GATEWAY VILLAGE PHASE 1, 20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8



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6	RE-ISSUED FOR	24-04-16
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7	RE-ISSUED FOR	24-05-06
	REZONING	
8	RE-ISSUED FOR	24-05-17
	REZONING	
9	RE-ISSUED FOR	24-06-21
	REZONING	
10	RE-ISSUED FOR	24-07-29
	REZONING	
11	RE-ISSUED FOR	24-09-03
	REZONING	
12	RE-ISSUED FOR	24-09-26
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GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

COVER PAGE

SCALE 12" = 1'-0"

RSD0.01



SHEET INDEX

RSD0.01	COVER PAGE	RSD2.08	SITE PLAN - PHASE 5
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RSD1.10	PROJECT DATA - OVERALL	RSD2.11	PUBLIC EASEMENT DIAGRAM
RSD1.20	EXTERIOR CONCEPT	RSD2.12	SHADOW STUDY
RSD2.01	SITE PLAN	RSD3.01	EASTLEIGH EXTENSION ROAD SECTION
RSD2.02	CONCEPTUAL LANDSCAPE MASTERPLAN	RSD3.02	GLOVER ROAD SECTION

RSD2.02 CONCEPTUAL LANDSCAPE MASTERPLAN
RSD2.03 PHASING PLAN AERIAL
RSD2.04 SITE PLAN - PHASE 1
RSD2.05 SITE PLAN - PHASE 2
RSD2.06 SITE PLAN - PHASE 3
RSD2.07 SITE PLAN - PHASE 4

ARGUS HOLDINGS LTD.

LANGLEY BC | 20501 LOGAN AVE. ARDRON FAMILY | GREG.ARDRON@GMAIL.COM

KEYSTONE ARCHITECTURE & PLANNING LTD.

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

LANDSCAPE ARCHITECTURE DIVISION

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E-MAIL: JENNIFER@KEYSTONEARCH.CA

SITE CONTEXT

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11	RE-ISSUED FOR	24-09-03

REZONING

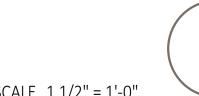
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GATEWAY VILLAGE PHASE 1

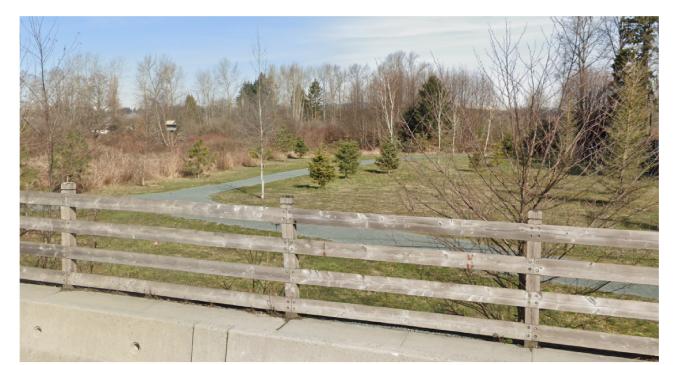
20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

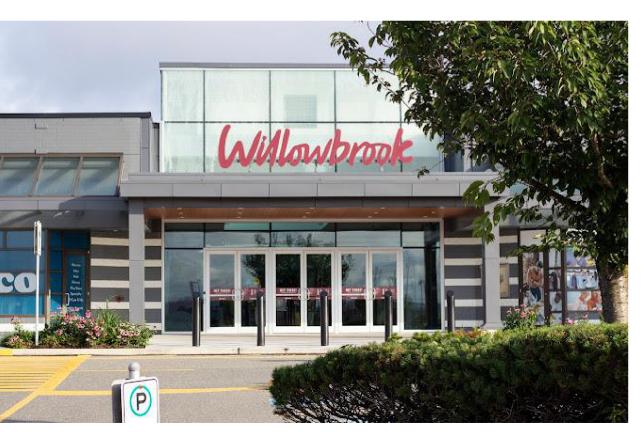
PROJECT # 22-141.1 CITY FILE #

SITE CONTEXT



































SITE DESCRIPTION

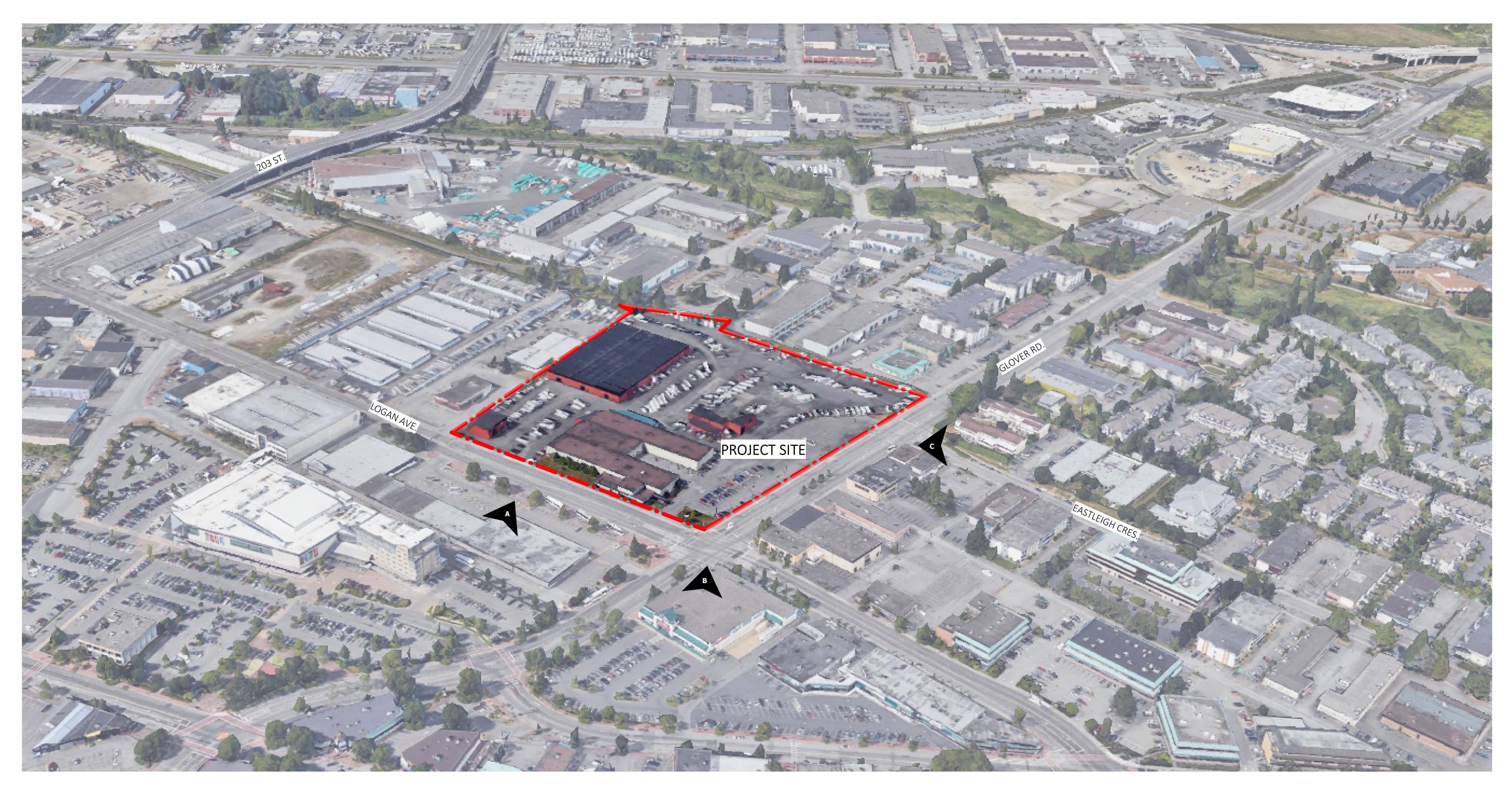
ALONG, HIGHWAY 1, VIA GLOVER RD.

