

WHITETAIL 56TH EASTLEIGH APARTMENTS, 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

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**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**COVER PAGE**

- SD0.01 COVER PAGE
- SD1.01 CONTEXT PLANS
- SD1.02 CONTEXT PLANS
- SD1.10 PROJECT DATA
- SD1.11 PROJECT DATA
- SD1.12 PROJECT DATA
- SD1.14 FSR PLANS
- SD1.15 FSR PLANS
- SD1.20 DESIGN RATIONALE
- SD1.21 RENDERINGS
- SD2.01 SITE PLAN
- SD2.10 1st LEVEL PLAN
- SD2.11 2nd LEVEL PLAN
- SD2.12 3rd to 4th LEVEL PLAN
- SD2.13 5th LEVEL PLAN
- SD2.16 ROOF LEVEL PLAN
- SD2.20 P1 LEVEL PLAN
- SD3.01 BUILDING ELEVATIONS
- SD3.02 BUILDING ELEVATIONS

- SD3.03 BUILDING ELEVATIONS
- SD3.04 BUILDING ELEVATIONS
- SD4.01 MATERIAL BOARD
- SD5.01 STREETSCAPES
- SD5.30 SHADOW STUDY
- SD6.01 SITE SECTIONS
- SD6.02 SITE SECTIONS
- SD7.01 SURVEY PLAN
- SD7.02 SITE LAYOUT PLAN
- SD7.03 SITE CODE PLAN



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SCALE

**SD0.01**

1 KPU LANGLEY CAMPUS



2 DUMAIS PARK



3 FITNESS UNLIMITED ATHLETIC CLUB



4 FRASER VALLEY CONTINUING EDUCATION



5 FRASER HEALTH LANGLEY HOME HEALTH



# SITE DESCRIPTION

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON THE CORNER OF EASTLEIGH CRESCENT AND 208 ST AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. BOTH LOTS ARE CURRENTLY OCCUPIED BY MULTI-FAMILY HOUSING. THE SITE CONNECTS TO THE DOWNTOWN AREA WITH PROXIMITY TO THE LANGLEY CITY HALL TO THE SOUTH WEST, KWANTLEN POLYTECHNIC UNIVERSITY TO THE NORTH EAST, FITNESS UNLIMITED ATHLETIC CLUB AND DUMAIS PARK ARE WITHIN WALKING DISTANCE FROM THE SITE. THE SITE IS ALSO WITHIN WALKING DISTANCE TO THE FUTURE SKY TRAIN STATION AT 203 STREET.



6 TMMS COMMUNITY CENTRE



7 CITY OF LANGLEY LIBRARY



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CONTEXT PLANS

SCALE 1/12" = 1'-0"



SD1.01



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**CONTEXT PLANS**

SCALE 1/12" = 1'-0"



**A** 56th AVENUE LOOKING WEST



**B** 208th STREET LOOKING SOUTH



**C** 56th AVENUE LOOKING EAST



**D** EASTLEIGH CRESCENT LOOKING SOUTHEAST



**E** 208th STREET LOOKING NORTH

# PROJECT DATA

| 1.0.0 ZONING DATA                     |  |  |
|---------------------------------------|--|--|
| PROJECT:                              | WHITETAIL 56TH APARTMENTS  |  |
| CMC ADDRESS:                          | 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.   |  |
| PO:                                   | 009-880-9125, 008-880-9103, 008-981-7378, 008-941-743  |  |
| LEGAL DESCRIPTION:                    | SL 1 PLAN NW0203, SL 2 PLAN NW2101, SL 1 PLAN NW2102, & SL 2 PLAN NW2103   |  |
| NEIGHBOURHOOD:                        | DOUGLAS  |  |
| SITE AREA (SQM):                      | 2,831.5 m <sup>2</sup> (109,134 SF)  |  |
| SITE AREA (ACR):                      | 2.895 AC (119,008.89 SF)   |  |
| COORDINATING REGISTERED PROFESSIONAL: | ERIC POULTEYER, ARCHITECT ABC, AAA (AKA) KEYSTONE ARCHITECTURE   |  |
| CERTIFIED PROFESSIONAL:               |  |  |
| ZONE:                                 | RN1 (MULTIPLE RESIDENTIAL LOW DENSITY ZONE)  | CO (COMPREHENSIVE DEVELOPMENT ZONE)                          |
| OCZ DESIGNATION:                      |  |  |
| SETBACKS:                             | FRONT: 7.50 m<br>REAR: 7.50 m<br>SIDE (EAST): 7.50 m<br>SIDE (WEST): 7.50 m  | FRONT: 3.00 m<br>REAR: 4.00 m<br>SIDE: N/A<br>SIDE: N/A      |
| DENSITY/GROSS FLOOR AREA (FSF):       |  | 85,562 SF / 89,154 SF = 2.38                                 |
| BUILDING HEIGHT:                      | 2 STOREYS  | 5 STOREYS (35.13 m, AVERAGE GRADE TO TOP UPPEMOST ROOF DECK) |
| LOT COVERAGE:                         | MAX 35%  | 51.7%  |
| COMMON INDOOR AMENITY AREA:           | MIN 1.0 m <sup>2</sup> x 130 UNITS = 130 m <sup>2</sup>  | 3,412 SF / 131.18 m <sup>2</sup>                             |
| COMMON OUTDOOR AMENITY AREA:          | MIN 2.0 m <sup>2</sup> x 130 UNITS = 260 m <sup>2</sup>  | 6,318 SF / 648.34 m <sup>2</sup>                             |
| PRIVATE OUTDOOR AMENITY AREA:         | N/A  | 2,393 SF / 221.76 m <sup>2</sup>                             |
| ADAPTABLE UNITS:                      | MIN 2.0% OF TOTAL UNITS = 130 x 2.0% = 26  | 26   |
| ACCESSIBLE UNITS:                     | N/A  | 0  |
| STORAGE LOCKERS:                      | 1 STORAGE LOCKER PER UNIT = 136 LOCKERS  | 136  |
| STEP CODE:                            | STEP CODE 2  | STEP CODE 3  |
| MINIMUM BUILDING ELEVATION:           | MIN. FCL GEO. FUR FLOORPLAIN ELEVATION BYLAW: 9.00m  | FCL GEO: 9.60 TO FIRST FLOOR                                 |
| WASTE & RECYCLING STORAGE:            |  |  |
| UNIT COUNT:                           | N/A  | 130  |
| GROSS BUILDABLE AREA:                 | N/A  | 113,270 SF / 11,452.17 m <sup>2</sup>                        |
| NET BUILDABLE AREA:                   |  | 66,572 SF  |
| EFFICIENCY:                           |  | 76.2%  |
| ADDITIONAL AVAILABILITY:              | 8.48 m (44.274 + 489.54 + 3.67 + 221.92 + 162.92 + 367.7) / (426 UNIT)   |  |
|                                       | AVG EXISTING GRADE NORTH-EAST ELEVATION: (8.31 + 7.90(2) + 8.31 * 42.34 m) / 322.49 m  |  |
|                                       | AVG EXISTING GRADE EAST ELEVATION: (7.30 + 8.10(2) + 8.30 * 48.40 m) / 389.52 m  |  |
|                                       | AVG EXISTING GRADE SOUTH-EAST ELEVATION: (8.10 + 8.10(2) + 8.12 * 7.09 m) / 37.27 m  |  |
|                                       | AVG EXISTING GRADE SOUTH ELEVATION: (8.14 + 8.21(2) + 8.21 * 25.81 m) / 111.11 m   |  |
|                                       | AVG EXISTING GRADE SOUTH-WEST ELEVATION: (8.25 + 8.28(2) + 8.27 * 61.06 m) / 422.01 m  |  |
|                                       | AVG EXISTING GRADE NORTH-WEST ELEVATION: (8.28 + 8.21(2) + 8.20 * 62.21 m) / 407.74 m  |  |
|                                       | TOTAL PERIMETER: 41.34 m + 48.69 m + 7.09 m + 25.81 m + 51.06 m + 41.51 m = 235.00m  |  |
| VARIANCES APPLIED FOR:                | 1. FRONT AND SIDE (WEST) SETBACK<br>2. VEHICLE PARKING SETBACK FACTOR<br>3. 2' 0" SIDE (EAST) SETBACK ENCROACHMENT FOR ROOF OVERHANDS AND BALCONIES  |  |
| NOTES:                                | 1. REFER TO FSF PLANS SHEET FOR GROSS FLOOR AREA (FSF) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS.<br>2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS. |  |

