

KERR Langley Mixed Use

for Kerr Properties Ltd.

Development Permit



ARTIST RENDERING FOR REFERENCE ONLY

DRAWING LIST

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REVISED
A 2024 03 27 Issued for DP
A 2025 02 11 Issued for DP Comments

PRELIMINARY, NOT FOR CONSTRUCTION

GRAVITY ARCHITECTURE

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PROJECT STATUS

Development Permit

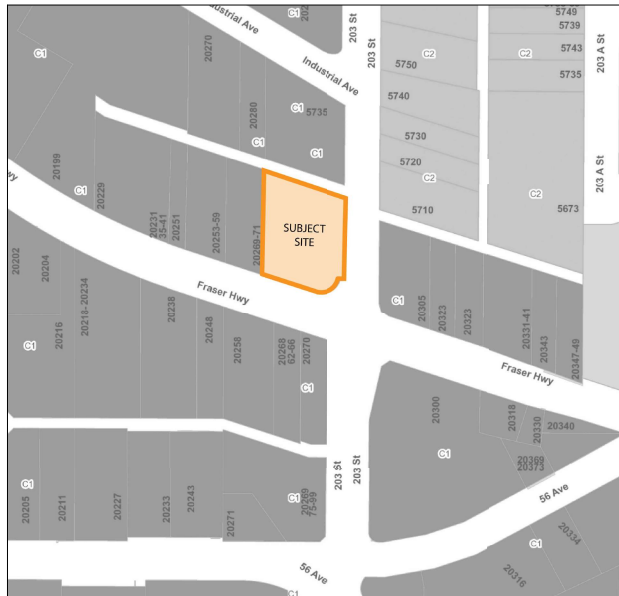
KERR Langley Mixed Use

20297 Fraser Highway
Langley, BC
Lot 52, Plan 28343,
PID 008-981-612

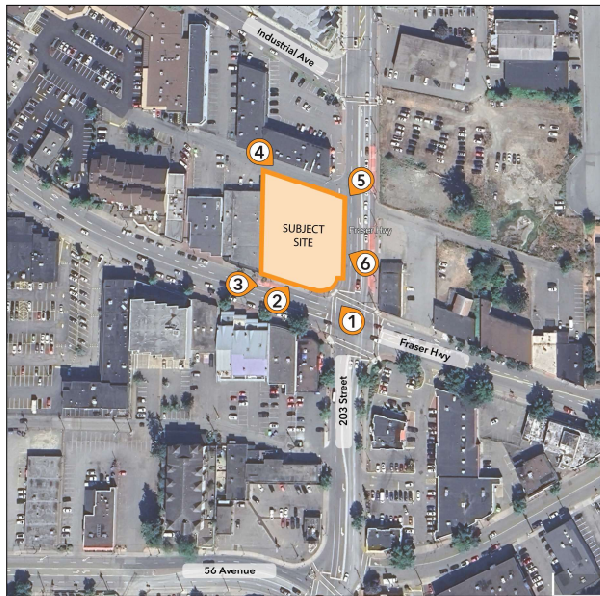
COVER SHEET

PROJECT NUMBER	DATE
21-051	2024 03 27
SCALE	1/4" = 1'-0"
DESIGNED BY	JOE MUELLER
CHECKED BY	JOE MUELLER
DATE OF PERMIT	2025 02 11
BY	JOE MUELLER