LOGAN AVE. IT CONSISTS OF ONE LARGE PARCEL THAT IS GOING TO BE BISECTED BY THE EXTENSION OF EASTLEIGH CRESCENT INTO A MULTI-PHASE DEVELOPMENT. THE SITE IS LOCATED JUST ON THE OUTER NORTHERN EDGE OF DOWNTOWN LANGLEY, WITH PROXIMITY TO PARKS, SCHOOLS, LEISURE AMENITIES, SHOPPING AREAS, SEVERAL

INDUSTRIAL BUSINESSES, AND CAR DEALERSHIPS. THE PROPERTY HAS RAPID ACCESS TO LANGLEY BYPASS AND, FURTHER

SCALE 1 1/2" = 1'-0"

SITE CONTEXT





A WELLINGTON LOOKING WEST





C GLOVER RD. LOOKING SOUTH



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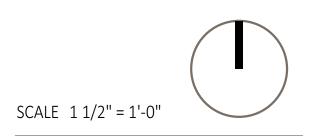
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GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

SITE CONTEXT



RSD1.02

PROJECT DATA - OVERALL

			BUI	ILDING A					BUI	LDING B					BU	LDING C					BU	LDING D				GRAND TOTALS
	RESIDENTIAL	COMMERCIAL	AMENITY	STORAGE	COMMON	LEVEL TOTAL	RESIDENTIAL	COMMERCIAL	AMENITY	STORAGE	COMMON	LEVEL TOTAL	RESIDENTIAL	COMMERCIA	AMENITY	STORAGE	COMMON	LEVEL TOTAL	L RESIDENTIAL	. COMMERCIAL	AMENITY	STORAGE	COMMON	LEVEL TOTA	.L	BY-LEVEL TOTAL
LEVEL 1	5,588	2,996	-	-	4,059	12,643	4,553	14,457	-	-	8,132	27,142	6,888	14,934	-	503	11,299	33,624	12,268	5,228	-	642	12,605	30,743	LEVEL 1	104,152
LEVEL 2	20,611	-	1,622	-	2,999	25,232	33,312	-	-	1,394	5,974	40,680	36,385	-	4,114	1,589	7,877	49,965	34,128	-	5,151	565	8,209	48,054	LEVEL 2	163,931
LEVEL 3	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 3	163,931
LEVEL 4	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 4	163,931
LEVEL 5	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 5	163,931
LEVEL 6	20,611	-	-	-	2,999	23,610	33,312	-	-	1,394	5,974	40,680	40,499	-	-	1,589	7,877	49,965	39,280	-	-	565	8,209	48,054	LEVEL 6	163,931
LEVEL 7	-	-	-	-	-	-	-	-	-	-	-	-	16,267	-	-	-	3,583	19,850	21,547	-	-	-	4,743	26,290	LEVEL 7	46,140
LEVEL 8	-	-	-	-	-	-	-	-	-	-	-	-	16,267	-	-	-	3,583	19,850	21,547	-	-	-	4,743	26,290	LEVEL 8	46,140
LEVEL 9	-	-	-	-	-	-	-	-	-	-	-	-	10,488	-	-	-	2,396	12,884	15,791	-	-	-	3,603	19,394	LEVEL 9	32,278
LEVEL 10	-	-	-	-	-	-	-	-	-	-	-	-	10,488	-	-	-	2,396	12,884	15,791	-	-	-	3,603	19,394	LEVEL 10	32,278
LEVEL 1	-	-	-	-	-	-	-	-	-	-	-	-	5,224	-	-	-	1,198	6,422	15,791	-	-	-	3,603	19,394	LEVEL 11	32,278
LEVEL 12	-	-	-	-	-	-	-	-	-	-	-	-	5,224	-	-	-	1,198	6,422	15,791	-	-	-	3,603	19,394	LEVEL 12	32,278
LEVEL 13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,448	-	-	-	2,396	12,844	LEVEL 13	12,844
LEVEL 14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,448	-	-	-	2,396	12,844	LEVEL 14	12,844
TOTAL	108,643	2,996	1,622	-	19,054	132,315	171,113	14,457	-	6,970	38,002	230,542	269,227	14,934	4,114	8,448	65,038	361,761	330,670	5,228	5,152	3,467	82,340	426,857		
	BUILDING A T	OTAL				132,315	BUILDING B	TOTAL				230,542	BUILDING C 1	TOTAL				361,761	BUILDING D	TOTAL				426,857	GRAND TOTAL	1,151,475
	BUILDING A E	STIMATED TOTA	AL UNITS			145	BUILDING B	ESTIMATED TO	TAL UNITS			231	BUILDING C	STIMATED TO	TAL UNITS			365	BUILDING D	ESTIMATED TO	TAL UNITS			450	GRAND TOTAL UNI	

NOTES:

1.7.0 FAR CALC. (sf)							
361,336.7							
1,151,475							
3.18							
NOT INCLUDING EASTLEIGH EXTENSION DEDICATION, NTS AND SROWS. GROSS FLOOR AREA ALL PHASES.							

