

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 3, 2025 - REGULAR MEETING	REPORT:	25-11
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0223
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100276 AND DEVELOPMENT PERMIT NO. 101470 (1184854 BC LTD. / ISLE OF MANN PROPERTY GROUP / 20390 – 72 AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue Street to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6095 and 6096 subject to 10 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6096) of Development Permit No. 101470; and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096 rezoning approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications and securing the provision and construction of 71B Avenue from the subject site to 204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.

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5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Dedication and construction of a 4.5 m wide street greenway along the southside of 72 Avenue.
8. Finalization of landscape and architectural plans.
9. Compliance with the Community Amenity Contributions Policy, and the requirements of the Willoughby Greenway Amenity Policy.
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6096 authorize issuance of Development Permit No. 101470 subject to the following conditions:

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

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

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

That Council abandon Township of Langley Zoning Bylaw No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 5848.

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That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6095 and 6096 in conjunction with the hearing for the proposed Development Permit No. 101470.

EXECUTIVE SUMMARY:

Isle of Mann Property Group has applied on behalf of 1184854 BC Ltd. to rezone approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue Street to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units in one 6-storey building. Additionally, the applicant is requesting to amend the Central Gordon Estate Neighbourhood Plan (NP) to change the land use designation from Townhouse B (15 UPA) to Medium Density Apartment (1.5 – 2.5 FSR).

On March 13, 2023, Council gave third reading to Rezoning Bylaw No. 5848 to facilitate development of 24 apartment units and 46 townhouse units on the subject site. The proponent indicates that the proposal has been revised due to changing market demand. Accordingly, the previous rezoning bylaw is proposed to be abandoned.

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

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Central Gordon Estate NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estates NP Amendment Bylaw No. 6095, Rezoning Bylaw No. 6096 and Development Permit No. 101470.

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REFERENCE:

Owner:	1184854 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Agent:	IOM Property Group 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Legal Description:	Lot 60 Section 14 Township 8 New Westminster District Plan 40177
Location:	20390 - 72 Avenue
Area:	0.7 ha (1.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-199
Willoughby Community Plan:	Multi Family Greenway
Central Gordon Estate Neighbourhood Plan:	Townhouse (15 UPA) Greenway

BACKGROUND/HISTORY:

- The Central Gordon Estate Neighbourhood Plan seeks to create a range of housing opportunities and choices.
- The Townhouse B designation allows a base density of 15 UPA. This can be increased to 40 UPA if an apartment building (4-storey maximum) and townhouses are provided with shared underground or structured parking provided for all units.
- In March 2023, Council gave third reading to Rezoning Bylaw No. 5848 to facilitate the development of 24 apartment units and 46 townhouse units on the subject site. The proponent indicates that the proposal has been revised to respond to changing market conditions to a 6-storey apartment building. As a result, the current application includes an amendment to the Central Gordon Estate Neighbourhood Plan to increase the permitted density and height accordingly.

DISCUSSION/ANALYSIS:

- The applicant proposes one 6-storey building comprised of 205 apartment units at a density of 2.5 FSR.
- To facilitate the development, the applicant has applied to redesignate the site from Townhouse B (15 UPA) to Medium Density Apartment (1.5 – 2.5 FSR).
- Staff do not object to the proposal as the current designation permits apartments and the increase in height is consistent with development proposals to the west (ToL Project No. 08-14-0231 (third reading January 29, 2024) and ToL Project No. 08-14-0207 (adjacent

parcel currently pre-Council)) that have proposed similar amendments to increase height from 4-storeys to 6-storeys.

- The applicant has stepped the building back from 6-storeys to 3-storeys on the south side to respond to the Single Family (8 UPA) designated lands to the south across proposed 71B Avenue.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	72 Avenue, beyond which is a project at Building Permit stage (TOL Project No. 08-23-0190) for a 4-storey apartment building comprised of 132 units.	Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-132
South:	A property containing a single family dwelling	Single Family (8 UPA)	Suburban Residential SR-2
West	A property that forms a part of a two lot assembly, currently under application (TOL Project No. 08-14-0207) for the development of a 6-storey apartment building comprised of 207 units	Townhouse (15 UPA)	Suburban Residential SR-2
East	204 Street, beyond which is a property under building permit for the construction of 27 townhouse units (TOL Project No. 08-14-0203)	Townhouse (20 UPA)	Comprehensive Development Zone CD-154

Community / Neighbourhood Plan Amendment:

- The site is designated Townhouse B in the Central Gordon Estate NP. The Townhouse B designations provides for a density increase to 40 UPA if townhouse and apartment form are provided over structured parking.
- The applicant has applied to redesignate the site to Medium Density Apartment (1.5 – 2.5 FSR) to accommodate an apartment development at 2.5 FSR.

Zoning Amendment:

- Bylaw No. 6096 proposes to rezone the site to a new Comprehensive Development Zone CD-199, which permits a density of 2.5 FSR, on a site-specific basis to facilitate the proposed 6-storey building comprised of 205 apartment units.
- The CD-199 zone limits buildings to a 6-storey maximum height.

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- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-199 zoning in terms of siting, site coverage, height, use, and density (2.5 FSR).

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan. Proposed Development Permit No. 101470 is attached to this report and includes renderings, site plans, building elevations and landscape plans.
- Vehicular access to the site is proposed from a new 71B Avenue along the south side of the site.
- Finalization of the architectural and landscape plans to form a final Development Permit prior to final reading has been included as a development prerequisite.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Section 5.2.g of the Community Amenity Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional \$25 per square foot per Apartment (6-storeys or less) is applicable. The proposed plan amendment results in an additional 69,946.2 ft² of achievable floor space.

Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Low Rise Apartments (6-storeys or less)	205	\$11,000 / unit	\$2,255,000.00
FSR exceeding Central Gordon Estate NP max	69,946.2 ft ²	\$25 / ft ²	\$1,748,654.90
Total			\$4,003,654.90

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
22	0	50	50	12	62

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment, rezoning and development permit application facilitates:

- development of a 6-storey building comprised of 205 apartment units
- an amendment to change the designation to the Medium Density Apartment designation

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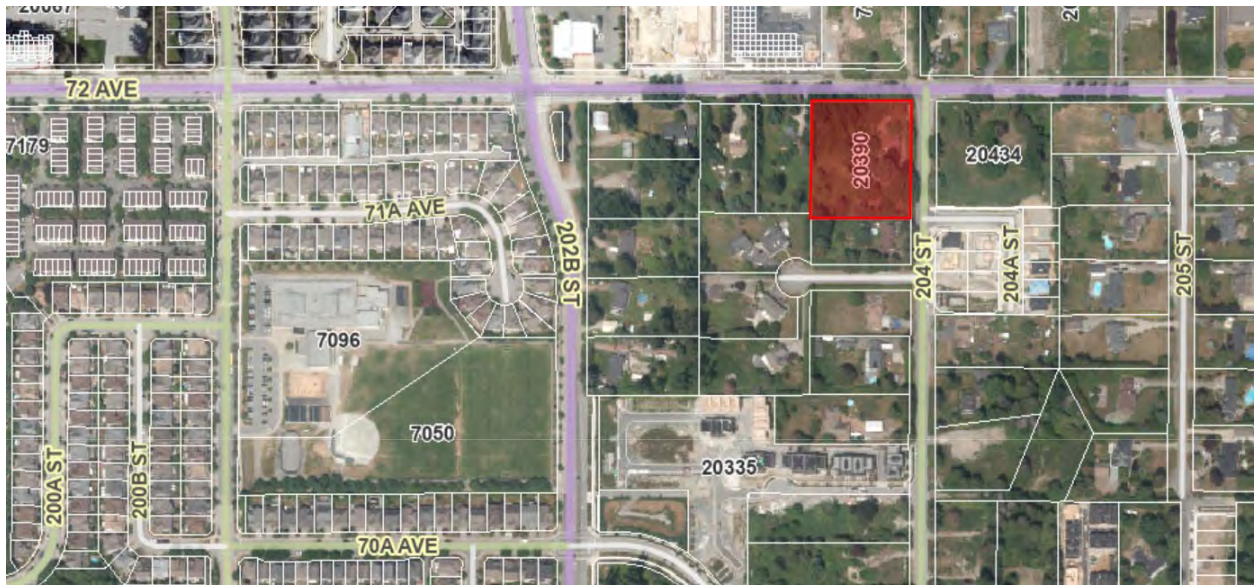
The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6095 and 6096 (subject to 10 development prerequisites) and authorize staff to schedule the required Public Hearing for the Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6095 and Rezoning Bylaw No. 6096.

Respectfully submitted,

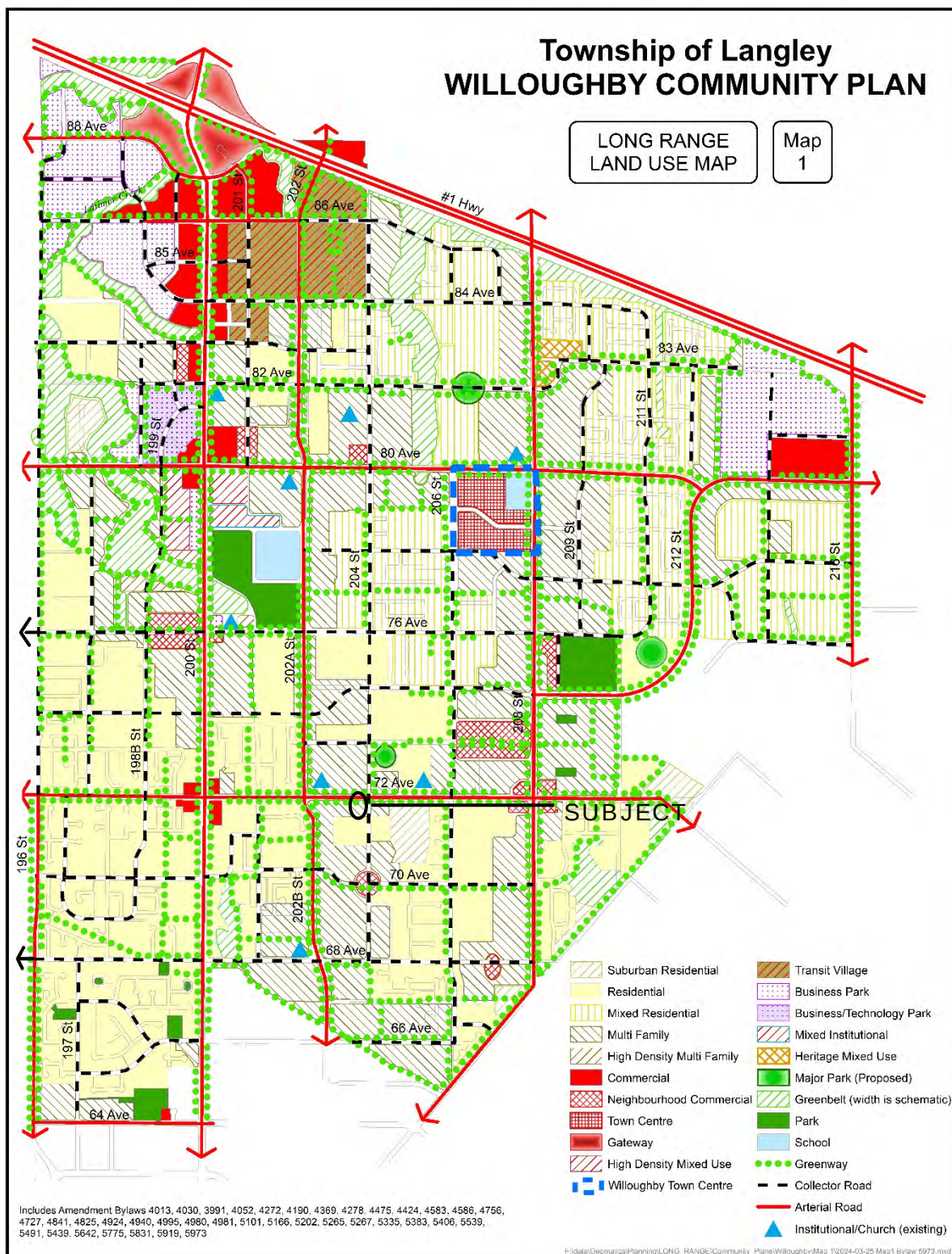
Ruby Sandher
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

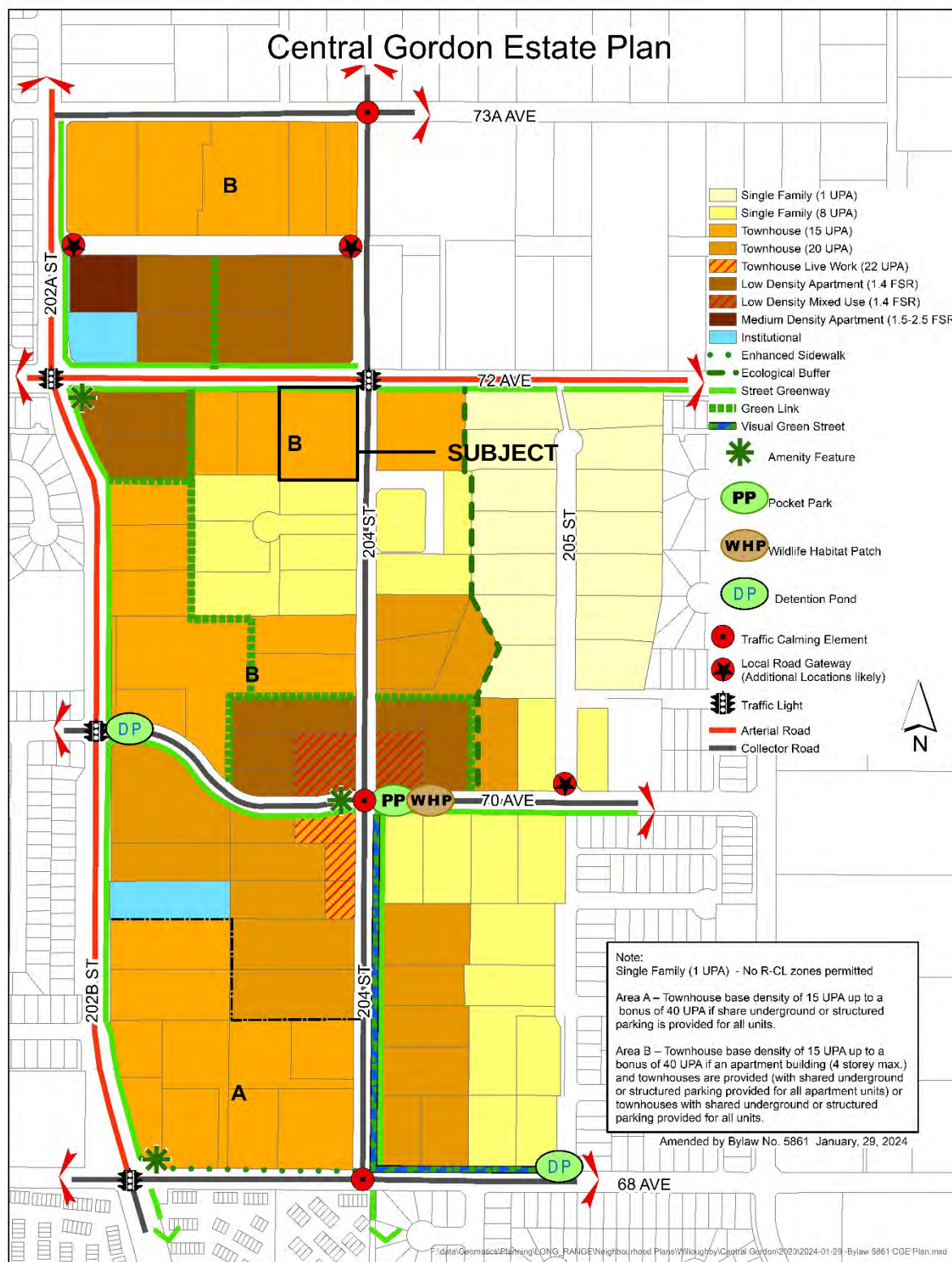
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No.101470

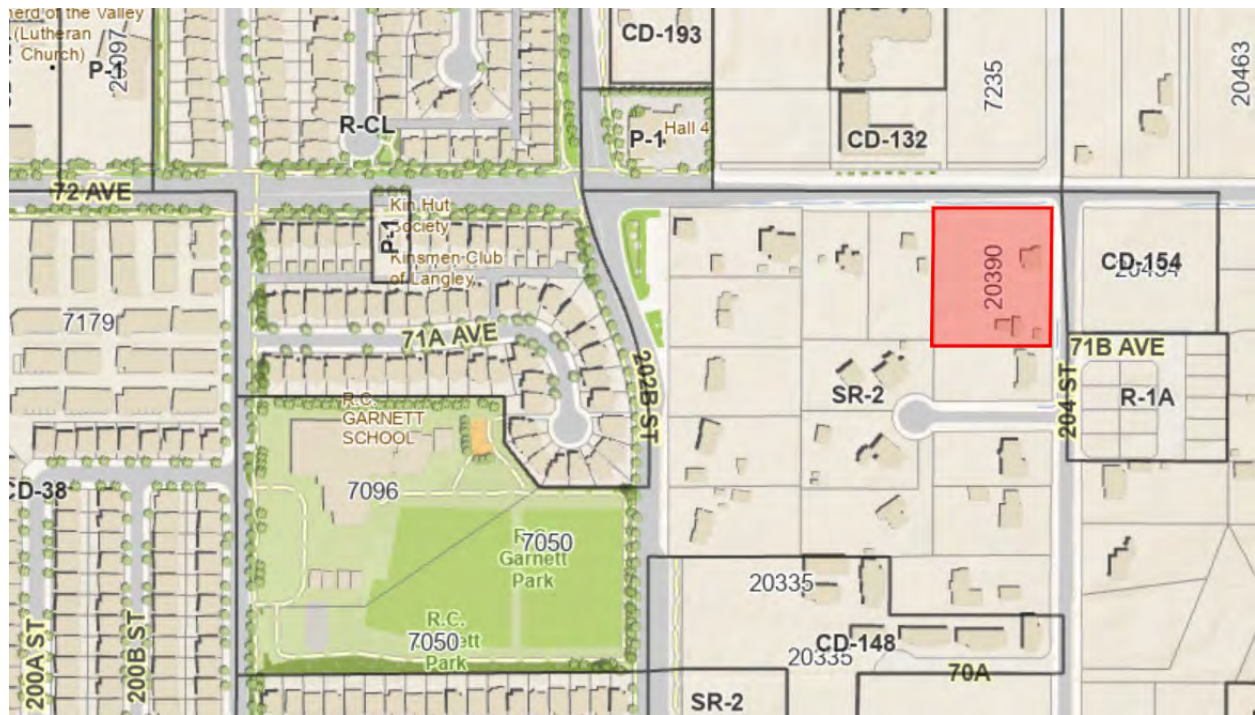
ATTACHMENT A



AERIAL PHOTO



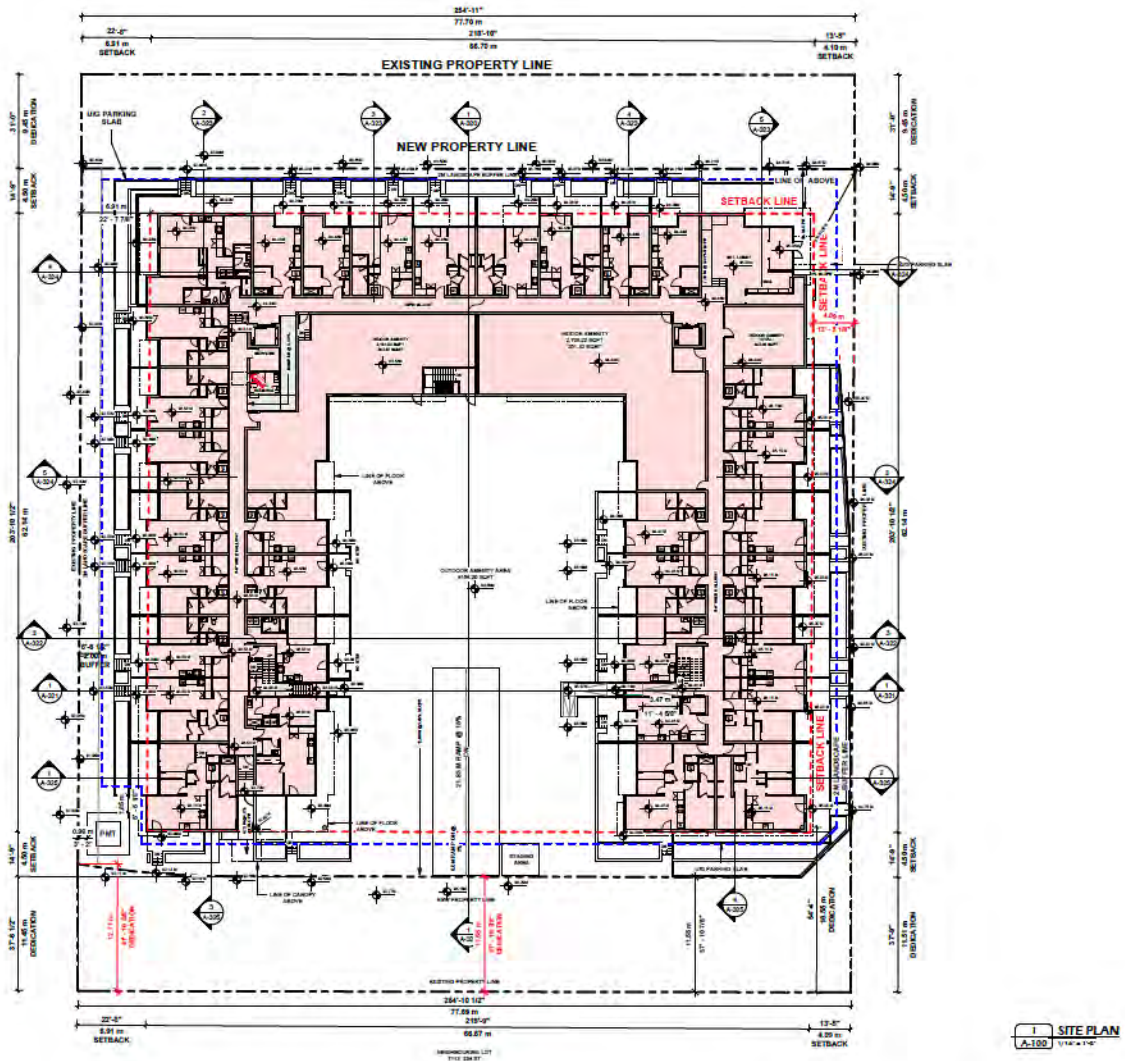




ZONING BYLAW NO. 2500



RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101470

This Permit is issued this _____ day of _____, 2025 to:

1. Name: 1184854 BC Ltd.

Address: 401, 15336 – 31 Avenue
Surrey, BC V3Z 0X2

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

LEGAL DESCRIPTION: Lot 60 Section 14 Township 8 New Westminster District
Plan 40177

CIVIC ADDRESS: 20390 – 72 Avenue

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

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

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

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

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

This Permit is not a Building Permit.

