

WHITETAIL 56TH EASTLEIGH APARTMENTS, 20719, 20721, 20729, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.

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WHITETAIL 56TH
APARTMENTS

20719, 20721, 20729, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



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CONTEXT PLANS

SCALE 1 1/2" = 1'-0"



SD1.01

SITE DESCRIPTION

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON THE CORNER OF EASTLEIGH CRESCENT AND 208 ST AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. BOTH LOTS ARE CURRENTLY OCCUPIED BY MULTI-FAMILY HOUSING. THE SITE CONNECTS TO THE DOWNTOWN AREA WITH PROXIMITY TO THE LANGLEY CITY HALL TO THE SOUTH WEST, KWANTLEN POLYTECHNIC UNIVERSITY TO THE NORTH EAST. FITNESS UNLIMITED ATHLETIC CLUB AND DUMAIS PARK ARE WITHIN WALKING DISTANCE FROM THE SITE. THE SITE IS ALSO WITHIN WALKING DISTANCE TO THE FUTURE SKY TRAIN STATION AT 203 STREET.



1 KPU LANGLEY CAMPUS



2 DUMAÏS PARK



3 FITNESS UNLIMITED ATHLETIC CLUB



4 FRASER VALLEY CONTINUING EDUCATION



5 FRASER HEALTH LANGLEY HOME HEALTH



6 TIMMS COMMUNITY CENTRE



7 CITY OF LANGLEY LIBRARY



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SD1.02



A 56th AVENUE LOOKING WEST



B 208th STREET LOOKING SOUTH



C 56th AVENUE LOOKING EAST



D EASTLEIGH CRESCENT LOOKING SOUTHEAST



E 208th STREET LOOKING NORTH

PROJECT DATA

1.0.0 ZONING DATA		
PROJECT:	WHITETAIL 56TH APARTMENTS	
CHWC ADDRESS:	20719, 20721, 20725, & 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.	
PID:	008-080-025, 008-060-033, 008-061-735, 008-081-743	
LEGAL DESCRIPTION:	SL 1 PLAN NW2601, SL 2 PLAN NW2601, SL 1 PLAN NW2602, & SL 2 PLAN NW2602	
NEIGHBOURHOOD:	DOUGLAS	
SITE AREA (GROSS):	3,806.6 m ² (40,974 SF)	
SITE AREA (NET):	3,637.5 m ² (39,154 SF)	
COORDINATING REGISTERED PROFESSIONAL CERTIFIED PROFESSIONAL:	ERIC POLLETTNER, ARCHITECT ABC, AAA (AOR) KEYSTONE ARCHITECTURE	
ZONE:	CURRENT/REQUIRED/PERMITTED	PROPOSED
	RM1 (MULTIPLE RESIDENTIAL LOW DENSITY ZONE)	CD (COMPREHENSIVE DEVELOPMENT ZONE)
OCF DESIGNATION:		
SETBACKS:	FRONT: 7.50m REAR: 7.50m SIDE (EAST): 7.50m SIDE (WEST): 7.50m	FRONT: 3.00m REAR: 6.00m SIDE: N/A SIDE: N/A
DENSITY/GROSS FLOOR AREA (FSR):		82,157 SF 30,154 SF 2.10
BUILDING HEIGHT:	2 STOREYS	5 STOREYS (19.13m, AVERAGE GRADE TO TYPICAL UPPERMOST ROOF DECK)
LOT COVERAGE:	MAX. 35%	L2 ENCLOSED BUILDING AREA = 1,883 m ² LOT COVERAGE (GROSS SITE) = 1,883 m ² / 3,806.6 m ² = 49.47% LOT COVERAGE (NET SITE) = 1,883 m ² / 3,637.5 m ² = 51.7%
COMMON INDOOR AMENITY AREA:	MIN. 1.0 m ² + 130 UNITS = 130 m ²	14,712 SF 136.75 m ²
COMMON OUTDOOR AMENITY AREA:	MIN. 2.0 m ² + 130 UNITS = 260 m ²	7,096 SF 659.23 m ²
PRIVATE OUTDOOR AMENITY AREA:	N/A	2,256 SF 209.63 m ²
ADAPTABLE UNITS:	MIN. 20% OF TOTAL UNITS = 130 x 20% = 26	26
ACCESSIBLE UNITS:	N/A	0
STORAGE LOCKERS:	1 STORAGE LOCKER PER UNIT = 132 LOCKERS	132
STEP CODE:	STEP CODE 2	STEP CODE 2
MINIMUM BUILDING ELEVATION:	MIN. FGL GED, PER FLOODPLAIN ELEVATION BYLAW: 9.00m	FGL GED: 9.10 TYPICAL FIRST FLOOR
WASTE & RECYCLING STORAGE:		
UNIT COUNT:	N/A	132
GROSS BUILDABLE AREA:	N/A	122,439 SF 11,374.95 m ²
NET BUILDABLE AREA:		67,079 SF
EFFICIENCY:		76.0%
ZONING AVERAGE GRADE:	8.29 m (26.86 + 303.00 + 67.14 + 281.00 + 438.20 + 648.04 / 236.09m)	
	AWG EXISTING GRADE NORTHEAST ELEVATION: (8.31 + 8.20) / 2 = 8.26 * 41.14 m = 339.16 m	
	AWG EXISTING GRADE EAST ELEVATION: (7.97 + 8.20) / 2 = 8.09 * 48.69 m = 393.90 m	
	AWG EXISTING GRADE SOUTHEAST ELEVATION: (8.14 + 7.97) / 2 = 8.06 * 7.09 m = 57.14 m	
	AWG EXISTING GRADE SOUTH ELEVATION: (8.28 + 8.14) / 2 = 8.21 * 25.81 m = 211.90 m	
	AWG EXISTING GRADE SOUTHWEST ELEVATION: (8.29 + 8.28) / 2 = 8.29 * 51.06 m = 423.29 m	
	AWG EXISTING GRADE NORTHWEST ELEVATION: (8.28 + 8.31) / 2 = 8.30 * 61.21 m = 508.04m	
	TOTAL PERIMETER: 41.14 m + 48.69 m + 7.09 m + 25.81 m + 51.06 m + 61.21 m = 236.00m	
VARIANCES APPLIED FOR:	1. FRONT AND SIDE (WEST) SETBACK. 2. VISITOR PARKING STALL FACTOR. 3. 2'-0" SIDE (EAST) SETBACK ENCRoACHMENT FOR ROOF OVERHANGS AND BALCONIES.	
NOTES:	1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS. 2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.	

1.2.0 CODE DATA		
APPLICABLE BUILDING CODES: 2024 BCBC/ 2024 BC FIRE CODE/ ASHRAE 90.1-2019		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: REQUIRED		
1. PART 3 BUILDING		Div. A - PART 3 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCIES:		1.1.2. & APPENDIX A - 3.1.2.1.(1)
3.1. STORAGE GARAGE F3 LOW HAZARD INDUSTRIAL		
3.2. RESIDENTIAL GROUP C		
3. BUILDING AREAS:		1.4.1.2. DEFINED TERMS - BUILDING AREA
L1	L1 - C-RESIDENTIAL	12,856 SF 1,184 m ²
L1	L1 - F3-BASEMENT STORAGE GARAGE	16,270 SF 1,522 m ² 2,706 m ²
L2	L2 - C-RESIDENTIAL	18,798 SF 1,746 m ²
L3	L2 - A2-BUILDING AREA - AMENITY	1,481 SF 138 m ² 1,883 m ²
L3	L3 - C-RESIDENTIAL	18,798 SF 1,746 m ²
L4	L4 - C-RESIDENTIAL	18,798 SF 1,746 m ²
L5	L5 - C-RESIDENTIAL	17,047 SF 1,584 m ²
P1	P1 - F3-BASEMENT STORAGE GARAGE	34,347 SF 3,191 m ²
4. BUILDING CLASSIFICATIONS:		3.2.2.19 - 3.2.2.20
4.1. BASEMENT STORAGE GARAGE:		3.2.2.82
GROUP F, DIVISION 5, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED		3.2.2.82
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.82.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR		3.2.2.82.(2)(B)
MEZZANINES: N/A		
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING		3.2.2.82.(2)(D)
4.2 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
FULLY SPRINKLERED		3.2.1.2.(2)(A)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(1)
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1), 3.2.1.2.(2)(A)(i)
2 HR FIRE RESISTANCE RATING		3.2.1.2.(1)
F.T. RATED/FIRESTOP		3.1.4.1(2)
4.3. RESIDENTIAL LEVEL 1		3.2.2.49
GROUP C, UP TO 6 STOREYS, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION		3.2.2.49.(1), 3.2.2.49.(1)(C)(iv)
MAX. ALLOWABLE BUILDING AREA < 7200m ² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.49.(1)(C)(iv)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.49.(2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.49.(2)(A)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.49.(2)(B)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.49.(2)(C)
4.4. ASSEMBLY LEVEL 1		3.2.2.27
GROUP A, DIVISION 2, UP TO 2 STOREYS SPRINKLERED		3.2.2.27
COMBUSTIBLE CONSTRUCTION		3.2.2.27.(1)
MAX. ALLOWABLE BUILDING AREA < 2400m ² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.27.(1)(C)(i)
4.5. RESIDENTIAL LEVEL 2 TO 5		3.2.2.51
BELOW THIRD FLOOR MAJOR OCCUPANCY GROUP A2 AND GROUP E PERMITTED		3.2.2.51(5)
BELOW FOURTH FLOOR MAJOR OCCUPANCY F3 STORAGE GARAGE PERMITTED		3.2.2.51(5)
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.51.(1), 3.2.2.51.(1)(D)
MAX. ALLOWABLE BUILDING AREA < 1800 m ² (REFER TO 3. BUILDING AREAS ABOVE)		3.2.2.51.(1)(V)
COMBUSTIBLE CONSTRUCTION		3.2.2.51.(2)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(A)
ROOF ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(B)
MEZZANINES: 1 HR FIRE RESISTANCE RATING		3.2.2.51.(2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.51.(2)(E)
4.6.1. BUILDING HEIGHT:	5 STOREYS	1.4.1.2. DEFINED TERMS - BUILDING HEIGHT
4.6.2. GRADE ELEVATION:	8.11m (LOWEST AVG GRADE NORTHEAST ELEVATION: 7.90m-8.31/2)	1.4.1.2. DEFINED TERMS - GRADE
4.6.3. FIRST STOREY ELEVATION:	9.10 m	1.4.1.2. DEFINED TERMS - FIRST STOREY (2 m MAX ABOVE LOWEST AVERAGE GRADE)
4.6.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	12.47 m (REFER TO ELEVATIONS)	3.2.2.51.(1)(i) (MAXIMUM 18 m)
4.6.5. 1ST STOREY TO UPPERMOST ROOF DECK:	17.71 m (REFER TO ELEVATIONS)	GROUP C, 3.2.2.51.(2)(c), (MAXIMUM - 25 m) NON-COMBUSTIBLE ROOF CONSTRUCTION P > 25 m
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4 - 3.2.2.8, 3.2.2.51.(5)
6. NON-COMBUSTIBLE CLADDING:	YES	3.1.4.8.(1)(A)
6.1. COMBUSTIBLE CLADDING:	YES	3.1.4.8.(2) MAXIMUM OF 10% IF FACING AND WITHIN 15 m OF A STREET OR FIRE ACCESS ROUTE
7. HIGH BUILDING:	NA	3.2.6, 3.1.13.7, 3.2.2.51.(1)(c), 3.2.4.21, 6.9.2.3.(1)
8. FIREWALL:	2 HR	3.1.1
9. MEZZANINES:	NA	3.2.1.1.(8) - (9)
10. MEZZANINE EXITING:	NA	3.4.2.2.
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.2.2.(8), 3.2.8, 3.1.3.1.(8), 3.2.8.2.(1)(2)
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES 2HR AS A SEPARATE BLDG UNDER 3.2.1.2. 1.5HR...	3.2.1.2, 3.3.5.6
13. SPRINKLER SYSTEM:	YES	3.2.2.18, 3.2.5.13.
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.2. RESIDENTIAL:	YES - NFPA 13 - 2019	3.2.5.12.(1)
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2023	BC FIRE CODE 2024, 3.2.5.16
14. STANDPIPE SYSTEM:	YES - NFPA 14 - 2013	3.2.5.8, 3.2.5.9, 3.2.5.16
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5528	3.2.4.1.(2)(B)(4)
16. SMOKE CONTROL MEASURES:	YES	3.1.8.12
17. ANNIHILATOR AND ZONE INDICATION:	YES	3.2.4.9, 3.2.4.8.
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	13.21 m (REFER TO ELEVATIONS)	3.2.5.6(2) (MAXIMUM - 30 m)
19. NUMBER OF STREETS:	N/A	3.2.2.10.
NOTES:		
1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2024.		



