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



SOUTH/EAST CORNER OF DEVELOPMENT

P1 LEVEL PLAN

2ND LEVEL PLAN

6TH LEVEL PLAN

ROOF LEVEL PLAN

MATERIAL BOARD

3RD-5TH LEVEL PLAN

BUILDING ELEVATIONS

BUILDING ELEVATIONS

SHEET INDEX

SD2.11

SD2.12

SD2.13

SD2.14

SD2.15

SD3.01 SD3.02

SD0.01	COVER PAGE	SD5.01	STREETSCAPES
SD1.01	SITE CONTEXT	SD5.10	SHADOW STUDY
5D1.02	SITE CONTEXT	SD5.11	SHADOW STUDY
SD1.10	PROJECT DATA	SD5.12	SHADOW STUDY
5D1.11	PROJECT DATA	SD6.01	SITE SECTIONS
SD1.12	PROJECT DATA	SD7.02	SITE CODE PLAN
SD1.13	FSR DATA & PLANS	SD9.00	PHASE 1 TRUCK EXIT ROUTE
SD1.20	DESIGN RATIONALE	27	
SD1.21	RENDERINGS		
SD2.01	SITE PLAN		
SD2.02	PHASING PLAN		
SD2 10	1ST LEVEL DLAN		

ARGUS HOLDINGS LTD.

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



KEYSTONE ARCHITECTURE & PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 410 - 333 11TH AVENUE SW T2R 1L9 | 587.391.4768

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

LANDSCAPE ARCHITECTURE DIVISION

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577 EXT. 216

E-MAIL: JENNIFER@KEYSTONEARCH.CA

CPTED DIVISION

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 2B1 | 604.850.0577 EXT. 263

E-MAIL: MAUREEN@KEYSTONEARCH.CA

KEYSTONE

ABROTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 587.3914.768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT **PERMIT**

NO.	1220E/VEAL2ION	DATE
1	ISSUED FOR 30%	24-02-08
	REVIEW	
2	ISSUED FOR 60%	24-04-04
	REVIEW	
3	ISSUED FOR 90%	24-07-24
	REVIEW	
4	ISSUED FOR	24-08-22
	DEVELOPMENT PERMIT	
5	RE-ISSUED FOR	25-01-13

DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

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

PROJECT# 22-141.1

COVER PAGE

SD0.01

SITE CONTEXT



SITE DESCRIPTION

THE PROJECT SITE IS LOCATED NORTH OF HISTORIC DOWNTOWN IN THE TRANSIT-ORIENTED CORE. POSITIONED ON THE CORNER OF LOGAN AVENUE AND GLOVER ROAD, THE LOT IS WITHIN WALKING DISTANCE TO THE FUTURE LANGLEY CITY CENTRE SKYTRAN STATION. SURROUNDING THE STEAR REMULTIPE AMEMORITES INCLUDING WANATED HOYTECHNIC. UNIVERSITY, LANGLEY CITY HALL, DOUGLAS RECREATIONAL CENTRE, LOCAL PARKS, GROCERY AND SHOPPING CENTRES, AND AUTOMOTIVE DEALERSHIPS.















ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 281 | 604.850.0577 CALGARY AB | 1601 - 333 11⁵⁶ AVENUE SW TRA 119 | 187.391.4768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

SITE CONTEXT





SITE CONTEXT





ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 158 7391.4768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #



C GLOVER LOOKING S/W

SITE CONTEXT

SD1.02

A GLOVER LOOKING N/E



B EASTLEIGH LOOKING N/W

PROJECT DATA

PROJECT:	GATEWAY VILLAGE PHASE 1							
CIVIC ADDRESS:	20501 LOGAN AVENUE, LANGLEY BC							
LEGAL DESCRIPTION:	LOT A, EXCEPT PART IN PLAN LMP24382, DISTRICT LOTS 308 AND 309 GROUP 2 NEW WESTMINST	LOT A, EXCEPT PART IN PLAN LMP24382, DISTRICT LOTS 308 AND 309 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 88217						
DISTRICT AREA:	INNOVATION BOULEVARD							
SITE AREA (GROSS):	165,364 SF 15,363 m²							
SITE AREA (NET):	57,366 SF 5,329 m²							
COORDINATING REGISTERED PROFESSIONAL:	STEVEN BARTOK, ARCHITECT, AIBC, AAA, MRAIC, KEYSTONE ARCHITECTURE							
CERTIFIED PROFESSIONAL:	N/A							
	CURRENT/REQUIRED/PERMITTED	PROPOSED						
ONE:	CD98 (COMPREHENSIVE DEVELOPMENT ZONE)	CD98 (COMPREHENSIVE DEVELOPMENT ZONE)						
SETBACKS:	FRONT: 4.0 m	FRONT: 4.00 m						
	REAR: 0.0 m	REAR: 0.00 m						
	INTERIOR: 0.0 m	SIDE (EAST): 2.00 m						
	EXTERIOR: 4.0m	SIDE (WEST): 4.00 m						
DENSITY-GROSS FLOOR AREA (FSR):	5.5	129,374 SF 57,366 SF 2.26						
BUILDING HEIGHT:	15 STOREYS SUBJECT TO COMPLIANCE WITH AIRPORT ZONING REGULATION	6 STOREYS (22.15 m)						
LOT COVERAGE (GROSS) (INCLUDING PARKADE):	46,361 SF / 165,364 SF 28.04%							
OT COVERAGE (GROSS) (RESIDENTIAL ONLY):	N/A	23,416 SF / 165,364 SF 14.16%						
LOT COVERAGE (NET) (INCLUDING PARKADE):		46,361 SF /57,365 SF 80.82%						
OT COVERAGE (NET) (RESIDENTIAL ONLY):	N/A	23,416 SF / 57,365 SF 40.82%						
FOTAL COMMON AMENITY AREA:	145 X 3 m ² = 435 m ²	10,158 SF 943.69 m ²						
COMMON INDOOR AMENITY AREA:	145 X 1 m ² = 145 m ²	1,889 SF 175.51 m²						
COMMON OUTDOOR AMENITY AREA:	145 X 2 m ² = 290 m ²	8,269 SF 768.18 m ²						
ADAPTABLE UNITS:	0.2(145) = 29	29						
TORAGE LOCKERS:	145	157						
STEP CODE:	STEP 2	STEP 2						
MINIMUM BUILDING ELEVATION: GEO: 8.60 m								
WASTE & RECYCLING STORAGE:	RESIDENTIAL: TOTAL = 145 UNITS X.0.31 m² + 8 m² = 52.95 m² REQUIRED AMOUNT OF TOTAL TO BE RECYCLING = 145 X.0.16 m² + 5 m² = 28.20 m² REQUIRED AMOUNT OF TOTAL TO BE FLEX SPACE = RECYCLING AREA (28.20 m²) X.0.5 = 14.10 m²	124.57 m ²						
	COMMERCIAL: TOTAL = COMMERCIAL AREA (296.83 m²) X 0.0182 + 3.7 = 9.10 m² REQUIRED AMOUNT OF TOTAL TO BE RECYCLING = (296.83 m²) X 0.014 + 3 = 7.16 m²							
	REQUIRED AMOUNT OF TOTAL TO BE RECYCLING = (296.83 m²) X 0.014 + 3 = 7.16 m² GRAND TOTAL = 52.95 m² + 9.10 m² = 62.05 m²							
JNIT COUNT:	•	145						
GROSS BUILDABLE AREA (INCLUDING PARKING):	-	201,080 SF 18,680.93 m ²						
GROSS BUILDABLE AREA (NOT INCLUDING PARKING):	•	129,132 SF 11,998 m ²						
NET RENTABLE AREA:	•	110,342 SF 10,251 m ²						
FFICIENCY:								
ONING AVERAGE GRADE:	10.78 m (1,275.42+379.44+814.34+342.085+207.57+706.52/345.65) AVG GRADE NORTH ELEVATION: (10.76+10.62/2) = 10.69 m * 119.31 m = 1,275.42							
	AVG GRADE EAST ELEVATION 1: (10.62+10.46/2) = 10.54 m * 36 m = 379.44 AVG GRADE SOUTH ELEVATION 1: (10.97+10.46/2) = 10.72 m * 76 m = 814.34							
	AVG GRADE EAST ELEVATION 2: (11.10+10.97/2) = 11.04 m * 31 m = 342.09 AVG GRADE SOUTH ELEVATION 2: (11.10+11.10/2) = 11.10 m * 18.7 m = 207.57							
	AVG GRADE SOUTH ELEVATION 2: (11.10+11.10/2) = 11.10 m * 18.7 m = 207.57 AVG GRADE WEST ELEVATION: (11.10+10.76/2) = 10.93 m * 64.64 m = 706.52							
NOTES:								

