CEDAR LANGLEY

5501 204TH ST, CITY OF LANGLEY, BC

ISSUE 05 - ADVISORY DESIGN PANEL - JULY 18, 2024

CONTACT LIST

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ARCHITECTURAL DRAWING INDEX

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A-0.002	DRAWING INDEX	NOT TO SCALE
A-0.003	AREA CONTEXT - PHOTOS	NOT TO SCALE
A-0.004	SITE CONTEXT - PHOTOS	NOT TO SCALE
A-0.005	DESIGN RATIONALE	NOT TO SCALE
A-0.006	DESIGN RATIONALE	NOT TO SCALE
A-0.007	DESIGN RATIONALE	NOT TO SCALE
A-0.008	DESIGN RATIONALE	NOT TO SCALE
A-0.009	DESIGN RATIONALE	NOT TO SCALE
A-0.010	3D MASSING	NOT TO SCALE
A-0.011	3D MASSING	NOT TO SCALE
A-0.012	3D MASSING	NOT TO SCALE
A-0.013	3D MASSING	NOT TO SCALE
A-0.014	PERSPECTIVES	NOT TO SCALE
A-0.015	PERSPECTIVES	NOT TO SCALE
A-0.016	PERSPECTIVES	NOT TO SCALE
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A-1.001	MASTER PLAN	1/32" = 1'-0"
A-1.002	DRAFT SUBDIVISION	1/32" = 1'-0"
A-2.001	LEVEL 1 FLOOR PLAN	1/32" = 1'-0"
A-2.002	LEVEL 2 FLOOR PLAN	1/32" = 1'-0"
A-2.003	LEVEL 3 FLOOR PLAN	1/32" = 1'-0"
A-2.004	LEVEL 4-10 FLOOR PLAN	1/32" = 1'-0"
A-2.007	LEVEL 11 FLOOR PLAN	1/32" = 1'-0"
A-2.008	LEVEL 12-14 FLOOR PLAN	1/32" = 1'-0"
A-3.001	SITE SECTIONS	1/32" = 1'-0"
A-3.002	SITE SECTIONS	1/32" = 1'-0"
A-5.003	STREET SECTIONS	1/16" = 1'-0"



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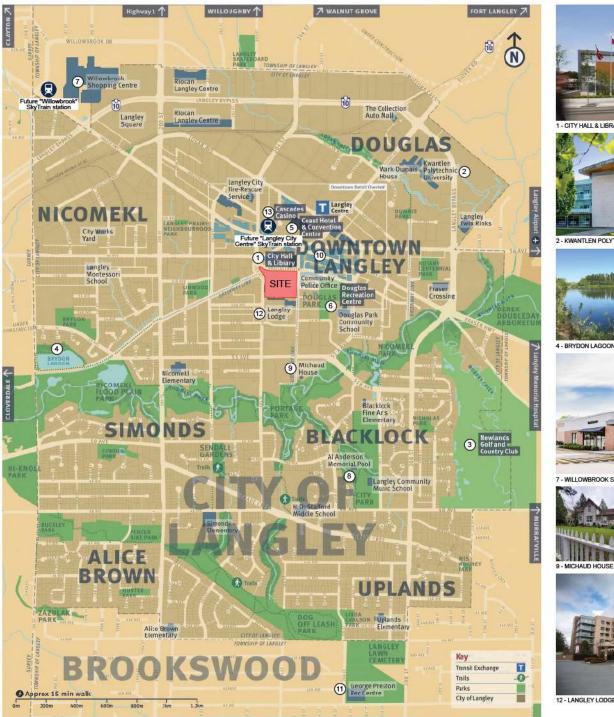
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1 - CITY HALL & LIBRARY





2 - KWANTLEN POLYTECHNIC UNIVERSITY



4 - BRYDON LAGOON

5 - COAST HOTEL & CONVENTION CENTRE

6 - DOUGLAS PARK





7 - WILLOWBROOK SHOPPING CENTRE

8 - AL ANDERSON MEMORIAL POOL







10 - DOWNTOWN LANGLEY

11 - GEORGE PRESTON REC. CENTRE





12 - LANGLEY LODGE

13 - CASCADES CASINO

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2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 804 888 4220 CONVENIENT RESERVES. THE SERVING AND DESIGN IS NOT ALL THIS PARAMENT THE COLUMN PROPERTY OF HERBITA AND THE MEDIT INC. AND CANCET HE USES RESIDENT THE AND THE TREETY.

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1 - DOUGLAS CRESCENT, LANGLEY APARTMENT ON THE LEFT, LANGLEY CITY HALL ON THE RIGHT





2 - TIM HORTONS





4 - 204 STREET, LEGACY ON PARK AVENUE ON THE RIGHT



5 - 204 STREET, LANGLEY MALL ON THE RIGHT



8 - LANGLEY LIONS (TIMBERS)

9 - LANE, LANGLEY LIONS (TIMBERS) ON THE RIGHT

10 - 203 STREET, LANGLEY MALL ON THE RIGHT

11 - PARKING, LANGLEY MALL ON THE RIGHT









14 - PARKING, LANGLEY MALL



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CEDAR LANGLEY

CITY OF LANGUEY, BC

SITE CONTEXT -PHOTOS

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12 - 203 STREET, CITY GATE SQUARE, PINNACLE

SITE:

The Langley Mall site is located at 5501 204th St and 20300 Douglas Crescent, City of Langley. The site is bound by Douglas Crescent on the north, 203rd St to the west, 204th St to the east, and a private lane along the south property line. The site is currently comprised of one large contiguous retail building with multiple CRU tenancies at the south of the site and one small retail building (Tim Hortons) located at the north-west corner. The site is otherwise covered with at-grade parking and encumbered with a number of easements. Sitting on approx. 36,500 sq.m., the property is neighboured by the Langley Lions and Langley Lodge to the south, City of Langley City Hall and residential buildings to the north, along with a mix of commercial and residential uses to the east and west. The property is relatively flat throughout, with only 0.3 - 0.6m in grade change across the site.

MASTER PLAN:

In working closely with the City of Langley's Development Services Department and Department of Engineering, Parks, and Environment through multiple pre-application master plan submissions, the design team has developed a cohesive and exciting plan to invigorate this iconic downtown Langley property. When built-out, the site will provide thousands of units of housing, employment opportunities including office space, a welcoming highstreet, and a variety of public and private greenspaces and amenities

As identified in the OCP, this site is within the transit oriented core that establishes the intent to create a vibrant transit-oriented area with transit-supportive density and a mix of uses in close proximity to the future SkyTrain terminus station and existing high-frequency bus transit.