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1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1.	MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2.	EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL/AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	257 SF	23.86 m ²	0.2%	
PARKADE	32,799 SF	3,047.10 m ²	26.8%	
SERVICE ROOMS/SHAFTS	100 SF	9.29 m ²	0.1%	
STORAGE	330 SF	30.67 m ²	0.3%	
UNIT	1,184 SF	109.99 m ²	1.0%	
	34,670 SF	3,220.98 m²	28.3%	
1ST LEVEL				
CIRCULATION	3,101 SF	288.12 m ²	2.5%	
MAIL	113 SF	10.45 m ²	0.1%	
RESIDENTIAL	7,568 SF	703.09 m ²	6.2%	
SERVICE ROOMS/SHAFTS	1,114 SF	103.46 m ²	0.9%	
STORAGE	961 SF	89.25 m ²	0.8%	
	12,856 SF	1,194.37 m²	10.5%	
2ND LEVEL				
CIRCULATION	2,455 SF	228.09 m ²	2.0%	
INDOOR AMENITY	1,472 SF	136.74 m ²	1.2%	
RESIDENTIAL	15,387 SF	1,420.23 m ²	12.5%	
SERVICE ROOMS/SHAFTS	89 SF	8.66 m ²	0.0%	
STORAGE	1,007 SF	96.44 m ²	0.8%	
	20,270 SF	1,889.13 m²	16.6%	
3RD LEVEL				
CIRCULATION	2,244 SF	208.45 m ²	1.8%	
RESIDENTIAL	15,303 SF	1,421.72 m ²	12.5%	
SERVICE ROOMS/SHAFTS	39 SF	3.66 m ²	0.0%	
STORAGE	1,212 SF	112.56 m ²	1.0%	
	18,798 SF	1,746.39 m²	15.4%	
4TH LEVEL				
CIRCULATION	2,244 SF	208.45 m ²	1.8%	
RESIDENTIAL	15,303 SF	1,421.72 m ²	12.5%	
SERVICE ROOMS/SHAFTS	39 SF	3.66 m ²	0.0%	
STORAGE	1,212 SF	112.56 m ²	1.0%	
	18,798 SF	1,746.39 m²	15.4%	
5TH LEVEL				
CIRCULATION	2,196 SF	204.09 m ²	1.8%	
RESIDENTIAL	13,617 SF	1,265.02 m ²	11.1%	
SERVICE ROOMS/SHAFTS	23 SF	2.09 m ²	0.0%	
STORAGE	1,212 SF	112.56 m ²	1.0%	
	17,047 SF	1,583.76 m²	13.9%	
AREA GRAND TOTAL	122,459 SF	11,374.85 m²	100.0%	

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	88	62.9%	
1 BED & DEN	4	3.2%	
1 BED (ADAPTABLE DWELLING UNIT)	28	21.2%	
2 BED	17	12.9%	
TOTAL UNITS: 137		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

1.	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
2.	AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA AVG (1 SF)	UNIT AREA AVG (1 m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	1 BED	67	470 SF	44 m ²	31,489 SF	2925.38 m ²
UNIT A1.1	1 BED	5	522 SF	49 m ²	2,610 SF	242.50 m ²
UNIT A2	1 BED	3	474 SF	44 m ²	1,422 SF	131.10 m ²
UNIT A3	1 BED	1	439 SF	41 m ²	439 SF	40.85 m ²
UNIT A4	1 BED	3	496 SF	46 m ²	1,487 SF	138.10 m ²
UNIT A5 (ADAPTABLE)	1 BED (ADAPTABLE DWELLING UNIT)	28	472 SF	44 m ²	13,211 SF	1,238.31 m ²
UNIT A6	1 BED	4	492 SF	46 m ²	1,968 SF	182.66 m ²
UNIT B3	1 BED & DEN	4	540 SF	52 m ²	2,161 SF	206.10 m ²
UNIT C1	2 BED	5	720 SF	68 m ²	3,646 SF	348.71 m ²
UNIT C2	2 BED	5	743 SF	69 m ²	3,714 SF	345.09 m ²
UNIT C3	2 BED	4	667 SF	62 m ²	2,667 SF	247.80 m ²
UNIT C4	2 BED	3	720 SF	67 m ²	2,160 SF	200.10 m ²
UNIT TOTALS:		137			67,048 SF	6292.97 m²



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1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED			
	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
VEHICLE PARKING STALL DATA			
RESIDENTS:			
1 BED (STANDARD)	83 UNITS	1.0	83 STALLS
1 BED (ADAPTABLE)	28 UNITS	1.0	28 STALLS
1 BED + DEN	4 UNITS	1.0	4 STALLS
2 BED	17 UNITS	1.25	21 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS (85 MAX)	MAX. 0.40(136) = 54.4 = 54 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	MIN. 0.05(136) = 6.8 = 7 STALLS
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN. 0.10(136) = 13.6 = 14 STALLS
TOTAL RESIDENT STALLS:			136
VISITORS:			
STANDARD	132 UNITS	0.15	0.15(132) = 19.8 = 20 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS (85 MAX)	MAX. 0.40(20) = 8.0 = 8 STALLS
ACCESSIBLE	N/A	5% OF TOTAL STALLS	MIN. 0.05(20) = 1.0 = 1 STALL
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN. 0.10(20) = 2.0 = 2 STALLS
TOTAL VISITOR STALLS:			20
SPECIALTY PARKING STALLS:			
LOADING	N/A	1 (L x W x H : 9m x 3m x 3.6m)	1 STALL
TOTAL SPECIALTY PARKING STALLS:			1
TOTAL VEHICLE STALLS:			156
BICYCLE STALL DATA			
RESIDENT (UNIT) (CLASS 1)	132 UNITS	0.5	66
VISITOR (CLASS 2)	N/A	6 SPACES PER BUILDING	6
TOTAL BICYCLE STALLS:			72
STORAGE STALL DATA			
RESIDENT	132	1.0	132
TOTAL STORAGE STALLS:			132
NOTES:			

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED				
PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
TENANT				
ACCESSIBLE	7	5.3%	4%	
ELEC. EV	14	10.3%	9%	
SMALL CAR	50	36.8%	32%	
STANDARD	65	47.8%	42%	
TENANT: 136	100.0%	87%		
VISITOR				
ACCESSIBLE	1	5.0%	1%	
SMALL CAR	8	40.0%	5%	
STANDARD	11	55.0%	7%	
VISITOR: 20	100.0%	13%		
TOTAL PARKING STALLS: 156			100%	
NOTES: ALL OFF-STREET VEHICLE PARKING STALLS TO BE PRE-DUCTED FOR FUTURE EV CHARGING.				