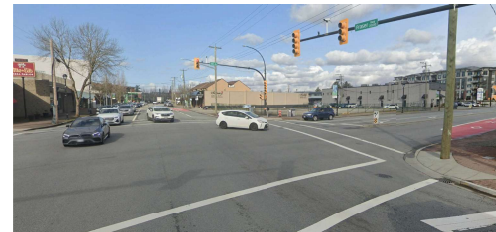
DP0.0



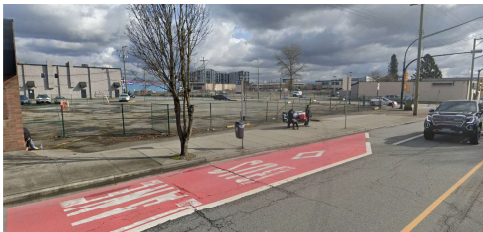
1. LAND USE CONTEXT PLAN
SCALE: NTS



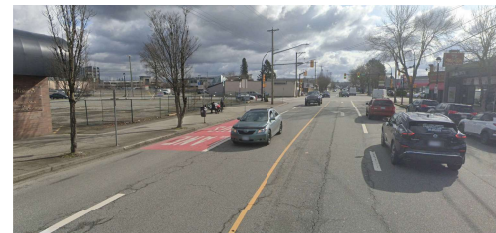
2. VICINITY PLAN
SCALE: NTS



1. SITE PHOTO



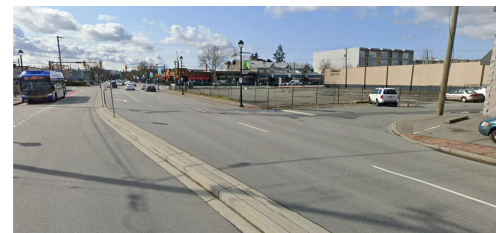
2. SITE PHOTO



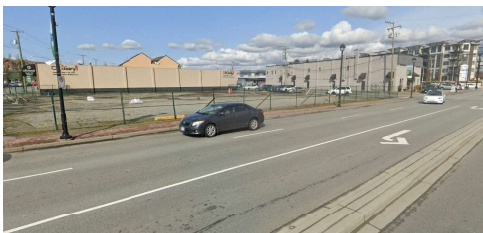
3. SITE PHOTO



4. SITE PHOTO



5. SITE PHOTO



6. SITE PHOTO

SITE INFORMATION		WASTE & RECYCLING	
LAND USE DISTRICT		REQUIRED	
C1 Downtown Commercial Zone		Residential	
LEGAL DESCRIPTION		Waste	
Plan 28343 Lot 52, Folio 94294		Garbage	
MUNICIPAL ADDRESS		Organics	
20297 Fraser Hwy, Langley		TOTAL	
COMMUNITY		Recycling	
SITE AREA*		Mixed Containers	
2.392 SM		Mixed Papers	
0.59 AC		Cardboard	
0.239 HA		Glass	
TOTAL		TOTAL	
DEVELOPMENT STATISTICS		Commercial	
PROPOSED USE		Waste	
Residential, Commercial Retail		Garbage	
UNIT COUNT		TOTAL	
1 Row		Mixed Containers	
2 Bed		Mixed Papers	
3 Bed		Cardboard	
TOTAL		Glass	
PROJECT GFA		TOTAL	
Parked L1		Residential	
TOTAL		Waste	
Parking - Main Floor		Garbage	
Commercial		Organics	
Main Floor		TOTAL	
Level 2		Recycling	
Level 3		Mixed Containers	
Level 4		Mixed Papers	
Level 5		Cardboard	
TOTAL		Glass	
DENSITY		TOTAL	
Maximum		Commercial	
Proposed		Waste	
PARCEL COVERAGE		Garbage	
Maximum		Organics	
Proposed		TOTAL	
AMENITY AREA		Recycling	
Required, Indoor		Mixed Containers	
Proposed		Mixed Papers	
Indoor		Cardboard	
TOTAL		Glass	
BUILDING HEIGHT		TOTAL	
Maximum		Residential	
VEHICLE PARKING		Waste	
Required		Garbage	
1 Bed		Organics	
2 Bed		TOTAL	
3 Bed		Recycling	
Visitor		Mixed Containers	
TOTAL		Mixed Papers	
BICYCLE PARKING		Cardboard	
Required		Glass	
Class 1 (Secure)		TOTAL	
Resident		Residential	
Commercial		Waste	
TOTAL		Garbage	
Class 2 (Short Term)		Organics	
Resident		TOTAL	
Commercial		Recycling	
TOTAL		Mixed Containers	
GENERAL NOTES		Mixed Papers	
*Site area after dedications subtracted		Cardboard	
**Up to max 50% Commercial table can be shared w/ visitor parking, 7/1		Glass	
2-4 stalls shared		TOTAL	

GRAVITY ARCHITECTURE

20297 Fraser Highway
Langley, BC
Lot 52, Plan 28343,
PID 008-961-612

As indicated

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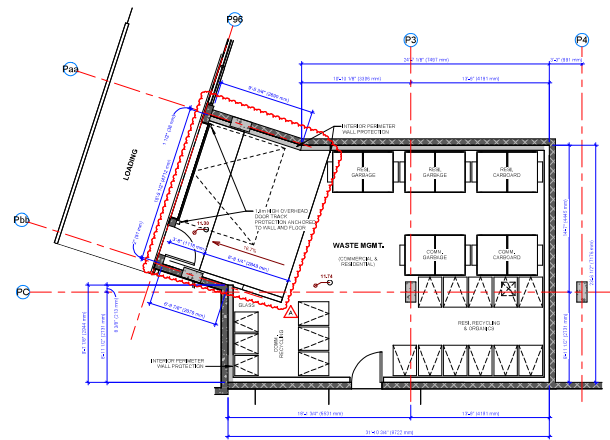
As indicated

As indicated

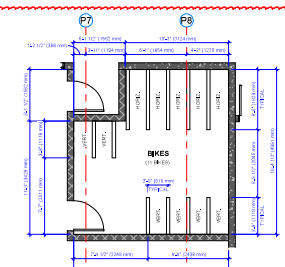
As indicated

As indicated

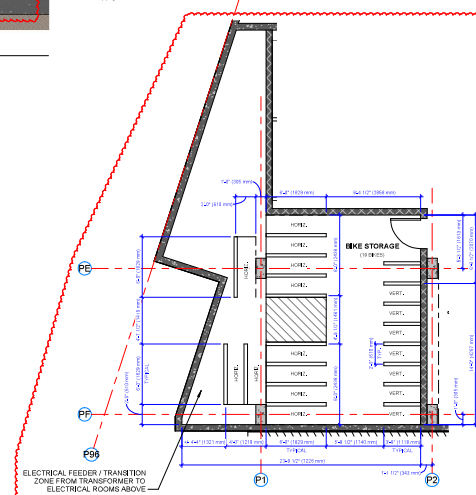
As indicated



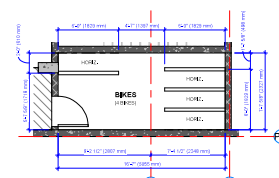
1 PLAN DETAIL - LVL 1 - WASTE & RECYCLING
3/16" = 1'-0"