| 1.2.0 CODE DATA  |  |   |
|--|--|---|
| APPLICABLE BUILDING CODES:   | 2018 BCBC / 2018 BC FIRE CODE / ASHRAE 90.1-2013   |   |
| BUILDING CODE COMPLIANCE/ALTERNATIVE SOLUTIONS REPORT REQUIRED:                        |  |   |
| 1. PART 3 BUILDING   |  | DIV. A - PART 3 COMPLIANCE 1.3.3.2  |
| 2. MAJOR OCCUPANCY USE:  |  | 3.1.2. & APPENDIX A - 3.1.2.1 (1)   |
| 2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL   |  |   |
| 2.2. RESIDENTIAL GROUP C   |  |   |
| 3. BUILDING AREAS:   |  | 1.1.1.2 DEFINED TERMS - BUILDING AREA   |
| L1 L1 - C-RESIDENTIAL  | 13,343 SF / 1,239 m <sup>2</sup>   |   |
| L1 L1 - F3-BASEMENT STORAGE GARAGE   | 12,464 SF / 1,158 m <sup>2</sup>   | 2,397 m <sup>2</sup>  |
| L2 L2 - C-RESIDENTIAL  | 18,170 SF / 1,707 m <sup>2</sup>   |   |
| L2 L2 - A2-BUILDING AREA - AMENITY   | 1,412 SF / 131 m <sup>2</sup>  | 1,838 m <sup>2</sup>  |
| L3 L3 - C-RESIDENTIAL  | 18,170 SF / 1,707 m <sup>2</sup>   |   |
| L4 L4 - C-RESIDENTIAL  | 18,170 SF / 1,707 m <sup>2</sup>   |   |
| L5 L5 - C-RESIDENTIAL  | 17,657 SF / 1,586 m <sup>2</sup>   |   |
| P1 P1 - F3-BASEMENT STORAGE GARAGE   | 94,728 SF / 8,726 m <sup>2</sup>   |   |
| 4. BUILDING CLASSIFICATION(S):   |  | 3.2.2.15 - 3.2.2.20   |
| 4.1. BASEMENT STORAGE GARAGE: LEVEL P1   |  | 3.2.2.20  |
| GROUP 1, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED                           |  | 3.2.2.20  |
| NON-COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.20 (2)  |
| FLOOR ASSEMBLIES: 1 HR FIRE RESISTANCE RATING NOT LESS THAN 2 HR                       |  | 3.2.2.20 (3)(B)   |
| MIZZANINES: N/A  |  |   |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 3 HR FIRE RESISTANCE RATING         |  | 3.2.2.20 (3)(B)   |
| 4.2. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING: LEVEL P1 & LEVEL L1               |  | 3.2.2.2   |
| FULLY SPRINKLERED  |  | 3.2.2.20 (2)  |
| NON-COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.2 (1)   |
| 2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT                                    |  | 3.2.2.7 (1), 3.2.2.7 (2)(A)(V)  |
| 2 HR FIRE RESISTANCE RATING  |  | 3.2.2.11  |
| F.T. RATED FIRESTOP 1.5A (1)(1)  |  | 3.2.2.10 (1)  |
| 4.3. RESIDENTIAL LEVEL 1   |  | 3.2.2.48  |
| GROUP C, UP TO 6 STOREYS, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION                    |  | 3.2.2.48 (1), 3.2.2.48 (1)(C)   |
| MAX. ALLOWABLE BUILDING AREA = 7200 m <sup>2</sup> (REFER TO 3. BUILDING AREAS ABOVE)  |  | 3.2.2.48 (1)(C)   |
| NON-COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.48 (1)(C)   |
| FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 2 HR FIRE RESISTANCE RATING                |  | 3.2.2.48 (2)(A)   |
| MIZZANINES: 2 HR FIRE RESISTANCE RATING  |  | 3.2.2.48 (2)(B)   |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY |  | 3.2.2.48 (2)(C)   |
| 4.4. ASSEMBLY LEVEL 2  |  | 3.2.2.27  |
| GROUP A, DIVISION 2, UP TO 2 STOREYS SPRINKLERED                                       |  | 3.2.2.27  |
| COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.27 (1)  |
| MAX. ALLOWABLE BUILDING AREA = 2400 m <sup>2</sup> (REFER TO 3. BUILDING AREAS ABOVE)  |  | 3.2.2.27 (1)(C)   |
| 4.5. RESIDENTIAL LEVEL 2 TO 5  |  | 3.2.2.50  |
| BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED                       |  | 3.2.2.50 (5)  |
| BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED                         |  | 3.2.2.50 (5)  |
| GROUP C, UP TO 6 STOREYS, SPRINKLERED  |  | 3.2.2.50 (1), 3.2.2.50 (1)(B)   |
| MAX. ALLOWABLE BUILDING AREA = 1800 m <sup>2</sup> (REFER TO 3. BUILDING AREAS ABOVE)  |  | 3.2.2.50 (1)(V)   |
| COMBUSTIBLE CONSTRUCTION   |  | 3.2.2.50 (2)  |
| FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING                |  | 3.2.2.50 (2)(A)   |
| ROOF ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING                 |  | 3.2.2.50 (2)(B)   |
| MIZZANINES: 2 HR FIRE RESISTANCE RATING  |  | 3.2.2.50 (2)(D)   |
| LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY |  | 3.2.2.50 (2)(E)   |
| 4.6.1. BUILDING HEIGHT:  | 5 STOREYS  | 1.1.1.2 DEFINED TERMS - BUILDING HEIGHT   |
| 4.6.2. GRADE ELEVATION:  | 8.11m (LOWEST AVG GRADE NORTH-EAST ELEVATION: 7.90m SL(2))   | 1.1.1.2 DEFINED TERMS - GRADE   |
| 4.6.3. FIRST STOREY ELEVATION:   | 9.60 m   | 1.1.1.2 DEFINED TERMS - FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)                     |
| 4.6.4. 1ST STOREY TO UPPEMOST FLOOR LEVEL:   | 11.47 m (REFER TO ELEVATIONS)  | 3.2.2.58 (1)(B) (MAXIMUM -18 m)   |
| 4.6.5. 1ST STOREY TO UPPEMOST ROOF DECK:   | 17.71 m (REFER TO ELEVATIONS)  | GROUP C 3.2.2.50 (2)(E) (MAXIMUM -25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION (F > 25 m)          |
| 5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:  | YES  | 3.2.2.4 - 3.2.2.8, 3.2.2.50 (5)   |
| 6. NON-COMBUSTIBLE CLADDING:   | YES  | 3.1.4.8 (1)   |
| 7. HIGH BUILDING:  | NA   | 3.2.6, 3.1.15.7, 3.5.1.1, 3.2.2.30 (1)(C)   |
| 8. FIREWALL:   | NA   | 3.1.10  |
| 9. MIZZANINES:   | NA   | 3.2.1.1, (1) - (9)  |
| 10. MIZZANINE EXITING:   | NA   | 3.1.5.2   |
| 11. INTERCONNECTED FLOOR SPACE:  | NA, STORAGE GARAGE EXEMPT  | 3.2.3.13, 3.2.3.8, 3.1.3.1 (1), 3.1.3.1 (2)   |
| 12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:   | YES  | 3.2.3.2   |
| 13. SPRINKLER SYSTEM:  | YES  | 3.2.2.38, 3.2.5.13  |
| 13.1. STORAGE GARAGE:  | YES - NFPA 13 - 2013   | 3.2.5.12 (1)  |
| 13.2. RESIDENTIAL:   | YES - NFPA 13 - 2013   | 3.2.5.12 (1)  |
| 13.3. FIRE EXTINGUISHERS:  | YES - NFPA 10 - 2013   | BC FIRE CODE 2018   |
| 14. STANDPIPE SYSTEM:  | YES - NFPA 13A - 2013  | 3.2.5.8, 3.2.5.9, 3.2.5.16  |
| 15. FIRE ALARM SYSTEM:   | YES - SINGLE STAGE - CANULC 6526-14  | 3.2.4.1 (2)(K)(4)   |
| 16. SMOKE CONTROL MEASURES:  | YES  | 3.3.8.12  |
| 17. ANNUNCIATOR AND ZONE INDICATION:   | YES  | 3.2.4.9, 3.2.4.8  |
| 18. FIRE ACCESS ROUTE TO UPPEMOST FLOOR LEVEL:   | 13.72 m (REFER TO ELEVATIONS)  | 3.1.5.6 (1) (MAXIMUM - 20 m)  |
| 19. NUMBER OF STREETS:   | 1 STREET   | 3.2.2.16 (4) (10% MIN OF BUILDING PERIMETER WITHIN 3M-10M OF STREET, REFER TO SITE CODE PLAN) |
| NOTES:   | 1. UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018 |   |



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PROJECT DATA

SCALE

SD.1.10

# PROJECT DATA

## 1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

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

## 1.3.1 GROSS BUILDABLE AREA SUMMARY

| LEVEL/AREA TYPE         | AREA SF           | AREA m²             | AREA %        | COMMENTS |
|-------------------------|-------------------|---------------------|---------------|----------|
| <b>P3 LEVEL</b>         |                   |                     |               |          |
| CIRCULATION             | 284 SF            | 26.37 m²            | 0.2%          |          |
| LOW HEADROOM            | 251 SF            | 23.36 m²            | 0.2%          |          |
| PARKADE                 | 24,222 SF         | 2,252.48 m²         | 23.4%         |          |
| STORAGE                 | 357 SF            | 33.15 m²            | 0.4%          |          |
|                         | <b>25,014 SF</b>  | <b>2,335.36 m²</b>  | <b>24.1%</b>  |          |
| <b>1ST LEVEL</b>        |                   |                     |               |          |
| CIRCULATION             | 2,083 SF          | 194.23 m²           | 2.0%          |          |
| GARBAGE & RECYCLING     | 467 SF            | 43.39 m²            | 0.4%          |          |
| MAIL                    | 78 SF             | 7.26 m²             | 0.1%          |          |
| RESIDENTIAL             | 8,518 SF          | 791.47 m²           | 8.8%          |          |
| SERVICE ROOMS/SHAFTS    | 387 SF            | 35.97 m²            | 0.4%          |          |
| STORAGE                 | 853 SF            | 79.13 m²            | 0.9%          |          |
|                         | <b>13,807 SF</b>  | <b>1,282.68 m²</b>  | <b>11.2%</b>  |          |
| <b>2ND LEVEL</b>        |                   |                     |               |          |
| CIRCULATION             | 2,454 SF          | 227.95 m²           | 2.4%          |          |
| INDOOR AMENITY          | 1,411 SF          | 131.38 m²           | 1.2%          |          |
| RESIDENTIAL             | 14,805 SF         | 1,380.30 m²         | 12.1%         |          |
| SERVICE ROOMS/SHAFTS    | 37 SF             | 3.45 m²             | 0.0%          |          |
| STORAGE                 | 3,017 SF          | 281.44 m²           | 2.8%          |          |
|                         | <b>25,777 SF</b>  | <b>2,397.57 m²</b>  | <b>18.0%</b>  |          |
| <b>3RD LEVEL</b>        |                   |                     |               |          |
| CIRCULATION             | 2,287 SF          | 213.72 m²           | 1.8%          |          |
| RESIDENTIAL             | 14,874 SF         | 1,381.88 m²         | 12.1%         |          |
| SERVICE ROOMS/SHAFTS    | 37 SF             | 3.45 m²             | 0.0%          |          |
| STORAGE                 | 1,211 SF          | 112.56 m²           | 1.0%          |          |
|                         | <b>18,399 SF</b>  | <b>1,706.67 m²</b>  | <b>14.9%</b>  |          |
| <b>4TH LEVEL</b>        |                   |                     |               |          |
| CIRCULATION             | 2,287 SF          | 213.72 m²           | 1.8%          |          |
| RESIDENTIAL             | 14,874 SF         | 1,381.88 m²         | 12.1%         |          |
| SERVICE ROOMS/SHAFTS    | 37 SF             | 3.45 m²             | 0.0%          |          |
| STORAGE                 | 1,211 SF          | 112.56 m²           | 1.0%          |          |
|                         | <b>18,399 SF</b>  | <b>1,706.67 m²</b>  | <b>14.9%</b>  |          |
| <b>5TH LEVEL</b>        |                   |                     |               |          |
| CIRCULATION             | 2,227 SF          | 206.87 m²           | 1.8%          |          |
| RESIDENTIAL             | 13,693 SF         | 1,262.85 m²         | 11.0%         |          |
| SERVICE ROOMS/SHAFTS    | 25 SF             | 2.33 m²             | 0.0%          |          |
| STORAGE                 | 1,211 SF          | 112.56 m²           | 1.0%          |          |
|                         | <b>17,257 SF</b>  | <b>1,584.61 m²</b>  | <b>13.8%</b>  |          |
| <b>AREA GRAND TOTAL</b> | <b>223,170 SF</b> | <b>20,742.17 m²</b> | <b>100.0%</b> |          |

## 1.4.0 UNIT COUNT SUMMARY

| UNIT TYPE                       | UNIT COUNT | UNIT TYPE %   | COMMENTS |
|---------------------------------|------------|---------------|----------|
| 1 BED                           | 85         | 43.5%         |          |
| 1 BED & DEN                     | 5          | 2.5%          |          |
| 1 BED (ADAPTABLE DWELLING UNIT) | 28         | 13.5%         |          |
| 2 BED                           | 17         | 8.3%          |          |
| <b>TOTAL UNITS: 130</b>         |            | <b>100.0%</b> |          |

## 1.4.1 UNIT FLOOR AREA SUMMARY NOTES

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

## 1.4.2 UNIT FLOOR AREA SUMMARY

| UNIT                | UNIT TYPE                       | COUNT      | UNIT AREA AVG (1 SF) | UNIT AREA AVG (1 m²) | TOTAL UNIT AREA SF | TOTAL UNIT AREA m² |
|---------------------|---------------------------------|------------|----------------------|----------------------|--------------------|--------------------|
| UNIT A1             | 1 BED                           | 71         | 469 SF               | 44 m²                | 33,232 SF          | 3096.83 m²         |
| UNIT A1.1           | 1 BED                           | 5          | 527 SF               | 49 m²                | 2,634 SF           | 244.57 m²          |
| UNIT A2             | 1 BED                           | 1          | 600 SF               | 56 m²                | 600 SF             | 56.72 m²           |
| UNIT A3             | 1 BED                           | 3          | 492 SF               | 46 m²                | 1,477 SF           | 137.18 m²          |
| UNIT A4 (ADAPTABLE) | 1 BED (ADAPTABLE DWELLING UNIT) | 28         | 466 SF               | 43 m²                | 13,035 SF          | 1211.01 m²         |
| UNIT B1             | 1 BED & DEN                     | 1          | 649 SF               | 60 m²                | 649 SF             | 60.25 m²           |
| UNIT B2             | 1 BED & DEN                     | 4          | 580 SF               | 54 m²                | 2,319 SF           | 215.41 m²          |
| UNIT C1             | 2 BED                           | 5          | 739 SF               | 69 m²                | 3,694 SF           | 341.71 m²          |
| UNIT C2             | 2 BED                           | 5          | 751 SF               | 70 m²                | 3,755 SF           | 348.80 m²          |
| UNIT C3             | 2 BED                           | 4          | 639 SF               | 60 m²                | 2,556 SF           | 236.07 m²          |
| UNIT C4             | 2 BED                           | 3          | 790 SF               | 74 m²                | 2,370 SF           | 220.21 m²          |
| <b>UNIT TOTALS:</b> |                                 | <b>130</b> |                      |                      | <b>66,272 SF</b>   | <b>6184.70 m²</b>  |