DEVELOPMENT PERMIT APPLICATION NO. 101470
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All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

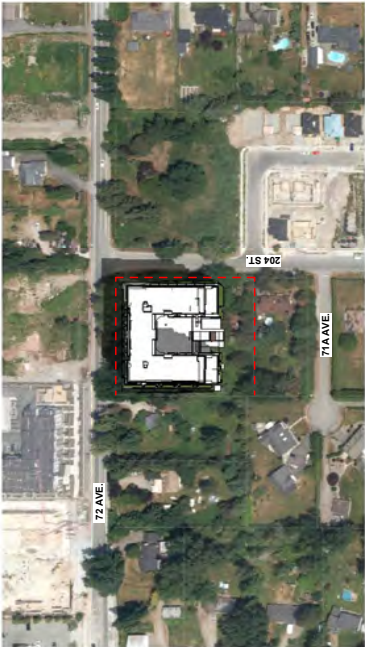
PROPOSED MULTI FAMILY DEVELOPMENT

20390 - 72 AVENUE, LANGLEY,
BRITISH COLUMBIA

PREPARED BY:
SAHAR OJANI
TARA ABBASZADEH

REVIEWED BY:
DEEPIK SINGH

REVIEWED & SIGNED BY:
JESSIE ARORA



PROJECT INFO

LEGAL DESCRIPTION:

LT 60, SEC 14, TWP 8, NWD, PL NWP40177

CIVIC ADDRESS:

20390 - 72 AVENUE, LANGLEY, BRITISH COLUMBIA

ZONING INFORMATION:

ZONE:	SR - 2 CD
EXISTING:	
PROPOSED:	
LOT AREA:	
GROSS SITE AREA	- 1.77 AC. / 7,151.73 SQM
DEDICATIONS	- 0.42 AC. / 1,695.3 SQM
NET SITE AREA	- 1.35 AC. / 5,456.44 SQM

PROJECT DIRECTORY

CLIENT:
ISLE OF MANN PROPERTY GROUP
#401-15336-31 Ave, Surrey BC V3Z0X2
CONTACT: JIMMY HANSRA
T 604-560-8769
jimmy.hansra@lompropertygroup.com

ARCHITECTURAL:
DF ARCHITECTURE INC.
350 - 10851 SHELLBRIDGE WAY
RICHMOND, BC V6X 3Z6
CONTACT: JESSIE ARORA
T 604-284-5194
jessie@dfarchitecture.ca

SURVEY:
TARGET LAND SURVEYING
112-10422 168 Street, Surrey BC
VANTR9
CONTACT: M.ADAM FULKERSON
T 604-583-6161

CIVIL:
CENTRAS ENGINEERING LTD.
#306 - 2630 CROYDON DR, SURREY,
BC V3S 6T3
CONTACT: AMAN GREWAL
T 604-283-2240
aman@centras.ca

ARBORIST:
M2 LANDSCAPE ARCHITECTURE AND
ARBORCULTURE LTD.
#220 - 26 LORNE MEWS, NEW
WESTMINSTER, BC V3M 3L7
CONTACT: XUDONG BAO
T 604-553-0044 EXT. 107

LANDSCAPE:
MIG LANDSCAPE ARCHITECTS LTD.
108-10811 MILLIKEN DR,
BURNABY, BC BC0 6G9
CONTACT: MARY CHAN-YIP
T 604-294-0011

ARCHITECTURAL

Category	SHEET NO.	SHEET NAME	Category	SHEET NO.	SHEET NAME
SITE & INFO.	A-001	COVER PAGE	BUILDING UNIT PLANS - ELEVATIONS - SECTIONS	A-220	UNIT PLANS
	A-002	DEVELOPMENT DATA		A-221	UNIT PLANS
	A-003	BASE PLAN		A-222	UNIT PLANS
	A-004	CONTEXT PLAN		A-223	UNIT PLANS
	A-005	CONTEXT PHOTO - CURRENT SITE VIEW		A-224	UNIT PLANS
	A-006	CONTEXT PHOTO - CURRENT SURROUNDING VIEW		A-300	ELEVATIONS
	A-007	SHADOW ANALYSIS		A-301	ELEVATIONS
	A-008	ARCHITECTURAL DESIGN		A-320	BUILDING SECTIONS
	A-010	SITE ANALYSIS		A-321	BUILDING SITE SECTIONS
	A-011	STREETSCAPE		A-322	SITE SECTIONS
BUILDING PLANS	A-100	SITE PLAN	BUILDING UNIT PLANS - ELEVATIONS - SECTIONS	A-324	SITE SECTIONS
	A-200	PARKING LVL 1			
	A-201	PARKING LVL 2			
	A-202	FLOOR PLAN LEVEL_1			
	A-203	FLOOR PLAN LEVEL_2			
	A-204	FLOOR PLAN LEVEL_3			
	A-205	FLOOR PLAN LEVEL_4			
	A-206	FLOOR PLAN LEVEL_5			
	A-207	FLOOR PLAN LEVEL_6			
	A-208	FLOOR PLAN LEVEL_ROOF			

NOTES:

For Report to
Council

PROJECT NO.	20390-72-AV-2024-001
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	2024-07-01
SCALE	AS SHOWN
PROJECT LOCATION	20390-72 AVENUE, LANGLEY, BC
PROJECT DESCRIPTION	MULTI-FAMILY DEVELOPMENT
PROJECT STATUS	IN PROGRESS
PROJECT CONTACT	JIMMY HANSRA
PROJECT PHONE	604-560-8769
PROJECT EMAIL	jimmy.hansra@lompropertygroup.com

DF ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
V6X 3Z6
T 604-284-5194
F 604-284-5194
E info@dfarchitecture.ca

GROUP 161
ARCHITECTURE / INTERIORS / LANDSCAPE ARCHITECTURE / PROJECT MANAGEMENT

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL WORK MUST BE DONE BY A LICENSED ARCHITECT. GROUP 161 IS NOT A DESIGN FIRM. ALL DESIGN WORK MUST BE DONE BY A LICENSED DESIGNER.

PROJECT NO. 20390-72-AV-2024-001

CLIENT: ISLE OF MANN PROPERTY GROUP

ARCHITECT: DF ARCHITECTURE INC.

DATE: 2024-07-01

SCALE: AS SHOWN

PROJECT LOCATION: 20390-72 AVENUE, LANGLEY, BC

PROJECT DESCRIPTION: MULTI-FAMILY DEVELOPMENT

PROJECT STATUS: IN PROGRESS

PROJECT CONTACT: JIMMY HANSRA

PROJECT PHONE: 604-560-8769

PROJECT EMAIL: jimmy.hansra@lompropertygroup.com

PROJECT ADDRESS: 20390-72 AVENUE, LANGLEY, BC

PROJECT ZIP: V3Z 0X2

PROJECT CITY: LANGLEY, BC

PROJECT COUNTRY: CANADA

PROJECT STATE: BRITISH COLUMBIA

PROJECT COUNTY: SURREY

SCHEDULE A

COVER PAGE

PROJECT NO. 20390-72-AV-2024-001

CLIENT: ISLE OF MANN PROPERTY GROUP

ARCHITECT: DF ARCHITECTURE INC.

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NOTES:[illegible]

FAR ON NET SITE AREA		
LEVEL 1	28,314.05 SQFT	2,631.09 SQM
LEVEL 2	28,314.05 SQFT	2,631.09 SQM
LEVEL 3	28,314.05 SQFT	2,631.09 SQM
LEVEL 4	28,314.05 SQFT	2,631.09 SQM
LEVEL 5	24,972.55 SQFT	2,319.95 SQM
LEVEL 6	23,421.88 SQFT	2,175.89 SQM
LEVEL 6	20,967.81 SQFT	1,947.72 SQM
TOTAL EXISTING AREA	133,068.21 SQFT	1,242.15 SQM
WOOD AMENITY (% ENCL. 18.2)	62,059.59 SQFT	5,675.39 SQM
TOTAL BULBUILDABLE AREA [EXCL. WOOD AMENITY]	148,955.63 SQFT	13,652.18 SQM
FAR ON NET SITE AREA	2.50	

AMENITY AREA		
TOTAL AMENITY REQUIRED	6 SQM / 186 SQFT	1,129.9 SQM
TOTAL WOOD AMENITY PROVIDED ON LEVEL 1&2		587.5 SQM
TOTAL WOOD AMENITY PROVIDED ON GRADE		5,675.39 SQM
TOTAL WOOD AMENITY PROVIDED		1,459.2 SQM

[illegible]

UNIT SCHEDULE										
UNIT TYPE	AREA 1.1	AREA 1.2	AREA 1.3	AREA 1.4	AREA 1.5	AREA 1.6	AREA 1.7	AREA 1.8	AREA 1.9	UNIT PERCENTAGE
1 BEDROOM UNITS & 1 BRD + DEN	UNIT A1	1	1	1	1	1	414.45 SQFT	36.54 SQM	205	8.8%
	UNIT A2	1	1	1	1	1	384.15 SQFT	35.69 SQM	1	0.5%
	UNIT A3	2	17	18	16	4	369.87 SQFT	34.29 SQM	4	2.0%
	UNIT A4	17	1	1	1	1	405.18 SQFT	42.29 SQM	2	1.0%
	UNIT A5	2	1	2	1	1	407.72 SQFT	45.31 SQM	8	3.5%
	UNIT B1	2	2	2	-	-	546.14 SQFT	50.79 SQM	6	2.9%
	UNIT B2	-	-	-	-	4	658.48 SQFT	62.18 SQM	8	3.9%
	UNIT B3	2	2	2	2	2	685.14 SQFT	63.95 SQM	10	4.8%
2 BEDROOMS UNITS	UNIT B4	2	2	2	2	2	712.25 SQFT	66.13 SQM	10	4.8%
	UNIT B5	2	2	2	2	2	712.25 SQFT	66.13 SQM	2	1.0%
	UNIT C	2	2	2	2	2	913.30 SQFT	84.66 SQM	10	4.9%
	UNIT C1	3	4	4	-	-	806.43 SQFT	74.93 SQM	11	5.0%
	UNIT C2	1	-	-	-	-	773.23 SQFT	68.13 SQM	1	0.5%
	UNIT C3	-	-	-	-	2	879.05 SQFT	81.35 SQM	2	1.0%
	UNIT C4	-	-	-	-	-	879.05 SQFT	81.35 SQM	2	1.0%
	UNIT C5	-	-	-	-	2	899.11 SQFT	83.23 SQM	4	2.0%
3 BEDROOMS UNITS	UNIT C6	-	-	-	-	2	722.29 SQFT	67.10 SQM	2	1.0%
	UNIT C7	-	-	-	-	2	722.29 SQFT	67.10 SQM	2	1.0%
	UNIT C8	-	-	-	-	2	722.29 SQFT	67.10 SQM	4	2.0%
	UNIT C9	1	1	2	2	2	909.11 SQFT	84.51 SQM	4	2.0%
	UNIT D1	1	1	2	2	2	909.11 SQFT	84.51 SQM	10	4.9%
	UNIT D2	-	2	2	2	2	909.11 SQFT	84.51 SQM	4	2.0%
	UNIT D3	-	2	2	2	2	909.11 SQFT	84.51 SQM	4	2.0%
	UNIT D4	-	-	-	-	2	1111.39 SQFT	103.29 SQM	2	1.0%
TOTAL	33	38	40	34	32	28	3381.51 SQFT	313.39 SQM	205	100%

LEVELS	STUDIO	1 BEDRM.	2 BEDRM.	3 BEDRM.	TOTAL
Level 1	7	21	4	3	33
Level 2	4	23	6	5	38
Level 3	4	24	6	6	40
Level 4	4	20	2	8	34
Level 5	4	14	8	6	32
Level 6	4	27	13	4	38
TOTAL	27	112	36	30	205
AVERAGE	12%	55%	18%	15%	

UNIT TYPES	Total SF	Total Units	Avg. Unit Size
STUDIO	11067.79 SQFT.	27	409.92 SQFT.
1 BEDRM. + DEN	59320.64 SQFT.	112	529.65 SQFT.
2 BEDRM. +2 BATH	26843.88 SQFT.	36	801.22 SQFT.
3 BEDRM.+2 BATH	29279.20 SQFT.	30	975.97 SQFT.
Average Unit Size	128511.31	205	626.89

For Report to Council

2025-01-21	TOP REF SUBMISSION
2024-12-18	FOR DISCUSSION PURPOSES ONLY
2024-10-23	FOR CLIMATE REVIEW
2024-10-20	FOR CLIMATE REVIEW
2024-08-09	FOR PRELIMINARY
2024-02-26	FOR PRELIMINARY
2024-03-04	FOR PRELIMINARY
2024-03-04	FOR PRELIMINARY

DF ARCHITECTURE INC.
350-1045 1 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2W9
T (604) 282-5194 F (604) 284-5131

GRUP 161
OF ARCHITECTURE | ATLANTIC ARCHITECTURE | BARNETT DOWNEY ARCHITECTS

GROUP 151 IS NOT AN ARCHITECTURAL FIRM; ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT

MULTI FAMILY DEVELOPMENT

**20390 - 72 AVenue, Langley,
BRITISH COLUMBIA**

CLIENT:

ISILE OF MANN PROPERTY GROUP

ΣΟ

DRAWING NO.	
QUANTITY	DS
SCALE	
JOB NO.	LAN-026 A
DATE	JULY 2023

DEVELOPMENT DATA

	A-002	G
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**For Report to
Council**

2028-01-21	NO PRE SUBMISSION
2028-12-11	FOR DISCUSSION PURPOSES ONLY
2029-10-20	FOR CLIENT REVIEW
2029-10-20	FOR CLIENT REVIEW
2029-08-01	NO PRE SUBMISSION
2029-02-29	NO PRE SUBMISSION
2029-02-29	NO PRE SUBMISSION
2029-02-29	NO PRE SUBMISSION

OF ARCHITECTURE INC.
350-1085 1 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2Y6
T (604) 268-5194 F (604) 264-5131

GROUP 161

OF ARCHITECTURE | ATELIER-ENCLOSURE ARCHITECTURE | BARNETT DESIGN ARCHITECTS

* (NO. ECT)

MULTI FAMILY DEVELOPMENT

20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA

CLIENT:

ΣΟΦΙΑ

TRAVER, SO	
CHECKED: DS	
SCALE: 1/16" = 1'-0"	
JOB NO. LAN - 026 A	
DATE: JULY 2023	

F1
BASE PLAN

1	BASE PLAN
A-003	1/16" = 1'-0"

DRAWING
 4)
A-003 G
 N 

NOTES:

For Report to
Council

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DF ARCHITECTURE INC.
590-10011 BRIDGEMAN AVE, SUITE 200, VANCOUVER, B.C.
V6N 1C1
TEL: 604-275-1111
WWW.DFARCHITECTURE.COM

GROUP I61
ARCHITECTURE / INTERIORS / LANDSCAPE ARCHITECTURE

GROUP I61 IS NOT AN ARCHITECTURAL FIRM. ALL PROJECTS ARE DESIGNED BY GROUP I61 ARCHITECTS WHO ARE REGISTERED ARCHITECTS IN THE PROVINCE OF BRITISH COLUMBIA. GROUP I61 IS NOT A PROFESSIONAL CORPORATION AND CANNOT BE USED FOR PROFESSIONAL PURPOSES.

PROJECT:

MULTI FAMILY DEVELOPMENT
20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA

CURB:

ISLE OF MANN PROPERTY GROUP

IOM

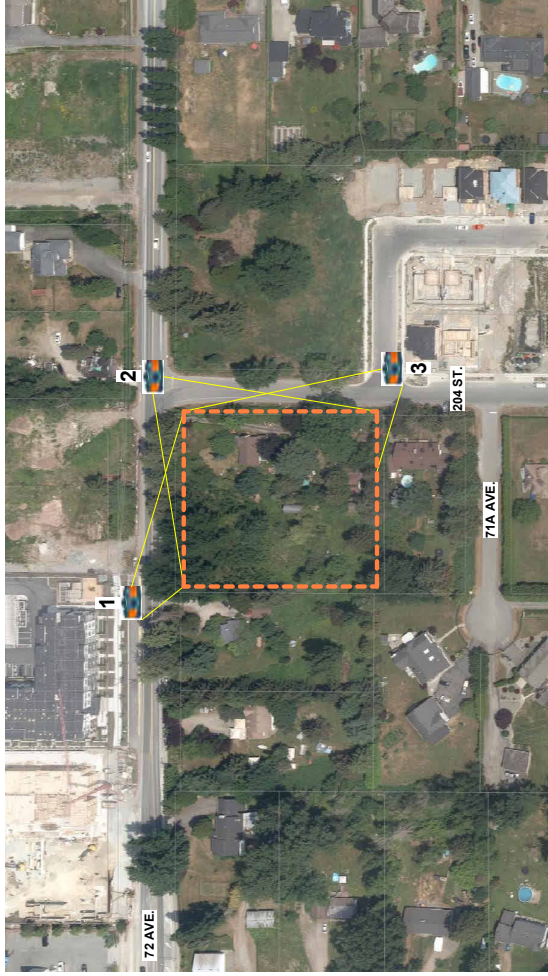
DRAWING NO.	20390-72-AV-01
DATE	2023-07-01
DESIGNED BY	DF ARCHITECTURE INC.
CHECKED BY	DF ARCHITECTURE INC.
APPROVED BY	DF ARCHITECTURE INC.
DATE	2023-07-01
SHEET TITLE	CONTEXT PLAN

CONTEXT PLAN

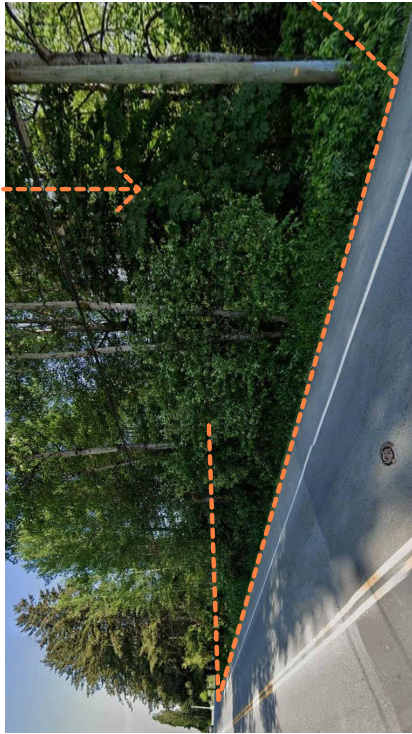
DATE	2023-07-01
PROJECT	20390-72-AV-01
CLIENT	ISLE OF MANN PROPERTY GROUP
LOCATION	20390-72 AVENUE, LANGLEY, B.C.
SCALE	1:1000
DATE	2023-07-01
SHEET TITLE	CONTEXT PLAN



NOTES:



SUBJECT SITE



1. NORTH WEST VIEW FROM 72 AVE

SUBJECT SITE



F.1 - Page 20

2. NORTH EAST VIEW FROM 72 AVE.

SUBJECT SITE



3. SOUTH EAST VIEW FROM 204 ST.

For Report to
Council

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DF ARCHITECTURE INC.
580-10011 BRIDLEWAY, VANCOUVER, B.C.
1-800-762-2222
1-800-762-2222

GROUP 161

ARCHITECTURE / INTERIORS / LANDSCAPE ARCHITECTURE

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL
FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE

PROJECT:

MULTI FAMILY DEVELOPMENT

**20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA**

CURRNT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWING NO.	20390-72-AV-001
DATE	01/01/2023
DESIGNED BY	DESIGNED BY
PROJECT NO.	20390-72-AV-001
DATE	JULY 2023
SHEET TITLE	

**CONTEXT PHOTO -
CURRENT SITE VIEW**

DRAWING NO.	A-005	G
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OR USED IN ANY MANNER WITHOUT THE FIRM'S WRITTEN
CONSENT.

