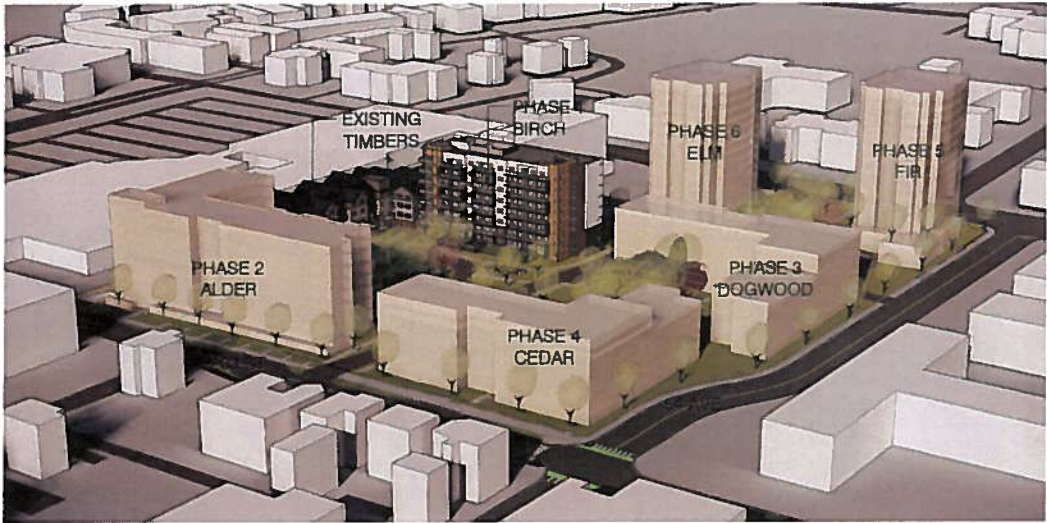


CLIENT



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

REZONING

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and without designating the author. It is the responsibility of the client to ensure that the drawing is used for the intended purpose only and that it is not used for any other purpose without the written consent of dys architecture. The client agrees to indemnify and hold dys architecture harmless from all claims, damages, losses and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended by the client.

Other drawings that have previously been issued by dys architecture shall remain valid and in effect unless otherwise stated. The client agrees to hold dys architecture harmless from all claims, damages, losses and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended by the client.

PROJECT A217398

DRAWN

CHECKED

SCALE N/A

DATE NOV 15, 2019



A0.00



# 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

PLOT STAMP 2019-Nov-15 @12:07pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398\_cover.dwg - A0 02 - PROJECT STATS

**dys architecture**  
290 - 1770 Burrard Street Vancouver BC V6J 3G7  
tel 604 689 7710 www.dysarchitecture.com

CLIENT



PROJECT

LANGLEY LIONS  
MASTER PLAN  
LANGLEY BC

PROJECT STATS

REZONING

This drawing is an instrument of service, is the property of the architect and may not be reproduced without their consent and approval. It is to be used only for the purposes stated on the drawing and for the use of the client. Any other use without the written consent of the architect is prohibited. The architect assumes no responsibility for the accuracy of the information provided on this drawing. The client is responsible for the accuracy of the information provided on this drawing. The architect assumes no responsibility for the accuracy of the information provided on this drawing. The client is responsible for the accuracy of the information provided on this drawing.

PROJECT A217398  
DRAWN CHECKED

SCALE N/A  
DATE NOV 15, 2019

A0.02



CLIENT



PROJECT

**LANGLEY LIONS  
MASTER PLAN**  
LANGLEY BC

**URBAN CONTEXT  
REZONING**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission. Any person who reproduces this drawing without their permission shall be liable for all damages and costs. This drawing is not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture.

PROJECT A217398  
DRAWN CHECKED  
SCALE N/A  
DATE NOV 15, 2019

**A0.03**



SCALE N/A  
DATE NOV 15, 2019



CLIENT



## 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.



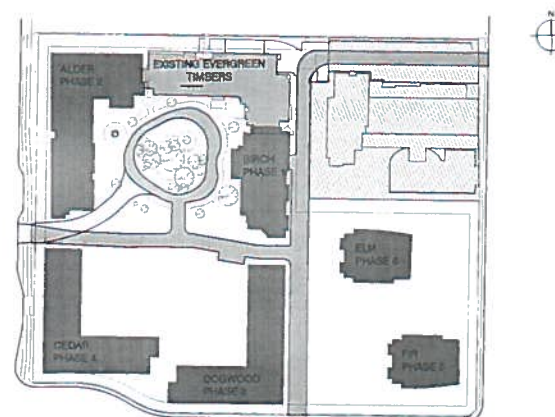
### PURPOSE OF THE REZONING AND DEVELOPMENT PERMIT FOR THE BIRCH REPLACEMENT:

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

**DESIGN RATIONALE  
REZONING**

This drawing, as an instrument of service, is the property of the architect and shall not be reproduced without their permission. It shall not be used for any purpose other than that for which it was prepared. It shall not be used for any other purpose without the written consent of the architect. It shall not be used for any other purpose without the written consent of the architect. It shall not be used for any other purpose without the written consent of the architect.

PROJECT A217398

DRAWN

CHECKED

SCALE N/A

DATE NOV 15, 2019

**A0.05**

CLIENT



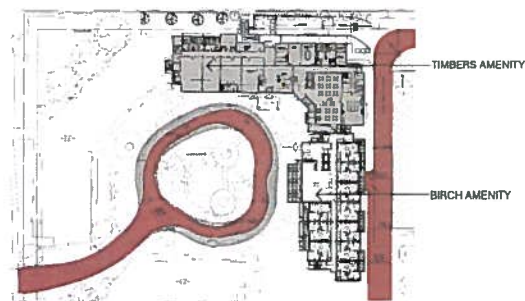
## BIRCH REPLACEMENT:

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 ft<sup>2</sup> 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