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3 ISSUED FOR DP 23-12-08

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23-142  
CITY FILE #



PROJECT DATA

SCALE

SD1.11

# PROJECT DATA

| 1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED |              |                                  |                                   |
|--|--------------|----------------------------------|-----------------------------------|
| VEHICLE PARKING STALL DATA                                     | UNITS / AREA | REQUIRED FACTOR                  | REQUIRED STALLS                   |
| <b>RESIDENTS:</b>  |              |                                  |                                   |
| 1 BED (STANDARD)   | 80 UNITS     | 1.0                              | 80 STALLS                         |
| 1 BED (ADAPTABLE)  | 28 UNITS     | 1.0                              | 28 STALLS                         |
| 1 BED + DEN  | 0 UNITS      | 1.0                              | 0 STALLS                          |
| 0 BED  | 17 UNITS     | 1.25                             | 21 STALLS                         |
| SMALL CAR  | N/A          | 40% MAX OF TOTAL STALLS (65 MAX) | MAX: 0.40(134) = 53.6 = 54 STALLS |
| ACCESSIBLE   | N/A          | 5% OF TOTAL STALLS               | MIN: 0.05(134) = 6.7 = 7 STALLS   |
| ELECTRIC VEHICLE CHARGING                                      | N/A          | 10% MIN OF TOTAL STALLS          | MIN: 0.10(134) = 13.4 = 13 STALLS |
| <b>TOTAL RESIDENT STALLS:</b>                                  |              |                                  | <b>134</b>                        |
| <b>VISITORS:</b>   |              |                                  |                                   |
| STANDARD   | 130 UNITS    | 0.15                             | 0.15(130) = 19.5 = 20 STALLS      |
| SMALL CAR  | N/A          | 40% MAX OF TOTAL STALLS (65 MAX) | MAX: 0.40(20) = 8.0 = 8 STALLS    |
| ACCESSIBLE   | N/A          | 5% OF TOTAL STALLS               | MIN: 0.05(20) = 1.0 = 1 STALL     |
| ELECTRIC VEHICLE CHARGING                                      | N/A          | 10% MIN OF TOTAL STALLS          | MIN: 0.10(20) = 2.0 = 2 STALLS    |
| <b>TOTAL VISITOR STALLS:</b>                                   |              |                                  | <b>30</b>                         |
| <b>SPECIALTY PARKING STALLS:</b>                               |              |                                  |                                   |
| LOADING  | N/A          | 1 [(L + W + H - 5m) + 3m + 5.6m] | 1 STALL                           |
| <b>TOTAL SPECIALTY PARKING STALLS:</b>                         |              |                                  | <b>1</b>                          |
| <b>TOTAL VEHICLE STALLS:</b>                                   |              |                                  | <b>164</b>                        |
| <b>BICYCLE STALL DATA</b>                                      |              |                                  |                                   |
| RESIDENT (UNIT) (CLASS 1)                                      | 130 UNITS    | 0.0                              | 0                                 |
| VISITOR (CLASS 2)  | N/A          | 0.5 SPACES PER BUILDING          | 0                                 |
| <b>TOTAL BICYCLE STALLS:</b>                                   |              |                                  | <b>0</b>                          |
| <b>STORAGE STALL DATA</b>                                      |              |                                  |                                   |
| RESIDENT   | 130          | 1.0                              | 130                               |
| <b>TOTAL STORAGE STALLS:</b>                                   |              |                                  | <b>130</b>                        |
| <b>NOTES:</b>  |              |                                  |                                   |

| 1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED |                     |                 |              |          |
|--|---------------------|-----------------|--------------|----------|
| PARKING STALL USER/TYPE                        | PARKING STALL COUNT | % BY STALL USER | % OF OVERALL | COMMENTS |
| <b>TENANT</b>                                  |                     |                 |              |          |
| ACCESSIBLE                                     | 7                   | 5.2%            | 5%           |          |
| ELEC. EV                                       | 13                  | 9.7%            | 8%           |          |
| SMALL CAR                                      | 45                  | 34.6%           | 32%          |          |
| STANDARD                                       | 55                  | 41.5%           | 42%          |          |
| <b>TENANT: 114</b>                             |                     | <b>100.0%</b>   | <b>87%</b>   |          |
| <b>VISITOR</b>                                 |                     |                 |              |          |
| ACCESSIBLE                                     | 1                   | 5.0%            | 1%           |          |
| ELEC. EV                                       | 2                   | 16.0%           | 1%           |          |
| SMALL CAR                                      | 6                   | 30.0%           | 4%           |          |
| STANDARD                                       | 11                  | 55.0%           | 7%           |          |
| VISITOR: 20                                    |                     | <b>100.0%</b>   | <b>13%</b>   |          |
| <b>TOTAL PARKING STALLS: 154</b>               |                     |                 | <b>100%</b>  |          |

| 1.5.3 BIKE PARKING STALL DATA-PROVIDED |                     |                 |          |
|--|---------------------|-----------------|----------|
| PARKING STALL USER/TYPE                | PARKING STALL COUNT | PARKING STALL % | COMMENTS |
| <b>TENANT</b>                          |                     |                 |          |
| STANDARD BIKE                          | 42                  | 64.6%           |          |
| VERTICAL BIKE                          | 23                  | 35.4%           |          |
| <b>TENANT: 65</b>                      |                     | <b>100.0%</b>   |          |
| <b>TOTAL BIKE PARKING STALLS: 65</b>   |                     | <b>100.0%</b>   |          |

| 1.5.4 STORAGE STALL DATA-PROVIDED |                     |                 |          |
|-----------------------------------|---------------------|-----------------|----------|
| PARKING STALL USER/TYPE           | PARKING STALL COUNT | PARKING STALL % | COMMENTS |
| <b>TENANT</b>                     |                     |                 |          |
| STORAGE COMPARTMENT STALL         | 131                 | 100.0%          |          |
| <b>TOTAL STORAGE STALLS: 131</b>  |                     | <b>100.0%</b>   |          |



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B.C.

PROJECT # 23-142  
CITY FILE #



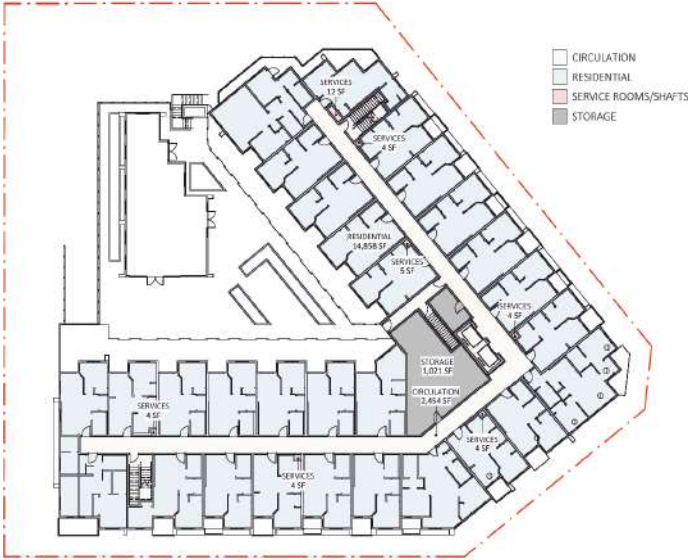
PROJECT DATA

SCALE

SD1.12



1ST LEVEL  
3/64" = 1'-0"



2ND LEVEL  
3/64" = 1'-0"

**1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES**

- GROSS FLOOR AREA MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING:
- EXCLUDING: INDOOR AMENITY. DEFINITION: AMENITY SPACE MEANS AN INDOOR SPACE PROVIDED IN A SINGLE LOCATION WITHIN A MULTIPLE-UNIT RESIDENTIAL DEVELOPMENT, SPECIFICALLY DESIGNED FOR USE BY ALL OF ITS RESIDENTS FOR CULTURAL, SOCIAL, OR RECREATIONAL PURPOSES AND DOES NOT INCLUDE GUEST SUITES.

**1.6.1 GROSS FLOOR AREA (FSR) SUMMARY**

| LEVEL / AREA TYPE           | AREA SF          | AREA m <sup>2</sup>          | AREA %        | COMMENTS |
|-----------------------------|------------------|------------------------------|---------------|----------|
| <b>STORAGE</b>              |                  |                              |               |          |
| 1ST LEVEL                   | 858 SF           | 79.71 m <sup>2</sup>         | 1.0%          |          |
| 2ND LEVEL                   | 1,021 SF         | 94.62 m <sup>2</sup>         | 1.2%          |          |
| 3RD LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 4TH LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 5TH LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 6TH LEVEL                   | 5,619 SF         | 519.22 m <sup>2</sup>        | 6.4%          |          |
| <b>SERVICE ROOMS/SHAFTS</b> |                  |                              |               |          |
| 1ST LEVEL                   | 987 SF           | 91.72 m <sup>2</sup>         | 1.2%          |          |
| 2ND LEVEL                   | 37 SF            | 3.45 m <sup>2</sup>          | 0.0%          |          |
| 3RD LEVEL                   | 37 SF            | 3.45 m <sup>2</sup>          | 0.0%          |          |
| 4TH LEVEL                   | 37 SF            | 3.45 m <sup>2</sup>          | 0.0%          |          |
| 5TH LEVEL                   | 29 SF            | 2.69 m <sup>2</sup>          | 0.0%          |          |
| 6TH LEVEL                   | 1,124 SF         | 104.40 m <sup>2</sup>        | 1.3%          |          |
| <b>RESIDENTIAL</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 8,856 SF         | 776.33 m <sup>2</sup>        | 9.8%          |          |
| 2ND LEVEL                   | 14,858 SF        | 1380.36 m <sup>2</sup>       | 17.4%         |          |
| 3RD LEVEL                   | 14,874 SF        | 1381.84 m <sup>2</sup>       | 17.4%         |          |
| 4TH LEVEL                   | 14,864 SF        | 1381.32 m <sup>2</sup>       | 17.4%         |          |
| 5TH LEVEL                   | 13,599 SF        | 1262.85 m <sup>2</sup>       | 15.9%         |          |
| 6TH LEVEL                   | 66,540 SF        | 6182.30 m <sup>2</sup>       | 77.8%         |          |
| <b>MAIL</b>                 |                  |                              |               |          |
| 1ST LEVEL                   | 73 SF            | 6.78 m <sup>2</sup>          | 0.1%          |          |
| 2ND LEVEL                   | 73 SF            | 6.78 m <sup>2</sup>          | 0.1%          |          |
| <b>CIRCULATION</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 3,303 SF         | 304.24 m <sup>2</sup>        | 3.6%          |          |
| 2ND LEVEL                   | 2,454 SF         | 227.86 m <sup>2</sup>        | 2.9%          |          |
| 3RD LEVEL                   | 2,247 SF         | 208.72 m <sup>2</sup>        | 2.6%          |          |
| 4TH LEVEL                   | 2,252 SF         | 209.24 m <sup>2</sup>        | 2.6%          |          |
| 5TH LEVEL                   | 2,237 SF         | 206.97 m <sup>2</sup>        | 2.4%          |          |
| 6TH LEVEL                   | 12,242 SF        | 1137.32 m <sup>2</sup>       | 14.3%         |          |
| <b>AREA GRAND TOTAL</b>     | <b>85,302 SF</b> | <b>7943.41 m<sup>2</sup></b> | <b>100.0%</b> |          |