The project is influenced by other successful master planned urban centre developments across British Columbia and North America, whilst closely following the City of Langley's OCP vision for the site. The master plan follows the four Urban Design Principles in the OCP: people-friendly buildings and streets; great public spaces; inclusive, memorable and sustainable design and good neighbour adjacencies. The relationship of commercial and residential uses has been carefully curated for a sustainable development. The Master plan centres around the four quadrants divided by the "high street" (Road A), a pedestrian-focused retail and restaurant row with engaging public amenities and art ending in the park at the south end.



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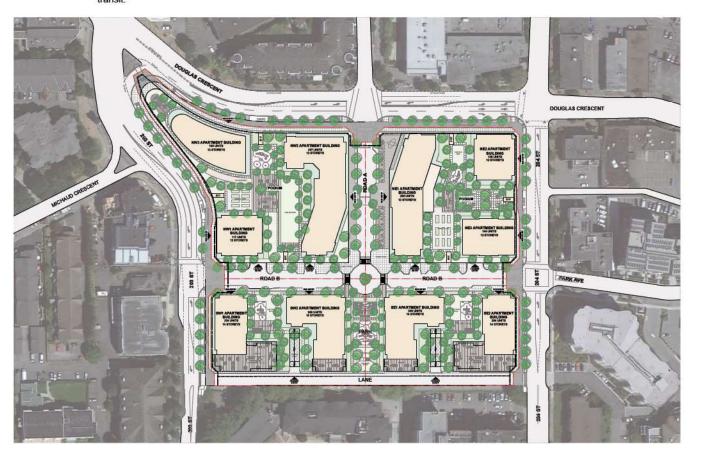
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"HIGH STREET" CONCEPT







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GENERAL FORM & CHARACTER GUIDLINES

Building Siting + Orientation (OCP 8-19)

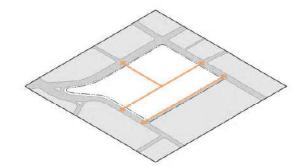
The building volumes are aligned to engage with public and internal streets. The massing along Douglas Crescent supports commercial spaces with the public interface of the busier street. Corner cuts and larger public plazas along the main retail spaces on Douglas Crescent provides an opening into the site from the north. The "high street" (Road A) running through the middle of the site draws pedestrians into the pedestrian friendly "market row" of shopping and restaurants. The architecture along the "high street" will respond and engage the public through a multitude of open and activated spaces.

Commercial podiums are incorporated in the two northern blocks within the site. This locates commercial spaces closer to the busier streets and the transit hubs providing a buffer to the residentially focused southern quadrants. The podiums create large outdoor courtyards for the residential towers. These semi-private amenity and landscape spaces create opportunities for play that adds community value. The podiums also provide significant additional trees and planting that do not currently exist on the site. This lush landscape contributes to the reduction of the heat island effect within the development whilst also bringing opportunities for urban fauna to return to the downtown Langley core.

The massing of the NW2 and NE1 buildings is orientated in a northsouth direction to limit the shadowing on adjacent sites and public outdoor areas and to minimize the impact to daylight access, sunlight and ventilation, whilst maintaining visual privacy. These buildings have been kinked in plan to reduce their visible and apparent building length. They are the two gateway buildings juxtaposed in position, creating view corridors within the site and openings for visual relief at both the ground plane and podium levels, as is illustrated by the diagrams provided on the following

NW3 building form has two options within the rezoning, designed as either a residential or commercial office tower, the flat iron shape of the building reflects the unique position on the site that it holds. The leading iconic corner of the development is shaped by the confluence of Douglas Crescent and 203 St and is the closest point on the site to the future SkyTrain terminus.

The remaining buildings on the northern quadrants are a point tower typology, providing a range of unit types in an efficient floor plate that limits the shadowing impact on the adjacent public spaces.



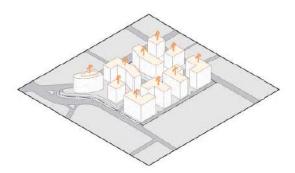
1. CIRCULATION THROUGH SITE

provide access across the site by internal roads, the linear park and widening the rear lane



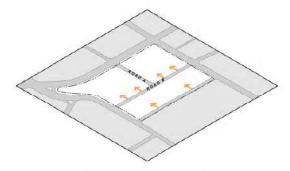
3. COMMERCIAL RELIEF

soften street edge along commercial fronts, encourage activity and movement into green space



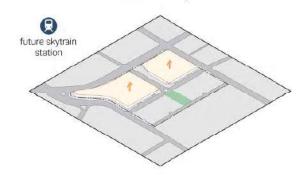
5. RESIDENTIAL DENSITY

building massing and heights allow



2. INTERNAL ACCESS

provide access to parkade and loading from internal roads only



4. COMMERCIAL PODIUM

commercial area provides employment and transitions the site towards future SkyTrain development



6. HEIGHT TRANSITION & GREEN SPACE

reduce storeys along residential edge and



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GENERAL FORM & CHARACTER GUIDLINES

The four buildings within the southern quadrants are strictly residential from the ground up to the 14th floor. The buildings scale has been sensitively considered to transition from the Langley Lions, utilizing 10 story volumes stepping up to the full 14 storeys in the northern end of the quadrant. This transitions appropriately to the north quadrant tower heights. All buildings maintain 82ft separation above 10 floors to ensure open sight lines, visual privacy and adequate solar access for lower levels and landscaped areas including the park.

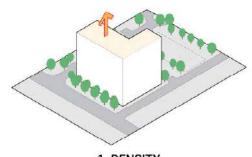
Vehicular Access + Parking (OCP 20-27)

Loading and parkade entrances have been located off the lane or internal streets, maintaining the higher quality of building interface with external streets. Parkade access and projections have been minimized. The two north quadrants parkade and loading access face south to the internal street and are wrapped in ground floor commercial. The two southern quadrants parkade access are off the lane. Small amounts of on street parking and short-term loading are located on the internal east/west road.

Massing + Articulation (OCP 2-44)

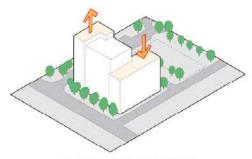
As previously highlighted, the design team has incorporated "good neighbour transitions" by stepping building heights and massing to relate to adjacent buildings and open spaces to soften height transitions as discussed with the City of Langley Development Services Department during the master planning process. Although detailed Architectural articulation and adherence to the OCP guidelines under this section will be addressed during the Development Permit application process, the rezoning application package has suggested building articulation and massing that addresses appropriate building design.

