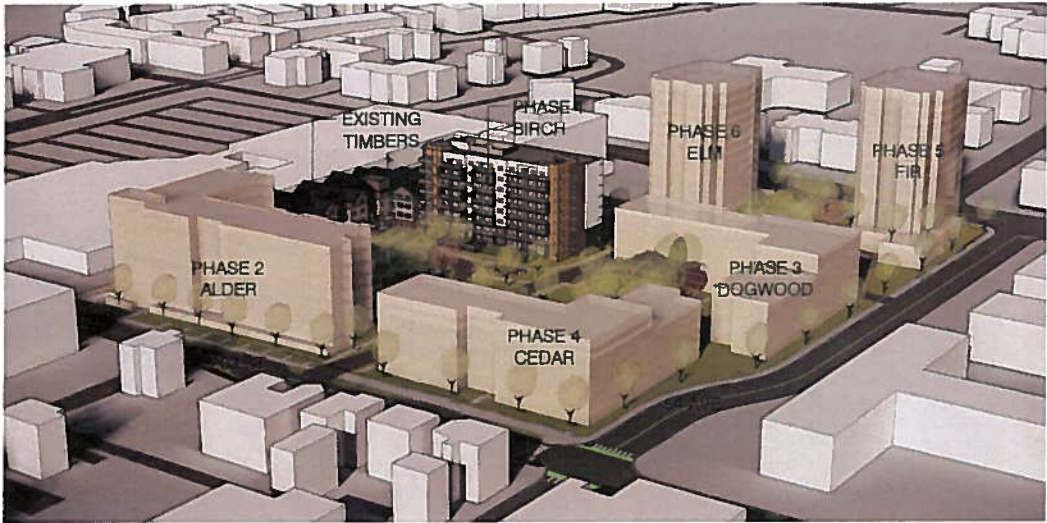


CLIENT



THIS SUBMISSION IS FOR THE REZONING OF THE LANGLEY LIONS HOUSING SOCIETY SITE FROM RM2/RM3 TO C0 COMPREHENSIVE DEVELOPMENT ZONE. THE SITE IS BOUNDED BY 203 STREET TO THE WEST AND 204 STREET TO THE EAST, 54 AVENUE TO THE SOUTH AND A COMMERCIAL RETAIL DEVELOPMENT TO THE NORTH. THE APPLICATION ALSO INCLUDES A DEVELOPMENT PERMIT APPLICATION FOR PHASE 1A OF THE MASTERPLAN FOR REPLACEMENT OF THE BIRCH BUILDING RECENTLY DEMOLISHED AFTER SUSTAINING DAMAGE IN A FIRE.

LANGLEY LIONS MASTER PLAN

MASTER PLAN REZONING
DEVELOPMENT PERMIT (PHASE 1A BIRCH REPLACEMENT)
O.C.P. AMENDMENT
LAND-USE CONTRACT AMENDMENT

OCT 10, 2019 SUBMISSION

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

COVER SHEET

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Other drawings that have conditions and stated otherwise. Conditions shall apply and be responsible for all drawings and conditions on the site and any conditions shall be stated on the drawings. These drawings shall be submitted to the client for review before proceeding with the project.

PROJECT A217398

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DATE NOV 15, 2019



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PROJECT TEAM

CLIENT

LANGLEY LIONS HOUSING SOCIETY (LLHS)
5454 203 STREET
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LANDSCAPE

ETA
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VANCOUVER, B.C. V6J 1H4
TEL: 604-683-1455

ARCHITECTURAL

d/y ARCHITECTURE
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GEOTECHNICAL

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ENVELOPE / ENERGY MODEL

esp GLOBAL INC
3001 WAYBURN DRIVE
BURNABY, B.C. V5G 4Y3
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PROJECT INFORMATION

LEGAL DESCRIPTION

LOT 172 EXCEPT PART OF PLAN BC201285 PLAN 50023
AND LOTS 262 AND 263 PLAN 65845
ALL OF DISTRICT LOT 36 GROUP 2 HMD PID: 004-219-775

ADDRESS

TIMBERS & BRICH: #5470 203 ST. LANGLEY V3A 0R5
ALDER: #5460 203 ST. LANGLEY V3A 0R5
CEDAR: #5450 203 ST. LANGLEY V3A 0R5
DOGWOOD: #5400 54 AVE. LANGLEY V3A 0R5
ELM: #5300 54 AVE. LANGLEY V3A 0R5
FIR: #5421 204 ST. LANGLEY V3A 0R5

SITE LOT AREA

28 693.52 sq m (11 107.37 sq ft)

RESIDENTIAL UNITS

101 UNITS PROPOSED FOR PHASE 1A BIRCH REPLACEMENT BUILDING
981 UNITS PROPOSED FOR MASTER PLAN

LOT COVERAGE

10 542.7 sq m (113 481.2 sq ft) APPROXIMATELY 40%

GROSS FLOOR AREA

7 111.1 sq m (176 543.2 sq ft) FOR PROPOSED PHASE 1A BIRCH REPLACEMENT BUILDING
72 177.26 sq m (176 909.9 sq ft) FOR PROPOSED MASTER PLAN

F.A.R.

0.25 F.A.R. FOR PHASE 1A BIRCH REPLACEMENT BUILDING
0.50 F.A.R. FOR MASTER PLAN

DENSITY

339.6 UNITS PER HECTARE

BUILDING HEIGHT (OF PROPOSED BUILDINGS)

BIRCH: 26.2M (85'-10")
ALDER: 25.4M (83'-4")
CEDAR: 19.5M (64'-0")
DOGWOOD: 19.5M (64'-0")
FIR: 46.5M (152'-6")
ELM: 46.5M (152'-6")

SETBACKS

FRONT: 4.5M (14'-9")
REAR: 6M (19'-8")
SIDE: 6M (19'-8")

PARKING (FOR PROPOSED PHASE 1A BIRCH REPLACEMENT BUILDING)

SPACES: 24

H.C. 2

TOTAL: 26

PARKING (FOR PROPOSED MASTERPLAN)

EXISTING SPACES: 127

PROPOSED SPACES: 373

OPEN AIR SPACE (LANDSCAPED)

APPROXIMATELY 5.2%

LANDSCAPE AREA +/- 14 911.0 sq m (+/- 160 500 sq ft)

BUILDING AREA +/- 10 542.7 sq m (+/- 113 481.2 sq ft)

DRIVE ASPIRES +/- 3 436.3 sq m (+/- 36 987.6 sq ft)

INDOOR AMENITY SPACE (sq ft)

232.0 sq ft (21.47 sq ft) required

119.0 sq ft (11 172.8 sq ft) provided in Birch Replacement

120.8 sq ft (11 300.0 sq ft) provided in the existing Evergreen Timbers

STORAGE AREA (sq ft)

3.7 sq ft per Unit

Total Units: 101 x 3.2 = 323.2 sq ft

dys architecture
280 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 569 7710 www.dysarchitecture.com

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PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

PROJECT INFORMATION

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LANGLEY LIONS MASTER PLAN PHASE 1A BIRCH REPLACEMENT BUILDING

Langley, BC

PARKING SUMMARY						
Level	G.F.A. (ft²)	G.F.A. (m²)	Regular Stalls	Accessible Stalls	Visitor Stalls	Total Stalls
PO1	14691.3	1,364.9	24	2	0	26
Total	14691.3	1364.9	24	2	0	26
						26%

NOTE: EV PARKING (2 CHARGING STATIONS PROVIDED AND ROUGH-IN FOR 24 STALLS)

BIRCH REPLACEMENT BUILDING UNIT COUNT									
Level	G.F.A. (ft²)	G.F.A. (m²)	CIRCULATION (ft²)	CIRCULATION (m²)	N.S.A. (ft²)	N.S.A. (m²)	EFFICIENCY	No. of Units	
Level 1	9,567.9	888.9	3,677.5	341.7	5,890.4	547.2	61.6%	10	
Level 2	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 3	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 4	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 5	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 6	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 7	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 8	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
TOTAL:	76,543.2	7,111.1	16,100.4	1,495.8	60,442.80	5,615.32	79.0%	101	

BIRCH REPLACEMENT BUILDING UNIT MIX						
Unit Type	Unit Name	Total Unit Count	Gross Area (ft²)	Gross Area (m²)	Storage (ft²)	Storage (m²)
1BR	A	7	612.7	56.9	25.0	2.3
1BR	B	72	556.9	51.7	25.0	2.3
1BR-ACC	C	7	630.0	58.5	25.0	2.3
1BR	D	8	609.0	56.6	39.0	3.6
1BR	E	7	634.7	59.0	39.0	3.6
		101				

BICYCLE SPACES	
REQUIRED	51
PROVIDED	62

SCOOTER SPACES	
REQUIRED	0
PROVIDED	16

SUMMARY	
Units	101
Area Per Floor (Typical)	9,567.9
Storeys	8
Gross Floor Area (ft²)	76,543.2
Gross Floor Area (m²)	7,111.1

BIRCH REPLACEMENT BUILDING UNIT COUNT			
Site / Level	1-Bedroom-ADAPTABLE	1-Bedroom-ACCESSIBLE	Total
Level 1	10	0	10
Level 2	12	1	13
Level 3	12	1	13
Level 4	12	1	13
Level 5	12	1	13
Level 6	12	1	13
Level 7	12	1	13
Level 8	12	1	13
TOTAL	94	7	101
%	93%	8%	100%

LANGLEY LIONS MASTER PLAN MASTERPLAN PROJECT INFORMATION AND STATISTICS

Langley, BC

PHASE	BLDG	GROUND FLOOR AREA		# STOREYS	GROSS FLOOR AREA		F.A.R.	*EXISTING AVG. GRADE LOWEST SIDE		BLDG. HEIGHT		# DWELLING UNITS	PROPOSED PARKING (0.25)
		SQ. M.	SQ. FT.		SQ. M.	SQ. FT.		M.	FT.	M.	FT.		
EXISTING BUILDING	EVERGREEN TIMBERS	1384.255	14900	4	5296.96	57016	0.18	10.1	33'-0"	13.7	45'-0"	58	36
1 (DEVELOPMENT PERMIT)	BIRCH	888.89	9567.9	8	7111.37	76546.2	0.25	10.0	32'-8"	26.2	85'-10"	101	26
2	ALDER	1692.51	18218	8	15436.56	144630	0.47	10.0	32'-8"	25.4	83'-4"	198	50
3	DOGWOOD	2071.90	22301.71	6	12481.37	133810.28	0.43	9.2	30'-2"	19.2	63'-1"	174	44
4	CEDAR	2091.55	22513.27	6	12549.30	135079.62	0.43	9.4	30'-9"	19.5	64'-0"	180	45
5	FIR	719.22	7741.62	15	10788.30	116124.1	0.37	8.6	28'-2"	46.3	152'-6"	135	34
6	ELM	719.22	7741.62	15	10788.30	116124.1	0.37	9.0	29'-6"	46.3	152'-6"	135	34
		9567.53	102984.12		72402.16	779330.68	2.51					981	269

LOT AREA	311007.37 SQ. FT.
	28893.52 SQ. M.