NOTES:



1. VIEW TOWARDS NORTH FROM 72 AVE.



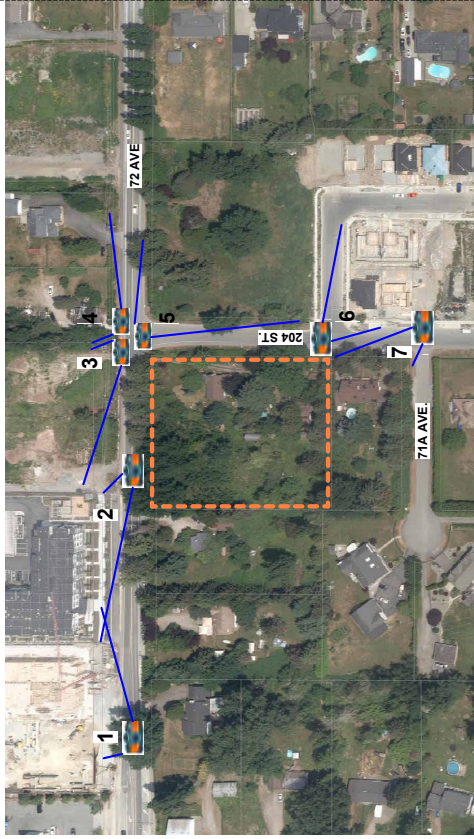
2. VIEW TOWARDS NORTH FROM 72 AVE.



3. VIEW TOWARDS NORTH FROM 72 AVE.



4. VIEW TOWARDS NORTH FROM 72 AVE.



5. VIEW TOWARDS EAST FROM 72 AVE.



6. VIEW TOWARDS SOUTH-EAST FROM 204 ST.



7. SOUTH VIEW FROM 204 ST.

For Report to
Council

PROJECT NO.	20390-72
PROJECT NAME	20390-72 AVENUE, LANGLEY, B.C.
CLIENT	DF ARCHITECTURE INC.
DATE	JULY 2023
SHEET TITLE	CONTEXT PHOTO - CURRENT SURROUNDING VIEW

DF ARCHITECTURE INC.
3850-15051 150 STREET, SUITE 100, LANGLEY, B.C.
V3A 0B1
TEL: 604-881-1111
WWW.DFARCHITECTURE.COM

GROUP 161
ARCHITECTURE & INTERIOR DESIGN

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL
SERVICES ARE PROVIDED BY THE GROUP 161
FIRM THAT HAS THE CERTIFICATE OF PRACTICE.

PROJECT:
MULTI FAMILY DEVELOPMENT

20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA

COUNTY:
ISLE OF MAIN PROPERTY GROUP

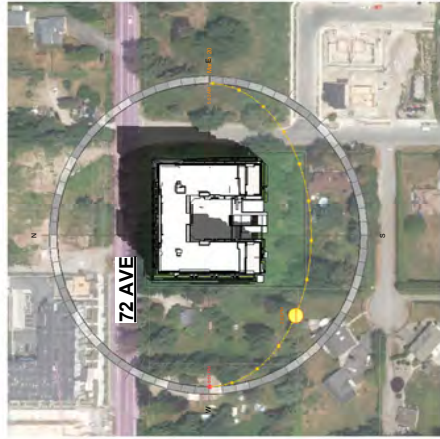
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DRAWING NO.	20390-72
DATE	JULY 2023
PROJECT NAME	20390-72 AVENUE, LANGLEY, B.C.
CLIENT	DF ARCHITECTURE INC.
SHEET TITLE	CONTEXT PHOTO - CURRENT SURROUNDING VIEW

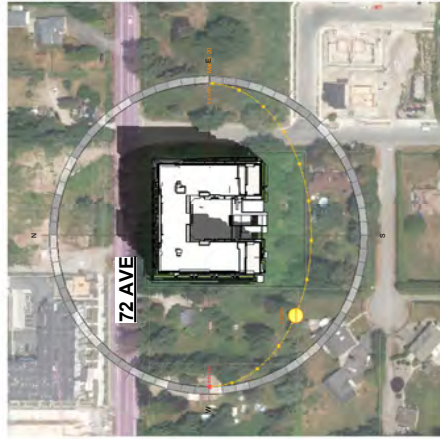
CONTEXT PHOTO -
CURRENT SURROUNDING VIEW

DATE: JULY 2023
SHEET TITLE:
A-006 G

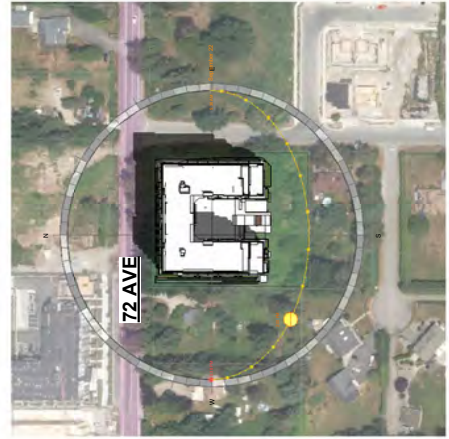
DATE: JULY 2023
SHEET TITLE:
A-006 G

NOTES:

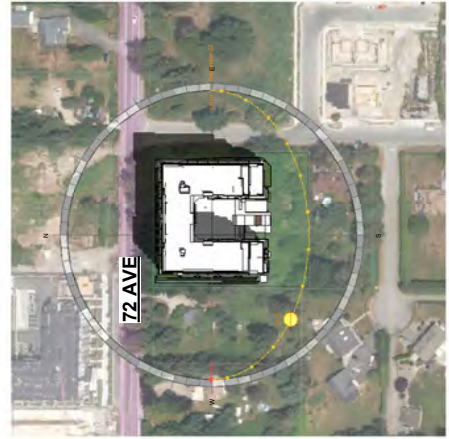
3 EQ MARCH - 2 PM
A-007



3
A-007



6	A-007
---	-------



6	A-007
---	-------



DATE	DESCRIPTION
2025-01-21	OPR SUBMISSION
2024-12-18	FOR DISCUSSION PURPOSES ONLY
2024-10-20	FOR CLIENT REVIEW
2024-10-20	FOR CLIENT REVIEW
2024-08-07	OPR SUBMISSION
2024-02-21	OPR SUBMISSION
2024-02-02	FINALINARY ENVOYAGES

DF ARCHITECTURE INC.

350-10651 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2W9
T (604)294-5194 F (604)294-5131

G2 (UP) 161

DE ARCHITECTURE | ATELIER INC. ARCHITECTURE | BARNETT DENVER ARCHITECTS

GROUP 151 IS NOT AN ARCHITECTURAL FIRM; ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:

MULTI FAMILY DEVELOPMENT

**20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA**

CLIENT:

CLIENT:

ISLE OF MANN PROPERTY GROUP

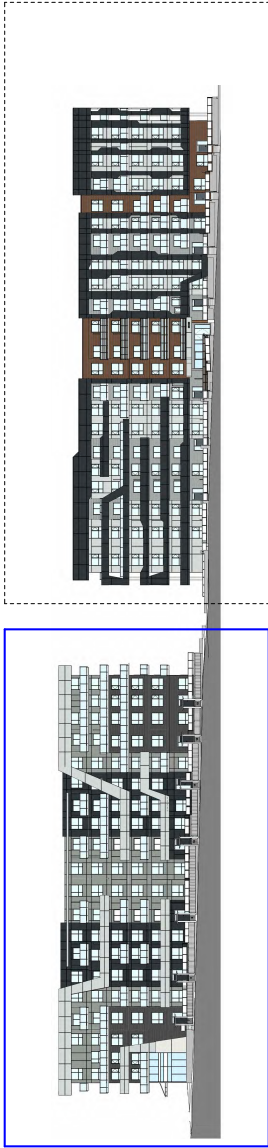
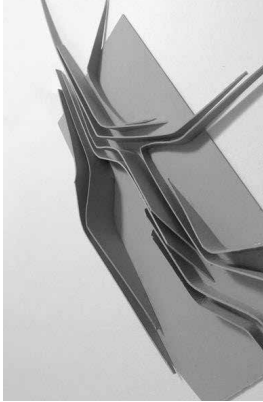
ΣΟ

DRAWING: SO	
CHECKED: DS	
SCALE:	
JOB NO. LAN - 028 A	
DATE: JULY 2023	

FIN SHADOW ANALYSIS

DRAWINGS
 No. **A-007**
 G

CONCEPT PROCESS



PROPOSED DEVELOPMENT



NEIGHBOURING LOT
20326-20350 72 AVE

INTRODUCING A MODERN FACADE WITH A DYNAMIC APPEARANCE, CONTRIBUTES TO A MORE ENGAGING AND HARMONIOUS INTEGRATION WITH THE SURROUNDING NEIGHBORHOOD.



COURT YARD



STEPPING BUILDING

NOTES:

For Report to
Council

PROJECT NO.	20326-20350 72 AVE
CLIENT	DF ARCHITECTURE INC.
DATE	2023-07-20
DESIGNER	DF ARCHITECTURE INC.
ARCHITECT	DF ARCHITECTURE INC.
ENGINEER	DF ARCHITECTURE INC.
LANDSCAPE ARCHITECT	DF ARCHITECTURE INC.
INTERIOR DESIGNER	DF ARCHITECTURE INC.
MECHANICAL ENGINEER	DF ARCHITECTURE INC.
ELECTRICAL ENGINEER	DF ARCHITECTURE INC.
PLUMBING ENGINEER	DF ARCHITECTURE INC.
STRUCTURAL ENGINEER	DF ARCHITECTURE INC.
ENVIRONMENTAL ENGINEER	DF ARCHITECTURE INC.
TRANSPORTATION ENGINEER	DF ARCHITECTURE INC.
WATER RESOURCES ENGINEER	DF ARCHITECTURE INC.
GEOTECHNICAL ENGINEER	DF ARCHITECTURE INC.
HAZARDOUS WASTE ENGINEER	DF ARCHITECTURE INC.
NOISE ENGINEER	DF ARCHITECTURE INC.
VEGETATION ENGINEER	DF ARCHITECTURE INC.
ARCHITECTURAL RENDERING	DF ARCHITECTURE INC.
PHOTOGRAPHY	DF ARCHITECTURE INC.
VIDEOGRAPHY	DF ARCHITECTURE INC.
3D RENDERING	DF ARCHITECTURE INC.
ANIMATION	DF ARCHITECTURE INC.
MODEL MAKING	DF ARCHITECTURE INC.
CONSTRUCTION ADMINISTRATION	DF ARCHITECTURE INC.
PROJECT MANAGEMENT	DF ARCHITECTURE INC.
LEGAL COUNSEL	DF ARCHITECTURE INC.
TAX CONSULTANT	DF ARCHITECTURE INC.
FINANCIAL CONSULTANT	DF ARCHITECTURE INC.
MARKETING CONSULTANT	DF ARCHITECTURE INC.
RESEARCH CONSULTANT	DF ARCHITECTURE INC.
TRAINING CONSULTANT	DF ARCHITECTURE INC.
OTHER CONSULTANTS	DF ARCHITECTURE INC.

DF ARCHITECTURE INC.
360-10011 BRIDLEWAY, VANCOUVER, B.C.
V6N 1A1
TEL: 604-276-1111
WWW.DFARCHITECTURE.COM

GROUP 161

ARCHITECTURE / INTERIORS / ENVIRONMENTAL / INFRASTRUCTURE / LANDSCAPE
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL
FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE
FOR ARCHITECTURE ARE REQUIRED TO BE
REGISTERED WITH THE ARCHITECTS OF
BRITISH COLUMBIA.

PROJECT:

MULTI FAMILY DEVELOPMENT
20390 - 72 Avenue, Langley,
BRITISH COLUMBIA

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWING NO.	20326-20350 72 AVE
DESIGNED BY	DF ARCHITECTURE INC.
SCALE	1" = 20'0"
PROJECT NO.	20326-20350 72 AVE
DATE	JULY 2023
SHEET TITLE	NEIGHBOURING LOT

ARCHITECTURAL
DESIGN

DATE	2023-07-20
PROJECT NO.	20326-20350 72 AVE
PROJECT NAME	MULTI FAMILY DEVELOPMENT
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
ENGINEER	DF ARCHITECTURE INC.
LANDSCAPE ARCHITECT	DF ARCHITECTURE INC.
INTERIOR DESIGNER	DF ARCHITECTURE INC.
MECHANICAL ENGINEER	DF ARCHITECTURE INC.
ELECTRICAL ENGINEER	DF ARCHITECTURE INC.
PLUMBING ENGINEER	DF ARCHITECTURE INC.
STRUCTURAL ENGINEER	DF ARCHITECTURE INC.
ENVIRONMENTAL ENGINEER	DF ARCHITECTURE INC.
TRANSPORTATION ENGINEER	DF ARCHITECTURE INC.
WATER RESOURCES ENGINEER	DF ARCHITECTURE INC.
GEOTECHNICAL ENGINEER	DF ARCHITECTURE INC.
HAZARDOUS WASTE ENGINEER	DF ARCHITECTURE INC.
NOISE ENGINEER	DF ARCHITECTURE INC.
VEGETATION ENGINEER	DF ARCHITECTURE INC.
ARCHITECTURAL RENDERING	DF ARCHITECTURE INC.
PHOTOGRAPHY	DF ARCHITECTURE INC.
VIDEOGRAPHY	DF ARCHITECTURE INC.
3D RENDERING	DF ARCHITECTURE INC.
ANIMATION	DF ARCHITECTURE INC.
MODEL MAKING	DF ARCHITECTURE INC.
CONSTRUCTION ADMINISTRATION	DF ARCHITECTURE INC.
PROJECT MANAGEMENT	DF ARCHITECTURE INC.
LEGAL COUNSEL	DF ARCHITECTURE INC.
TAX CONSULTANT	DF ARCHITECTURE INC.
FINANCIAL CONSULTANT	DF ARCHITECTURE INC.
MARKETING CONSULTANT	DF ARCHITECTURE INC.
RESEARCH CONSULTANT	DF ARCHITECTURE INC.
TRAINING CONSULTANT	DF ARCHITECTURE INC.
OTHER CONSULTANTS	DF ARCHITECTURE INC.

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REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN
CONSENT.



- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- PATH OF TRAVEL (EXIT)
- PROPOSED BUILDING
- ON-SITE LANDSCAPE
- OFF SITE ACCESSIBLE WALKWAY

For Report to Council

2025-01-21	OP RE SUBMISSION
2024-12-11	FOR DISCUSSION PURPOSES ONLY
2024-10-23	FOR CLIENT REVIEW
2024-10-20	FOR CLIENT REVIEW
2024-08-05	OP RE SUBMISSION
2024-02-20	FOR DISCUSSION ONLY
2024-03-05	FOR DISCUSSION PURPOSES ONLY

DF ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2W9
T (604) 274-5104 F (604) 254-5131

G2UP 161

OF ARCHITECTURE | ATELIER INC ARCHITECTURE | SHANNETT DOWELL ARCHITECTS

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MULTI FAMILY DEVELOPMENT

20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA

CLIENT:

ISLE OF MAN PROPERTY CORP



DRAWING: SO	
QUANTITY: DS	
SCALE: As indicated	
JOB NO. LAN - 028 A	
DATE: JULY 2023	

FIELD SITE ANALYSIS

DRAWING
No. **A-010**

G



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NOTES:

For Report to
Council

PROJECT NO.	20390-72
CLIENT	ISLE OF MAN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	2023-07-01
SCALE	1/8" = 1'-0"
PROJECT LOCATION	20390-72 AVENUE, LANGLEY, BC
PROJECT TYPE	MULTI-FAMILY DEVELOPMENT
PROJECT DESCRIPTION	20390-72 AVENUE, LANGLEY, BC
PROJECT STATUS	FOR REPORT TO COUNCIL
PROJECT PHASE	PRELIMINARY
PROJECT TEAM	DF ARCHITECTURE INC.
PROJECT CONTACT	DAVID F. DUNN
PROJECT PHONE	(604) 443-1111
PROJECT EMAIL	info@dfarchitecture.com
PROJECT WEBSITE	www.dfarchitecture.com

DF ARCHITECTURE INC.
20390-72 AVENUE, LANGLEY, BC
V3A 2G4
TEL: (604) 443-1111
WWW.DFARCHITECTURE.COM

GROUP 161

20390-72 AVENUE, LANGLEY, BC

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL WORK IS THE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

PROJECT NO. 20390-72

CLIENT: ISLE OF MAN PROPERTY GROUP

PROJECT: MULTI-FAMILY DEVELOPMENT

20390-72 AVENUE, LANGLEY, BC

BRITISH COLUMBIA

COUNTY: ISLE OF MAN PROPERTY GROUP

DATE: JULY 2023

SHEET TITLE: SITE PLAN

IOM

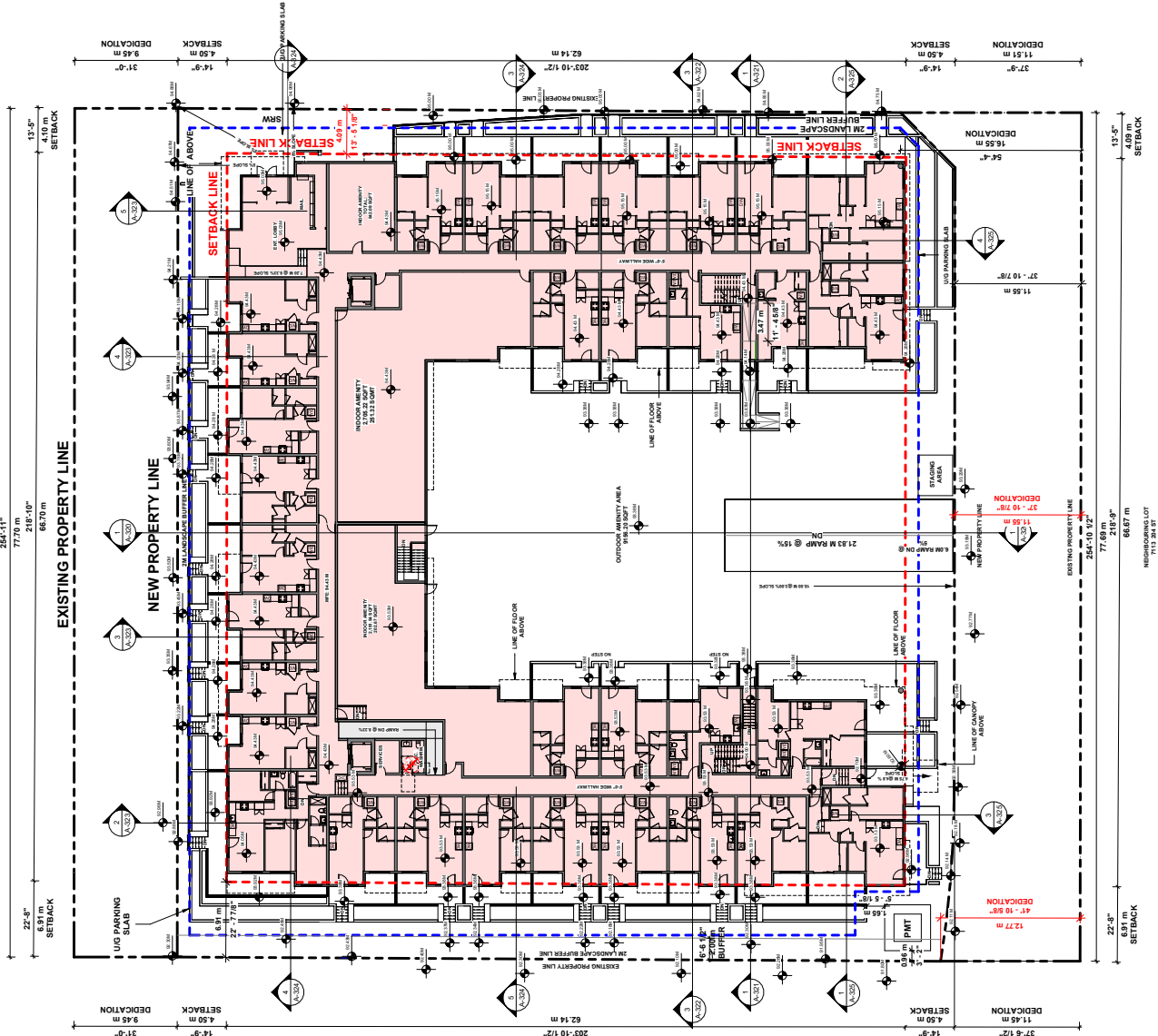
DRAWING NO.	20390-72
REVISION NO.	01
SCALE	1/8" = 1'-0"
PROJECT NO.	20390-72
DATE	JULY 2023
SHEET TITLE	SITE PLAN