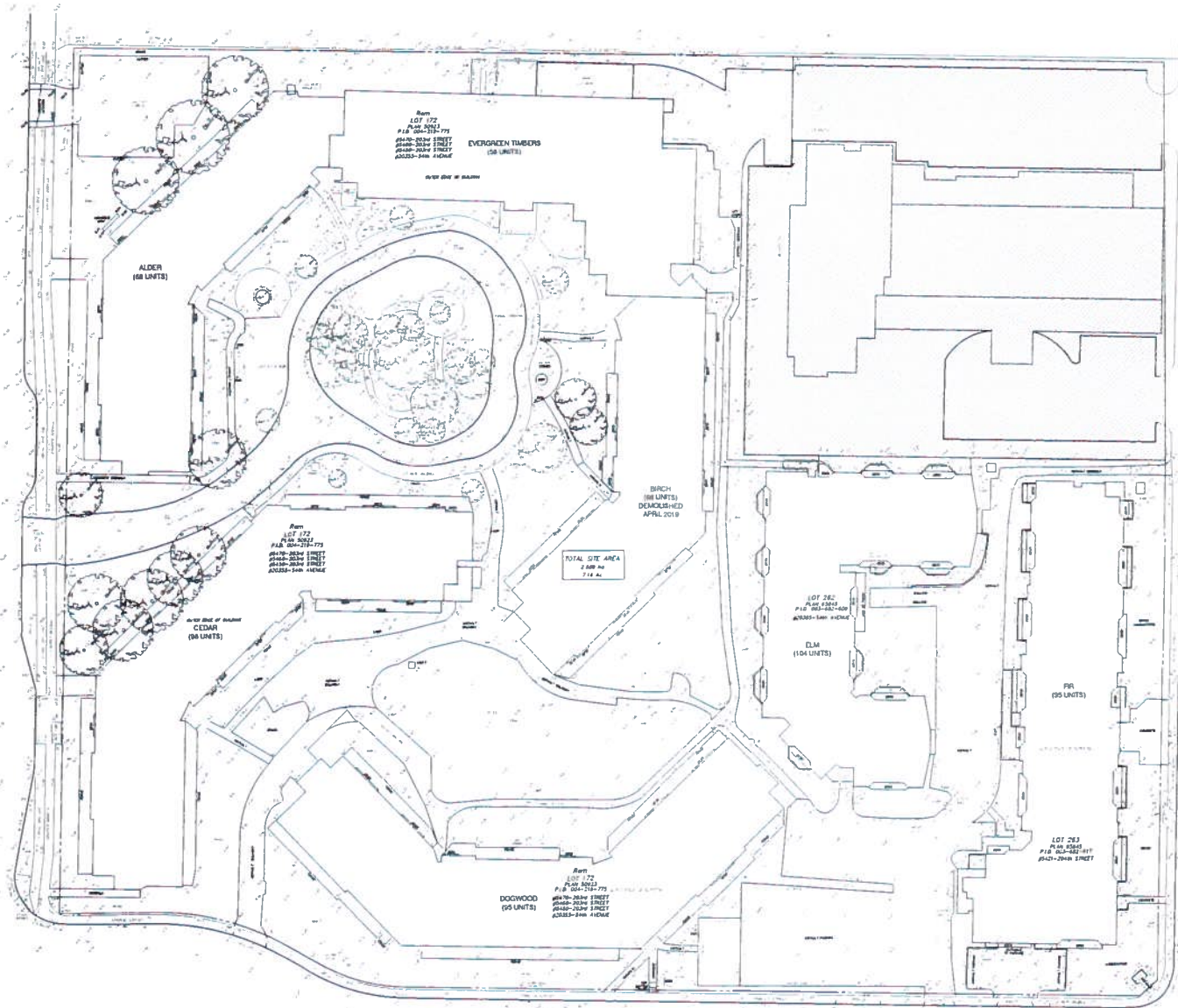
**DESIGN RATIONALE  
REZONING**

This drawing is an instrument of service, in the property of dys architecture and may not be reproduced without prior written consent of dys architecture. It is the responsibility of the client to ensure that the information contained herein is accurate and up-to-date. dys architecture shall not be responsible for any errors or omissions in this drawing. This drawing shall be submitted to the appropriate authority for review and approval. The client shall be responsible for ensuring that the drawing is a true and accurate representation of the project.