*EXISTING AVERAGE GRADE CALCULATED BY TAKING AVERAGE OF TWO GRADES AT EITHER END OF BUILDING FRONTS

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dys architecture
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PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

PROJECT STATS

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**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

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**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

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LANGLEY LIONS DESIGN RATIONALE

SITE:

Langley Lions Housing is comprised of seven buildings on a 28,893.52 sq.m. (311,007.37 sq.ft.) site. The property is bounded by the Langley Mall to the north, 204 Street to the east, 54 Avenue to the south and 203 Street to the West. Langley Lodge is situated on their own site in the north east corner of the block. The two societies share access through the north parking lot adjacent to Langley Lodge with a vehicle crossing at 204 Street.

The property is relatively flat through its western half. 203 Street slopes about 0.3 m down from the north and by the same amount across the northern boundary to the extreme north east corner next to Langley Lodge. There is however a diagonal drop from the north-west corner down to the south east corner of about 2.6 m. The south side of the central open space is approximately 0.5 m below the north-west corner. The central open space features a loop road that is accessed from 203 Street. The inner loop road provides firetruck access to the buildings and is the principal route to the main entrance for both the Timbers and Birch buildings.



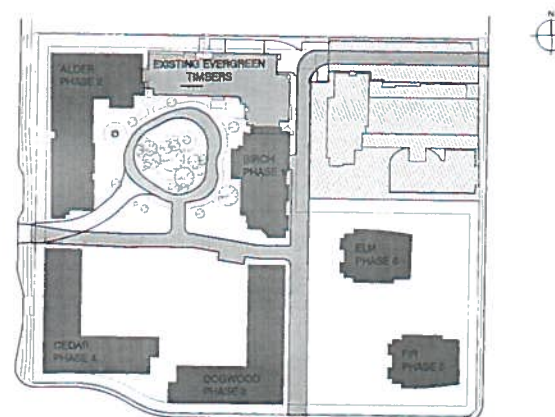
PURPOSE OF THE REZONING AND DEVELOPMENT PERMIT FOR THE BIRCH REPLACEMENT:

The process of renewing the site began over ten years ago with the replacement of the most northern building with a four storey independent living building called the Evergreen Timbers. Two years ago a fire rendered the building to the east of the Timbers unrecoverable. The Birch replacement project is the focal point of the Development Permit application.

On the west side of the Timbers is the Alder. Poor soil conditions have reduced the useable life of the structure. Depending on funding opportunities, the Alder will also be replaced in the very near future.

The Cedar and Dogwood buildings reside on the south west quadrant of the block south of the central open space. They continue the theme of the central open space concept creating and extending the quadrangle. The revised Cedar and Dogwood replacement buildings will have an eight story component which then terraces down on the south side paralleling 54th Avenue and allowing sunlight penetration into the central open space. Their renewal is expected within the next ten years.

It will be at least a decade or more before the Elm and the Fir are redeveloped. By then, it is anticipated that light rapid transit will have arrived in the City of Langley. This will likely place more pressure on the community to have additional density. It is therefore being contemplated that 15 story towers will be a more appropriate approach to replacing both the Elm and the Fir.



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

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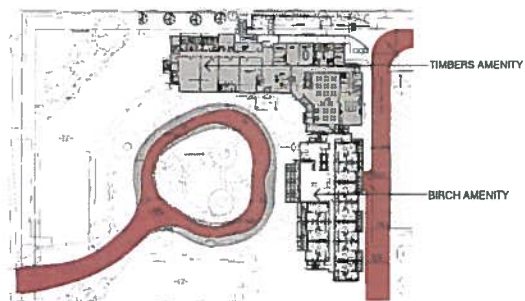
BIRCH REPLACEMENT:

The 8 storey high Birch replacement development has been placed generally within the footprint of the original Birch building. This is in part due to the future road systems and fire truck access points but largely owing to the concept of maintaining the existing central space. The central garden and treed area is the focus of the existing buildings. It is a place for residents to gather and is the focus of events for all the buildings. The client group mandated that the central open space be preserved in redeveloping all the buildings.



The Birch building is an extension of the Timbers independent living building. As a result, the main floors of both the Timbers and the Birch replacement are linked at the same finished floor height. Since the inner courtyard slopes down from the Timbers entrance, the Birch's main floor is half a storey above grade requiring stairs in entry lobby and the elevators to be accessed from both sides to bridge the grade difference for universal access.

A 1201.0 ft² amenity space is provided adjacent to the entrance lobby. Since the Birch is seen to be an extension of the adjacent Timbers, the amenity space has been sized to meet BC Housing's standards but will be below the area required by the city. This is due to the extensive amenity areas in the adjacent Timbers building the will supplement the shortfall in amenity area in the Birch.



BUILDING PHASING AND TENANT RELOCATION:

One of the requirements for the master plan is to generate a Birch replacement building with a sufficient number of units to compensate for some of those units lost when portions of the Birch were destroyed by fire and to eventually replace the Alder. It is a strategy throughout the master plan that as new buildings are being created that there is enough capacity to accommodate the tenants of the next building to be replaced at each phase.

In advance of studying the master plan, NAV Canada was contacted to determine the site's capacity for height. It was determined that buildings of up to about 180 feet (16-18 stories) could be achieved on the Langley Lyons housing site. Given the scale of the neighbouring buildings to the east, south and west, it was determined that the buildings on the western portion of the site would be held to eight stories.

It is anticipated that all the buildings on the western portion of the site will be constructed of Cross Laminated Timber (CLT) for the residential levels due to the site's poor soil conditions. The system of wood slab floors sitting on steel columns has necessitated that all the party walls are aligned across the building. Fortunately with all the buildings featuring one bedroom units, this has been accomplished in the Birch Replacement project and anticipated in the forms of the future Alder, Dogwood and Cedar buildings. The underground of each of the buildings will be concrete below the 8 floors of light weight CLT construction.

The Birch redevelopment will provide 101 one bedroom units that replaces the 66 units lost in the fire, plus a further 35 units, in preparation for decanting the 68 units in the existing Alder building as part of the phased redevelopment of the site. Due to BC Housing's mandate, 7 units will be accessible while the remaining 94 units will be adaptable.

Given BC Housing's energy and sustainability goals, the building is targeting Step Code 3 as a minimum.

MASTER PLAN ROAD SYSTEMS:

In preserving the existing central open space between the Birch, the Timbers, the Alder, and north of the Cedar, the circular road system will be maintained and upgraded for fire truck access. The fire department requires a second route adjacent to the Birch. The existing loading access for the Timbers passes through the Langley Lodge parking lot and turns south for truck turning. In developing the Birch replacement building, the access road will be extended to link up with an east west connector that will in the short term link to the inner loop road. In the long term the extension of the north-south route will link down to 54 Avenue. This new route will be widened to provide for firetruck access. The new north-south lane will also provide access to the Birch replacement parking, and its garbage pickup. The north-south road will also provide service access to the Dogwood and Cedar replacement buildings, as well as the future replacement of the Fir and the Elm.

Once the Cedar has been re-developed, the access off of 203 Street at the midpoint of the site will be converted into a more linear east-west route linking to the north-south service access road. It will also improve access to the central open space loop.