GROSS SITE AREA	155,629.79	
GROSS FLOOR AREA	559,172	
FAR:	3.59	

GROSS SITE AREA	189,399.67	
GROSS FLOOR AREA	592,303	
FAR:	3.13	



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12	RE-ISSUED FOR REZONING	24-09-26

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

PROJECT DATA -OVERALL

SCA



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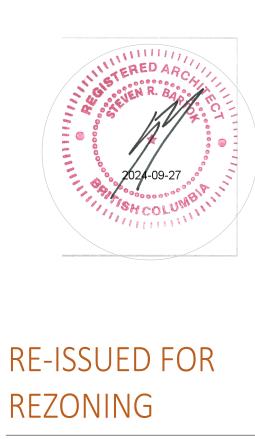
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	REZONING	
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	REZONING	
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	REZONING	

PHASE 1

20501 LOGAN AVENUE, LANGLEY

PROJECT # 22-141.1 CITY FILE #

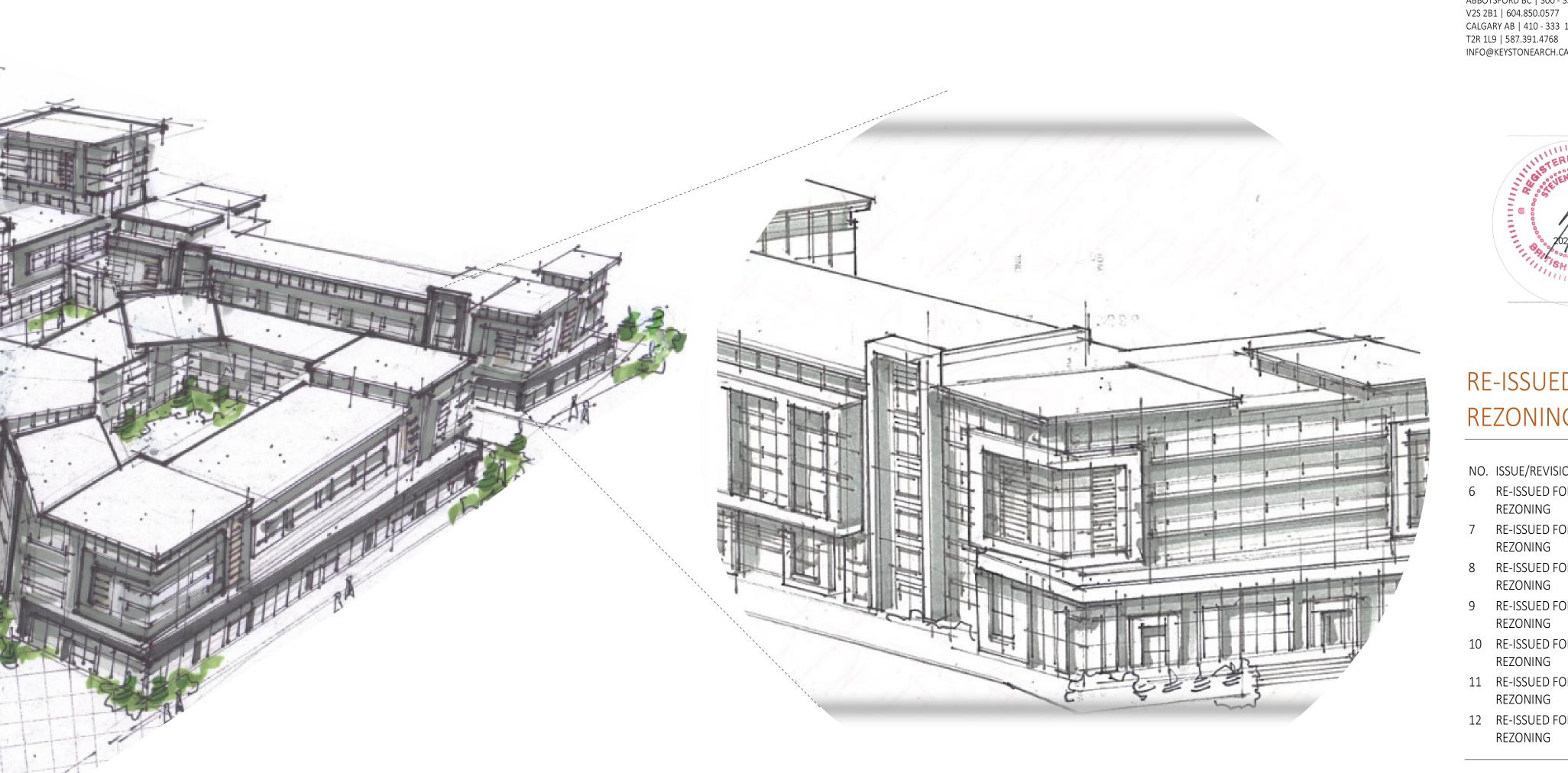




GATEWAY VILLAGE