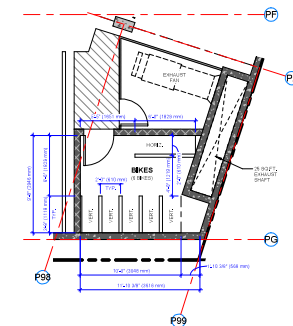
② PLAN DETAIL - LVL 1 - BIKE ROOM
3/16" = 1'-0"



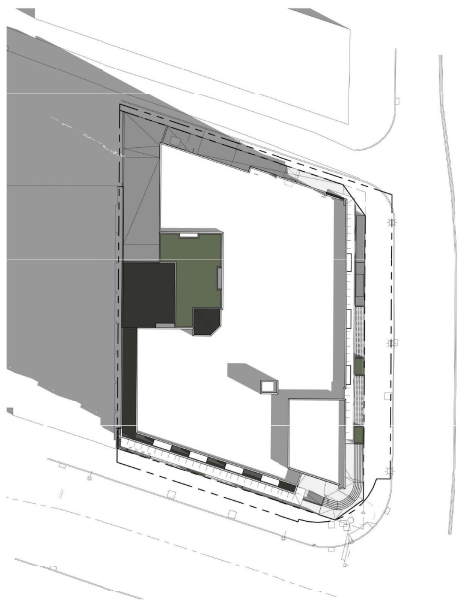
3 PLAN DETAIL - P1 - BIKER RM (@ NW CORNER)
3/16" = 1'-0"



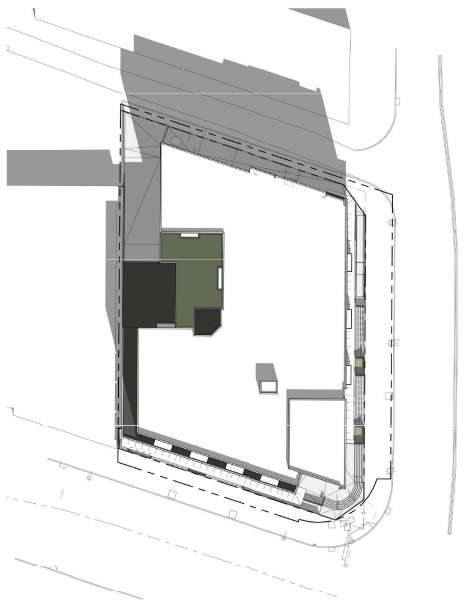
4 PLAN DETAIL - P1 - BKE RM (WEST OF STAIRWELL 1)
3/16" = 1'-0"



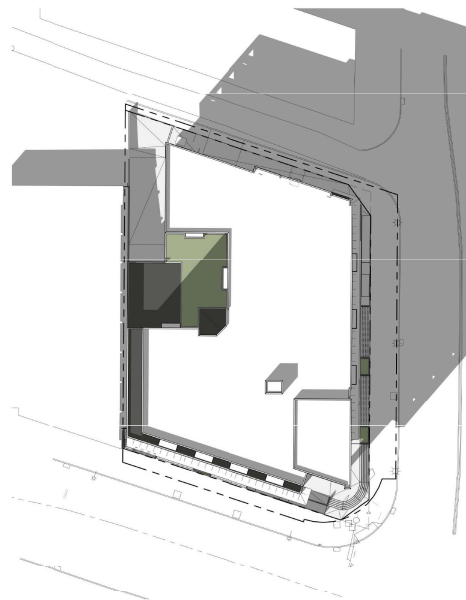
5 PLAN DETAIL - P1 - B1 KE RM SW (@ EXHAUST)
3/16" = 1'-0"



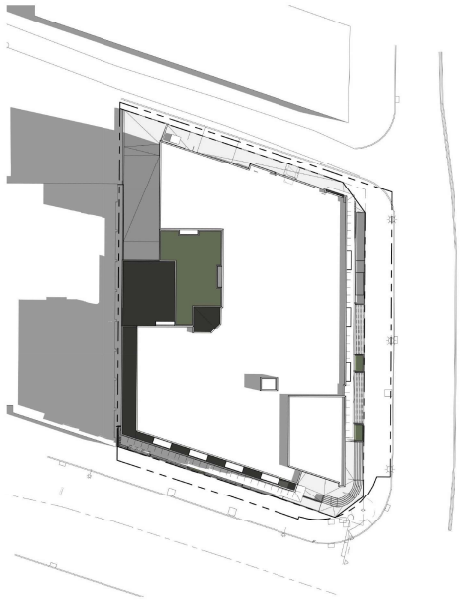
① Shadow Study - Spring Equinox (Mar 22) @ 9am
1" = 30'-0"