**1.6.2 FSR CALCULATION**

| GROSS FLOOR AREA (FSR) SF | GROSS SITE AREA SF | FSR  |
|---------------------------|--------------------|------|
| 85,302 SF                 | 83,154 SF          | 1.28 |



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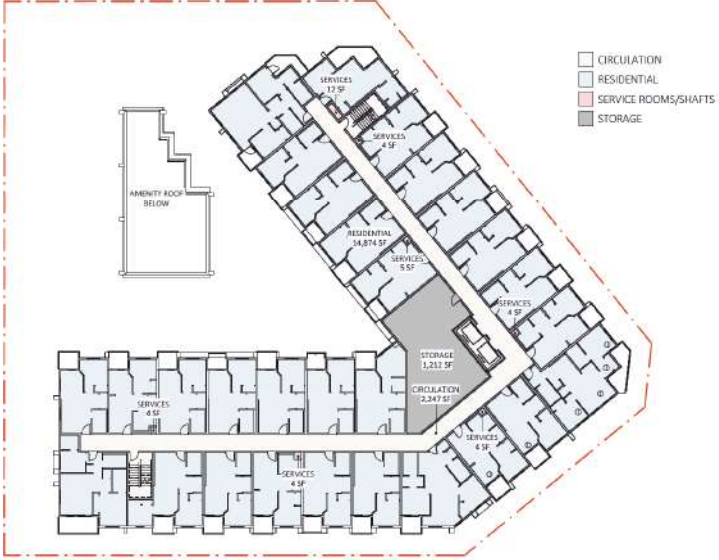


**FSR PLANS**

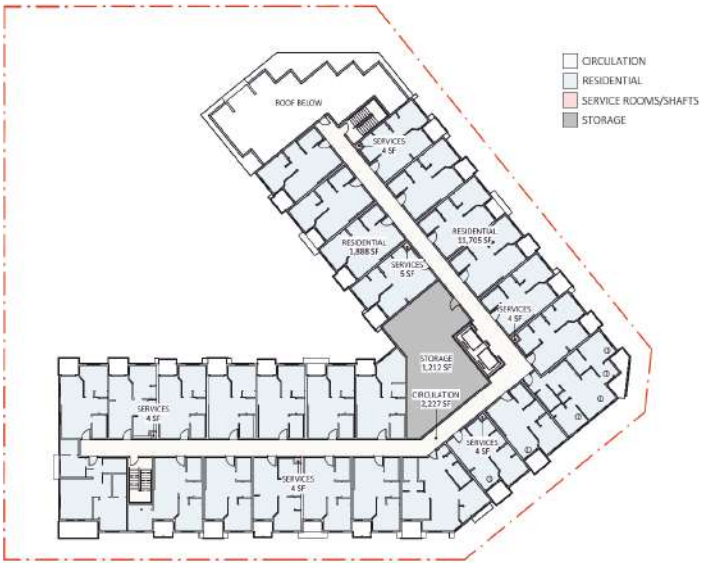
SCALE 3/64" = 1'-0"



**SD.1.14**



3rd & 4th LEVELS  
3/8" = 1'-0"



5TH LEVEL  
3/64" = 1'-0"

**1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES**

- GROSS FLOOR AREA MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING:
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**1.6.2 FSR CALCULATION**

| GROSS FLOOR AREA (FSR) SF | GROSS SITE AREA SF | FSR  |
|---------------------------|--------------------|------|
| 85,502 SF                 | 89,154 SF          | 1.28 |

**1.6.1 GROSS FLOOR AREA (FSR) SUMMARY**

| LEVEL / AREA TYPE           | AREA SF          | AREA m <sup>2</sup>          | AREA %        | COMMENTS |
|-----------------------------|------------------|------------------------------|---------------|----------|
| <b>STORAGE</b>              |                  |                              |               |          |
| 1ST LEVEL                   | 858 SF           | 79.71 m <sup>2</sup>         | 1.0%          |          |
| 2ND LEVEL                   | 1,002 SF         | 94.82 m <sup>2</sup>         | 1.2%          |          |
| 3RD LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 4TH LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
| 5TH LEVEL                   | 1,212 SF         | 112.56 m <sup>2</sup>        | 1.4%          |          |
|                             | 5,538 SF         | 513.22 m <sup>2</sup>        | 6.4%          |          |
| <b>SERVICE ROOMS/SHAFTS</b> |                  |                              |               |          |
| 1ST LEVEL                   | 987 SF           | 91.71 m <sup>2</sup>         | 1.2%          |          |
| 2ND LEVEL                   | 37 SF            | 3.45 m <sup>2</sup>          | 0.0%          |          |
| 3RD LEVEL                   | 37 SF            | 3.45 m <sup>2</sup>          | 0.0%          |          |
| 4TH LEVEL                   | 37 SF            | 3.45 m <sup>2</sup>          | 0.0%          |          |
| 5TH LEVEL                   | 37 SF            | 3.45 m <sup>2</sup>          | 0.0%          |          |
|                             | 1,124 SF         | 104.40 m <sup>2</sup>        | 1.3%          |          |
| <b>RESIDENTIAL</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 9,856 SF         | 916.33 m <sup>2</sup>        | 9.8%          |          |
| 2ND LEVEL                   | 14,864 SF        | 1380.96 m <sup>2</sup>       | 17.4%         |          |
| 3RD LEVEL                   | 14,874 SF        | 1381.84 m <sup>2</sup>       | 17.4%         |          |
| 4TH LEVEL                   | 14,868 SF        | 1381.52 m <sup>2</sup>       | 17.4%         |          |
| 5TH LEVEL                   | 13,599 SF        | 1262.85 m <sup>2</sup>       | 15.9%         |          |
|                             | 66,869 SF        | 6202.30 m <sup>2</sup>       | 77.8%         |          |
| <b>MAIL</b>                 |                  |                              |               |          |
| 1ST LEVEL                   | 72 SF            | 6.78 m <sup>2</sup>          | 0.1%          |          |
|                             | 79 SF            | 6.78 m <sup>2</sup>          | 0.1%          |          |
| <b>CIRCULATION</b>          |                  |                              |               |          |
| 1ST LEVEL                   | 3,063 SF         | 284.34 m <sup>2</sup>        | 3.6%          |          |
| 2ND LEVEL                   | 2,454 SF         | 227.86 m <sup>2</sup>        | 2.9%          |          |
| 3RD LEVEL                   | 2,247 SF         | 208.72 m <sup>2</sup>        | 2.6%          |          |
| 4TH LEVEL                   | 2,252 SF         | 209.24 m <sup>2</sup>        | 2.6%          |          |
| 5TH LEVEL                   | 2,237 SF         | 208.57 m <sup>2</sup>        | 2.6%          |          |
|                             | 12,242 SF        | 1137.32 m <sup>2</sup>       | 14.3%         |          |
| <b>AREA GRAND TOTAL</b>     | <b>85,502 SF</b> | <b>7943.41 m<sup>2</sup></b> | <b>100.0%</b> |          |



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WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23-142  
CITY FILE #



FSR PLANS

SCALE 3/64" = 1'-0"



SD1.15



# DESIGN RATIONALE

## SITE DESCRIPTION

THIS MULTI-FAMILY DEVELOPMENT ALIGNS WITH THE CITY OF LANGLEY VISION, PROVIDING HOUSING FOR A DIVERSE AND INCLUSIVE DEMOGRAPHIC, AND INCORPORATING ENVIRONMENTAL SOLUTIONS AND A SIGNIFICANT OUTDOOR AMENITY SPACE. THE PROJECT SITE IS LOCATED ON THE CORNER OF EASTLEIGH CRESCENT, AND 208. CONSISTING OF 2 SITES, THE EXISTING BUILDINGS ARE MULTI-FAMILY RESIDENTIAL.

## PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS A FIVE-STOREY, 130-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING CONSISTING OF ONE-LEVEL OF BELOW GRADE CONCRETE PARKADE, ONE LEVEL OF ABOVE GRADE PARKING WITH GROUND LEVEL UNITS FACING EASTLEIGH CRESCENT AND 208TH STREET WITH 5 LEVELS OF WOOD FRAME RESIDENTIAL UNITS ABOVE. A MIX OF 1-BED TO 2-BED UNITS SUPPORTS A VARIETY OF INCOME LEVELS AND DEMOGRAPHICS.

## MASSING, FORM & CHARACTER

THE SITING AND MASSING OF THE BUILDING ALLOWS FOR A NATURAL BUFFER FROM THE INTERSECTION OF 56TH AVENUE AND 208TH STREET. THE BUILDING SITS FURTHER BACK AND GIVES A "STREET-FRIENDLY" FEEL WITH MORE WALKABILITY AROUND THE DEVELOPMENT.

THE BUILDING'S MAIN ENTRANCE FROM THE 56TH AVENUE LAY-BY SERVES AS THE MAIN FIREFIGHTING ACCESS TO THE DEVELOPMENT. SECURE VISITOR PARKING IS PROVIDED AT THE MAIN LEVEL PARTIALLY COVERED BY THE OUTDOOR AMENITY COURTYARD ABOVE.

THE INTENT OF THE EXTERIOR TREATMENT OF THE BUILDING IS TO CONVEY A SENSE OF STRENGTH AND SECURITY THROUGH THE USE OF GRAY, WHITE, CORRUGATED METAL, AND A SOLID BRICK BASE. MORE MUTED ACCENT COLORS OF GREEN AND TERRACOTTA LIGHTEN THE STREET FACING ELEVATIONS WHILE TIEING INTO THE CONTEXT OF THE SITE. THE HORIZONTAL ROOF LINES AND RHYTHMIC PATTERN OF THE BUILT-OUT CORRUGATED METAL PROJECTIONS AND GREEN CEMENTITIOUS PROJECTIONS BREAK UP THE LONG ANGULAR FAÇADE AND DEFINE THE LOWER SCALE AT THE UNIT ENTRIES CLAD IN BRICK.

OTHER FEATURES INCLUDE LANDSCAPED AND MULTI-USE EXTERIOR AMENITY SPACES, AND LANDSCAPED PRIVATE PATIOS.

## ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

- A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS TRANSIT. DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
- THE USE OF WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE VENTILATION SUPPLIED THROUGH OPERABLE WINDOWS.
- PROVISION OF EV PARKING STALLS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXPOSED EXTERIOR PARKING.
- GENEROUS BIKE STORAGE SUPPORTS ACTIVE TRANSPORTATION FOR RESIDENTS AND VISITORS ALIKE.
- STORAGE AND COLLECTION OF RECYCLABLES.

## CRIME PREVENTION

THE FOUR KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY AND MAINTENANCE & MANAGEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS ARE ACCESSED THROUGH INDIVIDUAL SIDEWALKS TO ESTABLISH A BUFFER. THE UNIT PATIOS EACH HAVE THEIR OWN GATE AND GLASS RAILING TO PROVIDE SEPARATION.

ISSUES SUCH AS GRAFFITI CAN GIVE THE IMPRESSION THAT OWNERS DO NOT CARE ABOUT THEIR PROPERTY. KEEPING THE BUILDING WELL MAINTAINED BRINGS A POSITIVE APPEARANCE TO THE NEIGHBOURHOOD.