B.C. V3A 4L8

EXTERIOR CONCEPT

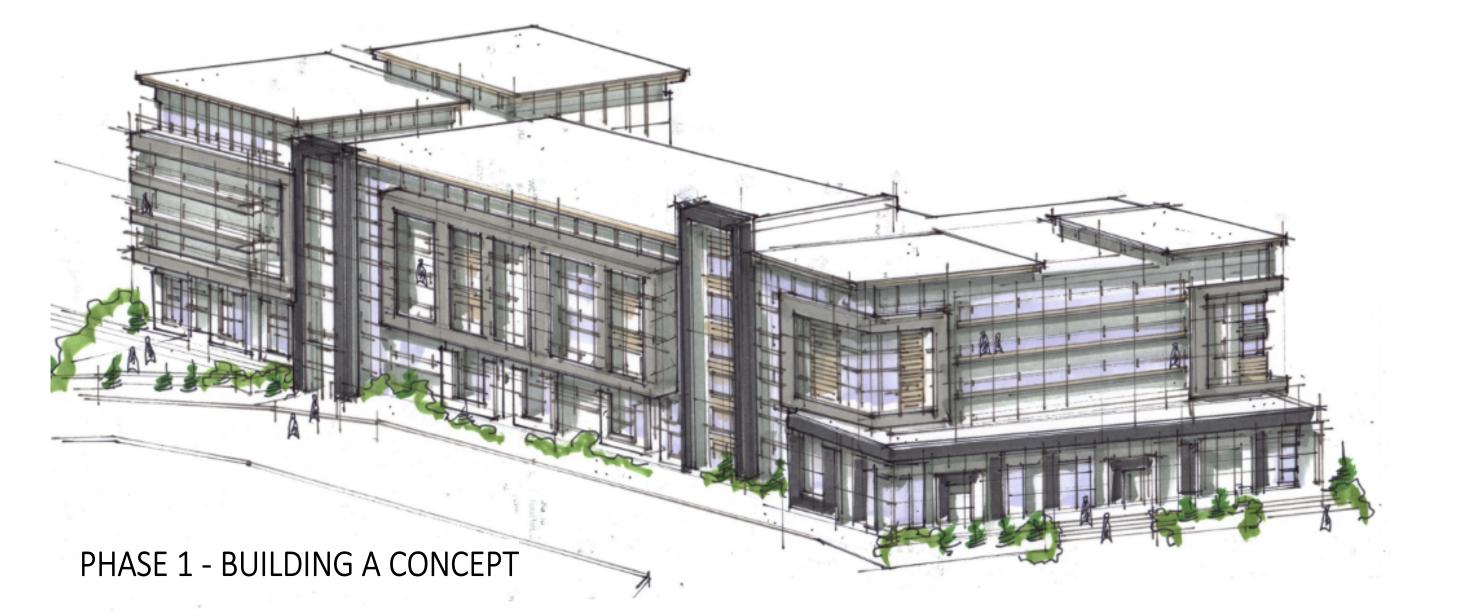






PHASE 1 - BUILDING A EASTLEIGH EXTENSION ELEVATION

MASTER PLAN CONCEPT









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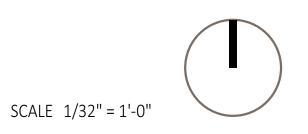
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GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

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SITE PLAN



- OVERALL RSD2.01





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1 ISSUED FOR 24-07-23
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3 RE-ISSUED FOR 24-09-26
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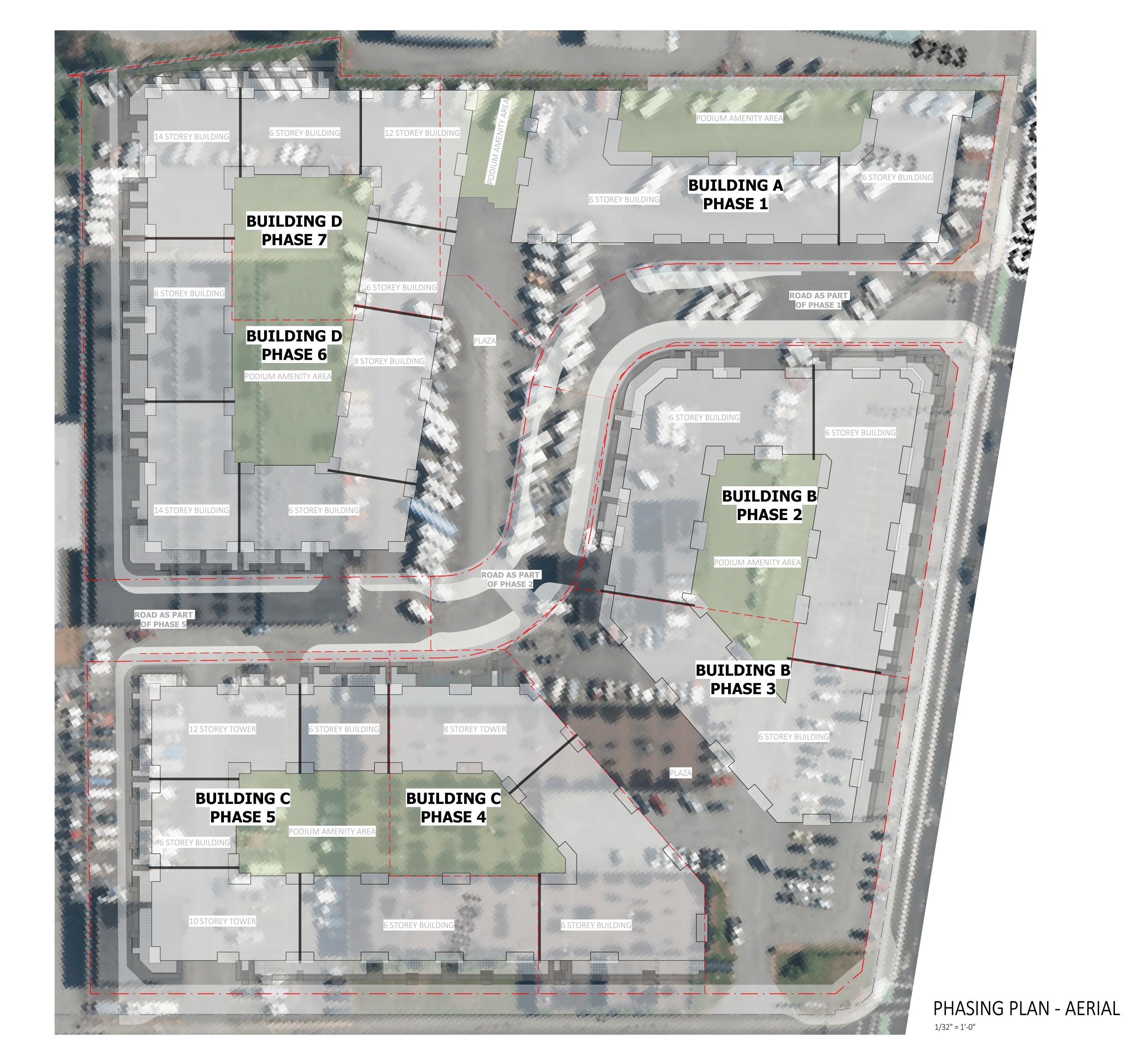
GATEWAY VILLAGE