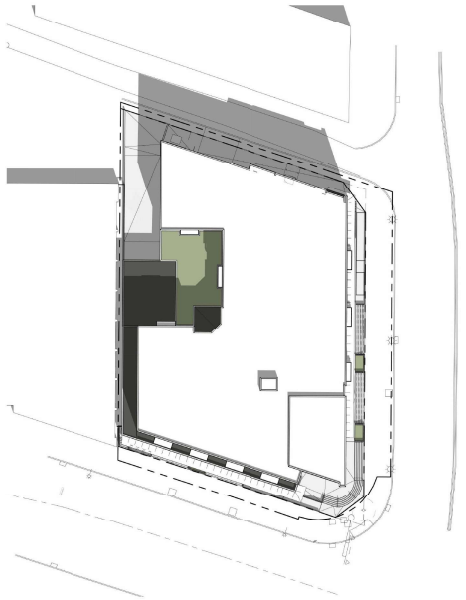
② Shadow Study - Spring Equinox (Mar 22) @ 12pm
1" = 30'-0"



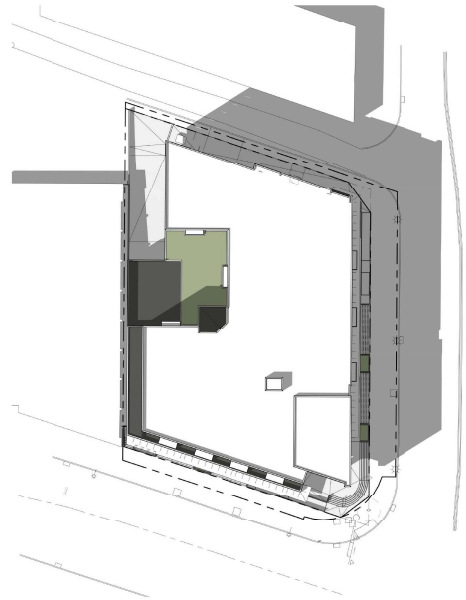
③ Shadow Study - Spring Equinox (Mar 22) @ 3pm
1" = 30'-0"



④ Shadow Study - Summer Solstice (June 22) @ 9am
1" = 30'-0"



⑤ Shadow Study - Summer Solstice (June 22) @ 12pm
1" = 30'-0"



⑥ Shadow Study - Summer Solstice (June 22) @ 3pm
1" = 30'-0"



REVISED
A 2024 03 27
A 2025 02 11
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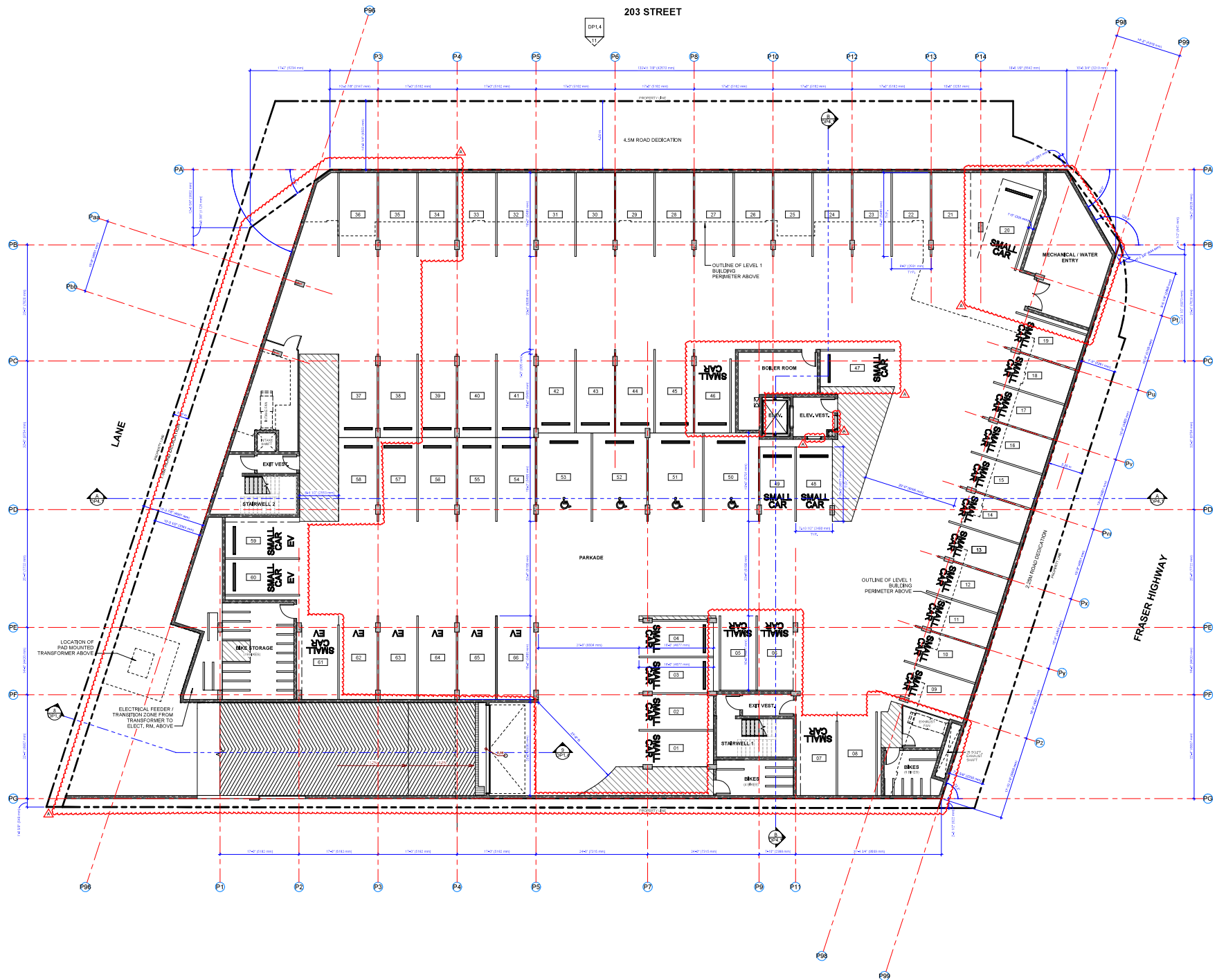
PROJECT STATUS
Development Permit
PROJECT
KERR Langley Mixed Use
20297 Fraser Highway
Langley, BC
Lot 52, Plan 28343,
PID 008-981-612
THE
SHADOW STUDIES