SOUTH/WEST CORNER OF DEVELOPMENT



MAIN ENTRANCE



## ISSUED FOR REVIEW

| NO. | ISSUE/REVISION | DATE     |
|-----|----------------|----------|
| 3   | ISSUED FOR DP  | 23-12-08 |

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PROJECT # 23.142  
CITY FILE #



## DESIGN RATIONALE

SCALE

SD1.20



56TH AVENUE ELEVATION



AMENITY SPACE - LOOKING SOUTH



2ND FLOOR AMENITY

**KEYSTONE**  
ARCHITECTURE

ABBOTSFORD BC | 500 - 13121 SOUTH FRASER WAY  
VIC 188 | 604-850-0277  
CALGARY AB | 410 - 383 11TH AVENUE SW  
FOR LRP | 907-393-4768  
MAIL@KEYSTONEARCH.CA



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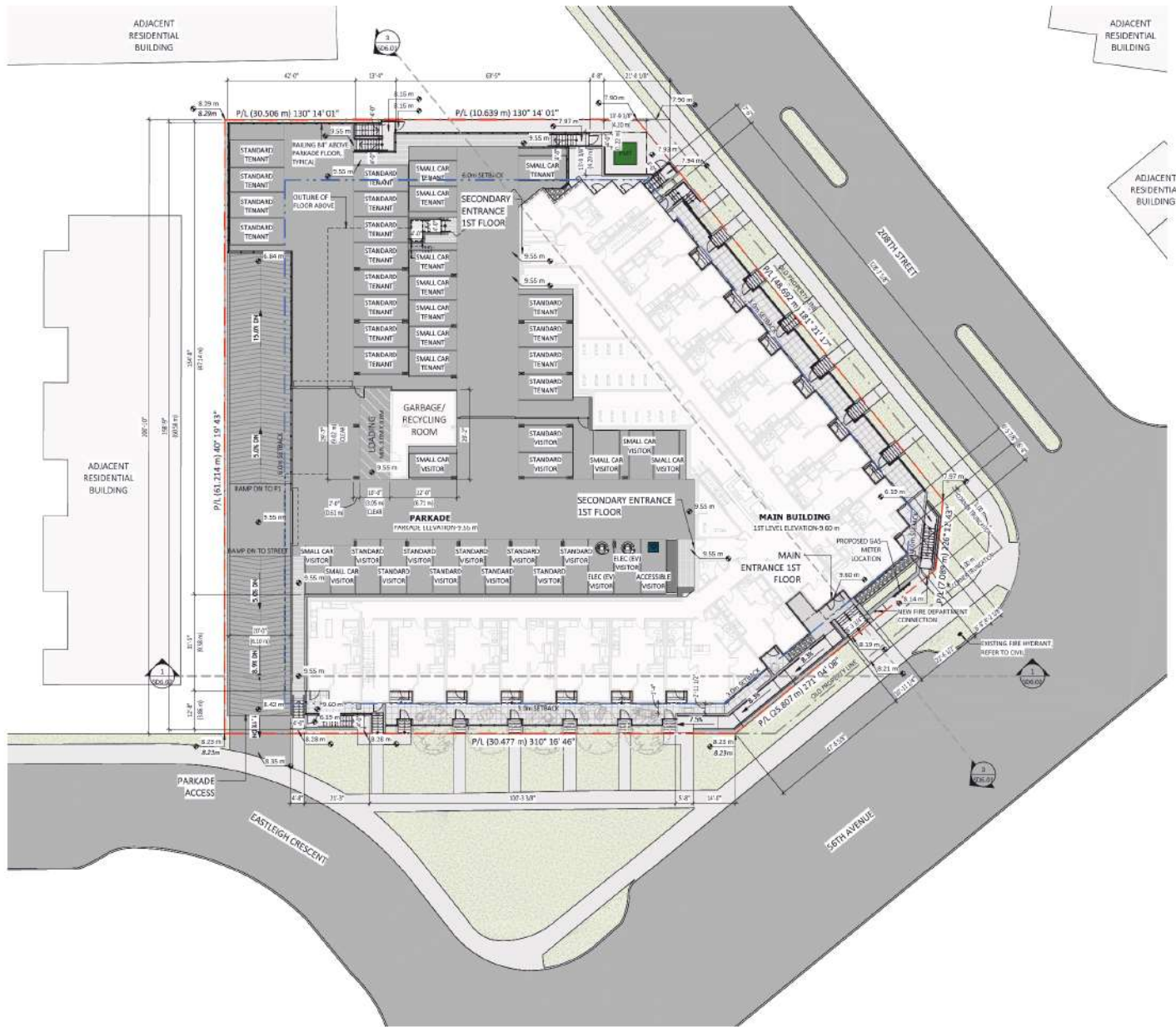
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CITY FILE #



RENDERINGS

SCALE

**SD1.21**



**SITE PLAN**  
1/16" = 1'-0"



**ISSUED FOR REVIEW**

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 1   | ISSUED FOR COORDINATION | 23-10-17 |
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |

**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
 EASTLEIGH CRESCENT, LANGLEY,  
 B.C.

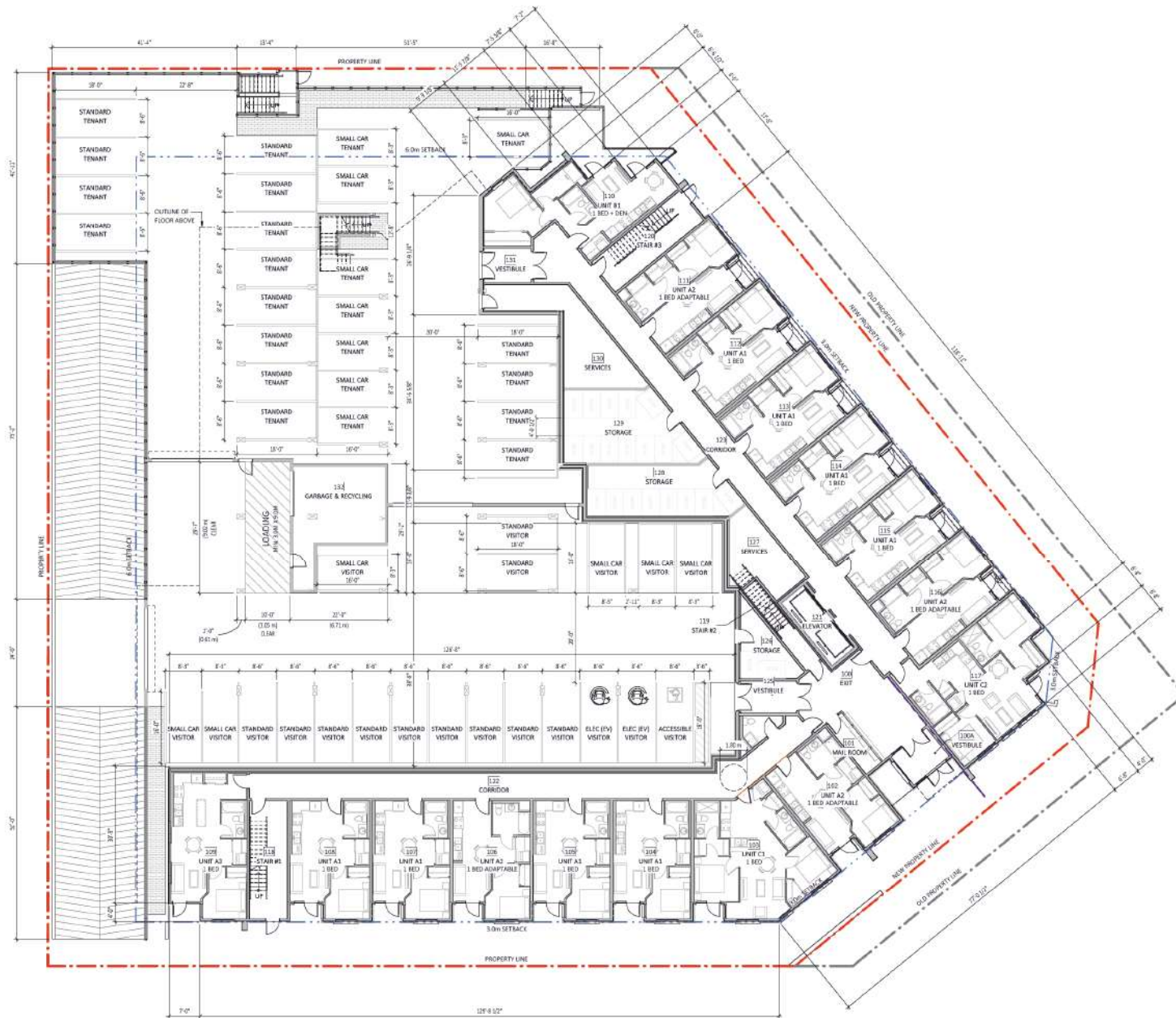
PROJECT # 23.142  
 CITY FILE #



**SITE PLAN**

SCALE 1/16" = 1'-0"





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



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| 1   | ISSUED FOR COORDINATION | 23-11-01 |
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WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #

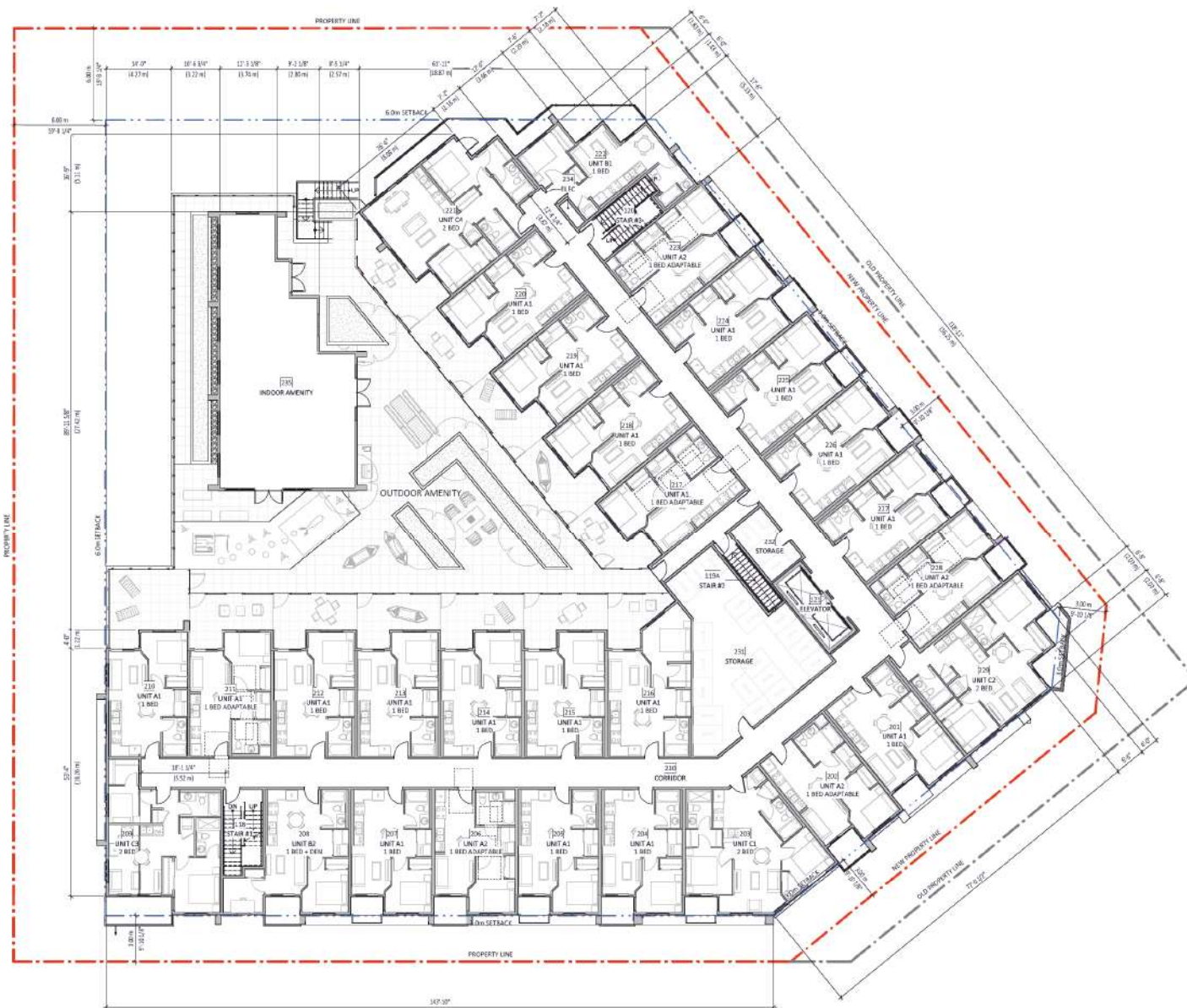


1st LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.2.10



2ND LEVEL  
3/32" = 1'-0"