PROJECT

**LANGLEY LYONS
MASTER PLAN**
LANGLEY BC

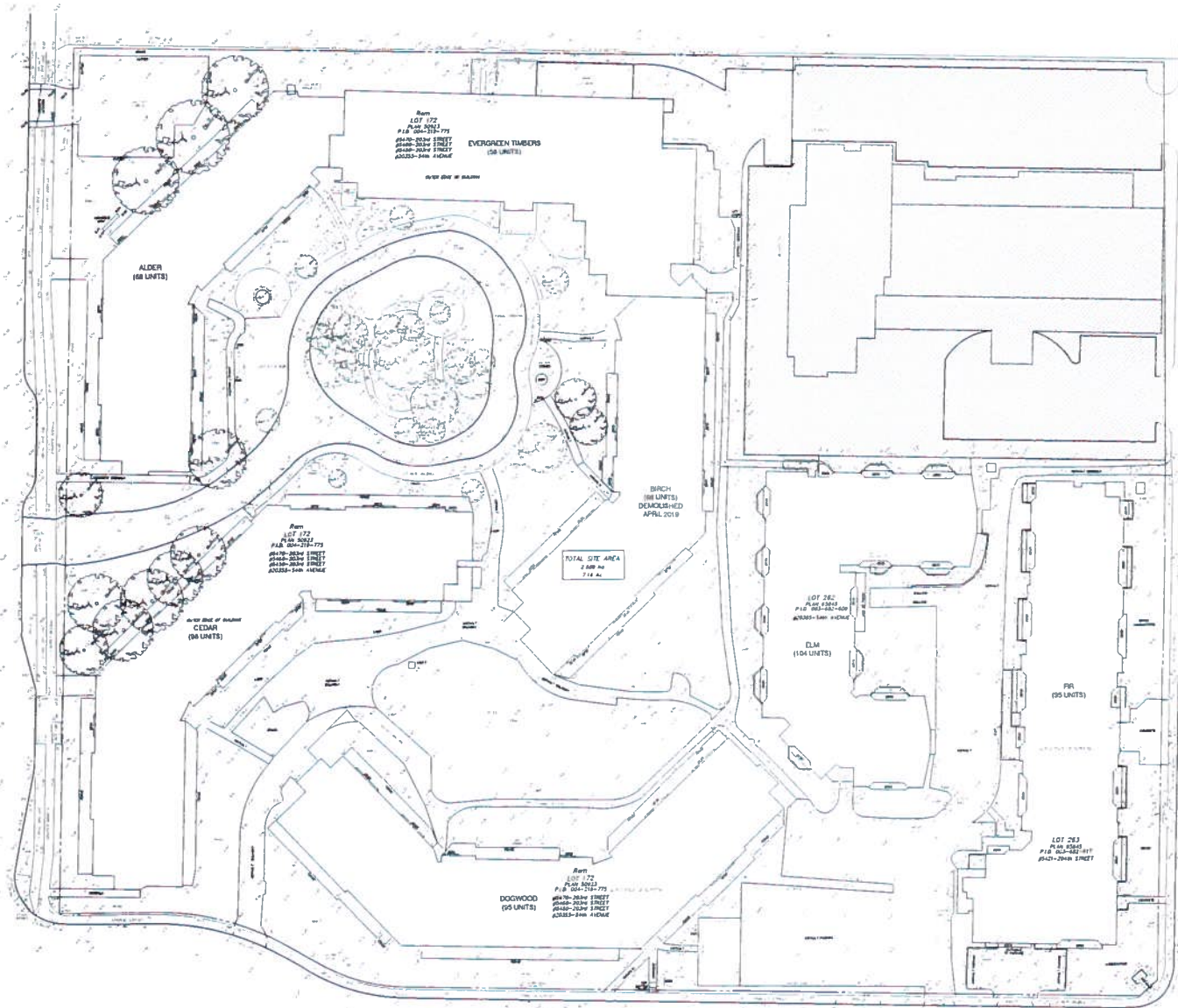
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203 ST



54 AVE

204 ST

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

SURVEY

PROJECT A217398

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DATE NOV 15, 2019



**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**MASTER PLAN
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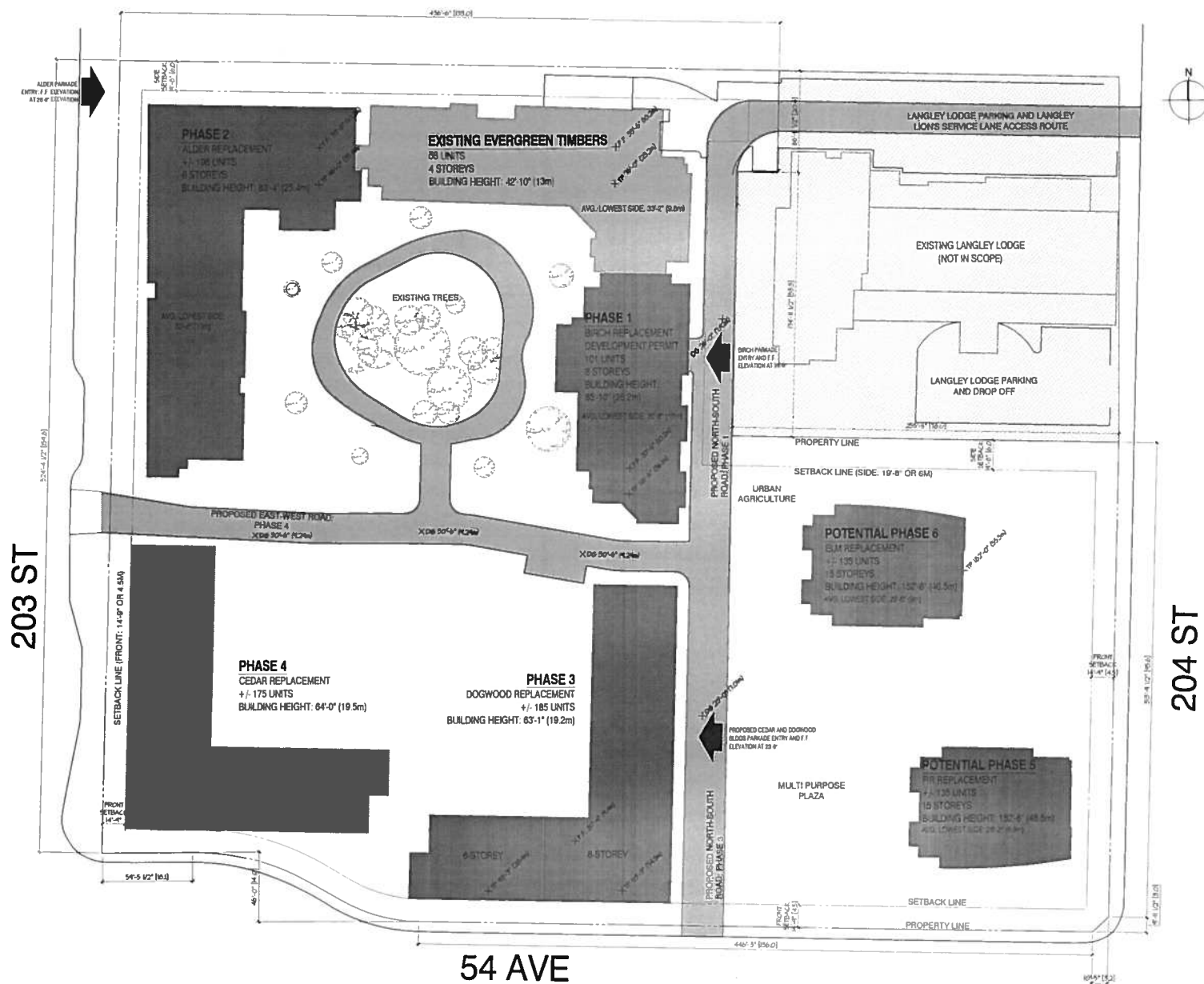
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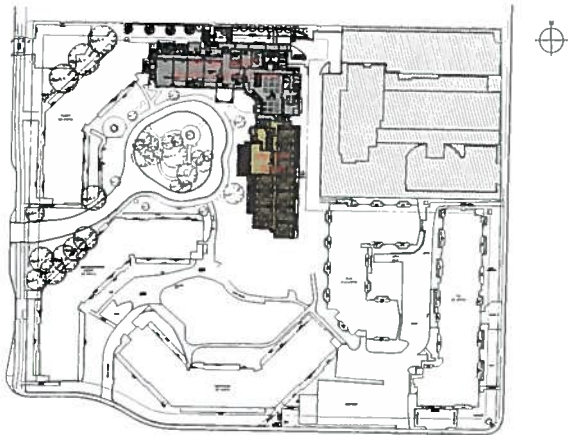
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DATE NOV 15, 2019

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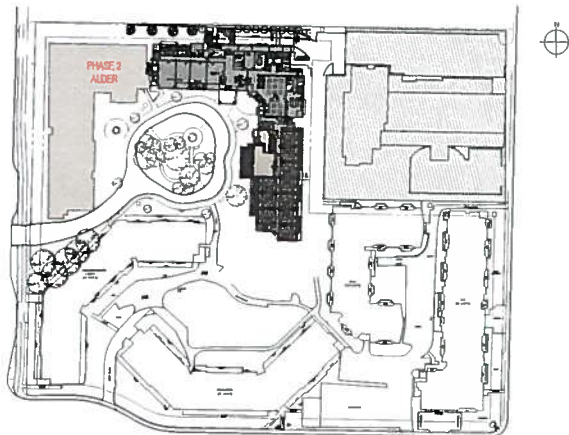


PHASE 1: BIRCH REPLACEMENT AND NORTH-SOUTH SERVICE ROAD



VIEW LOOKING NORTH EAST

PHASE 2: ALDER REPLACEMENT



VIEW LOOKING NORTH EAST

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**MASTER PLAN PHASE
1 AND 2 BIRCH AND
ALDER REPLACEMENTS
REZONING**

This drawing, as an integral part of the project, is the property of the architect and may not be reproduced without their permission and copyright notice. All rights are reserved. No part of this drawing may be used in any other project without the written consent of the architect. Payment of all fees and charges up to the date of use of this drawing is a condition precedent to the use thereof.

Unless otherwise noted, these drawings are based on information provided by the client and are not to be used for any other purpose without the written consent of the architect. These drawings shall be submitted to the appropriate authorities for review and approval.