1.2.0 CODE DATA			
APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE			
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS R	EPORT: TBD		
		DIV. A - PART 1 COMPLIANCE 1.3.3.2.	
PART 3 BUILDING MAJOR OCCUPANCY(IES):		3.1.2. & APPENDIX A - 3.1.2.1.(1)	
2.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		5.1.2, & APPENDIX A - 5.1.2.1.(1)	
2.2. RESIDENTIAL GROUP C			
2.3. GROUP E MERCANTILE & D BUSINESS AND PERSONA	I SERVICES MINOR OCCUPANCY		
3. BUILDING AREAS:		1.4.1.2. DEFINED TERMS -BUILDING AREA	
L2-6 WEST BUILDING AREA 16,056 SF 1,492			
L2-6 EAST BUILDING AREA 7,359 SF 684 m L1 BUILDING AREA 37,712 SF 3,504			
BUILDING AREA (NO FIREWALL) 23.416 SF 2.175			
BASEMENT STORAGE GARAGE 46,361 SF 4,307			
4. BUILDING CLASSIFICATION(S):		3.2.2.193.2.2.92	
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82	
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SP	RINKLERED	3.2.2.82	
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)	
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RES	ISTANCE RATING NOT LESS THAN 2 HR	3.2.2.82.(2)(B)	
MEZZANINES: N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS T	THAN 2 UP SIDE DECISTANCE PATING	3.2.2.82 (2)(D)	
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILD		3.2.1.2.	
FULLY SPRINKLERED		3.2.1.2.(2)(A)	
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)	
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEM	APT	3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)	
2 HR FIRE RESISTANCE RATING F.T. RATED FIRESTOP		3.2.1.2.(1) 3.1.9.1(2)	
4.3 L1: GROUP C RESIDENTAIL, E MERCANTILE & D BUSIN	JESS AND DERSONAL SERVICES (MINOR) ES CTORAGE	3.2.2.47, 3.2.2.60, 3.2.2.66, 3.2.2.82	
GARAGE OCCUPANCIES	LESS TO BE		
ANY HEIGHT, ANY AREA, FULLY SPRINKLERED			
NONCOMBUSTIBLE CONSTRUCTION			
FLOOR ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HR F ROOF ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HR FI			
LOADBEARING WALLS, COLUMNS & ARCHES NOT LESS T			
4.4. RESIDENTIAL:	The source restriction of the source resource.	3.2.2.51	
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AF		3.2.2.51.(5)	
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAG	E GARAGE PERMITTED	3.2.2.51.(5)	
GROUP C, UP TO 6 STOREYS, SPRINKLERED MAX. ALLOWABLE BUILDING AREA: < 1500 m ² (REFER TO		3.2.2.51.(1), 3.2.2.50.(1)(0)	
2 HR FIREWALL (MASONRY CONSTRUCTION)	3. BUILDING AREAS ABOVE)	3.2.2.51.(1)(D)(VI) 3.1.10.2	
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2) EXCEPT (2)(C)	
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR F	IRE RESISTANCE RATING	3.2.2.51.(2)(A)	
ROOF ASSEMBLIES(UNOCCUPIED ROOFS): 1 HR FIRE RES	ISTANCE RATING	3.2.2.51.(2)(B)&(C)	
ROOF ASSEMBLIES(OCCUPIED ROOFS): 1 HR FIRE SEPARA	ATION WITH 1 HR FIRE RESISTANCE RATING	3.2.2.13	
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(D)	
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS T	HAN REQUIRED FOR THE SUPPORTED ASSEMBLY	3.2.2.51.(2)(E)	
4.4.1. BUILDING HEIGHT:	6 STOREYS	1.4.1.2. DEFINED TERMS -BUILDING HEIGHT	
4.4.2. GRADE ELEVATION: 4.4.3. FIRST STOREY ELEVATION:	10.54 m (LOWEST AVG GRADE EAST ELEVATION: (10.62+10.46/2) 11.97 m	1.4.1.2. DEFINED TERMS -GRADE 1.4.1.2. DEFINED TERMS - IRST STOREY (2 m MAK ADOVE LOWEST AVERAGE GRADE)	
4.4.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.59 m	3.2.2.51 (1)(c) (MAXIMUM -18 m)	
4.4.5. 1ST STOREY TO UPPERMOST ROOF DECK:	18.59 m	GROUP C 3.2.2.51(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25 m	
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.43.2.2.8., 3.2.2.51.(5)	
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)	
6.1. COMBUSTIBLE CLADDING:	YES NA	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE	
7. HIGH BUILDING: 8. FIREWALL:	2 HR	3.2.6, 3.1.13.7, 3.2.2.51.(1)(C), 3.2.4.22, 6.9.2.3.(1) 3.1.10.	
9. MEZZANINE(S):	NA NA	3.2.1.1 (3) - (8)	
10. MEZZANINE EXITING:	NA	3.4.2.2.	
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)	
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2 1.5HR UNDER 3.3.5.6 IF NOT A SEPARATE BLDG UNDER 3.2.1.2	32.12, 3.356	
13 SPRINKLER SYSTEM:	YES	3.2.2.18,, 3.2.5.13.	
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12(1)	
13.2. RESIDENTIAL: 13.3 FIRE EXTINGUISHERS:	YES - NFPA 13 - 2019 YES - NFPA 10 - 2013	3.2.5.12.(1) BC FIRE CODE 2024, 3.2.5.16	
14. STANDPIPE SYSTEM:	YES - NFPA 10 - 2013 YES - NFPA 14 - 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.	
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524	3.2.4.1. (2)&(4)	
16. SMOKE CONTROL MEASURES:	YES - SHIGHT START - CANYOTE SOZY	3.1.8.12	
17. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.	
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	17:12 m	3.2.5.6(2) (MAXIMUM - 20 m)	
19. NUMBER OF STREETS:	1	3.2.2.10.	
NOTES:			
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS I	ISTED REFER TO THE BRITISH COLUMBIA BUILDING CO	D€ 2024.	



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V25 2B1 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW T2R 119 | 587.914-768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION DATE

1 ISSUED FOR 30% 24-02-08
REVIEW

2 ISSUED FOR 60% 24-04-04
REVIEW

3 ISSUED FOR 90% 24-07-24
REVIEW

4 ISSUED FOR 24-08-22
DEVELOPMENT PERMIT

5 RE-ISSUED FOR 25-01-13
DEVELOPMENT PORMENT
DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

PROJECT DATA

SCA

PROJECT DATA

1.3	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 EXHALIST SHAFTS. EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY