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REVIEW

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
| 1   | ISSUED FOR COORDINATION | 23-10-17 |
| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |

WHITETAIL 56TH  
APARTMENTS

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EASTLEIGH CRESCENT, LANGLEY,  
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PROJECT # 23.142  
CITY FILE #



2nd LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.2.11



3rd to 4th LEVELS  
3/32" = 1'-0"



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|-----|-------------------------|----------|
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| 2   | ISSUED FOR COORDINATION | 23-12-01 |
| 3   | ISSUED FOR DP           | 23-12-08 |

**WHITTAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**3rd to 4th LEVEL PLAN**

SCALE 3/32" = 1'-0"





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**WHITETAIL 56TH APARTMENTS**

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EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**5th LEVEL PLAN**



**5TH LEVEL**  
3/32" = 1'-0"

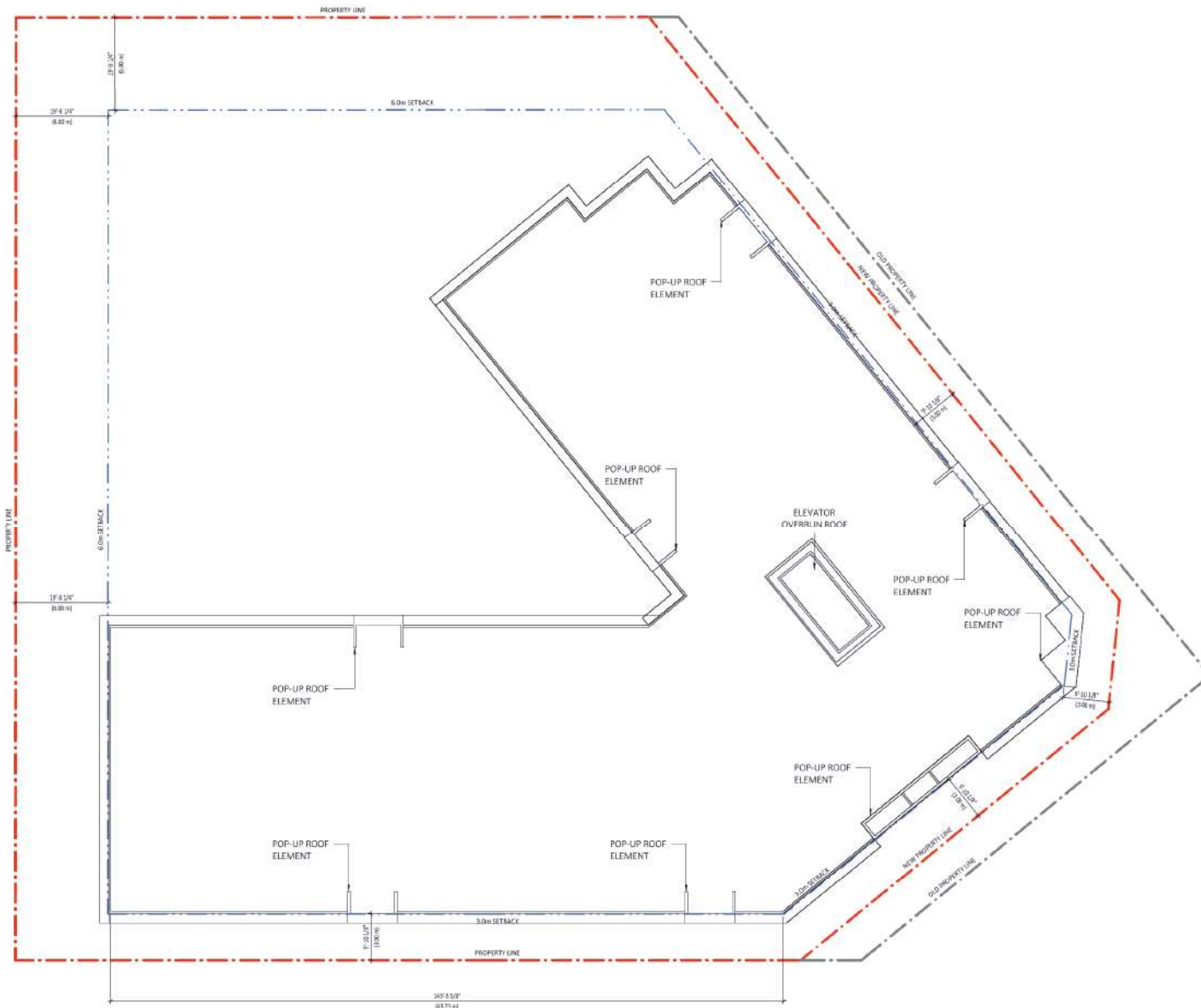
SCALE 3/32" = 1'-0"





**ISSUED FOR REVIEW**

| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
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**ROOF LEVEL**  
3/32" = 1'-0"

**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #

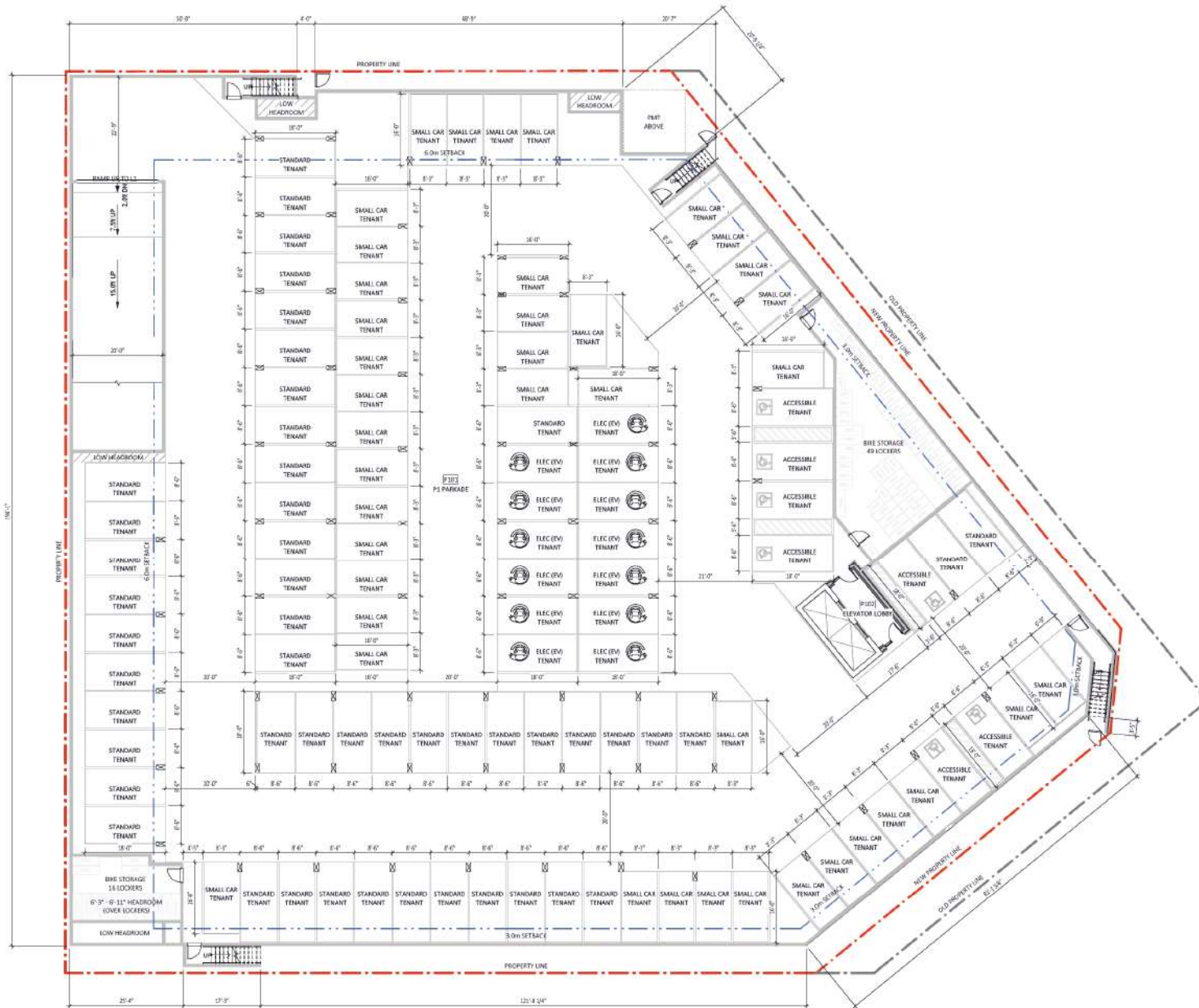


**ROOF LEVEL PLAN**

SCALE 3/32" = 1'-0"







P1 LEVEL  
3/32" = 1'-0"



**ISSUED FOR REVIEW**

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**WHITETAIL 56TH APARTMENTS**

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**P1 LEVEL PLAN**

SCALE 3/32" = 1'-0"





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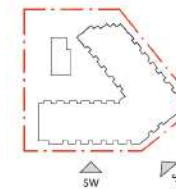
**SOUTHWEST ELEVATION**

3/32" = 1'-0"



**SOUTH ELEVATION**

3/32" = 1'-0"



**WHITETAIL 56TH APARTMENTS**

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**BUILDING ELEVATIONS**

SCALE 3/32" = 1'-0"



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REVIEW**

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|-----|-------------------------|----------|
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| 3   | ISSUED FOR DP           | 23-12-08 |



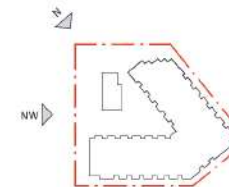
**NORTHWEST ELEVATION**

3/32" = 1'-0"



**NORTH ELEVATION**

3/32" = 1'-0"



**WHITETAIL 56TH  
APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**BUILDING  
ELEVATIONS**

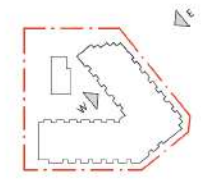
SCALE 3/32" = 1'-0"



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



**WEST COURTYARD ELEVATION**  
1/8" = 1'-0"



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**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
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CITY FILE #



**BUILDING ELEVATIONS**

SCALE As indicated



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**WHITETAIL 56TH  
APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

PROJECT # 23.142  
CITY FILE #



**BUILDING  
ELEVATIONS**

SCALE: 1/8" = 1'-0"