PROJECT A217398

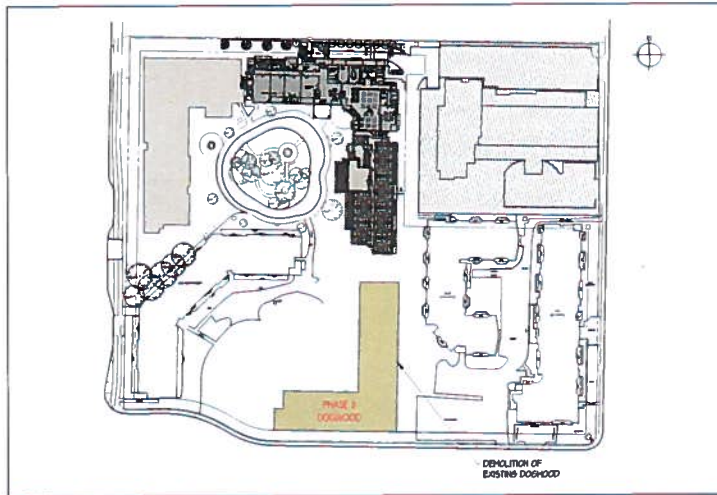
DRAWN CHECKED

SCALE N/A

DATE NOV 15, 2019

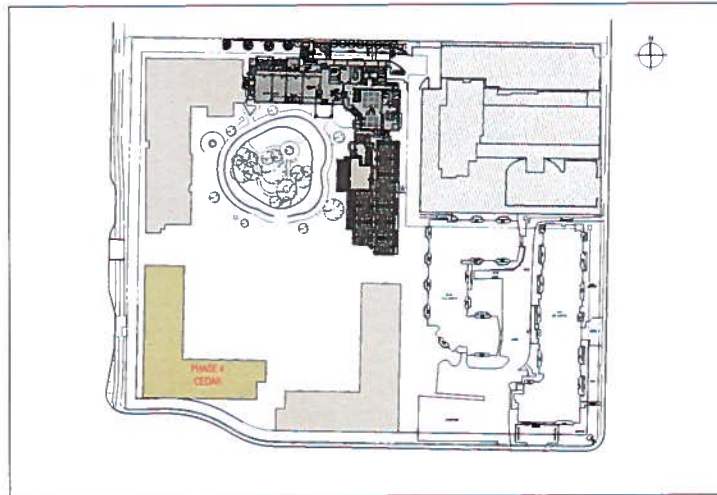
A1.02

PHASE 3: DOGWOOD REPLACEMENT AND NORTH-SOUTH SERVICE ROAD EXTENSION



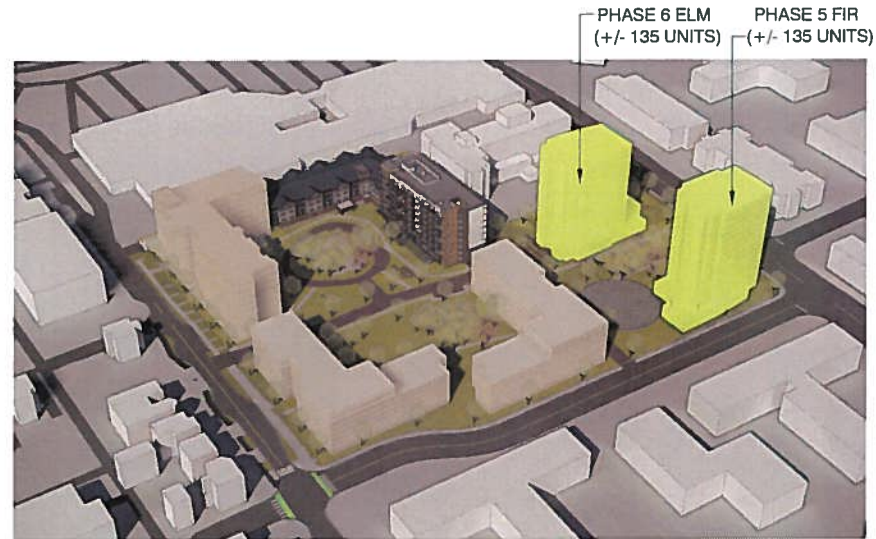
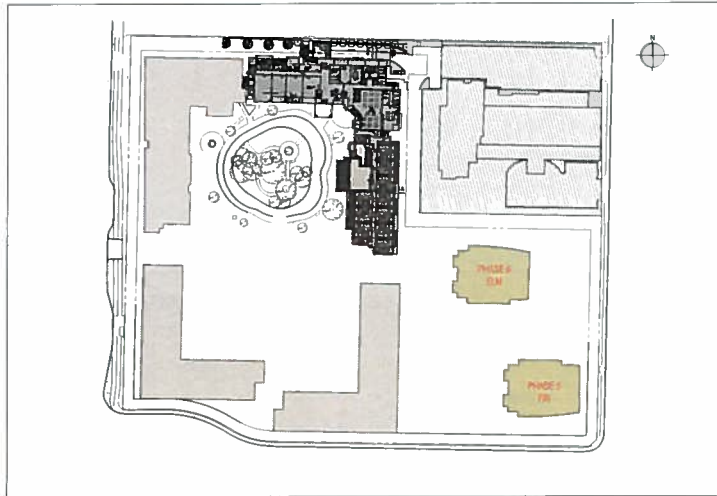
VIEW LOOKING EAST

PHASE 4: CEDAR REPLACEMENT AND EAST-WEST SERVICE ROAD



VIEW LOOKING NORTH WEST

PHASE 5 & 6: FIR AND ELM SITE POTENTIAL DEVELOPMENT



VIEW LOOKING SOUTH EAST

LANGLEY LIONS MASTER PLAN PHASING UNIT REPLACEMENT SUMMARY

PHASE	REPLACEMENT	SPRINKLES	CURRENTLY EXISTING	PROPOSED	ORIGINAL BUILDING UNIT COUNT									
					BIRCH		ALDER		DOCKWOOD		CEDAR		FIR	
					66 UNITS	88 UNITS	88 UNITS	88 UNITS	88 UNITS	88 UNITS	88 UNITS	88 UNITS	88 UNITS	88 UNITS
EXISTING	THAMES	4	96	96										
5	BIRCH	8	8*	201	66	35	21							
2	ALDER	8	88	289			85		75					
3	DOCKWOOD	6	85	179					28	91	56			
4	CEDAR	6	88	275										
7	FIR	75	95	135										
TOTAL	2124	15	209	230										
*ORIGINAL BUILDINGS HAS BEEN DEMOLISHED														

PLOT STAMP: 2019-Nov-15 @12:08pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_phasing.dwg - A1.04 - PHASING

dys architecture
280 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

CLIENT



PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

MASTER PLAN PHASE 5 AND 6 FIR AND ELM REPLACEMENTS REZONING

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Before drawings are used for construction, they must be approved by the appropriate regulatory authority. dys architecture and its consultants are not responsible for the accuracy of the information provided on this drawing. dys architecture and its consultants are not responsible for the accuracy of the information provided on this drawing. dys architecture and its consultants are not responsible for the accuracy of the information provided on this drawing.

PROJECT A217398
DRAWN CHECKED

SCALE N/A
DATE NOV 15, 2019

A1.04

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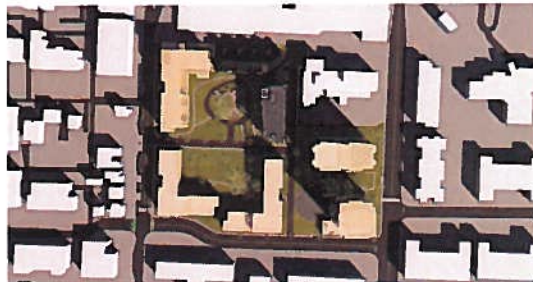
MARCH 10AM



MARCH 12PM



MARCH 2PM



SEPTEMBER 10AM



SEPTEMBER 12PM



SEPTEMBER 2PM

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**MASTER PLAN
 SHADOW STUDY**

REZONING

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Unless otherwise noted, this drawing was created using AutoCAD 2019. The drawing was created using the following software: AutoCAD 2019, Microsoft Office 2019, and the equipment used to create the drawing. The drawing shall be subject to the terms and conditions of the contract between the client and dys architecture.

PROJECT A217398

DRAWN

CHECKED

SCALE 1/4"

DATE NOV 15, 2019



A1.05

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**MASTER PLAN - FUTURE
FIRE TRUCK ACCESS**