LEVEL/AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	1,663 SF	154.46 m ²	0.8%	
PARKADE	41,921 SF	3,894.60 m ²	20.8%	
SERVICE ROOMS/SHAFTS	2,078 SF	193.06 m ²	1.0%	
STORAGE	908 SF	84.36 m²	0.5%	
	46,570 SF	4,326.48 m ²	23.2%	
1ST LEVEL				
CIRCULATION	3,688 SF	342.67 m ²	1.8%	
COMMERCIAL	3,195 SF	296.83 m²	1.6%	
PARKADE	18,646 SF	1,732.24 m²	9.3%	
RESIDENTIAL	5,758 SF	534.95 m²	2.9%	
SERVICE ROOMS/SHAFTS	1,562 SF	145.10 m ²	0.8%	
STORAGE	4,677 SF	434.55 m ²	2.3%	
	37,527 SF	3,486.34 m ²	18.7%	
2ND LEVEL				
CIRCULATION	2,635 SF	244.81 m ²	1.3%	
NDOOR AMENITY	1,889 SF	175.51 m²	0.9%	
RESIDENTIAL	18,653 SF	1,732.91 m ²	9.3%	
SERVICE ROOMS/SHAFTS	141 SF	13.14 m²	0.1%	
	23,319 SF	2,166.37 m ²	11.6%	
3RD LEVEL				
CIRCULATION	2,607 SF	242.18 m²	1.3%	
RESIDENTIAL	20.668 SF	1.920.11 m ²	10.3%	
SERVICE ROOMS/SHAFTS	141 SF	13.14 m ²	0.1%	
	23.416 SF	2.175.43 m ²	11.6%	
4TH LEVEL		300		
CIRCULATION	2,598 SF	241.35 m²	1.3%	
RESIDENTIAL	20.677 SF	1.920.91 m ²	10.3%	
SERVICE ROOMS/SHAFTS	142 SF	13.17 m ²	0.1%	
ALTER TOWNS STAFFES	23,416 SF	2.175.43 m ²	11.6%	
STH LEVEL	20/410 SF	A4 A 7 3 4 3 111	11.0/0	
CIRCULATION	2.598 SF	241.35 m ²	1.3%	
RESIDENTIAL.	20,677 SF	1.920.91 m ²	10.3%	
SERVICE ROOMS/SHAFTS	142 SF	13.17 m ²	0.1%	
ALTRICE HOUSING STREETS	23,416 SF	2,175.43 m²	11.6%	
STH LEVEL	23,410 SF	4,473.43 111	11.0/6	
CIRCULATION	2.598 SF	241.35 m ²	1.3%	
	2,598 SF 20,677 SF	1,920.91 m ²	10.3%	
RESIDENTIAL				
SERVICE ROOMS/SHAFTS	142 SF	13.17 m ²	0.1%	
	23,416 SF	2,175.43 m ²	11.6%	
AREA GRAND TOTAL	201,080 SF	18,680.93 m ²	100.0%	

1.4.0 UNIT COUNT SUMMARY						
UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS			
1 BED	26	17.9%				
L BED & DEN	33	22.8%				
BED & DEN ADAPTABLE	5	3.4%				
BED ADAPTABLE	12	8.3%				
BED	27	18.6%				
BED & DEN	30	20.7%				
BED ADAPTABLE	12	8.3%				
TOTAL UNITS: 145		100.0%				

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTEROR SIDE OF SHEATHING, B) PARTY WALL: CENTER OF WALL; CONTIDEOR, STARVELEVATOR 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

UNIT	UNITTYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	1 8ED	5	501 SF	47 m²	2,505 SF	232.73 m ²
JNIT A2	1 BED	5	576 SF	54 m²	2,882 SF	267.78 m²
JNIT AS	1 8ED	5	583 SF	54 m²	2,913 3F	270.66 m²
UNIT A4	1 BED ADAPTABLE	5	608 SF	57 m²	3,041 SF	282.53 m²
JNIT A4.1	1 BED ADAPTABLE	1	609 SF	57 m²	609 SF	56.59 m²
JNIT AS	1 BED	1	564 SF	52 m ²	564 SF	52.42 m ²
UNIT A6	1 BED	5	521 SF	48 m ²	2,603 SF	241.82 m ²
UNIT A7	1 BED	4	596 SF	55 m²	2,385 SF	221.57 m²
UNIT A8	1 BED	1	620 SF	58 m²	620 SF	57.60 m ²
PA TINU	1 BED ADAPTABLE	5	577 SF	54 m ²	2,886 SF	268.13 m ²
UNIT A9.1	1 BED ADAPTABLE	1	577 SF	54 m ²	577 SF	53.63 m²
UNIT B1	1 BED & DEN	9	691 SF	64 m ²	6.222 SF	578.04 m ²
UNIT B1.1	1 BED & DEN	1	692 SF	64 m²	692 SF	64.29 m²
UNIT B2	1 BED & DEN	1	596 SF	55 m ²	596 SF	55.39 m ²
UNIT B3	1 BED & DEN	5	693 SF	64 m ²	3.464 SF	321.80 m ²
JNIT B4	1 BED & DEN	10	736 SF	68 m ²	7,361 SF	683.90 m ²
UNIT B5	1 BED & DEN	4	699 SF	65 m²	2,797 SF	259.87 m ²
UNIT B6	1 BED & DEN	3	604 SF	56 m ²	1,812 SF	168.31 m ²
UNIT B7	1 BED & DEN ADAPTABLE	5	691 SF	64 m²	3,454 SF	320.90 m²
UNIT D1	2 DCD	5	822 SF	76 m²	4,111 SF	381.94 m²
UNIT D1.1	2 BED	1	826 SF	77 m ²	826 SF	76.78 m²
UNIT D2	2 BED ADAPTABLE	10	803 SF	75 m ²	8,027 SF	745.72 m²
UNIT D2.1	2 BED ADAPTABLE	1	784 SF	73 m²	784 SF	72.85 m²
UNIT D2.2	2 BED ADAPTABLE	1	798 SF	74 m²	798 SF	74.09 m²
UNIT D3	2 BED	10	863 SF	80 m ²	8,632 SF	801.89 m ²
UNIT D4	2 BED	5	743 SF	69 m ²	3,714 SF	345.07 m ²
UNIT DS	2 BED	5	675 SF	63 m²	3,375 SF	313.59 m²
UNIT D5.1	2 BED	1	678 SF	63 m ²	678 SF	63.02 m²
UNIT E1	2 BED & DEN	5	935 SF	87 m ²	4,675 SF	434.35 m ²
JNIT E2	2 BED & DEN	5	955 SF	89 m²	4,777 SF	443.75 m²
UNIT E3	2 BED & DEN	10	912 SF	85 m²	9,115 SF	846.81 m²
UNIT E4	2 BED & DEN	5	967 SF	90 m²	4,837 SF	449.40 m²
UNIT ES	2 BED & DEN	5	919 SF	85 m²	4,593 SF	426.70 m²
UNIT TOTALS:		145			106.928 SF	9933.92 m²



ABBOTSFORD BC | 300 - 33131. SOUTH FRASER WAY V25 281 | 604 850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW T2R 119 | 587.914-768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

PROJECT DATA

SCA

PROJECT DATA

	UNITS / AREA / STALLS	REQUIRED / PERMITTED FACTOR	REQUIRED / PERMITTED STALLS	
VEHICLE PARKING STALL DATA			processor y a month of the processor.	
TENANTS:			134 STALLS	
SMALL CAR	134 STALLS	60% MAX OF TOTAL STALLS	MAX. 0.60(134) = 80 STAILS	
ACCESSIBLE	134 STALLS	5% MIN OF TOTAL STALLS	MIN. 0.05(134) = 6.7 = 7 STALLS	
ELECTRIC VEHICLE CHARGING	134 STALLS	100% OF TOTAL STALLS TO BE PRE-DUCTED*	MIN. 0.10(134) = 13.4 = 13 STALLS INSTALLED 121 STALLS PRE-DUCTED	
VISITORS:			22 STALIS	
SMALL CAR	22 STALLS	40% MAX OF TOTAL STALLS	MAX. 0.40(22) = 8.8 = 9 STALLS	
ACCESSIBLE	22 STALLS	5% MIN OF TOTAL STALLS	MIN. 0.05(22) = 1.1 = 1 STALL	
ELECTRIC VEHICLE CHARGING	22 STALLS	100% OF TOTAL STALLS TO BE PRE-DUCTED*	22 STALLS PRE-DUCTED	
COMMERCIAL:				
L1 RETAIL AREA	3,220 SQ. FT.	3.0 SPACES PER 93 SQ. M. (1,001.07 SQ. FT)	3,220 / 1,001.07 = 3.22 = 9 STALLS	
ELECTRIC VEHICLE CHARGING	ELECTRIC VEHICLE CHARGING 9 STALLS 100% OF TOTAL STALLS TO BE PRE-DUCTED*		MIN. 0.10(9) = 0.9 = 1 STALL 8 STALLS PRE-DUCTED	
TOTAL COMMERCIAL STALLS:			9 STALLS	
SPECIALITY PARKING STALL: LOADING	145 UNITS	1 (L x W x H : 9m x 3m x 3.6m)	1	
GARBAGE LOADING	145 011115	1 (L x W x H : 15m x 6m x 4.5m)	1	
TOTAL SPECIALTY STALLS:			2 STALLS	
TOTAL VEHICLE STALLS:			166 STALLS	
BICYCLE STALL DATA				
RESIDENTIAL				
RESIDENT (UNIT) (CLASS 1)	145 UNITS	0.5	0.5(145) = 72.5 = 73 STALLS	
VERTICAL STALLS	N/A	40% OF TOTAL REQUIRED	0.4(73 STALLS) = 29.2 = 29 STALLS	
VISITOR (CLASS 2)	N/A	6 SPACES PER BUILDING	6	
TOTAL RESIDENTIAL STALLS:			79 STALIS	
COMMERCIAL				
L1 RETAIL AREA	3,229.34 SQ. FT.	1.0 SPACE PER 500 SQ, M. (5,381.96 SQ, FT.) OR 1 SPACE PER 10 EMPLOYEES	3,229.34 / 5,381.96 = 0.6 = 1 STALLS	
TOTAL COMMERCIAL STALLS:			1 STALLS	
TOTAL BIKE STALLS:			80 STALLS	
STORAGE STALL DATA				
RESIDENT	145 UNITS	1 LOCKER PER UNIT	145 LOCKERS	
TOTAL STORAGE STALLS:			145 LOCKERS	

