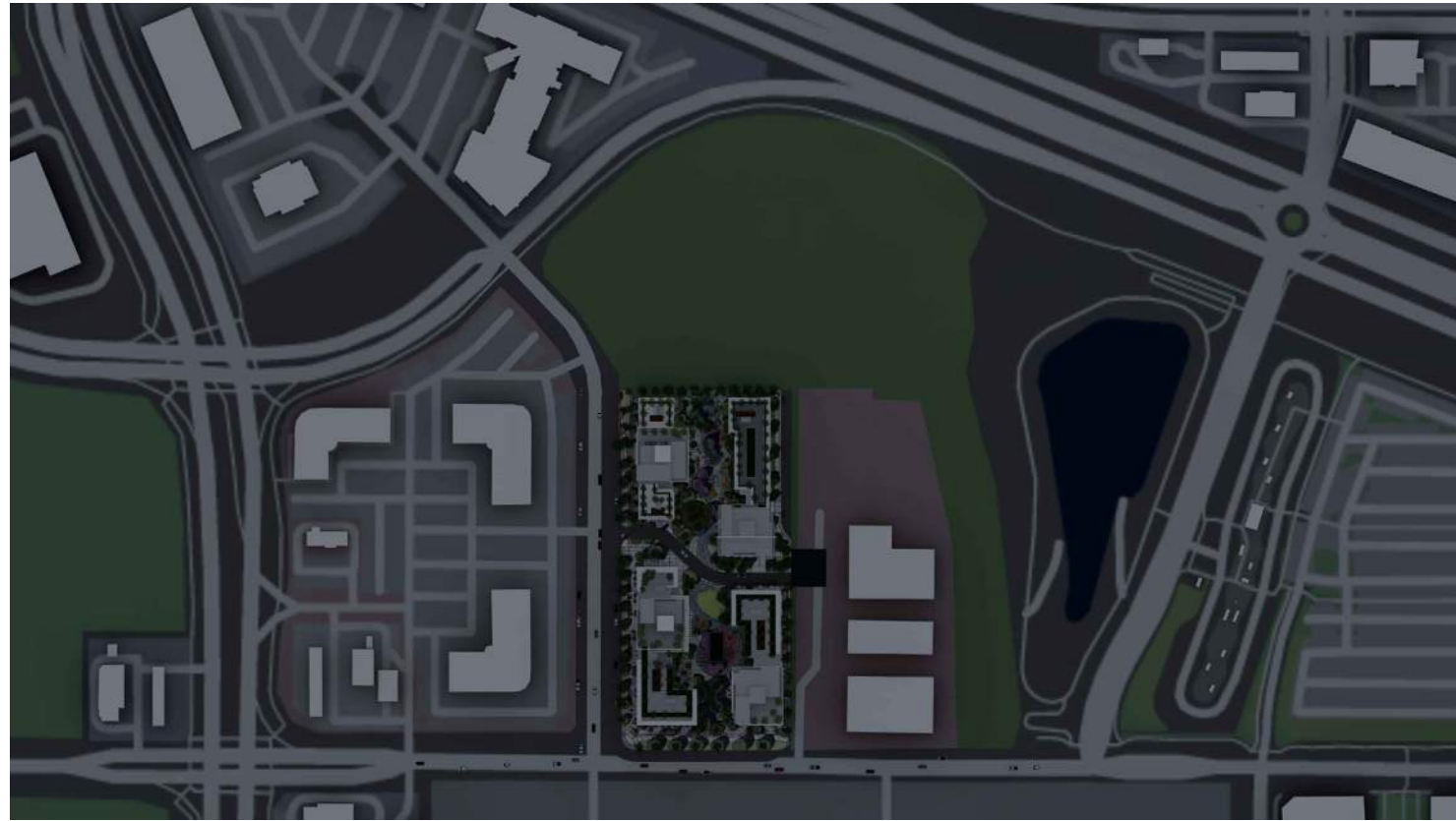


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