



### sheet schedule

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SD2.10	1st LEVEL PLAN	SD3.13	RENDERED ELEVATIONS		
SD2.11	2nd LEVEL PLAN				

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**KEYSTONE**  
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### WHITETAIL EASTLEIGH APMTS.

20650 EASTLEIGH CRESCENT, LANGLEY, BC

### COVER PAGE

SCALE: N.T.S.

### RE-ISSUED FOR DP

2025-01-13 REVISION #:  
CITY OF LANGLEY FILE # -  
PROJECT NUMBER: 21.192



SD0.01





eastleigh crescent looking west



eastleigh crescent looking east



existing building looking north



existing building looking south

### location

THE PROPOSED DEVELOPMENT IS LOCATED IN DOWNTOWN OF LANGLEY ON EASTLEIGH CRESCENT ROAD.  
THE SITE IS SURROUNDED BY A MIXTURE OF 2, 3 & 4 STOREY RESIDENTIAL APARTMENT BUILDINGS.

whitetail eastleigh  
multi-family residential  
building



location map / north langley

nts

development location



aerial view looking south / east

nts



## 0.1.0 project data

PROJECT:	WHITETAIL EASTLEIGH APMT. BLDG
ZONING:	C1 (DOWNTOWN COMMERCIAL ZONE)
CIVIC ADDRESS:	20644, EASTLEIGH CRESCENT, LANGLEY, B.C.
LEGAL DESCRIPTION:	LOT F, DISTRICT LOT 37, GROUP 2, NWP PLAN 8633
VARIANCES APPLIED FOR:	PARKING RATES ( REFER TO PARKING STALL SUMMARY SD1.13) / SETBACKS (REFER TO SETBACKS SECTION FOR MORE INFORMATION)
BYLAW EXEMPTIONS:	-
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.
FSR DEFINITION (ZONING):	TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY)
GROSS FLOOR AREA DEFINITION (ZONING):	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.
GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
FIRST STOREY DEFINITION (BCBC 2018):	THE UPPERMOST STOREY HAVING ITS FLOOR LEVEL NOT MORE THAN 2 m ABOVE GRADE.
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	- 46.0 m (ZONING BYLAW) - 3.2.2.50. GROUP C, UP TO 6 STOREYS, SPRINKLERED IT HAS A HEIGHT NOT MORE THAN 18 m MEASURED BETWEEN THE FLOOR OF THE FIRST STOREY AND THE UPPERMOST FLOOR LEVEL, EXCLUDING ANY FLOOR LEVEL WITHIN A ROOFTOP ENCLOSURE THAT IS NOT CONSIDERED AS A STOREY IN CALCULATING BUILDING HEIGHT IN ACCORDANCE WITH SENTENCE 3.2.1.1.(1) (BCBC 3.2.2)
MINIMUM BUILDING ELEVATION:	NOT INDICATED / PROPOSED MFE : 10.50m
AVERAGE GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
LOWEST AVERAGE GRADE DEFINITION (BCBC 2018):	THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE CONSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 15.59 m
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: 23.95m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 16.58m
SITE AREA:	NET AREA: 52,256.97 S.F. (4,854.83 m <sup>2</sup> ) (1.199 acres) GROSS AREA: 52,822 S.F. (4,907 m <sup>2</sup> ) (1.212 acres)
ALLOWABLE LOT COVERAGE:	ALL BUILDINGS AND STRUCTURES COMBINED SHALL NOT COVER MORE THAN NINETY-FIVE (95) PERCENT OF THE LOT AREA. PARKING STRUCTURES ARE EXCLUDED FROM THE LOT COVERAGE REQUIREMENTS PROVIDED THEY ARE SCREENED BY BUILDINGS, BERMS AND / OR LANDSCAPING. 52,822 S.F. x .95 = 50,180.9 S.F. = 95%
PROPOSED LOT COVERAGE:	30,319 S.F. / 52,822 S.F. = 57%
BUILDING AREA:	BUILDING "A" AREA (BCBC): 14,732 SF (1,368 m <sup>2</sup> ) BUILDING "B" AREA (R/R/C): 15,587 S.F. (1,448 m <sup>2</sup> ) COMBINED: 30,319 S.F. (2,816 m <sup>2</sup> )
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	166,702 S.F. (15,487.12 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	45,395 S.F. (4,217.31 S.M.)
PROPOSED FSR:	167,271 S.F. (1.55 HECTARES) / 52,822 S.F. (.490 HECTARES) = 3.167 FSR
SETBACKS:	REQUIRED: WHERE STOREYS ARE USED FOR RESIDENTIAL PURPOSES, ALL LOT LINE SETBACKS SHALL BE A MINIMUM OF 6.0 M (19' 8 1/4") WITH RESPECT TO SUCH STOREYS.  PROPOSED : FRONT SETBACK 3.0 M ( 9'-10 1/8" ) REAR SETBACK 2.0 M (6'-6 3/4" FT) SIDE SETBACK 6.0 M (19' 8 1/4") SIDE SETBACK 6.0 M (19' 8 1/4")
NUMBER OF STREETS:	1
OPEN SPACE:	AN OUTDOOR AREA WHICH IS INTENDED FOR PASSIVE OR ACTIVE RECREATIONAL PURPOSES. (OUTDOOR AMENITY AREA) OUTDOOR AMENITY AREA : 384.60 S.M. (4,140 S.F.)
SPECIAL REGULATIONS	AMENITY SPACE SHALL BE PROVIDED ON THE LOT AS FOLLOWS: 3 S.M. [32.29 S.F.]/UNIT TOTAL AMENITY SPACE (INDOOR & OUTDOOR COMBINED), WITH A MINIMUM OF 1 S.M. [32.29 S.F.] INDOOR AND OUTDOOR EACH. REQUIRED (MIN 1 S.M. INDOOR & 1 S.M. OUTDOOR)(180 UNITS x 3 S.M. = 540 S.M.)(INDOOR & OUTDOOR COMBINED) PROPOSED: 570.06 S.M. (6,136 S.F.) (INDOOR AMENITY 185.46 S.M. + OUTDOOR AMENITY 384.60 S.M. = 570.06 S.M.)

## 0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016 (?)

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:

TITLE	VALUE	REFERENCE *
<b>1. PART 3 OR PART 9 BUILDING:</b>	PART 3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
<b>2. MAJOR OCCUPANCY (IES):</b>	RESIDENTIAL/ STORAGE GARAGE	3.1.2.1. & APPENDIX A - 3.1.2.1.(1)
<b>3. BUILDING CLASSIFICATION (S):</b>		
<b>3.1.1 STORAGE GARAGE (BELOW GRADE)</b>		3.2.2.80
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 4,217 sm)		3.2.2.80.(1), 3.2.2.80.(2)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.80.(2)(A)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.80.(2)(B)
MEZZANINES: N/A		3.2.2.80.(2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.80.(2)(D)
<b>3.1.2 STORAGE GARAGE (ABOVE GRADE - UNCOVERED SURFACE PARKING AREA)</b>		3.2.1.2
STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING (ACTUAL AREA 233 sm)		3.2.1.2(1), 3.2.1.2(2)
FULLY SPRINKLERED : N/A		3.2.1.2(2)(A)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2(1)
2 HOUR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2(1), 3.2.1.2.(2)&(2)(A)
2 HOUR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED FIRETOP 3.1.0.1(2)		3.1.0.1(2)
<b>3.1.3 STORAGE GARAGE (ABOVE GRADE - COVERED SURFACE PARKING AREA)</b>		3.2.2.80
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED (ACTUAL AREA 1,967 sm)		3.2.2.80.(1), 3.2.2.80.(2)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.80.(2)(A)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.80.(2)(B)
MEZZANINES: N/A		3.2.2.80.(2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.80.(2)(D)
<b>3.2.1 RESIDENTIAL: LEVEL 1</b>		3.2.2.48
GROUP C, UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION		3.2.2.48.(1), 3.2.2.48.(2)
FULLY SPRINKLERED		3.2.2.48.(1)(A)
NUMBER OF STOREYS: NOT MORE THAN 6 STOREYS IN BUILDING HEIGHT		3.2.2.48.(1)(B)
ALLOWABLE BUILDING AREA: <6,000 sm PROVIDED: BUILDING 'C' = 1,421 sm		3.2.2.48.(1)(C)
NONCOMBUSTIBLE CONSTRUCTION		3.2.2.48.(2)
FLOOR ASSEMBLIES: FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.48.(2)(A)
MEZZANINES: 1 HOUR FIRE RESISTANCE RATING N/A		3.2.2.48.(2)(B)
LOAD BEARING WALLS, COLUMNS & ARCHES WITH F.R.R. NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.48.(2)(C)
<b>3.2.2 RESIDENTIAL: LEVEL 2 TO 6</b>		3.2.2.50
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.50.(1), 3.2.2.50.(2)
FULLY SPRINKLERED		3.2.2.50.(1)(A)
NUMBER OF STOREYS: 6 STOREYS IN BUILDING HEIGHT		3.2.2.50.(1)(B)
< 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL PROPOSED: 15.50 m		3.2.2.50.(1)(C)
ALLOWABLE BUILDING AREA: <1,500 sm PROVIDED: BUILDING 'A' = 1,368 sm & BUILDING 'B' = 1,448 sm		3.2.2.50.(1)(D)(vi)
BUILDING 'A' = 1,368 sm - 2 HOUR FIREWALL (CONCRETE)		3.1.10.2(3)
BUILDING 'B' = 1,448 sm - 2 HOUR FIREWALL (CONCRETE)		3.1.10.2(3)
COMBUSTIBLE CONSTRUCTION, EXCEPT NON COMBUSTIBLE ROOF ASSEMBLIES >25M ABOVE 1ST STOREY FLOOR		3.2.2.50.(2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.50.(2)(A)
ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING		3.2.2.50.(2)(B)
ROOF ASSEMBLIES: < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY PROPOSED: 23.75m		3.2.2.50.(2)(D)
MEZZANINES: 1 HOUR FIRE RESISTANCE RATING N/A		3.2.2.50.(2)(E)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		

### 0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016  
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:

4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4, 3.2.2.50.(5)
5. NON-COMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.8.(1)
6. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.5.1.1., 3.2.2.50.(1)(C)
7. FIREWALL:	2 HR.	3.1.10.
8. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
9. MEZZANINE EXITING:	NA	3.4.2.2.
10. 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)
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2.
12. SPRINKLER SYSTEM:	YES	3.2.2.18.
12.1. STORAGE GARAGE:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.2. RESIDENTIAL:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-S524-14	3.2.4.1. (2)&(4)
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.