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
COMMERCIAL				
ACCESSIBLE	1	10.0%	1%	
SMALL CAR	3	30.0%	2%	
STANDARD	6	60.0%	4%	
COMMERCIAL: 10		100.0%	6%	
LOADING				
GARBAGE LOADING	1	50.0%	1%	
GENERAL LOADING/GARBAGE STAGING	1	50.0%	1%	
LOADING: 2		100.0%	1%	
TENANT				
ACCESSIBLE	7	5.3%	4%	
CMALL CAR	1	0.8%	1%	
SMALL CAR	31	23.7%	19%	
STANDARD	92	70.2%	56%	
TENANT: 131		100.0%	79%	
VISITOR				
ACCESSIBLE	1	4.5%	1%	
SMALL CAR	9	40.9%	5%	
STANDARD	12	54.5%	7%	
		100.0%	13%	
VISITOR: 22				

1.5.3 BIKE PARKI	NG STALL DATA-S	UMMARY		
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS	
COMMERCIAL				
SURFACE MOUNT BIKE STALL	2	2.2%		
COMMERCIAL: 2		2.2%		
TENANT				
HORIZONTAL BIKE STALL	67	75.3%		
VERTICAL MOUNT BIKE STALL	14	15.7%		
TENANT: 81		91.0%		
VISITOR				
SURFACE MOUNT BIKE STALL	6	6.7%		
VISITOR: 6		6.7%		
TOTAL BIKE PARKING STALLS: 89		100.0%		

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
MINING STALL USERVITPE	PARKING STALL COUNT	PANNING STALL 76	COMMENTS
NUNIT			
MIN 200 CU. FT. STORAGE VOLUME	69	42.6%	
FENANT			
TENANT STORAGE COMPARTMENT STALL	93	57.4%	
TOTAL STORAGE STALLS: 162	93	100.0%	



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V\$3781 | 604.890.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW T2R 119 | 587.914.768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION DATE

1 ISSUED FOR 30% 24-02-08
REVIEW

2 ISSUED FOR 60% 24-04-04
REVIEW

3 ISSUED FOR 90% 24-07-24
REVIEW

4 ISSUED FOR 24-08-22
DEVELOPMENT PERMIT

5 RE-ISSUED FOR MILES
DEVELOPMENT PERMIT

5 RE-ISSUED FOR 25-01-13
DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

PROJECT DATA

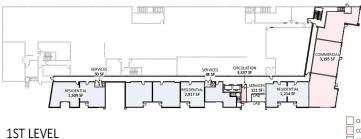
SCA

FSR DATA AND PLANS

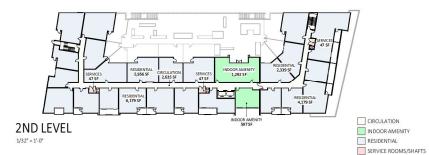
1	.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES
1.	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING

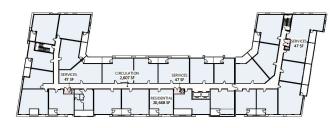
1.6.2 FSR CALC	ULATION	
GROSS FLOOR AREA (FSR) SF	NET SITE AREA SF	FSR
129.374 SF	57.366 SF	2.26

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
IST LEVEL	219 SF	20.34 m ²	0.2%	
2ND LEVEL	141 SF	13.14 m ²	0.1%	
3RD LEVEL	141 SF	13.14 m ²	0.1%	
4TH LEVEL	142 SF	13.17 m ²	0.1%	
STHILEVEL	142 SF	13.17 m ²	0.1%	
6TH LEVEL	142 SF	13.17 m ²	0.1%	
	927 SF	86.11 m ²	0.7%	
RESIDENTIAL				
1ST LEVEL	5,640 SF	523.99 m²	4.4%	
2ND LEVEL	18,653 SF	1732.91 m ²	14.4%	
3RD LEVEL	20,668 SF	1920.11 m ²	16.0%	
4TH LEVEL	20,677 SF	1920.91 m ²	16.0%	
STH LEVEL	20,677 SF	1920.91 m ²	16.0%	
6TH LEVEL	20,677 SF	1920.91 m ²	16.0%	
	106,991 SF	9939.76 m ²	82.7%	
INDOOR AMENITY				
ZND LEVEL	1,889 SF	175.51 m²	1.5%	
	1,889 SF	175.51 m ²	1.5%	
COMMERCIAL				
1ST LEVEL	3,195 SF	296.83 m²	2.5%	
	3,195 SF	296.83 m²	2.5%	
CIRCULATION				
1ST LEVEL	3,337 SF	309.98 m²	2.6%	
2ND LEVEL	2,635 SF	244.81 m²	2.0%	
3RD LEVEL	2,607 SF	242.18 m²	2.0%	
4TH LEVEL	2,598 SF	241.35 m²	2.0%	
STHLEVEL	2,598 SF	241.35 m²	2.0%	
6TH LEVEL	2,598 SF	241.35 m²	2.0%	
	16,372 SF	1521 04 m ²	12 7%	
AREA GRAND TOTAL	129.374 SF	12019.24 m ²	100.0%	



CIRCULATION COMMERCIAL RESIDENTIAL
SERVICE ROOMS/SHAFTS





3RD-6TH LEVEL

1/32" = 1'-0"

1/32" = 1'-0"



SERVICE ROOMS/SHAFTS

KEYSTONE ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VS 781 | 604 850.0577 CALGARY AB | 1601 - 333 11 TM AVENUE SW TZR 119 | 587 3914 AVENUE



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

FSR DATA & PLANS



DESIGN RATIONALE

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS COMPRISED OF ONE SIX-STOREY MULTI-FAMILY BUILDING, WITH A SMALL RETAIL COMPONENT ALONG GLOVER ROAD, AND 1 FULL LEVEL OF UNDERGROUND PARKING AND ADDITIONAL PARKING ON LEVEL 1, ORIENTED TOWARDS THE REAR YARD.

THE PROPERTY ACCOUNTS FOR A 3 M ROAD DEDICATION, AND A 2 M SRW ALONG GLOVER ROAD, A 0.75M PORTION OF SIDEWALK BEING PROVIDED ON-SITE ALONG EASTLEIGH CRECENT, AND A 5 M CORNER TRUNCATION AT THE INTERSECTION OF THE 2 STREETS, SETBACKS PROVIDED ARE GENEROUS, WITH AM LONG THE STREET-ACING EDGES OF THE PROPERTY, AND 3M IN THE REAR YARD.

THE PROJECT FEATURES 145 RESIDENTIAL UNITS, 3 CRUS, AND SUFFICIENT PARKING TO SUPPORT RESIDENTS AND VISITORS AMONG THESE TWO

MASSING, FORM & CHARACTER

THE DESIGN OF THIS DEVELOPMENT IS INTENDED TO REFLECT A MODERN AND CONTEMPORARY EXPRESSION, ANTICIPATING THE FUTURE OF LANGLEY CITY'S DOWNTOWN TRANSIT-ORIENTED CORE.

THE SITING OF THE BUILDING IS RATIONALIZED TO SCALE WITH THE ORGANIZATION OF THE STREET NETWORK AND NEIGHBOURING PROPERTIES AND DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS TO INCREASE LIVABILITY.