The architectural diagrams provided show a more detailed articulation that could be possible for the SW1 building. The building length along 203 St is broken into three main vertical sections, each corner addressing the north and south orientation and a middle section articulated with balcony and framed elements. The building height also reiterates these three volumes, the northern volume stands tall, with an over-height top floor to accentuate the stepping roof line of the southern volume. Each section is then also broken into a base, middle and top, creating a pedestrian friendly scale and interface whilst also working to reduce the overall height appearance. The design team has provided these massing diagrams with the intent of illustrating how successful the building height and density are on this site. The articulation provided is not intended to show aesthetic design direction or materiality, however suggest good design principals to be followed during the Development Permit application.



1. DENSITY

maximizing height to provide residential density



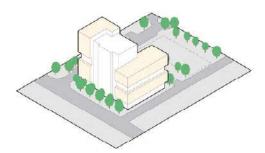
2. DIVISION BY THIRDS

push and pull to reduce massing & reduce building stories along residential edge



3. CENTRAL SPINE

emphasize verticality at central section



4. VISUAL INTEREST

create relationship between building ends & provide facade interest at street level



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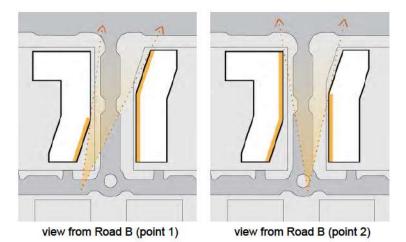
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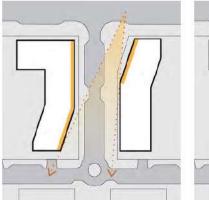
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GENERAL FORM & CHARACTER GUIDLINES

Pedestrian Circulation + Accessibility (OCP 1-7)

The development seeks to tie into and extend existing street networks and infrastructure with the introduction of private roads adjoining adjacent streets. This dissects the development site into a finer grain block pattern with smaller sites and buildings, with publicly accessible streets, lanes and walkways running through them. Clearly defined and well-lit pedestrian connections will be provided between buildings, pedestrian spaces, the main park and restaurant row to connection points outside the site. Infrastructure upgrades have been incorporated in the off-site civil works to accommodate the new cycling path along Douglas Crescent, as well as dedications along all road frontages. Applicants will work through the detailed DP applications for each phase to ensure appropriate secure bicycle parking adjacent to building entries; primary pedestrian spaces will be well lit, visible and linked to a comprehensive pedestrian network. The site design encourages access to buildings and open spaces through on-site pedestrian routes. Transitions between the public, semi-public, semi-private, and private realms have been defined to enhance both the privacy of residences and the pedestrian experience.









view from Douglas Cres. (point 2)

VIEW CORRIDORS

strategic massing and view corridors reduce building length and provide visual relief



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PUBLIC OPEN SPACE

(OCP 69-74.12) The site is reimagined with a focus on public enjoyment, and contains a variety of open spaces designed to cultivate inter-site travel, play and exercise, community building, relaxation, and shopping and dining experiences. These outdoor spaces begin at the north-east and north-west corners of the Douglas Crescent intersection, offering public plaza space and drawing in visitors. The public spaces continue down the "high street" to the large greenspace.

The public retail "high street" contains pavilions that create activity nodes and visual interest. The landscape design of the public plazas and corner spaces contain public art and significant hardscape which facilitate flexibility of uses and ease of travel. They are accessible and contain engaging seating and other uses. The streets are lined with trees to define pedestrian spaces and provide comfort, shade and interest.

The main public open park space is located at the end of the "high street" as a public amenity to draw visitors through the site and provide amenity space for the surrounding residential buildings. The park has excellent sightlines into, through, and out of this space, following CEPTED best practices. It will contain public art as well as areas for both play and leisure.





PUBLIC PLAZA















PUBLIC SITTING









PLAYGROUND















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VIEW FROM THE NORTH-WEST CORNER



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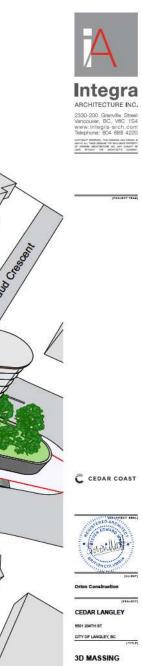


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VIEW FROM THE NORTH-EAST CORNER



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VIEW FROM THE SOUTH-EAST CORNER





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VIEW FROM THE SOUTH-WEST CORNER



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VIEW FROM "HIGH STREET" (ROAD A) TOWARDS CENTRAL INTERSECTION









CITY OF LANGLEY, BC

PERSPECTIVES



PERSPECTIVE 2

VIEW OF COMMERCIAL STREET FRONT ALONG 203 ST









CITY OF LANGLEY, BC

PERSPECTIVES

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VIEW OF "HIGH STREET" (ROAD A) FROM DOUGLAS CRESCENT









CITY OF LANGLEY, BC

PERSPECTIVES





VIEW OF RESIDENTIAL BUILDING FROM SW CORNER AT 203 ST AND LANE



Key Plan







CITY OF LANGLEY, BC

PERSPECTIVES

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SOUTH-WEST QUADRANT BITE AREA

Total GFA					385.184.43 sq ft	33.924.80 M
Total Residential area		1914-1919			386,184.43 sq ft	33,924.80 m ^a
Subtotal	172,585.77	192,578.66				
Level 15 (Mechanical)	1,060.91	1,555.54				
Level 11-14	8,487.29	12,444.33				
Level 1-10	13,757,57	14,124,58				
	8W1	8W2				
RESIDENTIAL (sq ft)						
GFA CALCULATION SUMMA	RY					
TOTAL PROFILED OF UNITE	_					462 URIDS
Total Number of Units						462 Units
Apartment Building SW 2						248 Units
Apartment Building SW 1						204 Units
UNITS						
Amenity Exterior req	904	JHF.	9,730.66 sq ft	Provided	929 M	10,000.00 sq ft
Amenity interior req	452		4,865.33 sq ft	Provided	479 m²	5,160.75 sq ft
Proposed Floor Area	4.67		360,003.68 sq ft	33,445.16 m*		
Proposed F8R	2000		copies services as	200000000000000000000000000000000000000		
Maximum Floor Area	5.50		423,895.40 sq ft	39,380.84 m²		
Maximum F8R			42.	- 33		
FLOOR SPACE RATIO (FSR)	k.					
Total Net Site Area	1.71	Acres	74,297.43 sq ft	6,902.40 m		
Dedication	0.06	Acres	2,774.46 sq ft	257.75 m²		
Total Gross Site Area	1.77	Acres	77,071.89 sq ft	7,160.15 m²		



