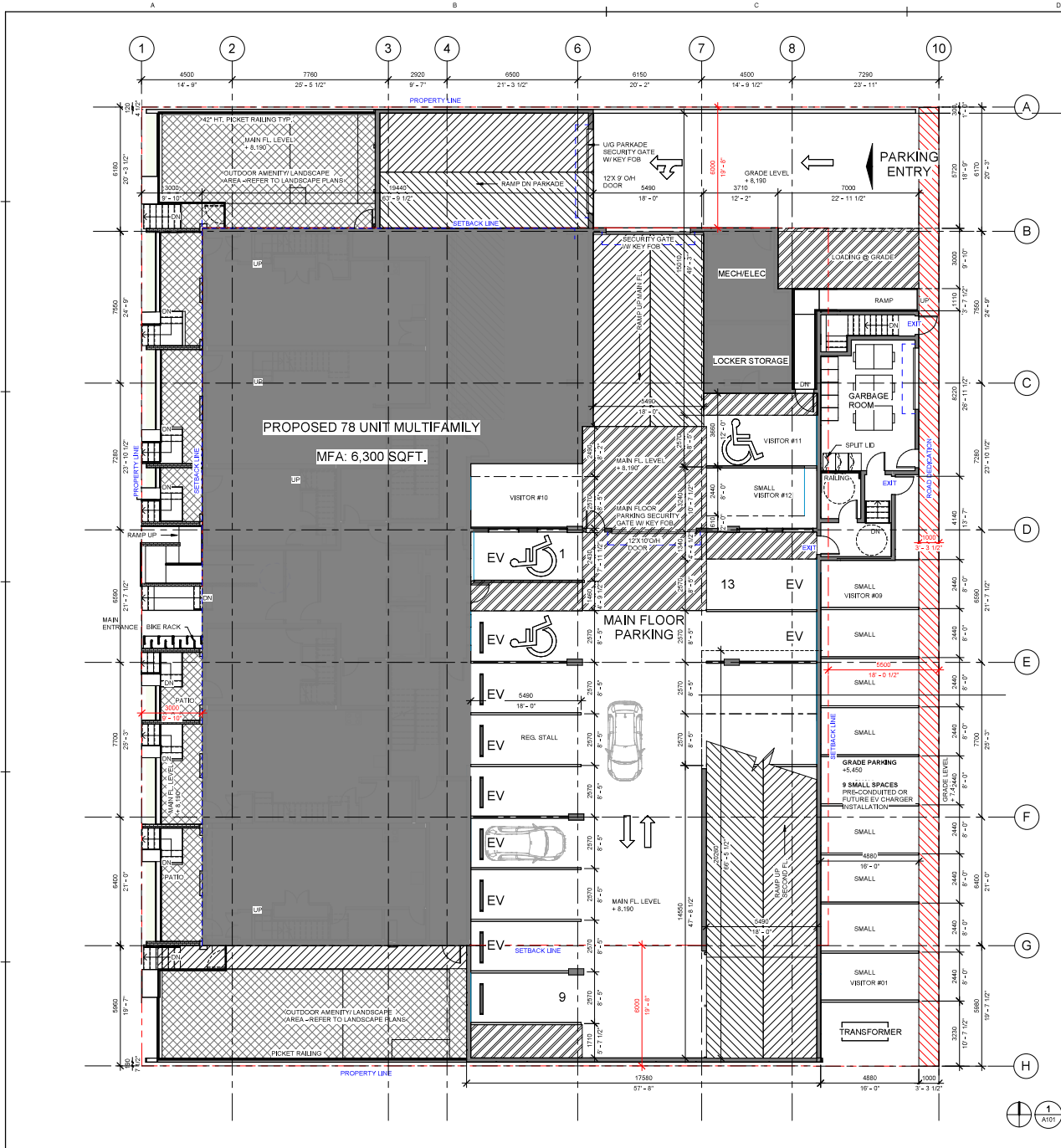


BEDESA 207 STREET MULTIFAMILY

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



REISSUED FOR DEVELOPMENT PERMIT & REZONING JUN 08 2023



Project Analysis		
Project no:	BC3521	DATED: JUNE 08 2023
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 review, 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 NW91813 Lot 21, Plan NW92783 Lot 44, 45 AND 46	
Zoning:	RS1 Single family residential zone	
Proposed Zoning:	GD-3 (RM-3 REFERENCE) (OC)- MID RISE RESIDENTIAL 6-12 STOREY APARTMENTS	
Permitted Uses:	Multiple-Unit Residential	
Site Area:	3835.00 sq.m. (92,203.345 sq.ft) or 0.185 ha (0.5 LOTS)	
Lot Coverage:	Allowed - 45% or 800 sq.mts	Provided - 29.1% or 550 sq.mts
Unit Density:	2.1 - 3.5 FAR + DENSITY BONUS	Allowable 110 Units per Acre
Gross floor Area:	6,300 sq.m. or 57,910 sq.ft	
Maximum permitted FAR:	4.1 - 5.5	
FAR Provided:	2.64 (0.3001 689)	
Total dwelling units		
3 bed room units	2	(Townhouses)
2 bed room units	24	
1 bed room units	52	
Minimum units required 20%	18	
Adjustable units provided:	18	
REVISIONS		
Rev	By	Revision / Drawing Issue
1	Y	2
CONSULTANT		
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
A101		3