THE STREET-ORIENTED BUILDING IS SCALED TO BE PEDESTRIAN FRIENDLY. LEVELS 1 TO 2 FEATURE A TOWNHOUSE STYLE ASSTHETIC, WITH A STRONO TWO STOREY EXPRESSION, WALK-UP PATIOS, AND LARGE TREES AT GROUND LEVEL. IT HE MAIN ENTRY IS INVITING YET GRAND, WITH A TWO-STOREY LANGLAGE AND DESTINCTIVE MASSING. BY EMPHASIZING THE HUMAN SCALE, THE DESIGN CREATES A SARE AND SECURE SUNFROMMENT MAKING IT A DESIRABLE LOCATION TO LIVE, WORK, AND PLAY.

LEVELS 25 ARE DIVIDED AND ORGANIZED TO FEEL LIKE SMALLER HOMES, WHILE ALSO REFERENCING THE SCALE OF THE INDUSTRIAL HISTORIC CONTEXT OF THE NIGHBOUNHOOD, CORRUGATED METAL ACCENTS ON THESE LEVELS CREATE AT A FOCUS ATTENTION TOWARDS THEM, ALL THE WHILE AIDING IN THE PERCEPTION OF A REDUCED SCALE TO THE DEVELOPMENT.

PROJECTING FRAMES AT KEY LOCATIONS OF THE BUILDING USE ACCENT COLOURS TO DIFFERENTIATE PEDESTRIAN AND VEHICULAR ACCESS POINTS, AND DISTINGUISH EACH BUILDING FROM ONE ANOTHER WITHIN THE OVERALL FUTURE DEVELOPMENT.

MATERIALS PROPOSED CORNIST OF GREY SMOOTH FIBER CEMENT PANELS IN A VARIETY OF COOL AND WARM TONES AND HUES, CORRUCATED METAL ACCENTS, ALONG WITH SIMULATED WOOD PANELS AND TEXTURED TONES ALONG THE GROUND PLANE. LIMITED BRICK IS USED AT THE CRUS, FOR BOTH VISUAL INTEREST AND SEPARATION FORM THE RIST OF THE BUILDING, AS WELL AS LONGWITH.

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 ANEMTY SPACES WILL AD 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....

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 INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND YEAR OF THE STREET'VA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES. PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GIAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL LIT WITH YISTTOK PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE DYANNA DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTEANCES, RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS OPPON DIRECTLY WON'TO THE STREET BUT ARE ENSCONCED BY TIERED PLANTERS TO ESTABLISH A BUFFER ZOME BETWEEN COMMON AND PRIVATE SPACES.









RE-ISSUED FOR DEVELOPMENT PERMIT

NO	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24 02 08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

DESIGN RATIONALE

SCALE





ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V25 781 | 604.850.0577 CALGARY AB | 1601 - 333 11⁵⁶ AVENUE SW TZR 119 | 1587.3914-768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION 1 ISSUED FOR 30% REVIEW

2 ISSUED FOR 60% REVIEW 24-04-04

3 ISSUED FOR 24-08-22 DEVELOPMENT PERMIT 4 RE-ISSUED FOR 25-01-13 DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

VIEW ALONG EASTLEIGH CRESCENT



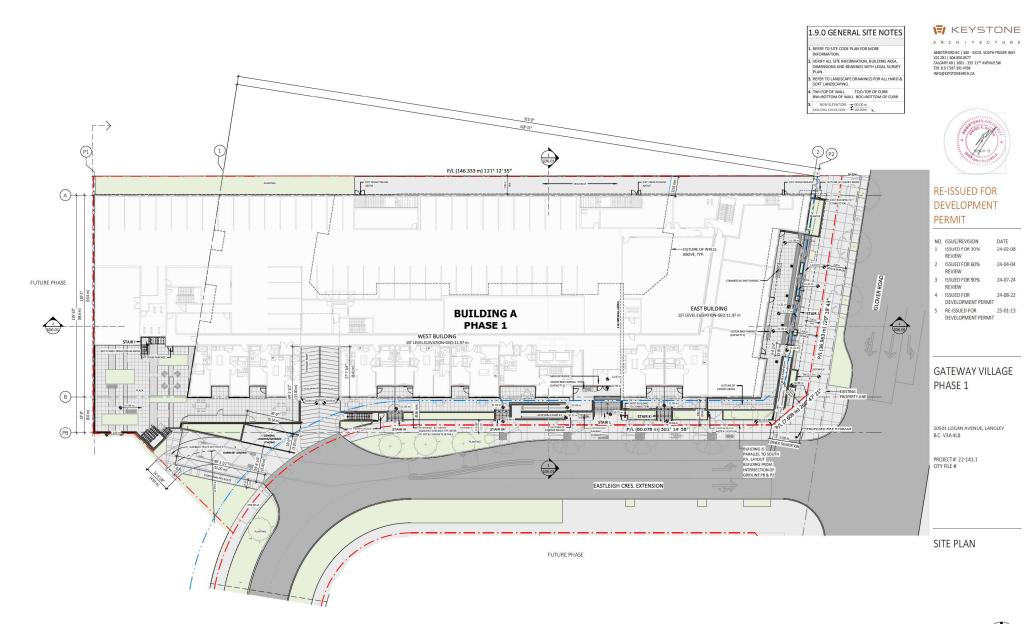
20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

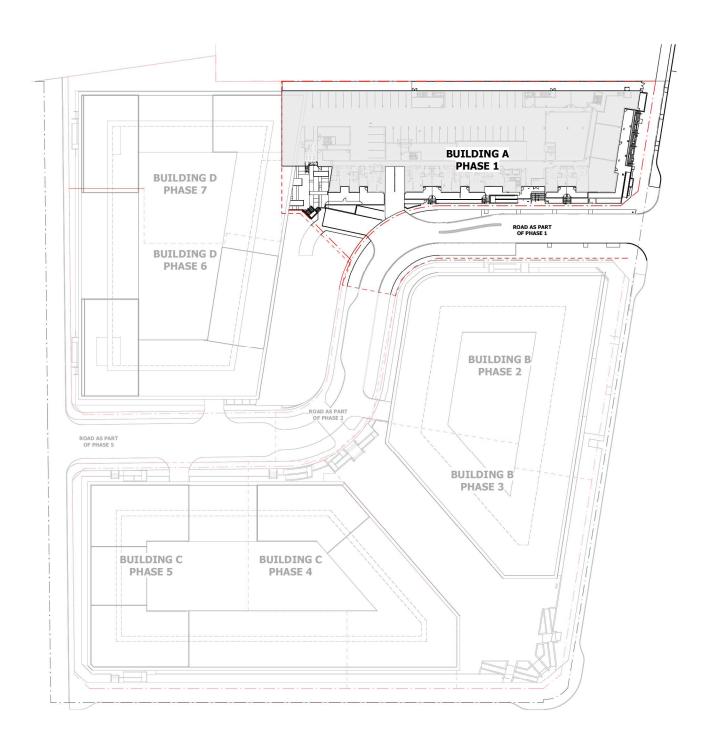
RENDERINGS

SCALE 12" = 1'-0"

AMENITY ON LEVEL 2 PODIUM









ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 281 | 604.850.0577 CALGARY AB | 1601 - 333 11⁵⁶ AVENUE SW TRA 119 | 187.391.4768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

PHASING PLAN



SD2.02





RE-ISSUED FOR DEVELOPMENT PERMIT

NO	. ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

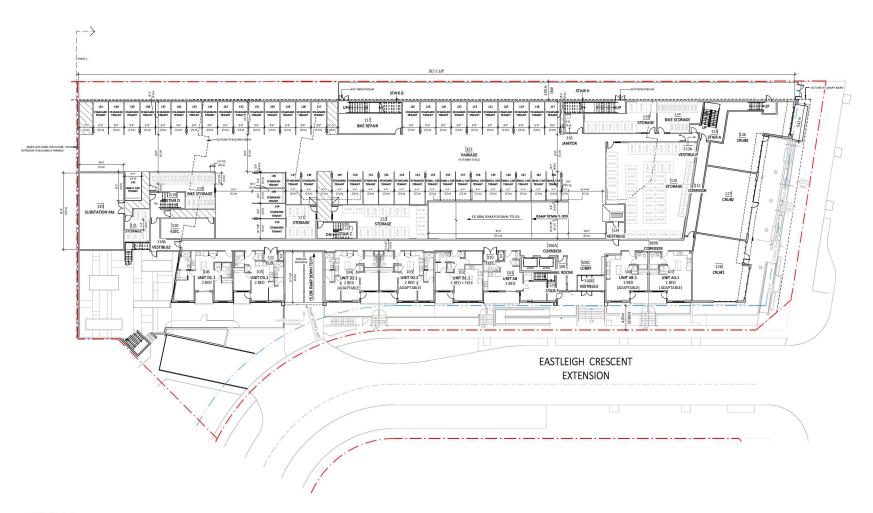
20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT# 22-141.1 CITY FILE#

1ST LEVEL PLAN



SD2.10



1ST LEVEL
1/16" = 1'-0"



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 587.914.768 INFO@KEYSTONE ARCH.CA.



