



sheet schedule

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 ARCHITECTURE



**WHITETAIL MIXED USE ON 208 STREET**  
 20785 FRASER HWY, LANGLEY CITY, BC

**COVER PAGE**  
 SCALE: N.T.S.

**RE-ISSUED DP FOR COUNCIL MEETING**

2021-11-17 REVISION #. 1  
 PROJECT NUMBER: 21-153.1



**SD0.01**



208th looking southwest



fraser hwy x 208th looking northwest



fraser hwy at sw corner looking north



208th looking north

**location**

THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF LANGLEY ON FRASER HWY AND 208 STREET. WEST OF THE SITE LIES FRASER CROSSING CENTRE. TO THE SOUTH IS A MIX OF LOW-RISE RESIDENTIAL & PRIVATE INSTITUTIONAL BUSINESSES. ONE BLOCK EAST IS THE ROTARY CENTENNIAL PARK AND TWO BLOCKS TO THE WEST IS A COMMERCIAL RETAIL MALL.

anytime fitness

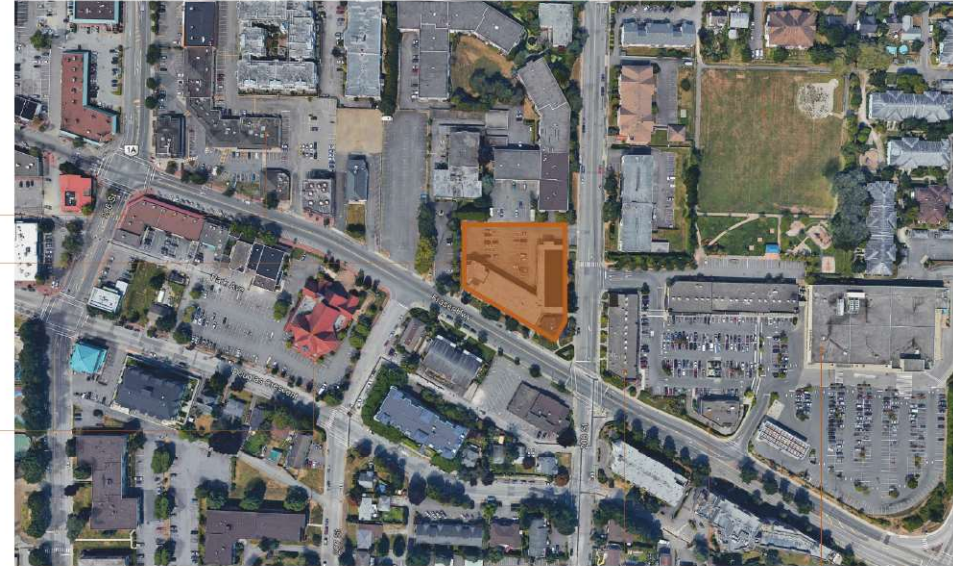
gosselin mixed use development location

st. joseph's catholic church

safeway

gosselin mixed use development location

st. joseph's catholic church



location map

original joe's

safeway

starbucks



aerial view looking northeast



**WHITETAIL MIXED USE ON 208 STREET**  
20785 FRASER HWY, LANGLEY CITY, BC

**CONTEXT PLANS**  
SCALE: N.T.S.



**RE-ISSUED DP FOR COUNCIL MEETING**

2021-11-17 REVISION #: 1  
PROJECT NUMBER: 21-153.1



SD1.01

## 0.1.0 project data

PROJECT:	GOSSELIN MIXED USE ON 208
PROPOSED ZONING:	C1 DOWNTOWN COMMERCIAL (SAME AS EXISTING ZONING)
CIVIC ADDRESS:	20785 FRASER HIGHWAY, CITY OF LANGLEY, BC
LEGAL DESCRIPTION:	TOPOGRAPHIC PLAN LOT 115, DISTRICT LOT 36 GROUP 2, NEW WESTMINSTER DISTRICT PLAN 45255
PARCEL IDENTIFIER (PID):	008-031-606
VARIANCES APPLIED FOR:	1. FRONT RESIDENTIAL SETBACK – 2 m (6 m MINIMUM) 2. REAR RESIDENTIAL SETBACK – 0 m (6 m MINIMUM) 3. EAST RESIDENTIAL SETBACK – 0 m (6 m MINIMUM) 4. WEST RESIDENTIAL SETBACK – 2 m (6 m MINIMUM) 5. RESIDENT PARKING – 205 SPACES (240 MINIMUM) 6. ACCESSIBLE STALL LENGTH – 5.5 m (5.8 m MINIMUM) 7. SHARING PARKING SPACES FOR BOTH RESIDENTIAL VISITOR AND COMMERCIAL USERS (REQUIRED TO BE PROVIDED SEPARATELY) 8. 35% SMALL CAR SPACES (MAX. 40%) 9. BICYCLE PARKING – PROVIDED THROUGH STORAGE LOCKERS (REQUIRED TO BE SEPARATE) 10. INDOOR AMENITY – MULTIPLE AREAS (SINGLE AREA REQUIRED)
BY-LAW EXEMPTIONS:	N/A
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS.
FLOOR SPACE RATIO (FSR – ZONING):	THE GROSS FLOOR AREA (GFA) DIVIDED BY THE SITE'S (LOTS) AREA.
GROSS FLOOR AREA (ZONING):	MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
FINISHED GRADE (ZONING):	MEANS FOR THE R52 SINGLE FAMILY RESIDENTIAL ZONE AND THE R52 SINGLE FAMILY ESTATE RESIDENTIAL ZONE, THE LOWEST GROUND ELEVATION AT ANY POINT ADJOINING ANY ONE EXTERIOR WALL OF A BUILDING OR STRUCTURE; AND FOR ALL OTHER USES, THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
PROPOSED GRADE (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
STOREY (ZONING):	THE SPACE BETWEEN A FLOOR LEVEL AND STOREY (ZONING)-THE CEILING DIRECTLY ABOVE IT.
FIRST STOREY (ZONING):	THE UPPERMOST STOREY HAVING IT FIRST STOREY (ZONING) A FLOOR ELEVATION NOT MORE THAN 2.0 METRES ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METRES ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED HEIGHT DEFINITION (ZONING): IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USED WHERE MEASURED IN STOREYS, THE NUMBER STOREYS FROM THE FIRST STOREY TO THE UPPERMOST STOREY.
LOT COVERAGE (ZONING):	THE HORIZONTAL AREA COVERED BY LOT COVERAGE (ZONING); ALL BUILDINGS AND ENCLOSED STRUCTURES AND IS EXPRESSED AS A PERCENTAGE OF THE LOT AREA.
AMENITY SPACE (ZONING):	AN INDOOR SPACE, PROVIDED IN A SINGLE LOCATION WITHIN A MULTIPLE-UNIT RESIDENTIAL DEVELOPMENT, SPECIFICALLY DESIGNED FOR USE BY ALL OF ITS RESIDENTS FOR CULTURAL, SOCIAL OR RECREATIONAL PURPOSES AND DOES NOT INCLUDE GUEST SUITES.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	ZONING: 4 STOREYS FOR RMS; TBD BY FUTURE CD BCBC (3.2.2.50): 6 STOREYS, 18m
MAXIMUM LOT COVERAGE (ZONING & BCBC 2018):	CURRENT ZONING C1: 90% FUTURE CD ZONING: TBD
MINIMUM BUILDING ELEVATION:	PROPOSED - TBD BY CIVIL
DESIGNATED FLOOR LEVEL (DFL):	7.98 m
FLOOD CONSTRUCTION LEVEL (FCL):	8.58 m
MAIN FLOOR ELEVATION (MFE):	9.00 m
LOWEST AVERAGE GRADE (BCBC 2018):	8.54m
PROPOSED BUILDING HEIGHT (BCBC 2018 & ZONING):	6 STOREYS; BCBC: 20.78m; ZONING: 19.44m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM – 18m [BCBC 2018, GROUP C.3.2.2.50 (1)(c)]; PROPOSED – 16.74m
1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF:	MAXIMUM – 25m [BCBC 2018, GROUP C.3.2.2.50 (2)(c)]; NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m]; PROPOSED – 24.6m AT SOUTH AND EAST ELEVATIONS.
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM – 20m [BCBC 2018 3.2.5.6(2)]; +/- 17.89m AT SOUTH, REFER TO ELEVATION
SITE (LOT) AREA:	GROSS: 58,346 SF (5,420.5 SM) (0.54205 HA) NET (AFTER DEDICATIONS): 55,370 SF (5,144.04 SM)
LOT COVERAGE:	32,359 / 58,346 = 0.5546 = 55.5% (BASED ON 'GROSS' SITE AREA) WEST: 14,224 SF (1,321.5 SM) EAST: 18,135 SF (1,684.8 SM); ADDITIONAL FIREWALL TO BE ADDED FOR SUB-1,500 SM AREA TOTAL: 32,359 SF (3,006.3 SM)
BUILDING AREA:	
GROSS FLOOR AREA (EXCLUDING PARKADE) :	174,305 SF (16,193.48 SM)
GROSS FLOOR AREA (PARKADE ONLY):	50,599 SF (4,700.78 SM)
FLOOR SPACE RATIO (FSR):	174,305 SF / 3,219 SF (ABOVE-GRADE STORAGE TOTAL) = 171,086 SF / 58,346 = 2.93
DENSITY (UNITS/HECTARE):	200/0.54205 = 369 UNITS PER HECTARE
DEDICATIONS:	SOUTH: 3.0m; NO OTHER DEDICATIONS
SETBACKS:	SOUTH & EAST: 2.0m; NORTH & WEST: 0m; SOUTHEAST: 5m x 5m TRUNCATION; NORTHEAST: 4m X 4m TRUNCATION
AMENITY SPACE:	REQUIRED: INDOOR AMENITY SPACE 2.3 SM (24.76 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS. 24.76 SF x 200 = 4,952 SF (460 SM). PROVIDED: 5,594 SF (519.68 SM)
ADAPTABLE UNITS:	REQUIRED: 5% OF TOTAL UNITS = 0.05(200) = 10 UNITS TOTAL. PROVIDED: 10 UNITS (SEE 0.3.0 UNIT COUNT SUMMARY).

## WHITETAIL MIXED USE

### 0.2.0 gross floor area summary (levels above grade)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>1ST LEVEL</b>				
CIRCULATION	1724 SF	160.19 m <sup>2</sup>	1.0%	
COMMERCIAL	16339 SF	1517.96 m <sup>2</sup>	9.4%	
SERVICE ROOMS/SHAFTS	1867 SF	173.48 m <sup>2</sup>	1.1%	
	<b>19931 SF</b>	<b>1851.63 m<sup>2</sup></b>	<b>11.4%</b>	
<b>2ND LEVEL</b>				
CIRCULATION	3561 SF	312.24 m <sup>2</sup>	1.9%	
INDOOR AMENITY	959 SF	89.08 m <sup>2</sup>	0.6%	
RESIDENTIAL	25493 SF	2368.42 m <sup>2</sup>	14.6%	
SERVICE ROOMS/SHAFTS	246 SF	22.86 m <sup>2</sup>	0.1%	
STORAGE	673 SF	62.50 m <sup>2</sup>	0.4%	
	<b>30732 SF</b>	<b>2855.10 m<sup>2</sup></b>	<b>17.6%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	3234 SF	300.49 m <sup>2</sup>	1.9%	
INDOOR AMENITY	1153 SF	107.08 m <sup>2</sup>	0.7%	
RESIDENTIAL	25621 SF	2380.26 m <sup>2</sup>	14.7%	
SERVICE ROOMS/SHAFTS	52 SF	4.83 m <sup>2</sup>	0.0%	
STORAGE	673 SF	62.50 m <sup>2</sup>	0.4%	
	<b>30733 SF</b>	<b>2855.15 m<sup>2</sup></b>	<b>17.6%</b>	
<b>4TH LEVEL</b>				
CIRCULATION	3234 SF	300.48 m <sup>2</sup>	1.9%	
INDOOR AMENITY	1153 SF	107.08 m <sup>2</sup>	0.7%	
RESIDENTIAL	25621 SF	2380.26 m <sup>2</sup>	14.7%	
SERVICE ROOMS/SHAFTS	52 SF	4.83 m <sup>2</sup>	0.0%	
STORAGE	673 SF	62.50 m <sup>2</sup>	0.4%	
	<b>30733 SF</b>	<b>2855.15 m<sup>2</sup></b>	<b>17.6%</b>	
<b>5TH LEVEL</b>				
CIRCULATION	3234 SF	300.48 m <sup>2</sup>	1.9%	
INDOOR AMENITY	1153 SF	107.08 m <sup>2</sup>	0.7%	
RESIDENTIAL	25621 SF	2380.26 m <sup>2</sup>	14.7%	
SERVICE ROOMS/SHAFTS	52 SF	4.83 m <sup>2</sup>	0.0%	
STORAGE	673 SF	62.50 m <sup>2</sup>	0.4%	
	<b>30733 SF</b>	<b>2855.15 m<sup>2</sup></b>	<b>17.6%</b>	
<b>6TH LEVEL</b>				
CIRCULATION	3351 SF	311.36 m <sup>2</sup>	1.9%	
INDOOR AMENITY	1180 SF	109.62 m <sup>2</sup>	0.7%	
RESIDENTIAL	25621 SF	2380.26 m <sup>2</sup>	14.7%	
SERVICE ROOMS/SHAFTS	52 SF	4.83 m <sup>2</sup>	0.0%	
STORAGE	673 SF	62.50 m <sup>2</sup>	0.4%	
	<b>30733 SF</b>	<b>2855.15 m<sup>2</sup></b>	<b>17.6%</b>	
<b>T/O MAIN ROOF DECK</b>				
CIRCULATION	713 SF	66.22 m <sup>2</sup>	0.4%	
	<b>713 SF</b>	<b>66.22 m<sup>2</sup></b>	<b>0.4%</b>	
<b>AREA GRAND TOTAL</b>	<b>174306 SF</b>	<b>16193.56 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.2.0a gross floor area summary (levels below grade)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>P1 LEVEL</b>				
BIKE STORAGE	1798 SF	167.00 m <sup>2</sup>	3.6%	
CIRCULATION	926 SF	86.06 m <sup>2</sup>	1.8%	
PARKADE	47684 SF	4430.00 m <sup>2</sup>	94.2%	
SERVICE ROOMS/SHAFTS	191 SF	17.72 m <sup>2</sup>	0.4%	
	<b>50599 SF</b>	<b>4700.78 m<sup>2</sup></b>	<b>100.0%</b>	
<b>AREA GRAND TOTAL</b>	<b>50599 SF</b>	<b>4700.78 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.4.0 unit floor area summary notes

