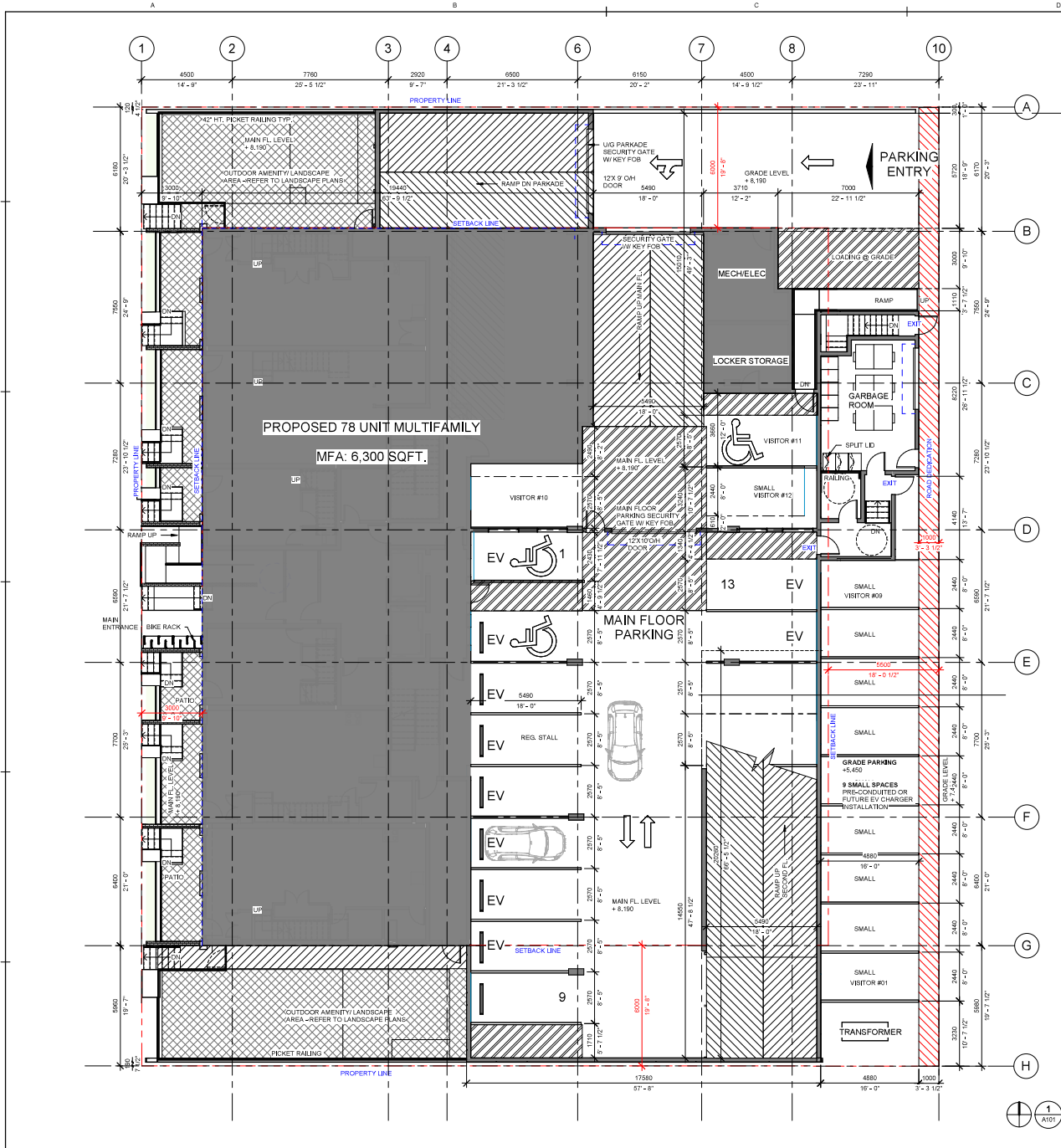


BEDESA 207 STREET MULTIFAMILY

5404,5406,5408 AND 5414 207 STREET, LANGLEY, BC V3A 2G1



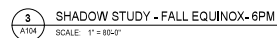
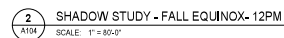
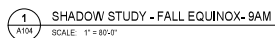
REISSUED FOR DEVELOPMENT PERMIT & REZONING JUN 08 2023