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

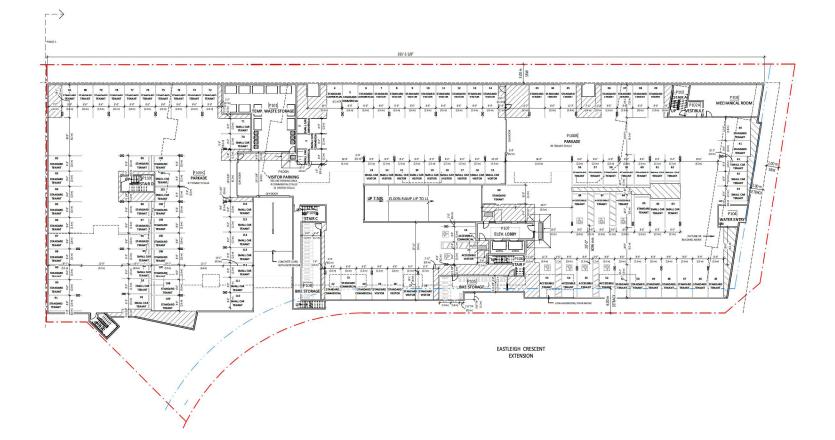
GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

P1 LEVEL PLAN







ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.890.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 587.914.768 INFO@KEYSTONEARCH.CA.



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR REZONING	24-09-03
б	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

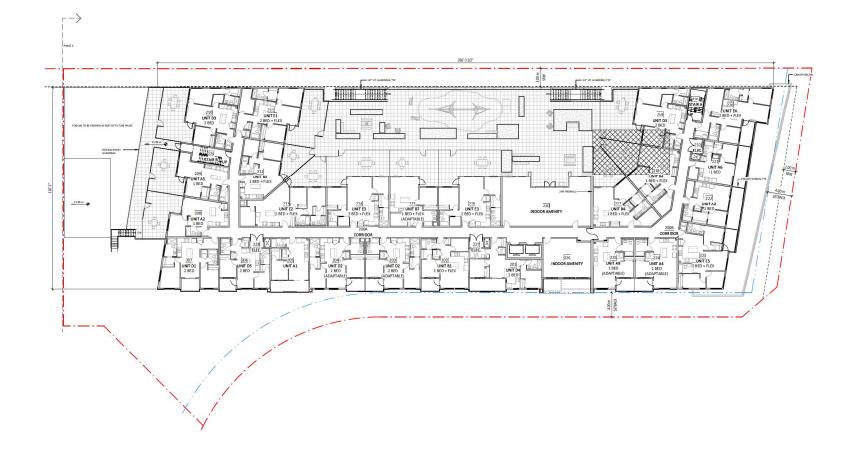
GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

2ND LEVEL PLAN







ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 587.914.768 INFO@KEYSTONE ARCH.CA.



RE-ISSUED FOR DEVELOPMENT PERMIT

1 ISSUED FOR 30% 24 REVIEW	-02-08
2 ISSUED FOR 60% 24 REVIEW	-04-04
3 ISSUED FOR 90% 24 REVIEW	-07-24
4 ISSUED FOR 24 DEVELOPMENT PERMIT	-08-22
5 RE-ISSUED FOR 25 DEVELOPMENT PERMIT	-01-13

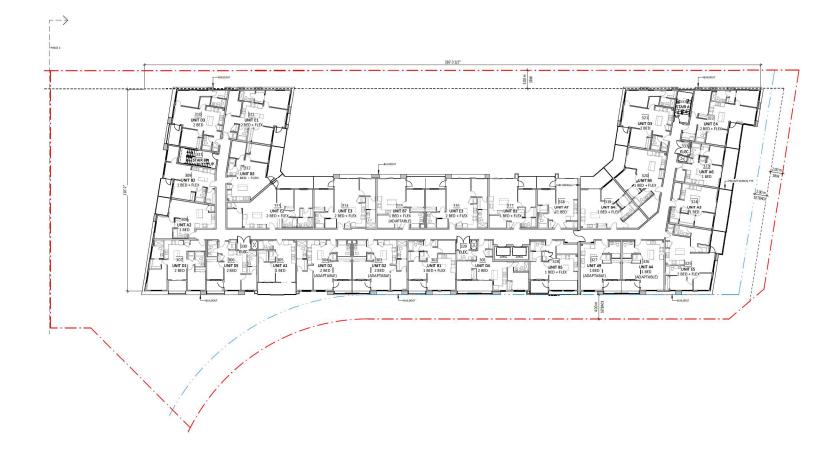
GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

3RD-5TH LEVEL PLAN





3RD-5TH LEVEL



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 158 7391.4768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

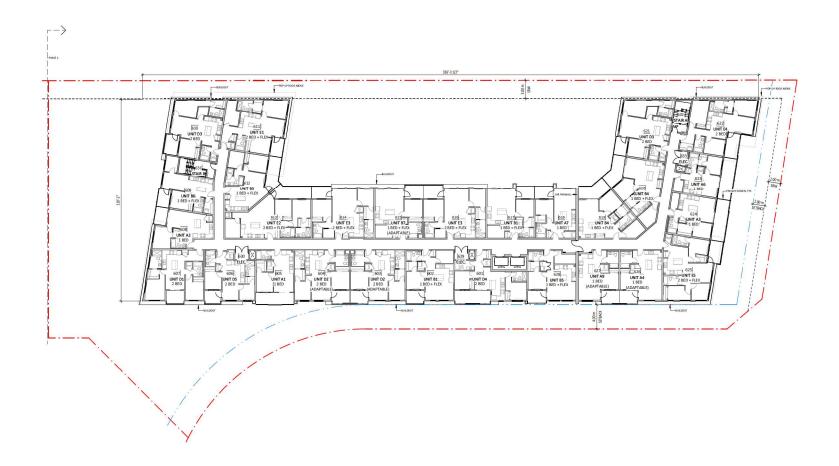
GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

6TH LEVEL PLAN





RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION 1 ISSUED FOR 30% REVIEW 2 ISSUED FOR 60% REVIEW 24-04-04 3 ISSUED FOR 90% REVIEW
4 ISSUED FOR
DEVELOPMENT PERMIT 5 RE-ISSUED FOR 25-01-13 DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

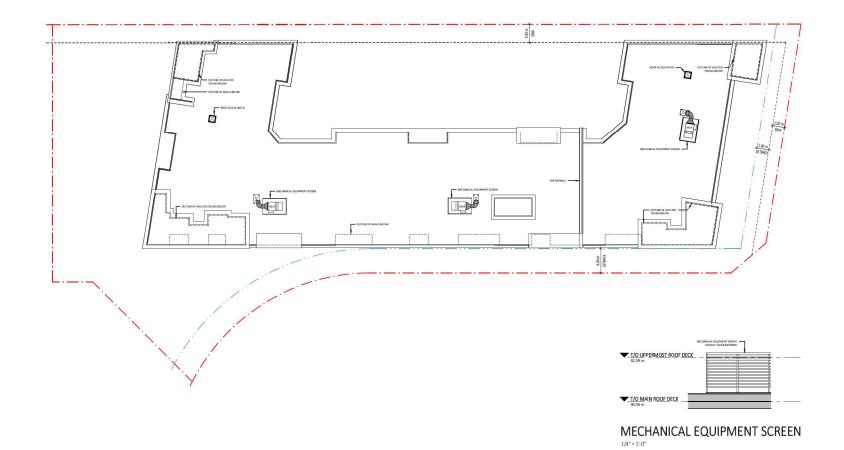
20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

ROOF LEVEL PLAN



SD2.15



ROOF LEVEL 1/16" = 1'-0"