SITE PLAN

SITE PLAN
A-100 1/8" = 1'-0"

PROJECT NO.	20390-72
CLIENT	ISLE OF MAN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	2023-07-01
SCALE	1/8" = 1'-0"
PROJECT LOCATION	20390-72 AVENUE, LANGLEY, BC
PROJECT TYPE	MULTI-FAMILY DEVELOPMENT
PROJECT DESCRIPTION	20390-72 AVENUE, LANGLEY, BC
PROJECT STATUS	FOR REPORT TO COUNCIL
PROJECT PHASE	PRELIMINARY
PROJECT TEAM	DF ARCHITECTURE INC.
PROJECT CONTACT	DAVID F. DUNN
PROJECT PHONE	(604) 443-1111
PROJECT EMAIL	info@dfarchitecture.com
PROJECT WEBSITE	www.dfarchitecture.com

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2024-02-26	1	TEL: 1-800-241-2411	1	TEL: 1-800-241-2411
2024-02-26	2	TEL: 1-800-241-2411	2	TEL: 1-800-241-2411
2024-02-26	3	TEL: 1-800-241-2411	3	TEL: 1-800-241-2411
2024-02-26	4	TEL: 1-800-241-2411	4	TEL: 1-800-241-2411
2024-02-26	5	TEL: 1-800-241-2411	5	TEL: 1-800-241-2411
2024-02-26	6	TEL: 1-800-241-2411	6	TEL: 1-800-241-2411
2024-02-26	7	TEL: 1-800-241-2411	7	TEL: 1-800-241-2411
2024-02-26	8	TEL: 1-800-241-2411	8	TEL: 1-800-241-2411
2024-02-26	9	TEL: 1-800-241-2411	9	TEL: 1-800-241-2411
2024-02-26	10	TEL: 1-800-241-2411	10	TEL: 1-800-241-2411
2024-02-26	11	TEL: 1-800-241-2411	11	TEL: 1-800-241-2411
2024-02-26	12	TEL: 1-800-241-2411	12	TEL: 1-800-241-2411
2024-02-26	13	TEL: 1-800-241-2411	13	TEL: 1-800-241-2411
2024-02-26	14	TEL: 1-800-241-2411	14	TEL: 1-800-241-2411
2024-02-26	15	TEL: 1-800-241-2411	15	TEL: 1-800-241-2411
2024-02-26	16	TEL: 1-800-241-2411	16	TEL: 1-800-241-2411
2024-02-26	17	TEL: 1-800-241-2411	17	TEL: 1-800-241-2411
2024-02-26	18	TEL: 1-800-241-2411	18	TEL: 1-800-241-2411
2024-02-26	19	TEL: 1-800-241-2411	19	TEL: 1-800-241-2411
2024-02-26	20	TEL: 1-800-241-2411	20	TEL: 1-800-241-2411
2024-02-26	21	TEL: 1-800-241-2411	21	TEL: 1-800-241-2411
2024-02-26	22	TEL: 1-800-241-2411	22	TEL: 1-800-241-2411
2024-02-26	23	TEL: 1-800-241-2411	23	TEL: 1-800-241-2411
2024-02-26	24	TEL: 1-800-241-2411	24	TEL: 1-800-241-2411
2024-02-26	25	TEL: 1-800-241-2411	25	TEL: 1-800-241-2411
2024-02-26	26	TEL: 1-800-241-2411	26	TEL: 1-800-241-2411
2024-02-26	27	TEL: 1-800-241-2411	27	TEL: 1-800-241-2411
2024-02-26	28	TEL: 1-800-241-2411	28	TEL: 1-800-241-2411
2024-02-26	29	TEL: 1-800-241-2411	29	TEL: 1-800-241-2411
2024-02-26	30	TEL: 1-800-241-2411	30	TEL: 1-800-241-2411
2024-02-26	31	TEL: 1-800-241-2411	31	TEL: 1-800-241-2411
2024-02-26	32	TEL: 1-800-241-2411	32	TEL: 1-800-241-2411
2024-02-26	33	TEL: 1-800-241-2411	33	TEL: 1-800-241-2411
2024-02-26	34	TEL: 1-800-241-2411	34	TEL: 1-800-241-2411
2024-02-26	35	TEL: 1-800-241-2411	35	TEL: 1-800-241-2411
2024-02-26	36	TEL: 1-800-241-2411	36	TEL: 1-800-241-2411
2024-02-26	37	TEL: 1-800-241-2411	37	TEL: 1-800-241-2411
2024-02-26	38	TEL: 1-800-241-2411	38	TEL: 1-800-241-2411
2024-02-26	39	TEL: 1-800-241-2411	39	TEL: 1-800-241-2411
2024-02-26	40	TEL: 1-800-241-2411	40	TEL: 1-800-241-2411
2024-02-26	41	TEL: 1-800-241-2411	41	TEL: 1-800-241-2411
2024-02-26	42	TEL: 1-800-241-2411	42	TEL: 1-800-241-2411
2024-02-26	43	TEL: 1-800-241-2411	43	TEL: 1-800-241-2411
2024-02-26	44	TEL: 1-800-241-2411	44	TEL: 1-800-241-2411
2024-02-26	45	TEL: 1-800-241-2411	45	TEL: 1-800-241-2411
2024-02-26	46	TEL: 1-800-241-2411	46	TEL: 1-800-241-2411
2024-02-26	47	TEL: 1-800-241-2411	47	TEL: 1-800-241-2411
2024-02-26	48	TEL: 1-800-241-2411	48	TEL: 1-800-241-2411
2024-02-26	49			

GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR AFFILIATED ARCHITECTURAL FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVENUE, Langley.

CLIENT:

ISLE OF MANN PROPERTY GROUP

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SCALE: $3/32" = 1'-0"$

ISS NO.: LAN - 026 A

[illegible]

DATE: JULY 2023

SHEET TITLE:

F

References

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REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN
CONSENT.



F.1 - Page 28

NOTES:

For Report to
Council

PROJECT NO.	20390-72
PROJECT NAME	20390-72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	JULY 2023
DRAWN BY	DF ARCHITECTURE INC.
CHECKED BY	DF ARCHITECTURE INC.
APPROVED BY	DF ARCHITECTURE INC.
DATE	JULY 2023
SCALE	AS SHOWN
UNIT	METRIC
PROJECT NO.	20390-72
PROJECT NAME	20390-72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	JULY 2023
DRAWN BY	DF ARCHITECTURE INC.
CHECKED BY	DF ARCHITECTURE INC.
APPROVED BY	DF ARCHITECTURE INC.
DATE	JULY 2023
SCALE	AS SHOWN
UNIT	METRIC

DF ARCHITECTURE INC.
100-10011 BURNHAMTHORPE AVE. #100, RICHMOND, B.C.
V6V 1K7
TEL: (604) 273-1111
WWW.DFARCHITECTURE.COM

GROUP 161

ARCHITECTURE / INTERIOR ARCHITECTURE / LANDSCAPE ARCHITECTURE

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL PROJECTS ARE DESIGNED BY GROUP 161 ARCHITECTS AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

PROJECT NO.

PROJECT NAME

CLIENT

20390-72 Avenue, Langley, British Columbia

ISLE OF MANN PROPERTY GROUP

DATE

SCALE

UNIT

IOM

DRAWING NO.	20390-72
DATE	JULY 2023
SCALE	AS SHOWN
UNIT	METRIC
PROJECT NO.	20390-72
PROJECT NAME	20390-72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	JULY 2023
DRAWN BY	DF ARCHITECTURE INC.
CHECKED BY	DF ARCHITECTURE INC.
APPROVED BY	DF ARCHITECTURE INC.
DATE	JULY 2023
SCALE	AS SHOWN
UNIT	METRIC

FLOOR PLAN LEVEL 1

DATE	JULY 2023
SCALE	AS SHOWN
UNIT	METRIC
PROJECT NO.	20390-72
PROJECT NAME	20390-72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	JULY 2023
DRAWN BY	DF ARCHITECTURE INC.
CHECKED BY	DF ARCHITECTURE INC.
APPROVED BY	DF ARCHITECTURE INC.
DATE	JULY 2023
SCALE	AS SHOWN
UNIT	METRIC

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NOTES:

For Report to
Council

PROJECT NO.	20390-72
PROJECT NAME	20390-72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	JULY 2023
SHEET TITLE	FLOOR PLAN LEVEL 2

DF ARCHITECTURE INC.
100-10011 161 Avenue, Langley, British Columbia V3A 2G5
Tel: (604) 881-1611
Fax: (604) 881-1612
www.dfarchitecture.com

GROUP 161
ARCHITECTURE INTERIORS
20390-72 Avenue, Langley, British Columbia

GROUP 161 IS NOT AN ARCHITECTURAL FIRM AND DOES NOT PROVIDE ARCHITECTURAL SERVICES. IT IS A GROUP OF FIRMS THAT HAS OBTAINED THE CERTIFICATE OF PRACTICE.

PROJECT:
MULTI-FAMILY DEVELOPMENT
20390-72 Avenue, Langley,
BRITISH COLUMBIA

CLIENT:
ISLE OF MANN PROPERTY GROUP

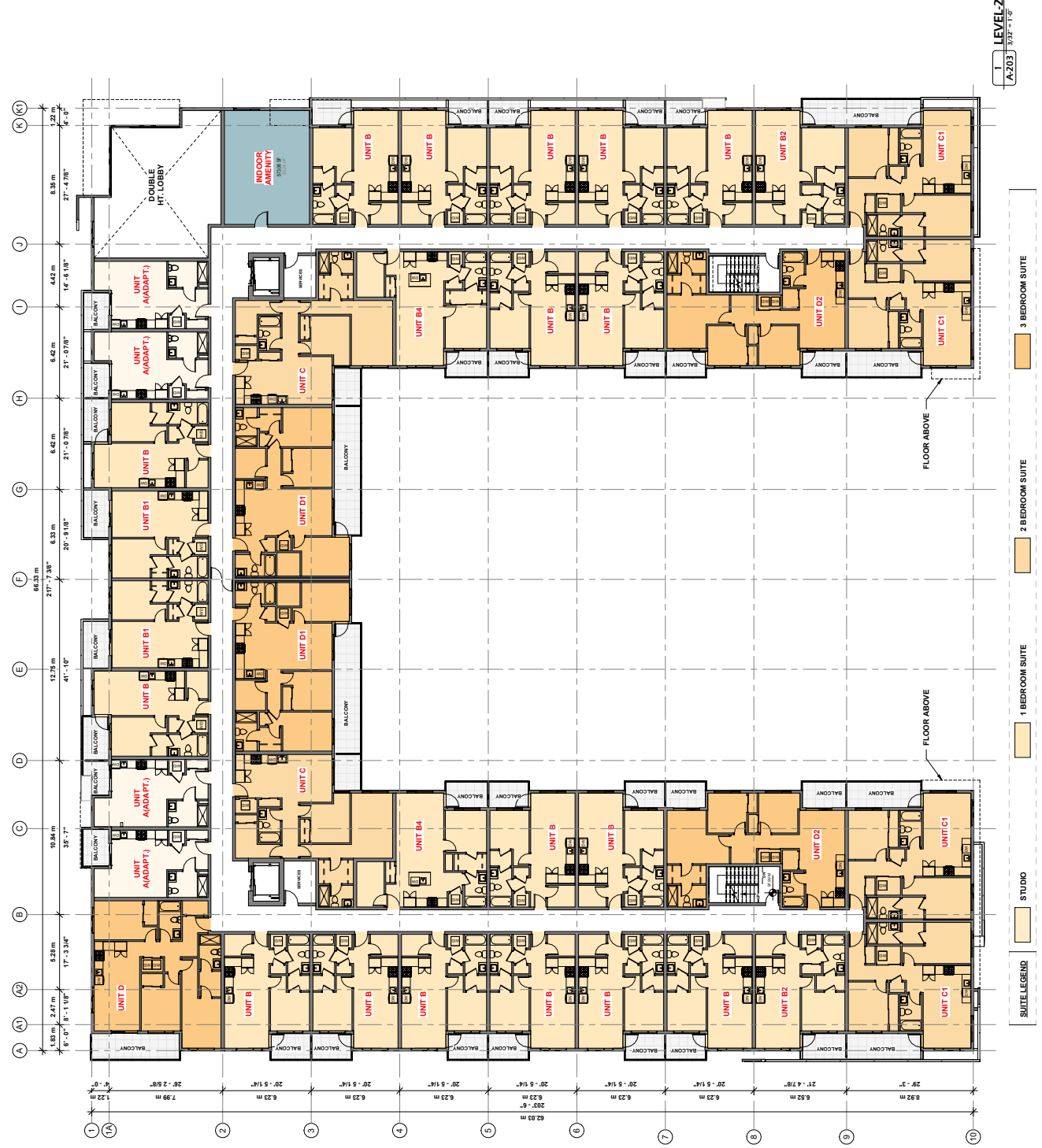
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DRAWING NO.	20390-72-FP-02
DATE	2023-07-01
SCALE	As Shown
DESIGNED BY	DF
CHECKED BY	DF
DATE	2023-07-01
SHEET TITLE	FLOOR PLAN LEVEL 2

FLOOR PLAN LEVEL 2

DATE: JULY 2023
SHEET TITLE: FLOOR PLAN LEVEL 2

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NOTES:

For Report to
Council

PROJECT NO.	2020-001
PROJECT NAME	20390 - 72 Avenue, Langley, British Columbia
CLIENT	Multi-Family Development
DATE	July 2023
SHEET TITLE	FLOOR PLAN LEVEL 3

DF ARCHITECTURE INC.
500-10001 188 Avenue, Langley, British Columbia, B.C.
1. 604.881.1111
2. 10001 188 Avenue, Langley, B.C. V4Y 1A8

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ARCHITECTURE / INTERIOR ARCHITECTURE / LANDSCAPE ARCHITECTURE

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PROJECT:

MULTI FAMILY DEVELOPMENT

**20390 - 72 Avenue, Langley,
BRITISH COLUMBIA**

COUNT:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWING NO.	2020-001
DESIGNED BY	DF
SCALE	As Indicated
APPROVED BY	DF
DATE	July 2023
SHEET TITLE	FLOOR PLAN LEVEL 3

FLOOR PLAN LEVEL 3

DATE	2023-07-19
BY	DF
CHECKED BY	DF
DATE	2023-07-19
BY	DF
CHECKED BY	DF

DATE	2023-07-19
BY	DF
CHECKED BY	DF
DATE	2023-07-19
BY	DF
CHECKED BY	DF

DATE	2023-07-19
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DATE	2023-07-19
BY	DF
CHECKED BY	DF
DATE	2023-07-19
BY	DF
CHECKED BY	DF



NOTES:

For Report to
Council

PROJECT NO.	20390-72
PROJECT NAME	20390-72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	JULY 2023
SHEET TITLE	FLOOR PLAN LEVEL 4

DF ARCHITECTURE INC.
550-10011 BURNABY AVENUE, SUITE 100, BURNABY, B.C.
V5C 4P5
TEL: (604) 291-1111
WWW.DFARCHITECTURE.COM

GROUP 161
ARCHITECTURE / INTERIORS / LANDSCAPE ARCHITECTURE

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PROJECT:

MULTI FAMILY DEVELOPMENT

**20390-72 Avenue, Langley,
BRITISH COLUMBIA**

CLIENT:

ISLE OF MANN PROPERTY GROUP

IOM

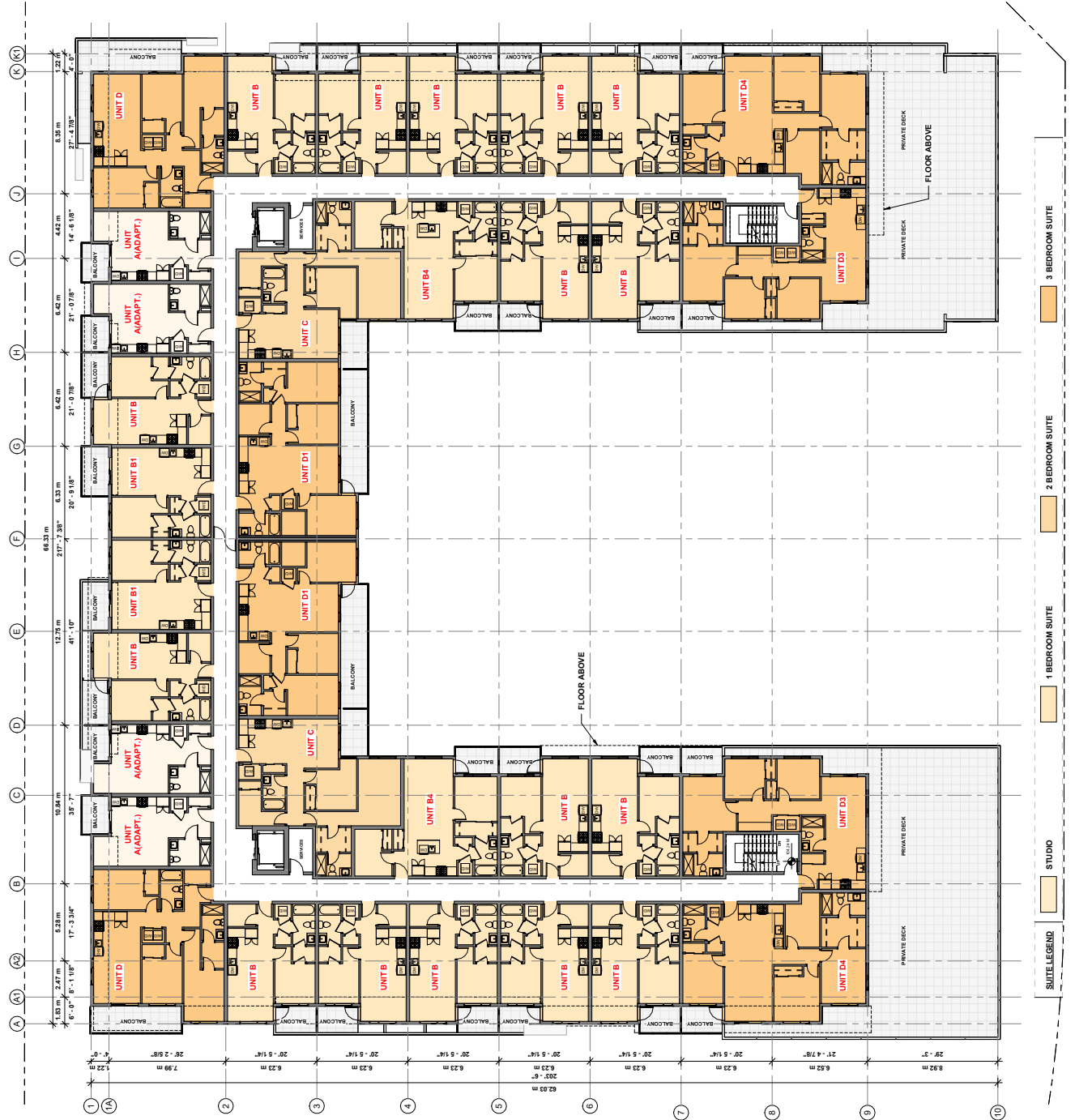
DRAWING NO.	DS
DATE	2023
DESIGNED BY	DS
SCALE	As Indicated
APPROVED BY	DS
DATE	JULY 2023
SHEET TITLE	FLOOR PLAN LEVEL 4

FLOOR PLAN LEVEL 4

LEVEL 4
A205 337-110

A-205 G
N

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NOTES:

For Report to
Council

PROJECT NO.	2020-001
PROJECT NAME	20390 - 72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
DATE	JULY 2023
SHEET TITLE	FLOOR PLAN LEVEL 5

DF ARCHITECTURE INC.
500-1000 15th Avenue, Suite 100, Langley, BC
V3A 2K1
Tel: 604-881-1111
Fax: 604-881-1112
www.dfarchitecture.com

GROUP 161
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PROJECT:

MULTI FAMILY DEVELOPMENT
20390 - 72 Avenue, Langley,
BRITISH COLUMBIA

COUNTY:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWING NO.	2020-001-05
DATE	2023-07-01
SCALE	As Indicated
DESIGNED BY	LAN: CDB A
CHECKED BY	LAN: CDB A
DATE	JULY 2023
SHEET TITLE	FLOOR PLAN LEVEL 5

FLOOR PLAN LEVEL 5

1
LEVEL-5
A-206
337'-11"

20
G
N

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NOTES:

For Report to
Council

PROJECT NO.	2020-001
PROJECT NAME	20390 - 72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP
DATE	JULY 2020
SHEET TITLE	FLOOR PLAN LEVEL 6

DF ARCHITECTURE INC.
100-10011 150 Avenue, Langley, B.C.
1. (604) 881-1111
1. 100-10011 150 Avenue, Langley, B.C.