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



**WHITETAIL MIXED USE ON 208 STREET**  
20785 FRASER HWY, LANGLEY CITY, BC

**PROJECT DATA**  
SCALE:

**RE-ISSUED DP FOR COUNCIL MEETING**

2021-11-17 REVISION #: 1  
PROJECT NUMBER: 21-153.1



**SD1.10**

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	81	40.5%	
1 BED (ADAPTABLE)	5	2.5%	
1 BED + FLEX	89	44.5%	
2 BED	10	5.0%	
2 BED (ADAPTABLE)	5	2.5%	
2 BED + FLEX	10	5.0%	
<b>TOTAL UNITS: 200</b>		<b>100.0%</b>	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF [1SF]	UNIT AREA m <sup>2</sup> [1m <sup>2</sup> ]	TOTAL UNIT AREA SF	TOTAL UNIT AREA m <sup>2</sup>
UNIT A	1 BED	4	464 SF	43 m <sup>2</sup>	1854 SF	172.27 m <sup>2</sup>
UNIT A	1 BED	1	485 SF	45 m <sup>2</sup>	485 SF	45.06 m <sup>2</sup>
UNIT B	1 BED + FLEX	40	679 SF	63 m <sup>2</sup>	27178 SF	2524.94 m <sup>2</sup>
UNIT B	1 BED + FLEX	5	680 SF	63 m <sup>2</sup>	3398 SF	315.71 m <sup>2</sup>
UNIT B	1 BED + FLEX	10	681 SF	63 m <sup>2</sup>	6807 SF	632.42 m <sup>2</sup>
UNIT B	1 BED + FLEX	5	684 SF	64 m <sup>2</sup>	3419 SF	317.66 m <sup>2</sup>
UNIT B	1 BED + FLEX	5	685 SF	64 m <sup>2</sup>	3426 SF	318.28 m <sup>2</sup>
UNIT B1	1 BED	15	498 SF	46 m <sup>2</sup>	7470 SF	693.09 m <sup>2</sup>
UNIT B1	1 BED	15	499 SF	46 m <sup>2</sup>	7484 SF	695.31 m <sup>2</sup>
UNIT B1	1 BED	5	504 SF	47 m <sup>2</sup>	2519 SF	234.04 m <sup>2</sup>
UNIT B1	1 BED	1	506 SF	47 m <sup>2</sup>	506 SF	47.00 m <sup>2</sup>
UNIT B1.1	1 BED	4	507 SF	47 m <sup>2</sup>	2026 SF	188.26 m <sup>2</sup>
UNIT B1.1	1 BED	1	509 SF	47 m <sup>2</sup>	509 SF	47.25 m <sup>2</sup>
UNIT B1.1	1 BED	4	515 SF	48 m <sup>2</sup>	2061 SF	191.43 m <sup>2</sup>
UNIT B1.1	1 BED	1	517 SF	48 m <sup>2</sup>	517 SF	48.05 m <sup>2</sup>
UNIT B1.2	1 BED	5	483 SF	45 m <sup>2</sup>	2416 SF	224.49 m <sup>2</sup>
UNIT B1.3	1 BED	5	553 SF	51 m <sup>2</sup>	2766 SF	256.99 m <sup>2</sup>
UNIT B2	1 BED	1	554 SF	51 m <sup>2</sup>	554 SF	51.49 m <sup>2</sup>
UNIT B2	1 BED	4	555 SF	52 m <sup>2</sup>	2220 SF	206.22 m <sup>2</sup>
UNIT B2	1 BED	5	560 SF	52 m <sup>2</sup>	2801 SF	260.25 m <sup>2</sup>
UNIT B3	1 BED + FLEX	5	692 SF	64 m <sup>2</sup>	3461 SF	321.58 m <sup>2</sup>
UNIT B4	1 BED	5	568 SF	53 m <sup>2</sup>	2838 SF	263.66 m <sup>2</sup>
UNIT B5	1 BED	5	626 SF	58 m <sup>2</sup>	3128 SF	290.64 m <sup>2</sup>
UNIT B6	1 BED + FLEX	4	638 SF	59 m <sup>2</sup>	2550 SF	236.90 m <sup>2</sup>
UNIT B7	1 BED (ADAPTABLE)	5	686 SF	64 m <sup>2</sup>	3428 SF	318.49 m <sup>2</sup>
UNIT B.1	1 BED + FLEX	8	674 SF	63 m <sup>2</sup>	5395 SF	501.19 m <sup>2</sup>
UNIT B.1	1 BED + FLEX	2	676 SF	63 m <sup>2</sup>	1353 SF	125.68 m <sup>2</sup>
UNIT B.2	1 BED + FLEX	5	622 SF	58 m <sup>2</sup>	3108 SF	288.77 m <sup>2</sup>
UNIT C	2 BED	5	845 SF	79 m <sup>2</sup>	4227 SF	392.71 m <sup>2</sup>
UNIT C	2 BED	5	852 SF	79 m <sup>2</sup>	4260 SF	395.81 m <sup>2</sup>
UNIT C1	2 BED (ADAPTABLE)	5	893 SF	83 m <sup>2</sup>	4463 SF	414.63 m <sup>2</sup>
UNIT C2	2 BED + FLEX	5	880 SF	82 m <sup>2</sup>	4399 SF	408.72 m <sup>2</sup>
UNIT C3	2 BED + FLEX	4	974 SF	90 m <sup>2</sup>	3895 SF	361.88 m <sup>2</sup>
UNIT C3	2 BED + FLEX	1	979 SF	91 m <sup>2</sup>	979 SF	90.91 m <sup>2</sup>
<b>UNIT TOTALS: 200</b>					<b>127904 SF</b>	<b>11882.66 m<sup>2</sup></b>

0.5.0 storage summary

STORAGE LOCKER REQUIREMENT BUILDING WITH ELEVATORS: A MINIMUM OF 5.67m<sup>3</sup> (200 P<sup>3</sup>) PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8m (5.9ft)

UNIT TYPE	ROOM NAME	VOLUME	# OF UNIT	COMMENTS
A	STORAGE LOCKER	-	5	STORAGE LOCKER (4'-4" W X 6' D X 8' H = 208 P <sup>3</sup> /5.89m <sup>3</sup> ) IN STORAGE ROOM OFF CORRIDOR
B	FLEX ROOM, STORAGE	7.39 m <sup>3</sup> / 261 P <sup>3</sup>	65	
B.1	FLEX ROOM, STORAGE	7.39 m <sup>3</sup> / 261 P <sup>3</sup>	10	
B.2	W/D STORAGE + CLOSET	6.77 m <sup>3</sup> / 239 P <sup>3</sup>	5	
B1	STORAGE LOCKER	-	36	STORAGE LOCKER (4'-4" W X 6' D X 8' H = 208 P <sup>3</sup> /5.89m <sup>3</sup> ) IN STORAGE ROOM OFF CORRIDOR
B1.1	STORAGE LOCKER	-	10	STORAGE LOCKER (4'-4" W X 6' D X 8' H = 208 P <sup>3</sup> /5.89m <sup>3</sup> ) IN STORAGE ROOM OFF CORRIDOR
B1.2	STORAGE LOCKER	-	5	STORAGE LOCKER (4'-4" W X 6' D X 8' H = 208 P <sup>3</sup> /5.89m <sup>3</sup> ) IN STORAGE ROOM OFF CORRIDOR
B1.3	STORAGE LOCKER	-	5	STORAGE LOCKER (4'-4" W X 6' D X 8' H = 208 P <sup>3</sup> /5.89m <sup>3</sup> ) IN STORAGE ROOM OFF CORRIDOR
B2	W/D STORAGE + CLOSET	6.12 m <sup>3</sup> / 216 P <sup>3</sup>	10	
B3	W/D STORAGE	7.07 m <sup>3</sup> / 250 P <sup>3</sup>	5	
B4	W/D STORAGE	8.18 m <sup>3</sup> / 289 P <sup>3</sup>	5	
B5	W/D STORAGE	5.67 m <sup>3</sup> / 200 P <sup>3</sup>	5	
B6	W/D STORAGE	7.5 m <sup>3</sup> / 265 P <sup>3</sup>	4	
B7	W/D STORAGE	5.67 m <sup>3</sup> / 200 P <sup>3</sup>	5	
C	W/D STORAGE	5.67 m <sup>3</sup> / 200 P <sup>3</sup>	10	
C1	STORAGE LOCKER	-	5	STORAGE LOCKER (4'-4" W X 6' D X 8' H = 208 P <sup>3</sup> /5.89m <sup>3</sup> ) IN STORAGE ROOM OFF CORRIDOR
C2	FLEX ROOM, STORAGE	5.67 m <sup>3</sup> / 200 P <sup>3</sup>	5	
C3	FLEX ROOM, STORAGE	7.35 m <sup>3</sup> / 260 P <sup>3</sup>	5	
<b>TOTAL</b>			<b>200</b>	<b>66 STORAGE LOCKERS REQUIRED; 71 STORAGE LOCKERS PROVIDED</b>