PROJECT A217398  
DRAWN CHECKED  
SCALE N/A  
DATE NOV 15, 2019

**A0.06**

203 ST



204 ST

54 AVE

PROJECT

LANGLEY LIONS  
MASTER PLAN  
LANGLEY BC

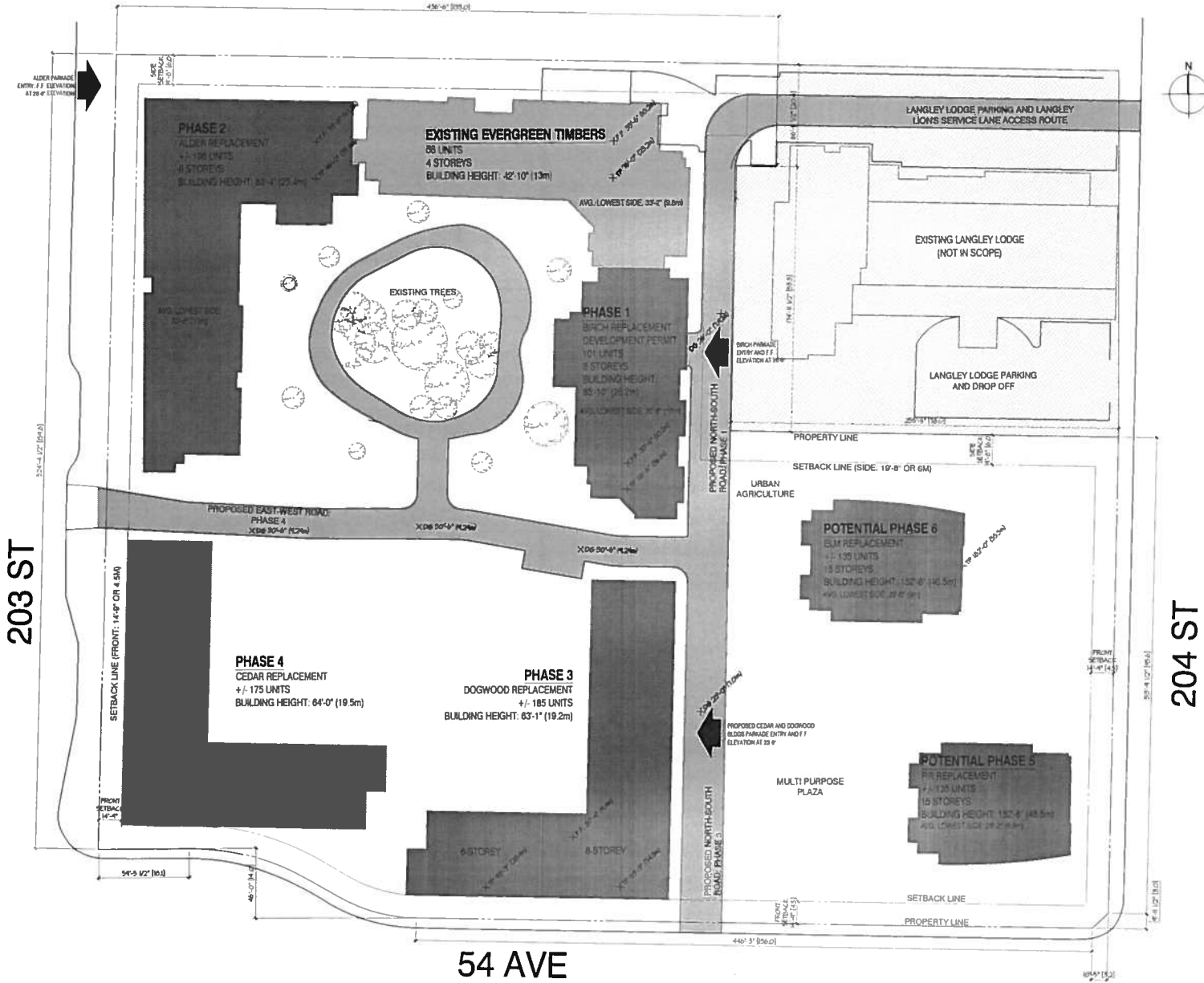
SURVEY

PROJECT A217398

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



CLIENT



PROJECT

**LANGLEY LIONS  
MASTER PLAN**  
LANGLEY BC

**MASTER PLAN**

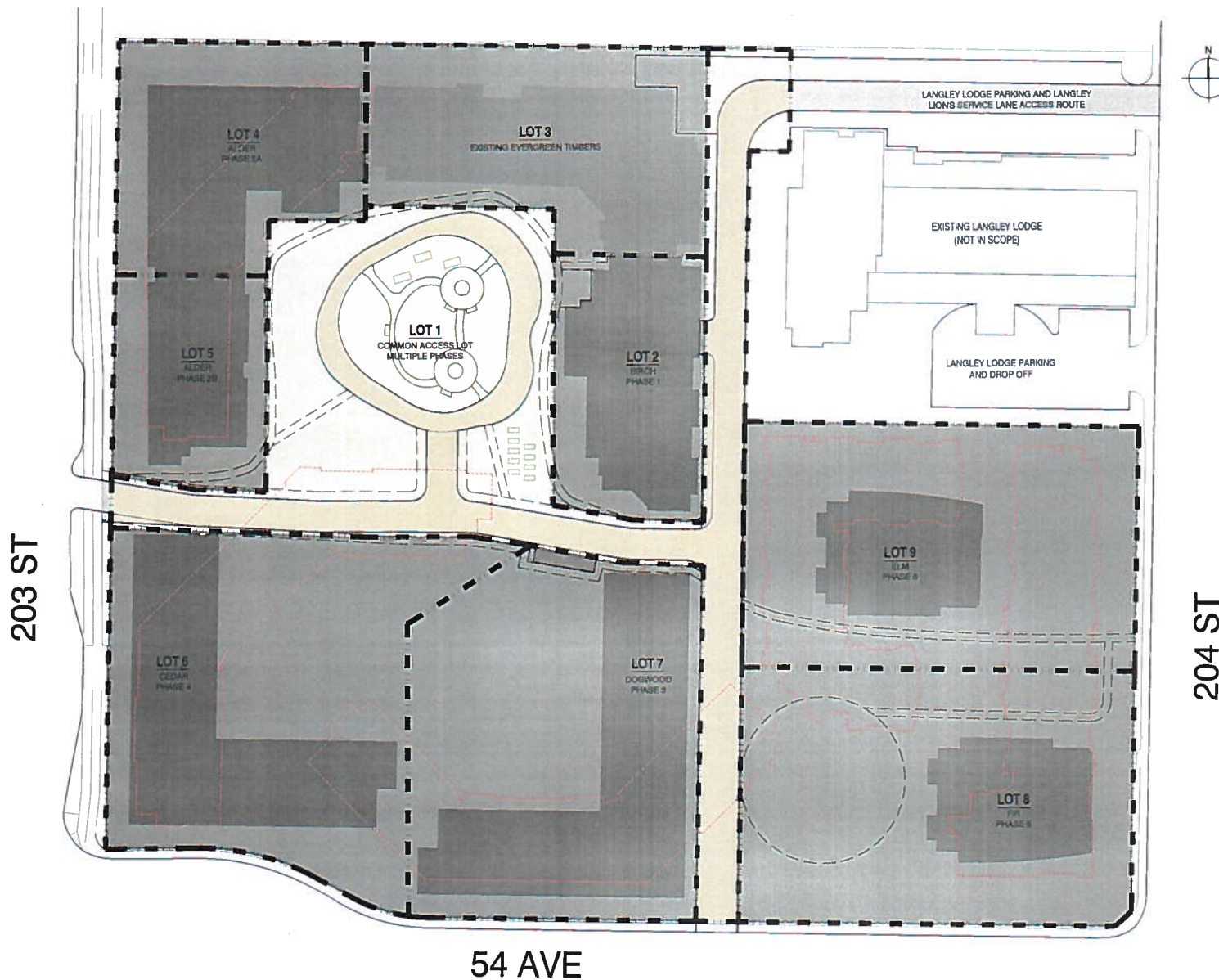
**REZONING**

This drawing is an independent of service, in the property of dys architecture and may not be reproduced without prior permission and approval of dys architecture. The drawings are for the use of the client and are not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture.

PROJECT A217398  
DRAWN NM CHECKED DJ  
SCALE 1/32" = 1'-0"  
DATE NOV 15, 2019

**A1.01**

CLIENT



PROJECT

**LANGLEY LIONS  
MASTER PLAN**  
LANGLEY BC

**DRAFT SUBDIVISION  
REZONING**

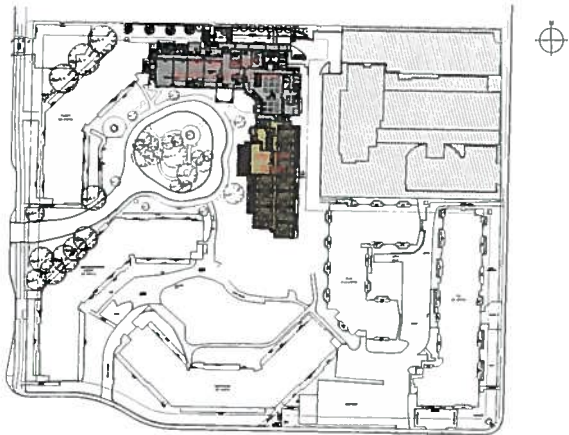
The drawing, as an instrument of service, is the property of Dys Architecture and may not be reproduced without written permission. All drawings are the property of Dys Architecture and may not be reproduced without written permission. All drawings are the property of Dys Architecture and may not be reproduced without written permission. All drawings are the property of Dys Architecture and may not be reproduced without written permission. All drawings are the property of Dys Architecture and may not be reproduced without written permission.

PROJECT A217398  
DRAWN N/A CHECKED DJ  
SCALE 1/32" = 1'-0"  
DATE NOV 15, 2019

**A1.01b**

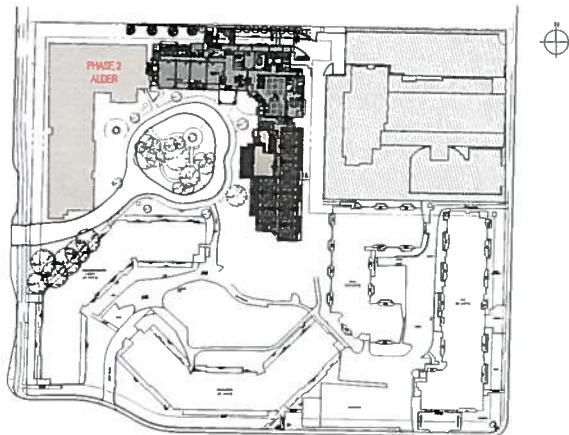


PHASE 1: BIRCH REPLACEMENT AND NORTH-SOUTH SERVICE ROAD



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 furnished 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