1.5.3 BIKE PARKING STALL DATA-PROVIDED			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT			
STANDARD BIKE	38	52.1%	
VERTICAL BIKE	29	39.7%	
TENANT: 67		91.8%	
VISITOR			
VISITOR BIKE	6	8.2%	
VISITOR: 6		8.2%	
TOTAL BIKE PARKING STALLS: 73		100.0%	

1.5.4 STORAGE STALL DATA-PROVIDED			
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT			
STORAGE COMPARTMENT STALL	132	100.0%	
TOTAL STORAGE STALLS: 132		100.0%	



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



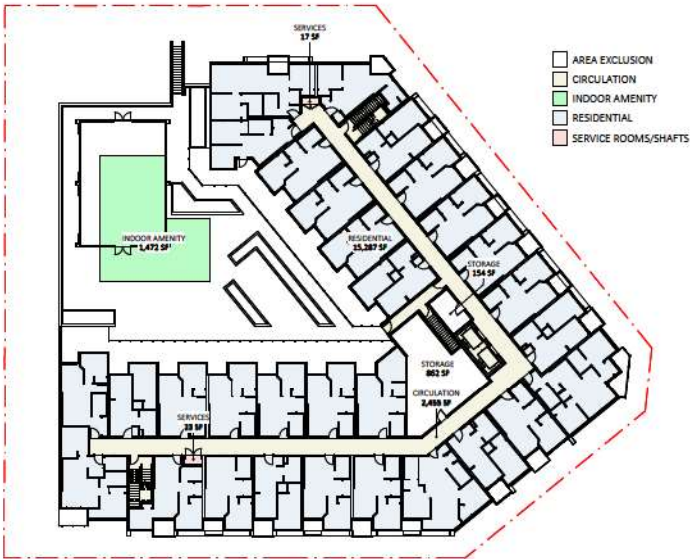
PROJECT DATA

SCALE

SD1.12



1ST LEVEL
3/64" = 1'-0"



2ND LEVEL
3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA 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
- EXCLUSIONS: STORAGE ROOMS

1.6.2 FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
82,157 SF	39,154 SF	2.10

1.6.1 GROSS FLOOR AREA (FSR) SUMMARY

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	1,114 SF	103.46 m ²	1.3%	
2ND LEVEL	39 SF	3.66 m ²	0.0%	
3RD LEVEL	39 SF	3.66 m ²	0.0%	
4TH LEVEL	39 SF	3.66 m ²	0.0%	
5TH LEVEL	23 SF	2.09 m ²	0.0%	
RESIDENTIAL	1,254 SF	116.53 m²	1.4%	
1ST LEVEL	7,568 SF	703.09 m ²	8.9%	
2ND LEVEL	15,287 SF	1,420.23 m ²	17.4%	
3RD LEVEL	15,308 SF	1,421.72 m ²	17.4%	
4TH LEVEL	15,308 SF	1,421.72 m ²	17.4%	
5TH LEVEL	13,617 SF	1,265.02 m ²	15.7%	
	67,076 SF	6,231.77 m²	76.4%	
MAIL				
1ST LEVEL	109 SF	10.14 m ²	0.1%	
INDOOR AMENITY	1,472 SF	136.14 m²	0.1%	
2ND LEVEL	1,472 SF	136.74 m ²	1.7%	
CIRCULATION	1,472 SF	136.74 m²	1.7%	
1ST LEVEL	3,305 SF	288.43 m ²	3.5%	
2ND LEVEL	2,455 SF	228.06 m ²	2.8%	
3RD LEVEL	2,344 SF	208.45 m ²	2.6%	
4TH LEVEL	2,344 SF	208.45 m ²	2.6%	
5TH LEVEL	2,196 SF	204.03 m ²	2.5%	
	12,343 SF	1,137.41 m²	13.9%	
AREA EXCLUSION				
1ST LEVEL	961 SF	89.25 m ²	1.1%	
2ND LEVEL	1,037 SF	96.44 m ²	1.2%	
3RD LEVEL	1,212 SF	112.56 m ²	1.4%	
4TH LEVEL	1,212 SF	112.56 m ²	1.4%	
5TH LEVEL	1,212 SF	112.56 m ²	1.4%	
	5,633 SF	521.37 m²	6.8%	
AREA GRAND TOTAL	87,769 SF	8,153.87 m²	100.0%	



RE-ISSUED FOR
DEVELOPMENT
PERMIT

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3	ISSUED FOR DP	23-12-08
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6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

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CITY FILE #

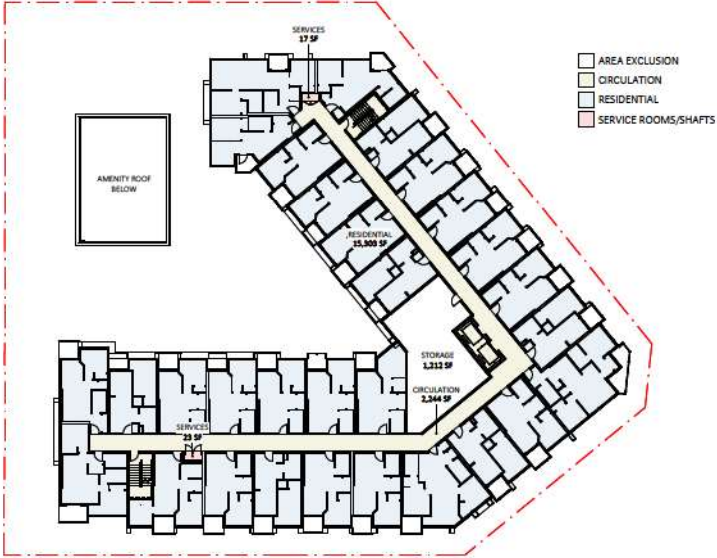


FSR PLANS

SCALE 3/64" = 1'-0"



SD.1.14



3rd & 4th LEVELS

3/64" = 1'-0"



5TH LEVEL

3/64" = 1'-0"

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES

- GROSS FLOOR AREA 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
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1ST LEVEL	1,114 SF	103.46 m ²	1.3%	
2ND LEVEL	39 SF	3.66 m ²	0.0%	
3RD LEVEL	39 SF	3.66 m ²	0.0%	
4TH LEVEL	39 SF	3.66 m ²	0.0%	
5TH LEVEL	23 SF	2.09 m ²	0.0%	
	1,254 SF	116.53 m²	1.4%	
RESIDENTIAL				
1ST LEVEL	7,568 SF	703.09 m ²	8.6%	
2ND LEVEL	15,287 SF	1420.23 m ²	17.4%	
3RD LEVEL	15,303 SF	1421.72 m ²	17.4%	
4TH LEVEL	15,309 SF	1421.72 m ²	17.4%	
5TH LEVEL	13,457 SF	1246.02 m ²	15.5%	
	67,078 SF	6251.77 m²	76.4%	
MAIL				
1ST LEVEL	109 SF	10.14 m ²	0.1%	
	109 SF	10.14 m²	0.1%	
INDOOR AMENITY				
2ND LEVEL	1,472 SF	136.74 m ²	1.7%	
	1,472 SF	136.74 m²	1.7%	
CIRCULATION				
1ST LEVEL	3,305 SF	306.43 m ²	3.5%	
2ND LEVEL	2,455 SF	228.06 m ²	2.8%	
3RD LEVEL	2,344 SF	208.45 m ²	2.5%	
4TH LEVEL	2,344 SF	208.45 m ²	2.5%	
5TH LEVEL	2,196 SF	204.09 m ²	2.5%	
	12,349 SF	1137.41 m²	13.8%	
AREA EXCLUSION				
1ST LEVEL	961 SF	89.25 m ²	1.1%	
2ND LEVEL	1,037 SF	96.44 m ²	1.2%	
3RD LEVEL	1,212 SF	112.56 m ²	1.4%	
4TH LEVEL	1,213 SF	112.56 m ²	1.4%	
5TH LEVEL	1,212 SF	112.56 m ²	1.4%	
	5,633 SF	521.37 m²	6.4%	
AREA GRAND TOTAL	87,769 SF	8153.87 m²	100.0%	

1.6.2 FSR CALCULATION

GROSS FLOOR AREA (FSR) SF	GROSS SITE AREA SF	FSR
82,157 SF	39,154 SF	2.10



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FSR PLANS

SCALE 3/64" = 1'-0"



SD1.15

DESIGN RATIONALE

SITE DESCRIPTION

THIS MULTI-FAMILY DEVELOPMENT ALIGNS WITH THE CITY OF LANGLEY VISION, PROVIDING HOUSING FOR A DIVERSE AND INCLUSIVE DEMOGRAPHIC, AND INCORPORATING ENVIRONMENTAL SOLUTIONS AND A SIGNIFICANT OUTDOOR AMENITY SPACE. THE PROJECT SITE IS LOCATED ON THE CORNER OF EASTLEIGH CRESCENT, AND 208TH STREET. CONSISTING OF 2 SITES, THE EXISTING BUILDINGS ARE MULTI-FAMILY RESIDENTIAL.

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS A FIVE-STOREY, 132-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING CONSISTING OF ONE-LEVEL OF BELOW GRADE CONCRETE PARKADE, ONE LEVEL OF ABOVE GRADE PARKING WITH GROUND LEVEL UNITS FACING EASTLEIGH CRESCENT AND 208TH STREET WITH 5 LEVELS OF WOOD FRAME RESIDENTIAL UNITS ABOVE. A MIX OF 1-BED TO 2-BED UNITS SUPPORTS A VARIETY OF INCOME LEVELS AND DEMOGRAPHICS.

MASSING, FORM & CHARACTER

THE SITING AND MASSING OF THE BUILDING ALLOWS FOR A NATURAL BUFFER FROM THE INTERSECTION OF 56TH AVENUE AND 208TH STREET. THE BUILDING SITS FURTHER BACK AND GIVES A "STREET-FRIENDLY" FEEL WITH MORE WALKABILITY AROUND THE DEVELOPMENT.

THE BUILDINGS MAIN ENTRANCE FROM THE 56TH AVENUE LAY-BY SERVES AS THE MAIN FIRE FIGHTING ACCESS TO THE DEVELOPMENT. SECURE VISITOR PARKING IS PROVIDED AT THE MAIN LEVEL PARTIALLY COVERED BY THE OUTDOOR AMENITY COURTYARD ABOVE.

THE INTENT OF THE EXTERIOR TREATMENT OF THE BUILDING IS TO CONVEY A SENSE OF STRENGTH AND SECURITY THROUGH THE USE OF GRAY, WHITE, CORRUGATED METAL AND A SOLID BRICK BASE. MORE MUTED ACCENT COLORS OF GREEN AND TERRACOTTA LIGHTEN THE STREET FACING ELEVATIONS WHILE TIEING INTO THE CONTEXT OF THE SITE. THE HORIZONTAL ROOF LINES AND RHYTHMIC PATTERN OF THE BUILT-OUT CORRUGATED METAL PROJECTIONS AND GREEN CEMENTITIOUS PROJECTIONS BREAK UP THE LONG ANGULAR FAÇADE AND DEFINE THE LOWER SCALE AT THE UNIT ENTRIES CLAD IN BRICK.

OTHER FEATURES INCLUDE LANDSCAPED AND MULTI-USE EXTERIOR AMENITY SPACES, AND LANDSCAPED PRIVATE PATIOS.

ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

- A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS TRANSIT. DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
- THE USE OF WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.
- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE VENTILATION SUPPLIED THROUGH OPERABLE WINDOWS.
- PROVISION OF EV PARKING STALLS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXPOSED EXTERIOR PARKING.
- GENEROUS BIKE STORAGE SUPPORTS ACTIVE TRANSPORTATION FOR RESIDENTS AND VISITORS ALIKE.
- STORAGE AND COLLECTION OF RECYCLABLES.

CRIME PREVENTION

THE FOUR KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY AND MAINTENANCE & MANAGEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS ARE ACCESSED THROUGH INDIVIDUAL SIDEWALKS TO ESTABLISH A BUFFER. THE UNIT PATIOS EACH HAVE THEIR OWN GATE AND GLASS RAILING TO PROVIDE SEPARATION.