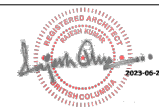
Project Analysis		DATED: JUNE 08 2023	
Project No: BC3521			
This project date is preliminary at this stage of the project. Exact scope, zoning, uses and size only be determined upon the city hall approval. Design reviews, Civil and code issues, site and tree survey may change from the written below. Therefore the client should not base any purchase, building cost and any other decision on this document.			
Municipal Address:		5404,5406,5408 and 5414 207 Street, Langley, BC V3A 2G1	
Legal Address:		Plan NWP9183 Lot 21, Plan NWP25783 Lot 44, 45 AND 46	
Zoning:		RS1 Single family residential zone	
Proposed Zoning:		CD-3 (RM-3 REFERENCE) (OCP- MID RISE RESIDENTIAL 6-12 STOREY APARTMENTS)	
Permitted Uses:		Multiple Unit Residential	
Site Area:		8885.69 sq.mts, or 20,334.5 ft ² or 0.189 ha (3.5 LOTS)	
Lot Coverage:		Allowed - 45% or 850 sq.mts Provided - 29.3% or 550 sq.mts	
Unit Density: 2.1 - 3.5 FAR + DENSITY BONUS		Allowed 100 Units per Acre Provided 78 units per Acre	
Gross floor Area:		5,380 sq.m or 57,910 sq.ft	
Maximum permitted FAR:		2.84 (0.3821 889)	
Total dwelling units:		78	
3 bed room units:		2 (Townhouses)	
2 bed room units:		24	
1 bed room units:		52	
Adaptable units required 20%:		16	
Adaptable units provided:		18	
SETBACKS	REQUIRED	PROVIDED	
Front yard:	8m	8m	
Rear Yard:	4.5m	5.5m	
Side yard: (interior north and south)	6m	6m	
AVERAGE GRADE (EXISTING)		7.2725	
North west		7.41	
North east		7.44	
South west		7.11	
South east		7.06	
AMENITY			
Indoor amenity area - 2.8 sq.m / unit	78 X 2.8 = 179.4	172 sq.m	
Outdoor amenity area/ Balcony	N/A	Mfa: 1145 sq.m + Balcony	
BUILDING HEIGHT	REQUIRED	PROVIDED	
Mid Rise residential	25m - 32 storeys	26.53 m - 8 storeys	
PARKING REQUIREMENTS	REQUIRED	PROVIDED	
Minimum parking required:	1	1	
OFF-STREET PARKING			
RM3 MID RISE RESIDENTIAL			
1-BED ROOM + 1/UNIT (incl. 2 townhouses)	52 x 1.5 = 78	N/A	
2-BED ROOM + 1.25/UNIT (incl. 2 townhouses)	24 x 1.25 = 30		
3-BED ROOM + 1.45/UNIT (2 townhouses)	2 X 1.45 = 2.9		
VISITOR PARKING = 0.15/UNIT	78 X 0.15 = 11.7		
TOTAL PARKING	117	97	
Max. 60% small cars	60% (58)	51%(50)	
Accessible parking permitted 5%	5	7	
CITY CENTRE 5% REDUCTION CONSIDERED	N/A		
TOTAL PARKING	97	97	
BIKE PARKING	REQUIRED	PROVIDED	
0.5/unit	78 X 0.5 = 39	39	
Visitor	6	8	
Total Bike parking	39	40	
STORAGE LOCKERS	REQUIRED	PROVIDED	
Building w/ elevator 5.67 cu. mts per unit	808.36 cu.mts	842.3 cu.mts	
	78	78	
(PLEASE NOTE THE GEOTECHNICAL ELEVATIONS CONTRACTOR TO CONFIRM AS PER THE CIVIL DRAWINGS)			