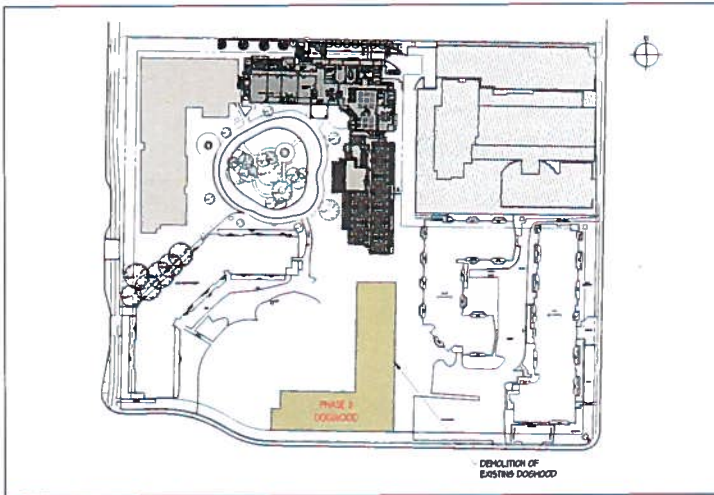
DRAWN CHECKED

SCALE N/A

DATE NOV 15, 2019

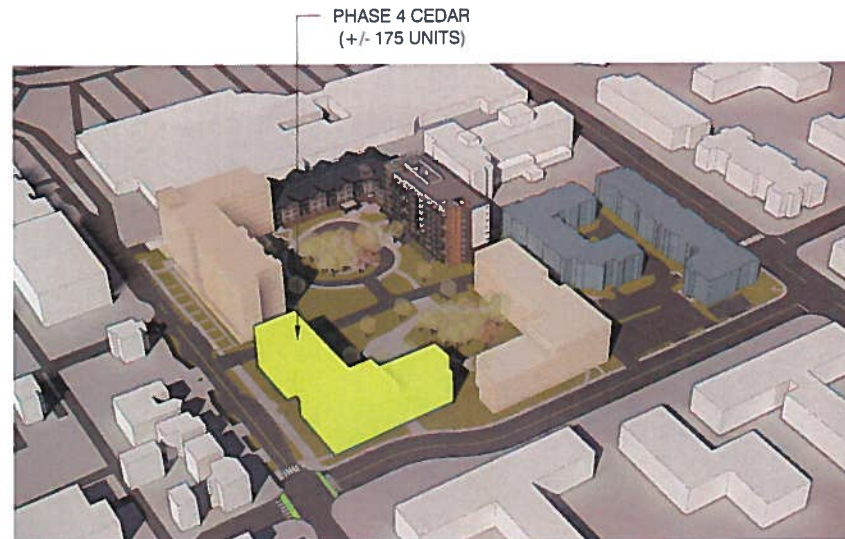
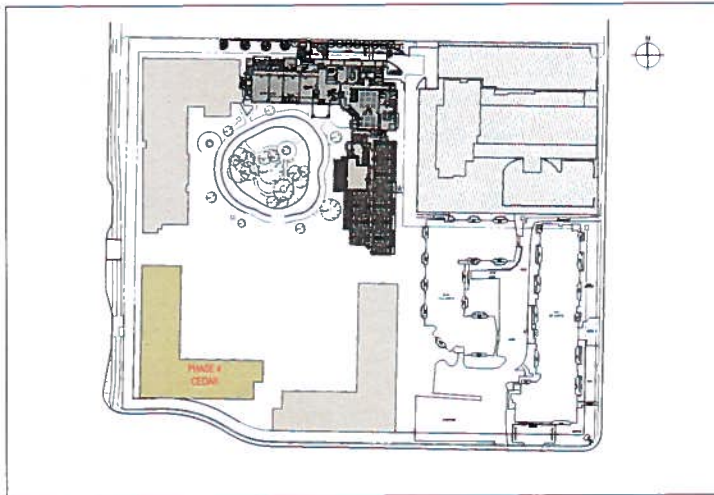
**A1.02**

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



VIEW LOOKING EAST

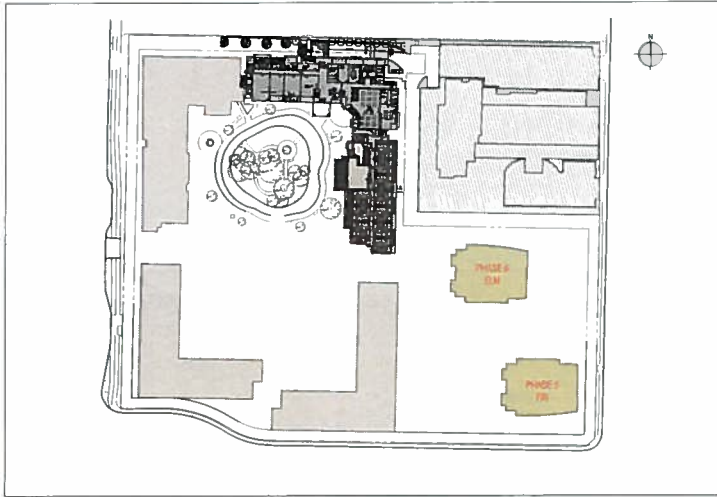
### PHASE 4: CEDAR REPLACEMENT AND EAST-WEST SERVICE ROAD



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														
Location: RL														
PHASE	REPLACEMENT	STREETS	CURRENTLY DISTING UNITS	PROPOSED UNITS	ORIGINAL BUILDING UNIT COUNT									
					BIRCH		ALDER		DOWDWOOD		CEDAR		TOTAL	
					68 UNITS	88 UNITS	95 UNITS	98 UNITS	95 UNITS	104 UNITS	351 UNITS	384 UNITS		
EXISTING	THAMES	4	36											
	1	8	87	105	66	75	31							
	2	ALDER	8	68	100			95	70					
	3	DOWDWOOD	6	95	178					28	95		56	
	4	CEDAR	6	95	175								48	
	5	710	15	105										
	6	5100	15	105										
TOTAL			918	981										
*ORIGINAL BUILDINGS HAS BEEN BEEN DEMOLISHED														

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

**CLIENT**



PROJECT

**LANGLEY LIONS**  
**MASTER PLAN**  
LANGLEY BC

## MASTER PLAN PHASE 5 AND 6 FIR AND ELM REPLACEMENTS REZONING

This drawing, as an instrument of survey, is the property of the architect and may not be reproduced without their permission and provided always that any permission covers their name. All designs and other information shown on this drawing are to be used for the specified project only and shall not be used otherwise without written permission of the architect.

Payment of all sums due to the architect up to the date of use of this drawing is a condition precedent to the use thereof.

Unique dimensions shall be given prominence over stated dimensions. Construction shall verify and be responsible for all dimensions and conditions on the job and dye architecture shall be informed at any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dye architecture for review before proceeding with fabrication.

PROJECT A217398  
DRAWN CHECKED

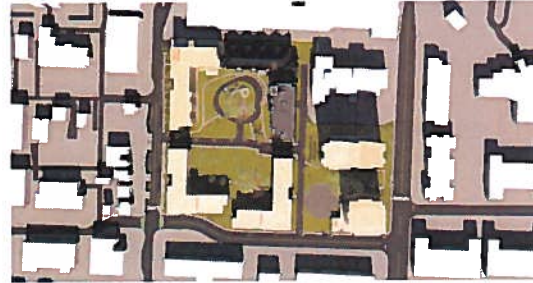
SCALE N/A  
DATE NOV 15, 2019

# A1.04

CLIENT



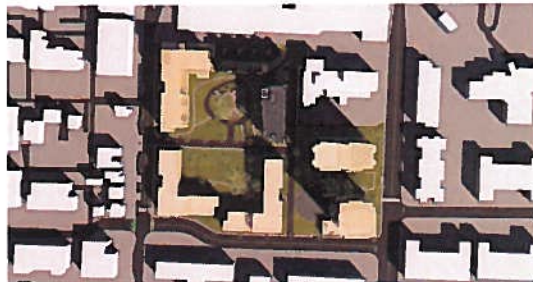
MARCH 10AM



MARCH 12PM



MARCH 2PM



SEPTEMBER 10AM



SEPTEMBER 12PM



SEPTEMBER 2PM

PROJECT

**LANGLEY LIONS  
 MASTER PLAN**  
 LANGLEY BC

**MASTER PLAN  
 SHADOW STUDY**

**REZONING**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any reproduction shall be for the purpose of the project for which it was prepared. All designs and other information shown on this drawing are for the use of the client only and shall not be used for any other purpose without the written permission of dys architecture. dys architecture shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom. This drawing shall be submitted to the appropriate authorities for review and approval.