#### NOTES:

1. \*UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018

### 0.2.0 gross floor area summary notes

- GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: NONE

### 0.2.1 gross floor area summary (level) (parkade not included)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>BUILDING A</b>				
<b>2ND LEVEL</b>				
CIRCULATION	1373 SF	127.52 m <sup>2</sup>	0.8%	
INDOOR AMENITY	829 SF	77.01 m <sup>2</sup>	0.5%	
RESIDENTIAL	11953 SF	1110.44 m <sup>2</sup>	7.2%	
SERVICE ROOMS/SHAFTS	67 SF	6.21 m <sup>2</sup>	0.0%	
STORAGE	571 SF	53.09 m <sup>2</sup>	0.3%	
	<b>14793 SF</b>	<b>1374.28 m<sup>2</sup></b>	<b>8.9%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	1296 SF	120.39 m <sup>2</sup>	0.8%	
RESIDENTIAL	12836 SF	1192.47 m <sup>2</sup>	7.7%	
SERVICE ROOMS/SHAFTS	67 SF	6.21 m <sup>2</sup>	0.0%	
STORAGE	571 SF	53.09 m <sup>2</sup>	0.3%	
	<b>14770 SF</b>	<b>1372.16 m<sup>2</sup></b>	<b>8.8%</b>	
<b>4TH LEVEL</b>				
CIRCULATION	1294 SF	120.23 m <sup>2</sup>	0.8%	
RESIDENTIAL	12840 SF	1192.84 m <sup>2</sup>	7.7%	
SERVICE ROOMS/SHAFTS	66 SF	6.13 m <sup>2</sup>	0.0%	
STORAGE	570 SF	52.97 m <sup>2</sup>	0.3%	
	<b>14770 SF</b>	<b>1372.16 m<sup>2</sup></b>	<b>8.8%</b>	
<b>5TH LEVEL</b>				
CIRCULATION	1297 SF	120.51 m <sup>2</sup>	0.8%	
RESIDENTIAL	12837 SF	1192.55 m <sup>2</sup>	7.7%	
SERVICE ROOMS/SHAFTS	66 SF	6.13 m <sup>2</sup>	0.0%	
STORAGE	570 SF	52.97 m <sup>2</sup>	0.3%	
	<b>14770 SF</b>	<b>1372.16 m<sup>2</sup></b>	<b>8.8%</b>	
<b>6TH LEVEL</b>				
CIRCULATION	1296 SF	120.39 m <sup>2</sup>	0.8%	
RESIDENTIAL	12836 SF	1192.47 m <sup>2</sup>	7.7%	
SERVICE ROOMS/SHAFTS	67 SF	6.21 m <sup>2</sup>	0.0%	
STORAGE	571 SF	53.09 m <sup>2</sup>	0.3%	
	<b>14770 SF</b>	<b>1372.16 m<sup>2</sup></b>	<b>8.8%</b>	

### 0.2.1 gross floor area summary (level) (parkade not included)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>BUILDING B</b>				
<b>2ND LEVEL</b>				
CIRCULATION	1894 SF	175.92 m <sup>2</sup>	1.1%	
INDOOR AMENITY	1161 SF	107.87 m <sup>2</sup>	0.7%	
RESIDENTIAL	11726 SF	1089.35 m <sup>2</sup>	7.0%	
SERVICE ROOMS/SHAFTS	142 SF	13.22 m <sup>2</sup>	0.1%	
STORAGE	601 SF	55.82 m <sup>2</sup>	0.4%	
	<b>15524 SF</b>	<b>1442.18 m<sup>2</sup></b>	<b>9.3%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	1600 SF	148.67 m <sup>2</sup>	1.0%	
RESIDENTIAL	13272 SF	1233.01 m <sup>2</sup>	7.9%	
SERVICE ROOMS/SHAFTS	73 SF	6.80 m <sup>2</sup>	0.0%	
STORAGE	601 SF	55.82 m <sup>2</sup>	0.4%	
	<b>15546 SF</b>	<b>1444.30 m<sup>2</sup></b>	<b>9.3%</b>	
<b>4TH LEVEL</b>				
CIRCULATION	1600 SF	148.67 m <sup>2</sup>	1.0%	
RESIDENTIAL	13272 SF	1233.01 m <sup>2</sup>	7.9%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m <sup>2</sup>	0.0%	
STORAGE	602 SF	55.96 m <sup>2</sup>	0.4%	
	<b>15546 SF</b>	<b>1444.30 m<sup>2</sup></b>	<b>9.3%</b>	
<b>5TH LEVEL</b>				
CIRCULATION	1600 SF	148.67 m <sup>2</sup>	1.0%	
RESIDENTIAL	13272 SF	1233.01 m <sup>2</sup>	7.9%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m <sup>2</sup>	0.0%	
STORAGE	602 SF	55.96 m <sup>2</sup>	0.4%	
	<b>15546 SF</b>	<b>1444.30 m<sup>2</sup></b>	<b>9.3%</b>	
<b>6TH LEVEL</b>				
CIRCULATION	1600 SF	148.67 m <sup>2</sup>	1.0%	
RESIDENTIAL	13272 SF	1232.99 m <sup>2</sup>	7.9%	
SERVICE ROOMS/SHAFTS	73 SF	6.80 m <sup>2</sup>	0.0%	
STORAGE	601 SF	55.82 m <sup>2</sup>	0.4%	
	<b>15546 SF</b>	<b>1444.30 m<sup>2</sup></b>	<b>9.3%</b>	
<b>BUILDING C</b>				
<b>1ST LEVEL</b>				
CIRCULATION	4147 SF	385.30 m <sup>2</sup>	2.5%	
RESIDENTIAL	9697 SF	900.84 m <sup>2</sup>	5.8%	
SERVICE ROOMS/SHAFTS	935 SF	86.88 m <sup>2</sup>	0.6%	
STORAGE	609 SF	56.58 m <sup>2</sup>	0.4%	
	<b>15388 SF</b>	<b>1429.60 m<sup>2</sup></b>	<b>9.2%</b>	
<b>AREA GRAND TOTAL</b>	<b>166969 SF</b>	<b>15511.91 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.2.2 gross floor area summary (level) (parkade only)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>UNDERGROUND PARKING</b>				
<b>P1 LEVEL</b>				
CIRCULATION	1050 SF	97.52 m <sup>2</sup>	2.3%	
PARKADE	41923 SF	3894.80 m <sup>2</sup>	92.4%	
SERVICE ROOMS/SHAFTS	687 SF	63.79 m <sup>2</sup>	1.5%	
STORAGE	1735 SF	161.21 m <sup>2</sup>	3.8%	
	<b>45395 SF</b>	<b>4217.31 m<sup>2</sup></b>	<b>100.0%</b>	
<b>AREA GRAND TOTAL</b>	<b>45395 SF</b>	<b>4217.31 m<sup>2</sup></b>	<b>100.0%</b>	



### 0.3.0 unit count summary (building)

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
<b>BUILDING A</b>			
1 BED	4	2.2%	
1 BED & DEN	92	51.1%	
2 BED	4	2.2%	
2 BED & DEN	36	20.0%	
2 BED & DEN (ADAPTABLE DWELLING UNIT)	37	20.6%	
3 BED & DEN	7	3.9%	
<b>GRAND TOTAL UNITS: 180</b>	<b>180</b>	<b>100.0%</b>	

### 0.3.1 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	4	2.2%	
1 BED & DEN	92	51.1%	
2 BED	4	2.2%	
2 BED & DEN	36	20.0%	
2 BED & DEN (ADAPTABLE DWELLING UNIT)	37	20.6%	
3 BED & DEN	7	3.9%	
<b>GRAND TOTAL UNITS: 180</b>	<b>180</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

### 0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m² (1m²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
<b>BUILDING A</b>						
UNIT A1	1 BED & DEN	28	543 SF	50 m²	15198 SF	1411.91 m²
UNIT A1.1	1 BED & DEN	3	543 SF	50 m²	1629 SF	151.37 m²
UNIT A1.1	1 BED & DEN	1	556 SF	52 m²	556 SF	51.66 m²
UNIT A1.2	1 BED & DEN	1	541 SF	50 m²	541 SF	50.27 m²
UNIT A1.2	1 BED & DEN	3	542 SF	50 m²	1627 SF	151.19 m²
UNIT A1.3	1 BED & DEN	1	557 SF	52 m²	557 SF	51.78 m²
UNIT A2	1 BED & DEN	3	542 SF	50 m²	1626 SF	151.08 m²
UNIT A2	1 BED & DEN	1	545 SF	51 m²	545 SF	50.64 m²
UNIT A2.1	1 BED & DEN	1	548 SF	51 m²	548 SF	50.88 m²
UNIT A3	1 BED	3	574 SF	53 m²	1722 SF	159.99 m²
UNIT A3	1 BED	1	575 SF	53 m²	575 SF	53.45 m²
UNIT B1	1 BED & DEN	4	635 SF	59 m²	2541 SF	236.07 m²
UNIT B1	1 BED & DEN	12	636 SF	59 m²	7632 SF	709.07 m²
UNIT B1.1	1 BED & DEN	16	595 SF	55 m²	9527 SF	885.05 m²
UNIT B1.1	1 BED & DEN	8	596 SF	55 m²	4767 SF	442.83 m²
UNIT B1.2	1 BED & DEN	3	636 SF	59 m²	1909 SF	177.38 m²
UNIT B2	1 BED & DEN	5	737 SF	68 m²	3683 SF	342.20 m²
UNIT B3	1 BED & DEN	1	829 SF	77 m²	829 SF	77.04 m²
UNIT B4	1 BED & DEN	1	674 SF	63 m²	674 SF	62.64 m²
UNIT C1	2 BED & DEN (ADAPTABLE DWELLING UNIT)	1	919 SF	85 m²	919 SF	85.34 m²
UNIT C2	2 BED & DEN (ADAPTABLE DWELLING UNIT)	5	918 SF	85 m²	4592 SF	426.56 m²
UNIT C3	2 BED & DEN	5	930 SF	86 m²	4649 SF	431.88 m²
UNIT C3.1	2 BED & DEN	1	928 SF	86 m²	928 SF	86.22 m²
UNIT C4	2 BED & DEN (ADAPTABLE DWELLING UNIT)	5	905 SF	84 m²	4525 SF	420.38 m²
UNIT C4	2 BED & DEN (ADAPTABLE DWELLING UNIT)	4	906 SF	84 m²	3623 SF	336.58 m²
UNIT C4.1	2 BED & DEN (ADAPTABLE DWELLING UNIT)	1	920 SF	85 m²	920 SF	85.47 m²
UNIT C4.2	2 BED & DEN (ADAPTABLE DWELLING UNIT)	1	905 SF	84 m²	905 SF	84.07 m²
UNIT C5	2 BED & DEN	4	897 SF	83 m²	3588 SF	333.31 m²
UNIT C5	2 BED & DEN	6	898 SF	83 m²	5387 SF	500.46 m²
UNIT C6	2 BED & DEN	4	902 SF	84 m²	3608 SF	335.23 m²
UNIT C6	2 BED & DEN	5	903 SF	84 m²	4515 SF	419.44 m²
UNIT C6.1	2 BED & DEN	1	997 SF	93 m²	997 SF	92.66 m²
UNIT C7	2 BED & DEN (ADAPTABLE DWELLING UNIT)	6	845 SF	79 m²	5072 SF	471.22 m²
UNIT C7.1	2 BED & DEN	1	833 SF	77 m²	833 SF	77.37 m²
UNIT C8	2 BED & DEN	1	958 SF	89 m²	958 SF	89.03 m²
UNIT C8	2 BED & DEN	3	960 SF	89 m²	2879 SF	267.45 m²
UNIT C8.1	2 BED	4	806 SF	75 m²	3225 SF	299.58 m²
UNIT C9	2 BED & DEN (ADAPTABLE DWELLING UNIT)	2	1142 SF	106 m²	2284 SF	212.23 m²
UNIT C9	2 BED & DEN (ADAPTABLE DWELLING UNIT)	3	1143 SF	106 m²	3429 SF	318.56 m²
UNIT C10	2 BED & DEN	1	1035 SF	96 m²	1035 SF	96.16 m²
UNIT C10	2 BED & DEN	4	1037 SF	96 m²	4148 SF	385.32 m²
UNIT C11	2 BED & DEN (ADAPTABLE DWELLING UNIT)	5	910 SF	84 m²	4548 SF	422.49 m²
UNIT D2 (PH)	3 BED & DEN	1	1178 SF	109 m²	1178 SF	109.47 m²
UNIT D3 (PH)	3 BED & DEN	2	1388 SF	129 m²	2776 SF	257.92 m²
UNIT D4 (PH)	2 BED & DEN (ADAPTABLE DWELLING UNIT)	1	1085 SF	101 m²	1085 SF	100.84 m²
UNIT D5 (PH)	2 BED & DEN (ADAPTABLE DWELLING UNIT)	1	1178 SF	109 m²	1178 SF	109.46 m²
UNIT D5.1 (PH)	2 BED & DEN (ADAPTABLE DWELLING UNIT)	2	1191 SF	111 m²	2382 SF	221.32 m²
UNIT D7 (PH)	3 BED & DEN	1	1179 SF	110 m²	1179 SF	109.51 m²
UNIT D7.1 (PH)	3 BED & DEN	1	1178 SF	109 m²	1178 SF	109.45 m²
UNIT D8 (PH)	3 BED & DEN	1	1448 SF	135 m²	1448 SF	134.57 m²
UNIT D9 (PH)	3 BED & DEN	1	1191 SF	111 m²	1191 SF	110.65 m²
<b>GRAND TOTAL UNITS: 180</b>					<b>137850 SF</b>	<b>12806.71 m²</b>
					<b>137850 SF</b>	<b>12806.71 m²</b>