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY V2S 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 158 7391.4768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 GTY FILE #

BUILDING **ELEVATIONS**

SCALE 1/16" = 1'-0"

SD3.01



SOUTH ELEVATION 1/16" = 1'.0"



WEST ELEVATION





ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 187.314 4768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

BUILDING ELEVATIONS

SCALE 1/16" - 1'-0"

SD3.02



NORTH ELEVATION

1/16" = 1'-0"







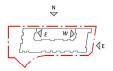
▼ <u>T/O UPPERMOST ROOF DECK</u>
32.39 m
▼ <u>T/O MAIN ROOF DECK</u>
30.56 m

1/16" = 1'-0"

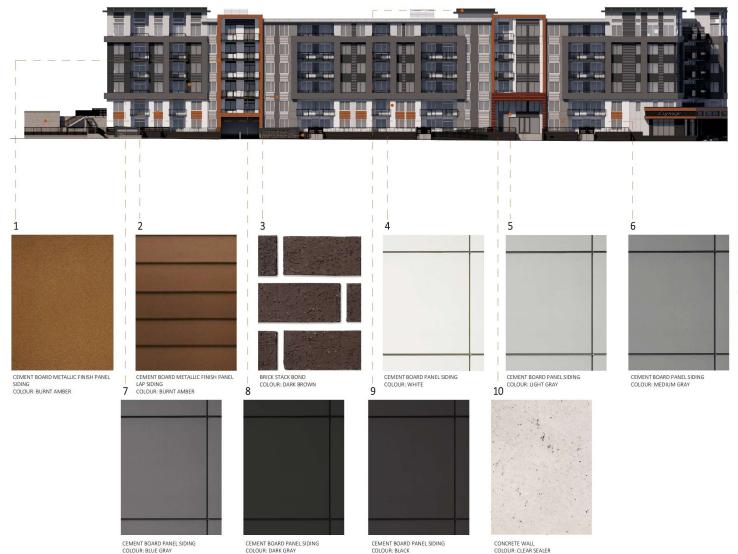
EAST (PODIUM)

1/16" = 1'-0"

EAST ELEVATION



MATERIAL BOARD



6.0.0 MATERIAL LEGEND

- 2 CEMENT BOARD METALLIC FINISH PANEL LAP SIDING (C/W COLOUR MATCHED REVEALS COLOUR: BURNT AMBER

- BRICK, TEXTURE: 'SMOOTH': BOND PATTERN: STACK BOND, MORTAR JOINT TYPE: CONCAVE COLOUR: 'DARK BROWN', MORTAR COLOUR: 'DARK GRAY'
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): COLOUR: WHITE
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): COLOUR: LIGHT GRAY
- 6 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): COLOUR: MEDIUM GRAY
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): COLOUR: BLUE GRAY
- 8 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): COLOUR: DARK GRAY
- 9 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS): COLOUR: BLACK
- 10 CONCRETE WALL:
 COLOUR: 'CLEAR SEALER'
- 11 CORRUGATED METAL (HORIZONTAL) PROFILE '7/8" CORRUGATED 2 5/8" SPACE:
 COLDUR: 'GALVANIZED'
- 12 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH': COLOUR: DARK GRAY
- 13 CORRUGATED METAL PATIO PRIVACY SCREEN:
 COLOUR: 'BLACK, POWDER COATED'
- 14 ALUMINUM GLAZED SYSTEM
 COLOUR: 'BLACK AND DIZED', C/W GRAY SPANDREL PANEL
- 15 VINYL WINDOW:
 COLOUR: 'BLACK EXT. / WHITE INT.'
- 16 ALUMINUM/GLASS BALCONY RAILING: COLOUR: 'CLEAR ANODIZED'
- 17 ALUMINUM/GLASS GUARD/RAILING:
 COLOUR: 'BLACK, POWDER COATED'
- 18 ALUMINUM GUARD/RAILING: COLOUR: 'BLACK, POWDER COATED'
- 19 ALUMINUM MECHANICAL EQUIPMENT SCREEN: COLOUR: 'GRAY, POWDER COATED'
- 20 METAL FLASHING: COLOUR: 'GRAY'
- 21 VINYL BALCONY DOOR: COLOUR: 'BLACK EYT / WHITE INT'

- 22 METAL DOOR:
 COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "BLUE GRAY"
- 23 ROOF/BALCONY SOFFIT:
 COLOUR: WHITE, PERFORATED VINYL
- 24 ALUMINUM GUTTER & RWL: COLOUR: 'GRAY'
- 25 EXHAUST VENT CAP (SINGLE & DOUBLE):
 COLOUR: MATCH SURROUNDING CLADDING

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UP:

ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O. 3. ALL MATERIALS CLADDING FIREWALLS TO BE NON-COMBUSTIBLE.

KEYSTONE

ARCHITECTURE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11⁵⁶ AVENUE SW TZR 119 | 587.3914.768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT **PERMIT**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30% REVIEW	24-02-08
2	ISSUED FOR 60% REVIEW	24-04-04
3	ISSUED FOR 90% REVIEW	24-07-24
4	ISSUED FOR DEVELOPMENT PERMIT	24-08-22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	25-01-13

GATEWAY VILLAGE PHASE 1

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

PROJECT# 22-141.1 CITY FILE #

MATERIAL BOARD

SCALE 1/16" = 1'-0"

SD4.01

STREETSCAPES





RE-ISSUED FOR DEVELOPMENT PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 30%	24-02-08
	REVIEW	
2	ISSUED FOR 60%	24-04-04
	REVIEW	

3 ISSUED FOR 90% 24-07-REVIEW

4 ISSUED FOR 24-08-DEVELOPMENT PERMIT

5 RE-ISSUED FOR 25-01-13 DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

STREETSCAPES

SCALE 1/16" = 1'-0"

SD5.01

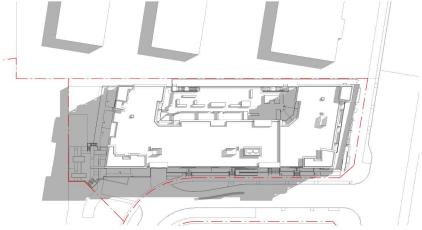


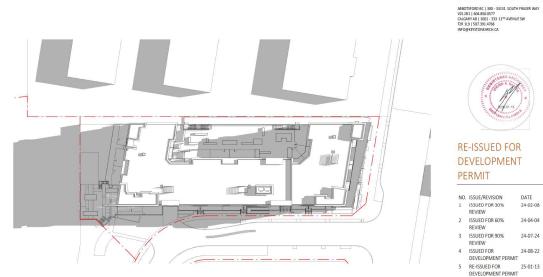
EASTLEIGH CRESCENT STREETSCAPE



GLOVER ROAD STREETSCAPE

SHADOW STUDY





KEYSTONE ARCHITECTURE

RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION 1 ISSUED FOR 30% REVIEW 24-02-08 2 ISSUED FOR 60% REVIEW 24-04-04 3 ISSUED FOR 90% REVIEW
4 ISSUED FOR
DEVELOPMENT PERMIT

5 RE-ISSUED FOR 25-01-13 DEVELOPMENT PERMIT

GATEWAY VILLAGE

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

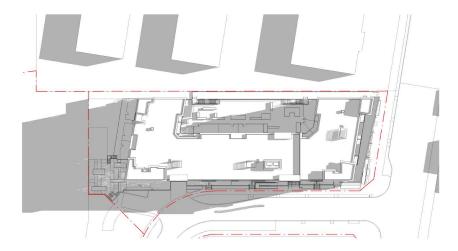
PROJECT # 22-141.1 CITY FILE #

PHASE 1

SHADOW STUDY



JUNE 21 - 9AM



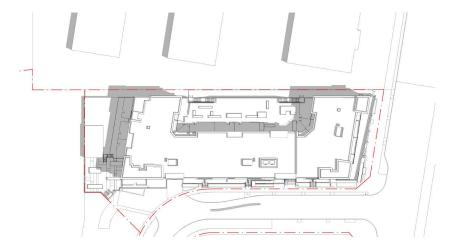
SEPTEMBER 21 - 9AM

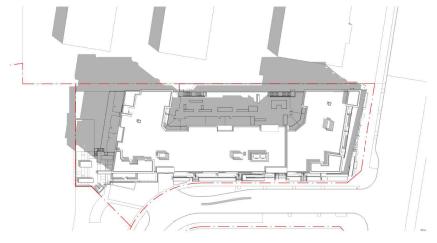
1" = 40'-0"