0.6.0 parking stall summary

VEHICLE PARKING STALL DATA	UNITS/AREA	PREVIOUS FACTOR	PREVIOUSLY REQUIRED STALLS	PROPOSED FACTOR	PROPOSED REQUIRED [PROVIDED]
RESIDENTIAL (1 BED & 1 BED FLEX)	175 UNITS	*1.2	210 STALLS	*1.0	175 + 30 = 205 STALLS [205 STALLS PROVIDED]
RESIDENTIAL (2 BED)	25 UNITS	*1.3	32.5 = 33 STALLS	*1.2	30 STALLS [20 STALLS PROVIDED; -10]
VISITOR	200 UNITS	*0.20	0.20(200) = 40 STALLS	*0.15	235 STALLS [225 STALLS PROVIDED; -10]
<b>RESIDENTIAL</b>			<b>283 STALLS</b>		<b>235 STALLS [225 STALLS PROVIDED; -10]</b>
<b>COMMERCIAL</b>	<b>1,518.03 SM (16,340 SF)</b>	<b>3.0 STALLS / 100 SM (1,076 SF)</b>	<b>45.54 = 45 STALLS</b>	<b>1.5 STALLS / 100 SM (1,076 SF)</b>	<b>(1,518.03/100)1.5 = 22.77 = 22 COMMERCIAL STALLS [12 STALLS PROVIDED; -10]</b>
<b>SHARED</b>					<b>[10 SHARED STALLS W/ SIGNS; COMMERCIAL DAY USE; RESIDENTIAL VISITOR NIGHT USE]</b>
<b>TOTAL STALLS</b>			<b>328 PREVIOUSLY REQUIRED</b>		<b>257 [247]; -10 STALLS TOTAL</b>
<b>ACCESSIBLE</b>		<b>PREVIOUSLY REQUIRED 5% OF TOTAL STALLS</b>	<b>FACTOR/SIZE</b>	<b>PROPOSED FACTOR</b>	<b>PROVIDED</b>
<b>SMALL CAR (RESIDENT)</b>			0.05(328) = 16.4 = 16 STALLS	5% OF TOTAL STALLS	0.05(247) = 12.35 = 12 STALLS
<b>LOADING</b>		<b>40% MAX OF TOTAL STALLS</b>	0.40(328) = 131.2 = 131 STALLS	<b>UP TO 60% MAX OF TOTAL STALLS</b>	0.60(247) = 148.2 = 148 STALLS MAX. [147 STALLS = 59.5%]
<b>ELECTRIC VEHICLE CHARGING</b>			14 INSTALLED; REMAINING STALLS TO BE EV-READY		14 INSTALLED; REMAINING STALLS TO BE EV-READY
<b>BIKE PARKING STALL DATA</b>	<b>UNITS / AREA</b>	<b>FACTOR</b>	<b>REQUIRED</b>	<b>FACTOR</b>	<b>PROVIDED</b>
TENANT (SECURE)	200 UNITS	*0.5	100 (60% FLOOR-MOUNT STALLS MIN.)		- P103 BIKE STORAGE (NW OF P1) = 61 STALLS (36 FLOOR = 25WALL) - P105 BIKE STORAGE (SE OF P1) = 25 STALLS (25 FLOOR = 0 WALL) - RESIDENTIAL STORAGE ROOMS 246, 346, 446, 546, & 646 @ SW CORRIDOR = 20 STALLS (10 FLOOR = 10WALL)
VISITOR		6 SPACES PER BUILDING	6 x 2 = 12	NO CHANGE; REMAINS THE SAME	12 SURFACE
COMMERCIAL (RETAIL) - EMPLOYEE	1,513.03 SM	1 PER 500 SM	3		6 SURFACE
COMMERCIAL (RETAIL) - VISITOR	UP TO 6 UNITS (4 SHOWN)	*6	36		36 SURFACE
<b>TOTAL</b>			<b>103 SECURE; 48 SURFACE</b>		<b>106 SECURE (67% FLOOR); 54 SURFACE</b>
<b>NOTE:</b>					
<b>0.7.0 garbage requirements</b>					
<b>GARBAGE / RECYCLING AREA REQUIRED - MULTI-FAMILY</b>			<b>REQUIRED</b>		<b>PROVIDED</b>
METRO VANCOUVER SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS					
<b>MULTI-FAMILY MINIMUM CENTRALIZED GARBAGE &amp; RECYCLING STORAGE SPACE REQUIRED:</b>	(0.31 S.M. X 200 UNITS) + 8 SM =		<b>70.00 SM (754 SF)</b>		
<b>WITHIN ABOVE - MINIMUM SIZE OF CENTRALIZED RECYCLING STORAGE SPACE REQUIRED:</b>	(0.16 S.M. X 200 UNITS) + 8 SM =		40.00 SM (431 SF)		SEE TOTAL BELOW
<b>IN ADDITION TO ABOVE - MINIMUM SIZE OF "FLEX SPACE" REQUIRED:</b>	40.00 SM X 0.5 =		20.00 SM (215 SF)		
<b>TOTAL</b>			<b>90.00 SM (969 SF)</b>		
<b>GARBAGE / RECYCLING AREA REQUIRED - COMMERCIAL</b>			<b>REQUIRED</b>		<b>PROVIDED</b>
METRO VANCOUVER SPECIFICATIONS FOR RECYCLING AND GARBAGE AMENITIES IN MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS					
<b>COMMERCIAL MINIMUM CENTRALIZED GARBAGE &amp; RECYCLING STORAGE SPACE REQUIRED:</b>	(0.0182 X 1,496.5 SM) + 3.7 SM =		<b>30.94 SM (333 SF)</b>		
<b>WITHIN ABOVE - COMMERCIAL MINIMUM CENTRALIZED RECYCLING STORAGE SPACE REQUIRED:</b>	(0.014 X 1,496.5 SM) + 3 SM =		23.95 SM (258 SF)		SEE TOTAL BELOW
<b>TOTAL</b>			<b>30.94 SM (333 SF)</b>		
<b>GRAND TOTAL</b>			<b>120.94 SM (1,302 SF)</b>		<b>123.28 SM (1,327 SF)</b>



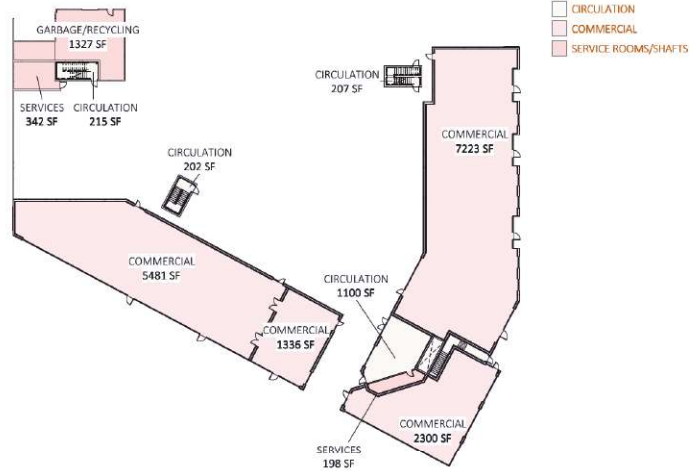
**WHITETAIL MIXED USE ON 208 STREET**  
20785 FRASER HWY, LANGLEY CITY, BC

**PROJECT DATA**  
SCALE:

**RE-ISSUED DP FOR COUNCIL MEETING**  
2021-11-17 REVISION #: 1  
PROJECT NUMBER: 21-153.1



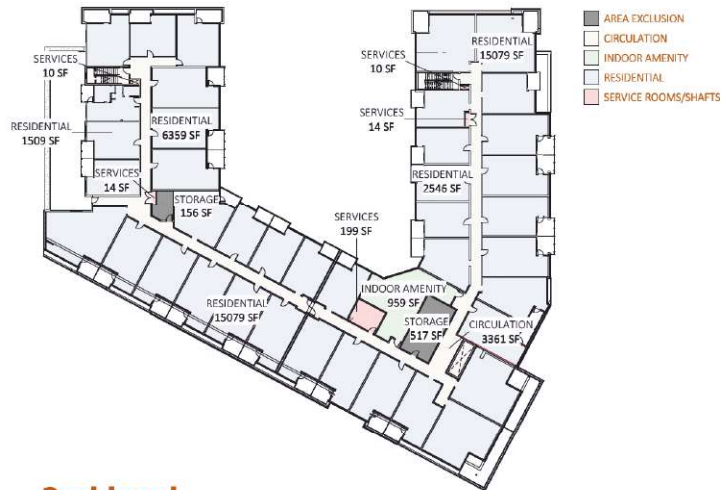
**SD1.11**



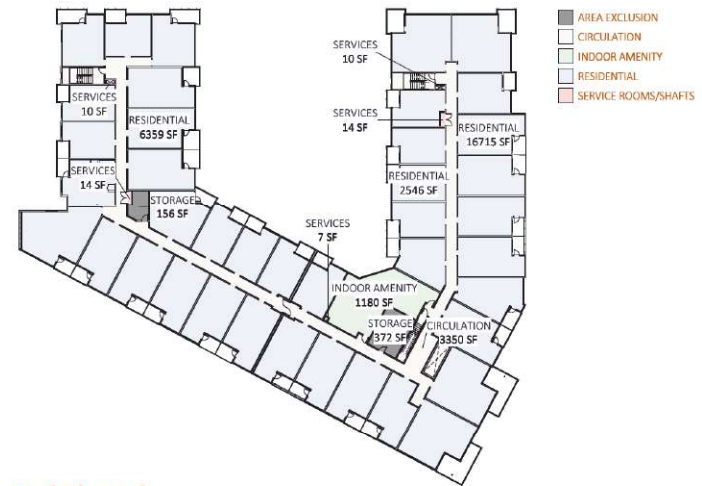
**1st level**  
1" = 30'-0"



**3rd/ 4th/ 5th level**  
1" = 30'-0"



**2nd level**  
1" = 30'-0"



**6th level**  
1" = 30'-0"



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**WHITETAIL MIXED USE ON 208 STREET**  
20785 FRASER HWY, LANGLEY CITY, BC

**FSR PLANS**  
SCALE: N.T.S.



**RE-ISSUED DP FOR COUNCIL MEETING**

2021-11-17 REVISION #: 1

PROJECT NUMBER: 21-153.1



**SD1.12**

**0.6.0 fsr floor area summary notes**

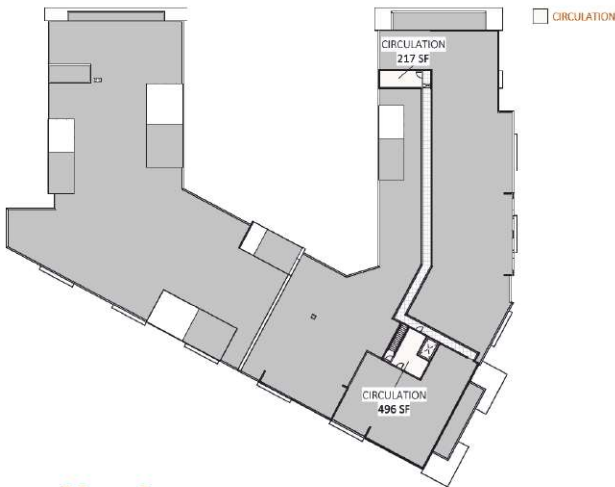
1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
2. EXCLUSIONS: ABOVE GRADE STORAGE SPACE DUE TO FLOOD CONSTRUCTION AREA NOT PERMITTING STORAGE BELOW FLOOD ELEVATION LEVEL; ALSO, BELOW GRADE PARKADE

**0.6.1 fsr floor area summary**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>SERVICE ROOMS/SHAFTS</b>				
1ST LEVEL	1867 SF	173.47 m <sup>2</sup>	1.1%	
2ND LEVEL	246 SF	22.86 m <sup>2</sup>	0.1%	
3RD LEVEL	53 SF	4.92 m <sup>2</sup>	0.0%	
4TH LEVEL	53 SF	4.92 m <sup>2</sup>	0.0%	
5TH LEVEL	53 SF	4.92 m <sup>2</sup>	0.0%	
6TH LEVEL	53 SF	4.92 m <sup>2</sup>	0.0%	
	<b>2325 SF</b>	<b>216.00 m<sup>2</sup></b>	<b>1.3%</b>	
<b>RESIDENTIAL</b>				
2ND LEVEL	25493 SF	2368.42 m <sup>2</sup>	14.6%	
3RD LEVEL	25620 SF	2380.21 m <sup>2</sup>	14.7%	
4TH LEVEL	25620 SF	2380.21 m <sup>2</sup>	14.7%	
5TH LEVEL	25620 SF	2380.21 m <sup>2</sup>	14.7%	
6TH LEVEL	25621 SF	2380.26 m <sup>2</sup>	14.7%	
	<b>127976 SF</b>	<b>11880.32 m<sup>2</sup></b>	<b>73.4%</b>	
<b>INDOOR AMENITY</b>				
2ND LEVEL	959 SF	89.08 m <sup>2</sup>	0.6%	INDOOR AMENITY
3RD LEVEL	1152 SF	106.99 m <sup>2</sup>	0.7%	INDOOR AMENITY
4TH LEVEL	1152 SF	106.99 m <sup>2</sup>	0.7%	INDOOR AMENITY
5TH LEVEL	1152 SF	106.99 m <sup>2</sup>	0.7%	INDOOR AMENITY
6TH LEVEL	1180 SF	109.64 m <sup>2</sup>	0.7%	INDOOR AMENITY
	<b>5594 SF</b>	<b>519.68 m<sup>2</sup></b>	<b>3.2%</b>	
<b>COMMERCIAL</b>				
1ST LEVEL	16340 SF	1518.03 m <sup>2</sup>	9.4%	
	<b>16340 SF</b>	<b>1518.03 m<sup>2</sup></b>	<b>9.4%</b>	
<b>CIRCULATION</b>				
1ST LEVEL	1724 SF	160.20 m <sup>2</sup>	1.0%	
2ND LEVEL	3361 SF	312.24 m <sup>2</sup>	1.9%	
3RD LEVEL	3234 SF	300.48 m <sup>2</sup>	1.9%	
4TH LEVEL	3234 SF	300.48 m <sup>2</sup>	1.9%	
5TH LEVEL	3234 SF	300.48 m <sup>2</sup>	1.9%	
6TH LEVEL	3350 SF	311.25 m <sup>2</sup>	1.9%	
T/O MAIN ROOF DECK	713 SF	66.22 m <sup>2</sup>	0.4%	
	<b>18851 SF</b>	<b>1751.36 m<sup>2</sup></b>	<b>10.8%</b>	
<b>AREA EXCLUSION</b>				
2ND LEVEL	673 SF	62.50 m <sup>2</sup>	0.4%	
3RD LEVEL	673 SF	62.50 m <sup>2</sup>	0.4%	
4TH LEVEL	673 SF	62.50 m <sup>2</sup>	0.4%	
5TH LEVEL	673 SF	62.50 m <sup>2</sup>	0.4%	
6TH LEVEL	528 SF	49.08 m <sup>2</sup>	0.3%	
	<b>3219 SF</b>	<b>299.09 m<sup>2</sup></b>	<b>1.8%</b>	
<b>AREA GRAND TOTAL</b>	<b>174305 SF</b>	<b>16193.48 m<sup>2</sup></b>	<b>100.0%</b>	