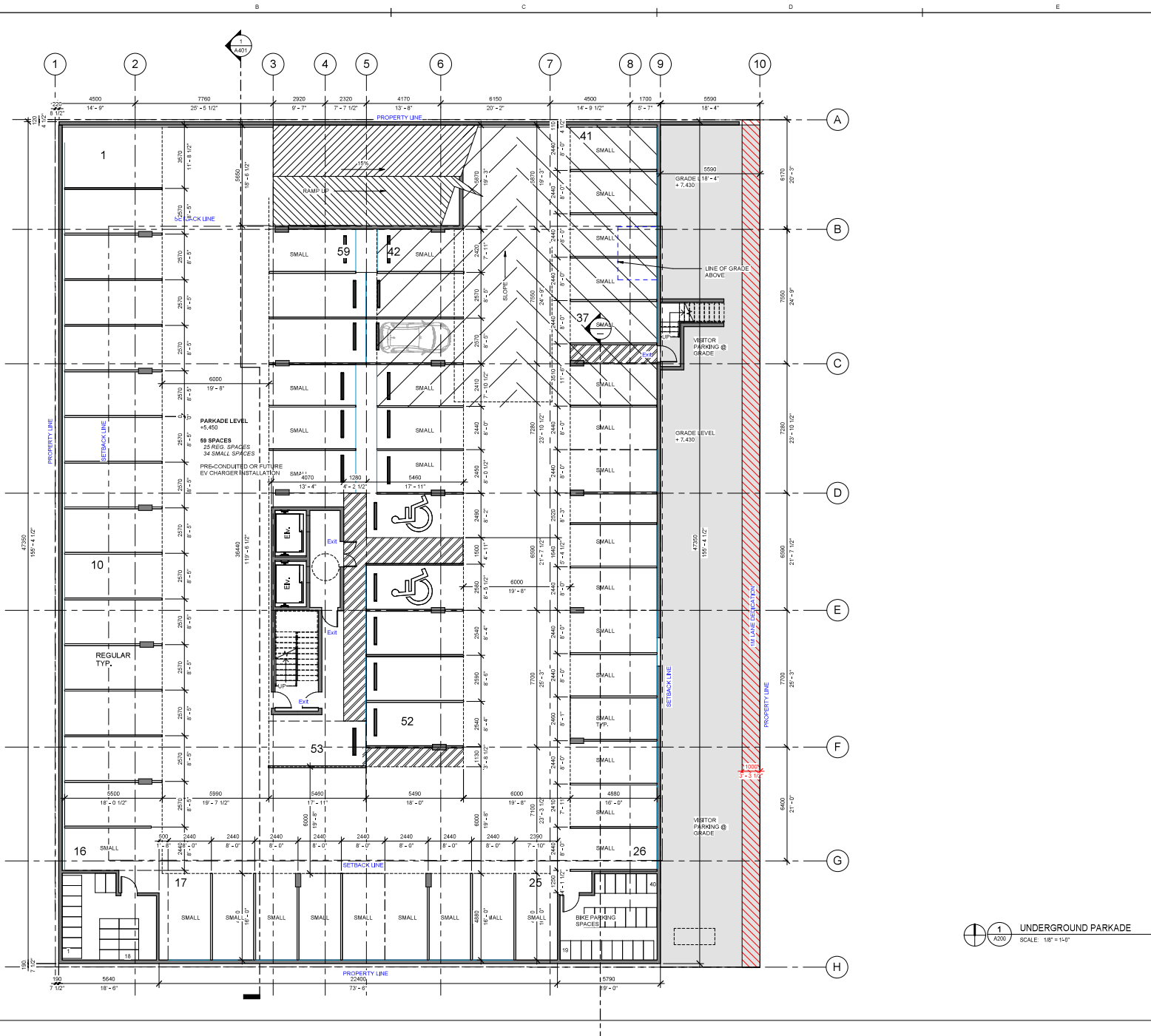
SITE PLAN
SCALE: 1/8" = 1'-0"

CONSULTANT			
Rev	By	Issue	Drawn by
1	2	3	4
SEAL			
PERMIT STAMP			
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PROJECT: BEDESA 207 STREET MULTIFAMILY			
5404, 5406, 5408 and 5414 207 Street Langley			
DRAWING TITLE: SITE PLAN			
Project number	Date	FEB 2023	
BC3521	Scale	1/8" = 1'-0"	
Drawn by	Author	Checked by	Checker
A101			3



A104	REVISION
	3





Education
1994/01/01 to 2011/01/01

Workshop
2011/01/01 to 2011/01/01

Workshop (Overseas)
2011/01/01 to 2011/01/01

Workshop (Overseas)
2011/01/01 to 2011/01/01



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Rev	By	Rev	By	Rev	By
1	2023-06-23	2	2023-06-23	3	2023-06-23