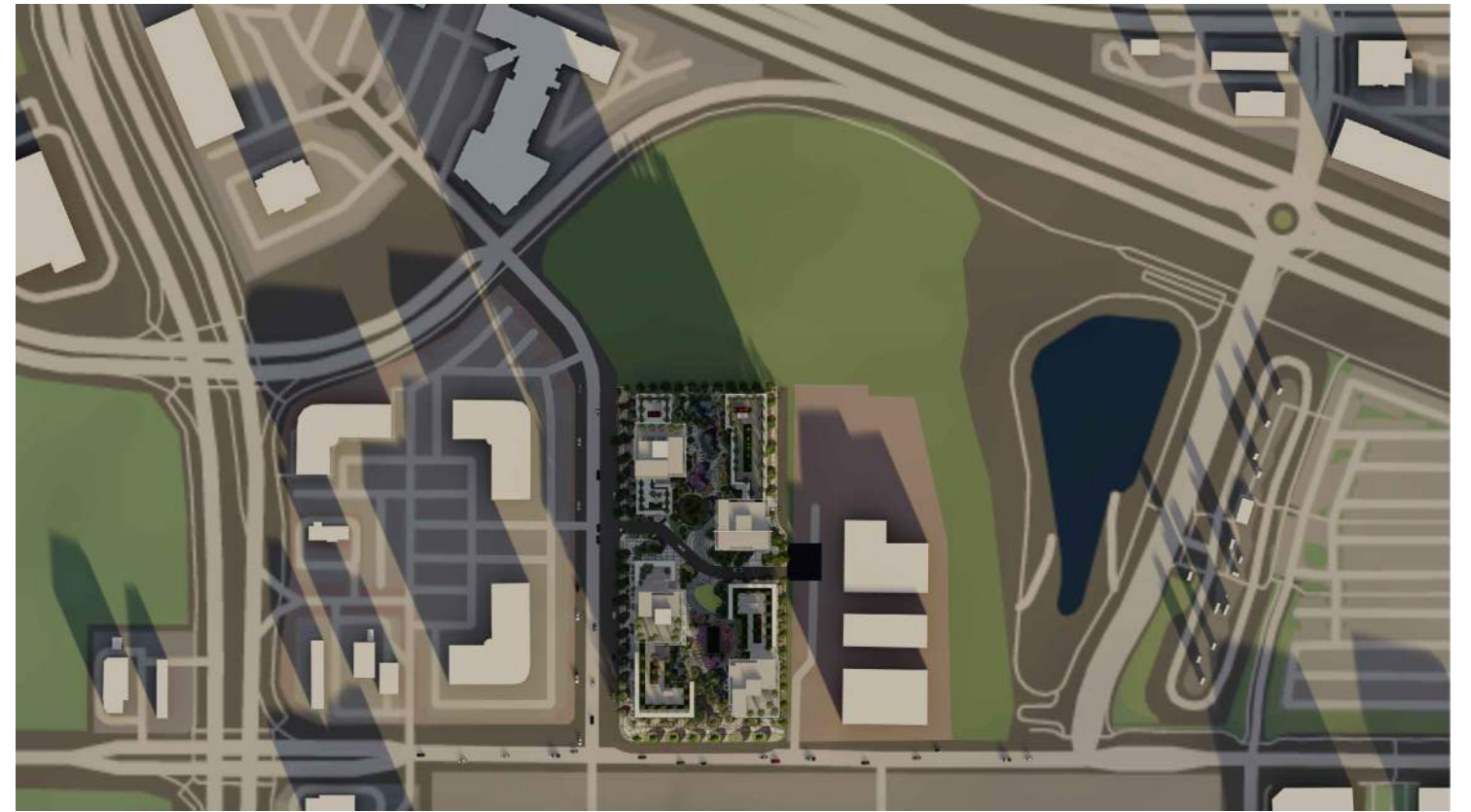