**0.6.2 fsr calculation**

1. 174,305 SF - 3,219 SF (ABOVE-GRADE STORAGE TOTAL) = 171,086 SF / 58,346 = 2.93



**roof level**

1" = 30'-0"



## design rationale

### project description

THIS PROPOSED DEVELOPMENT IS A SIX-STORY, MIXED-USE BUILDING WITH 5 LEVELS OF WOOD-FRAMED RESIDENTIAL UNITS ATOP A CONCRETE COMMERCIAL RETAIL AND OPEN-AIR PARKING PODIUM. THERE IS ALSO ONE (1) LEVEL OF UNDERGROUND PARKING WHICH FILLS THE FOOTPRINT OF THE SITE AREA.

### massing, form & character

THE BUILDING'S DESIGN IS INFORMED BY ITS WEDGE-SHAPED SITE AND ADJACENCY TO LOW-RISE RESIDENTIAL AND COMMERCIAL RETAIL STRIPS ALONG THE INTERSECTION OF 208 STREET AND FRASER HIGHWAY. THIS CONTEXT PROVIDES THE IDEAL LOCATION TO DENSIFY AND CREATE A WELCOMING, ATTRACTIVE MIXED-USE DEVELOPMENT ALONG THE CITY OF LANGLEY'S FUTURE TRANSIT-ORIENTED CORRIDOR.

LIKE BUILDINGS ALONG THE FRASER HIGHWAY BEFORE IT, THE MASS AND FORM OF THE BUILDING BEGINS BY FILLING THE OUTER EDGES OF ITS SITE, AND RESULTS IN AN AIRY, U-SHAPED COURTYARD. THE LENGTH AND MASS OF THE BUILDING IS BROKEN DOWN IN SCALE BY DISTINCT 'BUILDINGS WITHIN A BUILDING'; RECALLING A SENSE OF A STREETScape DEVELOPED OVER TIME. THIS RESULTS IN A VARIETY OF STREET-LEVEL INTERFACES AND PEDESTRIAN EXPERIENCES AS ONE MOVES PAST, AROUND AND THROUGH THE SITE.

THE FACADES INCREASE IN INTEREST, PRESENCE, AND DETAIL RESOLUTION ON BOTH STREETS AS ONE MOVES TOWARD THE CULMINATION AT THE SOUTHEAST PLAZA, WHICH ENGAGES RESIDENTS AND PASSERSBY ALIKE. LARGELY OPEN AROUND ITS BASE, VIEWS OF AND ACCESS TO THE COMMERCIAL RETAIL UNITS ALONG THE SOUTH AND EAST ARE GLAZED FOR VISIBILITY, INTEREST, AND INTERACTION WITH PEDESTRIANS.

ADDITIONALLY, THE BUILDING HAS INDOOR AMENITY ROOMS, STAIRWELLS WITH NATURAL LIGHT, OUTDOOR AMENITY SPACES, AND RESIDENT STORAGE.

### environmental sustainability

- THE DEVELOPMENT DEMONSTRATES ENVIRONMENTAL SUSTAINABILITY THROUGH:
- RECESSED BALCONIES THROUGHOUT TO REDUCE SOLAR HEAT GAIN AND ENERGY USE FROM AIR CONDITIONING DURING COOLING SEASONS;
  - REDUCED OVERALL FENESTRATION TO WALL RATIO WITH SMALLER, MORE PRIVATE BEDROOM WINDOWS;
  - LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS;
  - EFFICIENT WATERING AND PLUMBING SYSTEMS;
  - NATURAL VENTILATION THROUGH OPERABLE WINDOWS;
  - ENERGY-EFFICIENT HVAC SYSTEMS;
  - STORAGE AND COLLECTION OF RECYCLABLE AND COMPOSTABLE MATERIALS;
  - AND THE USE OF HIGHER ALBEDO ROOFING MATERIALS.

### crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTD) PRINCIPLES HAVE BEEN CONSIDERED AND INCORPORATED BY BOTH NATURAL AND ELECTRONIC MEANS OF SURVEILLANCE THROUGHOUT THE SITE. LARGE WINDOWS AND BALCONIES PROVIDE CLEAR VIEWING LINES FROM RESIDENCES OUT ONTO PERIMETER PUBLIC SPACES AND MORE SEMI-PUBLIC INTERIOR COURTYARD, PARKING, AND AMENITY SPACES. POTENTIAL DARK AREAS AND ACCESSSES/EXITS WILL BE BRIGHTLY LIT, WHILE THE MAIN ENTRANCE IS CLEARLY DEFINED, SECURE, AND ACCESSIBLE.

REFER ALSO TO THE ENCLOSED CPTD REPORT.



south to southeast plaza corner



north courtyard



northeast corner



**WHITETAIL MIXED USE ON 208 STREET**  
20785 FRASER HWY, LANGLEY CITY, BC

**DESIGN RATIONALE**  
SCALE:

**RE-ISSUED DP FOR COUNCIL MEETING**  
2021-11-17 REVISION #: 1  
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SD1.20



south view plaza



southeast plaza corner to east



south view



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**WHITETAIL MIXED USE ON 208 STREET**  
20785 FRASER HWY, LANGLEY CITY, BC

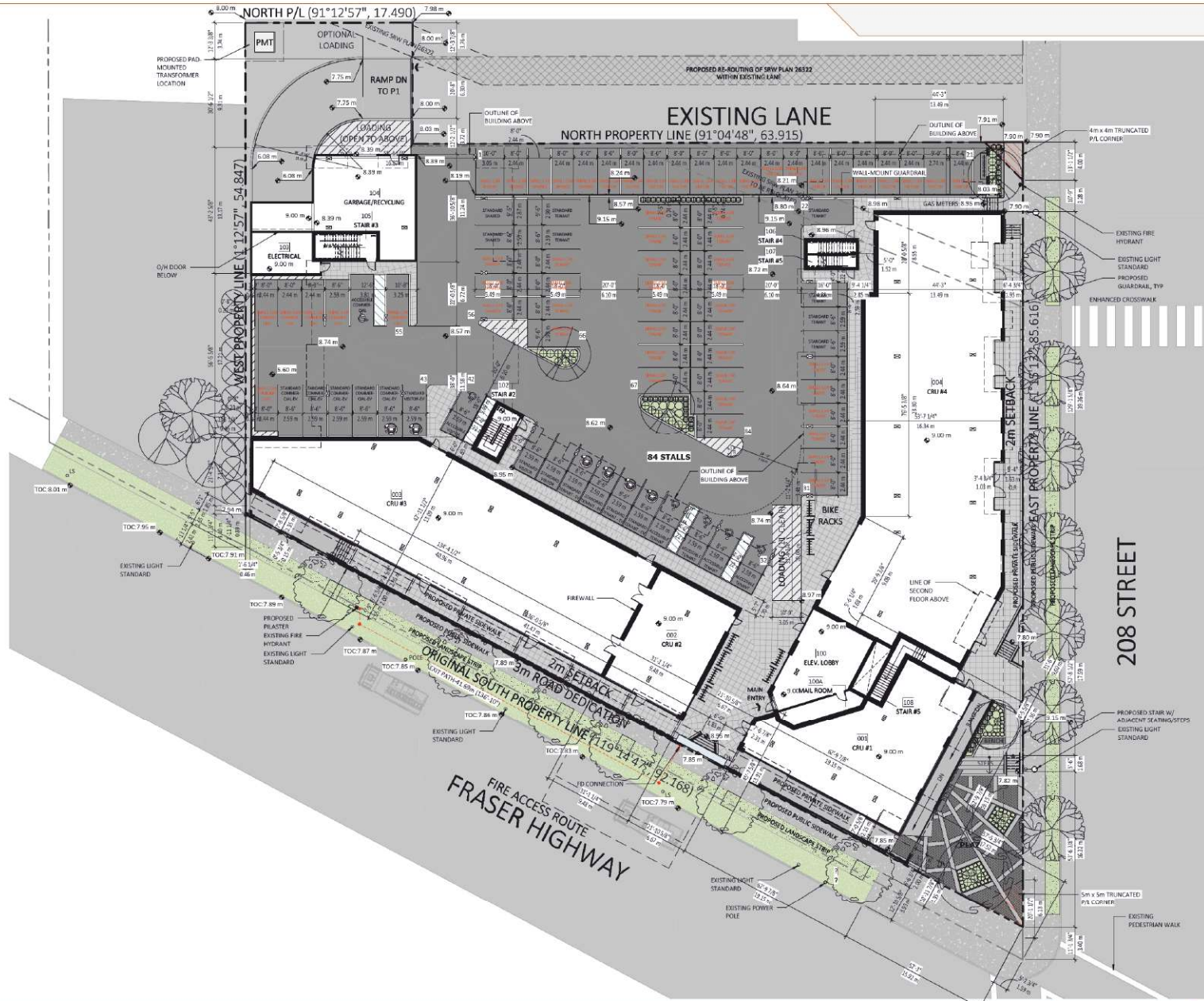
**RENDERINGS**  
SCALE: N.T.S.