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PROJECT

BEDESA 207 STREET MULTIFAMILY

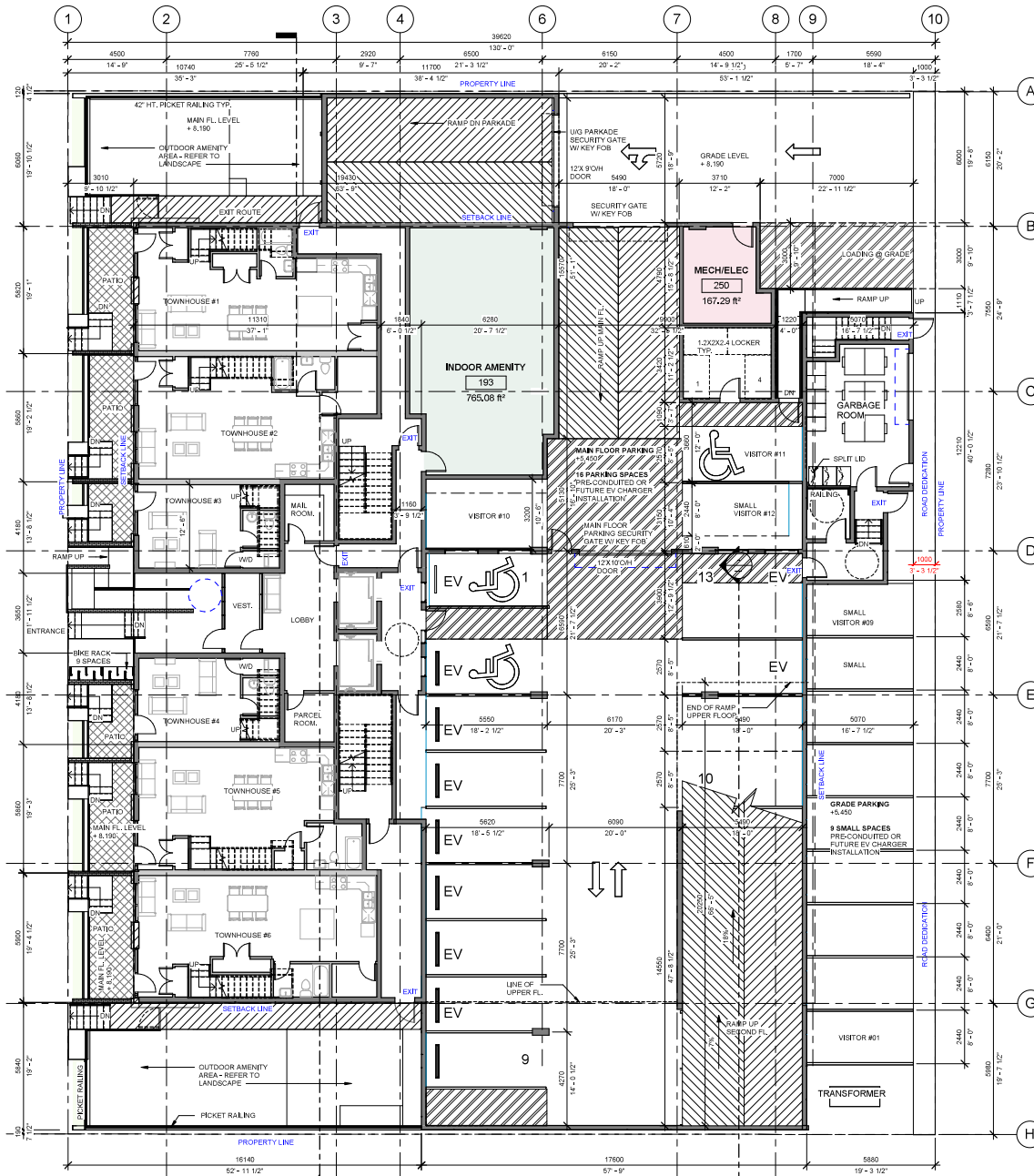
5404, 5406, 5408 and 5414 207 Street Langley