### 0.5.0 parking stall summary

	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
<b>VEHICLE PARKING STALL DATA</b>					
TENANT - 1 BED	94 UNITS	*1.2	113 STALLS	*1.0	94 STALLS
TENANT - 2 BED	71 UNITS	*1.2	85 STALLS	*1.2	85 STALLS
TENANT - 3 BED / 4 BED	13 UNITS	*2	26 STALLS	*1.45	(18.85) 19 STALLS
			224 STALLS		<b>198 STALLS + 3 EXTRA STALLS = 201</b>
VISITOR	178 UNITS	*0.2 PARKING SPACES PER UNIT	35.6 STALLS	*0.15	<b>(26.7) 27 STALLS</b>
<b>TOTAL STALLS</b>			<b>260 STALLS</b>		<b>228 STALLS + 1 LOADING STALL = 229 STALLS</b>
<b>PARKING PROVIDED</b>					
TENANT	ACCESSIBLE	A MINIMUM OF 5% OF THE TOTAL PARKING SPACES REQUIRED SHALL BE DESIGNATED AS HANDICAPPED PARKING SPACES.	-	5 % OF THE TOTAL PROPOSED STALLS	201 X .05 = (10.1) 10 STALLS
	SMALL CAR	A MAXIMUM OF 40% OF THE TOTAL PARKING SPACES REQUIRED MAY BE DESIGNATED AS SMALL CAR PARKING SPACES.	-	30.8%	201 x .308 = 58 STALLS + 4 EV STALLS = 62 STALLS
	ELECTRIC VEHICLE	10% OF THE TOTAL TENANT PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	-	10% OF THE TOTAL TENANT PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	201 x .10 = (20.1) 20 EV STALLS (16 STANDARD SIZE AND 4 SMALL CAR SIZE)
	STANDARD SIZE	-	-	-	201 - 10 - 62 = 129 STALLS (16 STANDARD EV STALLS)
					<b>201 STALLS</b>
VISITOR	ACCESSIBLE	A MINIMUM OF 5% OF THE TOTAL PARKING SPACES REQUIRED SHALL BE DESIGNATED AS HANDICAPPED PARKING SPACES.	-	5% OF THE TOTAL PROPOSED STALLS	27 x .05 = (1.35) 1 STALL + 1 (ADDITIONAL) = 2 STALLS
	SMALL CAR	A MAXIMUM OF 40% OF THE TOTAL PARKING SPACES REQUIRED MAY BE DESIGNATED AS SMALL CAR PARKING SPACES.	-	74.0% OF THE TOTAL PROPOSED VISITOR STALLS (EXCLUDING THE ACCESSIBLE...	27 x .74 = 20 STALLS
	ELECTRIC VEHICLE	10% OF THE TOTAL VISITOR PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	-	10% OF THE TOTAL VISITOR PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	27 x .10 = (2.7) 2 EV STALLS (STANDARD SIZE)
	STANDARD SIZE	-	-	-	27 - 2 - 20 = 5 STALLS (2 STANDARD EV STALLS)
					<b>27 STALLS</b>
<b>TOTAL STALLS</b>			<b>256 STALLS</b>		<b>228 STALLS + 1 LOADING STALL = 229 STALLS</b>
<b>SPECIALTY PARKING STALL DATA</b>					
		CURRENT FACTOR / SIZE	REQUIRED	PROPOSED FACTOR / SIZE	PROPOSED
LOADING		-	1	SIZE 11'-0" X 25'-0"	1
<b>BIKE PARKING STALL DATA</b>					
	UNITS	FACTOR	REQUIRED	PROPOSED FACTOR	PROVIDED
TENANT (UNIT) (CLASS 1)	180 UNITS	*0.5 SPACES PER UNIT	90	*.5	<b>90 BIKE STALLS</b>
	VERTICAL MOUNT BIKE STALL	-	VERTICAL PARKING IS ALLOWABLE UP TO 40% OF THE TOTAL REQUIRED NUMBER OF STALLS	35.6	24.4%
	SURFACE L MOUNT BIKE STALL	-	-	53.4	-
VISITOR (CLASS 2)	SURFACE BIKE STALL	N/A	6 SPACES PER BUILDING	6	6 SPACES PER BUILDING
<b>TOTAL STALLS</b>			<b>95 STALLS</b>		<b>96 STALLS</b>
<b>STORAGE LOCKERS DATA</b>					
	UNITS	FACTOR	REQUIRED	PROPOSED FACTOR	PROVIDED
TENANTS	180	MIN.5.67m³ OF USABLE STORAGE AREA PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8 M	1 STORAGE LOCKER PER *1.0 (5.75 m³) UNIT		183

### 0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
<b>LOADING</b>					
LOADING	1	100%	0.4%	1ST LEVEL	SURFACE STALL GARBAGE TRUCK TRANSFER
<b>LOADING: 1</b>		<b>100%</b>	<b>0.4%</b>		
<b>TENANT</b>					
ACCESSIBLE	11	5%	4.8%	P1 LEVEL	
SMALL CAR	43	21%	18.8%	P1 LEVEL	
SMALL CAR (EV)	14	7%	6.1%	1ST LEVEL	
STANDARD	4	2%	1.7%	P1 LEVEL	
STANDARD (EV)	75	37%	32.8%	P1 LEVEL	
STANDARD (EV)	38	19%	16.6%	1ST LEVEL	
STANDARD (EV)	12	6%	5.2%	P1 LEVEL	
STANDARD SIZE (EV)	4	2%	1.7%	P1 LEVEL	
<b>TENANT: 201</b>		<b>100%</b>	<b>87.8%</b>		
<b>VISITOR</b>					
ACCESSIBLE	2	7%	0.9%	1ST LEVEL	
SMALL CAR	20	74%	8.7%	1ST LEVEL	
STANDARD	3	11%	1.3%	1ST LEVEL	
STANDARD (EV)	2	7%	0.9%	1ST LEVEL	
<b>VISITOR: 27</b>		<b>100%</b>	<b>11.8%</b>		
<b>TOTAL PARKING STALLS: 229</b>			<b>100.0%</b>		

### 0.5.2 vehicle parking stall summary (level)

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
<b>LOADING</b>					
LOADING	1	100%	0.4%	1ST LEVEL	SURFACE STALL GARBAGE TRUCK TRANSFER
<b>LOADING: 1</b>		<b>100%</b>	<b>0.4%</b>		
<b>PARKADE</b>					
<b>TENANT</b>					
ACCESSIBLE	11	7%	4.8%	P1 LEVEL	
SMALL CAR	43	29%	18.8%	P1 LEVEL	
SMALL CAR (EV)	4	3%	1.7%	P1 LEVEL	
STANDARD	75	50%	32.8%	P1 LEVEL	
STANDARD (EV)	12	8%	5.2%	P1 LEVEL	
STANDARD SIZE (EV)	4	3%	1.7%	P1 LEVEL	
<b>TENANT: 149</b>		<b>100%</b>	<b>65.1%</b>		
<b>PARKADE: 149</b>			<b>65.1%</b>		
<b>SURFACE PARKING</b>					
<b>TENANT</b>					
SMALL CAR	14	27%	6.1%	1ST LEVEL	
STANDARD	38	73%	16.6%	1ST LEVEL	
<b>TENANT: 52</b>		<b>100%</b>	<b>22.7%</b>		
<b>VISITOR</b>					
ACCESSIBLE	2	7%	0.9%	1ST LEVEL	
SMALL CAR	20	74%	8.7%	1ST LEVEL	
STANDARD	3	11%	1.3%	1ST LEVEL	
STANDARD (EV)	2	7%	0.9%	1ST LEVEL	
<b>VISITOR: 27</b>		<b>100%</b>	<b>11.8%</b>		
<b>SURFACE PARKING: 79</b>			<b>34.5%</b>		
<b>TOTAL PARKING STALLS: 229</b>			<b>100.0%</b>		

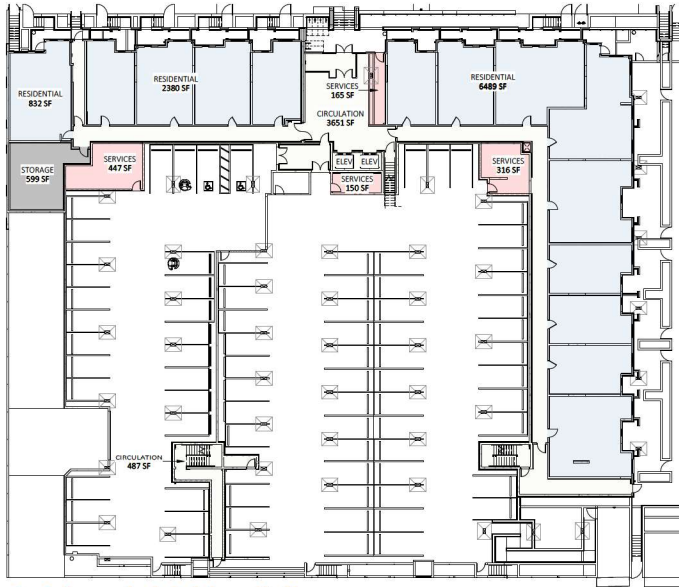


0.5.3 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
PARKADE				
TENANT				
SURFACE MOUNT BIKE STALL	62	64.6%	P1 LEVEL	
VERTICAL MOUNT BIKE STALL	128	29.2%	P1 LEVEL	
TENANT: 90		93.8%		
PARKADE: 90		93.8%		
SURFACE PARKING				
VISITOR				
SURFACE MOUNT BIKE STALL	6	6.3%	1ST LEVEL	
VISITOR: 6		6.3%		
SURFACE PARKING: 6		6.3%		
TOTAL PARKING STALLS: 96		100.0%		

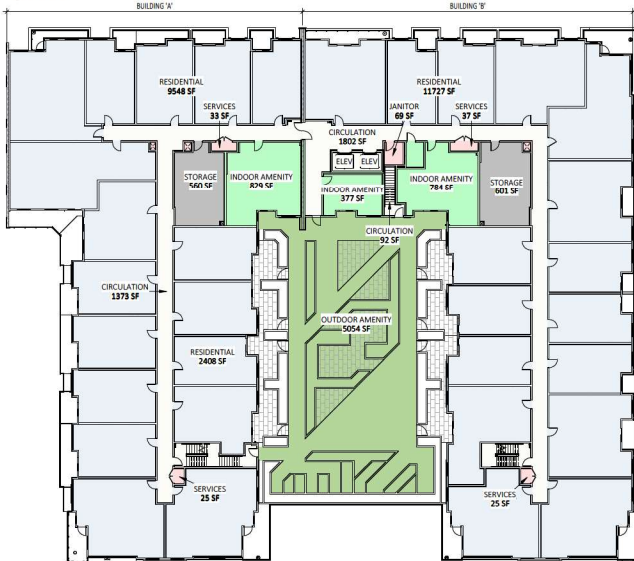
0.5.4 storage stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
BUILDING A				
TENANT				
STORAGE COMPARTMENT STALL	13	7.1%	1ST LEVEL	
STORAGE COMPARTMENT STALL	34	18.6%	2ND LEVEL	
STORAGE COMPARTMENT STALL	34	18.6%	3RD LEVEL	
STORAGE COMPARTMENT STALL	34	18.6%	4TH LEVEL	
STORAGE COMPARTMENT STALL	34	18.6%	5TH LEVEL	
STORAGE COMPARTMENT STALL	34	18.6%	6TH LEVEL	
BUILDING A: 183		100.0%		
TOTAL STORAGE STALLS: 183		100.0%		