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

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CONCEPTUAL LANDSCAPE MASTERPLAN

SCALE 1:400







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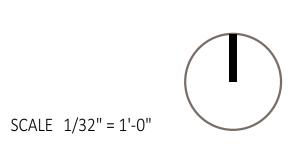
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PHASING PLAN AERIAL







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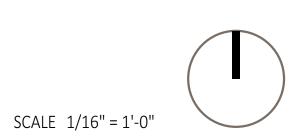
GATEWAY VILLAGE PHASE 1

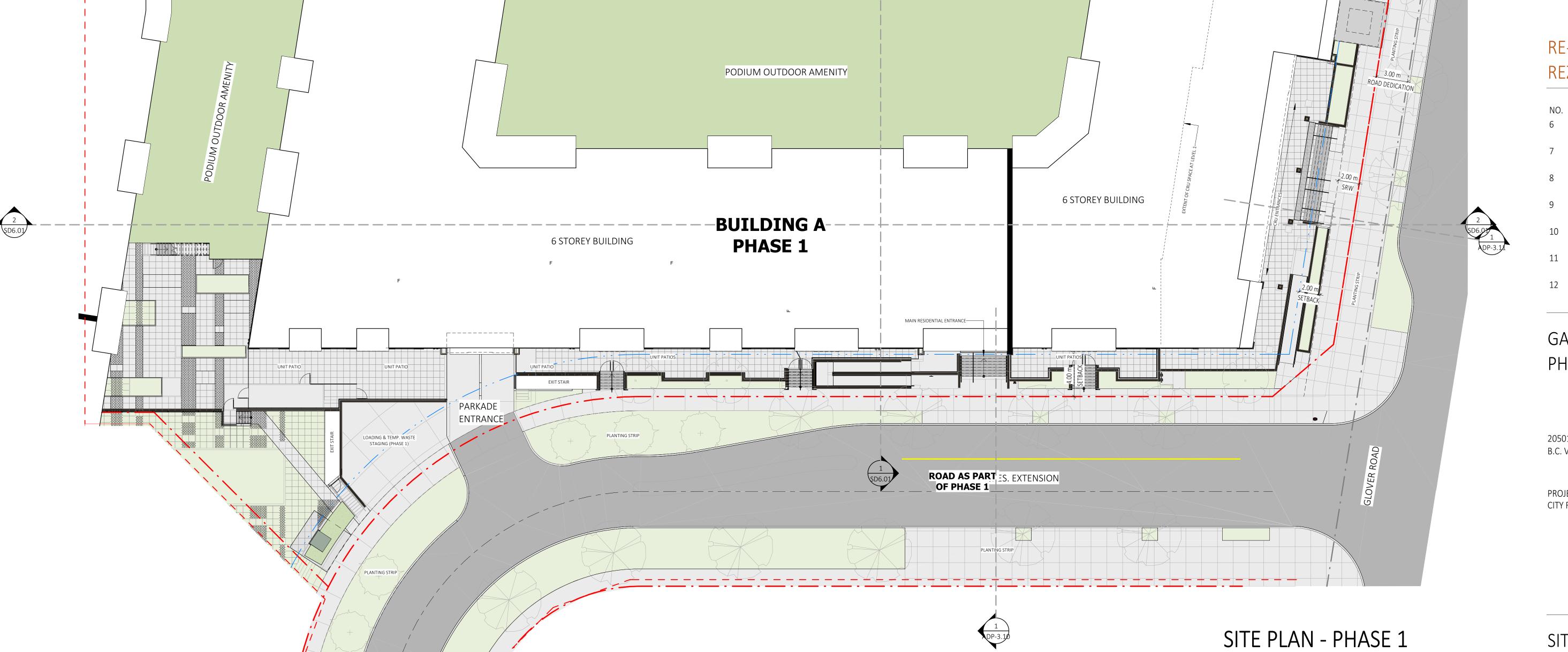
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1/16" = 1'-0"

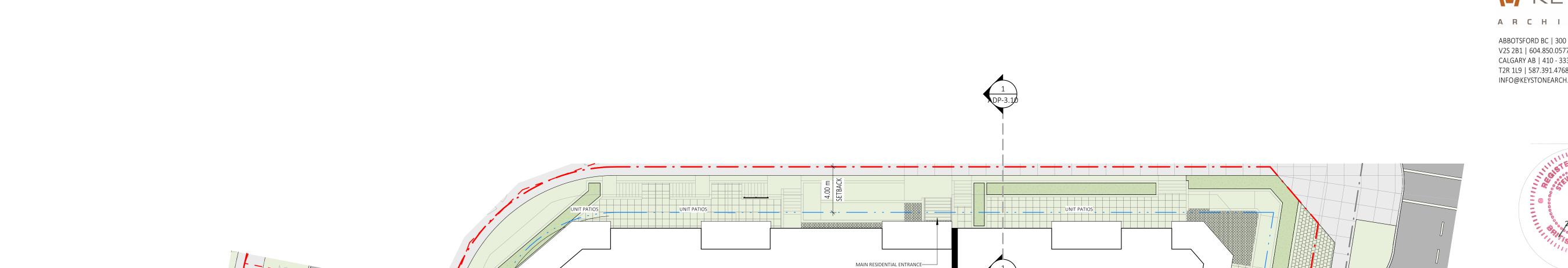
SITE PLAN - PHASE





0.0m SETBACK

SRW PLAN LMP18925 (EXISTING)



BUILDING B

PHASE 2

PODIUM OUTDOOR AMENITY

6 STOREY BUILDING

PARKADE ENTRANCE

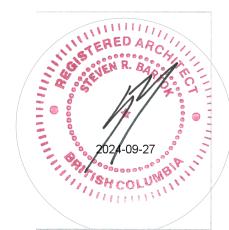
ROAD AS PART OF PHASE 2 6 STOREY BUILDING

SITE PLAN - PHASE 2

1/16" = 1'-0"