REZONING

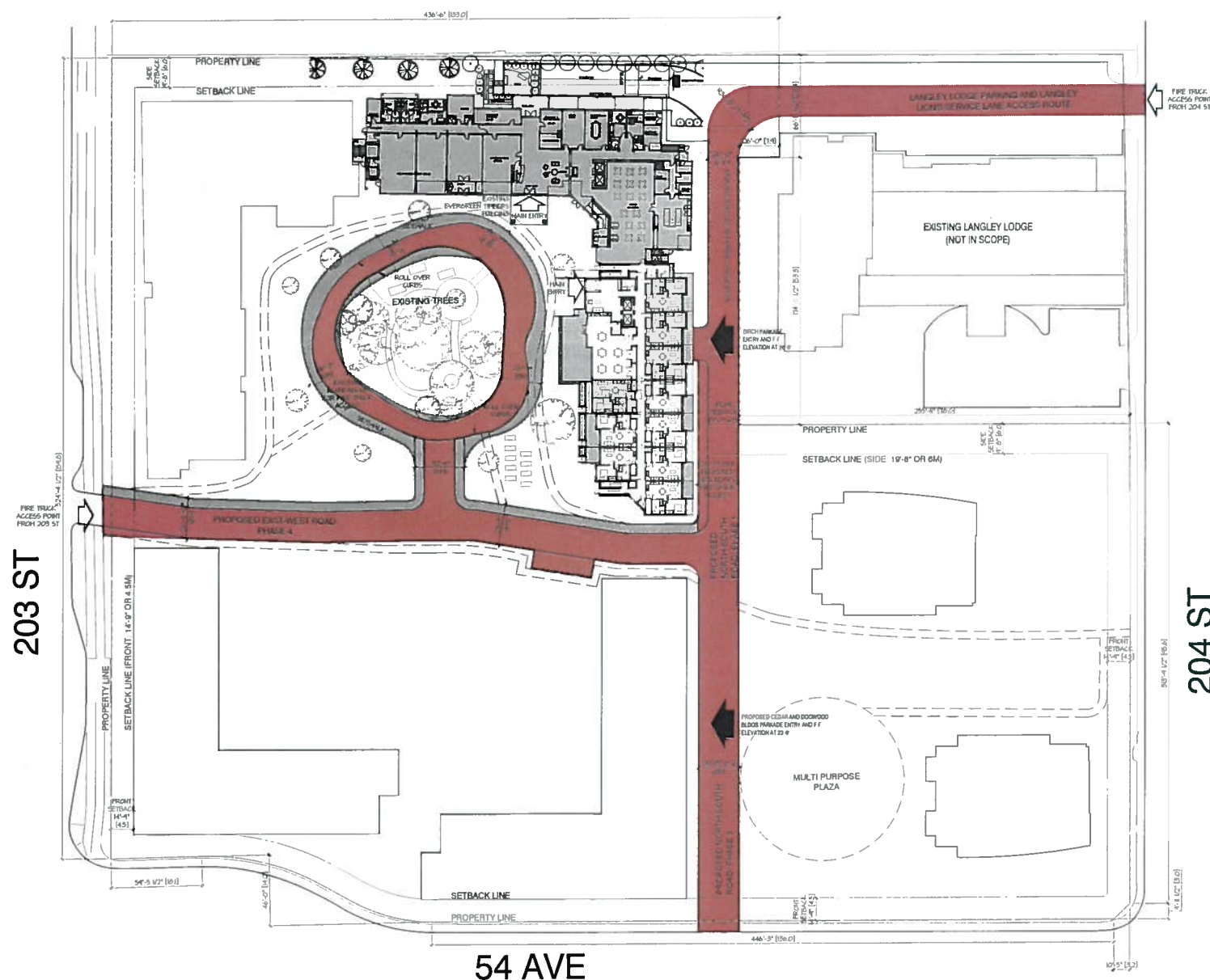
This drawing is an instrument of service, is the property of the architect and may not be reproduced or used for any other purpose without the written consent of the architect. It is to be used for the purposes intended and no other use. The architect assumes no responsibility for the accuracy of the information shown on this drawing or for any other information shown on this drawing or for any other information shown on this drawing. The architect assumes no responsibility for the accuracy of the information shown on this drawing or for any other information shown on this drawing. The architect assumes no responsibility for the accuracy of the information shown on this drawing or for any other information shown on this drawing.

Master drawings shall form documents and shall be submitted to the City of Langley for review and approval. The architect assumes no responsibility for the accuracy of the information shown on this drawing or for any other information shown on this drawing. The architect assumes no responsibility for the accuracy of the information shown on this drawing or for any other information shown on this drawing.

PROJECT A217308
DRAWN: JRM CHECKED: DJ

SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A1.06



CLIENT



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

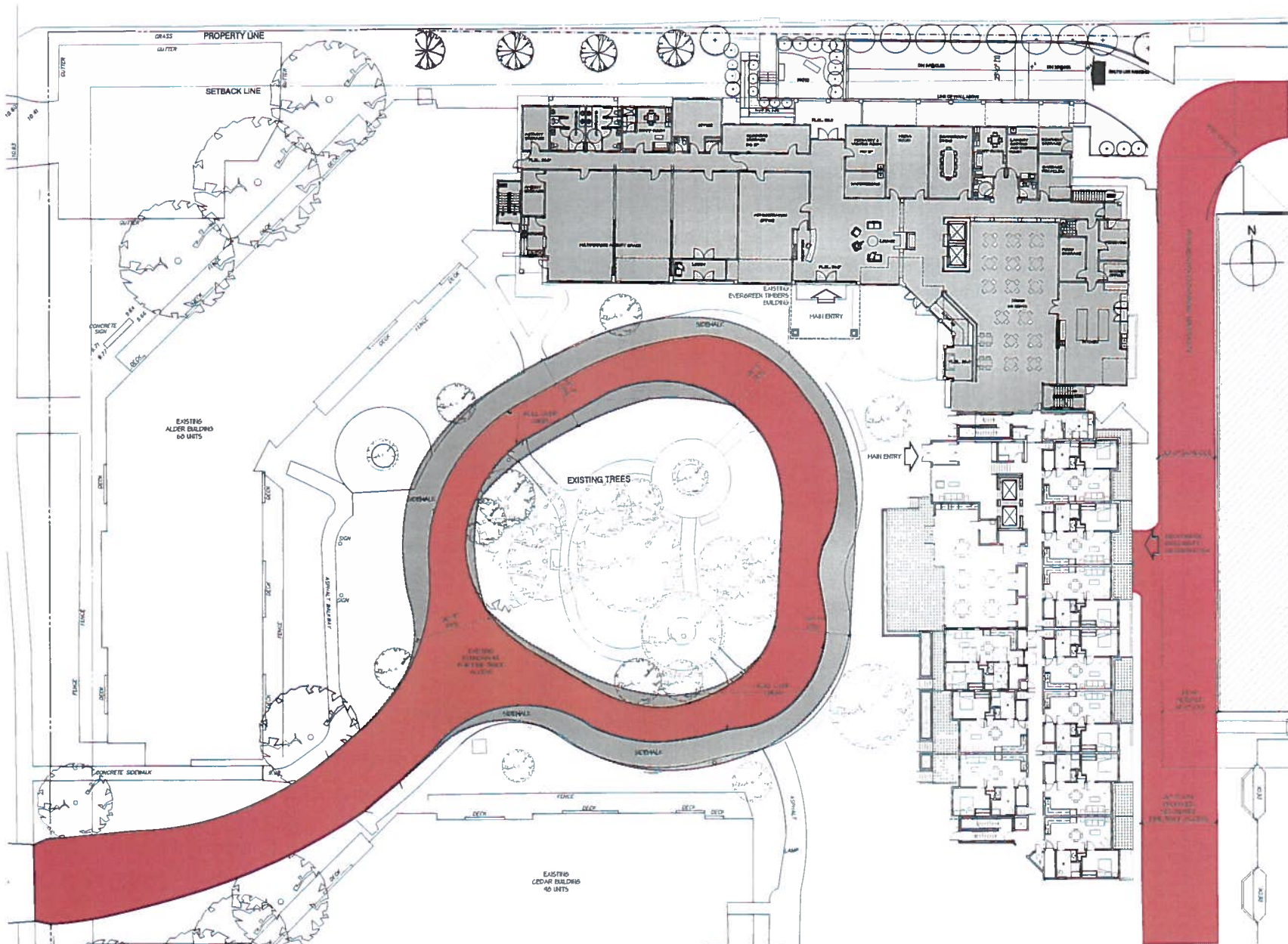
**PHASE 1
 FIRE TRUCK ACCESS**

REZONING

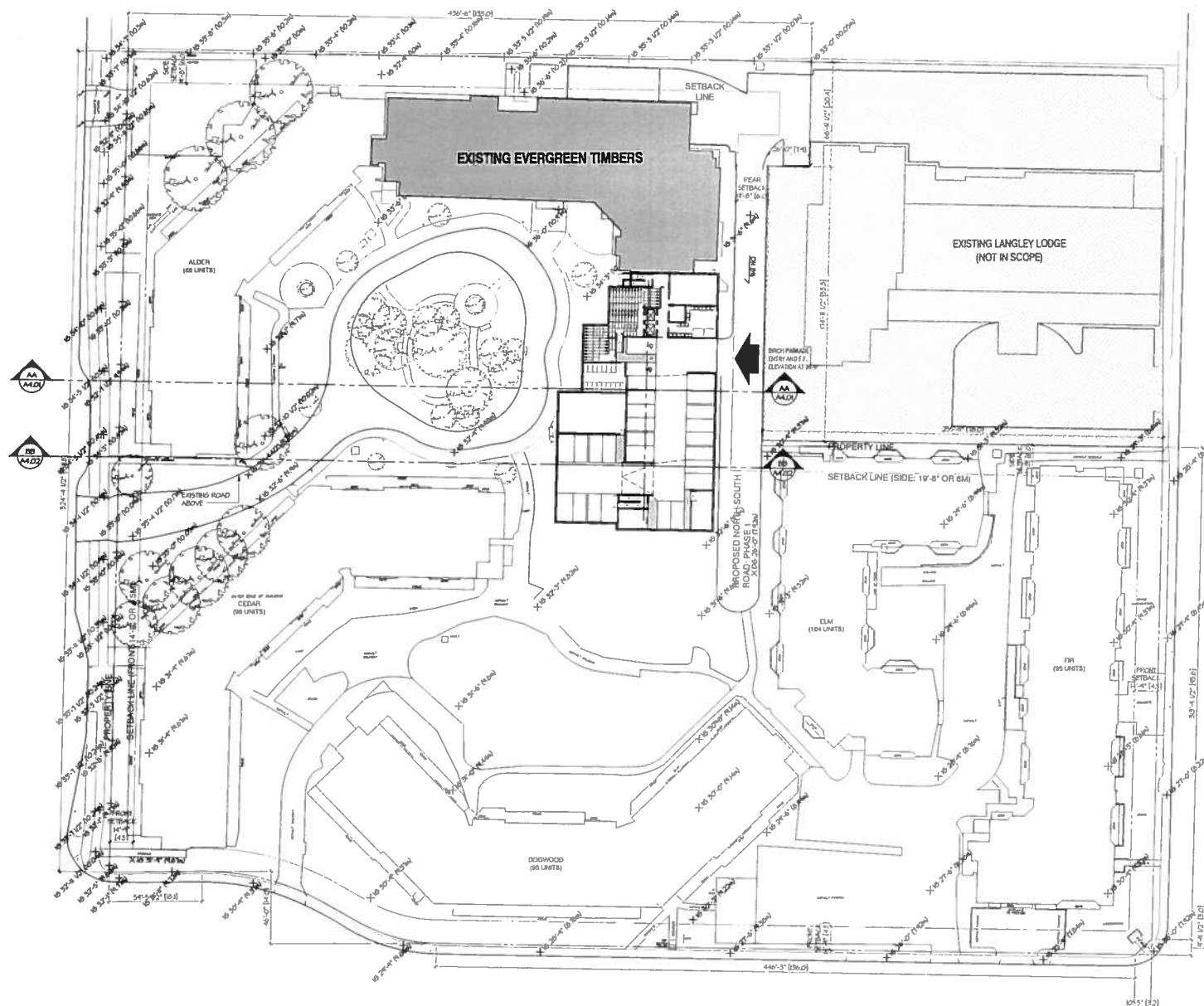
This drawing, as an instrument of service, is the property of the Corporation and may not be reproduced without their permission and printed matter may not be used for any other purpose. The design and construction shown on this drawing is for information only and does not constitute a contract. The design and construction shown on this drawing is for information only and does not constitute a contract. The design and construction shown on this drawing is for information only and does not constitute a contract.