**1st level / bldg. "c" area**

3/64" = 1'-0"



**2nd level / bldg. "a" & "b" area**

3/64" = 1'-0"

- CIRCULATION
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS
- STORAGE

- CIRCULATION
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS
- STORAGE

### 0.6.0 fsr floor area summary notes

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING

### 0.6.2 fsr calculation

1. 166,702 S.F. ( 1.549 HECTARES ) / 52,822 S.F. ( .490 HECTARES ) = 3.16 FSR

### 0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>CIRCULATION</b>				
1ST LEVEL	4138 SF	384.41 m <sup>2</sup>	2.5%	
2ND LEVEL	3266 SF	303.45 m <sup>2</sup>	2.0%	
3RD LEVEL	2896 SF	269.06 m <sup>2</sup>	1.7%	
4TH LEVEL	2896 SF	269.06 m <sup>2</sup>	1.7%	
5TH LEVEL	2896 SF	269.06 m <sup>2</sup>	1.7%	
6TH LEVEL	2896 SF	269.06 m <sup>2</sup>	1.7%	
	<b>18989 SF</b>	<b>1764.11 m<sup>2</sup></b>	<b>11.4%</b>	
<b>INDOOR AMENITY</b>				
2ND LEVEL	1990 SF	184.88 m <sup>2</sup>	1.2%	
	<b>1990 SF</b>	<b>184.88 m<sup>2</sup></b>	<b>1.2%</b>	
<b>RESIDENTIAL</b>				
1ST LEVEL	9701 SF	901.25 m <sup>2</sup>	5.8%	
2ND LEVEL	23684 SF	2200.27 m <sup>2</sup>	14.2%	
3RD LEVEL	26117 SF	2426.31 m <sup>2</sup>	15.6%	
4TH LEVEL	26117 SF	2426.31 m <sup>2</sup>	15.6%	
5TH LEVEL	26117 SF	2426.31 m <sup>2</sup>	15.6%	
6TH LEVEL	26117 SF	2426.31 m <sup>2</sup>	15.6%	
	<b>137851 SF</b>	<b>12806.75 m<sup>2</sup></b>	<b>82.5%</b>	
<b>SERVICE ROOMS/SHAFTS</b>				
1ST LEVEL	1094 SF	101.68 m <sup>2</sup>	0.7%	
2ND LEVEL	221 SF	20.51 m <sup>2</sup>	0.1%	
3RD LEVEL	152 SF	14.09 m <sup>2</sup>	0.1%	
4TH LEVEL	152 SF	14.09 m <sup>2</sup>	0.1%	
5TH LEVEL	152 SF	14.09 m <sup>2</sup>	0.1%	
6TH LEVEL	152 SF	14.09 m <sup>2</sup>	0.1%	
	<b>1922 SF</b>	<b>178.56 m<sup>2</sup></b>	<b>1.1%</b>	
<b>STORAGE</b>				
1ST LEVEL	599 SF	55.67 m <sup>2</sup>	0.4%	
2ND LEVEL	1161 SF	107.83 m <sup>2</sup>	0.7%	
3RD LEVEL	1161 SF	107.83 m <sup>2</sup>	0.7%	
4TH LEVEL	1161 SF	107.83 m <sup>2</sup>	0.7%	
5TH LEVEL	1161 SF	107.83 m <sup>2</sup>	0.7%	
6TH LEVEL	1161 SF	107.83 m <sup>2</sup>	0.7%	
	<b>6402 SF</b>	<b>594.81 m<sup>2</sup></b>	<b>3.8%</b>	
<b>AREA GRAND TOTAL</b>	<b>167154 SF</b>	<b>15529.10 m<sup>2</sup></b>	<b>100.0%</b>	





### 3rd /4th/5th level / bldg. "a" & "b" area

3/64" = 1'-0"



### 6th level / bldg. "a" & "b" area

3/64" = 1'-0"

#### 0.6.0 fsr floor area summary notes

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING

#### 0.6.2 fsr calculation

1. 166,702 S.F. ( 1.549 HECTARES) / 52,822 S.F. ( .490 HECTARES) = 3.16 FSR

#### 0.6.1 fsr floor area summary

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4TH LEVEL	2896 SF	269.06 m <sup>2</sup>	1.7%	
5TH LEVEL	2896 SF	269.06 m <sup>2</sup>	1.7%	
6TH LEVEL	2896 SF	269.06 m <sup>2</sup>	1.7%	
	<b>18989 SF</b>	<b>1764.11 m<sup>2</sup></b>	<b>11.4%</b>	
<b>INDOOR AMENITY</b>				
2ND LEVEL	1990 SF	184.88 m <sup>2</sup>	1.2%	
	<b>1990 SF</b>	<b>184.88 m<sup>2</sup></b>	<b>1.2%</b>	
<b>RESIDENTIAL</b>				
1ST LEVEL	9701 SF	901.25 m <sup>2</sup>	5.8%	
2ND LEVEL	23684 SF	2200.27 m <sup>2</sup>	14.2%	
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4TH LEVEL	26117 SF	2426.31 m <sup>2</sup>	15.6%	
5TH LEVEL	26117 SF	2426.31 m <sup>2</sup>	15.6%	
6TH LEVEL	26117 SF	2426.31 m <sup>2</sup>	15.6%	
	<b>137851 SF</b>	<b>12806.75 m<sup>2</sup></b>	<b>82.5%</b>	
<b>SERVICE ROOMS/SHAFTS</b>				
1ST LEVEL	1094 SF	101.68 m <sup>2</sup>	0.7%	
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5TH LEVEL	152 SF	14.09 m <sup>2</sup>	0.1%	
6TH LEVEL	152 SF	14.09 m <sup>2</sup>	0.1%	
	<b>1922 SF</b>	<b>178.56 m<sup>2</sup></b>	<b>1.1%</b>	
<b>STORAGE</b>				
1ST LEVEL	599 SF	55.67 m <sup>2</sup>	0.4%	
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6TH LEVEL	1161 SF	107.83 m <sup>2</sup>	0.7%	
	<b>6402 SF</b>	<b>594.81 m<sup>2</sup></b>	<b>3.8%</b>	
<b>AREA GRAND TOTAL</b>	<b>167154 SF</b>	<b>15529.10 m<sup>2</sup></b>	<b>100.0%</b>	



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#### WHITETAIL EASTLEIGH APMTS.

20650 EASTLEIGH CRESCENT, LANGLEY, BC

#### FSR PLANS

SCALE: 3/64" = 1'-0"



#### RE-ISSUED FOR DP

2025-01-13 REVISION #:  
CITY OF LANGLEY FILE # -  
PROJECT NUMBER: 21.192



SD1.16

# design rationale

## project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A SIX-STORY WOOD FRAME 180-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A SINGLE LEVEL CONCRETE PARKADE SURROUNDING A RAISED COURTYARD TO THE SOUTH EAST, PROVIDING AMPLE INDOOR, OUTDOOR AMENITY SPACE AND PARKING FOR THE OVERALL DEVELOPMENT.

UNITS LOCATED ALONG THE EASTLEIGH CRESCENT STREET FRONT ARE GROUND-ORIENTED SINGLE-STORY UNITS REPLICATING TWO-STORY TOWNHOME EXPRESSION WHICH CREATE HUMAN SCALE INTERACTION WITH THE STREET, BOOKENDED BY RAISED ANGULAR PROJECTING-COLOURED FEATURES BRINGING REDUCED SCALE AND ARTICULATION TO THE FAÇADE. ENTRY IS CELEBRATED ALONG THE CENTER BY A DISTINCT ROOF PROJECTION AND CLERESTORY WINDOWS COVERING THE SE1 BACK LOBBY OF THE BUILDING.

## massing, form & character

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS, WITH A LARGE OUTDOOR AMENITY SPACE ADJACENT TO AN OPEN COURTYARD ORIENTED TOWARD THE SOUTH OF THE SITE CREATING A SENSE OF OPENNESS AND BRINGING NATURAL LIGHT INTO THE UPPER FLOOR UNITS. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED AND MASSED VERTICALLY TO BREAK UP THE BUILDING MASSING ALONG THE STREET FRONT, WITH A GROUND FLOOR PLANE SCALED HORIZONTALLY WITH REDUCED MASSING IN ORDER TO PRESENT A PEDESTRIAN-FRIENDLY HUMAN SCALE INVITING CONNECTION WITH THE STREET FACE.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE, CHARCOAL TONES AND WOOD FEATURES ALONG THE BALCONIES AND FASCIA'S AS WELL AS MASONRY ELEMENTS ALONG THE GROUND PLANE TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE ALONG STREET, AND IN CONTEXT WITH THE OTHER NEW DEVELOPMENTS IN THE NEIGHBORHOOD. FEATURE GREEN-TONED PROJECTIONS AT THE CORNERS AND OVER THE ENTRY THAT BREAK UP THE BUILDING HEIGHT, STRENGTHEN THE ENTRY AND BRING VISUAL INTEREST TO THE BUILDING FAÇADE.

MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS PANEL, LAP SIDING, AND WOOD TRIM ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE ALONG THE STREET AND COURTYARD ENTRIES, AND ALSO PROVIDE A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM.

THE BALCONIES ALSO PROVIDE ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

## environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MAXIMIZING DENSITY AND INCORPORATING LIGHT COLOURED ROOFING FINISHES.

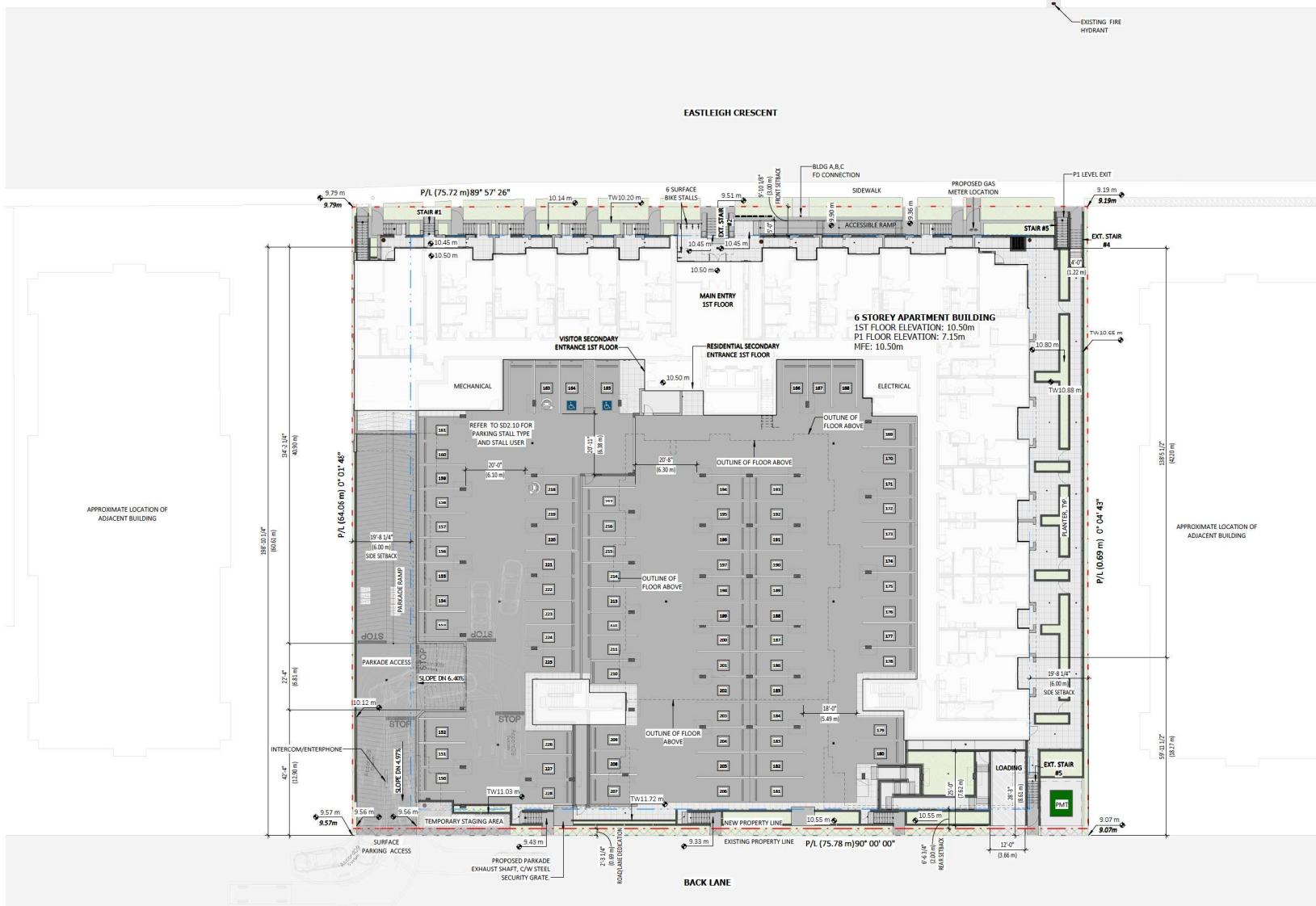
## crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.