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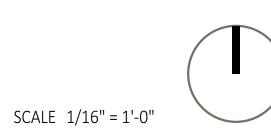
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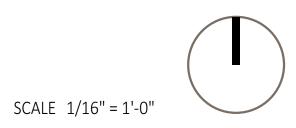
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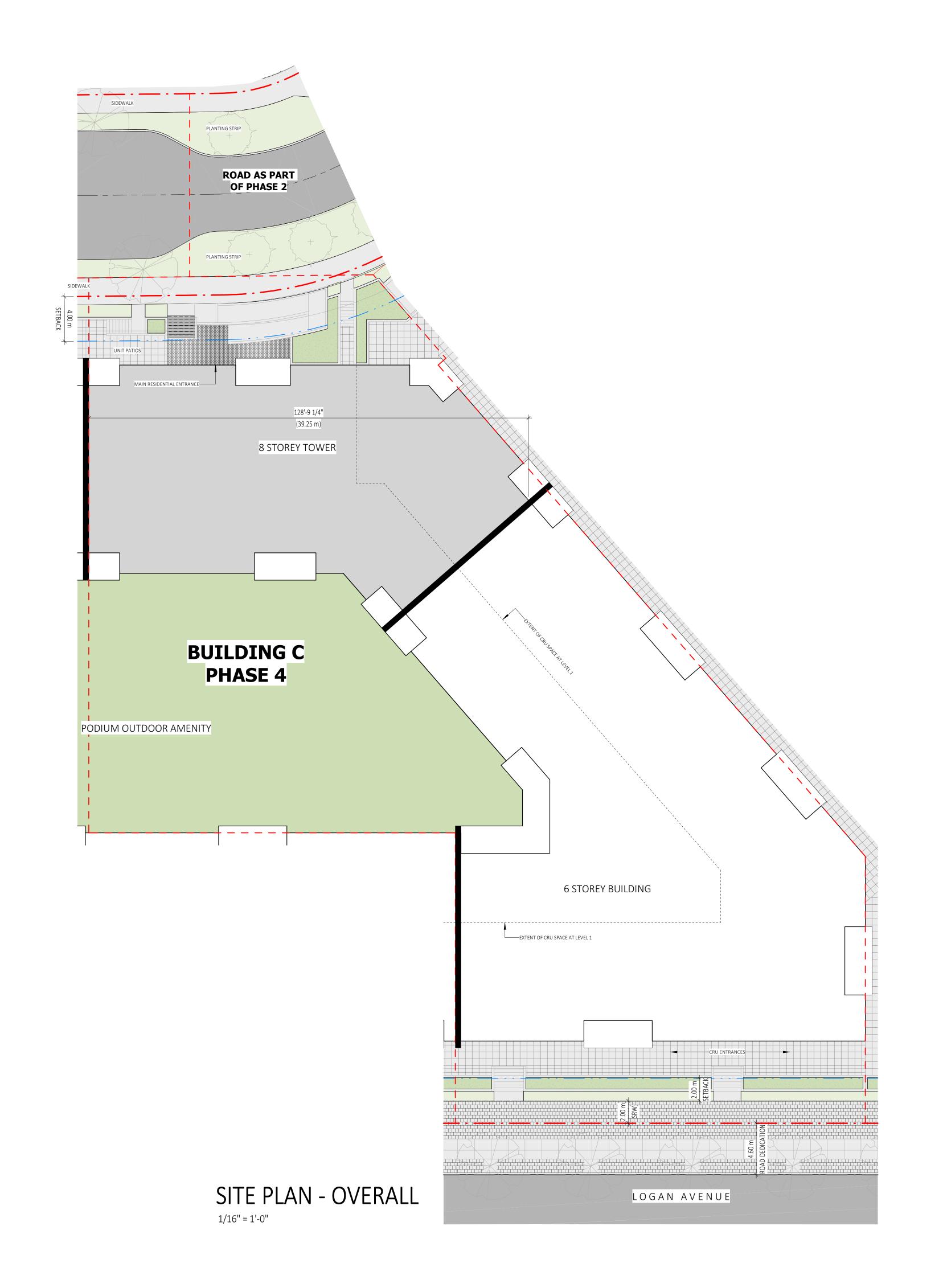
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SITE PLAN - PHASE