SOUTH-EAST QUADRANT BITE AREA

Total Site Area							
Total Gross Site Area	1.74	Acres	75,656.27 90	ft 7,0	28.64 m²		
Dedication	0.06	Acres	2,627.08	t 2	44.06 m²		
Total Net Site Area	1.68	Acres	73,029.19 sq	ft 6,7	84.58 m ^a		
FLOOR SPACE RATIO (FSF	ý	× × × × × × × × × × × × × × × × × × ×					
Maximum F8R							
Maximum Floor Area	5.50		416,109.49 sq	ft 38,6	57.51 m²		
Proposed F &R							
Proposed Floor Area	4.76		360,003.68 sq	ft 33,4	45.16 m ²		
Amenity Interior req	452	m*	4,865.33 sq	ft Provided	479	9 m²	5,160.75 sq ft
Amenity Exterior req	904	m*	9,730.66 sq	t Provided	92	g m ^e	10,000.00 sq ft
Anadorani Bulkina GE 1							749 100
Apartment Building SE 1 Apartment Building SE 2							248 Units 204 Units
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Aparlment Building SE 1 Aparlment Building SE 2 Total Number of Units GEA CALULATION SUMMAN RESIDENTIAL (up 1) Level 1-10 Level 1-14 Level 15 (Mechanical)	8E 1 14,124,58 17,444 23 1,555.54	13,757.57 8,487.79 1,060.51			385,184.4	3 sqf	204 Units



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NORTH-WEST QUADRANT OPTION 1 - OFFICE BUILDING

SITE AREA	200	
Total Site Area		

Total Gross Site Area	2.96 Acres	128,937.66 sq ft	11,978.60 m*			
Dedication	0.15 Acres	6,548.81 sq ft	608.40 m*			
Total Net Site Area	2.81 Acres	122,388.85 sq ft	11,370.20 m ²			
FLOOR SPACE RATIO (FSR)	041141108011	11.00.00.00.00.00.00.00.00.00.00				
Maximum F8R						
Maximum Floor Area	5.50	709,157.13 sq ft	65,882.30 m ^a			
Proposed F8R						
Proposed Floor Area	4.13	532,275.76 sq ft	49,449.62 m²			
Amenity Interior req	424 m²	4,563.94 sq ft	Provided	509 m ^a	5,474.01 50	ı ft
Amenity Exterior reg	848 m²	9,127,87 sq ft	Provided	929 m°	10,000.00 \$6	- 4

Total Commercial area	186,431.26	eqt	17,228.98 m ⁴		
Total Residential area	362,318.62	eqfi	32,731.19 m"		
Subtotal	101,359.45	250,959.07		185,431.25	
Level 15 (Mechanical)	1,008.38	2,551.68		1,409.32	
Level 13-14	8,067.00	20,413.45		le de la companya del companya de la companya del companya de la c	
Level 5-12	8,067.00	20,413.45		11,274.58	
Level 4	8,067.00	20,413.45			
Level 3	8,067.00	20,413.45		21,229.44	
Level 2		Se My Jumps !		Control of the Contro	
Level 1	3.547.07	3,445.99		72.595.85	
	WW1	NW 2		WW (including Office Building)	
RESIDENTIAL (sq ft)				COMMERCIAL (sq ft)	
GFA CALCULATION SUMMA	RY				
Total Number of Units					424 Units
Apartment Building NW 2					307 Units
Apartment Building NW 1					117 Units

637,749.77 eq ft

49,968.17 m"

NORTH-WEST QUADRANT OPTION 2 BITE AREA

					682,821.19 eq.ft	62,288,78 ^{mm}
Total Commercial area	70,287.35	eq fl	6,628.00 m*			
Total Residential area	492,363.84	eq ft	45,740.79 m ²			
Subtotal	101,359.45	250,959.07	140,035.32	70,267.35		
l euel 15 (Merhanical)	1,008 38	2,551 FR	1,409 32	51		
Level 2 Level 3-14	8.067.00	20.413.45	11.274.58	5		
Level 1 Level 2	3,547.07	3,445.99	3,331.04	70,267.35		
entos	NW1	NW 2	NW3	NW		
RESIDENTIAL (sq ft)				COMMERCIAL (sq f	b	
GFA CALCULATION SUMMAF	RY					
Total Number of Units						683 Units
Apartment Building NW 3						139 Units
Apartment Building NW 2						307 Units
Apartment Building NW 1						117 Units
UNITS						
Amenity Exterior req	1,126	m	12,120.26 sq ft	Provided	1,161 m*	12,500.00 sq ft
Amenity Interior req	563		6,060.13 sq ft	Provided	586 m*	6,310.99 sq ft
Proposed Floor Area	4.31	0.65745	556,310.20 sq ft	51,682.48 m		
Proposed FSR Proposed Floor Area				51.682.48 m²		
Maximum Floor Area	5.50		709,157.13 sq ft	65,882.30 m²		
Maximum F8R	Visco		-2000-01400-0000	100000000000000000000000000000000000000		
FLOOR SPACE RATIO (FSR)						
Total Net Sile Area	2.81	Acres	122,388.85 sq ft	11,370.20 m ^e		
Dedication	0.15	Acres	6,548.81 sq ft	608.40 m²		
Total Gross Site Area	2.96	Acres	128,937.66 sq ft	11,978.60 m ²		



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SITE DATA

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NORTH-EAST QUADRANT BITE AREA

Total Bife Area					
Total Gross Site Area	2.54 Acres	110,858.71 sq ft	10,299.03 m ^a		
Dedication	0.18 Acres	7,842.66 sq ft	728.60 m ²		
Total Net Sile Area	2.36 Acres	103,016.05 sq ft	9,570.42 m²		
FLOOR SPACE RATIO (FSR)					
Maximum F8R					
Maximum Floor Area	5.50	609,722.91 sq ft	56,644.64 M*		
Proposed F 8R					
Proposed Floor Area	4.18	463,536.34 sq ft	43,063.58 m²		
Amenity Interior req	523 m²	5,629.57 sq ft	Provided	526 m ^e	5,660.94 sq ft
Amenity Exterior req	1,046 m²	11,259.14 sq ft	Provided	1,068 m*	11,500.00 sq ft
UNITS					
Apartment Building NE 1					259 Units
Apartment Building NE 2					120 Units
Apartment Building NE 3					144 Units
Total Number of Units					623 Unife