## site plan

1/16" = 1'-0"



**WHITETAIL EASTLEIGH APMTS.**  
 20650 EASTLEIGH CRESCENT, LANGLEY, BC

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

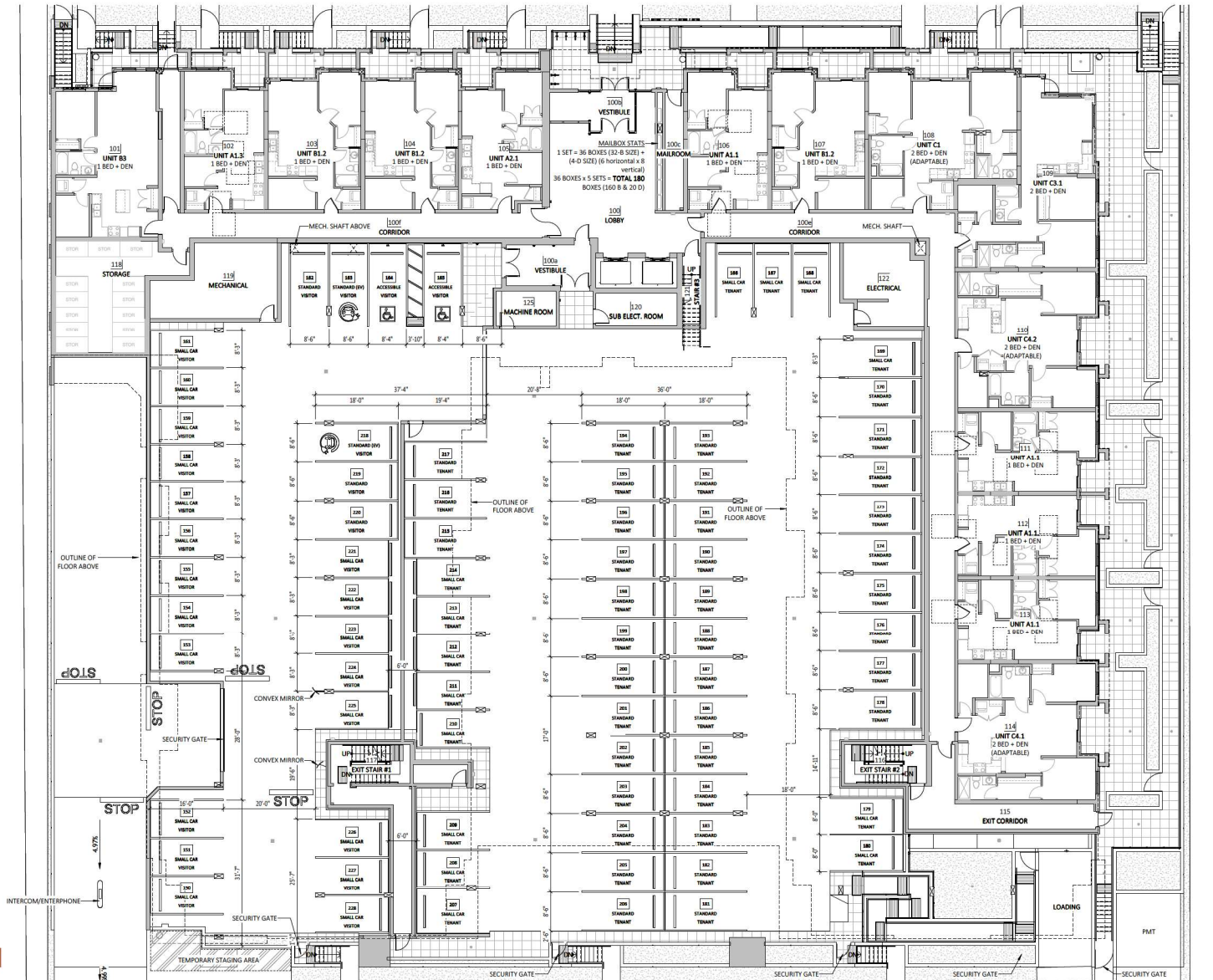


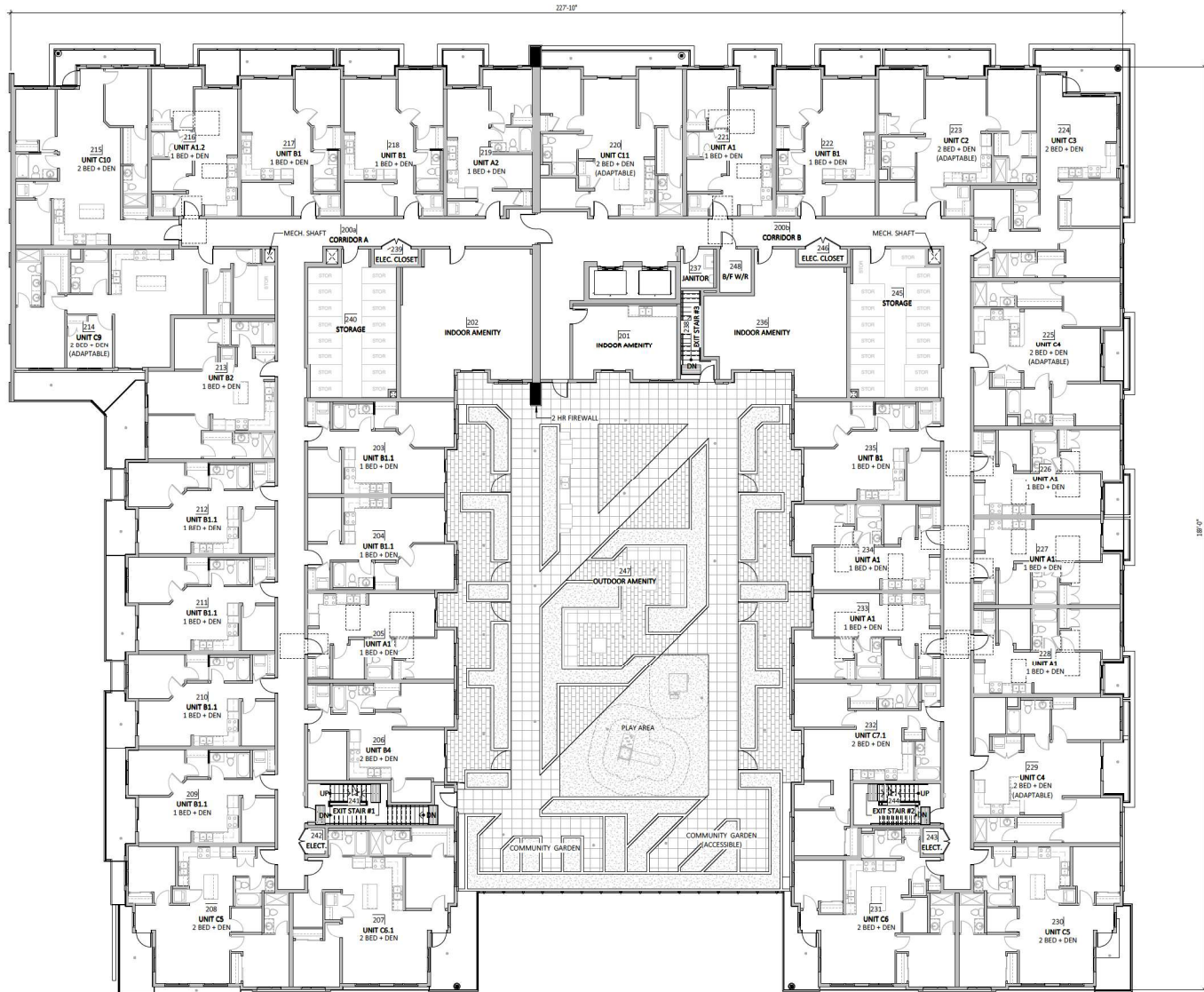
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**SD2.01**







## 2nd level

3/32" = 1'-0"



### WHITETAIL EASTLEIGH APMTS.

20650 EASTLEIGH CRESCENT, LANGLEY, BC

### 2nd LEVEL PLAN

SCALE: 3/32" = 1'-0"

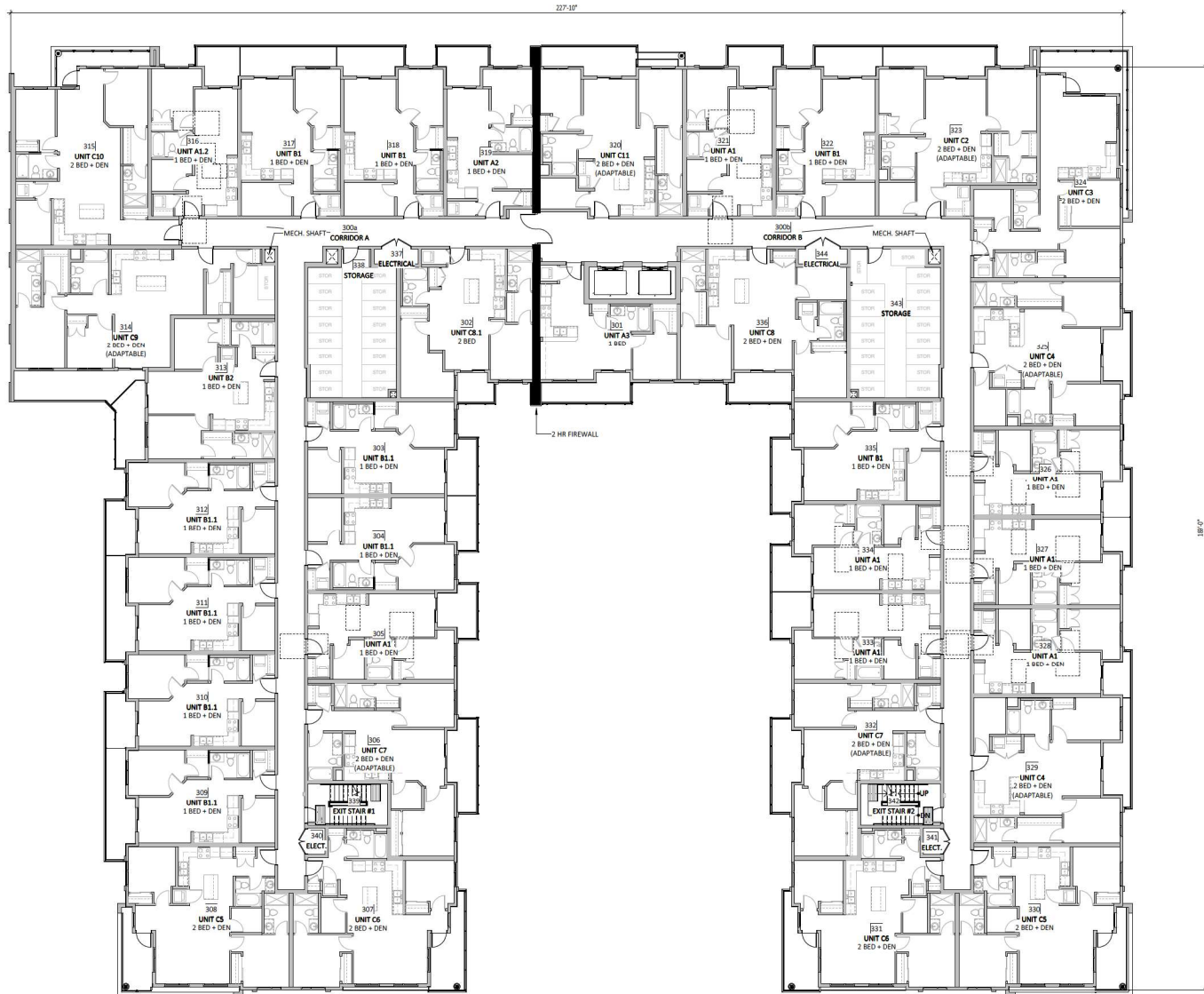


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SD2.11



### 3rd level

3/32" = 1'-0"



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#### WHITETAIL EASTLEIGH APMTS.