**RE-ISSUED DP FOR COUNCIL MEETING**

2021-11-17 REVISION #:  
PROJECT NUMBER: 21-153.1



**SD1.21**



**WHITETAIL MIXED USE ON 208 STREET**  
 20785 FRASER HWY, LANGLEY CITY, BC

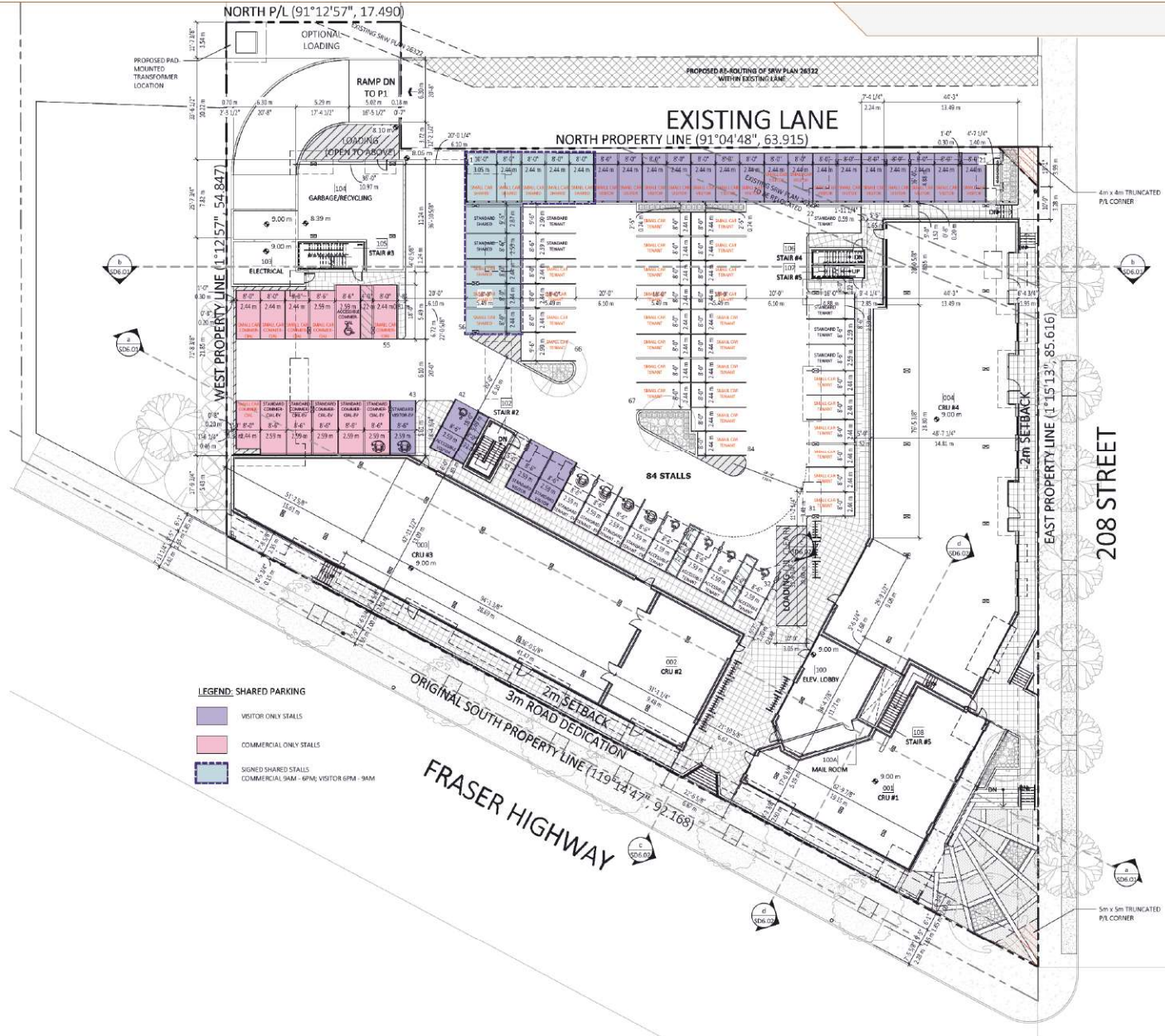
**SITE PLAN**  
 SCALE: 1/16" = 1'-0"



**RE-ISSUED DP FOR COUNCIL MEETING**  
 2021-11-17 REVISION # 1  
 PROJECT NUMBER: 21-153.1



**SD2.01**



**WHITETAIL MIXED USE ON 208 STREET**  
20785 FRASER HWY, LANGLEY CITY, BC

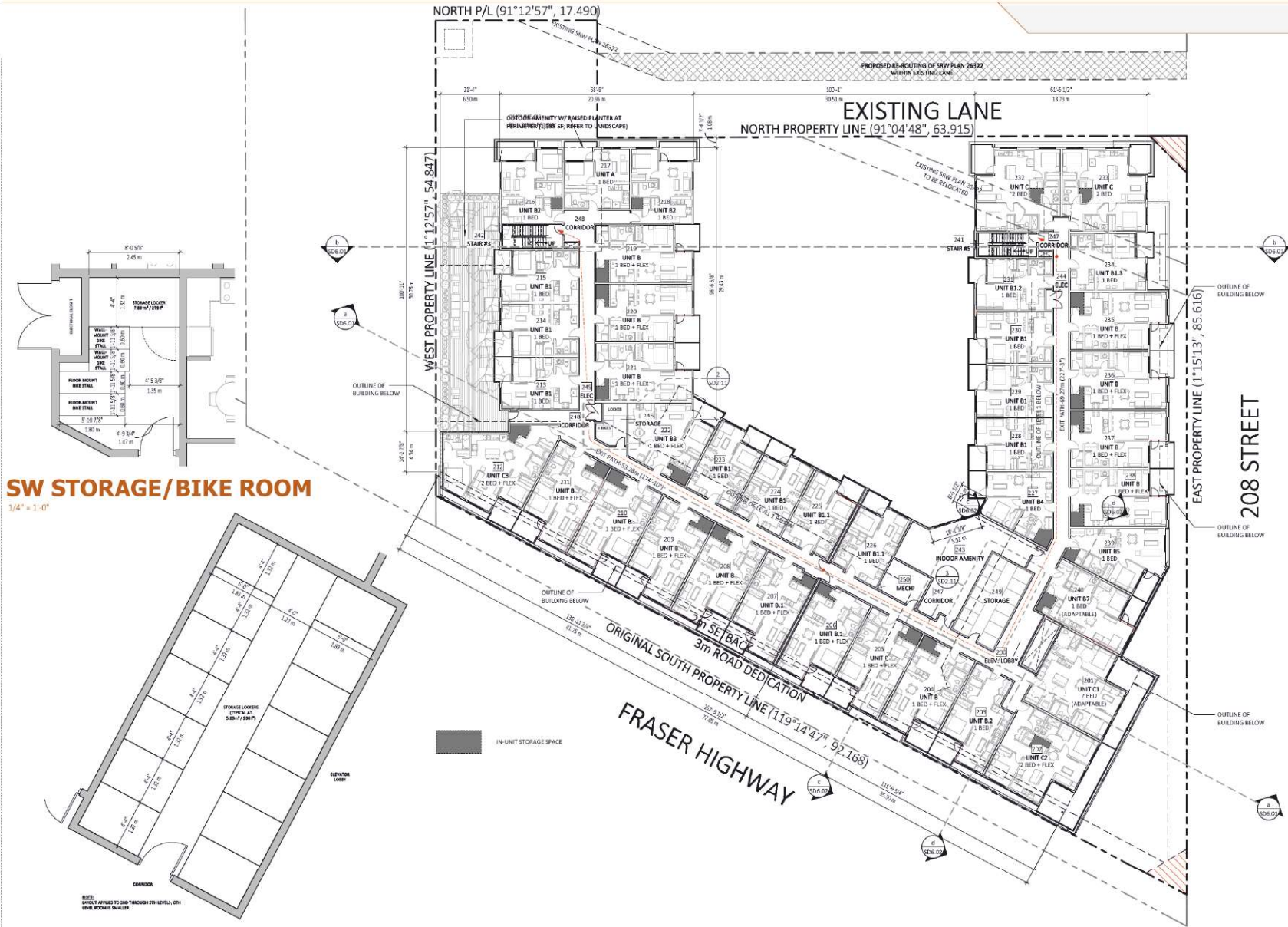
**1ST LEVEL PLAN**  
SCALE: 1/16" = 1'-0"