ISSUES SUCH AS GRAFFITI CAN GIVE THE IMPRESSION THAT OWNERS DO NOT CARE ABOUT THEIR PROPERTY. KEEPING THE BUILDING WELL MAINTAINED BRINGS A POSITIVE APPEARANCE TO THE NEIGHBOURHOOD.



SOUTH/WEST CORNER OF DEVELOPMENT



MAIN ENTRANCE



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

20719, 20721, 20725, & 20731
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B.C.

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DESIGN RATIONALE

SCALE

SD1.20



56TH AVENUE ELEVATION



AMENITY SPACE - LOOKING SOUTH



2ND FLOOR AMENITY



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

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3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

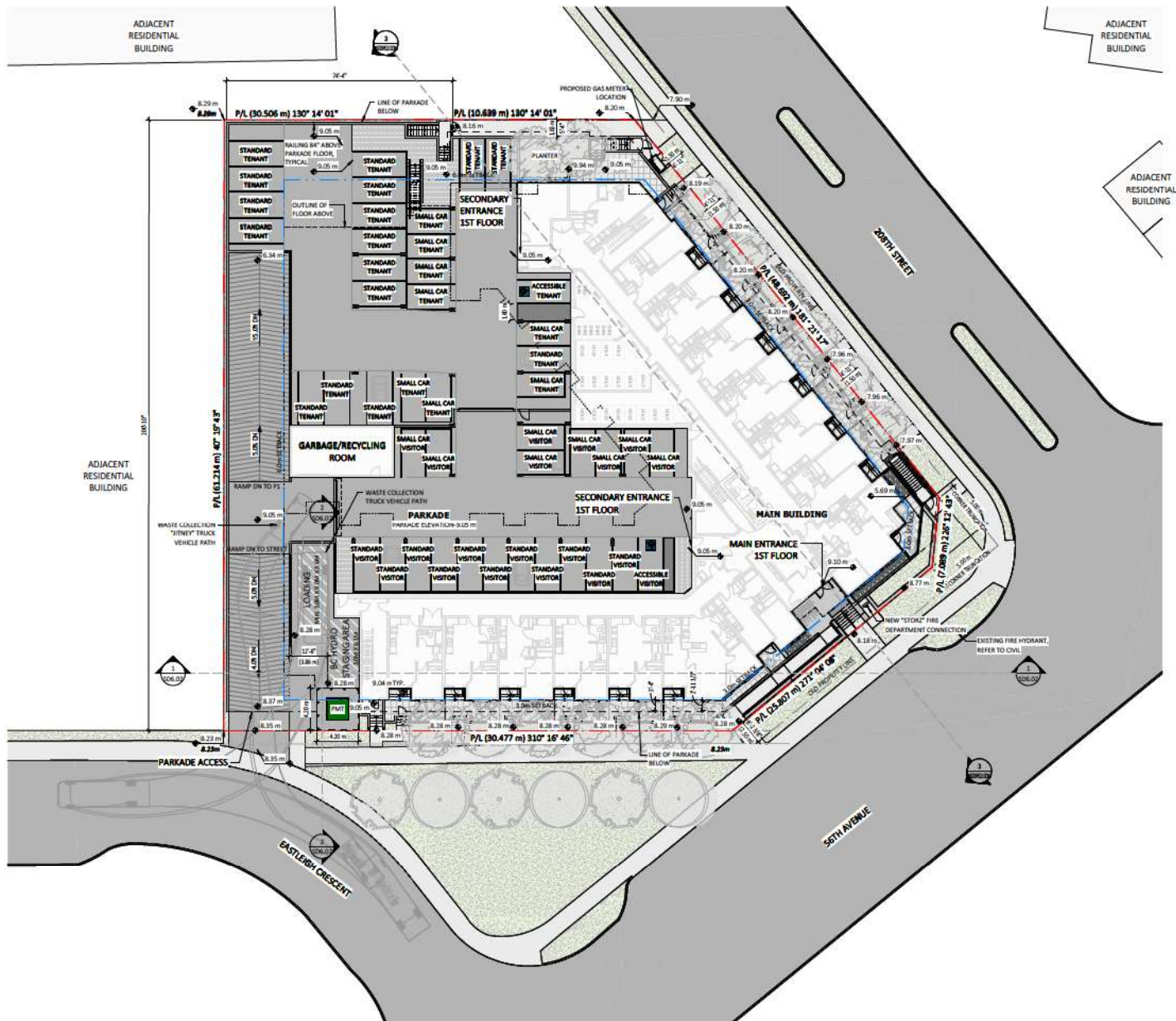
PROJECT # 23.142
CITY FILE #



RENDERINGS

SCALE

SD1.21



SITE PLAN
1/16" = 1'-0"



**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
4	ISSUED FOR COORDINATION	24-02-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

**WHITETAIL 56TH
APARTMENTS**

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #

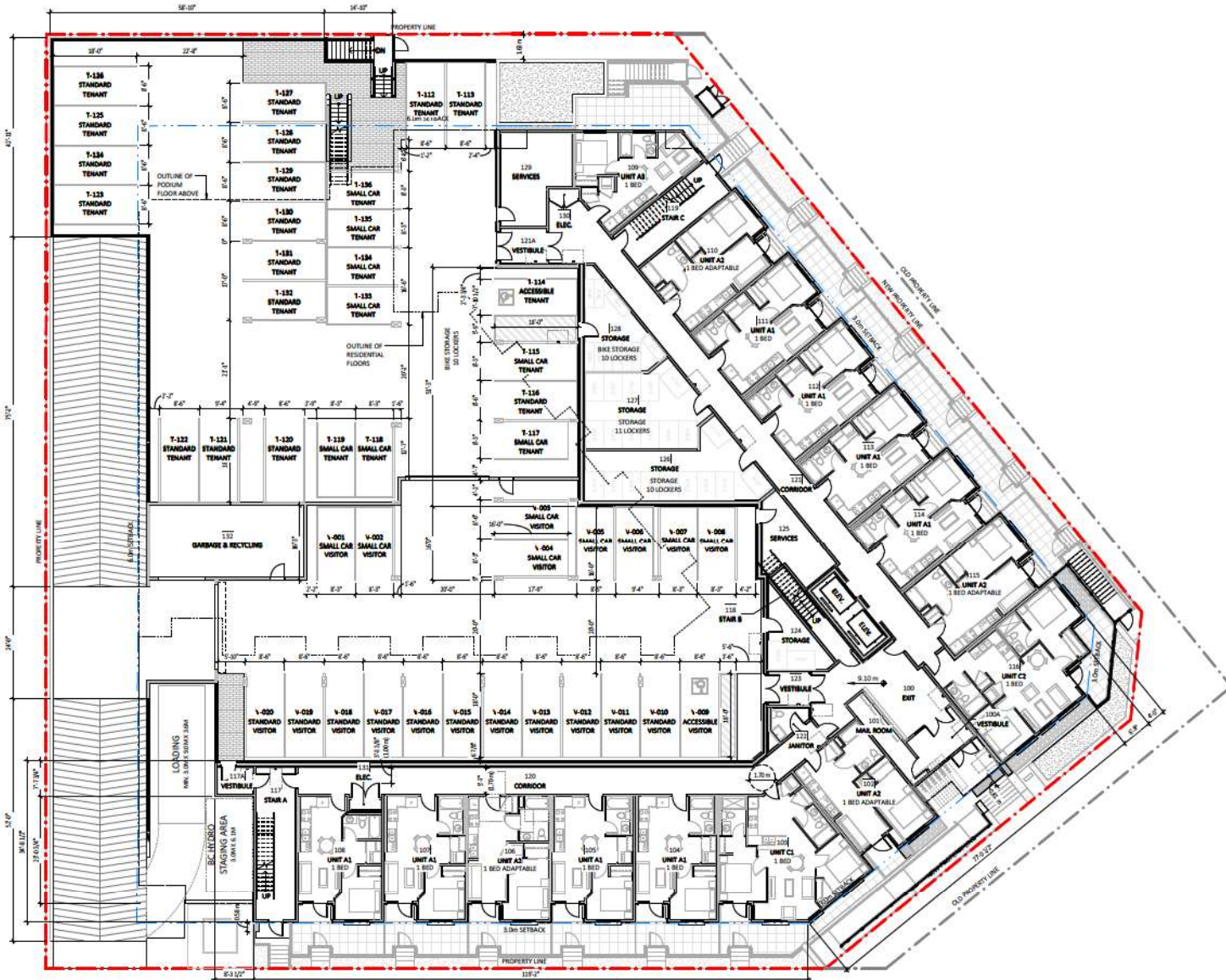


SITE PLAN

SCALE 1/16" = 1'-0"



SD.01



1ST LEVEL
3/32" = 1'-0"



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
APARTMENTS

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B.C.