20650 EASTLEIGH CRESCENT, LANGLEY, BC

#### 3rd LEVEL PLAN

SCALE: 3/32" = 1'-0"



#### RE-ISSUED FOR DP

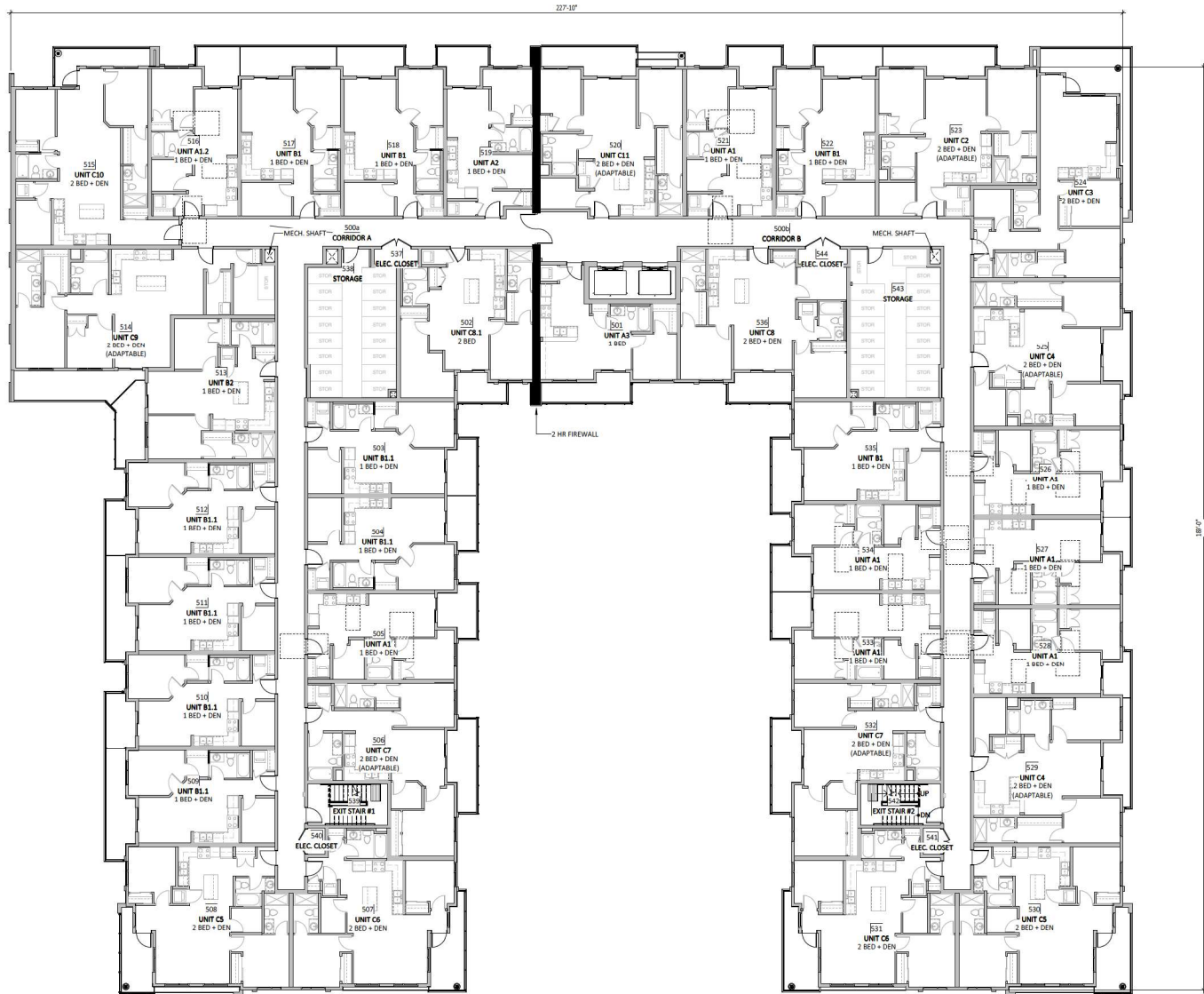
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SD2.12







## 5th level

3/32" = 1'-0"



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### WHITETAIL EASTLEIGH APMTS.

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### 5th LEVEL PLAN

SCALE: 3/32" = 1'-0"



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SD2.14







## roof level

3/32" = 1'-0"



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### WHITETAIL EASTLEIGH APMTS.

20650 EASTLEIGH CRESCENT, LANGLEY, BC

### ROOF LEVEL PLAN

SCALE: 3/32" = 1'-0"

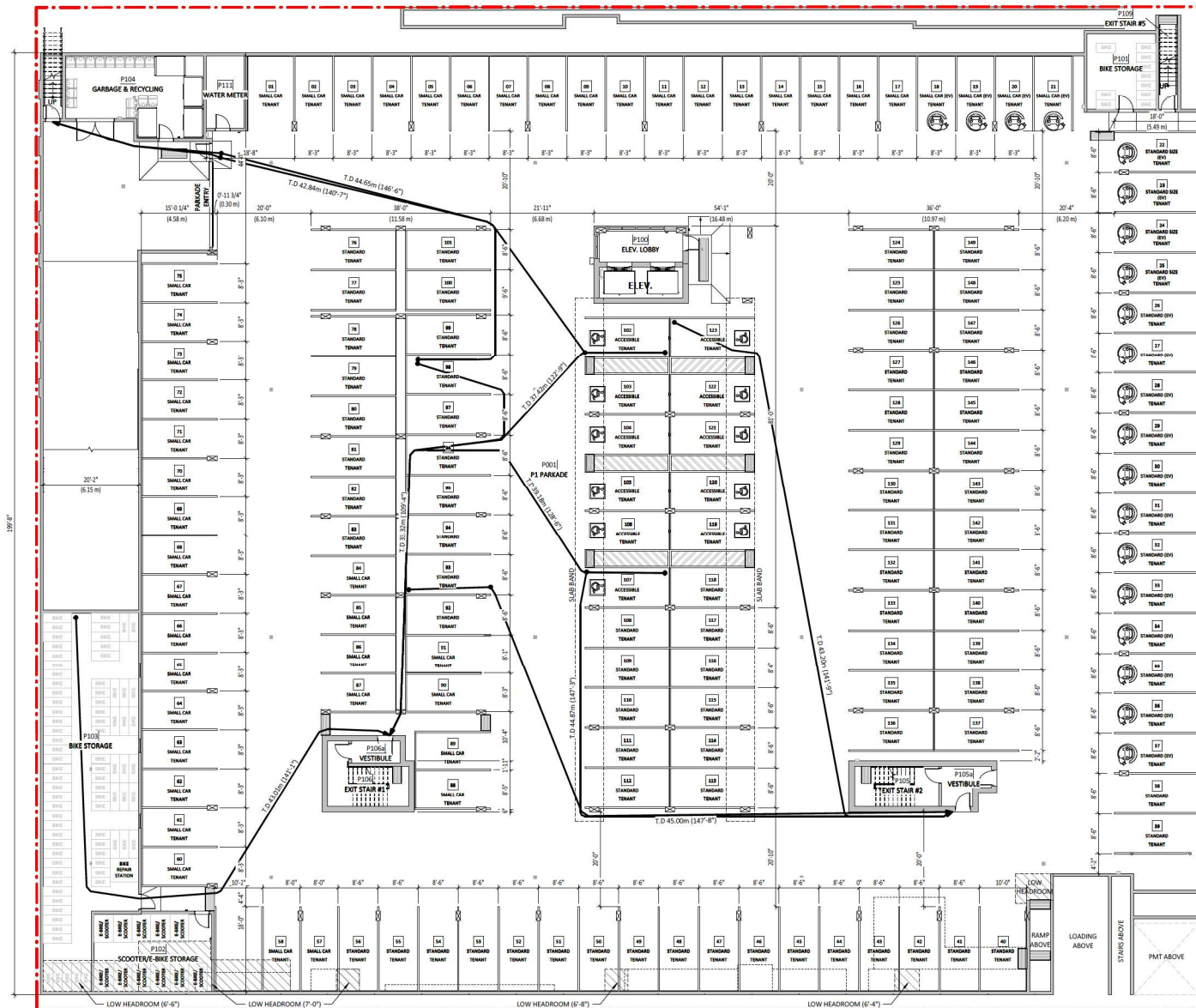


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SD2.16



**p1 level**  
3/32" = 1'-0"



**WHITETAIL EASTLEIGH APMTS.**  
20650 EASTLEIGH CRESCENT, LANGLEY, BC

**P1 LEVEL PLAN**  
SCALE: 3/32" = 1'-0"



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**SD2.20**



## north elevation

3/32" = 1'-0"



## east elevation

3/32" = 1'-0"

### material legend

- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE" COLOUR: "GRAY SLATE"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE" COLOUR: "NIGHT GRAY"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE" COLOUR: "IRON GRAY"
- CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- "JAMES HARDIE" COLOUR: "LIGHT MIST"
- CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- "JAMES HARDIE" COLOUR: "NIGHT GRAY"
- CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH":  
- "JAMES HARDIE" COLOUR: "WEATHERED BRONZE"
- CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH":  
- "JAMES HARDIE" COLOUR: "IRON GRAY"
- BRICK, TEXTURE: "SMOOTH":  
- "TRISTAR" COLOUR: "GRAY" MORTAR COLOUR: "DARK GRAY"
- ALUMINUM GLAZED SYSTEM:  
- COLOUR: "CLEAR ANODIZED" C/W GRAY SPANDREL PANEL
- ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: "BLACK ANODIZED"
- VINYL WINDOW:  
- COLOUR: "WHITE EXT. / WHITE INT."
- FIBER CEMENT CEDAR LAP CLADDING (WOODGRAIN):  
- "WOODSTONE RUSTIC SERIES" COLOUR: "WARM ESPRESSO"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE" PANEL TO BE PAINTED TO MATCH - COLOUR: "OCEAN TROPIC 2052-30" BY: "BENJAMIN MOORE"
- ALUMINUM GLASS BALCONY RAILING:  
- COLOUR: "CLEAR ANODIZED"
- VINYL DOOR:  
- COLOUR: "WHITE EXT. / WHITE INT."
- METAL DOOR:  
- COLOUR: "NIGHT GRAY"
- CONCRETE WALL:  
- COLOUR TO MATCH  
- "JAMES HARDIE" COLOUR: "IRON GRAY"
- CONCRETE WALL/CAP:  
- COLOUR: "CLEAR SEALER"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE" COLOUR: "ARTIC WHITE"
- METAL FLASHING:  
COLOUR TO MATCH: "IRON GRAY" HARDIE BOARD
- BALCONY DOOR:  
- COLOUR: "BLACK EXT. / WHITE INT."
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:  
- COLOUR: "GRAY, POWDER COATED"
- ALUMINUM EAVESTROUGH & R/WL:  
- COLOUR: "GRAY"
- LAMINATED TWO PIECE WOOD WRAP COLUMN ON HSS COLUMNS LEVELS 2-6  
COLOUR TO MATCH: "CASCADIA 'DURANGO'"  
(PAINT LEVEL 1 COLUMNS TO MATCH "DURANGO") (T.B.C. BY WHITETAIL)