PROJECT A217398

DRAWN CHECKED

SCALE N/A  
 DATE NOV 15, 2019

**A1.05**





## PROJECT

**LANGLEY LIONS  
MASTER PLAN  
LANGLEY BC**

### MASTER PLAN - FUTURE FIRE TRUCK ACCESS

## REZONING

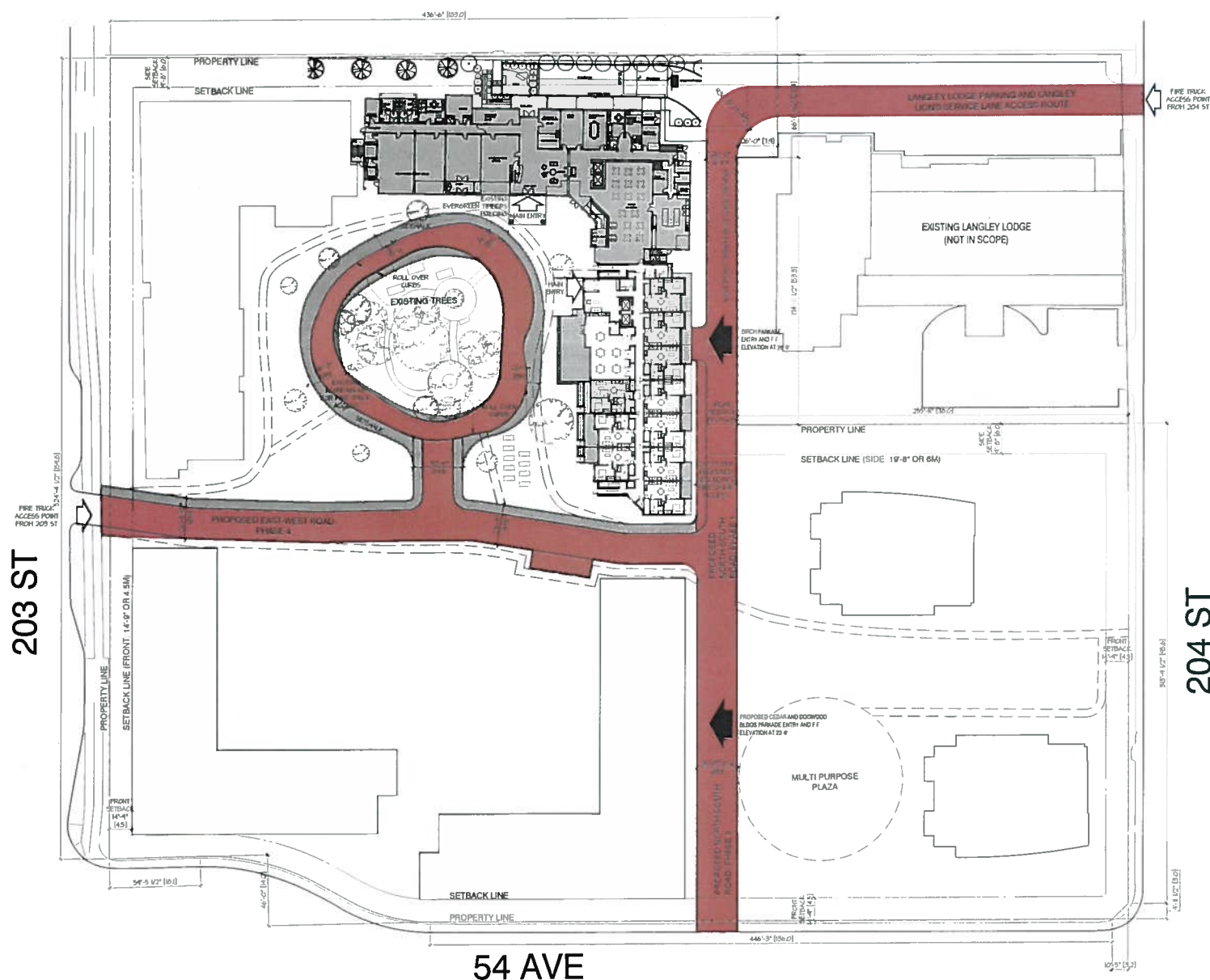
This drawing, as an instrument of service, is the property of dps architecture and may not be reproduced without their permission and provided always that any permission creates their name. All designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dps architecture. Payment of all sums due to dps architecture up to the date of date of this drawing is a condition precedent to the use thereof.

Within six months shall have guaranteed our actual disbursement. Contractors shall verify and be responsible for all disbursements and conditions on the job and any arbitrators shall be informed of any violations from the disbursements and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217308  
DRAWN: MAA CHECKED: DJ