GROUP 161
ARCHITECTURE / INTERIOR DESIGN / LANDSCAPE ARCHITECTURE

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MULTI FAMILY DEVELOPMENT
20390 - 72 Avenue, Langley,
BRITISH COLUMBIA

ISLE OF MANN PROPERTY GROUP

IOM

DRAWING NO.	2020-001
DATE	JULY 2020
SCALE	AS SHOWN
PROJECT NO.	2020-001
PROJECT NAME	20390 - 72 Avenue, Langley, British Columbia
CLIENT	ISLE OF MANN PROPERTY GROUP

FLOOR PLAN LEVEL 6

1 LEVEL 6
A-207 3'32" x 10'

DATE: JULY 2020
SHEET TITLE: FLOOR PLAN LEVEL 6
PROJECT NO.: 2020-001
PROJECT NAME: 20390 - 72 Avenue, Langley, British Columbia
CLIENT: ISLE OF MANN PROPERTY GROUP



A-208	3/32" = 1'-0"
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[illegible]

DE ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | SHANNETT DESIGN ARCHITECTS

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NOTES:



1 BEDROOM
STUDIO

UNIT A1 (ADAPTABLE)	375.00 SF
UNIT A2 (ADAPTABLE)	390.00 SF
UNIT B1	480.00 SF
UNIT B2	480.00 SF
UNIT B3	480.00 SF
UNIT B4	480.00 SF
UNIT B5	480.00 SF
UNIT B6	480.00 SF
UNIT B7	480.00 SF
UNIT B8	480.00 SF
UNIT B9	480.00 SF
UNIT B10	480.00 SF
UNIT B11	480.00 SF
UNIT B12	480.00 SF
UNIT B13	480.00 SF
UNIT B14	480.00 SF
UNIT B15	480.00 SF
UNIT B16	480.00 SF
UNIT B17	480.00 SF
UNIT B18	480.00 SF
UNIT B19	480.00 SF
UNIT B20	480.00 SF
UNIT B21	480.00 SF
UNIT B22	480.00 SF
UNIT B23	480.00 SF
UNIT B24	480.00 SF
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UNIT B26	480.00 SF
UNIT B27	480.00 SF
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UNIT B84	480.00 SF
UNIT B85	480.00 SF
UNIT B86	480.00 SF
UNIT B87	480.00 SF
UNIT B88	480.00 SF
UNIT B89	480.00 SF
UNIT B90	480.00 SF
UNIT B91	480.00 SF
UNIT B92	480.00 SF
UNIT B93	480.00 SF
UNIT B94	480.00 SF
UNIT B95	480.00 SF
UNIT B96	480.00 SF
UNIT B97	480.00 SF
UNIT B98	480.00 SF
UNIT B99	480.00 SF
UNIT B100	480.00 SF

For Report to Council

DF ARCHITECTURE INC.

20390-72 Avenue, Langley, British Columbia

GROUP 161

MULTI FAMILY DEVELOPMENT

20390-72 Avenue, Langley, British Columbia

ISLE OF MAIN PROPERTY GROUP

UNIT PLANS

UNIT A1 (ADAPTABLE)

UNIT A2 (ADAPTABLE)

UNIT B1

UNIT B2

UNIT B3

UNIT B4

UNIT B5

UNIT B6

UNIT B7

UNIT B8

UNIT B9

UNIT B10

UNIT B11

UNIT B12

UNIT B13

UNIT B14

UNIT B15

UNIT B16

UNIT B17

UNIT B18

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UNIT B195

UNIT B196

UNIT B197

UNIT B198

UNIT B199

UNIT B200

UNIT B201

UNIT B202

UNIT B203

UNIT B204

UNIT B205

UNIT B206

NOTES:



1 BEDROOM
2 BEDROOM

For Report to Council

PROJECT NO.	2020-001
PROJECT NAME	20390-72 AVENUE, LANGLEY, BC
CLIENT	ISLE OF MANN PROPERTY GROUP
DESIGNER	DF ARCHITECTURE INC.
DATE	JULY 2020
SHEET TITLE	UNIT PLANS

DF ARCHITECTURE INC.
550-1081 BRIMLEY AVE. W. #200, COquitlam, BC
1-800-363-6363
www.dfarchitecture.com

GROUP 161

ARCHITECTURAL CONSULTING
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL
FIRMS THAT HAVE THE CERTIFICATE OF PRACTICE

PROJECT:

MULTI FAMILY DEVELOPMENT

20390-72 AVENUE, Langley,

BRITISH COLUMBIA

COUNTY:

ISLE OF MANN PROPERTY GROUP

UNIT PLANS

DATE: JULY 2020

SHEET TITLE:

UNIT PLANS

DATE: JULY 2020

SHEET TITLE:

UNIT PLANS

DATE: JULY 2020

SHEET TITLE:

UNIT PLANS

DATE: JULY 2020

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UNIT PLANS

DATE: JULY 2020

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UNIT PLANS

DATE: JULY 2020

SHEET TITLE:

UNIT PLANS

DATE: JULY 2020

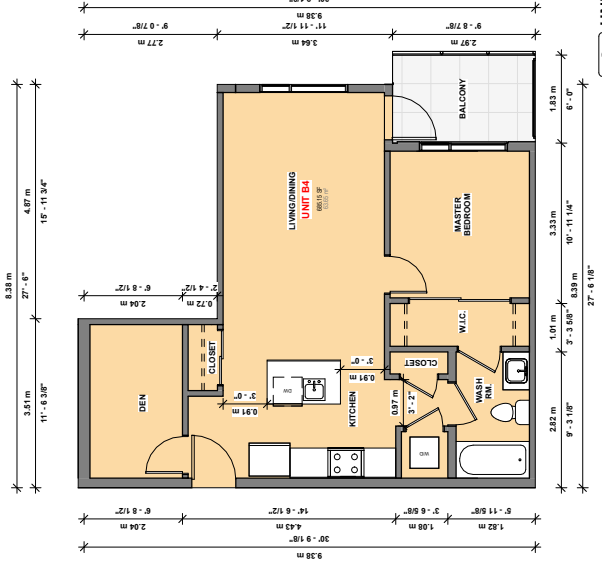
SHEET TITLE:

UNIT PLANS

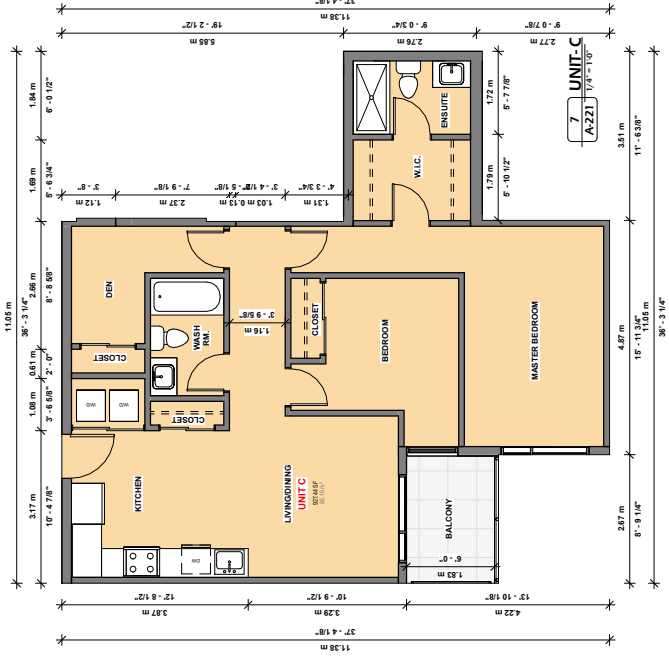
DATE: JULY 2020

SHEET TITLE:

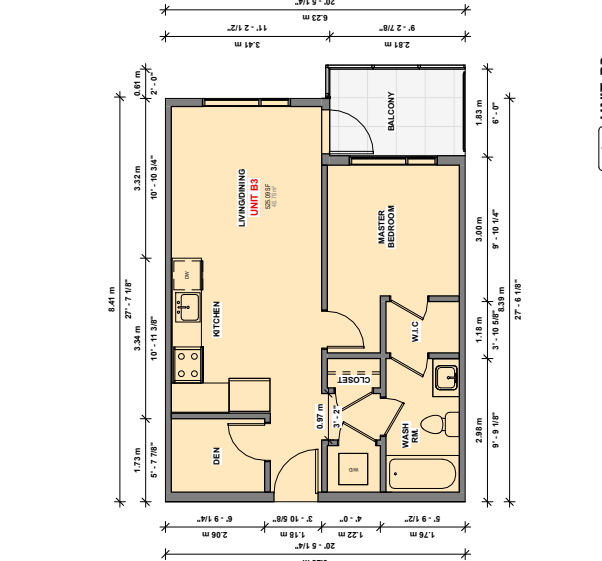
UNIT PLANS



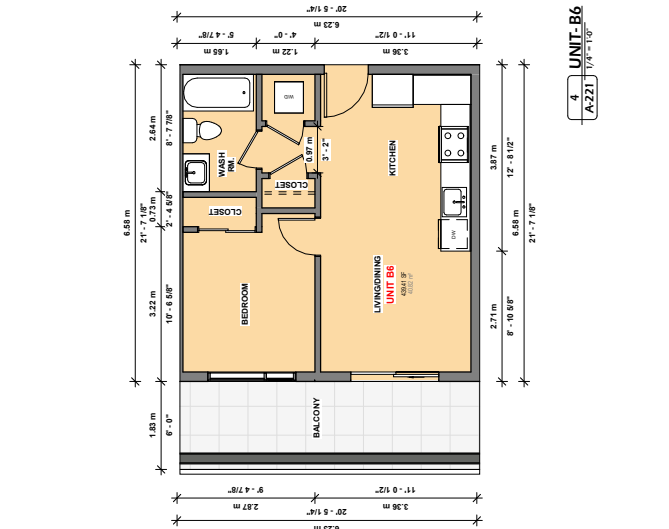
2 UNIT-B4
A-221 1/4" = 1"0"



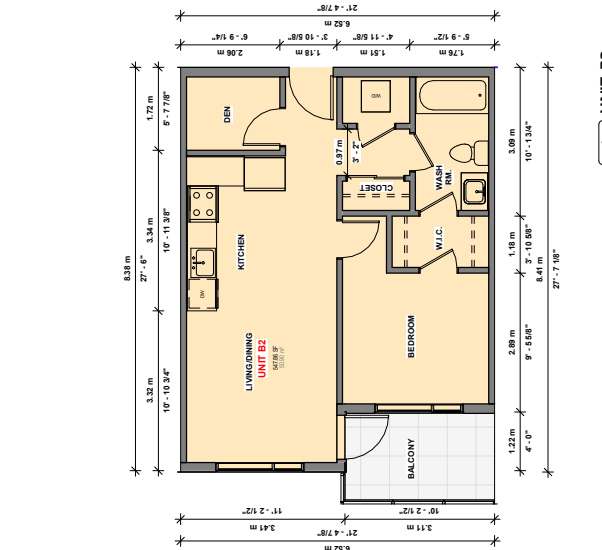
7 UNIT-C
A-221 1/4" = 1"0"



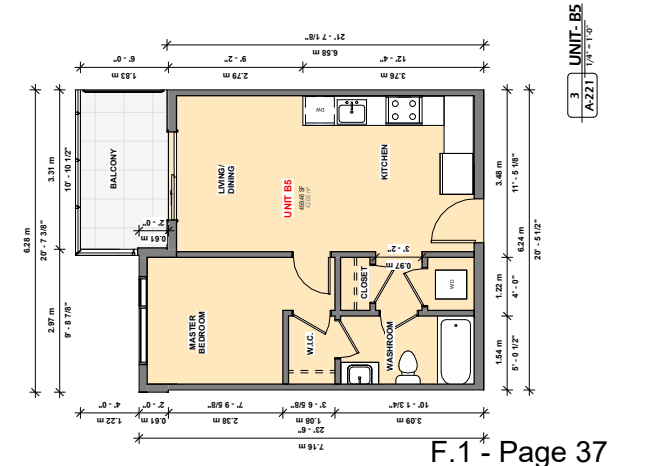
1 UNIT-B3
A-221 1/4" = 1"0"



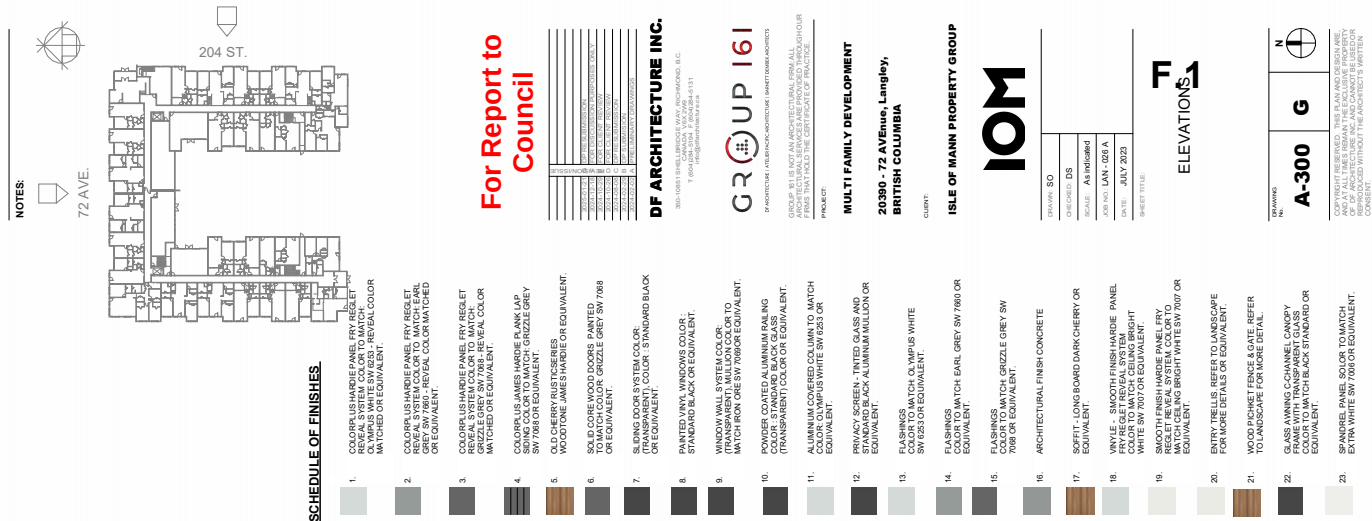
4 UNIT-B6
A-221 1/4" = 1"0"



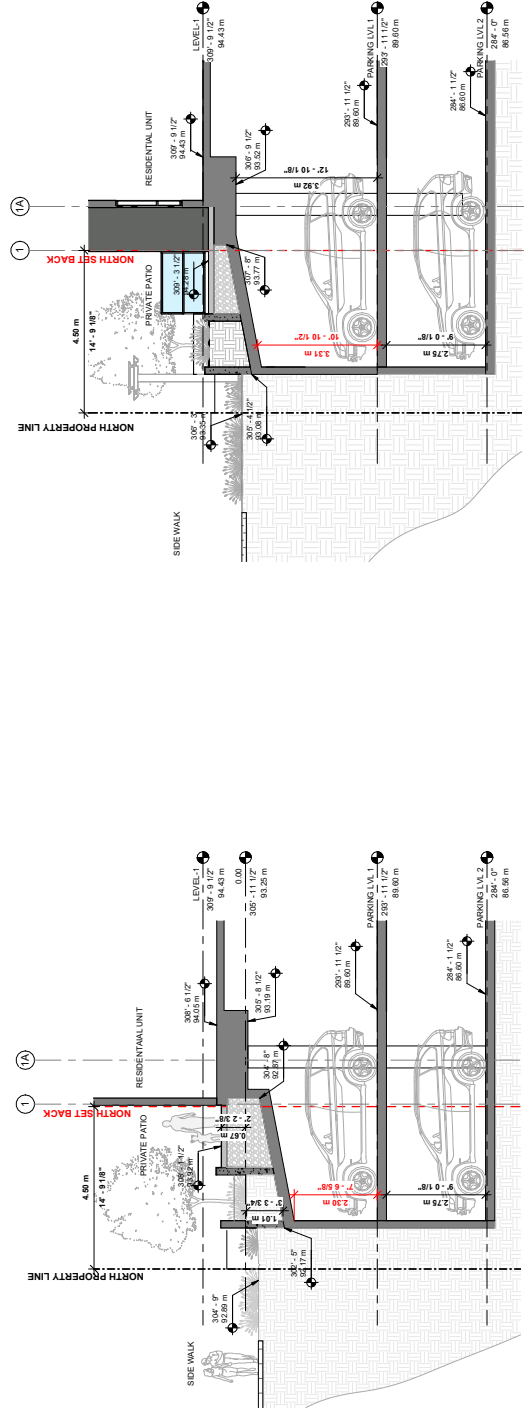
6 UNIT-B2
A-221 1/4" = 1"0"



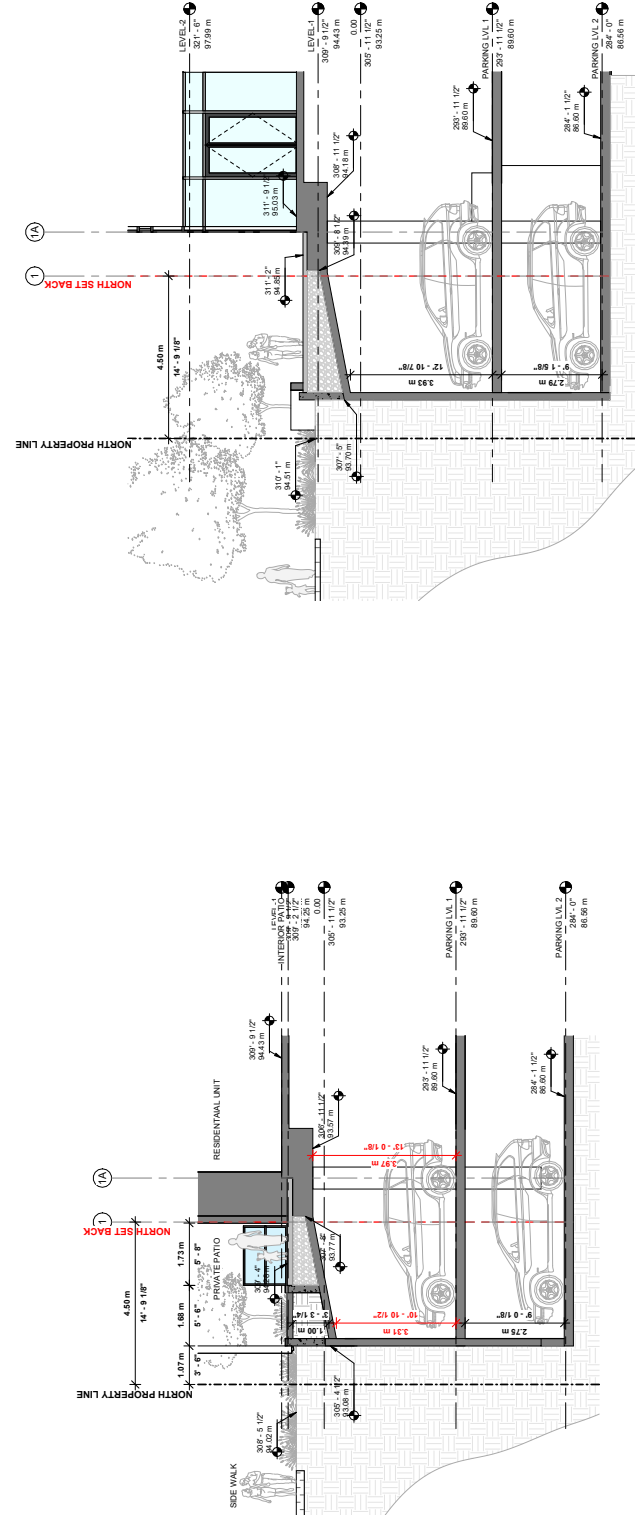
3 UNIT-B5
A-221 1/4" = 1"0"



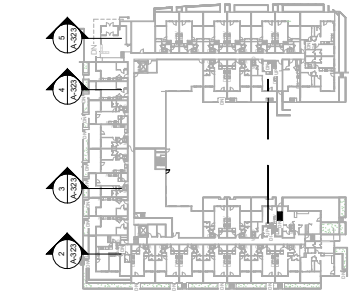
NOTES:



2 North Section 1
A-323 3/16"=1'-0"



4 North Section 3
A-323 3/16"=1'-0"



3 North Section 2
A-323 3/16"=1'-0"

5 North Section 4
A-323 3/16"=1'-0"

For Report to
Council

PROJECT NO.	20390-72
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	2023-07-01
SCALE	AS SHOWN
PROJECT NO.	20390-72
CLIENT	ISLE OF MANN PROPERTY GROUP
ARCHITECT	DF ARCHITECTURE INC.
DATE	2023-07-01
SCALE	AS SHOWN

DF ARCHITECTURE INC.
100-1001 15th Avenue, Suite 100, Langley, BC V4V 1P5
1-800-955-1515
www.dfarchitecture.com

GROUP 161
ARCHITECTURE & INTERIOR DESIGN
100-1001 15th Avenue, Suite 100, Langley, BC V4V 1P5
1-800-955-1515
www.group161.com

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL
FIRMS THAT HAVE THE CERTIFICATE OF PRACTICE
FROM THE BC ARCHITECTS ASSOCIATION.