**RE-ISSUED DP FOR COUNCIL MEETING**  
2021-11-17 REVISION # 1  
PROJECT NUMBER: 21-153.1

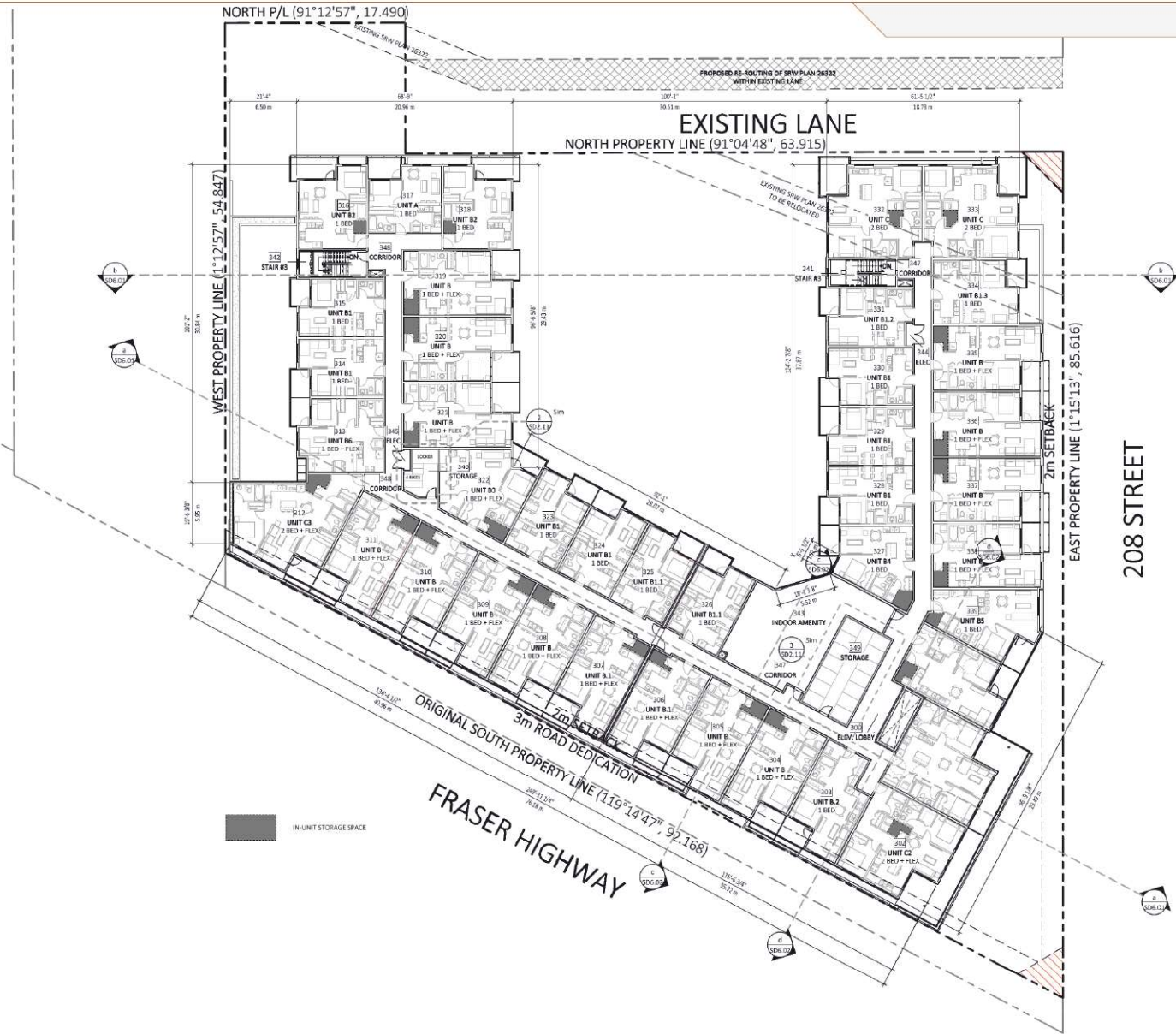


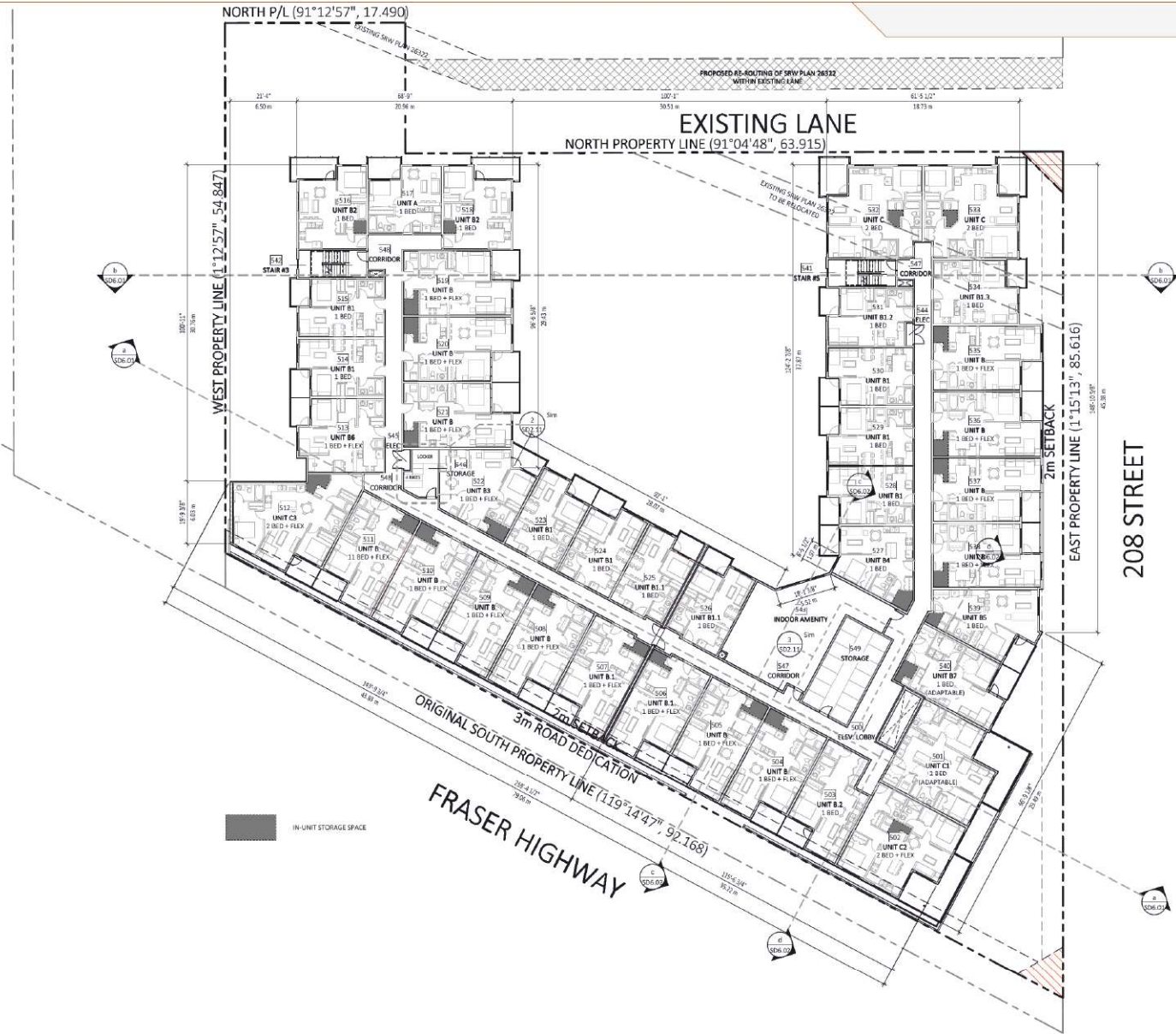
**SD2.10**



**SW STORAGE/BIKE ROOM**  
1/4" = 1'-0"

**SE STORAGE ROOM**  
1/4" = 1'-0"







**WHITETAIL MIXED USE ON 208 STREET**  
 20785 FRASER HWY, LANGLEY CITY, BC

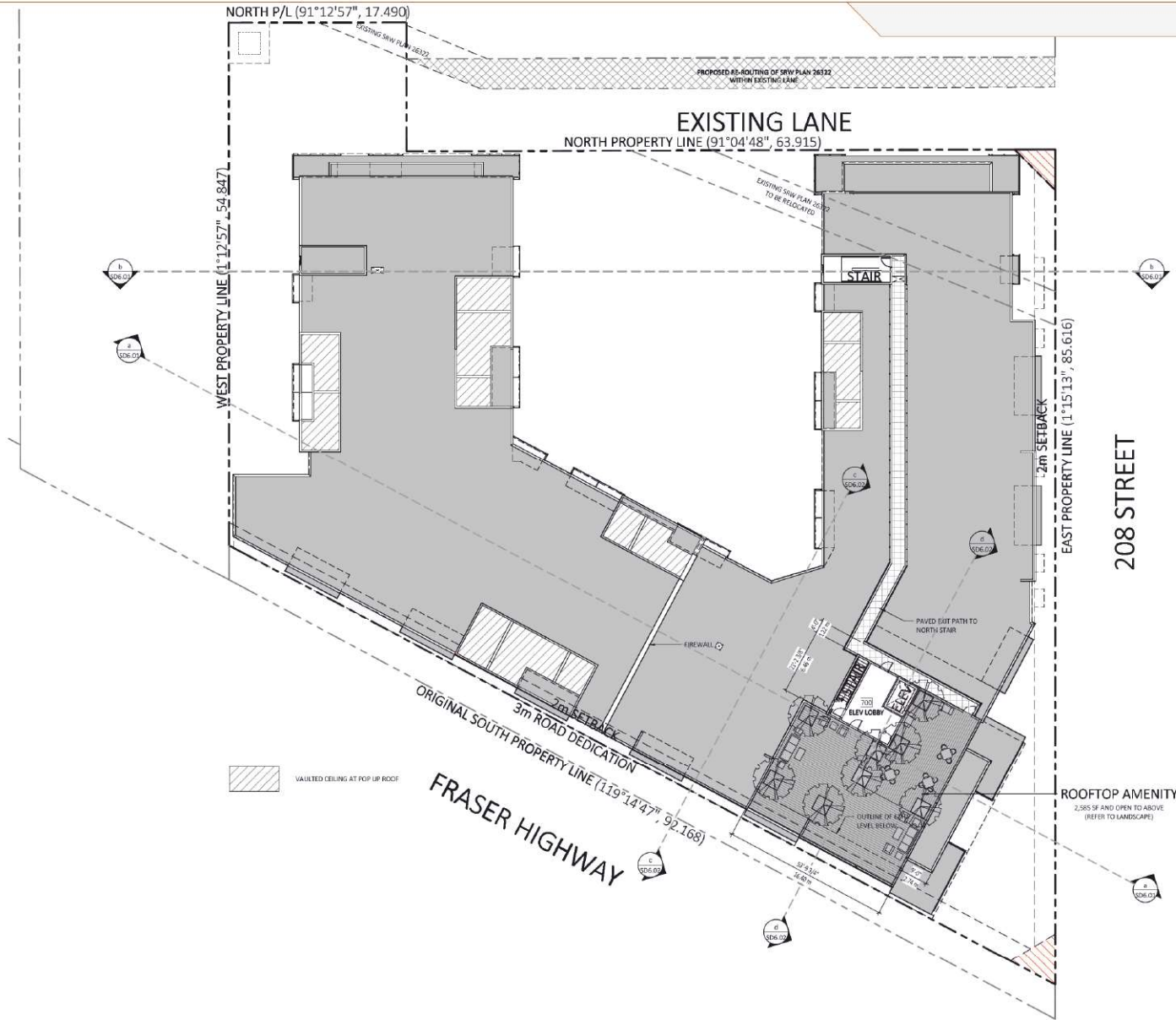
**6TH LEVEL PLAN**  
 SCALE: 1/16" = 1'-0"

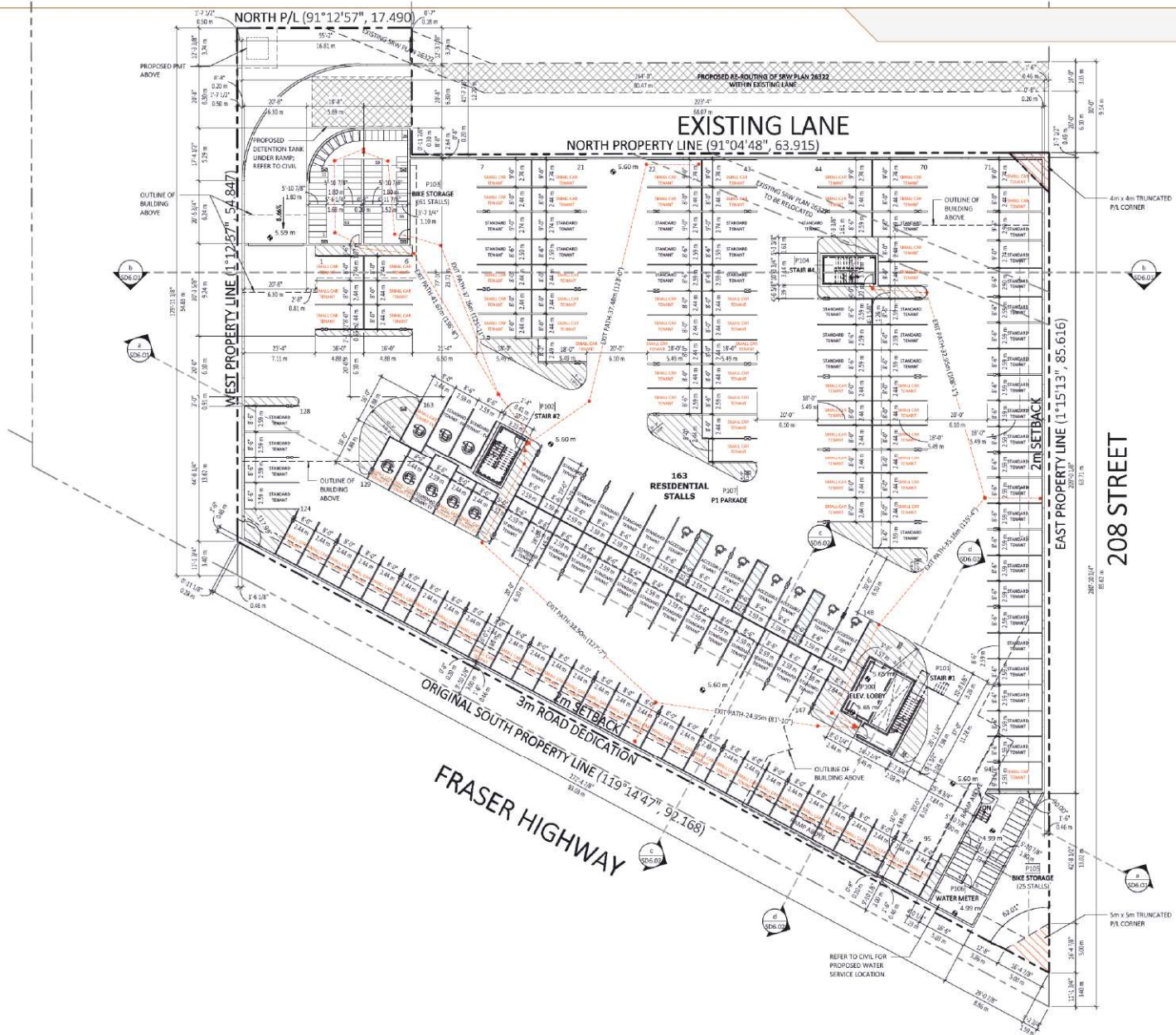


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 2021-11-17 REVISION # 1  
 PROJECT NUMBER: 21-153.1



**SD2.14**





**WHITETAIL MIXED USE ON 208 STREET**  
 20785 FRASER HWY, LANGLEY CITY, BC

**PARKADE PLAN**  
 SCALE: 1/16" = 1'-0"



**RE-ISSUED DP FOR COUNCIL MEETING**  
 2021-11-17 REVISION # 1  
 PROJECT NUMBER: 21-153.1



**SD2.20**



**south elevation**  
3/32" = 1'-0"

**materials legend**

- 1 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
CREATY; COLOUR: GREYBEARD; TEXTURE: CONTEMPORARY SMOOTH
- 2 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
CREATY; COLOUR: MEDIAN GRAY; TEXTURE: CONTEMPORARY SMOOTH
- 3 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
JAMES HAROLD; COLOUR: ARCTIC WHITE
- 4 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
JAMES HAROLD; COLOUR: IRON GRAY
- 5 BRICK:  
"R1" COLOUR: "SILVER IRONSPOT"  
MORTAR COLOUR: "MEDIUM GRAY"; TEXTURE: "SMOOTH"
- 6 BRICK:  
"R2" COLOUR: "DARK IRONSPOT"  
MORTAR COLOUR: "MEDIUM GRAY"; TEXTURE: "SMOOTH"
- 7 BRICK:  
"R3" COLOUR: "STONE GREY ELAYOGAT"  
MORTAR COLOUR: "LIGHT GRAY"; TEXTURE: "SMOOTH"; PATTERN: SOLDIER COURSE
- 8 BRICK:  
"R4" COLOUR: "STEEL GREY ELAYOGAT"  
MORTAR COLOUR: "MEDIUM GRAY"  
TEXTURE: "SMOOTH"; PATTERN: SOLDIER COURSE
- 9 CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH"  
JAMES HAROLD, LAKLAK; "PEARL GRAY"
- 10 STOREFRONT ALUMINUM GLAZED SYSTEM W/ CANOPY AT 1ST LEVEL  
COLOUR: "BLACK ANODIZED"; SPANDREL COLOUR TO MATCH ITEM "1"
- 11 WINDOW:  
COLOUR: "BLACK EXT. / WHITE INT."
- 12 DOOR, BALCONY - SWING  
COLOUR: "BLACK EXT. / WHITE INT."
- 13 DOOR, BALCONY - SLIDING  
COLOUR: "BLACK EXT. / WHITE INT."
- 14 ALUMINUM/GLASS GUARD/RAILING  
COLOUR: "BLACK ANODIZED"
- 15 METAL PICKET GUARD/RAILING  
COLOUR: "BLACK"
- 16 ALUMINUM/GLASS BALCONY SCREEN  
COLOUR: "BLACK ANODIZED"; FROSTED GLASS
- 17 POST  
COLOUR: TO MATCH ITEM "4"
- 18 FORMFIT WALL  
COLOUR: "BLACK SEALER"
- 19 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
JAMES HAROLD; COLOUR: "PEARL GRAY"
- 20 CONCRETE COLUMNS  
COLOUR: TO MATCH ITEM "3"