PROJECT A217398
 DRAWN NM CHECKED DJ
 SCALE 1/16" = 1'-0"
 DATE NOV 15, 2019

A1.07



CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**PHASE 1 BIRCH
PARKING PLAN**

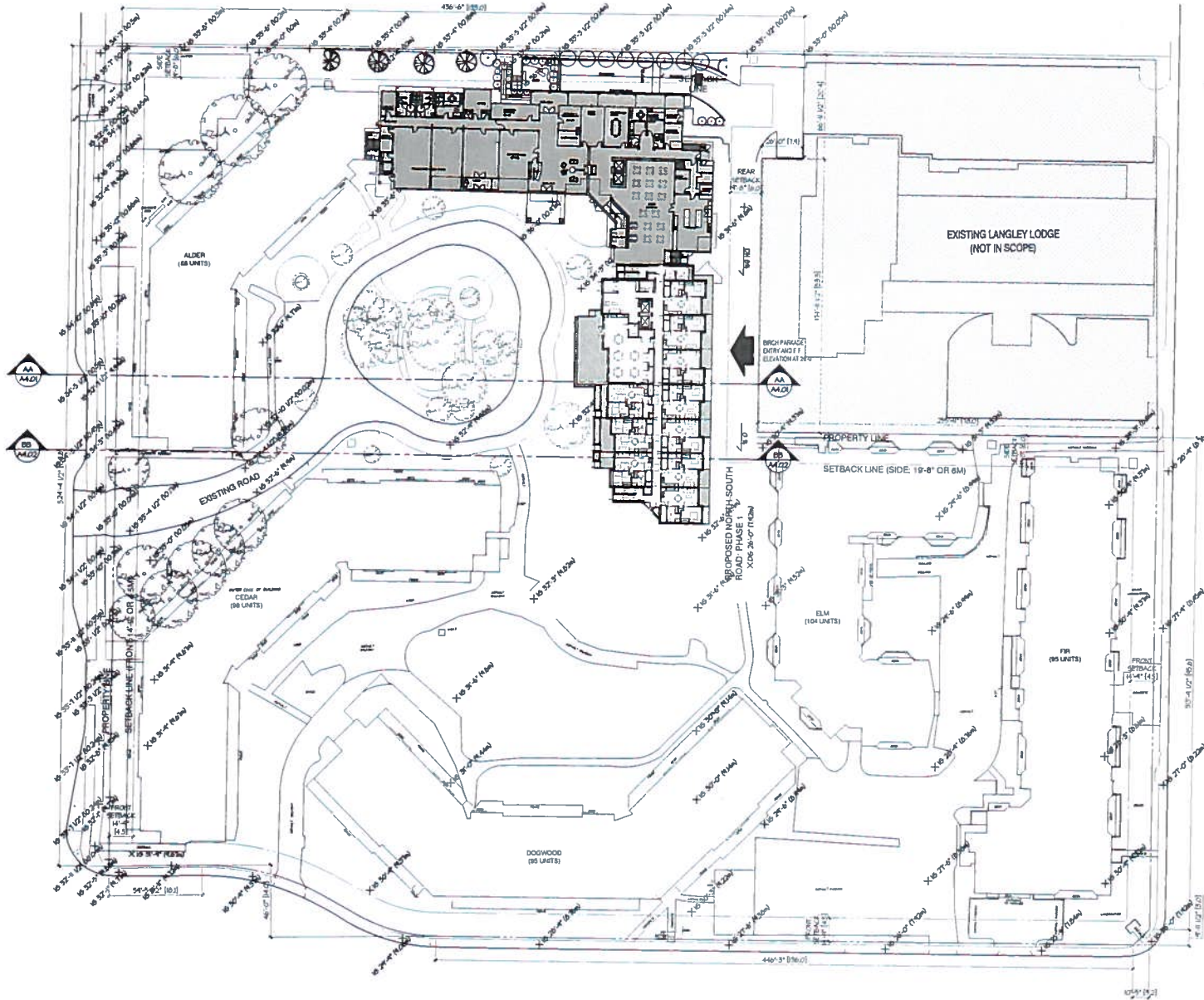
REZONING

This drawing is an instrument of service, in the property of the architect and may not be reproduced or used in any way without the written consent of the architect. It is to be used only for the project and site shown on this drawing and is not to be used for any other project or site. The architect assumes no responsibility for the accuracy of the information provided by the client. The architect shall be held responsible for the accuracy of the information provided by the client. The architect shall be held responsible for the accuracy of the information provided by the client.

PROJECT A217398
DRAWN NM CHECKED DJ

SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**PHASE 1 BIRCH
GROUND FLOOR PLAN**

REZONING

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without the architect's written consent. All designs and other information shown on this drawing are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the project or for any other use of this drawing in a manner not intended by the architect.

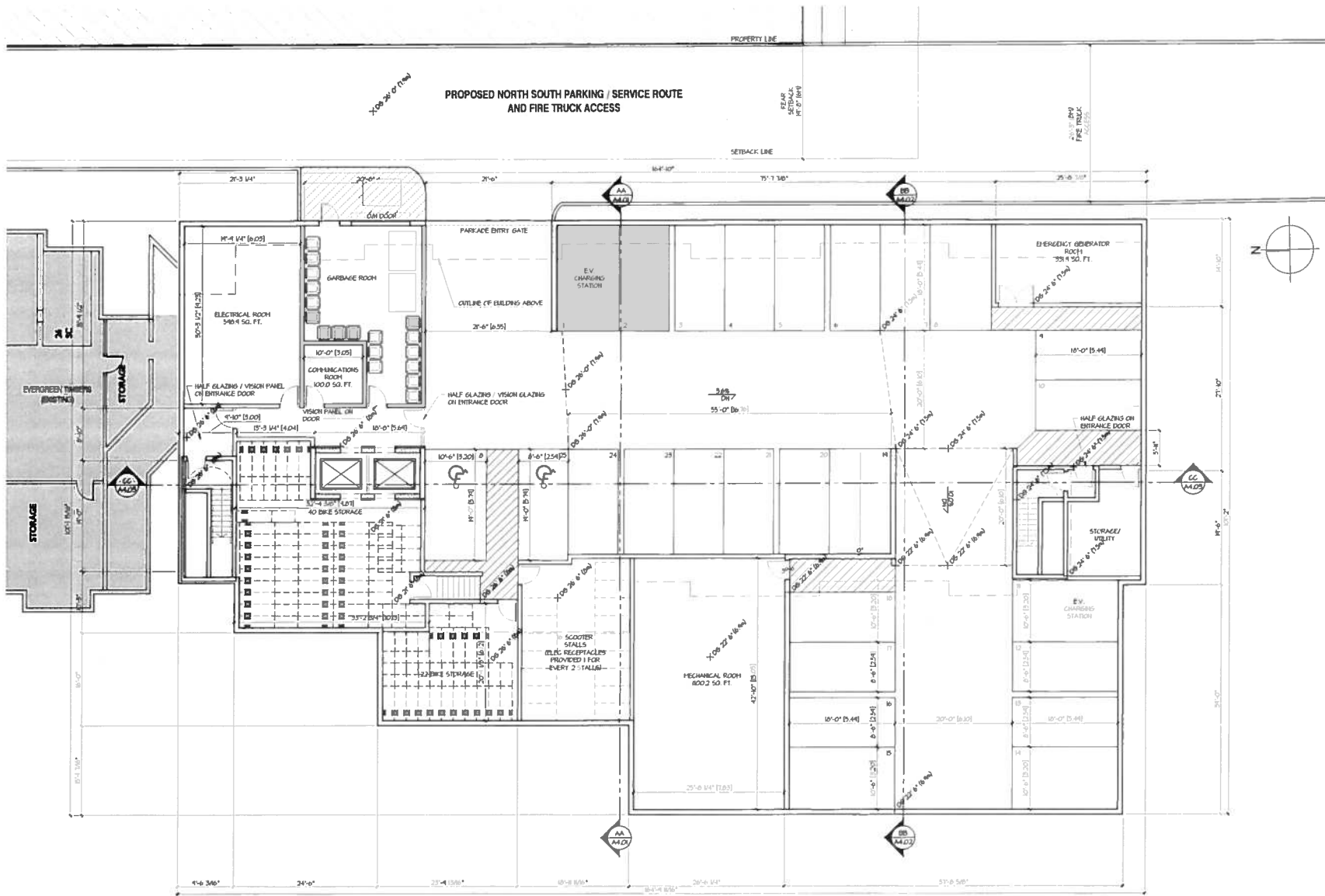
Written comments and two government seal and stamp
Comments shall only be made in the margin of the drawing and shall be dated and signed by the architect and shall be submitted to the client for approval. These drawings shall be submitted to the client for approval before proceeding with the project.

PROJECT A217398
DRAWN NM CHECKED DJ

SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

A1.09

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**BIRCH REPLACEMENT
PARKING PLAN**

REZONING

The drawings are an indication of intent, to the property of the client and may not be representative of the actual conditions and circumstances of the site and the conditions shall be determined at the time of construction. The drawings shall be used as a guide only and shall not be used for any other purpose without the written consent of the architect. The drawings shall be used as a guide only and shall not be used for any other purpose without the written consent of the architect.