PROJECT:
MULTI FAMILY DEVELOPMENT
20390-72 Avenue, Langley,
BRITISH COLUMBIA

CURR:
ISLE OF MANN PROPERTY GROUP

IOM

DRAWN BY	DS
CHECKED BY	DS
SCALE	AS SHOWN
PROJECT NO.	20390-72
DATE	2023-07-01
SHEET TITLE	SITE SECTIONS

SITE SECTIONS

A-323 G

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GRUP 161
OF ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | SHANNETT DESIGN ARCHITECTS

PROJECT:

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DRAWING NO.	SO
DESIGNED BY	DS
SCALE	As indicated
JOB NO.	LAN - 026 A
DATE	JULY 2023
SHEET TITLE:	

F1

SITE SECTIONS

DRAWINGS No.	A-324	G	
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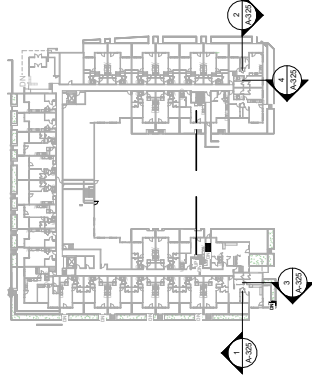
The site plan illustrates the layout of the East Property Line, including the building footprint, parking areas, and setbacks. Key features include:

- Building Footprint:** The main building is labeled "RESIDENTIAL UNIT" and "PRIVATE GARAGE". It has a total width of 41.0 m and a depth of 33'-5.38" (9.75 m). The building is oriented with its long side parallel to the East Property Line.
- Parking Areas:** There are two parking areas, "PARKING LVL 1" and "PARKING LVL 2", located to the right of the building. Parking LVL 1 has a width of 28'-11.02" (8.60 m) and a depth of 16'-2.12" (4.94 m). Parking LVL 2 has a width of 28'-0" (8.53 m) and a depth of 12'-10.78" (3.93 m).
- Setbacks:** The setbacks are defined by the East Property Line and the building footprint. The setbacks are 31'-2.07" (9.51 m) and 31'-11.8" (9.78 m).
- Dimensions:** The overall dimensions of the site are 41.0 m (width) and 33'-5.38" (9.75 m) (depth).
- Orientation:** The site is oriented with the East Property Line running horizontally across the top of the plan.

Site plan showing the proposed building footprint, parking areas, and landscaping. The plan includes dimensions for the building, parking spaces, and setbacks. Key features include a 'WEST SET BACK' area, a 'WEST PROPERTY LINE', and various level markers. The building footprint is shown with a sloped roofline and a flat roof section. The parking areas are labeled 'PARKING V.L. 1' and 'PARKING V.L. 2'. The plan also shows existing landscaping and proposed new landscaping.

5 West Section 5
A-324 $\frac{3}{16}'' = 1'-0''$

NOTES:



For Report to
Council

PROJECT NO.	2020-001
PROJECT NAME	20390 - 72 AVENUE, LANGLEY, BRITISH COLUMBIA
CLIENT	DF ARCHITECTURE INC.
DATE	2020-07-01
DESIGNED BY	DF ARCHITECTURE INC.
DRAWN BY	DF ARCHITECTURE INC.
CHECKED BY	DF ARCHITECTURE INC.
APPROVED BY	DF ARCHITECTURE INC.
DATE	2020-07-01

DF ARCHITECTURE INC.
20390 - 72 AVENUE, LANGLEY, BRITISH COLUMBIA
1 604-881-1111
1 604-881-1111

GROUP 161
ARCHITECTURAL CONSULTANTS

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL
FIRMS THAT HAVE THE CERTIFICATE OF PRACTICE

PROJECT:

MULTI FAMILY DEVELOPMENT

20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA

COUNTY:

ISLE OF MANN PROPERTY GROUP

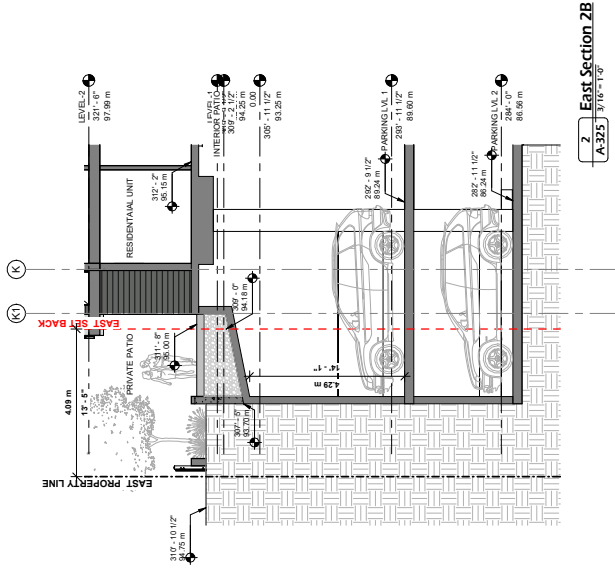
IOM

DRAWING NO.	DS
DATE	2020-07-01
SCALE	As Indicated
PROJECT NO.	2020-001
DATE	2020-07-01

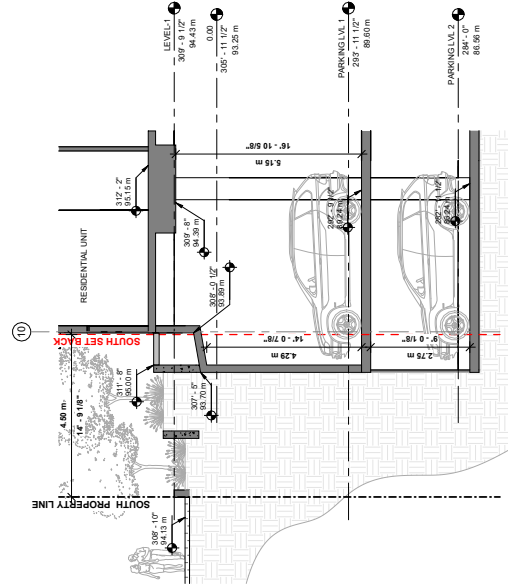
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SITE SECTIONS

DRAWING NO.	A-325
DATE	2020-07-01

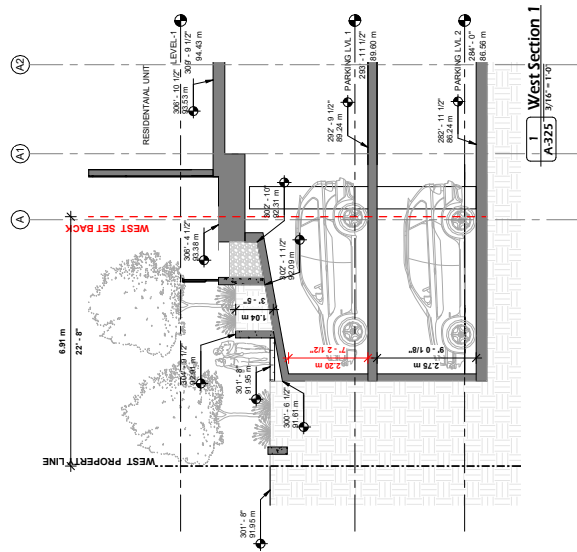
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CONSENT



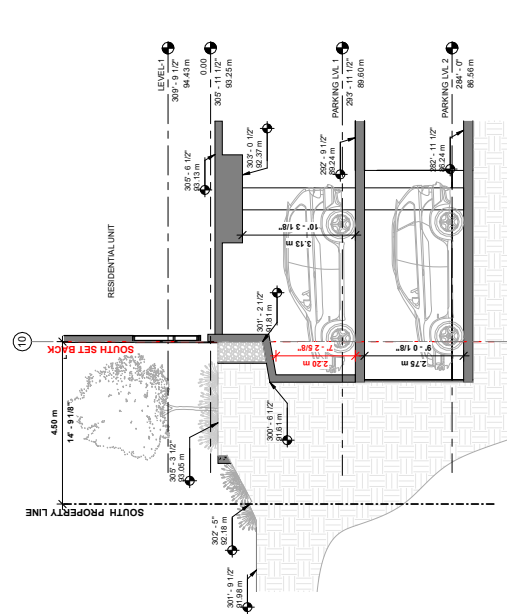
2 East Section 2B
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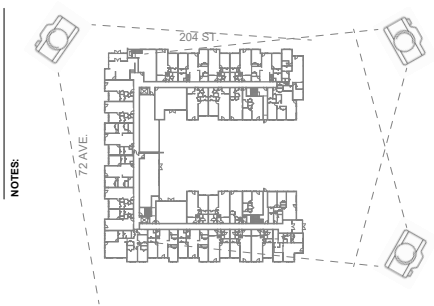
4 South Section 4
A-325 3/16"=1'-0"



1 West Section 1
A-325 3/16"=1'-0"



3 South Section 3
A-325 3/16"=1'-0"



For Report to
Council

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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DF ARCHITECTURE INC.
360-10011 18th Avenue, Suite 100, Langley, BC
V3A 2K1
Tel: (604) 881-1111
Fax: (604) 881-1112
Email: info@dfarchitecture.com

GROUP 161
20 ARCHITECTURE / INTERIOR ARCHITECTURE / LANDSCAPE ARCHITECTURE

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SERVICES ARE PROVIDED BY THE ARCHITECTURAL
FIRM THAT HAS THE CERTIFICATE OF PRACTICE.

PROJECT:
MULTI FAMILY DEVELOPMENT

**20390 - 72 AVENUE, Langley,
BRITISH COLUMBIA**

CURB:

ISLE OF MANN PROPERTY GROUP

IOM

DRAWING NO.	DS
DATE	11/07/20
PROJECT NO.	20390 - 72 AVE
DATE	JULY 2020
SHEET TITLE	

F.1
3D VIEWS

DATE: 11/07/20 PROJECT NO.: 20390 - 72 AVE DATE: JULY 2020 SHEET TITLE:	DATE: 11/07/20 PROJECT NO.: 20390 - 72 AVE DATE: JULY 2020 SHEET TITLE:	DATE: 11/07/20 PROJECT NO.: 20390 - 72 AVE DATE: JULY 2020 SHEET TITLE:
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DATE: 11/07/20
PROJECT NO.: 20390 - 72 AVE
DATE: JULY 2020
SHEET TITLE:

DATE: 11/07/20
PROJECT NO.: 20390 - 72 AVE
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DATE: 11/07/20
PROJECT NO.: 20390 - 72 AVE
DATE: JULY 2020
SHEET TITLE:



2025-01-21	DP PRE SUBMISSION
2024-12-18	FOR DISCUSSION PURPOSES ONLY
2024-10-20	FOR CLIENT REVIEW
2024-10-08	DP PRE SUBMISSION
2024-02-20	DP SUBMISSION
2024-02-02	PRELIMINARY DRAWINGS

GRUP 161
OF ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DENHEIM ARCHITECTS

PROJECT:

CLIENT:



F.1 3D VIEWS

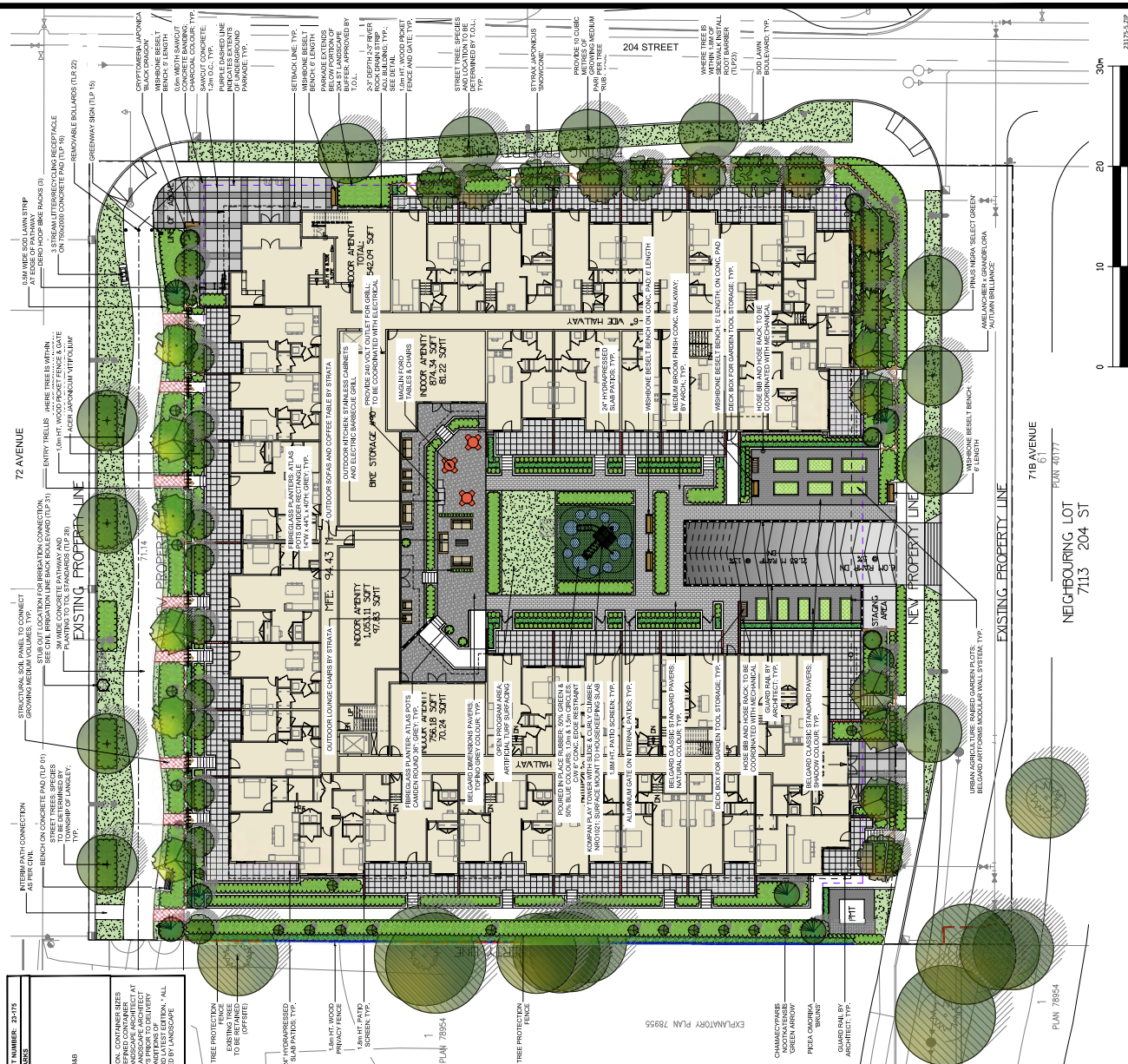
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NO.	DATE	REVISION DESCRIPTION	DR.
5	26.AUG.08	REVISE PER CLIENT COMMENTS	CI
4	24.JUL.15	REVISE PER NEW SITE PLAN	CI
3	24.JUL.11	REVISE PER NEW SITE PLAN	CI
2	26.FEB.14	ISSUE FOR DDP	CI
3	24.FEB.07	REVISE PER NEW SITE PLAN	CI

PROJECT:
186 UNIT CONDOMINIUM
DEVELOPMENT
20390 72 AVENUE
LANGLEY, BC
TOTAL PROJECT NO. 08-14-0723

23 SEP 21
 1:200
 CI
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 OF 9
 23-175
 REQUEST NUMBER:

[illegible]

NOTE:
30 REPLACEMENT TREES REQUIRED PER AC. GROSS DEVELOPABLE AREA
53 REPLACEMENT TREES REQUIRED
54 REPLACEMENT TREES PROVIDED



PERSICA RUBY VASE'
PICEA OMORIKI 'BRUNS'
PINUS NIGRA 'SELECT GREEN'
STYRAX JAPONICUS 'SNOWWONE'



OUTDOOR CABINETS & BBQ
MAGLIN FORO TABLES AND CHAIRS
DECK BOX FOR TOOL STORAGE
OUTDOOR LOUNGE FURNITURE



STW



1. **THEORY**

2. **CONCEPTS**

3. **DEFINITIONS**

4. **CHARACTERISTICS**

5. **FUNCTIONS**

6. **IMPORTANCE**

7. **SCOPE**

8. **RELEVANCE**

9. **APPLICATIONS**

10. **CONCLUSIONS**

11. **REFERENCES**

12. **APPENDICES**

13. **INDEX**

14. **GLOSSARY**

15. **NOTES**

16. **ACKNOWLEDGEMENTS**

17. **CONTRIBUTORS**

18. **REVISIONS**

19. **FINAL VERSION**

20. **FINAL REVIEW**

21. **FINAL APPROVAL**

22. **FINAL SUBMISSION**

23. **FINAL ACCEPTANCE**

24. **FINAL PUBLICATION**

25. **FINAL DISTRIBUTION**

26. **FINAL ARCHIVING**

27. **FINAL PRESERVATION**

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181. **FINAL ANTHROCOSMOSOCIOTHEOGENY**



NO.	DATE	REVISION DESCRIPTION	DR.
1	24AUG08	REVISE PER CLIENT COMMENTS	CI
2	24JUL15	REVISE PER NEW SITE PLAN	CI
3	24JUL11	REVISE PER NEW SITE PLAN	CI
2	24FEB14	ISSUE FOR DP	CI
1	24FEB07	REVISE PER NEW SITE PLAN	CI

PROJECT.