**SD3.04**

- ▼ T.O. UPPERMOST ROOF DECK  
150' - 1.30"
- ▼ T.O. MAIN ROOF DECK  
150' - 11.70"
- ▼ 5TH LEVEL  
147' - 11"
- ▼ 4TH LEVEL  
137' - 8.10"
- ▼ 3RD LEVEL  
129' - 5.10"
- ▼ 2ND LEVEL  
129' - 2.30"



**SD - NORTHEAST COURTYARD ELEVATION**  
1/8" = 1'-0"



**AMENITY - SOUTHEAST ELEVATION**  
1/8" = 1'-0"



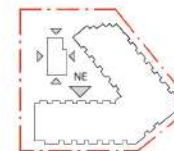
**AMENITY - SOUTHWEST ELEVATION**  
1/8" = 1'-0"



**AMENITY - NORTHEAST ELEVATION**  
1/8" = 1'-0"



**AMENITY - NORTHWEST ELEVATION**  
1/8" = 1'-0"





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**WHITETAIL 56TH  
APARTMENTS**

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

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CITY FILE #



**MATERIAL BOARD**

|  |  |  |  |  |  |   |  |                                     |   |
|--|--|--|--|--|--|---|--|-------------------------------------|---|
| 1  | 2  | 3  | 4  | 5  | 6  | 7   | 8  | 9                                   | 10  |
|  |  |  |  |  |  |   |  |                                     |   |
| ALUMINUM/GLASS<br>GUARD/RAILING<br>COLOUR: BLACK | WINDOW<br>COLOUR: BLACK EXT / BLACK<br>INT | CEMENT BOARD PANEL SIDING<br>COLOUR: 'KHAHI BROWN' | BRICK, TEXTURE: 'VELOUR'<br>COLOUR: 'MOUNTAIN BLEND' | CEMENT BOARD PANEL SIDING<br>COLOUR: 'AGED PEWTER' | CEMENT BOARD PANEL SIDING<br>COLOUR: 'MOUNTAIN SAGE' | CEMENT BOARD PANEL SIDING<br>COLOUR: ARCTIC WHITE | CORRUGATED METAL PANEL<br>COLOUR: 'LIGHT GREY' | METAL PANEL<br>COLOUR: 'TERRACOTTA' | CORRUGATED METAL PANEL<br>COLOUR: 'BLACK' |

SCALE 1/2" = 1'-0"





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SD-STREETSACPE - 56th AVE

1/16" = 1'-0"



SD-STREETSACPE - 208th ST

1/16" = 1'-0"

WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
B.C.

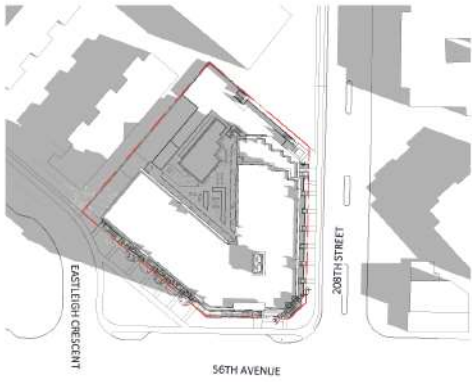
PROJECT # 23.142  
CITY FILE #



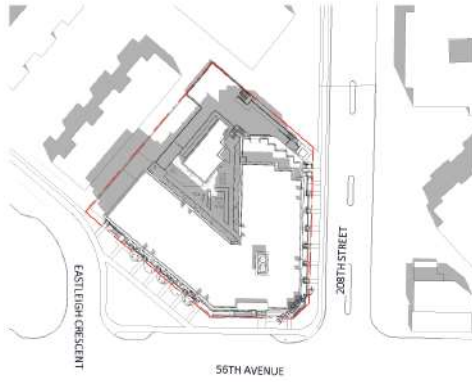
STREETSCAPES

SCALE 1/16" = 1'-0"

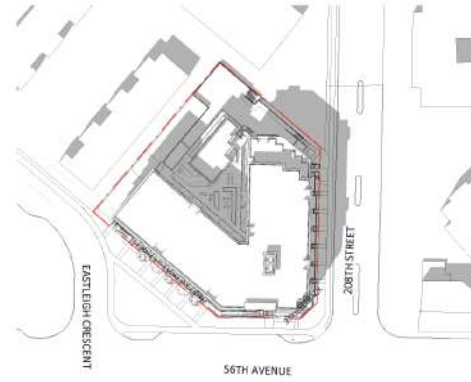
SD5.01



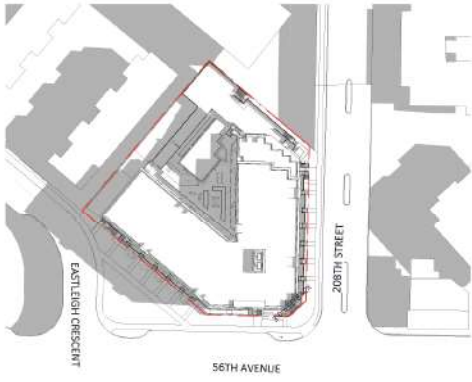
MARCH 21 - 9AM  
1" = 60'-0"



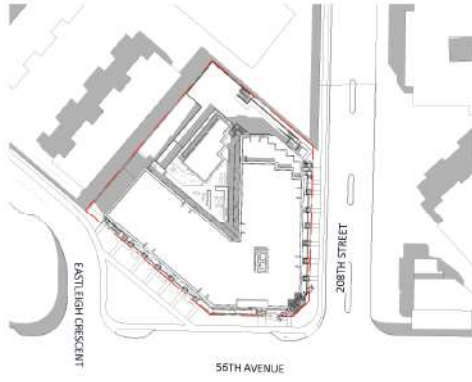
MARCH 21 - 12PM  
1" = 60'-0"



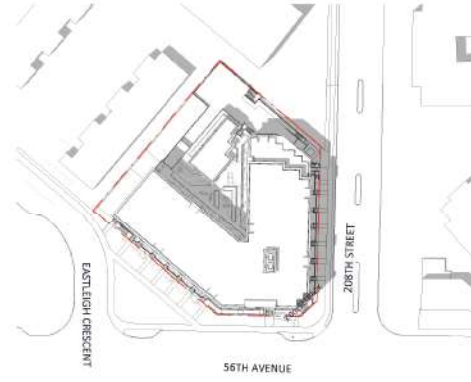
MARCH 21 - 3PM  
1" = 60'-0"



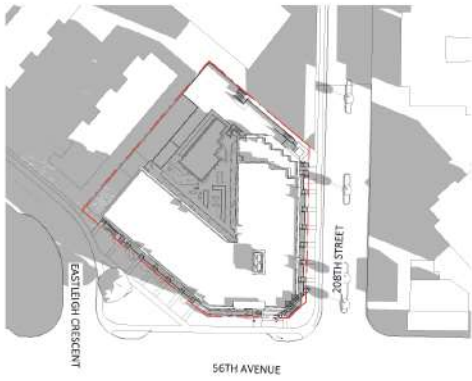
JUNE 21 - 9AM  
1" = 60'-0"



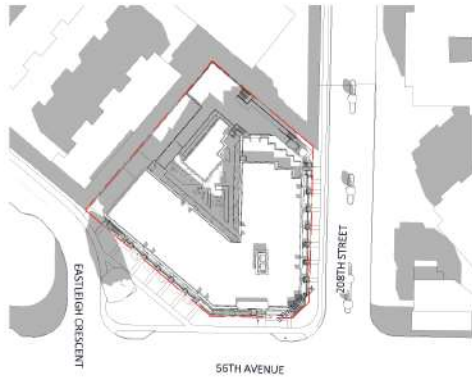
JUNE 21 - 12PM  
1" = 60'-0"



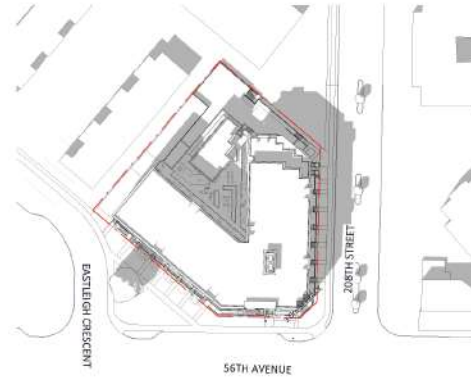
JUNE 21 - 3PM  
1" = 60'-0"



SEPT 21 - 9AM  
1" = 60'-0"



SEPT 21 - 12PM  
1" = 60'-0"



SEPT 21 - 3PM  
1" = 60'-0"



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EASTLEIGH CRESCENT, LANGLEY,  
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**SHADOW STUDY**

SCALE 1" = 60'-0"



**SD.5.10**





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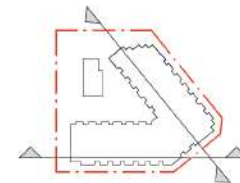


**N-S SITE SECTION**

3/32" = 1'-0"

**OCCUPANCY USE**

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



**WHITETAIL 56TH APARTMENTS**

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B.C.

PROJECT # 23.142  
CITY FILE #



**SITE SECTIONS**

SCALE 3/32" = 1'-0"

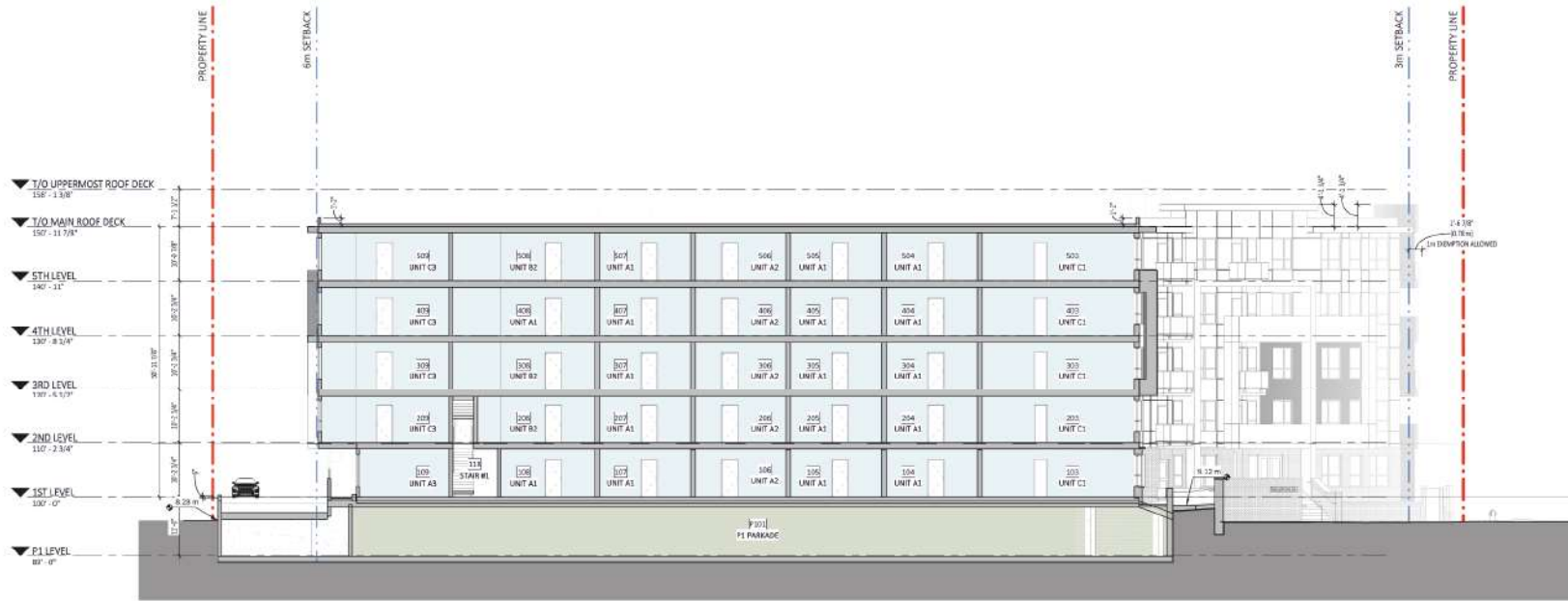


**SD6.01**



**ISSUED FOR REVIEW**

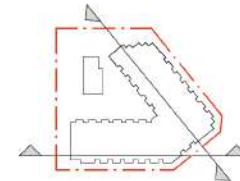
| NO. | ISSUE/REVISION          | DATE     |
|-----|-------------------------|----------|
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**NW-SE SITE SECTION**  
3/32" = 1'-0"

**OCCUPANCY USE**

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731  
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B.C.