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

## A1.06



CLIENT



PROJECT

**LANGLEY LIONS  
MASTER PLAN**  
LANGLEY BC

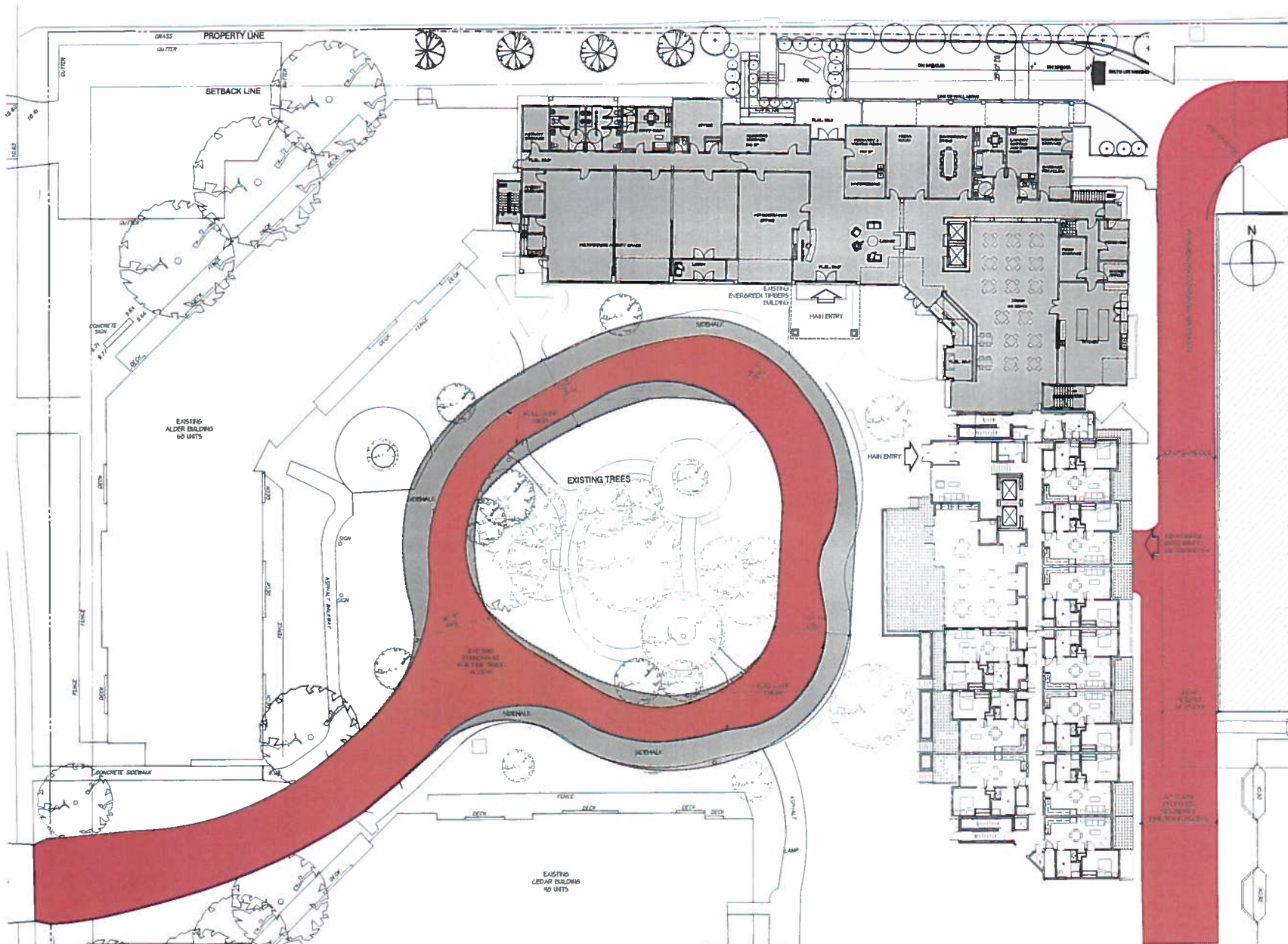
**PHASE 1  
FIRE TRUCK ACCESS**

**REZONING**

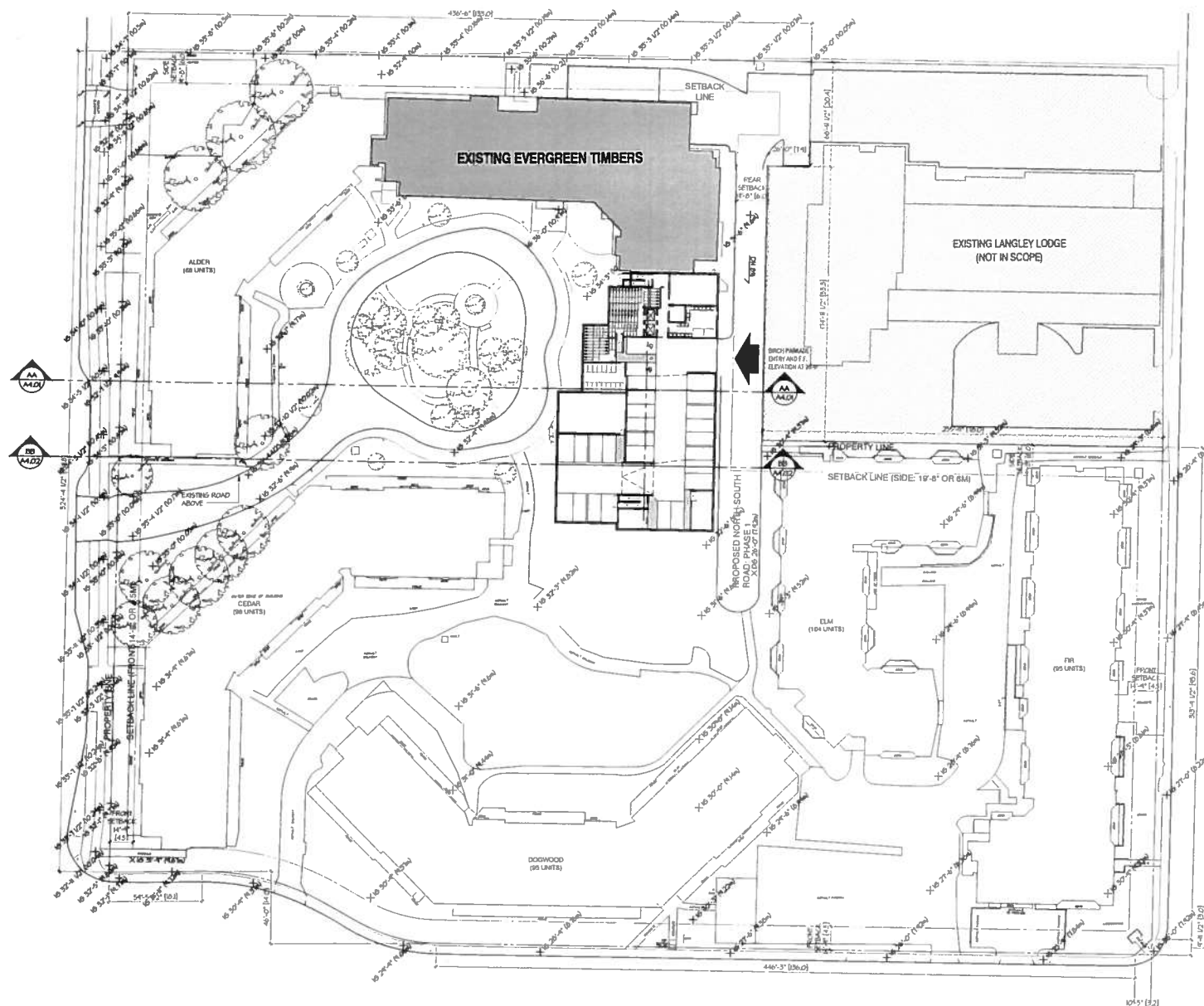
This drawing, as an instrument of service, is the property of the corporation and may not be reproduced without their permission and printed orders may be cancelled without notice. The drawings are for informational purposes only and do not constitute a contract. The drawings are the property of the corporation and may not be reproduced without their permission. The drawings are the property of the corporation and may not be reproduced without their permission.

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**

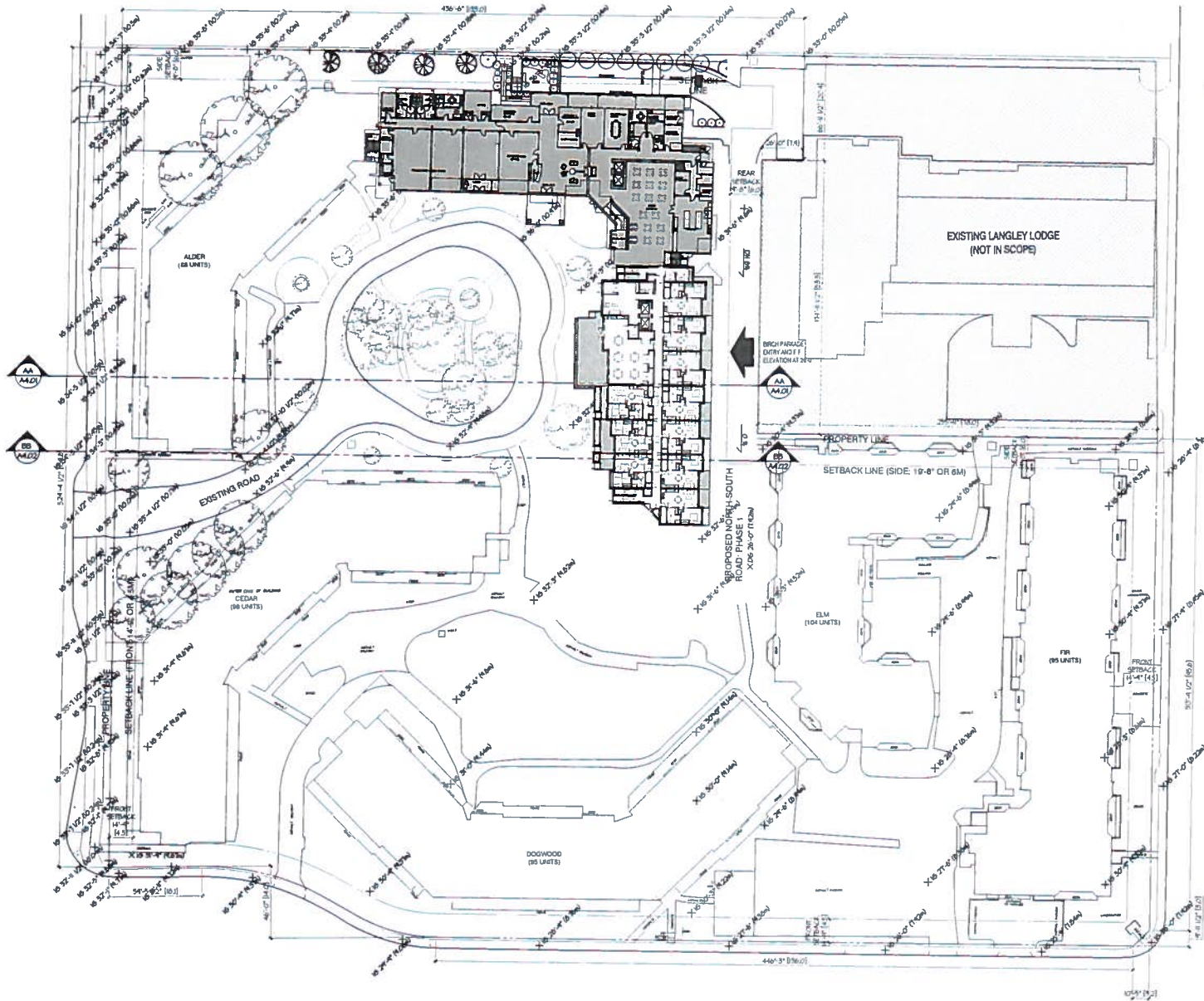
This drawing is an instrument of service, in the property of the client and shall not be reproduced or used in any way without the written consent of the architect. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be 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**