Master drawings shall have permission and signed drawings. Contractors shall verify and be responsible for all dimensions and conditions on the site and the conditions shall be determined at the time of construction. The drawings shall be used as a guide only and shall not be used for any other purpose without the written consent of the architect.

PROJECT A217398
DRAWN: NMA CHECKED: DJ
SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

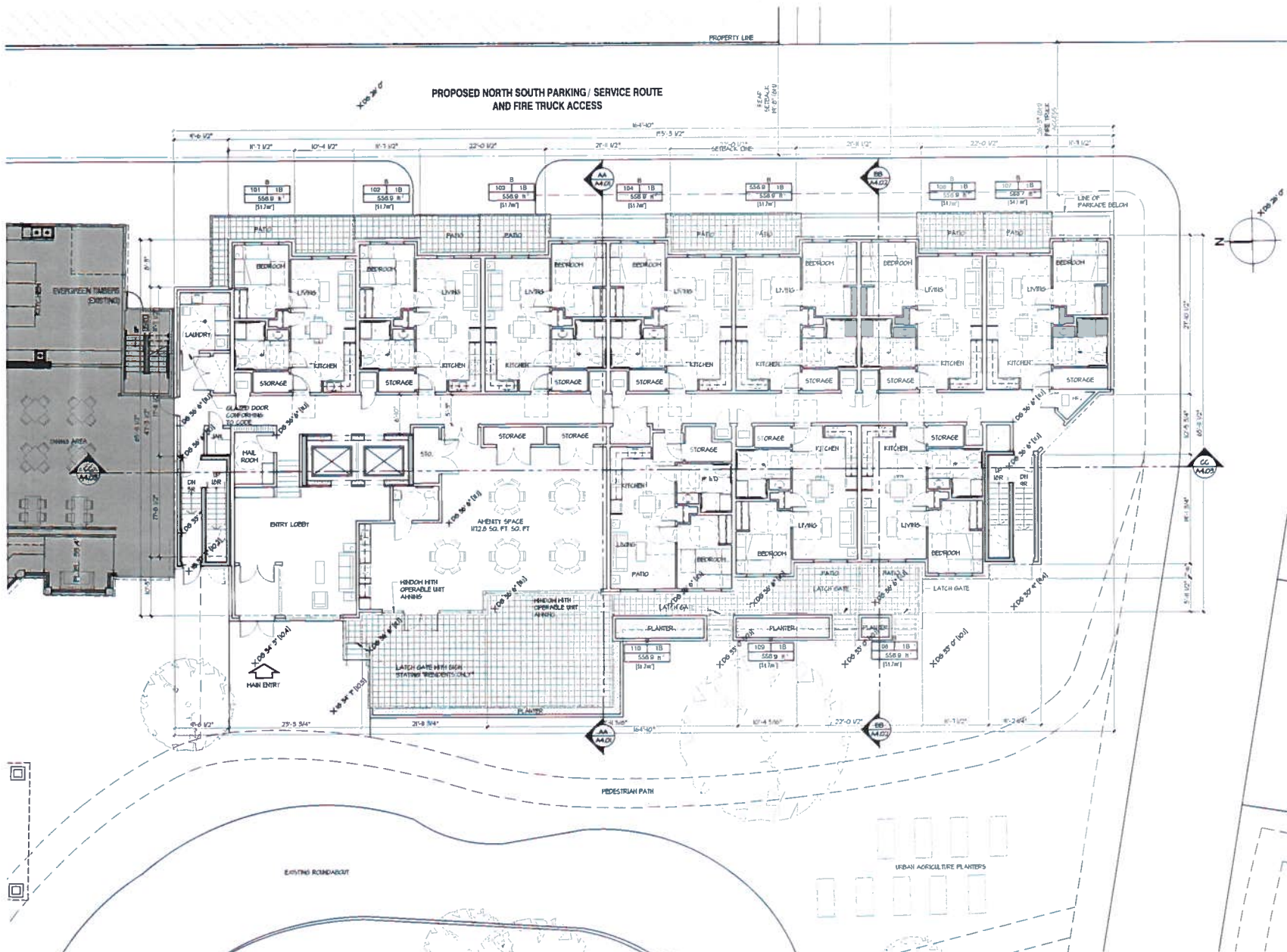
**BIRCH REPLACEMENT
LEVEL 01 PLAN**

REZONING

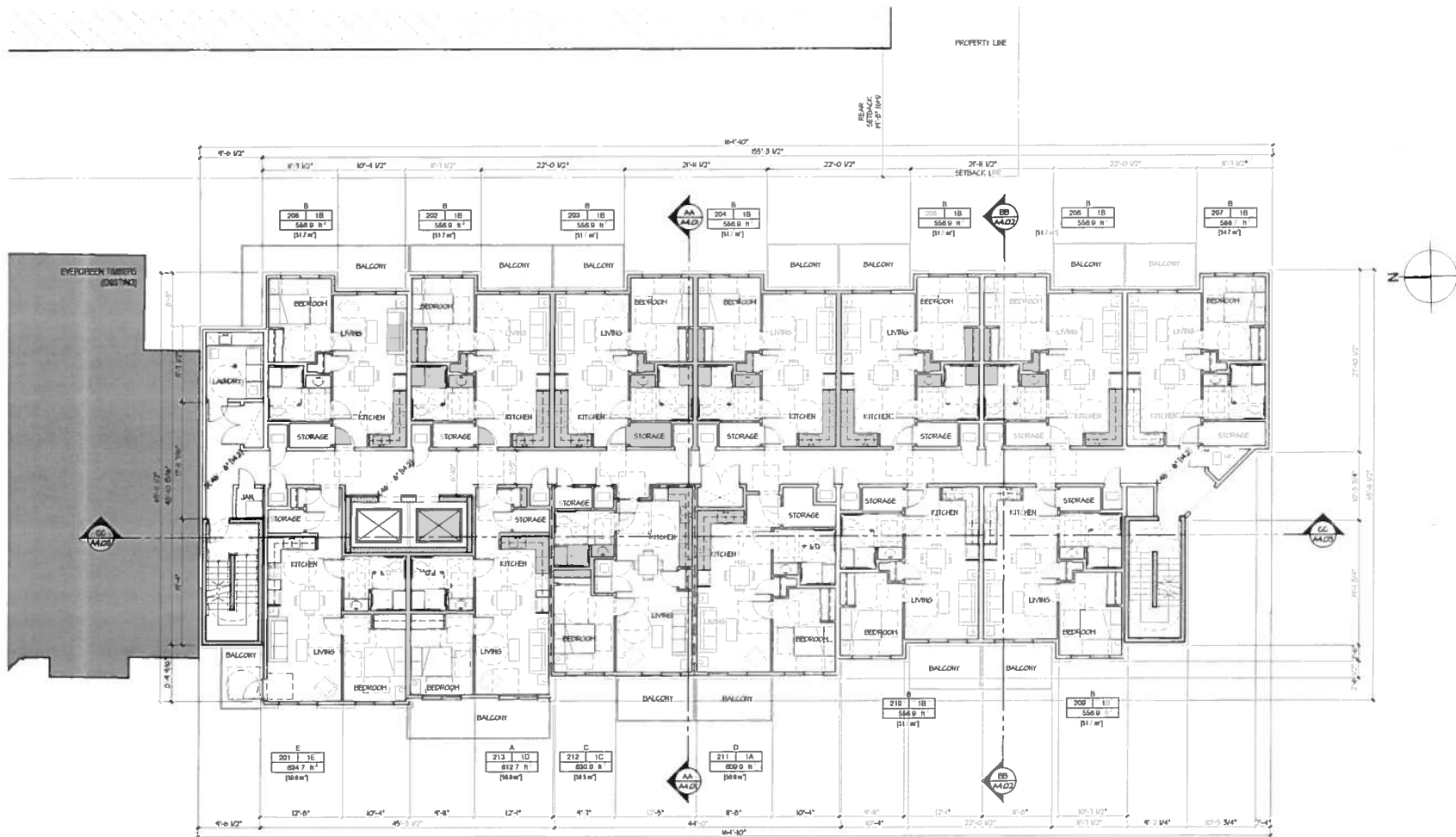
This drawing, as an instrument of service, is the property of the architect and may not be reproduced or used in any manner without the written consent of the architect. All changes and other modifications to this drawing are to be made only by the architect. The drawings shall be submitted to the City of Langley for review and approval. The drawings shall be submitted to the City of Langley for review and approval. The drawings shall be submitted to the City of Langley for review and approval.

PROJECT A217398
DRAWN NM CHECKED DJ
SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.02



CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEYBC

**BIRCH REPLACEMENT
LEVEL 02-08 (TYPICAL)**

REZONING

This drawing is an independent of record, is the property of the architect and may not be reproduced without their permission and without their consent and without their permission. The architect does not accept any liability for the accuracy of the information contained in this drawing or for any other information contained in this drawing. The architect does not accept any liability for the accuracy of the information contained in this drawing or for any other information contained in this drawing. The architect does not accept any liability for the accuracy of the information contained in this drawing or for any other information contained in this drawing.

Without drawings and their permission and without their permission. The architect does not accept any liability for the accuracy of the information contained in this drawing or for any other information contained in this drawing. The architect does not accept any liability for the accuracy of the information contained in this drawing or for any other information contained in this drawing. The architect does not accept any liability for the accuracy of the information contained in this drawing or for any other information contained in this drawing.