PROJECT # 23.142
CITY FILE #



1st LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.2.10



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

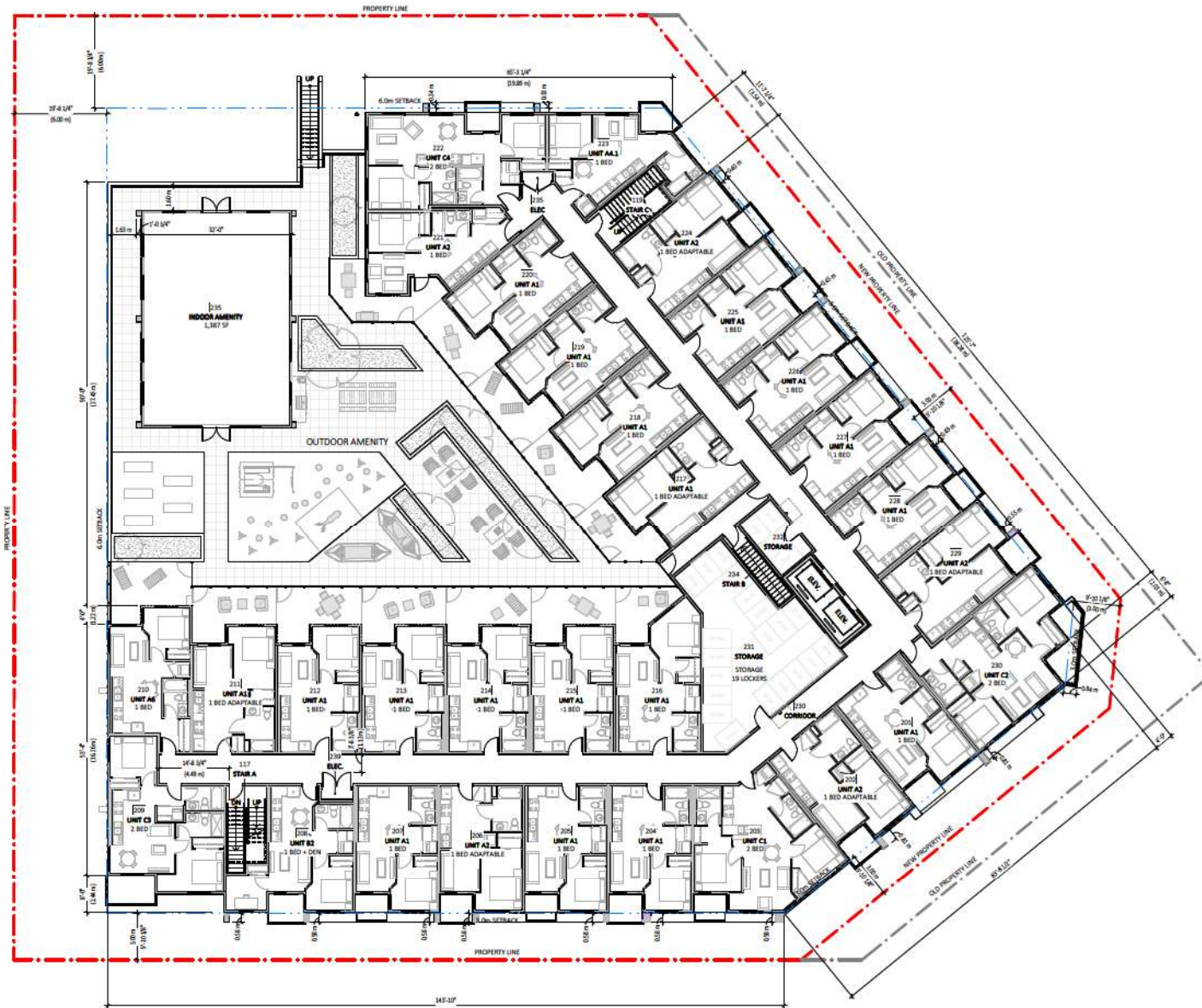
WHITETAIL 56TH APARTMENTS

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EASTLEIGH CRESCENT, LANGLEY,
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CITY FILE #



2nd LEVEL PLAN



2ND LEVEL
3/32" = 1'-0"

SCALE 3/32" = 1'-0"



SD.2.11



3rd to 4th LEVELS
3/32" = 1'-0"



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

WHITETAIL 56TH
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3rd to 4th LEVEL
PLAN

SCALE 3/32" = 1'-0"





**RE-ISSUED FOR
DEVELOPMENT
PERMIT**

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1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
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6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

**WHITETAIL 56TH
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5th LEVEL PLAN



5TH LEVEL
3/32" = 1'-0"

SCALE 3/32" = 1'-0"



SD.13



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

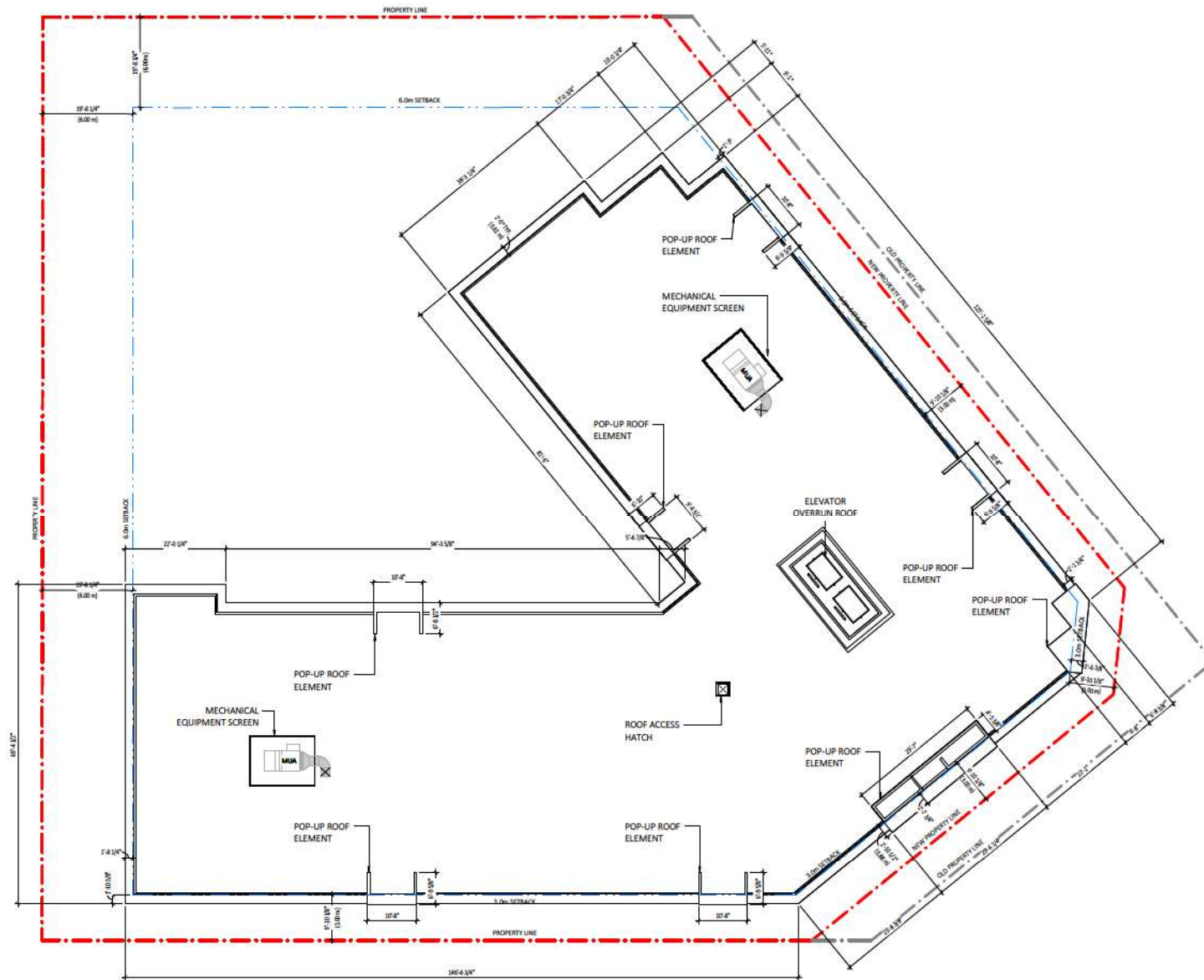
WHITETAIL 56TH
APARTMENTS

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B.C.

PROJECT # 23.142
CITY FILE #



ROOF LEVEL PLAN



ROOF LEVEL
3/32" = 1'-0"

SCALE 3/32" = 1'-0"

SD.16



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR COORDINATION	23-10-17
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

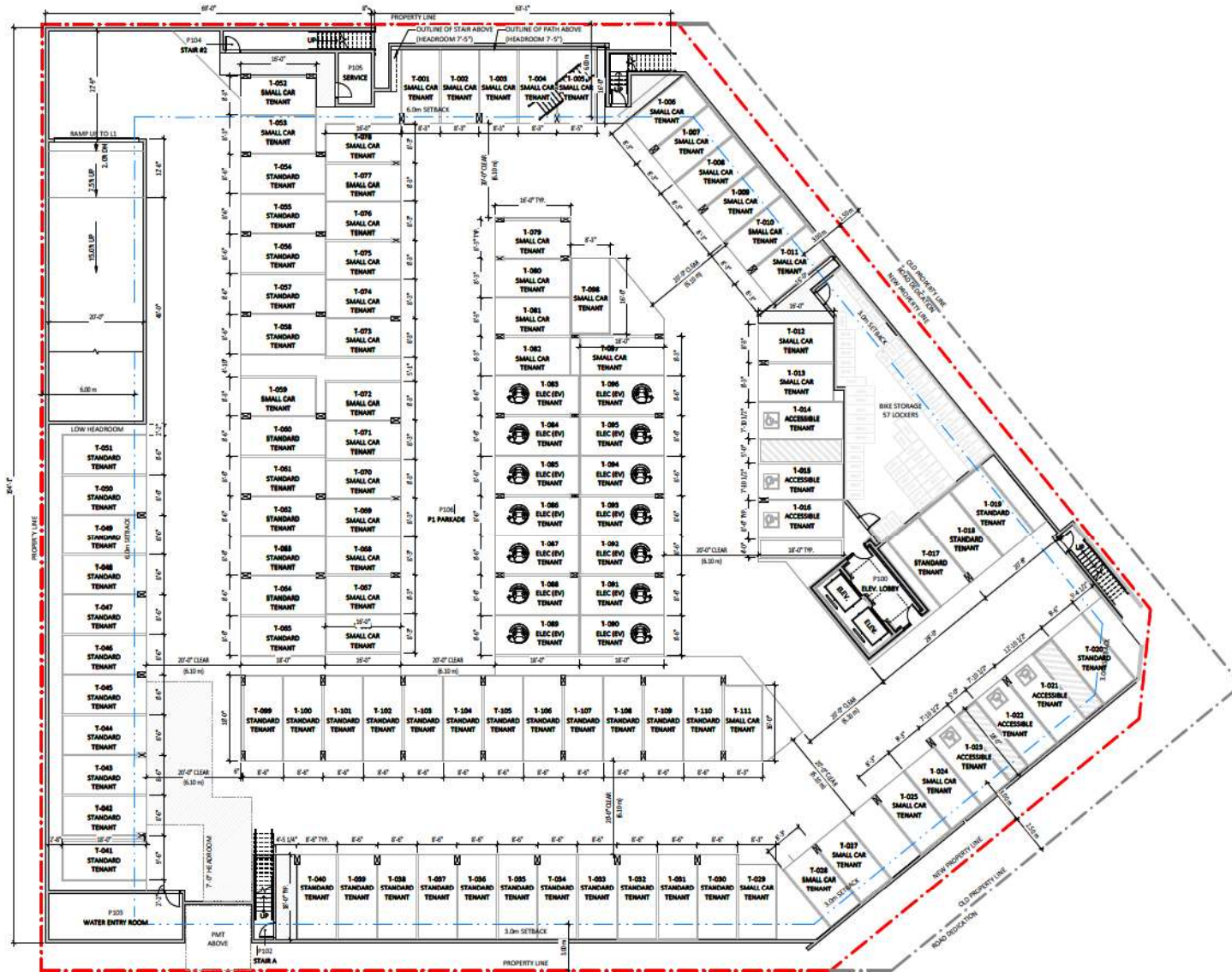
WHITETAIL 56TH
APARTMENTS

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CITY FILE #



P1 LEVEL PLAN



P1 LEVEL
3/32" = 1'-0"