DRAWING TITLE

UNDERGROUND PARKADE

Project number	Date
BC3521	FEB 2023
Drawn by	Scale
Author	1/8" = 1'-0"
Checked by	Checker

A200	3
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1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
FOR THE PARKING STALL AND DRIVEWAY
DIMENSIONS REFER TO SITE PLAN

Rev	By	Rev	By	Rev	By
1	10/10/2023	2	10/10/2023	3	10/10/2023

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PROJECT
BEDESA 207 STREET
MULTIFAMILY

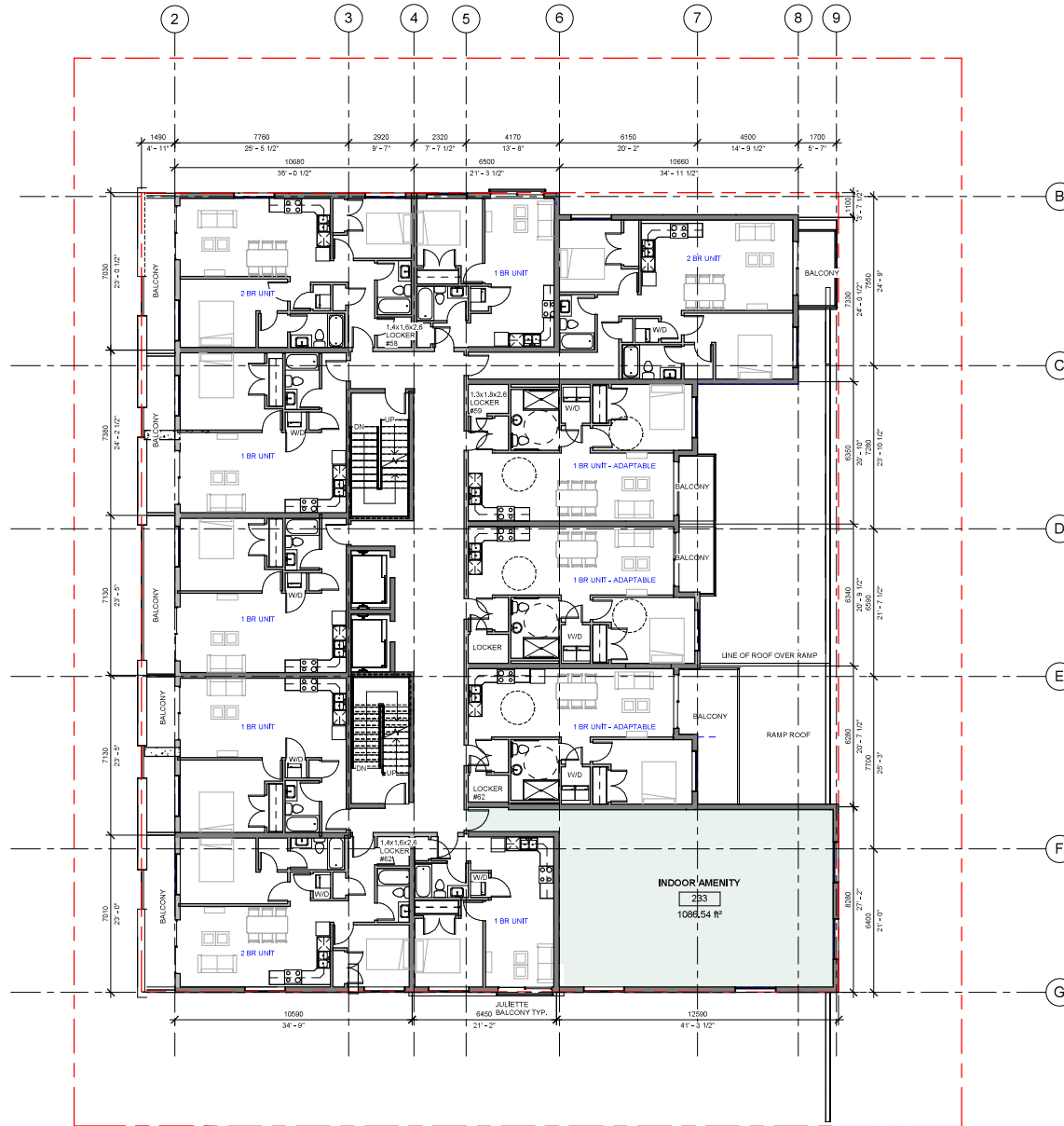
5404, 5406, 5408 and 5414 207 Street Langley