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CITY FILE #



**SITE SECTIONS**

SCALE 3/32" = 1'-0"

**SD6.02**

TOPOGRAPHIC SURVEY PLAN OF  
STRATA PLANS NW2601 AND NW2602  
DISTRICT LOT 37 GROUP 2 NWD

CIVIC ADDRESSES:

- 20719 EASTLEIGH CRES. (SL 1 PLAN NW2601)
- 20721 EASTLEIGH CRES. (SL 2 PLAN NW2601)
- 20729 EASTLEIGH CRES. (SL 1 PLAN NW2602)
- 20731 EASTLEIGH CRES. (SL 2 PLAN NW2602)



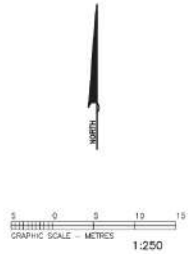
BEFORE THE FINAL DESIGN, CONSULTANTS SHOULD VIEW THE PROPERTY ON SITE TO ENSURE THAT SUFFICIENT TOPOGRAPHIC DETAIL HAS BEEN PROVIDED.  
DATA SHOWN ON THE TOPOGRAPHIC PLAN SHOULD BE COMPARED WITH AS CONSTRUCTED DRAWINGS.  
ALL EXISTING AND PROPOSED PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY.

PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY

SITE BENCHMARK: CONTROL MONUMENT 76H8400 = 7.224 Metres  
DATES OF SURVEY: AUGUST 24th AND 25th, 2023

ERIC PETERSON LAND SURVEYING LTD.  
ERIC W. PETERSON, B.C.L.S.  
8102 - 33118 SOUTH FRASER WAY  
ABBOTSFORD, B. C.  
V2S 2B1  
P.L. 804-854-1077

223-025-TOPO623



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WHITETAIL 56TH  
APARTMENTS

20719, 20721, 20729, & 20731  
EASTLEIGH CRESCENT, LANGLEY,  
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CITY FILE #



SURVEY PLAN

SCALE: NTS



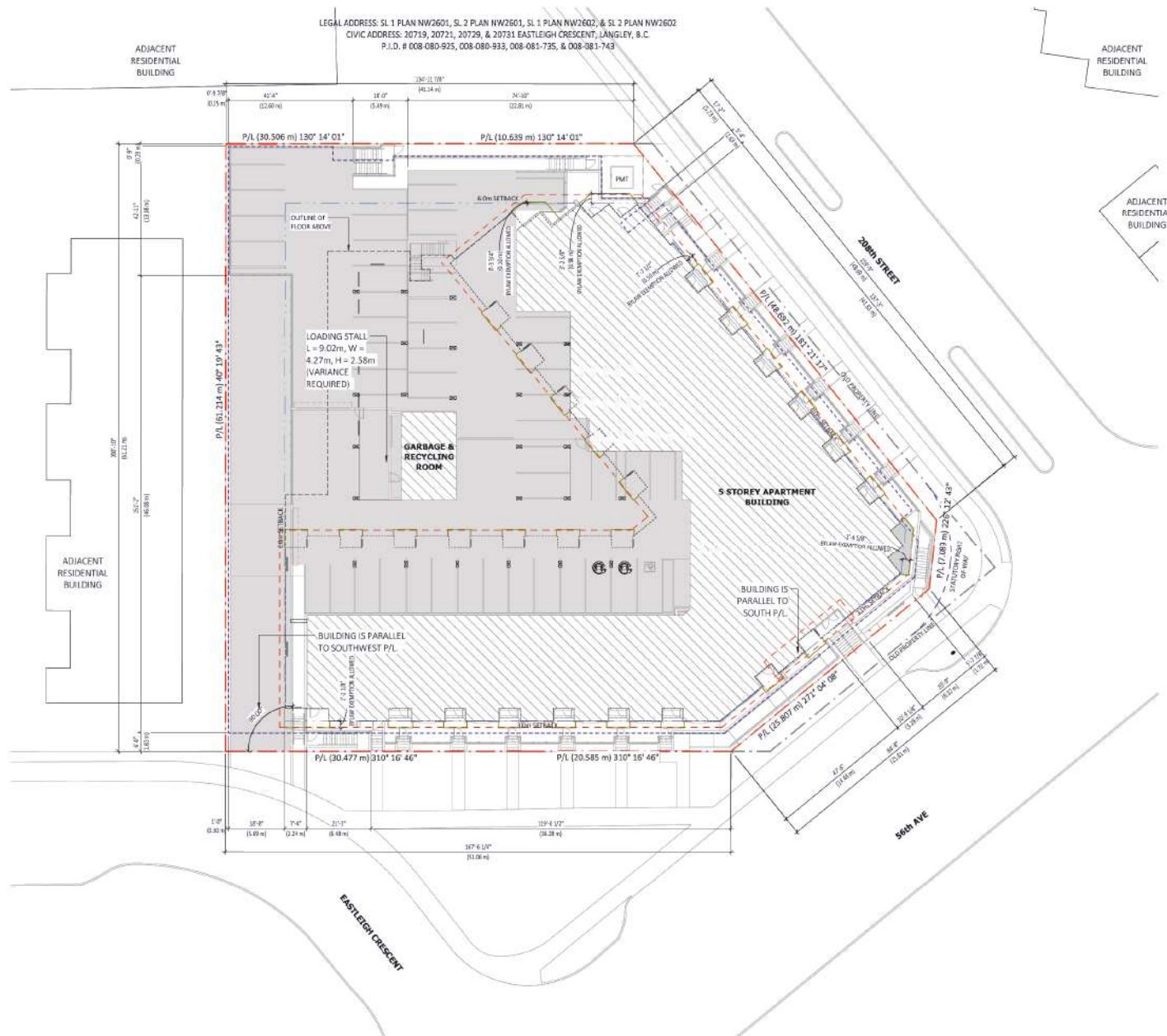
SD7.01

# 1.9.1 SITE LAYOUT PLAN

**LEGEND**

- PROPERTY LINE
- OUTLINE OF PARADE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BALCONY ABOVE
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/EASEMENT

**NOTES**  
 1 REFER TO LEGAL SURVEY PLAN, COMPLETED BY ERIC PETERSON LAND SURVEY LTD. DATED AUGUST 24TH AND 25TH, 2023 TO VERIFY ALL SITE INFORMATION



**SITE LAYOUT PLAN**  
 1/16" = 1'-0"

LEGAL ADDRESS: SL 1 PLAN NW2601, SL 2 PLAN NW2601, SL 1 PLAN NW2602 & SL 2 PLAN NW2602  
 CIVIC ADDRESS: 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.  
 P.L.D. # 008 080-925, 008-080-933, 008-081-735, & 008-081-743



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**WHITETAIL 56TH APARTMENTS**

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 CITY FILE #

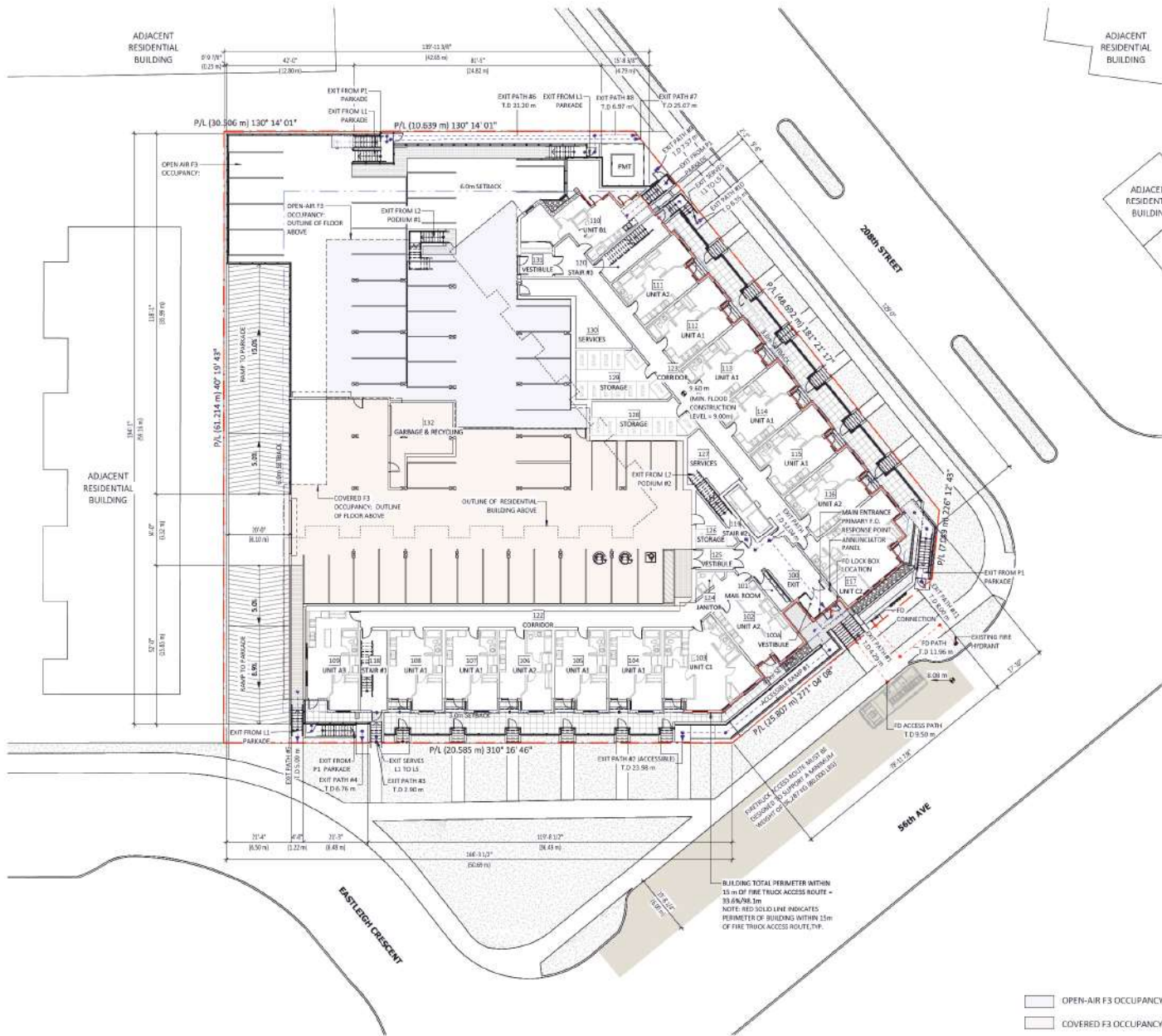


**SITE LAYOUT PLAN**

SCALE 1/16" = 1'-0"



**SD7.02**



**SITE CODE PLAN**  
1/16" = 1'-0"

OPEN-AIR F3 OCCUPANCY  
 COVERED F3 OCCUPANCY



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**WHITETAIL 56TH APARTMENTS**

20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23.142  
 CITY FILE #



**SITE CODE PLAN**

SCALE As indicated

**SD7.03**