3



RSD2.06







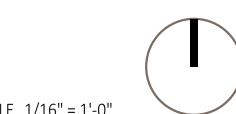
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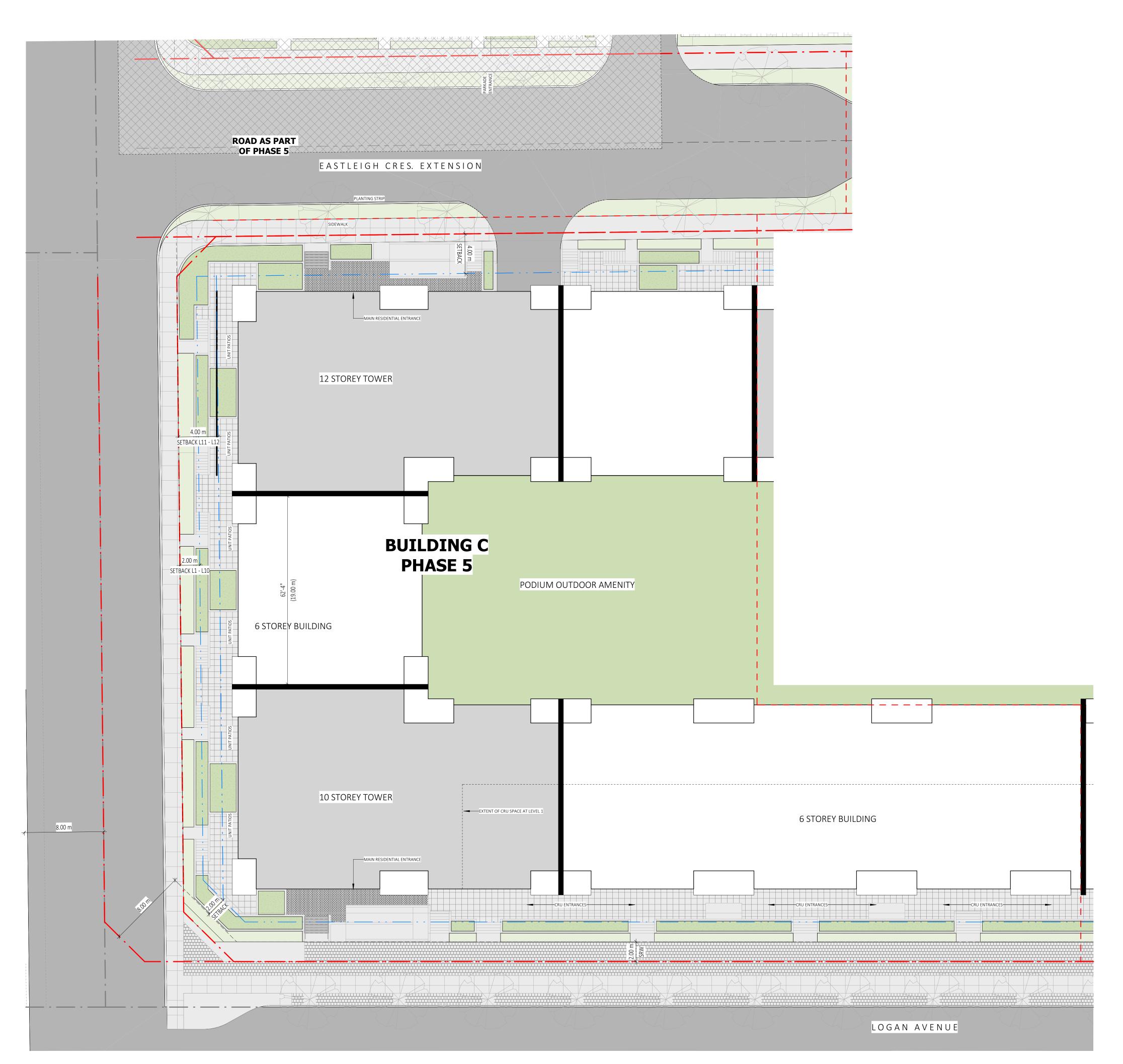
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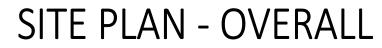
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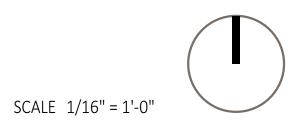
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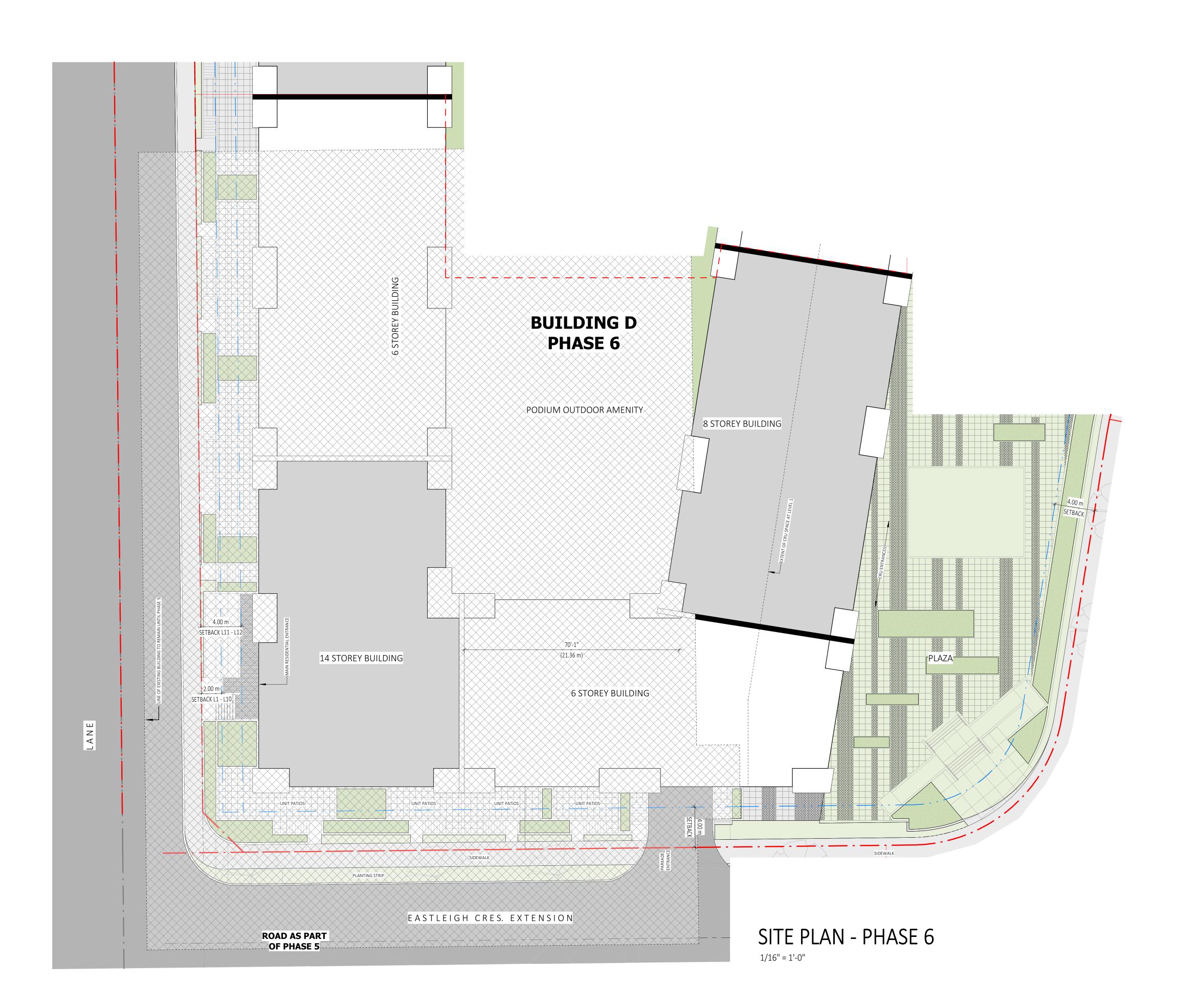
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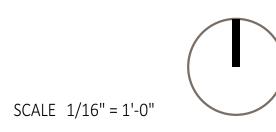
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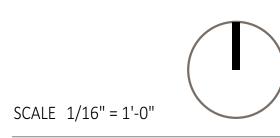
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NO.	ISSUE/REVISION	DATE
6	RE-ISSUED FOR	24-04-16
	REZONING	
7	RE-ISSUED FOR	24-05-06
	REZONING	
8	RE-ISSUED FOR	24-05-17
	REZONING	
9	RE-ISSUED FOR	24-06-21
	REZONING	
10	RE-ISSUED FOR	24-07-29
	REZONING	
11	RE-ISSUED FOR	24-09-03
	REZONING	
12	RE-ISSUED FOR	24-09-26
	REZONING	