DRAWING TITLE

MAIN FLOOR PLAN

Project number	Date
BC3521	FEB 2023
Author	Scale
1/8" = 1'-0"	Checked by
Checker	REVISION

A201 3



1 THIRD FLOOR PLAN
A203 SCALE: 1/8" = 1'-0"

Education
 10/01/2023 01
Working
 20/01/2023 01
Reviewed (Reviewed)
 04/02/2023 01
West Vancouver
 04/02/2023 01

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Rev	By	Checked	Revision (Drawing Issue)	Drawn by
1	08/02/2023	08/02/2023	Issued for development permit and planning	
2	08/02/2023	08/02/2023	Issued for development permit and planning	
3	08/02/2023	08/02/2023	Issued for development permit and planning	

Rev	By	Checked	Revision (Drawing Issue)	Drawn by
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PROJECT
BEDESA 207 STREET MULTIFAMILY

5404.5406.5408 and 5414 207 Street Langley

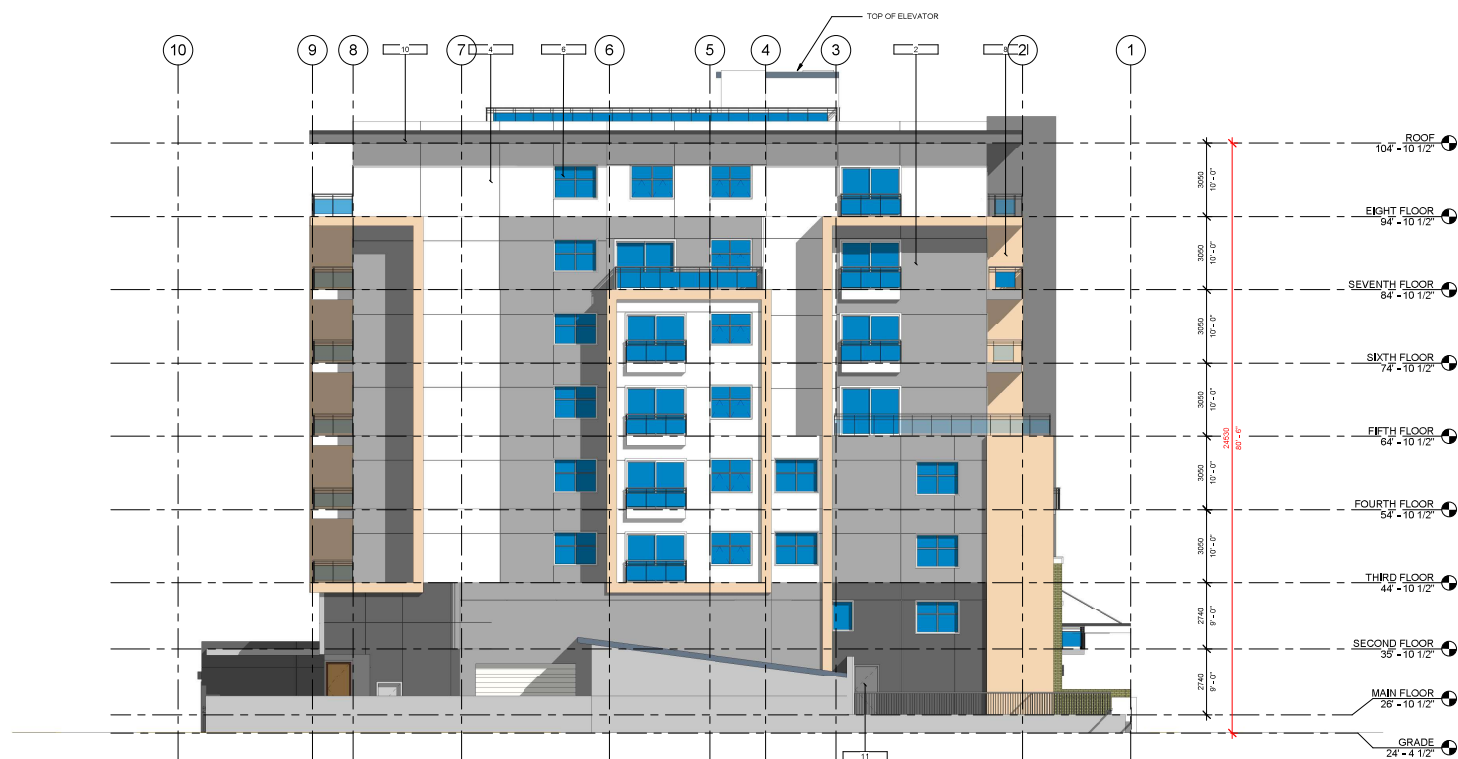
DRAWING TITLE
THIRD FLOOR PLAN

Project number BC3521	Date FEB 2023
Author	Checked by Checker

Author	Checked by
A203	3

EPS+ COLOR LIGHT GREY		HARDIE PANEL COLOUR: NATURAL BIRCH		PVC WINDOW: FRAME COLOUR: CLOUD WHITE	
EPS+ COLOR CLOUD WHITE		FRESHENED METAL FLASHING COLOUR: CHARCORAL		MANUFACTURED BRICK VENEER: COLOUR: BROWN YELLOW	