186 UNIT CONDOMINIUM
DEVELOPMENT
00390 72 AVENUE
LANGLEY, BC

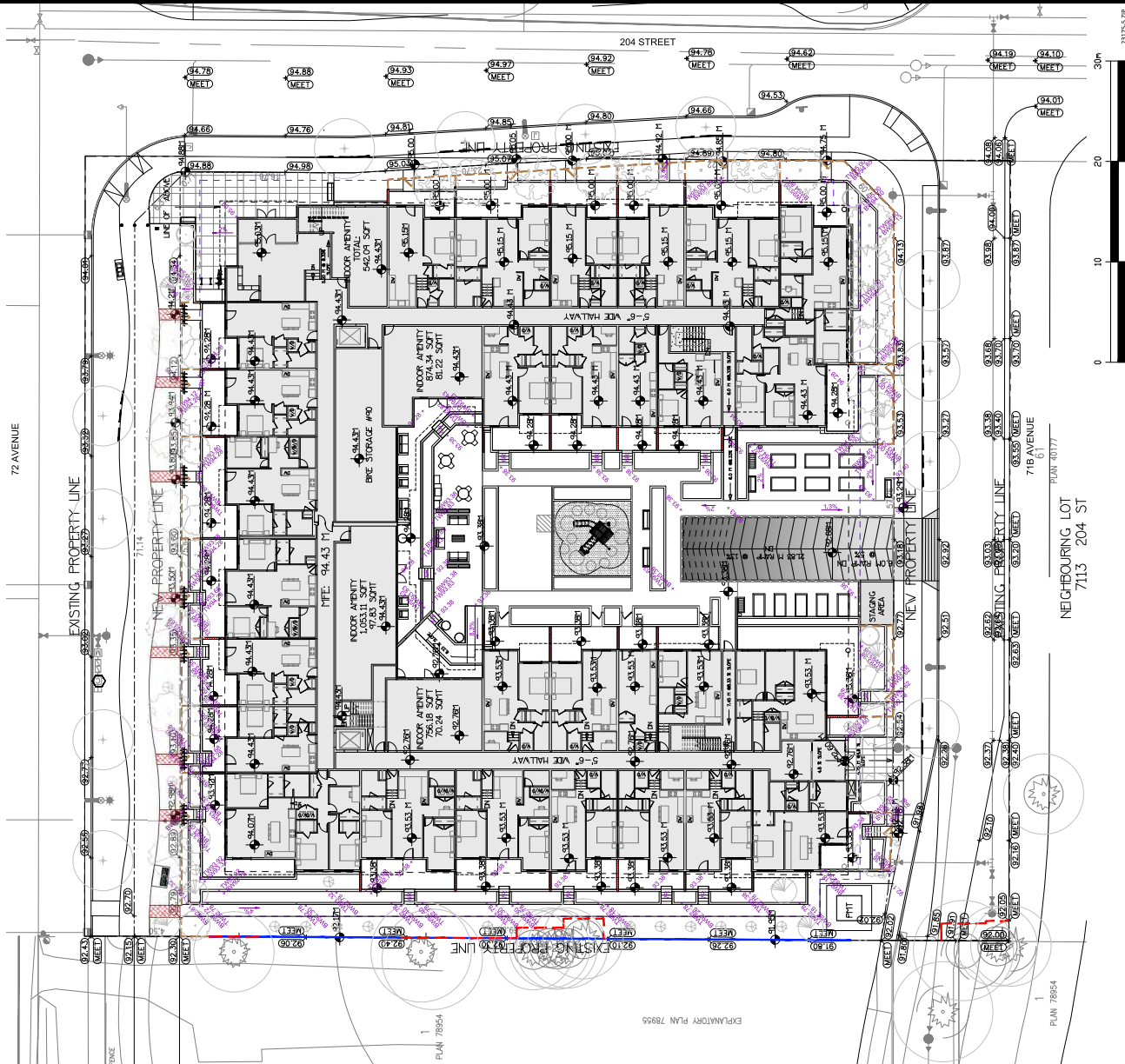
TOI PROJECT NO. 08-14-0323

BRANIFF AIRLINES

LANDSCAPE

DATE: 23.SEP.21
SCALE: 1:200
DRAWN: CJ
DESIGN: CJ
CHKD: CLG

23.175



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LANDSCAPE
ARCHITECTS
Suite C109 - 4185 Still Creek Drive
Langley, BC V4A 4G2
P: 604.264.0211 F: 604.264.0222

SEAL

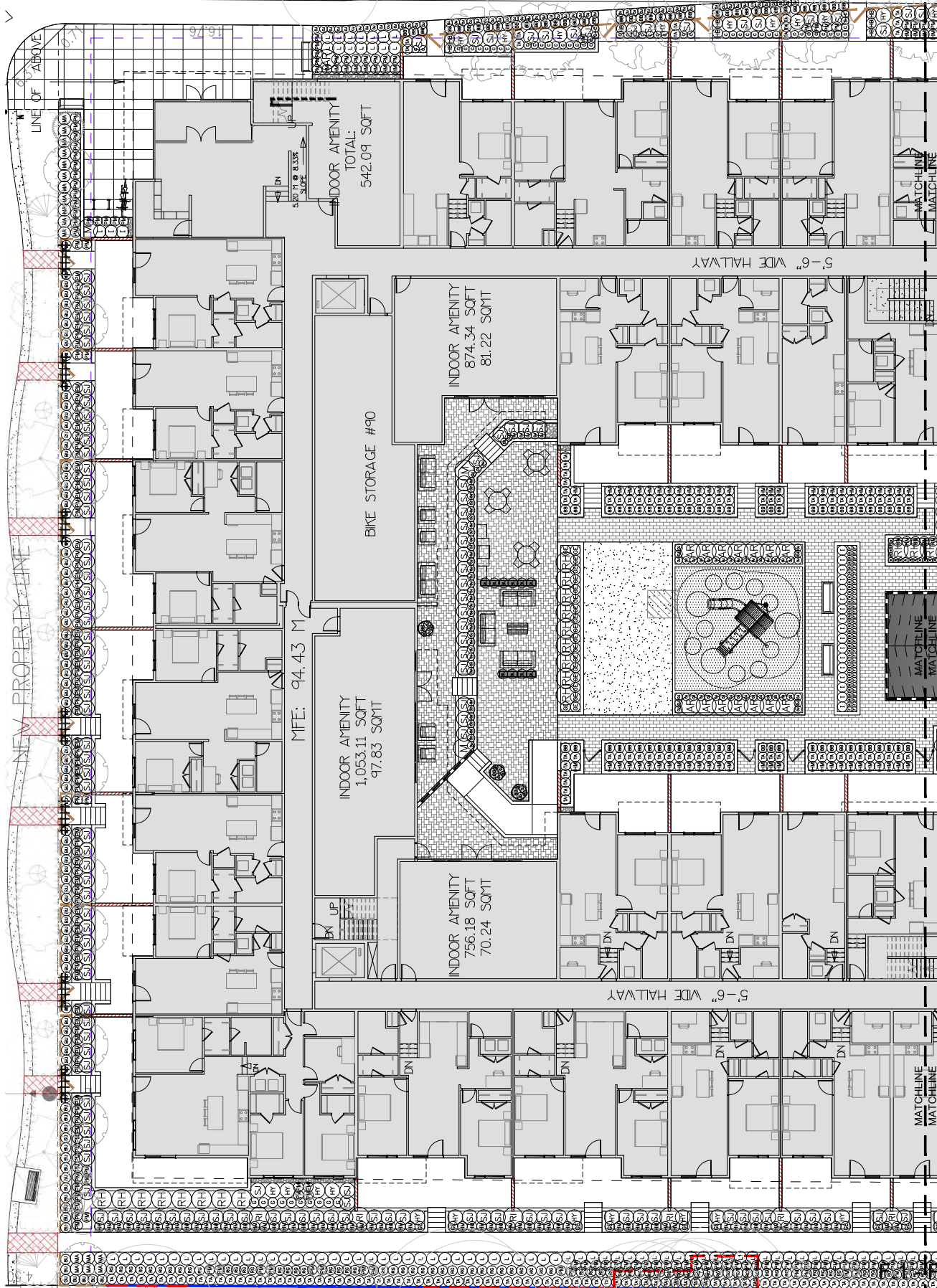


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PROJECT:
**186 UNIT CONDOMINIUM
DEVELOPMENT**
20390 72 AVENUE
LANGLEY, BC
TOL PROJECT NO. 08-14-0223
DRAWING TITLE:
**LANDSCAPE
PLANTING PLAN**

DATE: 23.08.21
SCALE: 1:100
DRAWN: C
DESIGN: C
CHECKED: CLG
DRAWING NUMBER:
B.1
OF 9

PMG PROJECT NUMBER:
23-175

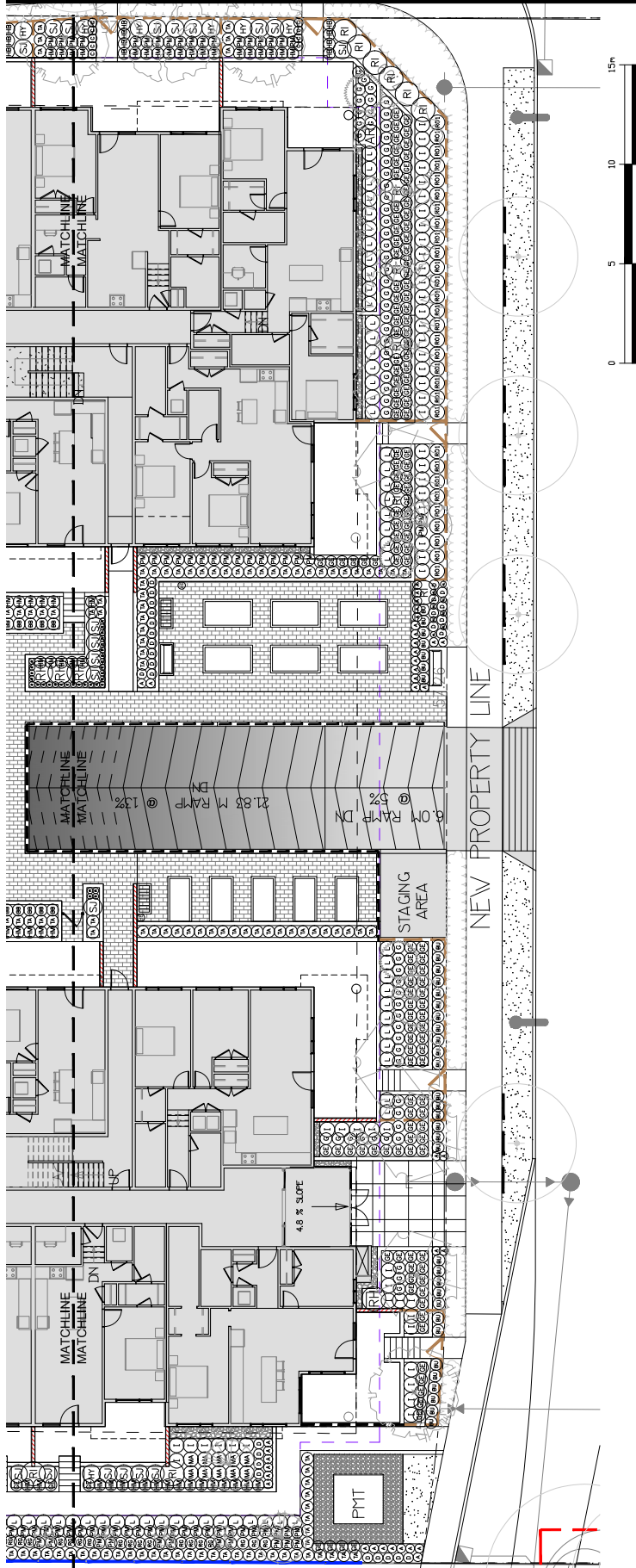


NOTE: SEE PLANT SCHEDULE ON FOLLOWING PAGE

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ARCHITECTS
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SEAL



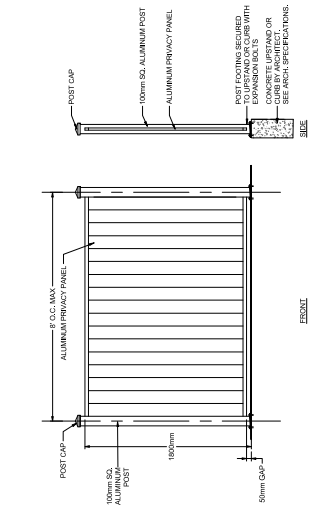
PLANT SCHEDULE			PMG PROJECT NUMBER: 23-175	
NO.	QTY	BOUNDRY NAME	COMMON NAME	PLANTED / SET / REMAINS
1	18	ARBUUS	COMPACT STRAWBERRY BUSH	#1 POT: 20CM
2	18	BIUNIS	LITTLE LEAF BOX	#1 POT: 20CM
3	18	HYDRANGEA	LITTLE LEAF HYDRANGEA	#1 POT: 20CM
4	18	MAHONIA	COMPACT OREGON GRAPE HOLLY	#1 POT: 20CM
5	18	MAHONIA	COMPACT OREGON GRAPE HOLLY	#1 POT: 20CM
6	18	MAHONIA	COMPACT OREGON GRAPE HOLLY	#1 POT: 20CM
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99	18	MAHONIA	COMPACT OREGON GRAPE HOLLY	#1 POT: 20CM
100	18	MAHONIA	COMPACT OREGON GRAPE HOLLY	#1 POT: 20CM

NOTES: * PLANT SIZES IN THE LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD. * PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BID-QUALITY NOT PERMITTED IN GROUNDING UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SCALE: 1:100
DRAWN: C
DESIGN: C
CHECK: CLG
PMG PROJECT NUMBER: 23-175

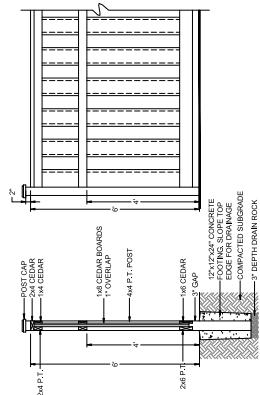
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20390 72 AVENUE LANGLEY, BC
TOL PROJECT NO. 08-14-0223
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CHECK: CLG
PMG PROJECT NUMBER: 23-175

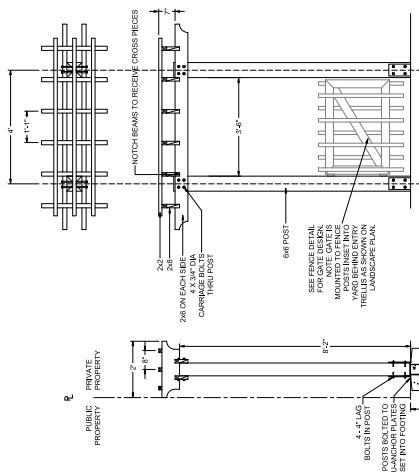
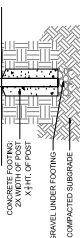
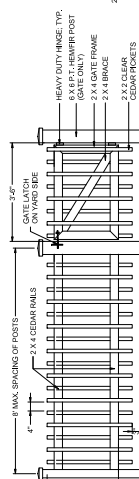
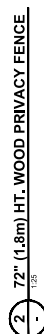


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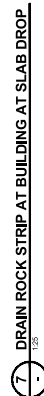
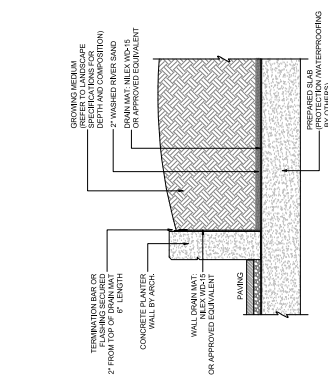
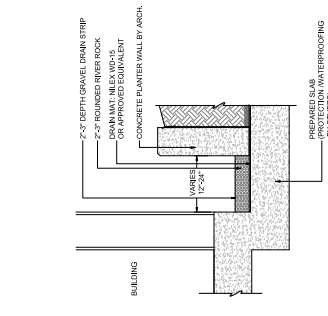
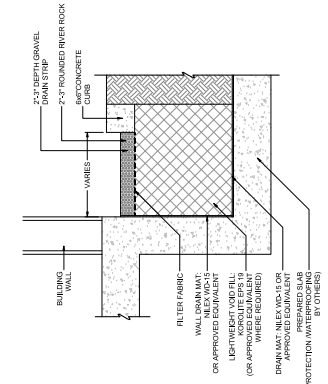
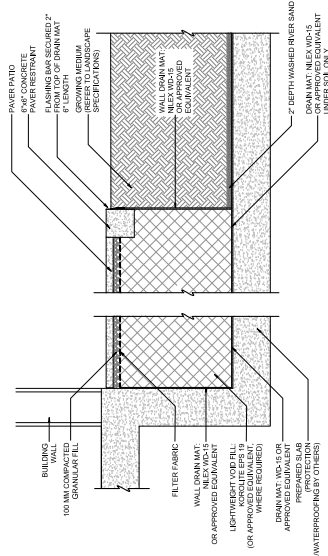
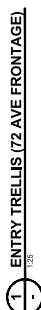
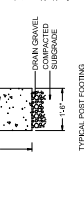
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



- NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
 2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
 3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURERS SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.



- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.



5	24.AUG.08	REVIEW PER CLIENT COMMENTS	C1
4	24.JUL.15	REVIEW PER NEW SITE PLAN	C1
3	24.JUL.11	REVIEW PER NEW SITE PLAN	C1
2	24.FEB.14	ISSUE FOR DP	C1
1	24.FEB.07	REVIEW PER NEW SITE PLAN	C1

NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT:			

PROJECT: 186 UNIT CONDOMINIUM

TOO SMALL TO CONSIDER DEVELOPMENT

20390 72 AVENUE
LANGLEY, BC

TOL PROJECT NO. 08-14-0223

DRAWING TITLE:
LANDSCAPE

LANDSCAPE DETAILS

DATE: 23.SEP.21 DRAWING NUMBER:

SCALE: AS NOTED
DRAWN: CJ

DESIGN:	CJ
CHKD:	CLG

PMG PROJECT NUMBER: 23-175

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.FEB.07	REVISE PER NEW SPE PLAN	CI
2	24.FEB.07	DOSE FOR DP	CI
3	24.AUG.11	REVISE PER NEW SPE PLAN	CI
4	24.AUG.15	REVISE PER NEW SPE PLAN	CI
5	24.AUG.16	REVISE PER CLIENT COMMENTS	CI

PROJECT:

186 UNIT CONDOMINIUM
DEVELOPMENT
20390 72 AVENUE
LANGLEY, BC

TOI PROJECT NO. 08-14-0223

DRAWING TITLE:

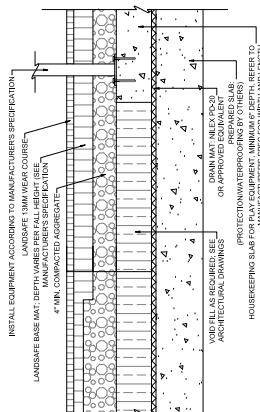
LANDSCAPE
DETAILS

DATE: 23.SEP.21 DRAWING NUMBER:

SCALE: AS NOTED

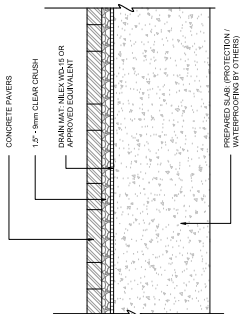
DRAWN:	CJ
DESIGN:	CJ
CHECKD:	CLG

23-175



NOTES:
1. INSTALL RUBBER SURFACE AND EDGE PER MANUFACTURER'S SPECIFICATION.
2. RUBBER DEPTH VARIES FROM 2" TO 4.5" ACCORDING TO FALL HEIGHT. PLEASE REFER TO MANUFACTURER'S SPECIFICATION. MANUFACTURER: MARATHON SURFACES INC., 604-879-0625
PLEASE SEE I-1 FOR COLORS

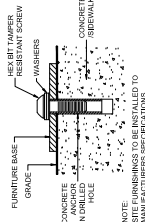
10 RUBBER PLAY SURFACE AND PLAY EQUIPMENT MOUNTING ON SLAB



NOTE:

PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVES LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE 3/8" OVER 10' FT
ONLY PAVES OFF SLAB ARE TO BE FILLED WITH POLYMERIC SAND
ONLY PAVES OFF SLAB ARE TO HAVE BEDDING SAND FILLING COURSE

9 PAVERS ON SLAB



NOTE: SITE FURNISHINGS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

13 SITE FURNITURE MOUNTING

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P: 604.264.0111 F: 604.264.0022