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #









RE-ISSUED FOR REZONING

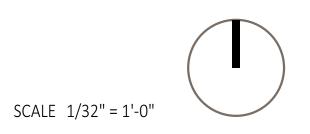
NO.	ISSUE/REVISION	DATE
6	RE-ISSUED FOR REZONING	24-04-16
7	RE-ISSUED FOR REZONING	24-05-06
8	RE-ISSUED FOR REZONING	24-05-17
9	RE-ISSUED FOR REZONING	24-06-21
10	RE-ISSUED FOR REZONING	24-07-29
11	RE-ISSUED FOR REZONING	24-09-03
12	RE-ISSUED FOR REZONING	24-09-26

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

PUBLIC EASEMENT DIAGRAM



RSD2.11



3/16" = 1'-0"



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577 CALGARY AB | 410 - 333 11^{TH} AVENUE SW T2R 1L9 | 587.391.4768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR REZONING

N	O. IS	SSUE/REVISION	DATE
-	-		-
5	IS	SSUED FOR REZONING	24-02-06
7		E-ISSUED FOR EZONING	24-05-06
8		E-ISSUED FOR EZONING	24-05-17
9		E-ISSUED FOR EZONING	24-06-21
10		E-ISSUED FOR EZONING	24-07-29
1:		E-ISSUED FOR EZONING	24-09-03
12		E-ISSUED FOR EZONING	24-09-26

GATEWAY VILLAGE PHASE 1

20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

EASTLEIGH
EXTENSION ROAD
SECTION

SCALE 3/16" = 1'-0"



RE-ISSUED FOR REZONING

NO.	ISSUE/REVISION	DATE
-	-	-
5	ISSUED FOR REZONING	24-02-06
7	RE-ISSUED FOR REZONING	24-05-06
8	RE-ISSUED FOR REZONING	24-05-17
9	RE-ISSUED FOR REZONING	24-06-21
10	RE-ISSUED FOR REZONING	24-07-29
11	RE-ISSUED FOR REZONING	24-09-03
12	RE-ISSUED FOR REZONING	24-09-26

GATEWAY VILLAGE PHASE 1

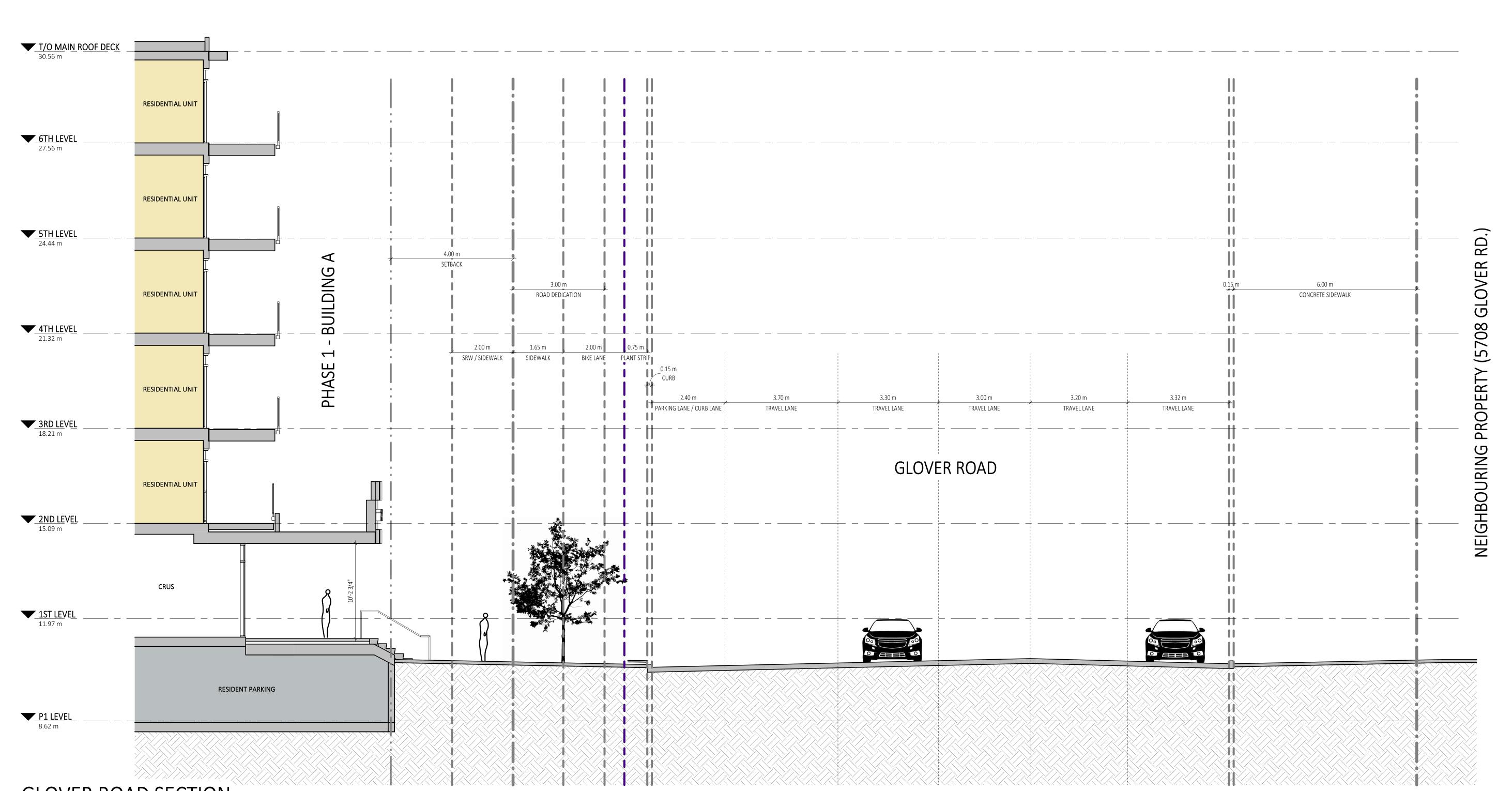
20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

GLOVER ROAD SECTION

SCALE 3/16" = 1'-0"

RSD3.02



GLOVER ROAD SECTION

3/16" = 1'-0"