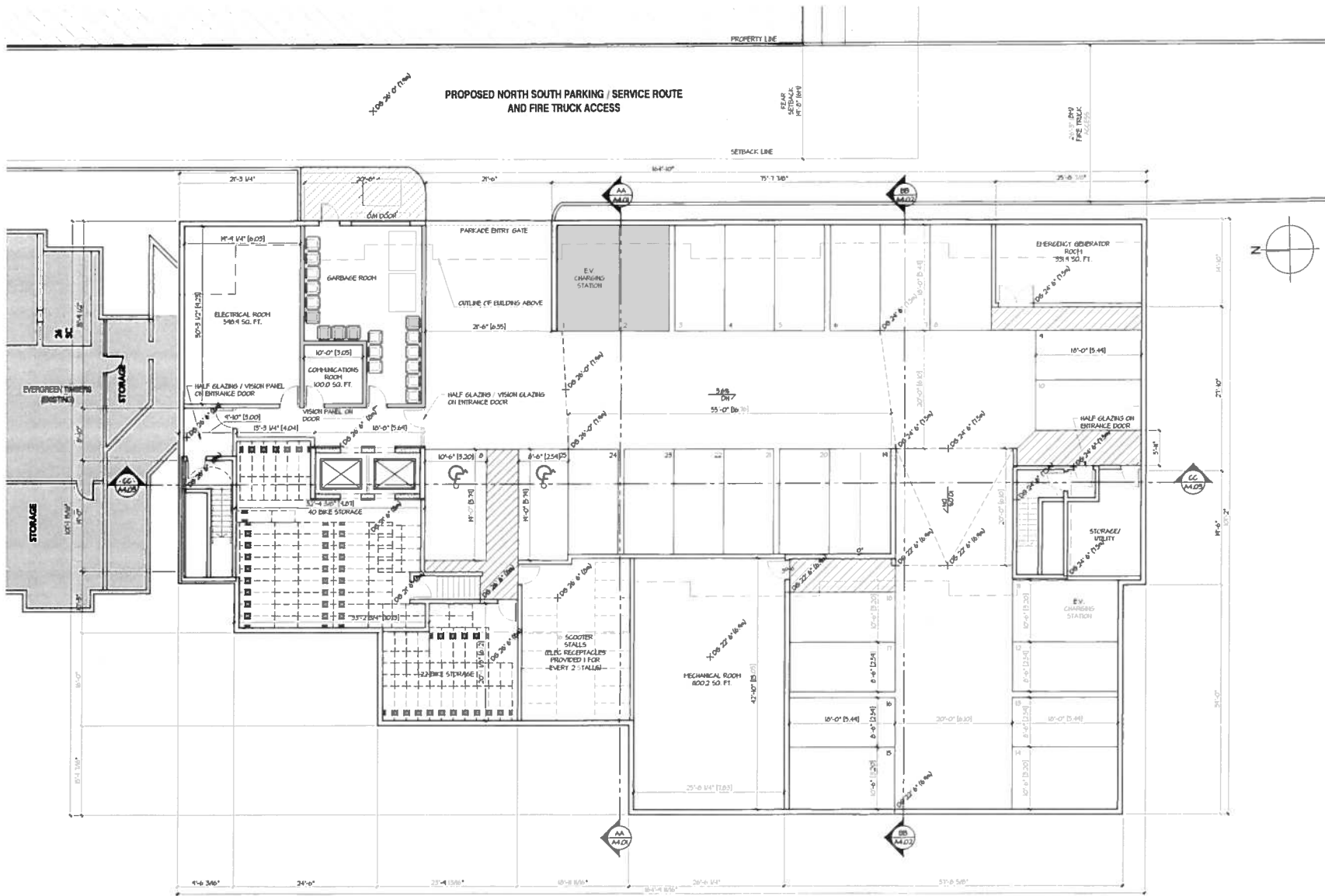
This drawing, as an instrument of service, is the property of the architect and may not be reproduced without written consent. All designs and other information shown on this drawing are the property of the architect and may be used for any purpose without the written consent of the architect. The architect does not warrant the accuracy or completeness of the information shown on this drawing. The drawings shall be submitted to the client for review and approval before proceeding with the project.

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. All drawings and other information shown on this drawing are the property of the architect and may be used for any purpose without the written consent of the architect. The architect does not warrant the accuracy or completeness of the information shown on this drawing. The drawings shall be submitted to the client for review and approval before proceeding with the project.

PROJECT A217398  
DRAWN NM CHECKED DJ

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

CLIENT



PROJECT

**LANGLEY LIONS  
MASTER PLAN  
LANGLEYBC**

**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 are for informational purposes only and shall not be used for any other purpose without the written consent of the architect. The drawings shall be submitted to the appropriate authorities for review and approval. The drawings shall be submitted to the appropriate authorities for review and approval. The drawings shall be submitted to the appropriate authorities for review and approval.

Master drawings shall have permission and sealed 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 submitted to the appropriate authorities for review and approval. The drawings shall be submitted to the appropriate authorities for review and approval.

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

**A2.01**





DATE NOV 15, 2019



PROJECT

**LANGLEY LIONS  
MASTER PLAN  
LANGLEY BC**


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

## REZONING

This drawing, as an instrument of service, is the property of the architect and may not be reproduced without their permission and providing always that any production contains their name. All designs and other intellectual efforts on this drawing are for use on the specified project only and shall not be used otherwise without written permission of the architect. Payment of all sums due to the architect up to the date of use of this drawing is a condition precedent to the use thereof.

Within districts that have precedents over signal dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job and sign architecture shall be informed of any variations from the standards and conditions shown on the drawings. Shop drawings shall be submitted to sign architecture for review before proceeding with fabrication.

PROJECT A217308  
DRAWN NM 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\_fp02-08.dwg - A2.03 - L2-8 - BIRCH