GFA CALCULATION SUMM	ARY			A STATE OF THE STA	
RESIDENTIAL (eq ft)				COMMERCIAL (sq ft)	
	NE 1	NE 2	NE 3	NE	
Level 1	2,512.87	2,352.84	3,364.16	52,026.93	
Level 2	(-)		2=		
Level 3	19,430.07	8,067.00	B,3B3.33	-	
Level 4-14	17,083.16	8,067.00	8,383.33	*	
Level 15 (Mechanical)	2,135.40	1,008.38	1,047.92	27	
Cuddedad	244 002 40	400 4CE 22	40E 043 04	£3 03£ 83	

Total Residential area	417,170.36 sq ft	38,769.07 m*	1.11	
Total Commercial area	62,028.83 eq fl	4,833.42 m*		
Total GFA			489,197.28 eq ft	43,589.49 m"



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(PROJECT TEAM)





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5501 204TH ST

CITY OF LANGLEY, BC

SITE DATA

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OVERALL OPTION 1

Total Site Area							
Total Gross Site Area	9.01 Acres	392,524.53	ff pa	36,466.42 m²			
Dedication	0.45 Acres	19,793.01	aq ft	1,838.82 m²			
Total Net Site Area	8.56 Acres	372,731.52	ng fit	34,627.60 m ²			
FLOOR SPACE RATIO (FSR)							
Maximum FSR							
Maximum Floor Area	5.50	2,158,884.92	tig fit	200,565.30 m²			
Proposed FSR							
Proposed Floor Area	4.37	1,715,819.46	ng fit	159,403.52 m²			
Amenity Interior req	1,851 ==	19,924.16	eq ft	Provided	1,993	m²	21,456.45 sq ft
Amenity Exterior req	3.702 m²	39,848.33	ac fit	Provided	3,855	m ^a	41,500.00 sq ft

1,851 Units
144 Units
120 Units
259 Units
117 Units 307 Units
248 Units 204 Units
294 Units 248 Units

Total Residential area	1,499,817.73 sq ft	139,336.47 m*	
Total Commercial area	237,458.18 aq ft	22,060.40 m*	

OVERALL OPTION 2 SITE AREA

Total Gross Site Area	9.01 Agres	392,524.53 sq ft	36,486.42 m ⁴		
Dedication	0.45 Acres	19,793.01 sq ft	1,838.82 m²		
Total Net Site Area	8.56 Agres	372,731.52 sq ft	34,627.60 m ⁴		
FLOOR SPACE RATIO (FSR)	V4.311.43.4.43		J.X.341.0417.		
Maximum FSR					
Maximum Floor Area	5.50	2,158,884.92 sq ft	200,565.30 m²		
Proposed FSR			25500 2501001000		
Proposed Floor Area	4.43	1,739,853.90 sq ft	161,636.37 m²		
Amenity interior req	1,990 m*	21,420.36 sq ft	Provided	2,071 m ⁴	22,293.43 sq ft
Amenity Exterior reg	3,980 m²	42,840,72 sq ft	Provided	4,088 m²	44,000.00 sq ft

Valid Manager of Holla	4 000 11-0-
Apartment Building NE 3	144 Units
Apartment Building NE 2	120 Units
Apartment Building NE 1	259 Units
Apertment Building NW3	139 Units
Apartment Building NW 2	307 Units
Apartment Building NW 1	
2001 N. 2010 P. 444 (1	117 Units
Apartment Building SE 2	204 Units
Apartment Building SE 1	248 Units
Apartment Building SW 2	248 Units
Apartment Building SW 1	204 Units

TOGS MUSICORDAL APPE	1,009,000.00 sq tt	102,340,07 III			
Total Commercial area	122,294.28 aq ft	11,361.42 m*			•
Total GFA			1,762,147.33 sq ft	163,707.48 m*	•



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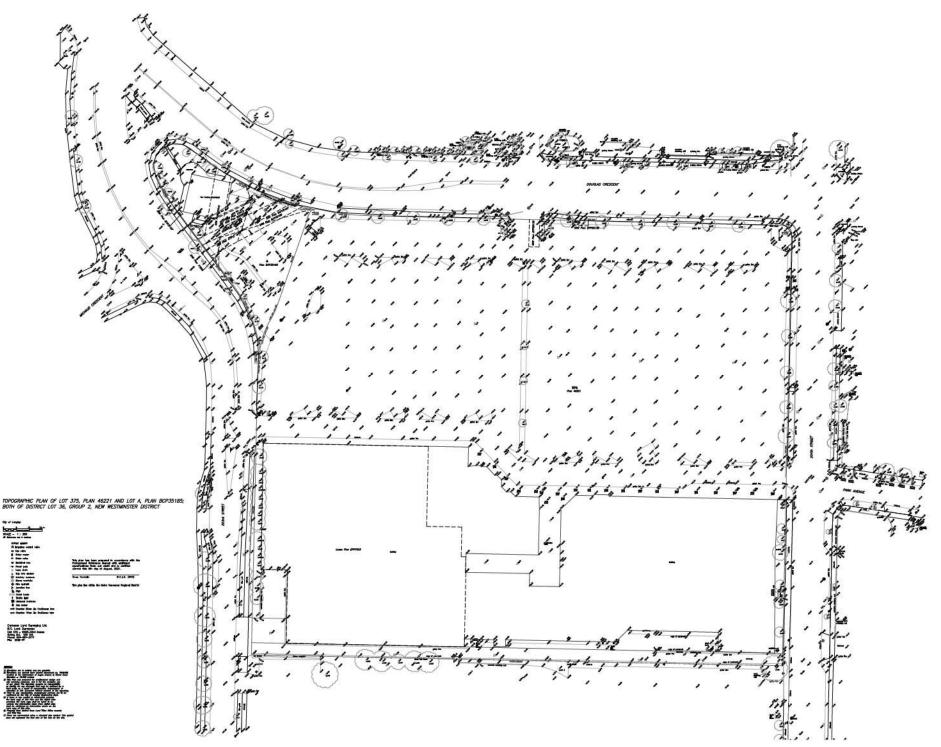
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5501 204TH ST