NOTES:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



**east elevation**  
3/32" = 1'-0"



**north elevation**  
3/32" = 1'-0"



**west elevation**  
3/32" = 1'-0"

**materials legend**

- 1 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
"CREATY": COLOUR: GREYBEARD, TEXTURE: CONTEMPORARY SMOOTH
- 2 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
"CREATY": COLOUR: MEDICAL WHITE, TEXTURE: CONTEMPORARY SMOOTH
- 3 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
"JAMES HARDIE": COLOUR: "ARCTIC WHITE"
- 4 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
"JAMES HARDIE": COLOUR: "IRON GRAY"
- 5 BRICK:  
"16": COLOUR: "EXCLUSIVE IRONSPOT"  
MORTAR COLOUR: "MEDIUM GRAY", TEXTURE: "SMOOTH"
- 6 BRICK:  
"12": COLOUR: "DARK IRONSPOT"  
MORTAR COLOUR: "MEDIUM GRAY", TEXTURE: "SMOOTH"
- 7 BRICK:  
"16": COLOUR: "STONE GREY ELAYODAT"  
MORTAR COLOUR: "LIGHT GRAY", TEXTURE: "SMOOTH", PATTERN: SOLDIER COURSE
- 8 BRICK:  
"16": COLOUR: "STEEL GREY KLANGDAT"  
MORTAR COLOUR: "MEDIUM GRAY"  
TEXTURE: "SMOOTH", PATTERN: SOLDIER COURSE
- 9 CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH"  
"JAMES HARDIE", LAKALUK: "PEARL GRAY"
- 10 STOREFRONT ALUMINUM GLAZED SYSTEM W/ CANOPY AT 1ST LEVEL  
COLOUR: "BLACK ANODIZED", SPANDREL: COLOUR: TO MATCH ITEM "1"
- 11 WINDOW:  
COLOUR: "BLACK EXT. / WHITE INT."
- 12 DOOR, BALCONY - SWING  
COLOUR: "BLACK EXT. / WHITE INT."
- 13 DOOR, BALCONY - SLIDING  
COLOUR: "BLACK EXT. / WHITE INT."
- 14 ALUMINUM/GLASS GUARDRAILS:  
COLOUR: "BLACK ANODIZED"
- 15 METAL PICKET GUARDRAILING:  
COLOUR: "BLACK"
- 16 ALUMINUM/GLASS BALCONY SCREEN:  
COLOUR: "BLACK ANODIZED", FROSTED GLASS
- 17 POST  
COLOUR: TO MATCH ITEM "1"
- 18 CONCRETE WALL  
COLOUR: "CLEAR SEALER"
- 19 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
"JAMES HARDIE": COLOUR: "PEARL GRAY"
- 20 CONCRETE COLLARS  
COLOUR: TO MATCH ITEM "1"

NOTES:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



north-facing courtyard elevation

3/32" = 1'-0"



east-facing courtyard elevation

3/32" = 1'-0"



west-facing courtyard elevation

3/32" = 1'-0"

materials legend

- 1 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
"CREATY": COLOUR: GREYBEARD, TEXTURE: CONTEMPORARY SMOOTH
- 2 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
"CREATY": COLOUR: MEXICAN BERRY, TEXTURE: CONTEMPORARY SMOOTH
- 3 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
"JAMES HARDIE": COLOUR: "ARCTIC WHITE"
- 4 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
"JAMES HARDIE": COLOUR: "IRON GRAY"
- 5 BRICK:  
"B1": COLOUR: "MEXICAN IRONSPOT"  
MORTAR COLOUR: "MEDIUM GRAY", TEXTURE: "SMOOTH"
- 6 BRICK:  
"B2": COLOUR: "DARK IRONSPOT"  
MORTAR COLOUR: "MEDIUM GRAY", TEXTURE: "SMOOTH"
- 7 BRICK:  
"B3": COLOUR: "STONE GREY ELAYDART"  
MORTAR COLOUR: "LIGHT GRAY", TEXTURE: "SMOOTH", PATTERN: SOLDIER COURSE
- 8 BRICK:  
"B4": COLOUR: "STEEL GREY KLANGDART"  
MORTAR COLOUR: "MEDIUM GRAY"  
TEXTURE: "SMOOTH", PATTERN: SOLDIER COURSE
- 9 CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH"  
"JAMES HARDIE, LUXUR": "PEARL GRAY"
- 10 STOREFRONT ALUMINUM GLAZED SYSTEM W/ CANOPY AT 1ST LEVEL  
COLOUR: "BLACK ANODIZED", SPANDREL COLOUR: TO MATCH ITEM "1"
- 11 WINDOW:  
COLOUR: "BLACK EXT. / WHITE INT."
- 12 DOOR, BALCONY - SWING  
COLOUR: "BLACK EXT. / WHITE INT."
- 13 DOOR, BALCONY - SLIDING  
COLOUR: "BLACK EXT. / WHITE INT."
- 14 ALUMINUM/GLASS GUARDRAILS:  
COLOUR: "BLACK ANODIZED"
- 15 METAL PICKET GUARDRAILING:  
COLOUR: "BLACK"
- 16 ALUMINUM/GLASS BALCONY SCREENS:  
COLOUR: "BLACK ANODIZED", FROSTED GLASS
- 17 POST:  
COLOUR: TO MATCH ITEM "6"
- 18 CONCRETE WALL:  
COLOUR: "CLEAR SEALER"
- 19 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
"JAMES HARDIE": COLOUR: "PEARL GRAY"
- 20 CONCRETE COLUMNS:  
COLOUR: TO MATCH ITEM "3"

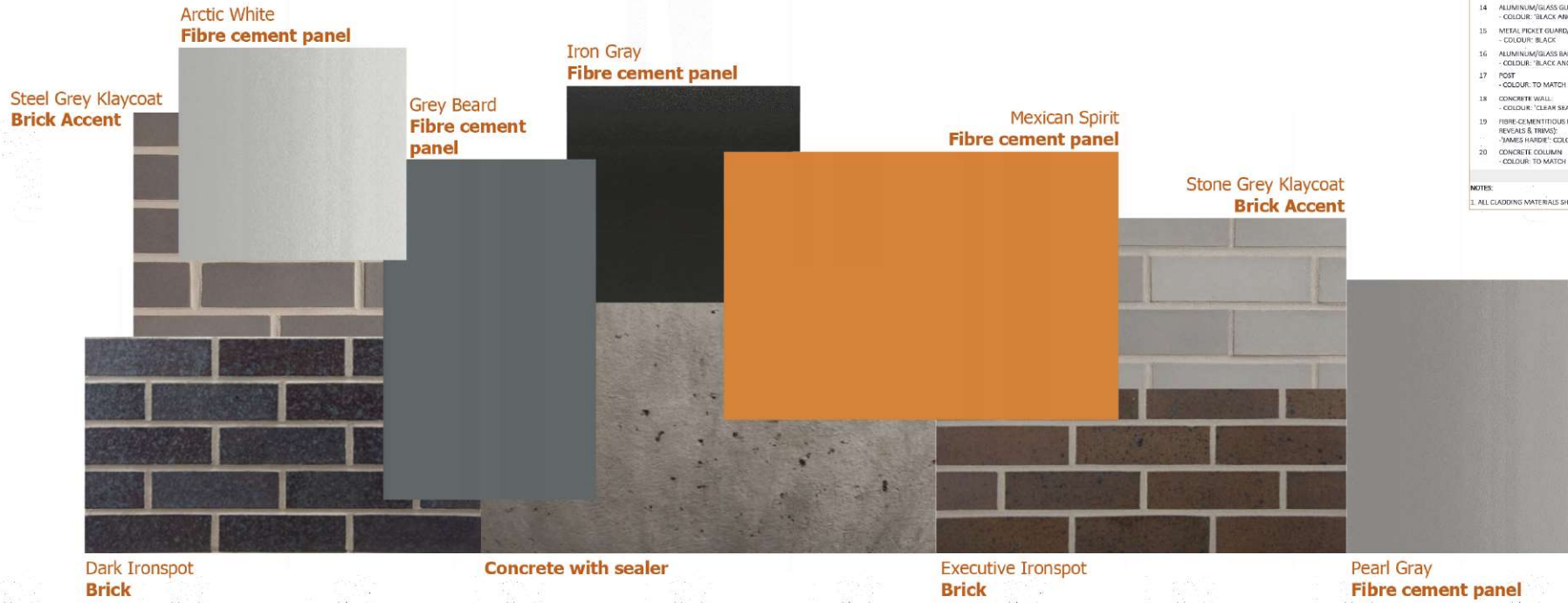
NOTES:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.D.



materials legend

- 1 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
- 'CREATIV' COLOUR: GREY BEARD, TEXTURE: CONTEMPORARY SMOOTH
- 2 FIBRE-CEMENTITIOUS PANEL SIDING (C/W COLOUR-MATCHED REVEALS & FLASHINGS)  
- 'CREATIV' COLOUR: MEXICAN SPIRIT, TEXTURE: CONTEMPORARY SMOOTH
- 3 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
- 'JAMIES HARDIE' COLOUR: 'ARCTIC WHITE'
- 4 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
- 'JAMIES HARDIE' COLOUR: 'IRON GRAY'
- 5 BRICK  
- 'TKL' COLOUR: 'EXECUTIVE IRONSPOT'  
MORTAR COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH'
- 6 BRICK  
- 'TKL' COLOUR: 'DARK IRONSPOT',  
MORTAR COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH',  
MORTAR COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH',  
MORTAR COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH',  
MORTAR COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH'
- 7 BRICK  
- 'TKL' COLOUR: 'STONE GREY KLAYCOAT',  
MORTAR COLOUR: 'LIGHT GRAY', TEXTURE: 'SMOOTH', PATTERN: 'SOLDIER COURSE'
- 8 BRICK  
- 'TKL' COLOUR: 'STEELE'S IRON KLAYCOAT',  
MORTAR COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH', PATTERN: 'SOLDIER COURSE'
- 9 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'  
- 'JAMIES HARDIE' COLOUR: 'PEARL GRAY'
- 10 STOREFRONT ALUMINUM GLAZED SYSTEM W/ CANOPY AT 3RD LEVEL  
- COLOUR: 'BLACK ANODIZED', SPANDREL COLOUR TO MATCH ITEM '1'
- 11 WINDOW  
- COLOUR: 'BLACK EXT. / WHITE INT'
- 12 DOOR / BALCONY - SWING  
- COLOUR: 'BLACK EXT. / WHITE INT'
- 13 DOOR / BALCONY - SLIDING  
COLOUR: 'BLACK EXT. / WHITE INT'
- 14 ALUMINUM/GLASS GUARD/RAILING  
- COLOUR: 'BLACK ANODIZED'
- 15 METAL PICKET GUARD/RAILING  
- COLOUR: 'BLACK'
- 16 ALUMINUM/GLASS BALCONY SCREEN  
- COLOUR: 'BLACK ANODIZED', FROSTED GLASS
- 17 POST  
- COLOUR: TO MATCH ITEM '4'
- 18 CONCRETE WALL  
- COLOUR: 'CLEAR SEALER'
- 19 FIBRE-CEMENTITIOUS BOARD SMOOTH PANEL SIDING (C/W COLOUR-MATCHED REVEALS & TRIMS)  
- 'JAMIES HARDIE' COLOUR: 'PEARL GRAY'
- 20 CONCRETE COLUMN  
- COLOUR: TO MATCH ITEM '3'

NOTES:  
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.