MARCH 21 - 9AM 1" = 40'-0"

SD5.10

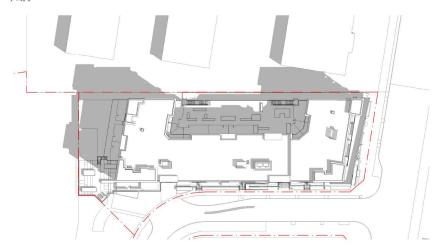
SHADOW STUDY





TENTENADED 21 12DNA

JUNE 21 - 12PM



SEPTEMBER 21 - 12PM

1" = 40'-0"

GATEWAY VILLAGE PHASE 1

AR CHITECTURE

ABOTSOND BC | 300-33131 SOUTH FRASER WAY
VS 281 [DG 485,057-73
ZALGARYAB | 1867-73
ZALGARYA

RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION 1 ISSUED FOR 30% REVIEW

2 ISSUED FOR 60%

| REVIEW | 24-07-24 | REVIEW | 24-07-24 | REVIEW | 4 | ISSUED FOR DEVELOPMENT PERMIT | 5 | RE-ISSUED FOR DEVELOPMENT PERMIT | 25-01-13 | DEVELOPMENT PERMIT |

24-02-08

24-04-04

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

PROJECT # 22-141.1 CITY FILE #

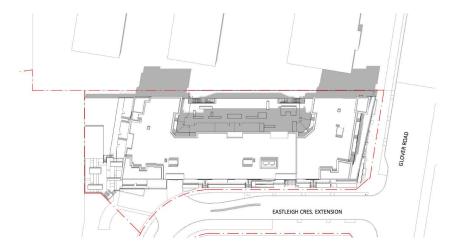
SHADOW STUDY

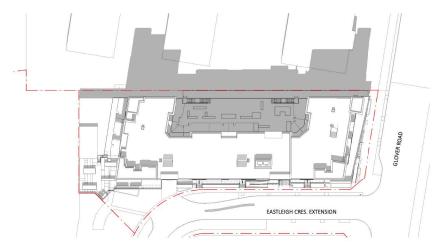


SD5.11

MARCH 21 - 12PM 1" = 40'-0"

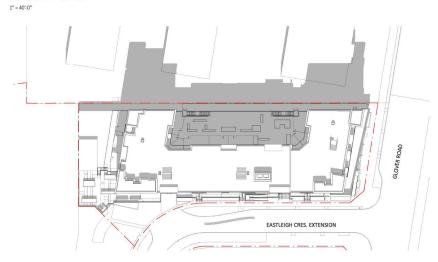
SHADOW STUDY





1" = 40'-0"

JUNE 21 - 3PM



SEPTEMBER 21 - 3PM

GATEWAY VILLAGE

RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION 1 ISSUED FOR 30% REVIEW

2 ISSUED FOR 60%

REVIEW
4 ISSUED FOR
DEVELOPMENT PERMIT 5 RE-ISSUED FOR 25-01-13 DEVELOPMENT PERMIT

REVIEW 3 ISSUED FOR 90% 24-02-08

24-04-04

KEYSTONE ARCHITECTURE ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VS 281 | 604.850.0577 CALGARY AB | 1601 - 333 1174 AVENUE SW TZR 119 | 187.914-748 INFO@KEYSTONEARCH.CA

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

PROJECT # 22-141.1 GTY FILE #

PHASE 1

SHADOW STUDY

SD5.12

MARCH 21 - 3PM 1" = 40'-0"



ABROTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 587.3914.768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

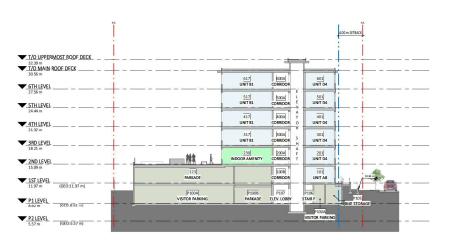
20501 LOGAN AVENUE, LANGLEY B.C. V3A 4L8

PROJECT # 22-141.1 CITY FILE #

SITE SECTIONS

SCALE 1/16" = 1'-0"

SD6.01

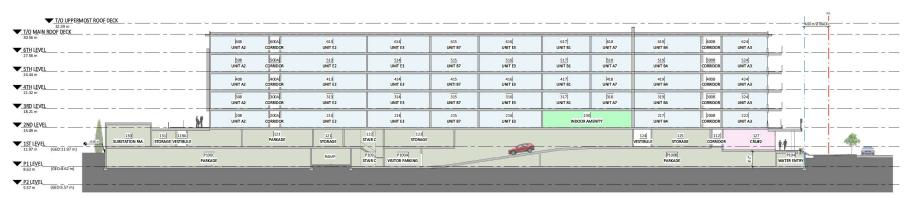


N/S SECTION

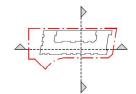
1/16" = 1'-0"



OCCUPANCY USE



E/W SITE SECTION



1.9.3 BLDG FLOOR ELEVATIONS LEVEL GROOTE RULING 1/O UPSEMOST ROOF DECK 23.39 m 100°- 31/4" 15T LIDER 1.97 m 19°- 31/4" 15T LIDER 8.62 m 26°- 31/4" 2 LEVEL 5.57 m 18°- 31/4"

KEYSTONE

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11⁵⁶ AVENUE SW TZR 119 | 587.3914.768 INFO@KEYSTONEARCH.CA



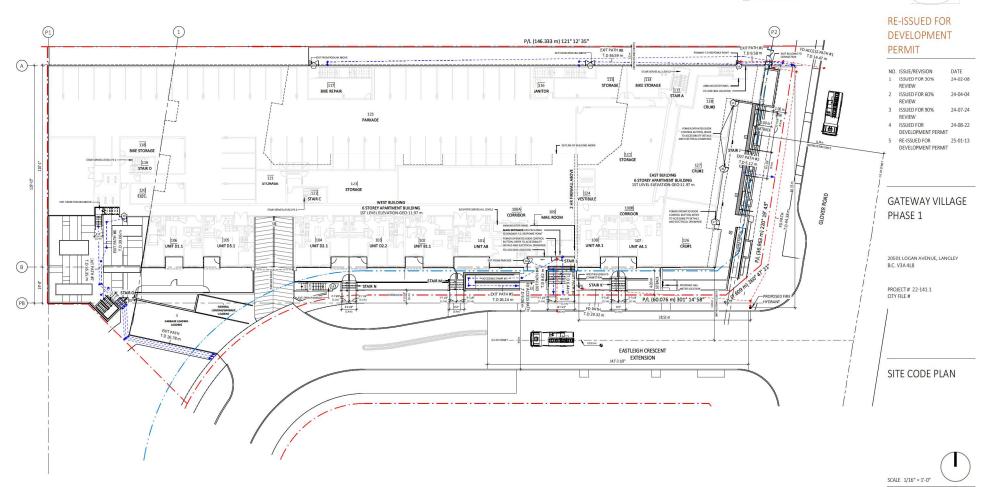
RED AND

S8 PARKADE CLEARANCE 7'-0"

= OCCUPANT LOAD

1.9.5 SIGNAGE LEGEND

STOP
ACCESSIBLE PARKING STALL
ACCESSIBLE ENTRANCE
FIRE LANE-NO PARKING
GARBAGE LOADING ZONE-NO PARKING
DROP OFF/PICK UP ONLY
MAXIMUM 10 KPH
ADMAGGERAANSC TO







ABROTSFORD BC | 300 - 33131 SOUTH FRASER WAY VZS 281 | 604.850.0577 CALGARY AB | 1601 - 333 11TM AVENUE SW TZR 119 | 587.3914.768 INFO@KEYSTONEARCH.CA



RE-ISSUED FOR DEVELOPMENT PERMIT

NO. ISSUE/REVISION DATE
1 RE-ISSUED FOR 25-01-13
DEVELOPMENT PERMIT

GATEWAY VILLAGE PHASE 1

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

PROJECT # 22-141.1 CITY FILE #

PHASE 1 TRUCK EXIT ROUTE



SD9.00