CITY OF LANGLEY, BC

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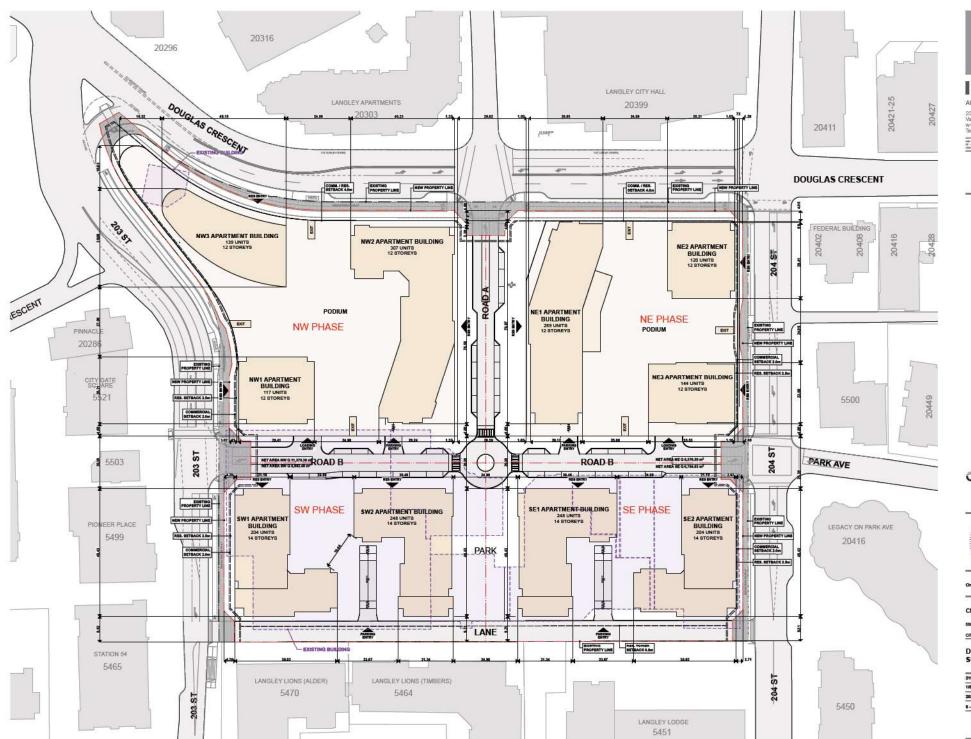
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CITY OF LANGUEY, BC

MASTER PLAN

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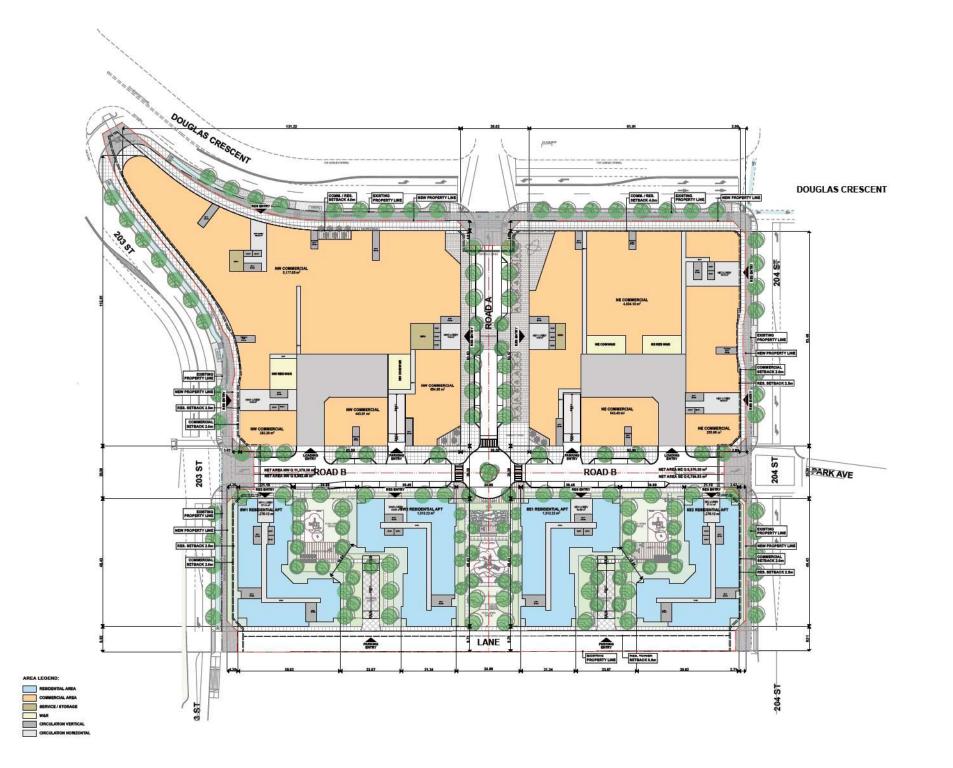
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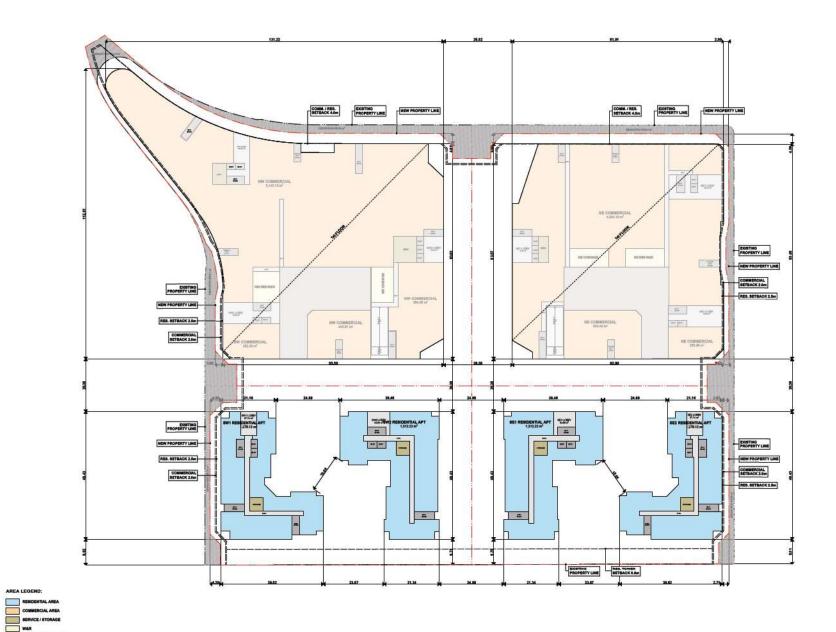
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LEVEL 1 FLOOR PLAN