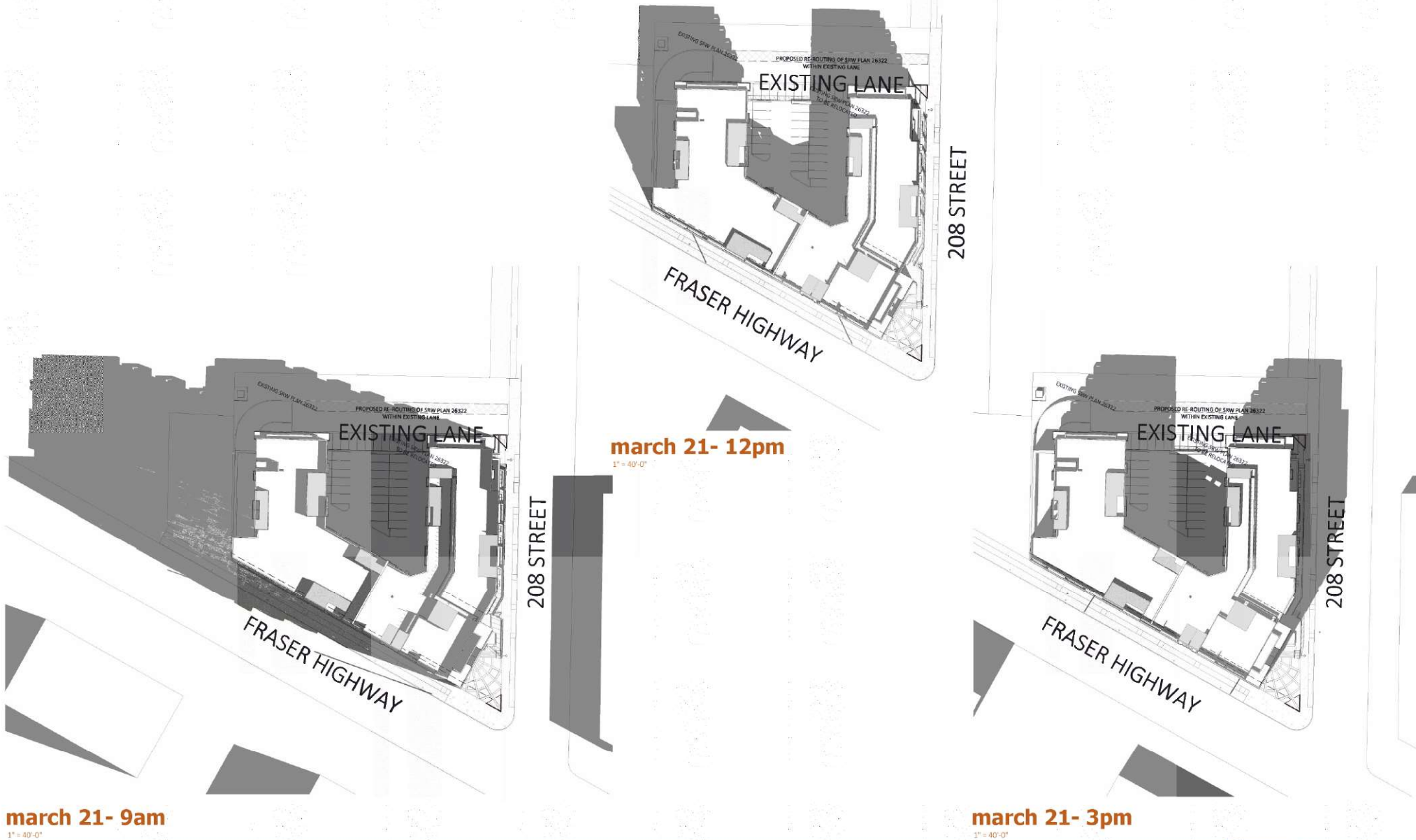
June 21- 9am  
1" = 40'-0"



June 21- 12pm  
1" = 40'-0"



June 21- 3pm  
1" = 40'-0"



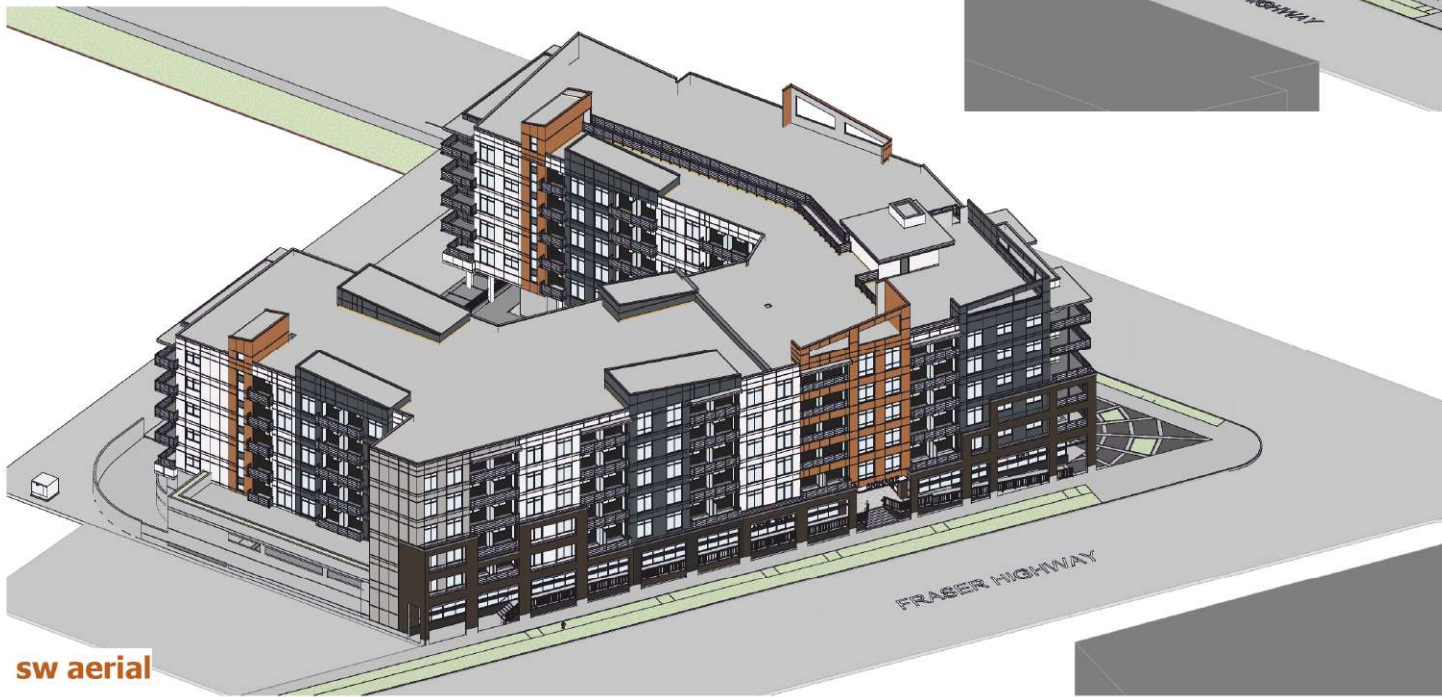
march 21- 9am  
1" = 40'-0"

march 21- 12pm  
1" = 40'-0"

march 21- 3pm  
1" = 40'-0"



se aerial



sw aerial



keystonearch.ca

**WHITETAIL MIXED USE ON 208 STREET**

20785 FRASER HWY, LANGLEY CITY, BC

**3D MASSING PERSPECTIVES**

SCALE: N.T.S.

**RE-ISSUED DP FOR COUNCIL MEETING**

2021-11-17 REVISION #: 1

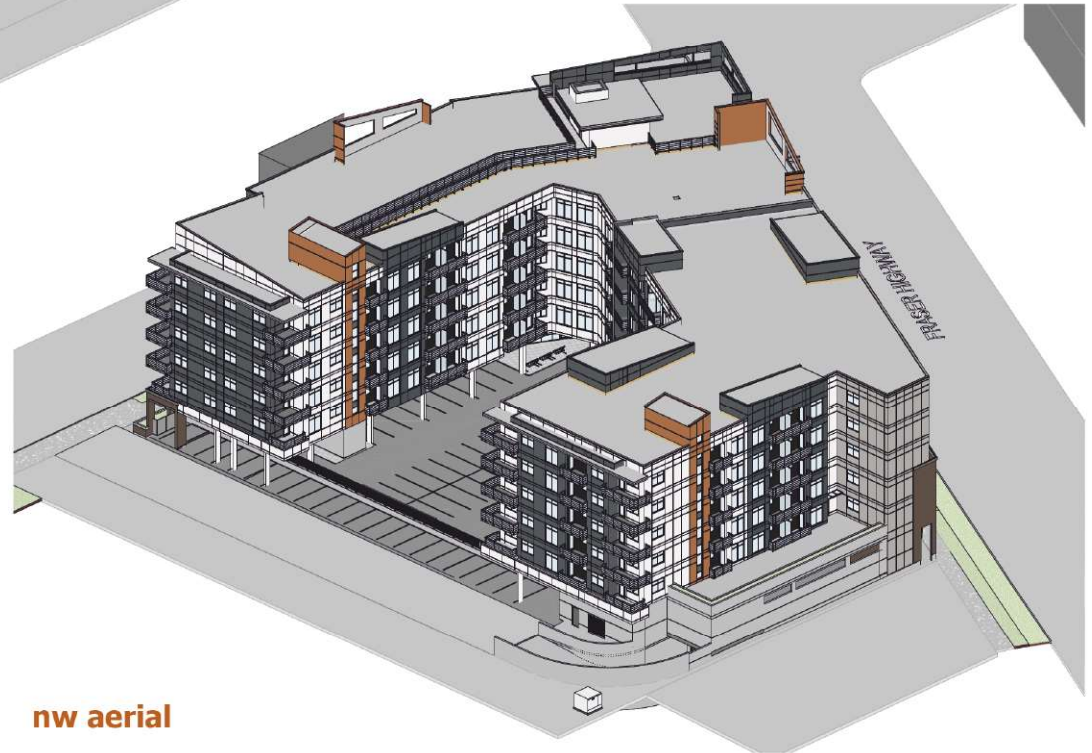
PROJECT NUMBER: 21-153.1



SD5.20



ne aerial



nw aerial



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**WHITETAIL MIXED USE ON 208 STREET**

20785 FRASER HWY, LANGLEY CITY, BC

**3D MASSING PERSPECTIVES**

SCALE: N.T.S.

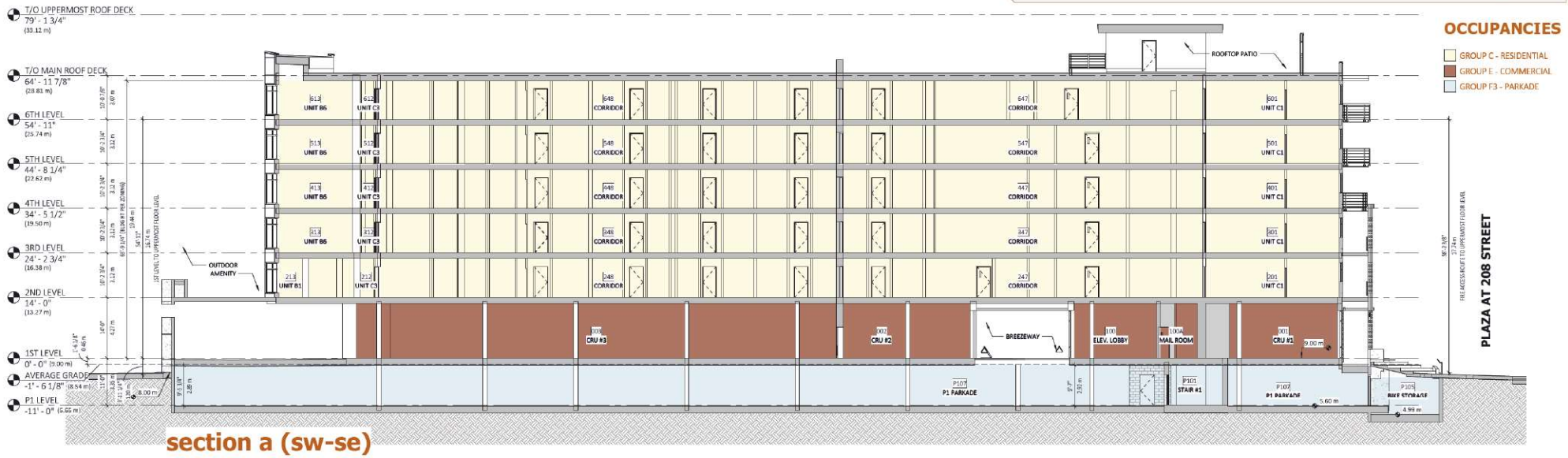
**RE-ISSUED DP FOR COUNCIL MEETING**

2021-11-17 REVISION #: 1

PROJECT NUMBER: 21-153.1



SD5.21



- OCCUPANCIES**
- GROUP C - RESIDENTIAL
  - GROUP E - COMMERCIAL
  - GROUP F3 - PARKADE