PROJECT NUMBER	21-051	DATE	2024 03 27
SCALE	1" = 30'-0"	DESIGNED BY	JOE MUELLER
DATE	2024 03 27	CHECKED BY	JOE MUELLER
DATE	2024 03 27	IN CHARGE	JOE MUELLER
DATE	2024 03 27	DATE	2024 03 27
DATE	2024 03 27	DATE	2024 03 27

DP1.5



OBJECT NUMBER	DRAWING NUMBER
1-051	
SCALE	DP2.1
1/8" = 1'-0"	
DESIGNER	CHECKED
TA	
DRAWN BY	VERSION
R, AG	2025.02.11
DRAWN BY	BY
R	

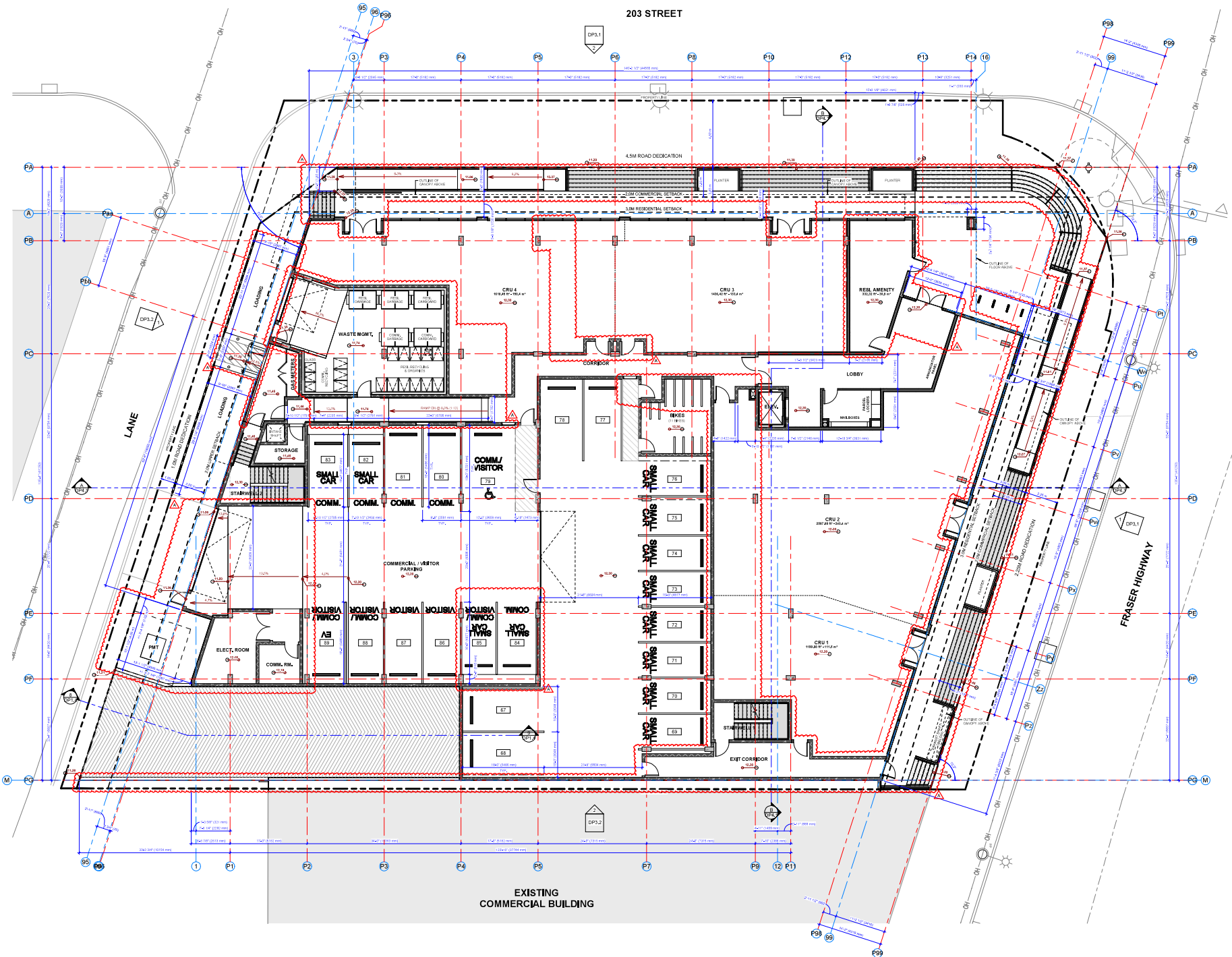


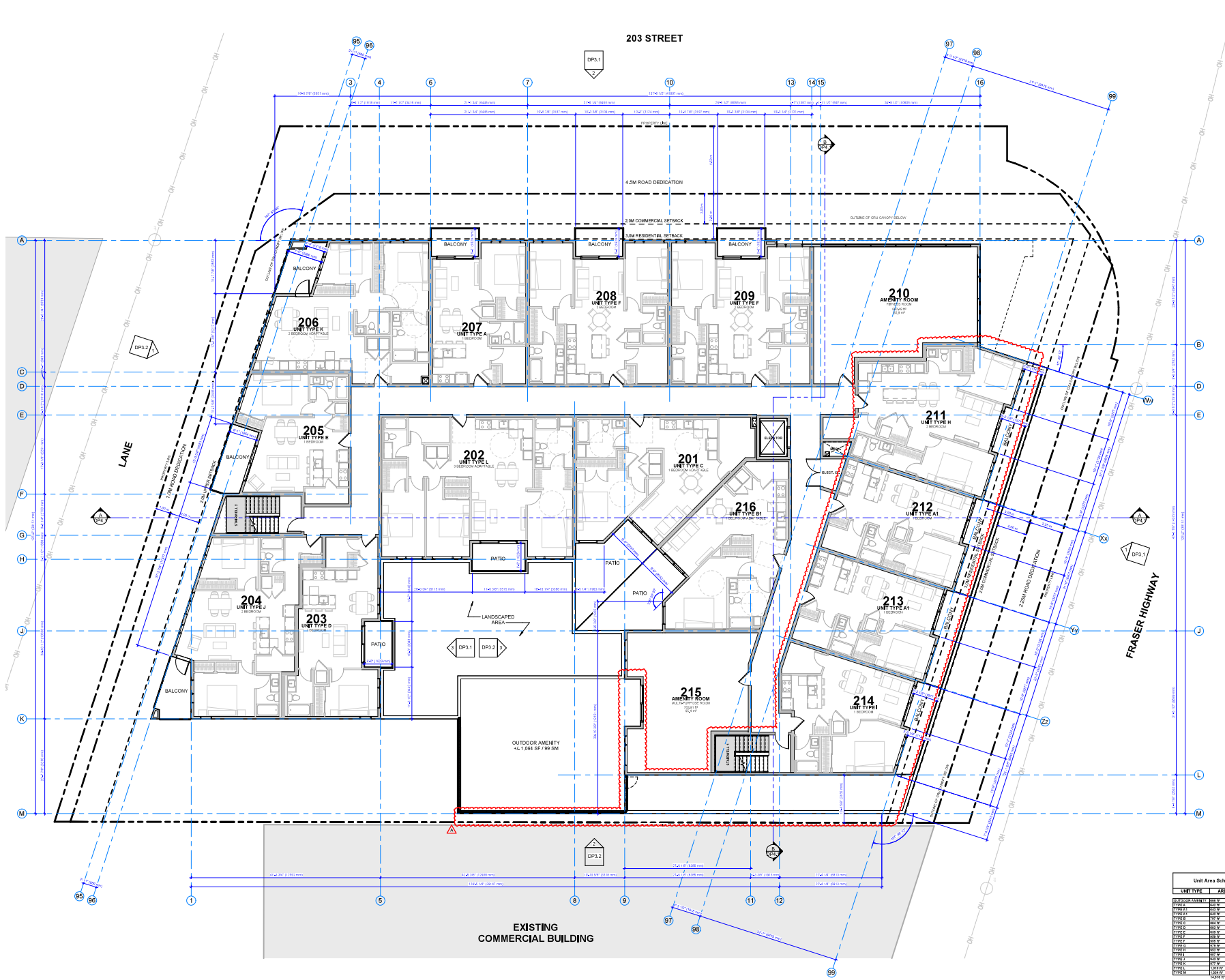


RAVITY ARCHITECTURE

00297 Fraser Highway
Langley, BC
Plot 52, Plan 28343,
D 008-981-612

PROJECT NUMBER 051	ORIGIN NUMBER DP2.2
SCALE 1/8" = 1'-0"	CHECKED
DRAWN BY JA	VERSION / ISSUE DATE 2025 02 11
DRAFTSPERSON JAG	BY / ISSUE DATE -