### NOTES:

- ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



**WHITETAIL EASTLEIGH APMTS.**  
20650 EASTLEIGH CRESCENT, LANGLEY, BC

**BUILDING ELEVATIONS**  
SCALE: 3/32" = 1'-0"

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PROJECT NUMBER: 21.192



**SD3.01**





## south elevation

3/32" = 1'-0"



## west elevation

3/32" = 1'-0"

### material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- 'JAMES HARDIE', COLOUR: 'GRAY SLATE'
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 4 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- 'JAMES HARDIE', COLOUR: 'LIGHT MIST'
- 5 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- 'JAMES HARDIE', COLOUR: 'NIGHT GRAY'
- 6 CEMENT BOARD SMOOTH PANEL SIDING, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE', COLOUR: 'WEATHERED BRONZE'
- 7 CEMENT BOARD FASCHA BOARD, TEXTURE: 'SMOOTH':  
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 8 BRICK, TEXTURE: 'SMOOTH':  
- 'TRISTAR', COLOUR: 'GRAY', MORTAR COLOUR: 'DARK GRAY'
- 9 ALUMINUM GLAZED SYSTEM:  
- COLOUR: 'CLEAR ANODIZED' C/W GRAY SPANDREL PANEL
- 10 ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: 'BLACK ANODIZED'
- 11 VINYL WINDOW:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 12 FIBER CEMENT CEDAR LAP CLADDING (WOODGRAIN):  
- 'WOODSTONE RUSTIC SERIES', COLOUR: 'WARM ESPRESSO'
- 13 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- 'JAMES HARDIE' PANEL TO BE PAINTED TO MATCH - COLOUR: 'OCEAN TROPIC'  
- 205-2-30" BY BENJAMIN MOORE
- 14 ALUMINUM/GLASS BALCONY RAILINGS:  
- 'TITANUM', 1 1/2" x 4" x 1/4"
- 15 VINYL DOOR:  
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 16 METAL DOOR:  
- COLOUR: 'NIGHT GRAY'
- 17 CONCRETE WALL:  
- COLOUR TO MATCH  
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 18 CONCRETE WALL/CAP:  
- COLOUR: 'CLEAR SEALER'
- 19 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- 'JAMES HARDIE', COLOUR: 'ARTIC WHITE'
- 20 METAL FLASHING:  
COLOUR TO MATCH: 'IRON GRAY' HARDIE BOARD
- 21 BALCONY DOOR:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 22 ALUMINUM MECHANICAL EQUIPMENT SCREEN:  
- COLOUR: 'GRAY, POWDER COATED'
- 23 ALUMINUM EAVESTROUGH & RWL:  
- COLOUR: 'GRAY'
- 24 LAMINATED TWO PIECE WOOD WRAP COLUMN ON HSS COLUMNS LEVELS 2-4  
COLOUR TO MATCH: 'CASCAPIA TUBRANGO'  
(PAINT LEVEL 1 COLUMNS TO MATCH 'TUBRANGO') (T.B.C. BY WHITETAIL)

### NOTES

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



**WHITETAIL EASTLEIGH APMTS.**  
20650 EASTLEIGH CRESCENT, LANGLEY, BC

**BUILDING ELEVATIONS**  
SCALE: 3/32" = 1'-0"

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**SD3.02**



## elevation - east courtyard

3/32" = 1'-0"



## elevation - north courtyard

3/32" = 1'-0"



## elevation - west courtyard

3/32" = 1'-0"

### material legend

- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE", COLOUR: "GRAY SLATE"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE", COLOUR: "NIGHT GRAY"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE", COLOUR: "IRON GRAY"
- CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- "JAMES HARDIE", COLOUR: "LIGHT MIST"
- CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- "JAMES HARDIE", COLOUR: "NIGHT GRAY"
- CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH":  
- "JAMES HARDIE", COLOUR: "WEATHERED BRONZE"
- CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH":  
- "JAMES HARDIE", COLOUR: "IRON GRAY"
- BRICK, TEXTURE: "SMOOTH":  
- "TRISTAR", COLOUR: "GRAY", MORTAR COLOUR: "DARK GRAY"
- ALUMINUM GLAZED SYSTEM:  
- COLOUR: "CLEAR ANODIZED", C/W GRAY SPANDREL PANEL
- ALUMINUM/GLASS PATIO PRIVACY SCREEN:  
- COLOUR: "BLACK ANODIZED"
- VINYL WINDOW:  
COLOUR: "WHITE EXT. / WHITE INT."
- FIBER CEMENT CEDAR LAP CLADDING (WOODGRAIN):  
- "WOODSTONE PLUSTIC SERIES", COLOUR: "WARM ESPRESSO"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE" PANEL TO BE PAINTED TO MATCH- COLOUR: "OCEAN TROPIC -2052-10" BY: BENJAMIN MOORE
- ALUMINUM/GLASS BALCONY RAILING:  
- COLOUR: "CLEAR ANODIZED"
- VINYL DOOR:  
- COLOUR: "WHITE EXT. / WHITE INT."
- METAL DOOR:  
- COLOUR: "NIGHT GRAY"
- CONCRETE WALL:  
- COLOUR: TO MATCH  
- "JAMES HARDIE", COLOUR: "IRON GRAY"
- CONCRETE WALL/CAP:  
- COLOUR: "CLEAR SEALER"
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- "JAMES HARDIE", COLOUR: "WHITE"
- METAL FLASHING:  
COLOUR: TO MATCH: "IRON GRAY" HARDIE BOARD
- BALCONY DOOR:  
- COLOUR: "BLACK EXT. / WHITE INT."
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:  
- COLOUR: "GRAY, POWDER COATED"
- ALUMINUM EAVESTROUGH & RWL:  
- COLOUR: "GRAY"
- LAMINATED TWO PIECE WOOD WRAP COLUMN ON HSS COLUMNS LEVELS 2-6:  
COLOUR TO MATCH: "CASCADIA 'DURANGO'" (PAINT LEVEL 1 COLUMN TO MATCH "DURANGO") (T & C BY WHITETAIL)

### NOTES:

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



**WHITETAIL EASTLEIGH APMTS.**  
20650 EASTLEIGH CRESCENT, LANGLEY, BC

**BUILDING ELEVATIONS**  
SCALE: 3/32" = 1'-0"

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**SD3.03**





north elevation



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# **WHITETAIL EASTLEIGH APMTS.**

20650 EASTLEIGH CRESCENT, LANGLEY, BC

## **RENDERED ELEVATIONS**

SCALE: N.T.S.

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PROJECT NUMBER: 21.192



**SD3.10**





east elevation



south elevation



west elevation





north east perspective



north west perspective



north entry elevation



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# **WHITETAIL EASTLEIGH APMTS.**

20650 EASTLEIGH CRESCENT, LANGLEY, BC

# **RENDERED PERSPECTIVES**

SCALE: N.T.S.

# **RE-ISSUED FOR DP**

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PROJECT NUMBER: 21.192

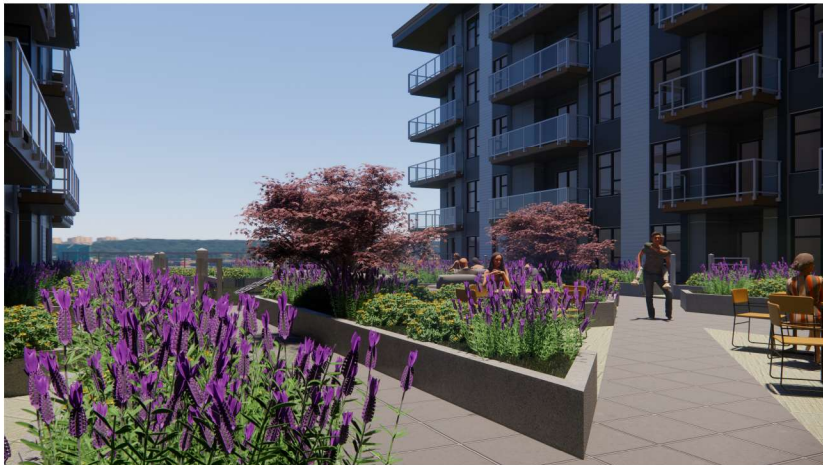


**SD3.14**





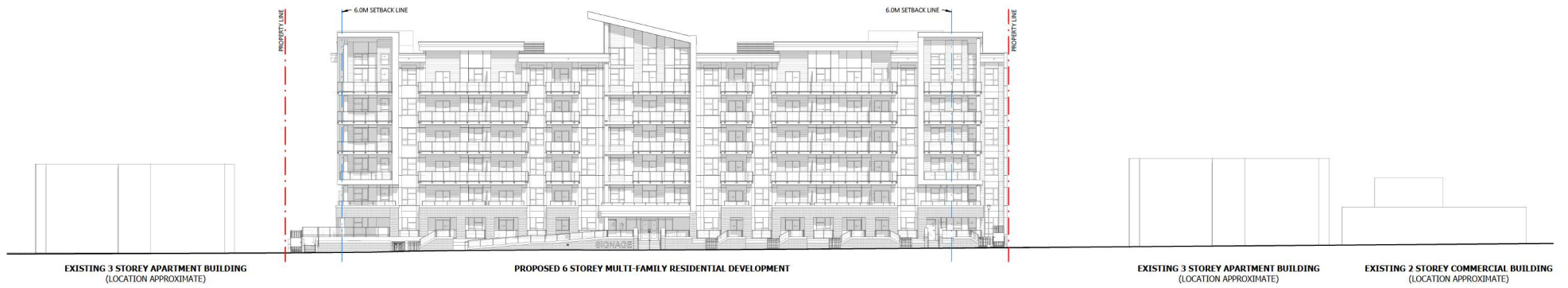
**south amenity perspective**



**north amenity perspective**

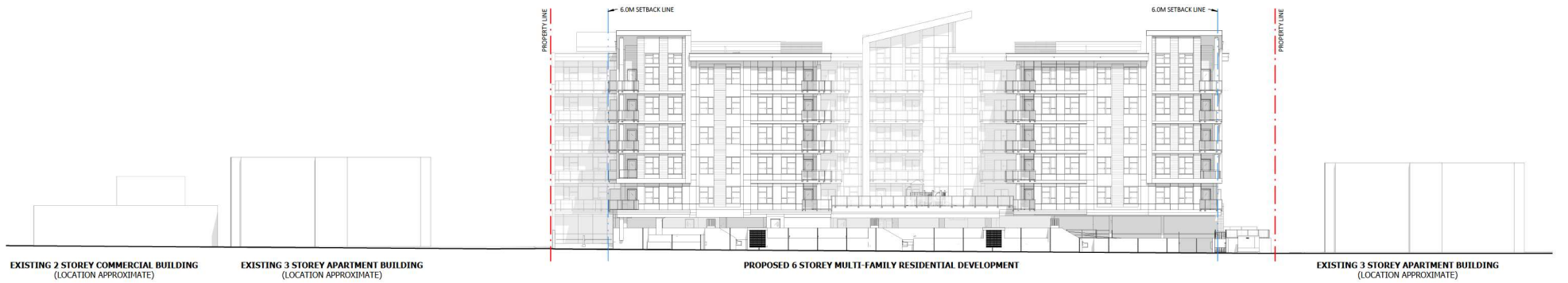


**courtyard amenity aerial**



## eastleigh crescent streetscape

1/16" = 1'-0"



## rear lane streetscape

1/16" = 1'-0"