EPS+ COLOR CLOUD WHITE		ALUMINUM RAILING SYSTEM - TEMPERED GLASS EXIT STEEL DOOR/ GUARD RAIL: COLOUR: LIGHT GREY		ALUMINUM WOOD TEXTURE SOFFT COLOUR: NATURAL OAK	

Keynote Legend	
Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: WHITE
6	PVC WINDOW/ RESIDENTIAL, ALUMINUM (EXTERIOR) CLAD- VINYL
7	PVC SLIDING BALCONY DOORS- COLOUR: WHITE
8	HARDIE PANEL - COLOUR: NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD- COLOUR: CHARCOAL
11	STEEL EXIT DOORS- COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY



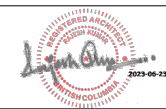
1 NORTH ELEVATION
A301 SCALE: 1/8" = 1'-0"

[illegible]

3	June 08 2023	Issued for development permit and rezoning.	
2	May 25 2023	Issued for development permit and rezoning.	
1	April 11 2023	Issued for development permit and rezoning.	
Rev	yy-mm-dd	Revision /Drawing Issue	Draw by

CONSULTANT

SEAL



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PROJECT
BEDESA 207 STREET
MULTIFAMILY

5404, 5406, 5408 and 5414 207 Street Langley

	DRAWING TITLE
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NORTH ELEVATION

Project number	Date
BC3521	FEB 2023
	Scale
	As indicated
Drawn by	Checked by
Author	Checker