SCALE 3/32" = 1'-0"

SD.2.0



RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



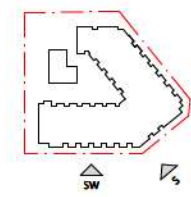
SOUTHWEST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"



WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
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**BUILDING
ELEVATIONS**

SCALE 3/32" = 1'-0"

SD3.01



RE-ISSUED FOR
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PERMIT

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6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24

▼ 1/2 UPPERMOST ROOF DECK	158' - 1 3/8"	7 1/2 FT	(2.29 m)
▼ 1/2 MAIN ROOF DECK	157' - 11 3/8"	8 FT 0"	(2.44 m)
▼ 5TH LEVEL	147' - 11"	8 FT 0"	(2.44 m)
▼ 4TH LEVEL	137' - 8 1/4"	8 FT 0"	(2.44 m)
▼ 3RD LEVEL	127' - 5 1/2"	8 FT 0"	(2.44 m)
▼ 2ND LEVEL	117' - 2 3/4"	8 FT 0"	(2.44 m)
▼ 1ST LEVEL	107' - 0"	(32)(9.10 m)	

NORTHWEST ELEVATION

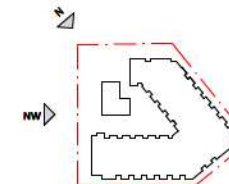
3/32" = 1'-0"



▼ 1/2 UPPERMOST ROOF DECK	158' - 1 3/8"	7 1/2 FT	(2.29 m)
▼ 1/2 MAIN ROOF DECK	157' - 11 3/8"	8 FT 0"	(2.44 m)
▼ 5TH LEVEL	147' - 11"	8 FT 0"	(2.44 m)
▼ 4TH LEVEL	137' - 8 1/4"	8 FT 0"	(2.44 m)
▼ 3RD LEVEL	127' - 5 1/2"	8 FT 0"	(2.44 m)
▼ 2ND LEVEL	117' - 2 3/4"	8 FT 0"	(2.44 m)
▼ 1ST LEVEL	107' - 0"	(32)(9.10 m)	

NORTH ELEVATION

3/32" = 1'-0"



WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE 3/32" = 1'-0"

SD3.02



RE-ISSUED FOR
DEVELOPMENT
PERMIT

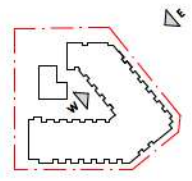
NO.	ISSUE/REVISION	DATE
2	ISSUED FOR COORDINATION	23-12-01
3	ISSUED FOR DP	23-12-08
5	ISSUED FOR DP	24-03-13
6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



EAST ELEVATION
3/32" = 1'-0"



WEST COURTYARD ELEVATION
1/8" = 1'-0"



WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731
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B.C.

PROJECT # 23.142
CITY FILE #



**BUILDING
ELEVATIONS**

SCALE As indicated



RE-ISSUED FOR
DEVELOPMENT
PERMIT

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6	ISSUED FOR DP	24-03-18
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WHITETAIL 56TH
APARTMENTS

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PROJECT # 23.142
CITY FILE #



BUILDING
ELEVATIONS

SCALE 1/8" = 1'-0"

SD3.04



NORTHEAST COURTYARD ELEVATION

1/8" = 1'-0"



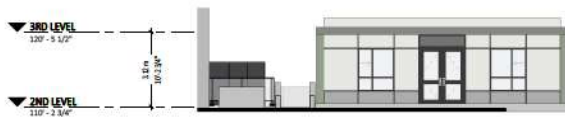
AMENITY - SOUTHEAST ELEVATION

1/8" = 1'-0"



AMENITY - SOUTHWEST ELEVATION

1/8" = 1'-0"



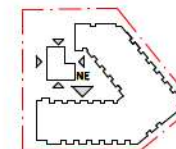
AMENITY - NORTHEAST ELEVATION

1/8" = 1'-0"



AMENITY - NORTHWEST ELEVATION

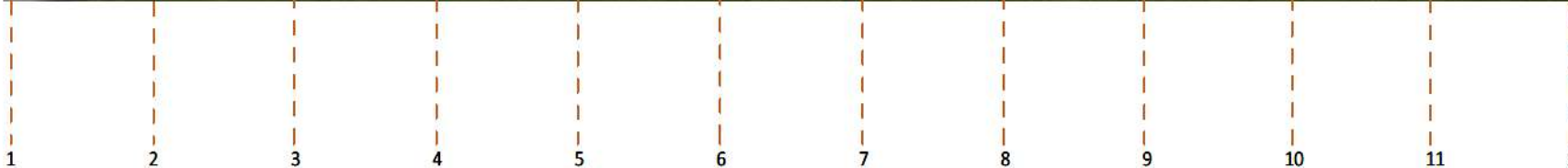
1/8" = 1'-0"





RE-ISSUED FOR
DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
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6	ISSUED FOR DP	24-03-18
7	RE-ISSUED FOR DP	24-04-24



ALUMINUM/GLASS
GUARD/RAILING
COLOUR: BLACK



WINDOW
COLOUR: 'BLACK EXT /
BLACK INT



CEMENT BOARD PANEL
SIDING
COLOUR: 'KHAKI BROWN'



BRICK, TEXTURE: 'VELOUR'
COLOUR: 'MOUNTAIN
BLEND'



CEMENT BOARD PANEL
SIDING
COLOUR: 'AGED PEWTER'



CEMENT BOARD PANEL
SIDING
COLOUR: 'MOUNTAIN
SAGE'



CEMENT BOARD PANEL
SIDING
COLOUR: ARCTIC WHITE



CORRUGATED METAL
PANEL
COLOUR: 'LIGHT GREY'



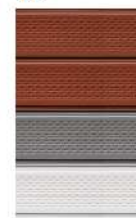
PAINTED CONCRETE



METAL PANEL
COLOUR: 'TERRACOTTA'



CORRUGATED METAL PANEL
COLOUR: 'BLACK'



METAL SOFFIT
COLOUR: 'TERRACOTTA, GREY
, AND WHITE, VARIES TO
MATCH ADJACENT
CLADDING'



MATERIAL BOARD

SCALE 12" = 1'-0"





RE-ISSUED FOR
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PERMIT

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WHITETAIL 56TH APARTMENTS

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B.C.

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CITY FILE #



STREETSCAPES

SCALE 1/16" = 1'-0"



SD5.01



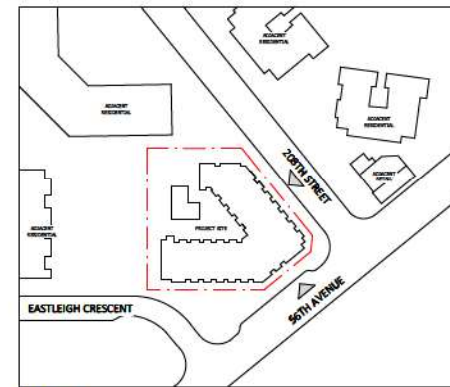
STREETSCAPE - 56th AVE

1/16" = 1'-0"

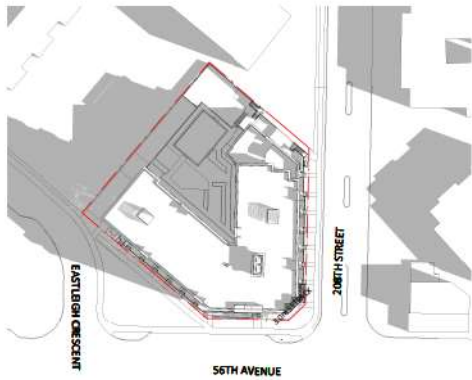


STREETSCAPE - 208th ST

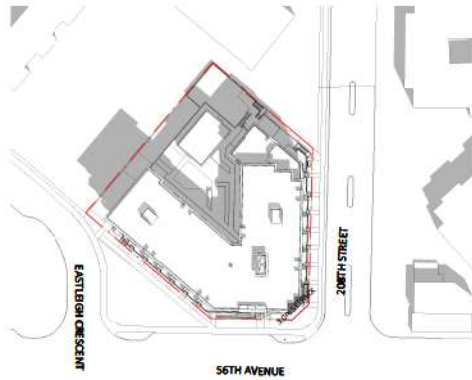
1/16" = 1'-0"



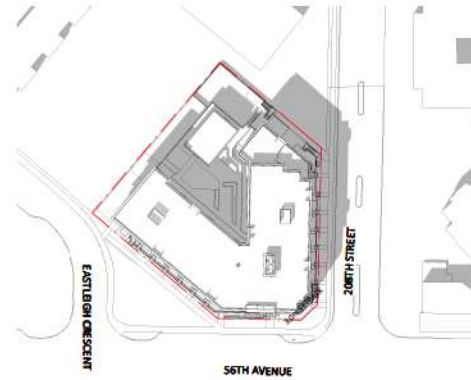
KEY PLAN
N.T.S.