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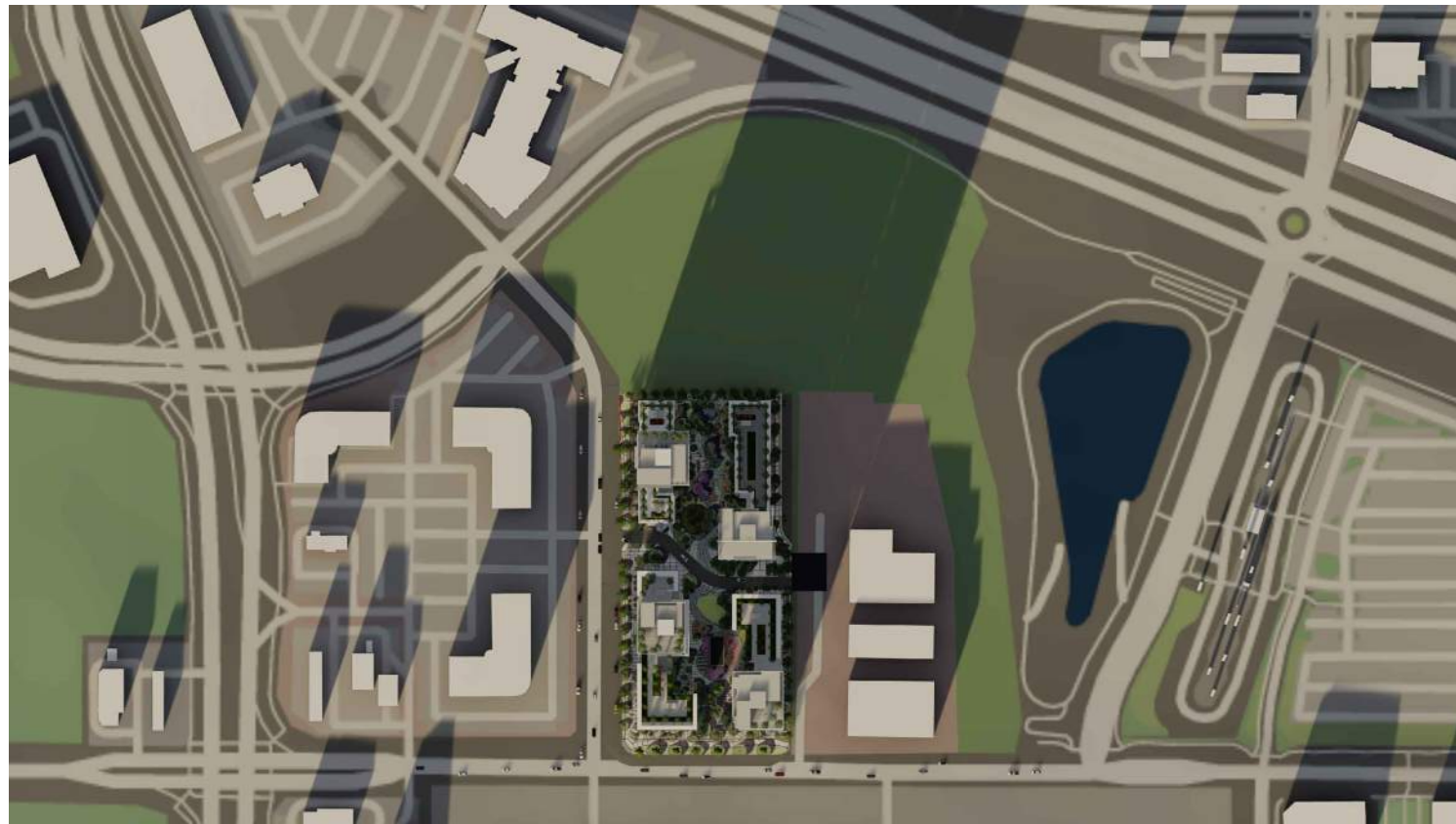




DECEMBER 21 9AM



DECEMBER 21 12PM



DECEMBER 21 3PM

## SHADOW STUDY - WINTER SOLSTICE

ISSUED FOR REZONING

April 26, 2024



LOT 27 - 86TH AVENUE, LANGLEY, BC

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

NTS  
A601