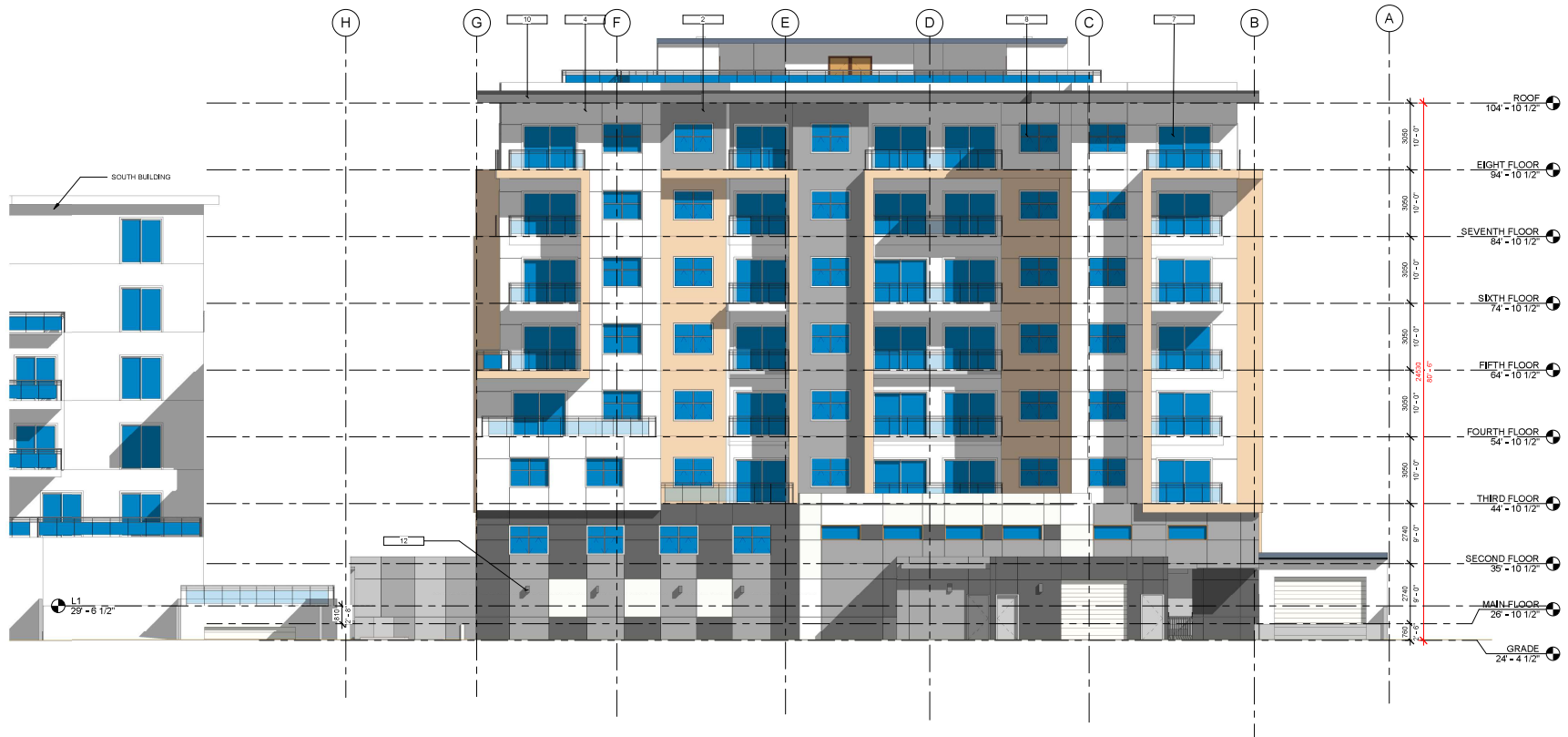
A301

3

1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)- COLOUR: WHITE
5	PVC WINDOW RESIDENTIAL: ALUMINUM (EXTERIOR) CLAD - VINYL
6	PVC SLIDING BALCONY DOORS - COLOUR: WHITE
7	HARDIE PANEL - COLOUR: NATURAL BIRCH
8	HARDIE TRIM FASCIA BOARD - COLOUR: MARCAROL
9	STEEL EXT DOORS- COLOUR: DARK GREY
10	EXTERIOR LIGHTING FIXTURES
11	HARDIE PANEL - COLOUR: DARK GREY

[illegible]

Keynote Legend	
Key Value	Keynote Text
1	PREMANUFACTURED BRICK VENEER - COLOUR: TUSCAN YELLOW
2	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: LIGHT GREY
3	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: DARK GREY
4	EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - COLOUR: WHITE
6	PVC WINDOW RESIDENTIAL - ALUMINUM (EXTERIOR) CLAD - VINYL
7	PVC SLIDING BALCONY DOORS - COLOUR: WHITE
8	HARDIE PANEL - COLOUR: NATURAL BIRCH
10	HARDIE TRIM FASCIA BOARD - COLOUR: CHARCORAL
11	STEEL EXIT DOORS - COLOUR: DARK GREY
12	EXTERIOR LIGHTING FIXTURES
13	HARDIE PANEL - COLOUR: DARK GREY



Education
Bachelor's Degree
2013-2016
Master's Degree
2016-2018
Professional (Registered)
2018-2020
West Vancouver
2020-2021



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PROJECT	
BEDESA 207 STREET MULTIFAMILY	
5404, 5406, 5408 and 5414 207 Street Langley	
DRAWING TITLE	
EAST ELEVATION	
Project number	Date
BC3521	FEB 2023
Scale	1/8" = 1'-0"
Drawn by	Checked by
Author	Checker
A304	3

[illegible]