REVISED
A 2024 03 27 Issued for DP
A 2025 02 11 Issued for DP Comments

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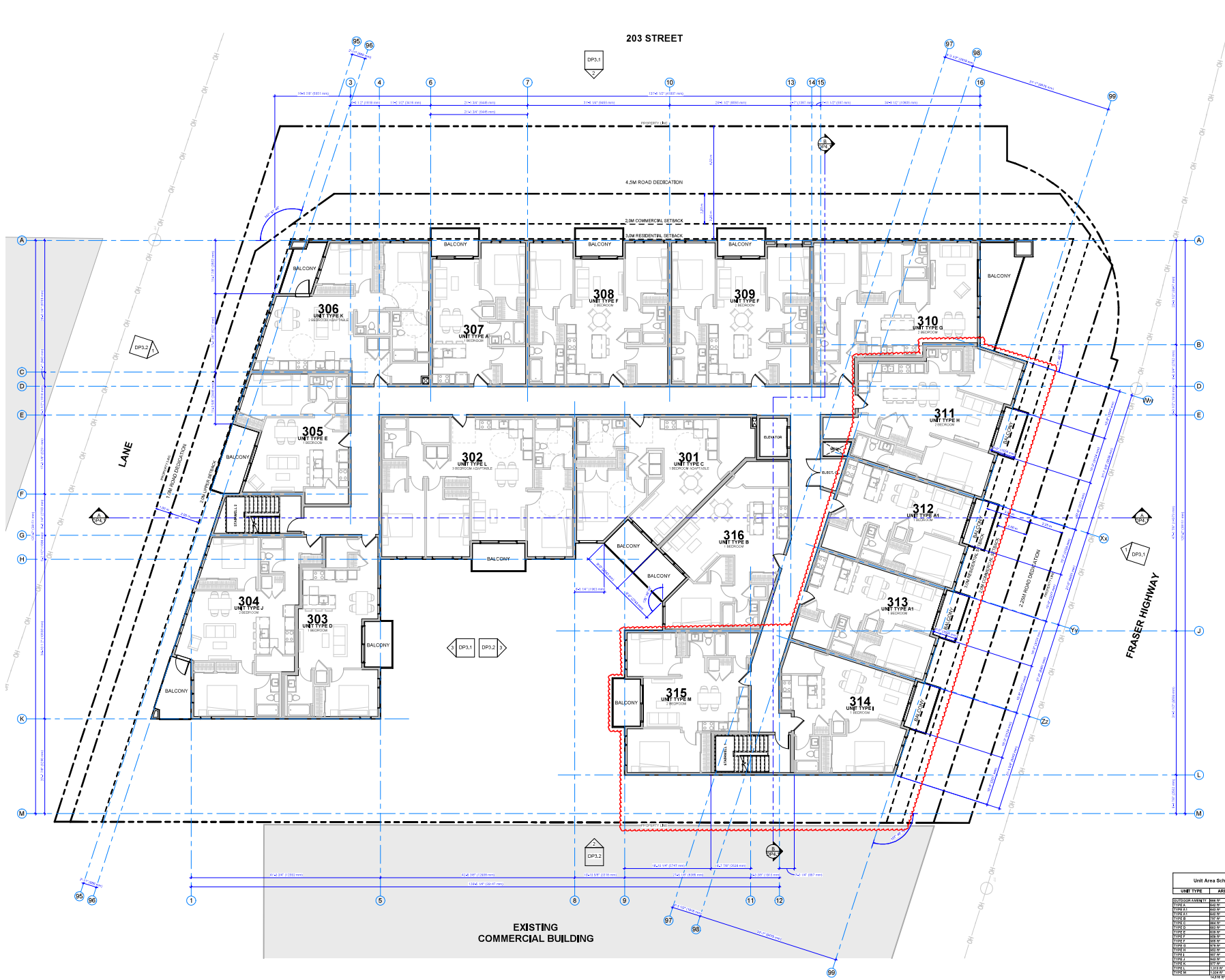
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PROJECT STATUS
Development Permit
KERR Langley Mixed Use
20257 Fraser Highway
Langley, BC
Lot 52, Plan 28343,
PID 008-961-512
FLOOR PLAN - LEVEL 2

Unit Area Schedule (Rentable)		
UNIT TYPE	AREA (SQ)	AREA (SQ)
UNIT A	85.00	85.00
UNIT B	85.00	85.00
UNIT C	85.00	85.00
UNIT D	85.00	85.00
UNIT E	85.00	85.00
UNIT F	85.00	85.00
UNIT G	85.00	85.00
UNIT H	85.00	85.00
UNIT I	85.00	85.00
UNIT J	85.00	85.00
UNIT K	85.00	85.00
UNIT L	85.00	85.00
UNIT M	85.00	85.00
UNIT N	85.00	85.00
UNIT O	85.00	85.00
UNIT P	85.00	85.00
UNIT Q	85.00	85.00
UNIT R	85.00	85.00
UNIT S	85.00	85.00
UNIT T	85.00	85.00
UNIT U	85.00	85.00
UNIT V	85.00	85.00
UNIT W	85.00	85.00
UNIT X	85.00	85.00
UNIT Y	85.00	85.00
UNIT Z	85.00	85.00