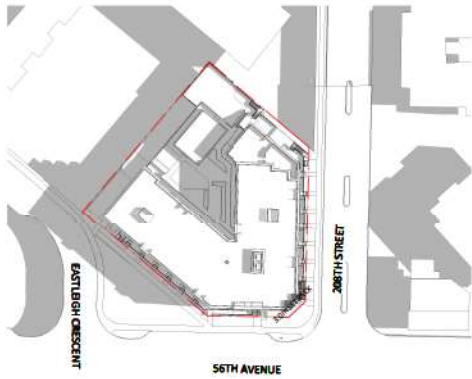
MARCH 21 - 9AM
1" = 60'-0"



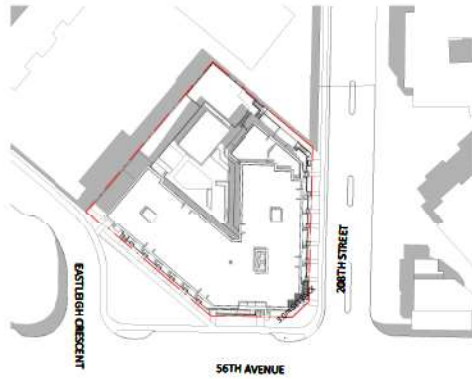
MARCH 21 - 12PM
1" = 60'-0"



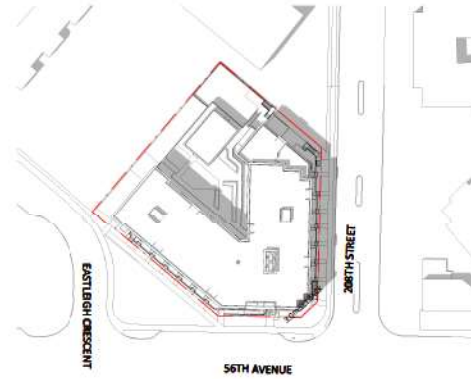
MARCH 21 - 3PM
1" = 60'-0"



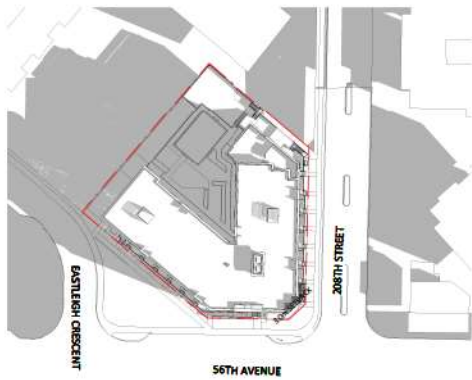
JUNE 21 - 9AM
1" = 60'-0"



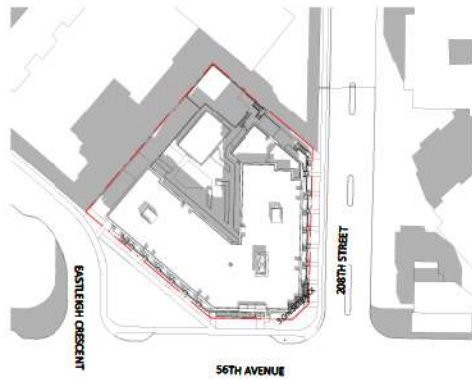
JUNE 21 - 12PM
1" = 60'-0"



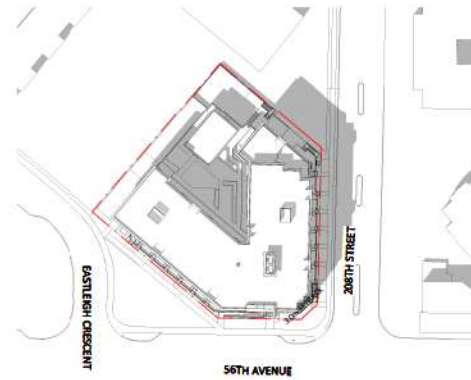
JUNE 21 - 3PM
1" = 60'-0"



SEPT 21 - 9AM
1" = 60'-0"



SEPT 21 - 12PM
1" = 60'-0"



SEPT 21 - 3PM
1" = 60'-0"



RE-ISSUED FOR
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WHITETAIL 56TH
APARTMENTS

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B.C.

PROJECT # 23.142
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SHADOW STUDY

SCALE 1" = 60'-0"

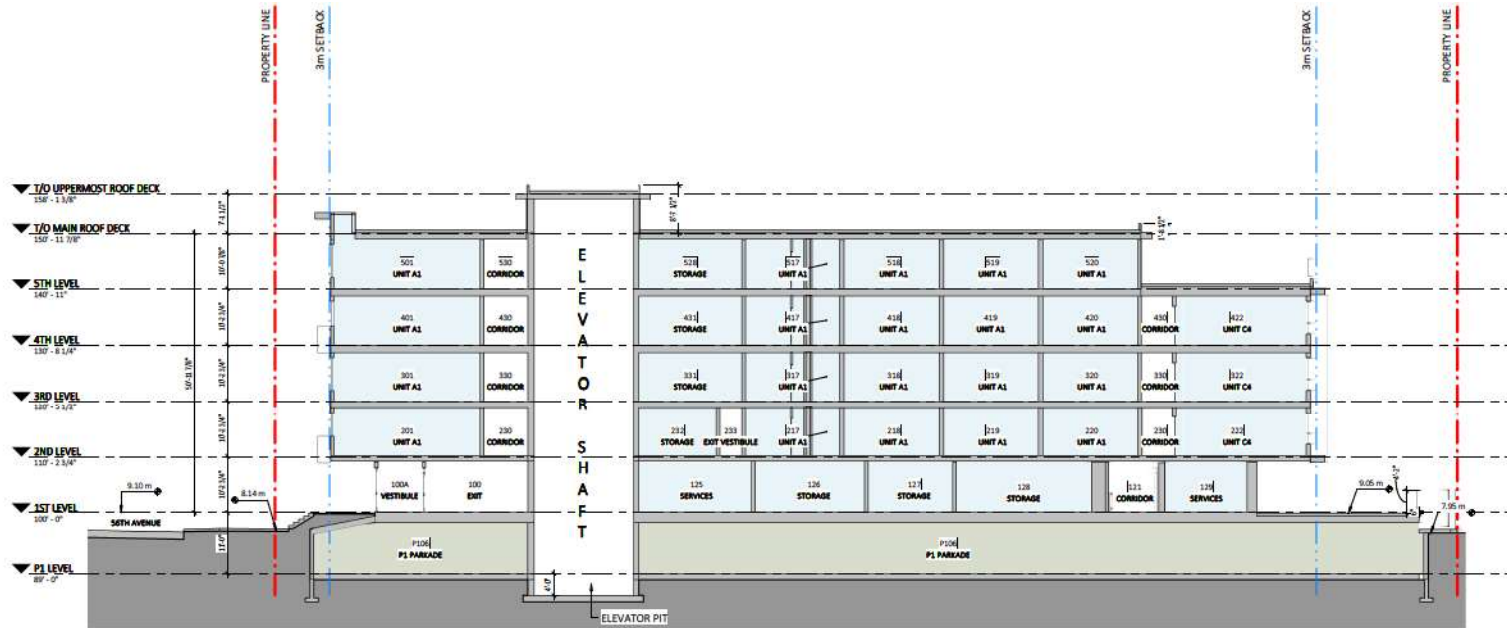


SD5.10



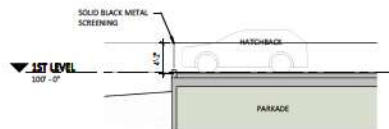
RE-ISSUED FOR
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PERMIT

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N-S SITE SECTION

3/32" = 1'-0"

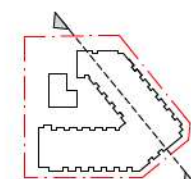


HEADLIGHT SCREENING

1/8" = 1'-0"

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES



WHITETAIL 56TH APARTMENTS

20719, 20721, 20729, & 20731
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B.C.

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CITY FILE #



SITE SECTIONS

SCALE As indicated

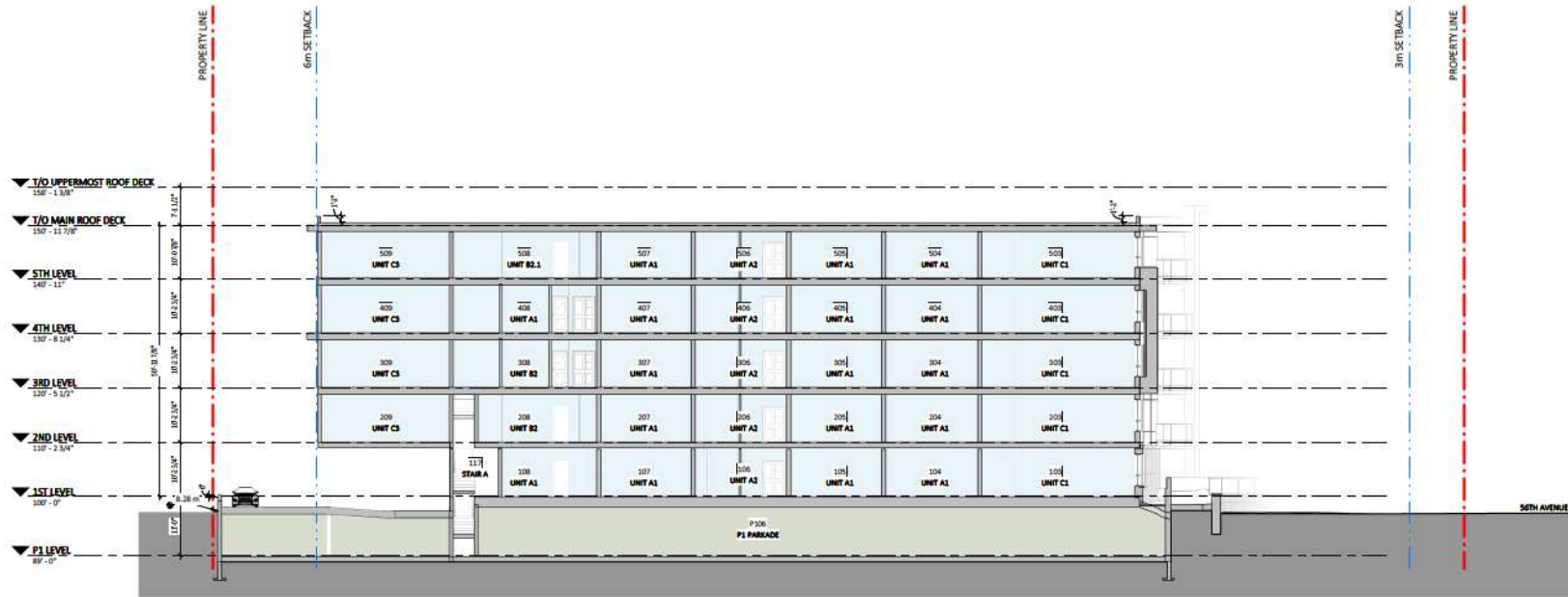


SD6.01



RE-ISSUED FOR
DEVELOPMENT
PERMIT

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NW-SE SITE SECTION

3/32" = 1'-0"



W-E SITE SECTION

3/32" = 1'-0"

OCCUPANCY USE

- GROUP C - RESIDENTIAL DWELLING UNIT
- GROUP F3 - INDUSTRIAL STORAGE GARAGES

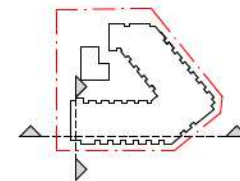
WHITETAIL 56TH APARTMENTS

20719, 20721, 20725, & 20731
EASTLEIGH CRESCENT, LANGLEY,
B.C.