**WHITETAIL EASTLEIGH APMTS.**  
20650 EASTLEIGH CRESCENT, LANGLEY, BC

**STREETSCAPES**  
SCALE: 1/16" = 1'-0"

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**SD5.01**





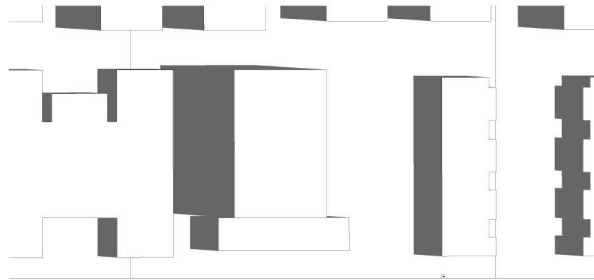
**march 21 -9 am**  
1" = 50'-0"



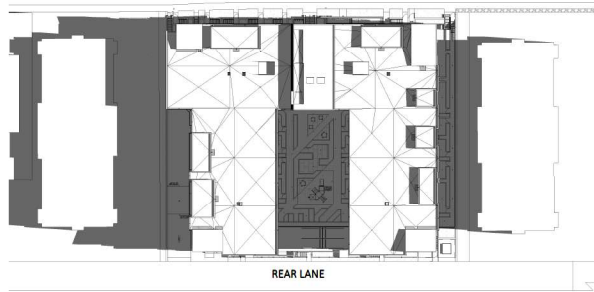
**march 21 -12 pm**  
1" = 50'-0"



**march 21 -3 pm**  
1" = 50'-0"



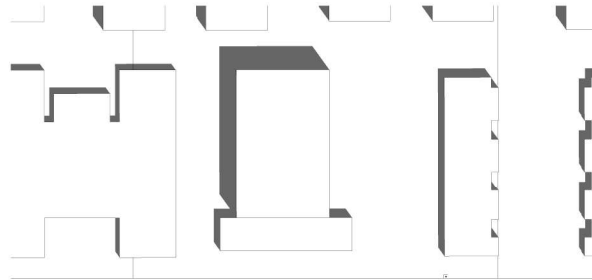
EASTLEIGH CRESCENT



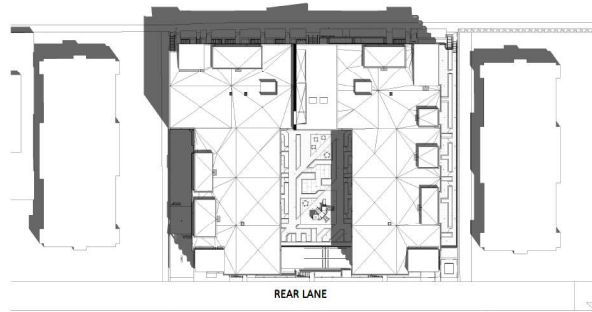
REAR LANE

june 21 -9 am

1" = 50'-0"



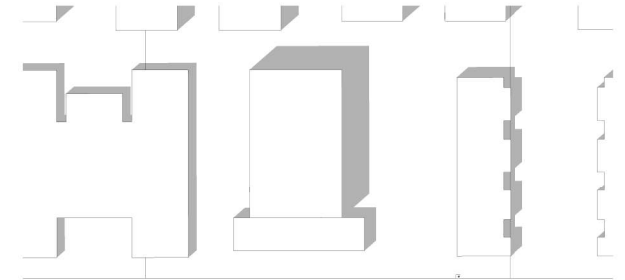
EASTLEIGH CRESCENT



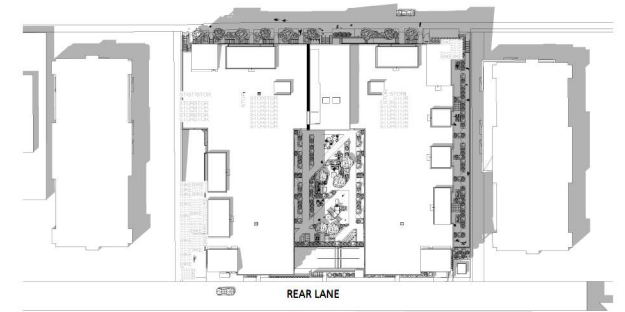
REAR LANE

june 21 -12 pm

1" = 50'-0"



EASTLEIGH CRESCENT



REAR LANE

june 21 -3 pm

1" = 50'-0"



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## WHITETAIL EASTLEIGH APMTS.

20650 EASTLEIGH CRESCENT, LANGLEY, BC

## SHADOW STUDY

SCALE: 1" = 50'-0"



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SD5.11



**september 22 -3 pm**  
1" = 50'-0"



**september 22 -3 pm**  
1" = 50'-0"



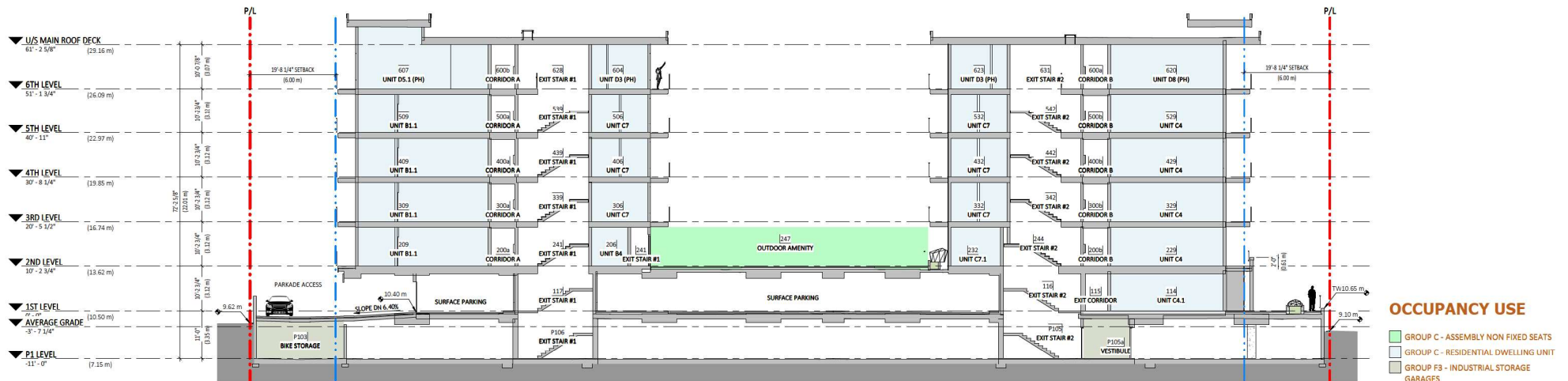
**september 22 -3 pm**  
1" = 50'-0"





## e/w site section

3/32" = 1'-0"



## e/w site section (stairs)

3/32" = 1'-0"



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### WHITETAIL EASTLEIGH APMTS.

20650 EASTLEIGH CRESCENT, LANGLEY, BC

### SITE SECTIONS

SCALE: 3/32" = 1'-0"

### RE-ISSUED FOR DP

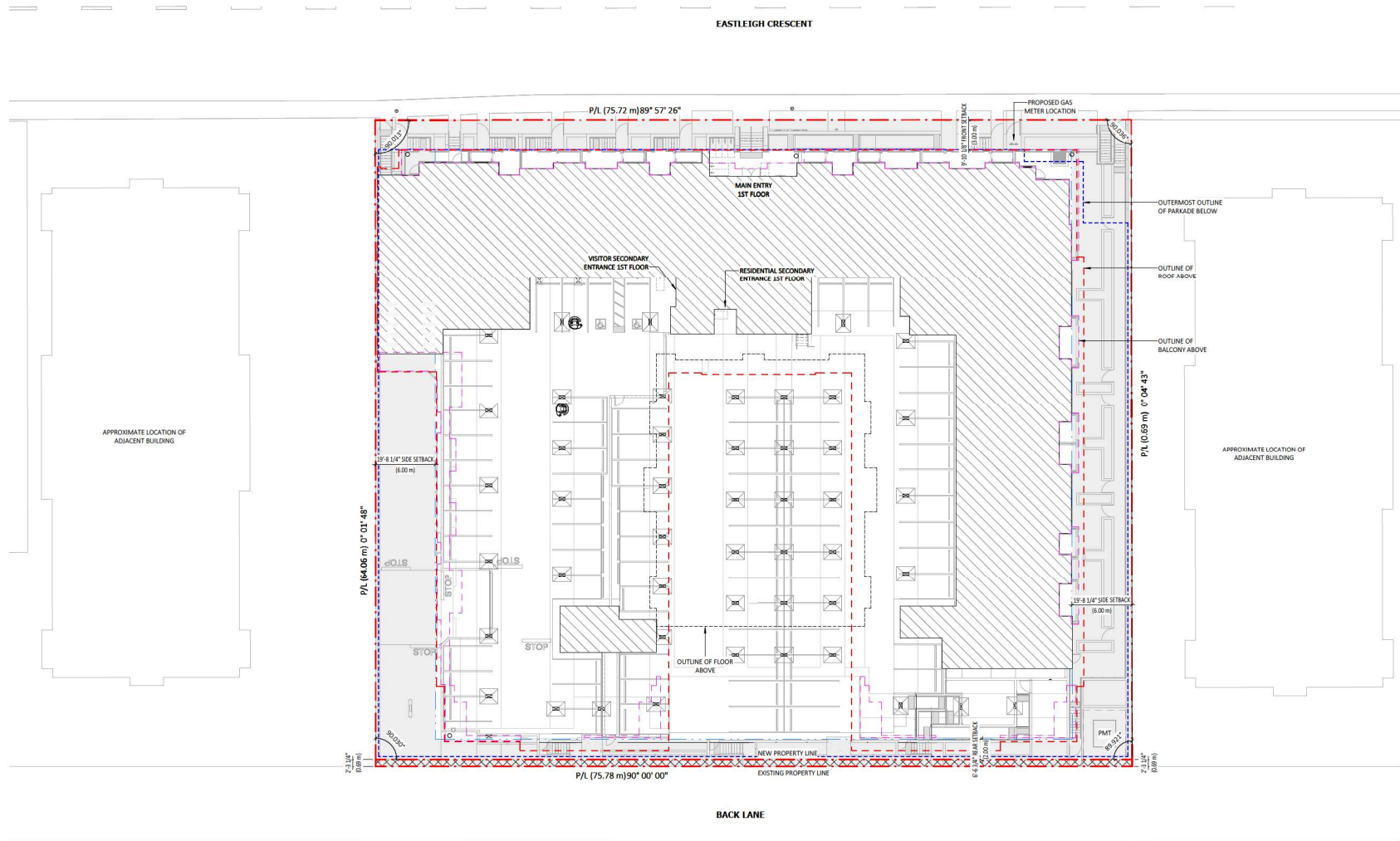
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CITY OF LANGLEY FILE # -  
PROJECT NUMBER: 21.192



SD6.01



LEGAL ADDRESS: LOT F, DISTRICT LOT 37, GROUP 2, NWP PLAN 8633  
CIVIC ADDRESS: 20644, EASTLEIGH CRESCENT, LANGLEY, B.C.



## site plan-layout

1/16" = 1'-0"



**WHITETAIL EASTLEIGH APMTS.**  
20650 EASTLEIGH CRESCENT, LANGLEY, BC

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



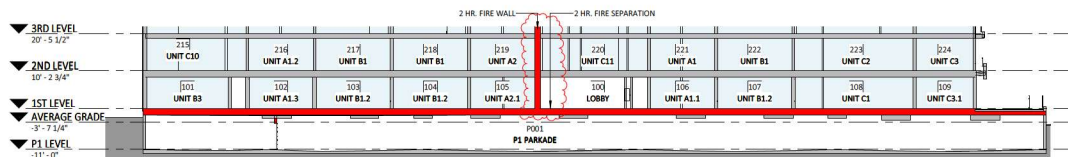
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PROJECT NUMBER: 21.192



**SD7.02**



S1	ACCESSIBLE PARKING STALL
S2	LOADING ZONE-NO PARKING



**GROUP C - RESIDENTIAL DWELLING UNIT**