## A2.03



CLIENT



PROJECT

**LANGLEY LIONS  
MASTER PLAN**  
LANGLEY BC

**BIRCH REPLACEMENT  
ROOF PLAN**

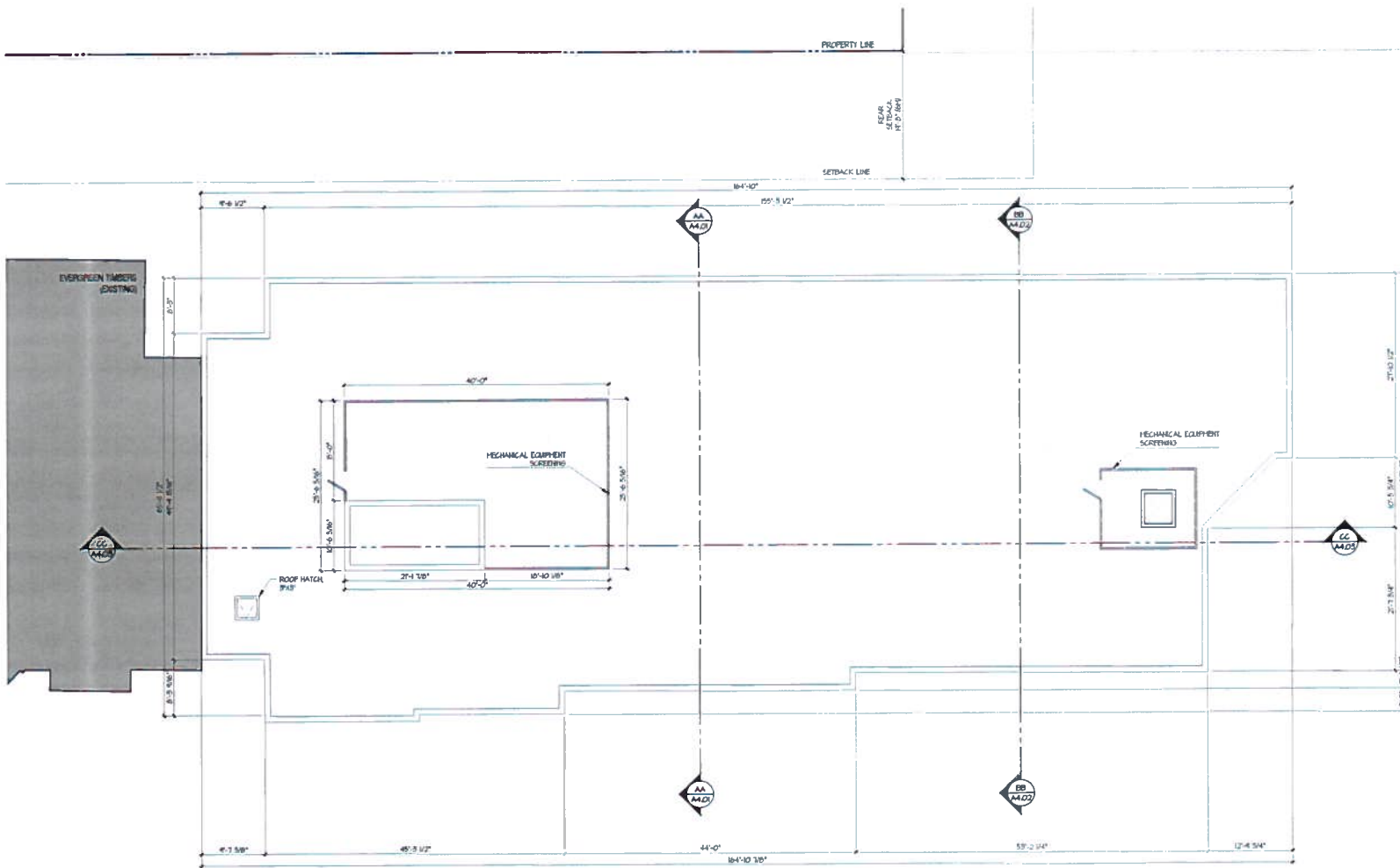
**REZONING**

This drawing is an instrument of service, is the property of dys architecture and may not be reproduced without prior permission and without written consent of dys architecture. All designs and other information shown on this drawing are for use in the construction of the project and are not to be used for any other purpose without the written consent of dys architecture. The drawings are the property of dys architecture and shall remain the property of dys architecture. No part of this drawing is to be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of dys architecture.

Unless otherwise noted, all dimensions are in millimeters. Construction shall comply with the requirements for all dimensions and materials as set out in the specifications and standards of the project. The drawings are the property of dys architecture and shall remain the property of dys architecture. No part of this drawing is to be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of dys architecture.

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

**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**

This drawing is an instrument of service, in the property of the architect and may not be reproduced, copied, or otherwise used without the written consent of the architect. It is to be used only for the project and site shown and shall not be used for any other project, site, or purpose without the written consent of the architect. Payment of all fees due to the architect is a condition precedent to the use of this drawing in a manner prohibited by the law.

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**

The drawing is an instrument of service, is the property of dys architecture and may not be reproduced or used for any purpose other than that authorized by dys architecture. All drawings are subject to change without notice. The drawings are to be used in accordance with the terms and conditions of the contract. The drawings are not to be used for any other purpose without the written consent of dys architecture. The drawings are not to be used for any other purpose without the written consent of dys architecture.

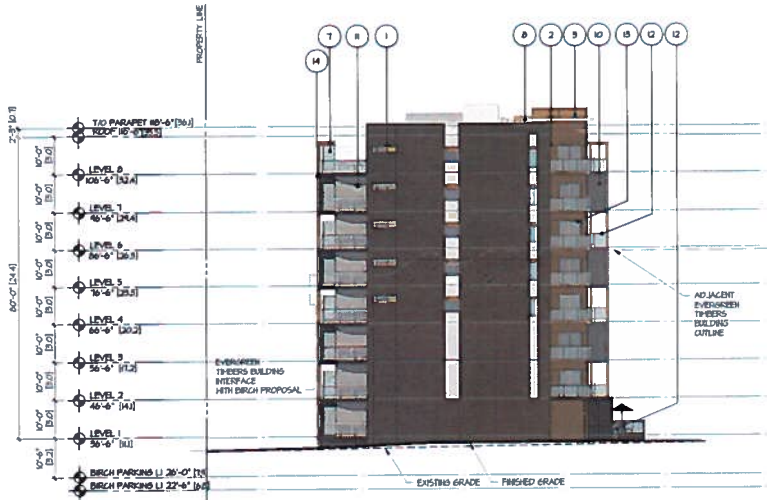
PROJECT A217398

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

This drawing, as an instrument of service, is the property of Epi Architecture and shall not be reproduced without their permission and provided always that any reproduction carries their name. All designs 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 Epi Architecture. Payment of all sums due to Epi Architecture up to the date of use of this drawing is a condition precedent to the use of this drawing.

Wiggins demonstrates that basic premises under control structures. Constructive shall verify and be responsible for all dimensions and conditions on the job and the architecture shall be submitted to any variations from the objectives and conditions shown on the drawings. Shop drawings shall be submitted to the architecture for review before proceeding with fabrication.

PROJECT A217368  
DRAWN NM CHECKED DJ

SCALE N.A.   
DATE NOV 15, 2019

### A3.03



PROJECT

**LANGLEY LIONS  
MASTER PLAN**  
LANGLEY BC

## SITE SECTION AA REZONING

Written dimensions shall have permanent clear metal dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed of 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 A217368  
DRAWN JS CHECKED DJ  
SCALE 1/16" = 1'-0"  
DATE NOV 15, 2019

PLOT STAMP 2019-Nov-15 12:09pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398\_bsdwg - A4.01 - SECTION AA

## A4.01





CLIENT



## SECTION CC - BIRCH



PROJECT

**LANGLEY LIONS  
MASTER PLAN**  
LANGLEY BC

**SECTION CC - BIRCH  
REZONING**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without the prior written consent of dys architecture. It is to be used for the project and site only and for no other purpose. Any other use of this drawing without the prior written consent of dys architecture is prohibited. The drawing is to be used for the project and site only and for no other purpose. Any other use of this drawing without the prior written consent of dys architecture is prohibited. The drawing is to be used for the project and site only and for no other purpose. Any other use of this drawing without the prior written consent of dys architecture is prohibited.

Project drawings are subject to change without notice. The drawings are to be used for the project and site only and for no other purpose. Any other use of this drawing without the prior written consent of dys architecture is prohibited. The drawing is to be used for the project and site only and for no other purpose. Any other use of this drawing without the prior written consent of dys architecture is prohibited.

PROJECT A217398  
DRAWN JS CHECKED DJ

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

**A4.03**