PROJECT NUMBER
21-051
SCALE
1/8" = 1'0"
DATE
2024 03 27
BY
J.M.
CHKD BY
J.M.
DATE
2024 03 27

DP2.3



REVISED
A 2024 03 27 Issued for DP
A 2024 02 11 Issued for DP Comments

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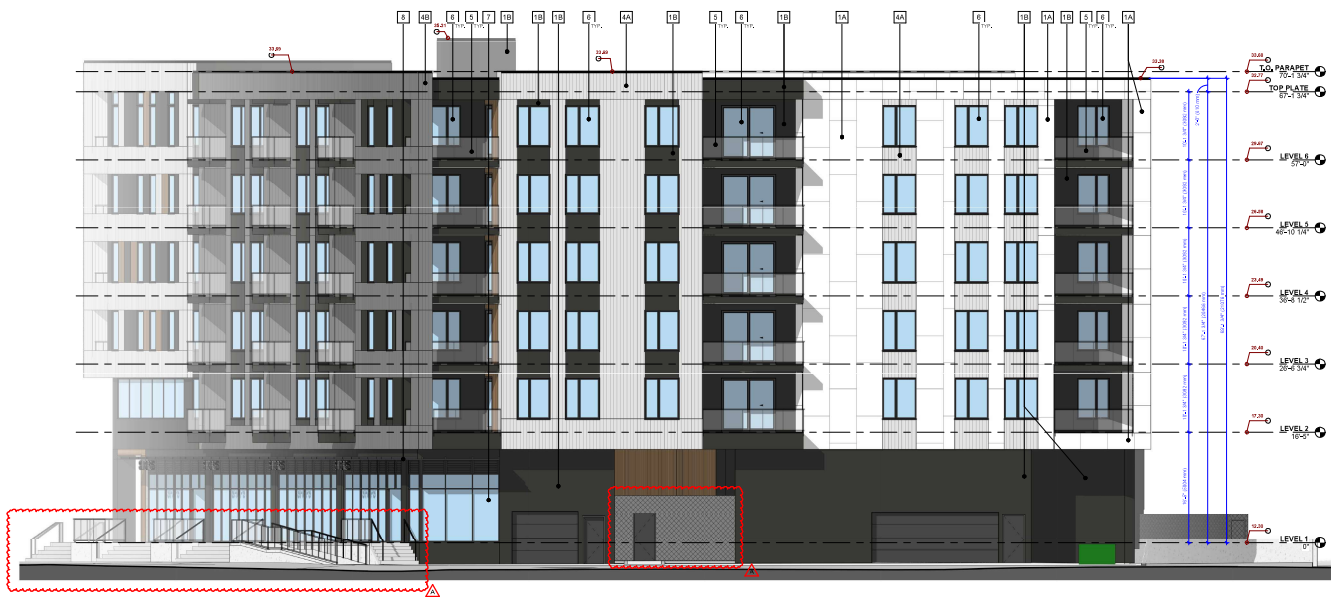


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Langley, BC
Lot 52, Plan 28343,
PID 008-961-512

FLOOR PLAN - LEVELS 3-6
PROJECT NUMBER: 21-051
SCALE: 1/8" = 1'-0"
DATE: 2024 03 27
BY: Joe Mueller
CHECKED: Joe Mueller
DATE: 2024 03 27
BY: Joe Mueller
CHECKED: Joe Mueller
DATE: 2024 03 27

Unit Area Schedule (Rentals)		
UNIT TYPE	AREA (SQ)	RENT (\$/SQ)
UNIT TYPE A	100.00	\$1.00
UNIT TYPE B	150.00	\$1.50
UNIT TYPE C	200.00	\$2.00
UNIT TYPE D	250.00	\$2.50
UNIT TYPE E	300.00	\$3.00
UNIT TYPE F	350.00	\$3.50
UNIT TYPE G	400.00	\$4.00
UNIT TYPE H	450.00	\$4.50
UNIT TYPE I	500.00	\$5.00
UNIT TYPE J	550.00	\$5.50
UNIT TYPE K	600.00	\$6.00
UNIT TYPE L	650.00	\$6.50
UNIT TYPE M	700.00	\$7.00



① North Elevation (Lane Alignment) - DP
1/8" = 1'-0"



③ North Elevation (Building Return @ Roof Amenity)
1/8" = 1'-0"



② West Elevation - DP
1/8" = 1'-0"

Exterior Materials		
#	Description	Colour
1	Prime Concrete Panel Cladding	White
2	Prime Concrete Panel Cladding	White
3	Prime Concrete Panel Cladding	White
4	Prime Concrete Panel Cladding	White
5	Prime Concrete Panel Cladding	White
6	Prime Concrete Panel Cladding	White
7	Prime Concrete Panel Cladding	White
8	Prime Concrete Panel Cladding	White
9	Prime Concrete Panel Cladding	White
10	Prime Concrete Panel Cladding	White
11	Prime Concrete Panel Cladding	White
12	Prime Concrete Panel Cladding	White
13	Prime Concrete Panel Cladding	White
14	Prime Concrete Panel Cladding	White
15	Prime Concrete Panel Cladding	White
16	Prime Concrete Panel Cladding	White
17	Prime Concrete Panel Cladding	White
18	Prime Concrete Panel Cladding	White
19	Prime Concrete Panel Cladding	White
20	Prime Concrete Panel Cladding	White

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PROJECT STATUS
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 KERR Langley Mixed Use
 20297 Fraser Highway
 Langley, BC
 Lot 52, Plan 28343,
 PID 008-981-612

BUILDING ELEVATIONS

PROJECT NUMBER: 21-051
 SCALE: 1/8" = 1'-0"
 DATE: 2025 03 11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 2025 03 11

DP3.2