PROJECT A217308
DRAWN NM CHECKED DJ

SCALE 1/8" = 1'-0"
DATE NOV 15, 2019



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

BIRCH REPLACEMENT ROOF PLAN

REZONING

This drawing, as an embodiment of process, is the property of the artist and may not be reproduced without their permission and previous charge that any reproductions cannot hold value. All examples and other information shown on this drawing are for use on the specified project only and shall not be used elsewhere without written permission of the artist.

Payment of all rates due to the artist applies up to the date of use. This drawing is a copyright product of the artist.

Written descriptions shall have prominent new noted dimensions. Contractors shall verify and be responsible for all dimensions and maintain on the job and the architect shall be informed at any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217398
DRAWN MM CHECKED DJ

SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

PLOT STAMP: 2019-Nov-15 @ 12:09pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\Birch\A217398_birch_rp.dwg - A2.04 - ROOF PLAN - BIRCH

A2.04

CLIENT

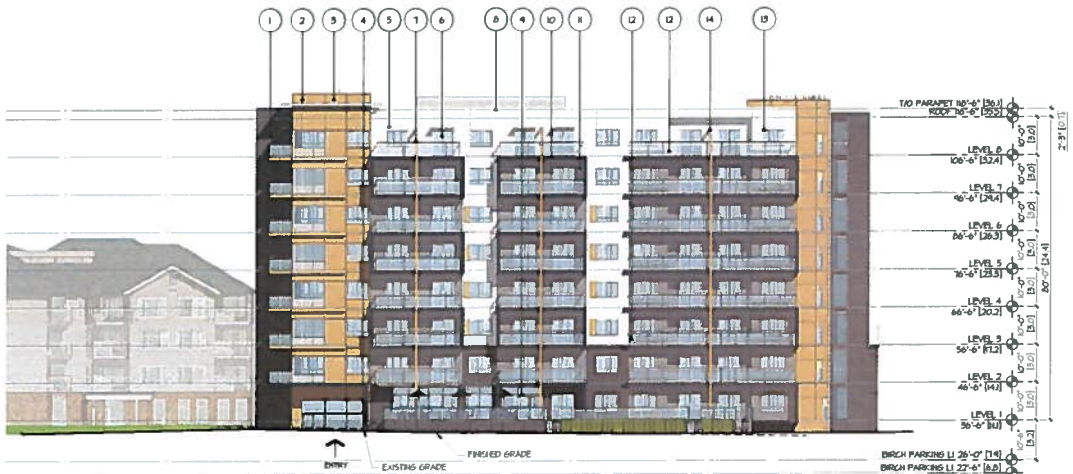


MATERIAL / FINISH LEGEND

- 1 FIBRE CEMENT PANEL - GREY
- 2 FIBRE CEMENT BATTEN - YELLOW
- 3 FIBRE CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
- 4 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
- 5 FIBRE CEMENT PANEL - WHITE
- 6 VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
- 7 GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
- 8 METAL FASCIA - GREY
- 9 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
- 10 METAL SIDING - CHARCOAL
- 11 FIBRE CEMENT PLANK / LAP SIDING 6" - GREY
- 12 GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS, CAP AND RAILS PAINTED WHITE
- 13 VINYL FRAME, DOUBLE GLAZED WINDOWS, DOORS - WHITE
- 14 METAL FRAME - YELLOW



SOUTH ELEVATION
BIRCH BUILDING



WEST ELEVATION
BIRCH BUILDING



PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

BIRCH REPLACEMENT
SOUTH AND WEST
ELEVATIONS
REZONING

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PROJECT A217398
DRAWN NM CHECKED DJ
SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

A3.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

BIRCH REPLACEMENT NORTH AND EAST ELEVATIONS REZONING

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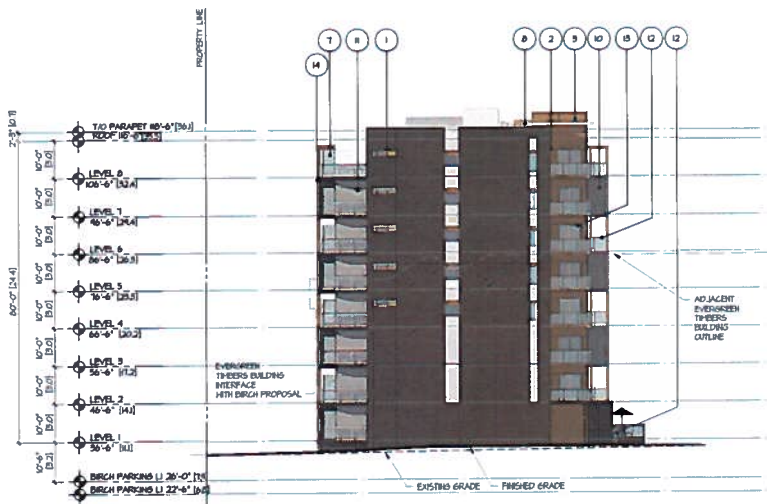
PROJECT A217398

DRAWN RM CHECKED DJ

SCALE 1/16" = 1'-0"

DATE NOV 15, 2019

A3.02



**NORTH ELEVATION
BIRCH BUILDING**



**EAST ELEVATION
BIRCH BUILDING**

MATERIAL / FINISH LEGEND	
1	FIBRE-CEMENT PANEL - GREY
2	FIBRE-CEMENT BATTEN - YELLOW
3	FIBRE-CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
4	ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
5	FIBRE-CEMENT PANEL - WHITE
6	VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
7	GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
8	METAL FASCIA - GREY
9	ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
10	METAL SIDING - CHARCOAL
11	FIBRE-CEMENT PLANK / LAP SIDING 6" - GREY
12	GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS CAP AND RAILS PAINTED WHITE
13	VINYL FRAME, DOUBLE GLAZED WINDOWS DOORS - WHITE
14	METAL FRAME - YELLOW

CLIENT



LOOKING SOUTHEAST



LOOKING EAST



LOOKING NORTHEAST



LOOKING SOUTHWEST

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**BIRCH REPLACEMENT
 PERSPECTIVES
 REZONING**

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Written statements that have previously been made by the architect or its representatives shall not be used in connection with the project for which it was prepared. It is to be used only for the purposes intended and no part of it may be used for any other purpose without written approval of the architect. Payment of all fees due to the architect is to be made at the time of the drawing is to be made as provided in the contract.

PROJECT A217398
 DRAWN NM CHECKED DJ

SCALE N.A.
 DATE NOV 15, 2019



A3.03

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

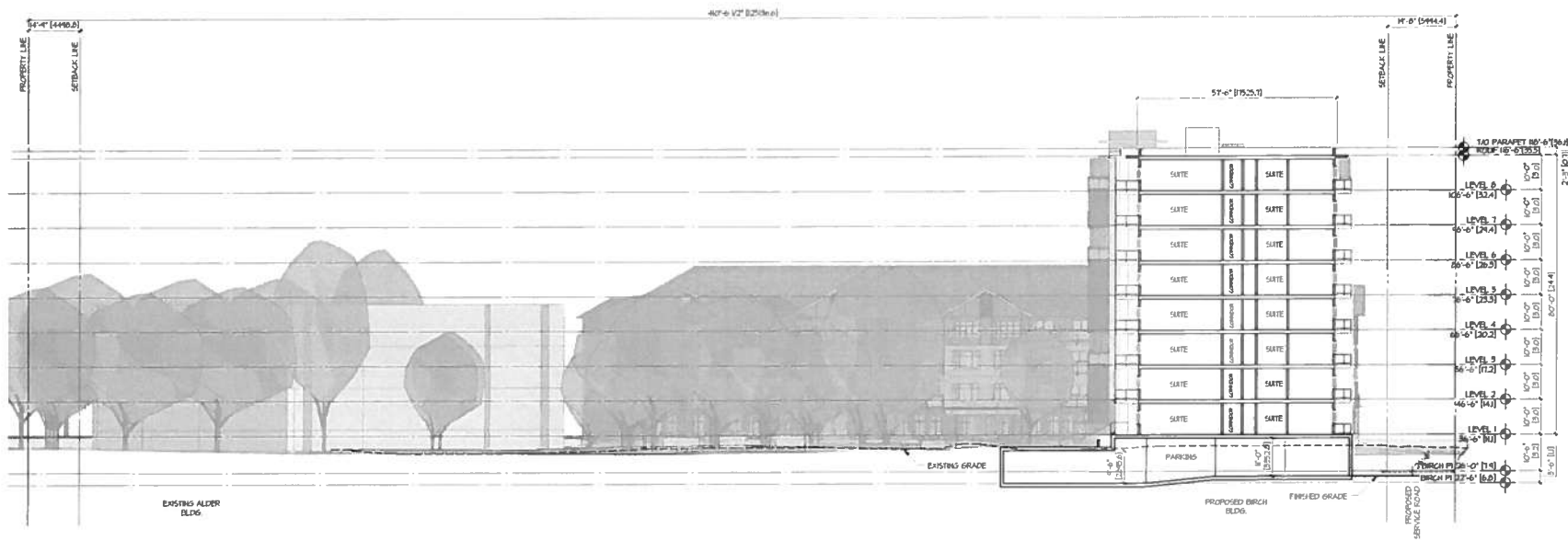
**SITE SECTION AA
REZONING**

This drawing is an indication of service to the property of the Langley Lions and may not be represented without their permission and approval. All drawings and other information shown on this drawing are to be used as the master plan for the development of the site. The master plan is subject to the approval of the relevant authorities. The drawing is not to be used for any other purpose without the written consent of the architect.

These drawings shall have no precedence over any other drawings. Contractors shall refer to the drawings for all dimensions and locations on the site and any variations shall be indicated on the drawings. These drawings shall be submitted to the relevant authorities for review before proceeding with construction.

PROJECT A217398
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SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**SITE SECTION BB
REZONING**

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SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

CLIENT



SECTION CC - BIRCH



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**SECTION CC - BIRCH
REZONING**

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PROJECT A217398
DRAWN JS CHECKED DJ
SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

A4.03