PROJECT # 23.142
CITY FILE #



SITE SECTIONS



SCALE 3/32" = 1'-0"

SD6.02

TOPOGRAPHIC SURVEY PLAN OF
STRATA PLANS NW2601 AND NW2602
DISTRICT LOT 37 GROUP 2 NWD

CIVIC ADDRESSES:

- 20719 EASTLEIGH CRES. (SL 1 PLAN NW2601)
- 20721 EASTLEIGH CRES. (SL 2 PLAN NW2601)
- 20729 EASTLEIGH CRES. (SL 1 PLAN NW2602)
- 20731 EASTLEIGH CRES. (SL 2 PLAN NW2602)

PRIOR TO FINAL DESIGN, CONSULTANTS SHOULD VIEW THE PROPERTY ON SITE TO ENSURE THAT SUFFICIENT TOPOGRAPHIC DETAIL HAS BEEN PROVIDED.
DATA SHOWN ON THE TOPOGRAPHIC PLAN SHOULD BE COMPARED WITH AS CONSTRUCTED DRAWINGS.
ALL EXISTING AND PROPOSED PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY.

PROPERTY LINES ARE SUBJECT TO FINAL LEGAL SURVEY

SITE BENCHMARK: CONTROL MONUMENT 78H8400 = 7.224 Metres
DATES OF SURVEY: AUGUST 24th AND 25th, 2023



ERIC PETERSON LAND SURVEYING LTD.
ERIC N. PETERSON, B.C.L.S.
8102 - 33119 SOUTH FRASER WAY
ABBOTSFORD, B. C.
V2S 2B1
PH: 804-654-1077 FAX



RE-ISSUED FOR
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PERMIT

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WHITETAIL 56TH
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PROJECT # 23.142
CITY FILE #



SURVEY PLAN

SCALE NTS

SD7.01



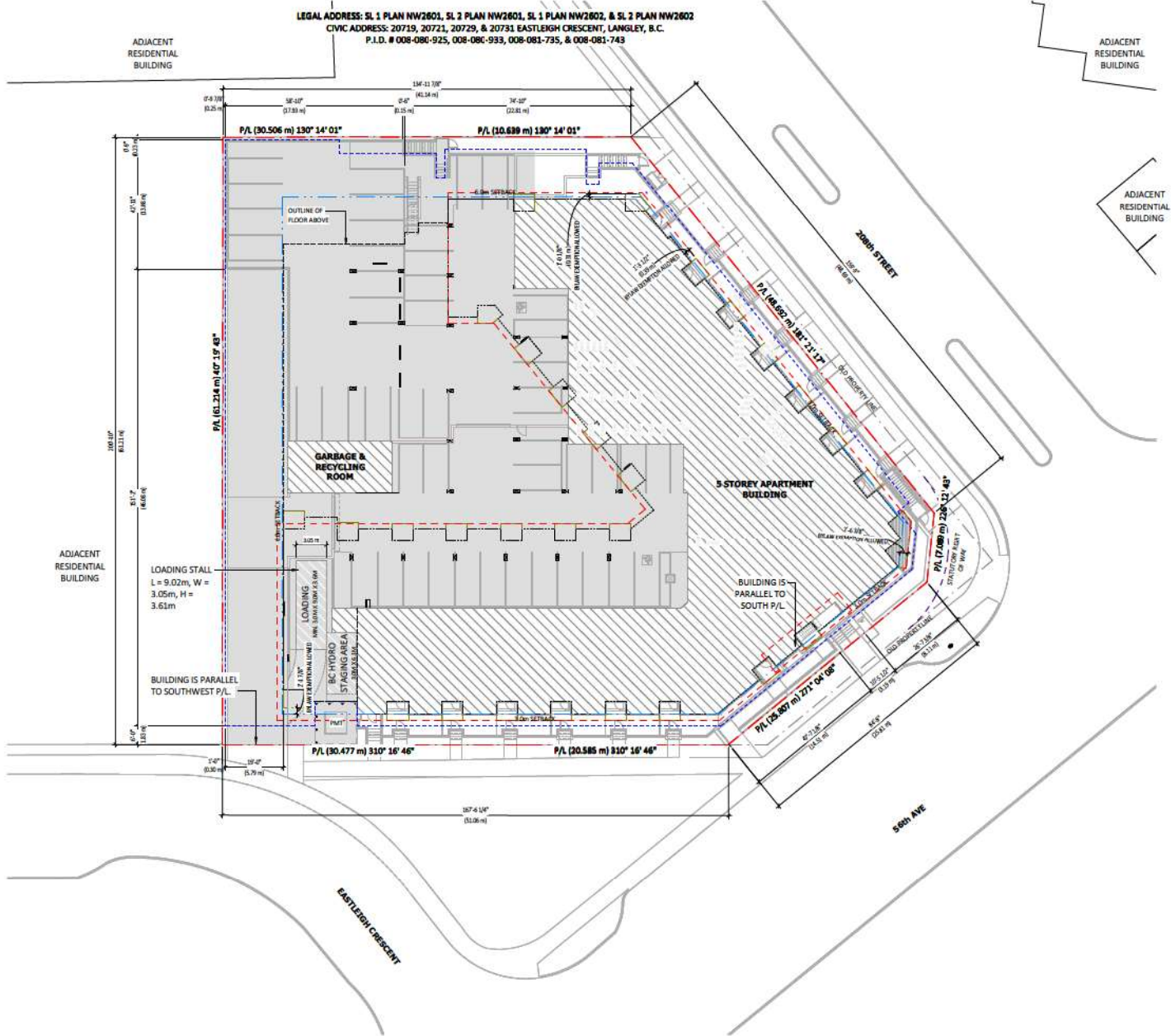
1.9.1 SITE LAYOUT PLAN

LEGEND

- PROPERTY LINE
- OUTLINE OF PARKADE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BALCONY ABOVE
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/EASEMENT

NOTES

1. REFER TO LEGAL SURVEY PLAN, COMPLETED BY ERIC PETERSON LAND SURVEYING LTD. DATED AUGUST 26TH AND 25TH, 2023 TO VERIFY ALL SITE INFORMATION.



SITE LAYOUT PLAN
1/16" = 1'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

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WHITETAIL 56TH APARTMENTS

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PROJECT # 23.142
CITY FILE #

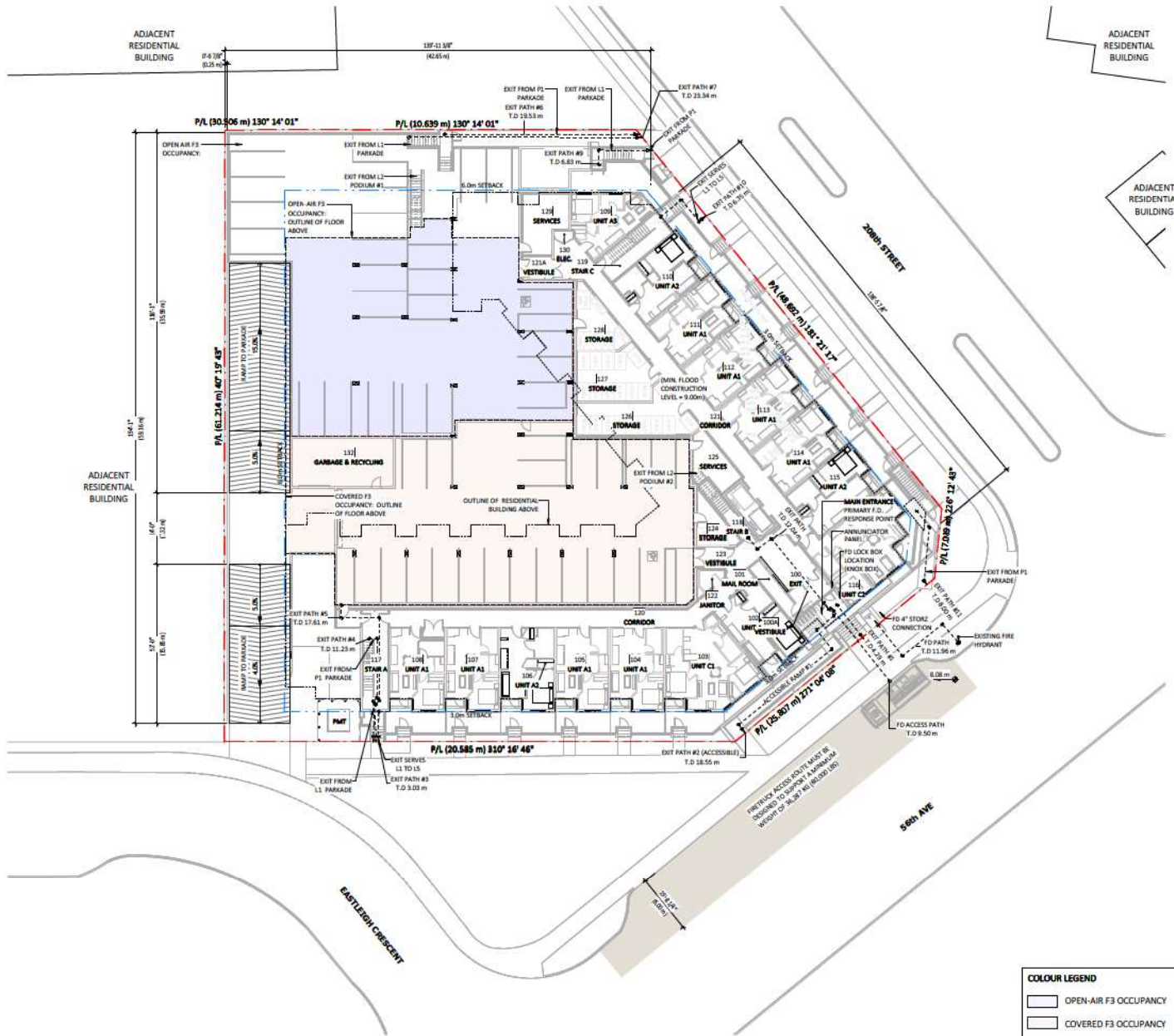


SITE LAYOUT PLAN

SCALE 1/16" = 1'-0"



SD7.02



SITE CODE PLAN
1/16" = 1'-0"

COLOUR LEGEND

	OPEN-AIR F3 OCCUPANCY
	COVERED F3 OCCUPANCY



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PERMIT

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SITE CODE PLAN

SCALE As indicated



SD7.03