CIRCULATION VERTICAL

CIRCULATION HORIZONTAL



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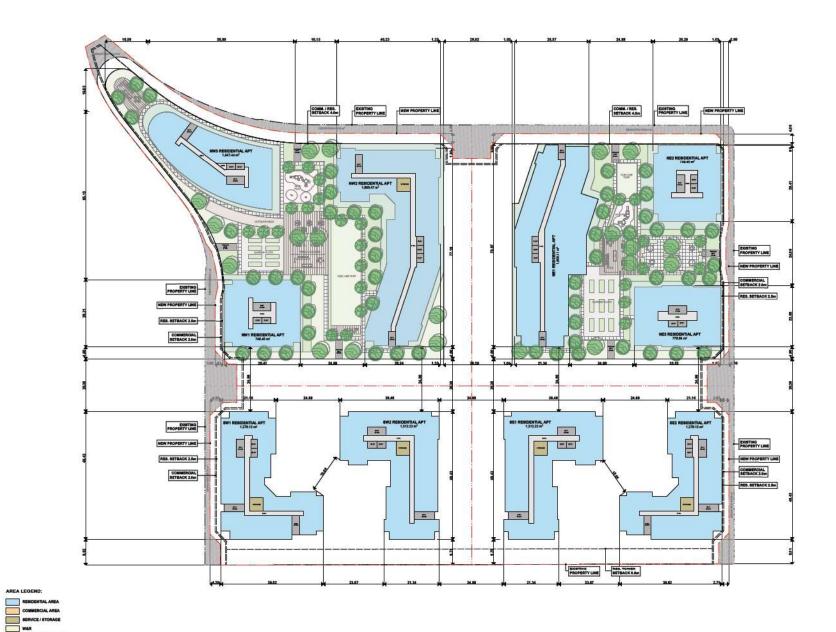
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LEVEL 2 FLOOR PLAN

1/32" 1'-0" (manual) 5-ADP



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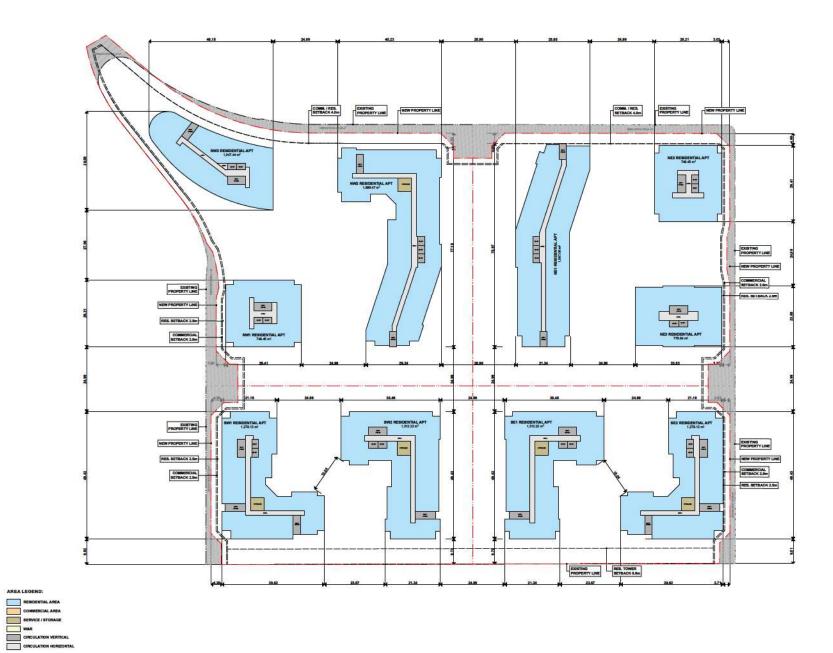
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LEVEL 3 FLOOR PLAN

1/32" 1'-0" 5-ADP





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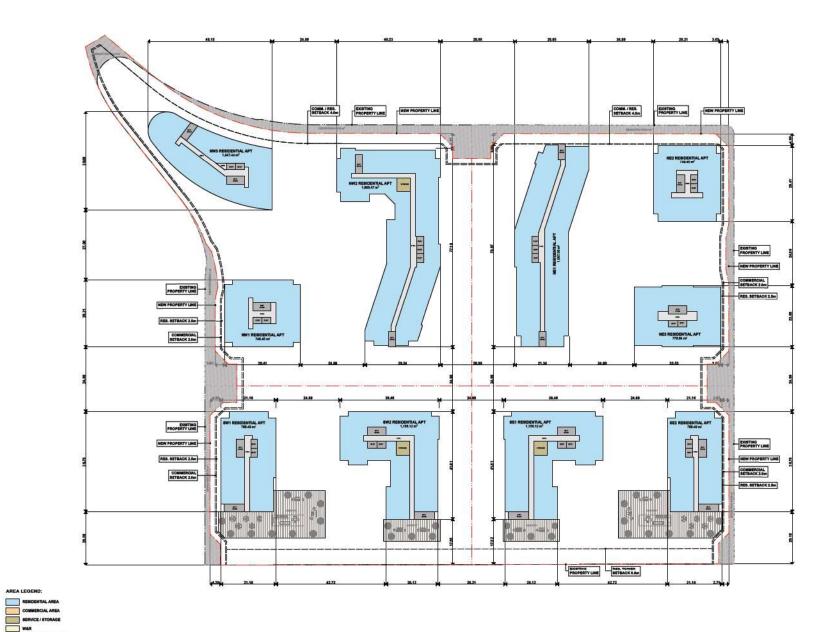
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CITY OF LANGLEY, BC

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LEVEL 4-10 FLOOR PLAN

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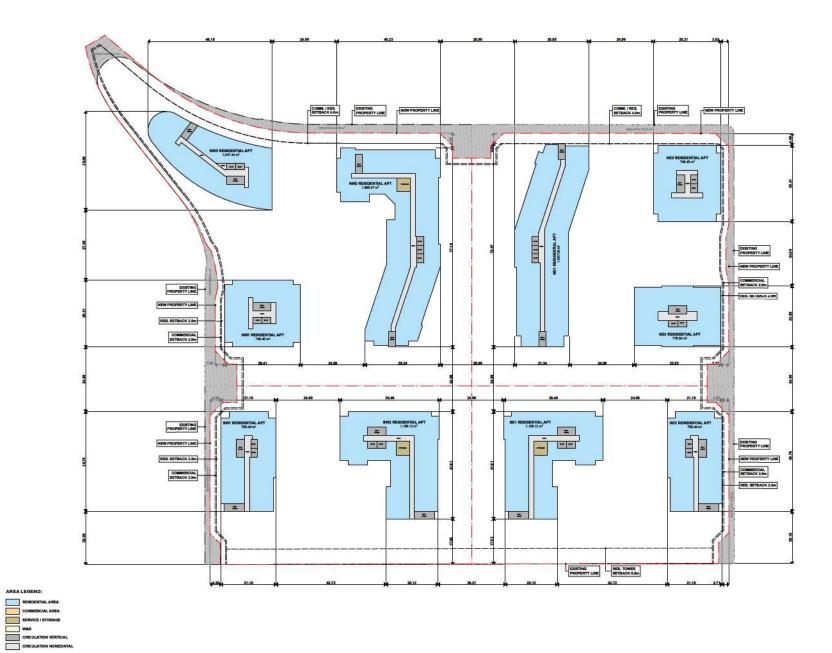
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LEVEL 11 FLOOR PLAN