SEAL

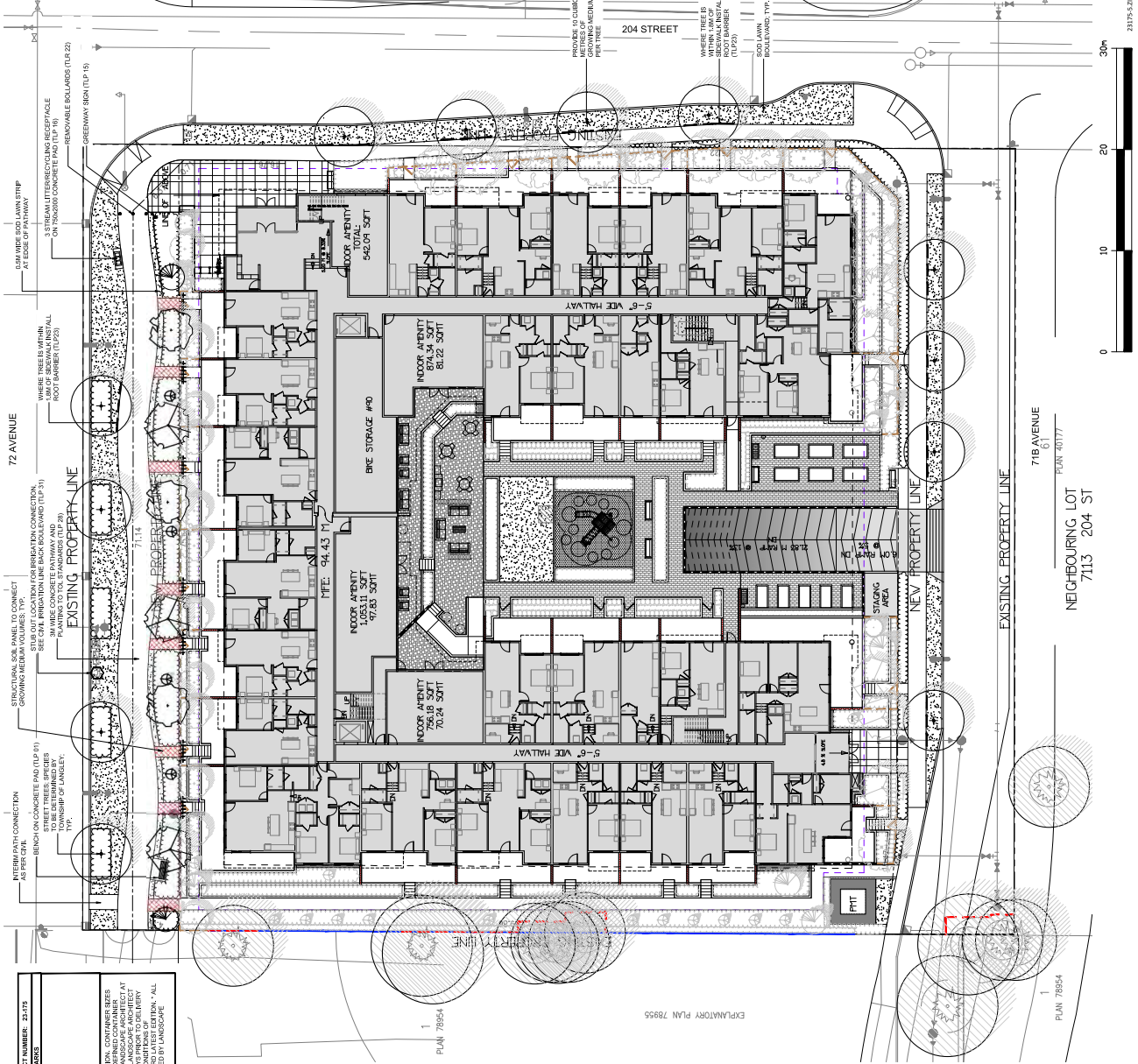


NO.	DATE	REVISION DESCRIPTION	DR.
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10	24.01.25	REVISED FOR NEW SITE PLAN	CL

PROJECT:
**186 UNIT CONDOMINIUM
DEVELOPMENT**
20390 72 AVENUE
LANGLEY, BC
TOL PROJECT NO. 08-14-0223
DRAWING TITLE:
**OFFSITE LANDSCAPE
PLAN**

DATE: 23.09.21
SCALE: 1:500
DRAWN: C
DESIGN: C
CHKD: CLG
PMG PROJECT NUMBER: 23-175

L186
1 OF 9



TREE SCHEDULE - OFFSITE		
KEY	SYMBOL	REMARKS
1	(Symbol)	PLANT SPECIES: 23-175
2	(Symbol)	PLANT SPECIES: 23-175
3	(Symbol)	PLANT SPECIES: 23-175
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12	(Symbol)	PLANT SPECIES: 23-175

- NOTES:
- A. LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.
 - B. LANDSCAPE CONSTRUCTION LAYOUT TO BE REVIEWED AND CONFIRMED BY THE CLIENT.
 - C. LANDSCAPE CONSTRUCTION LAYOUT TO BE REVIEWED AND CONFIRMED BY THE CLIENT.
 - D. FOR ALL TREE IDENTIFICATION (TID) AND TID #, CONFIRM TREE SPECIES AND SIZE WITH THE CLIENT AND PROVIDE A PHOTOGRAPH OF THE TREE.
 - E. ALL URBAN GREENWAY AREAS TO BE AUTOMATICALLY PRIORITIZED AS PER TID # 31.



CL	NO.	DATE	REVISION DESCRIPTION	DR.
CL	1	24.FEB.07	REVISE PER NEW SPEC PLAN	
CL	2	24.FEB.07	100% FOR GR	
CL	3	24.JUL.11	REVISE PER NEW SPEC PLAN	
CL	4	24.JUL.15	REVISE PER NEW SPEC PLAN	
CL	5	24.AUG.08	REVISE PER CLIENT COMMENTS	

PROJECT:

**186 UNIT CONDOMINIUM
DEVELOPMENT**
20390 72 AVENUE
LANGLEY, BC

TOI PROJECT NO. 08-14-0223

DRAWING TITLE:

OFFSITE LANDSCAPE PLANTING PLANS

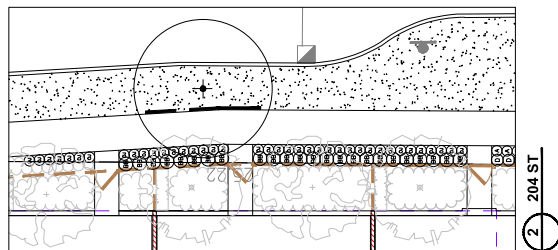
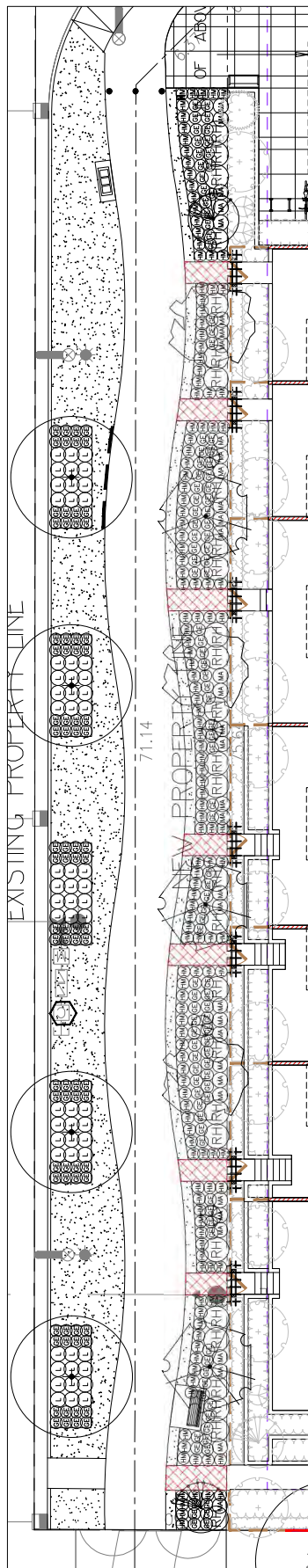
DATE: 23 SEP 21 DRAWING NUMBER:

SCALE: 1:100

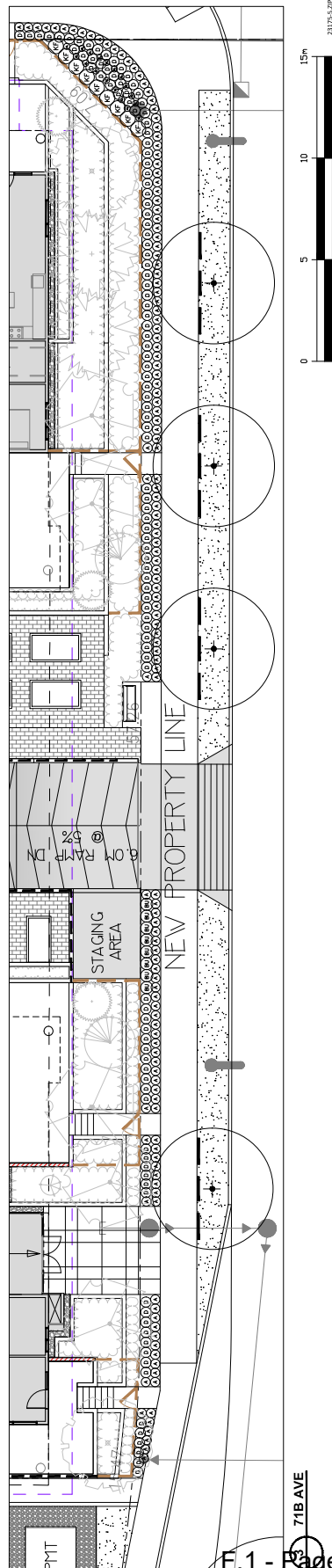
DRAWN: CJ

[illegible]

PMG PROJECT NUMBER: 23-175



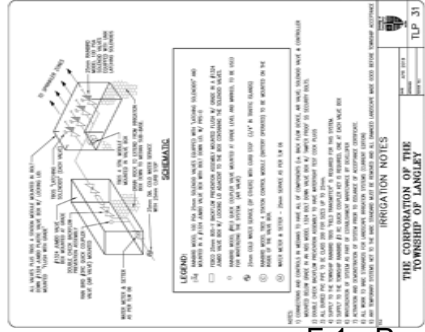
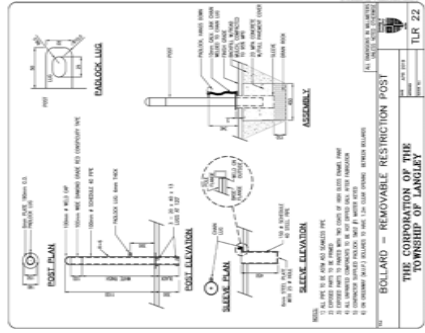
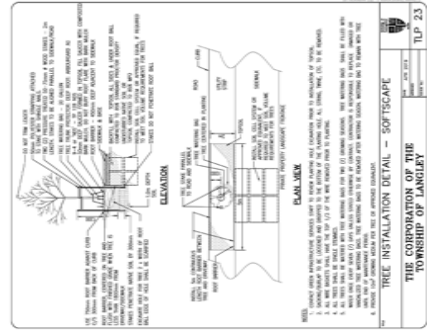
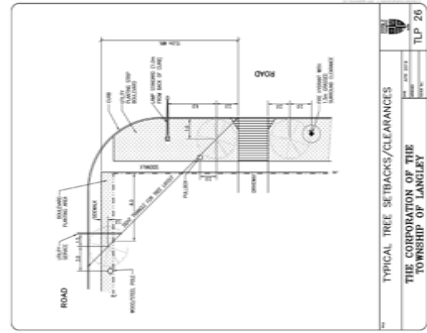
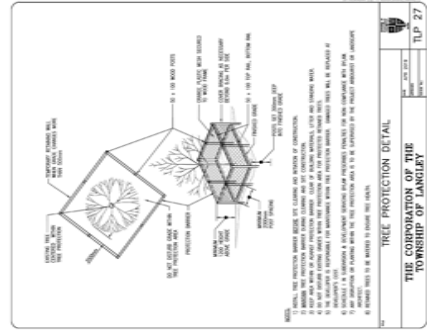
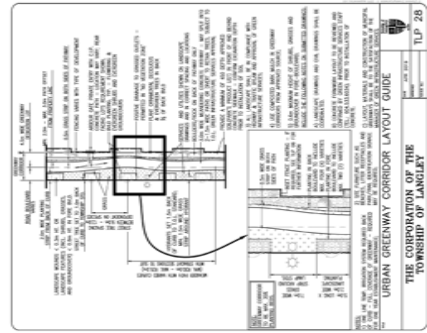
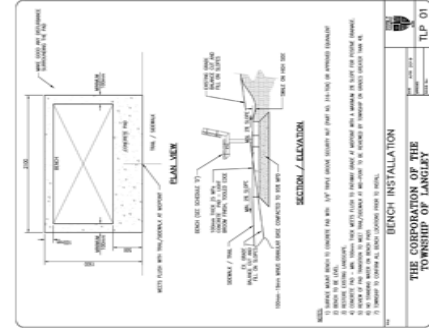
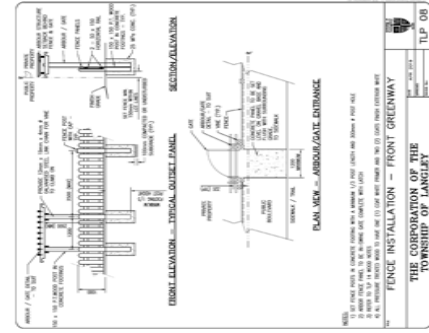
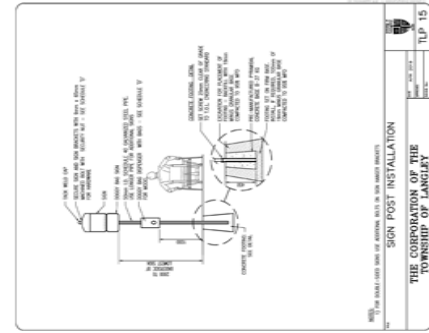
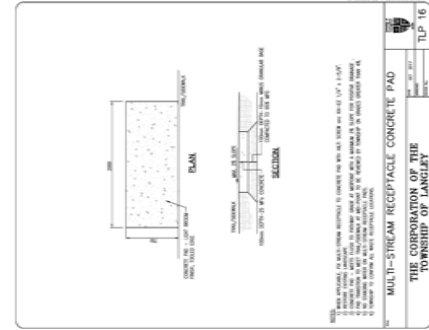
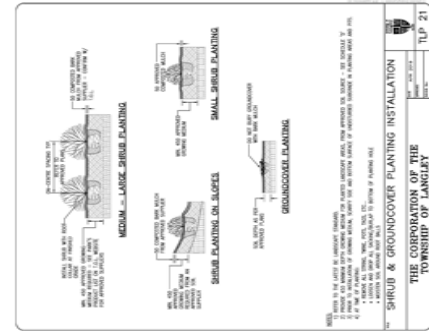
PLANT SCHEDULE - OFFSITE			RMS PROJECT NUMBER: 23-175	
SPRINT	COMMON NAME	PLANTED SET: REWARDS		
NO.	SYNOPSIS NAME	PLANT SET: 2500A		
5	ILLUPE MICROPHYLLA WINTER GUMP	#1 POT		
6	ILLUPE MICROPHYLLA WINTER GUMP	#1 POT		
26	PHODENDRON P.J. LITTLE	#1 POT		
28	PHODENDRON LIGHT PEARLE L. HWY	#1 POT		
30	FEU BARBEE GRASS	#1 POT		
31	CLAMADOSTIS ACUTIFOLIA VAR. ROSESTER	#1 POT		
113	DEUTZAU TUFFET HART GRASS	#1 POT		
150	HAONDELOA MACRA	#1 POT		
159	CHIMPHOOK JAPONICUS	#1 POT		
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[illegible]

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pmg
LANDSCAPE
ARCHITECTS
Suite C109 - 4185 Still Creek Drive
Langley, BC V4A 4G1
P: 604.264.0111 F: 604.264.0022

SEAL



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT
(WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (CENTRAL
GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (1184854 BC LTD.) BYLAW NO. 6095**

EXPLANATORY NOTE

Bylaw No. 6095 amends the Central Gordon Neighbourhood Plan for 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue to 'Medium Density Apartment (1.5 – 2.5 FSR)'. The amendments are required to facilitate the development of a 6-storey apartment building comprised of 205 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT
(WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (CENTRAL
GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (1184854 BC LTD.) BYLAW NO. 6095**

A Bylaw to amend Central Gordon Estate Neighbourhood Plan No. 6095

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

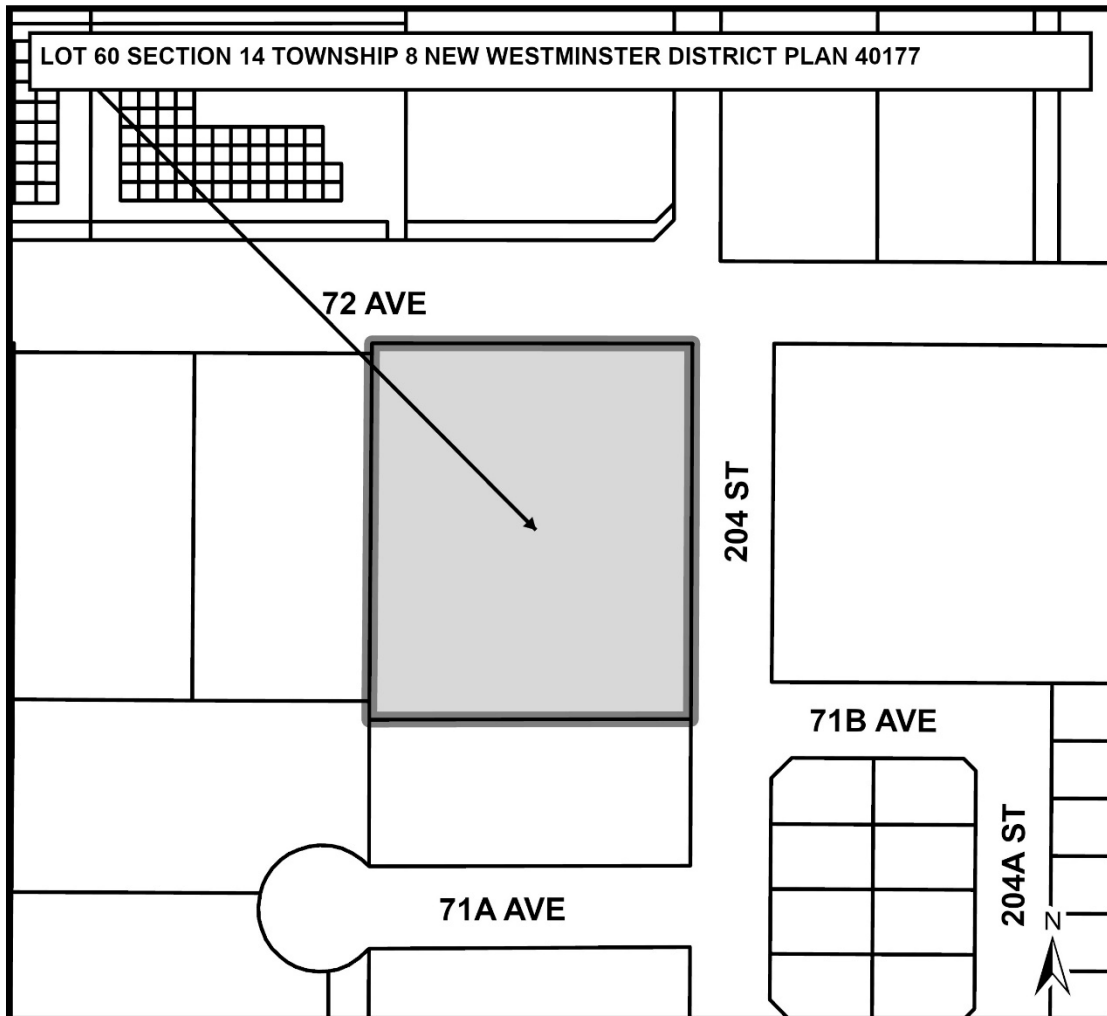
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095”.

2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:
 - a. Amending Map 1 to redesignate lands shown in Schedule “A” to Medium Density Apartment (1.5 – 2.5 FSR).

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6095



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (1184854 BC LTD.) BYLAW NO. 6096****EXPLANATORY NOTE**

Bylaw No. 6096 rezones 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-199 to accommodate the development of 205 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1184854 BC LTD.) BYLAW NO. 6096

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

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-199" after the words "Comprehensive Development Zone CD-198"
 - b. Adding to Section 110.1 after the words "CD-198" the words "CD-199 – 0.1 ha"
 - c. Adding after Section 1098 "Comprehensive Development Zone CD-198" the following as Section 1099 "Comprehensive Development Zone CD-199"

1099 **COMPREHENSIVE DEVELOPMENT ZONE CD-199**

Uses Permitted

- 1099.1 In the CD-199 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *apartments*

Density

- 1099.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-199 shall not exceed 2.5 FSR.

Lot Coverage

- 1099.3 *Buildings and structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

- 1099.4 Siting of *buildings and structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1099.5 The *height of buildings and structures* shall not exceed six *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

- 1099.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1099.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1099.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the provisions of a Development Permit.

Age-Friendly Amenity

- 1099.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1099.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

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

Lot 60 Section 14 Township 8 NWD Plan 40177

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-199.

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6096