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

1. JUNE 08 2023 based for modification permit and planning
 2. MAY 25 2023 based for modification permit and planning
 3. MAY 17 2023 based for modification permit and planning

Rev 1 By Y Revision / Drawing Issue 2 Drawn by

CONSULTANT

SEAL

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PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404, 5406, 5408 and 5414 207 Street Langley

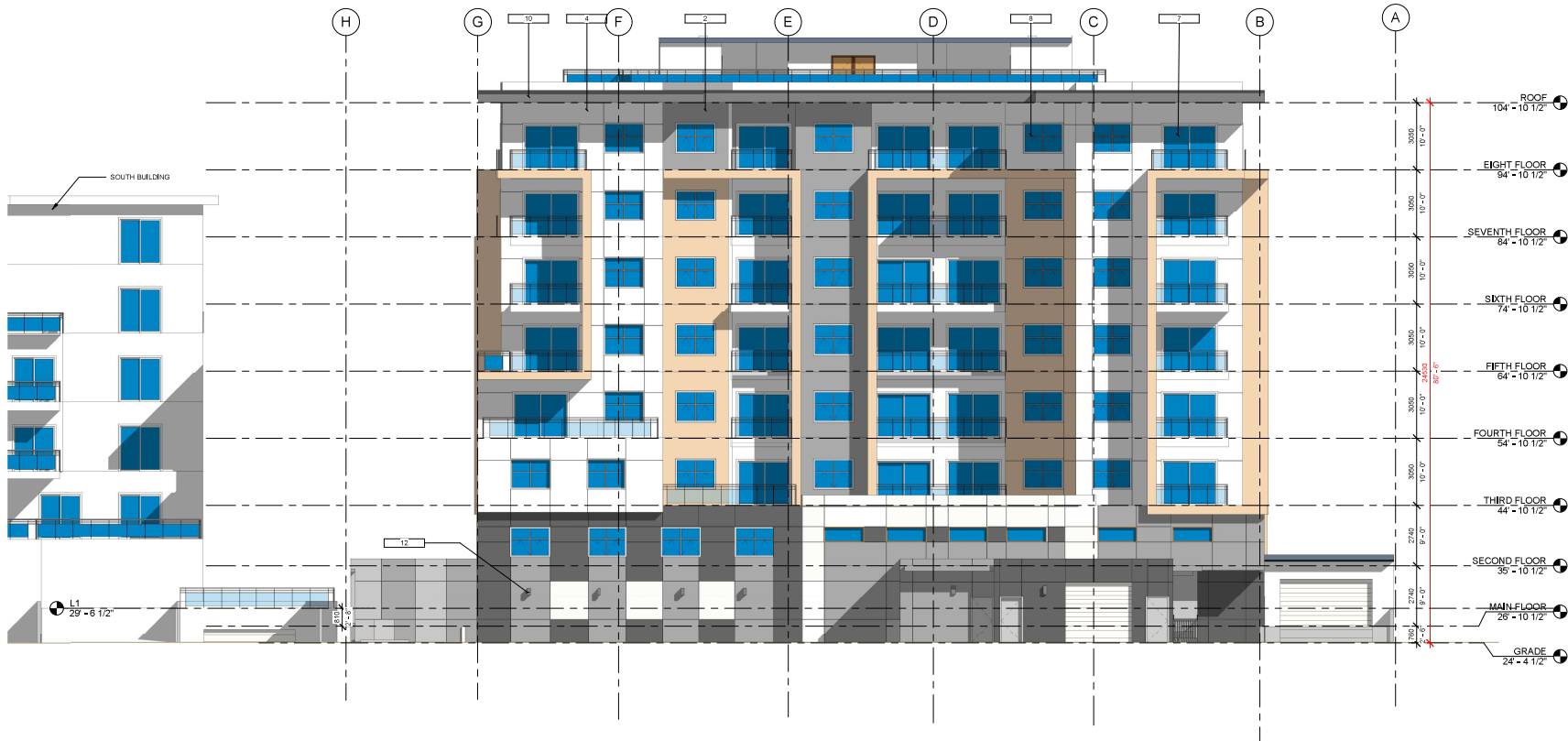
DRAWING TITLE
SITE PLAN

Project number: BC3521 Date: FEB 2023
 Scale: 1/8" = 1'-0"

Drawn by: Author Checked by: Checker

A101 3

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



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Education: Bachelor of Architecture
 Workshop: 2015-16
 Registration (Number): 40426-2016
 West Vancouver: 4012-0001
 www.kumararchitecture.com
 admin@kumararchitecture.com
 Excellence, Innovation and Holistic Design
Kumar architecture ltd.

Rev	By	Checked	Revision / Drawing Issue	Drawn by
1			Issue 09 2023 based for development permit and zoning	
2			Issue 25 2023 based for development permit and zoning	
3			Issue 17 2023 based for development permit and zoning	

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PROJECT
BEDESA 207 STREET MULTIFAMILY
 5404, 5405, 5408 and 5414 207 Street Langley

DRAWING TITLE
EAST ELEVATION

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

REVISION	
NO.	DESCRIPTION
1	
2	
3	

A304

3