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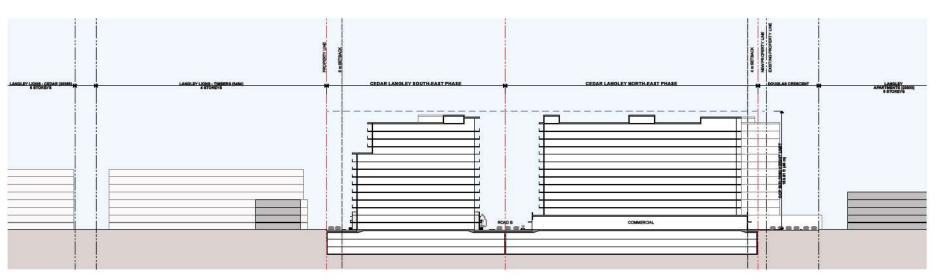
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CITY OF LANGLEY, BC

LEVEL 12-14 FLOOR PLAN

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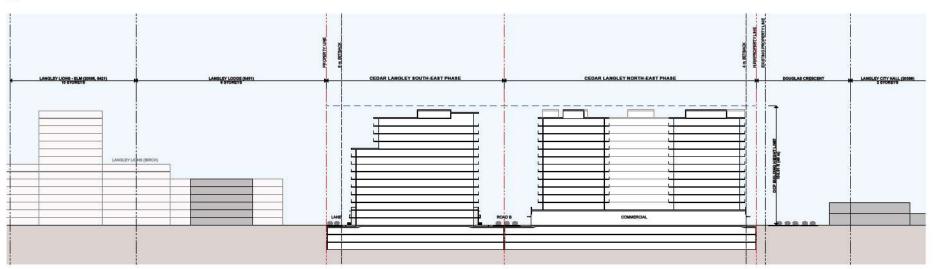




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SITE SECTION SW-NW



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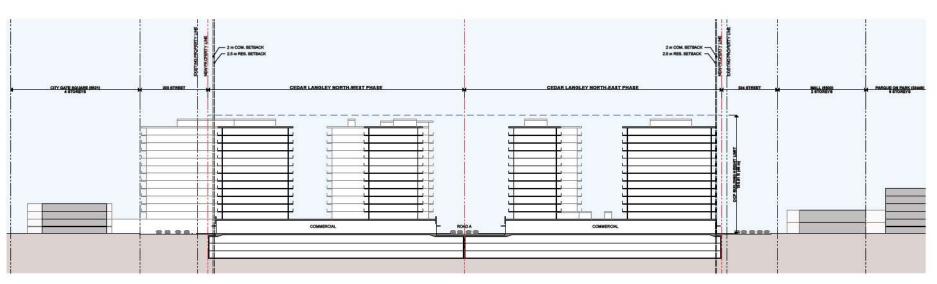
SITE SECTIONS

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2 SITE SECTION SE-NE





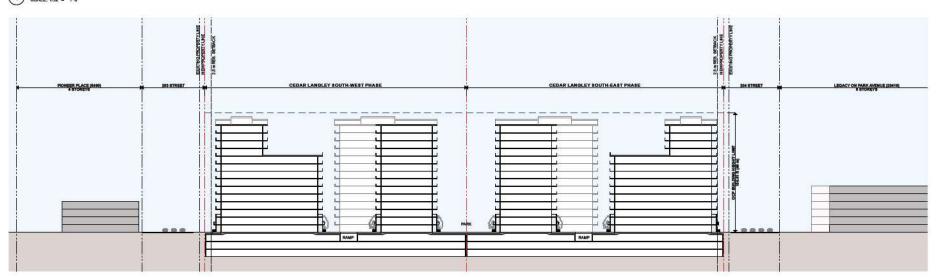


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(FEGURES TRANS

1) SITE SECTION NW-NE



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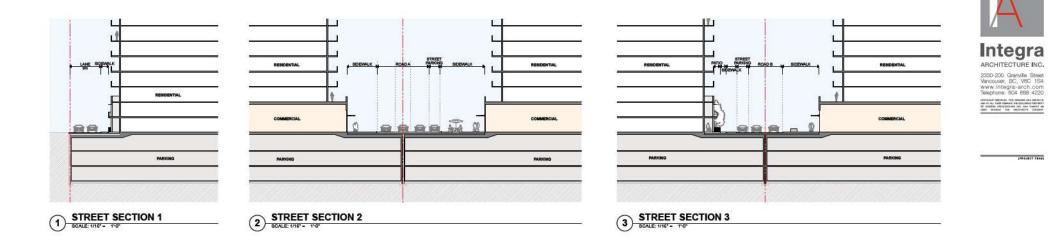
SITE SECTIONS

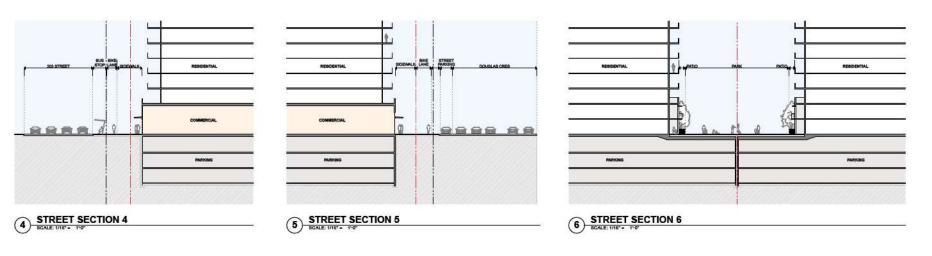
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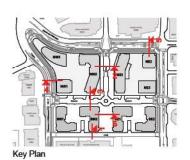
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2 SITE SECTION SW-SE











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5501 204TH ST CITY OF LANGUEY, BC

STREET SECTIONS

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