

PACIFIC NAZARENE HOUSING SOCIETY, LANGLEY

Application for OCP Amendment, Rezoning and Development Permit
Revised Application
Revised Application

December 3rd, 2024
January 21st, 2025
March 14th, 2025

BC Builds
homes for people



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OCP District areas:	Zoning:	Proposed Building:
Nicomel River District	Existing P2 and RS1	Storeys All 6
200 Street Corridor	Proposed CD	Height (m) South Building 20,7 North Building 22,9

Development Data:									
	Institutional	Childcare	Non-rentable	Commercial	Non-rentable	Residential	Circulation & Non-rentable	Rentable Storage	Rentable Units
	Assembly Hall			Rentable		Amenity			
South Building									
Level One	912.0	824.6	19.1	0.0	0.0	237.4	182.5	0.0	0.0
Level Two							306.4	75.5	2,396.1
Level Three							313.5	75.5	2,256.0
Level Four							313.5	75.5	2,256.0
Level Five							313.5	75.5	2,256.0
Level Six							313.5	75.5	2,256.0
Roof Level							87.9		
Subtotal (sq.m.)	912.0	824.6	19.1	0.0	0.0	237.4	1,830.7	377.5	11,420.1
Subtotal (sf)	9,816.7	8,876.2	205.6	0.0	0.0	2,555.4	19,705.7	4,063.4	122,925.4
S. Bldg. Subtotals by Use (sq.m.)			1,755.7		0.0				13,865.8
(sf)			18,896.5		0.0				149,249.6
North Building									
Level One	0.0	0.0	0.0	600.0	69.8	0.0	181.9	0.0	0.0
Level Two						165.8	183.3	57.7	1,030.2
Level Three							180.6	0.0	1,234.4
Level Four							180.6	0.0	1,234.4
Level Five							180.6	0.0	1,234.4
Level Six							180.6	0.0	1,234.4
Roof Level							0.0		
Subtotal (sq.m.)	0.0	0.0	0.0	600.0	69.8	165.8	1,087.6	57.7	5,967.8
Subtotal (sf)	0.0	0.0	0.0	6,458.3	751.2	1,784.7	11,706.5	621.1	64,236.9
N. Bldg. Subtotals by Use (sq.m.)			0.0		669.8				7,278.9
(sf)			0.0		7,209.6				78,349.1
TOTAL GROSS FLOOR AREA (sq.m.)	23,570.2			F.A.R.		2.10			
(sf)	253,707.0								

Bicycle Space Requirement					
	Multiplier	Required Class 1	Class 2	Provided Class 1	Class 2
Multi-family Residential	Class 1 = 0.5 / unit Class 2 = 6 /	15/0		15/0	
Retail	Class 2 = 1 / 500 sqm. Class 2 = 6 / unit	1.3	12	1.0	12
Assembly Hall	10 spaces		30		30
Chickicare	10 spaces		10		10
TOTAL		152.3	62	152	62

	Multiplier	South Building		North Building		Combined	
		Required	Proposed	Required	Proposed	Required	Proposed
Indoor Amenity	2.3 sqm./unit*	200	245	102	165	302	410
Outdoor Amenity		400	390	204	250	604	640
TOTAL		600	635	306	415	906	1,050

*or variance of 3m2 total per unit on indoor and outdoor but with a min of 1m2 per unit on both indoor and outdoor amenities

(Requirement includes covered and uncovered)	Required	Provided		
		Outdoor	Covered	Combined
Infants	255 sq.m.	138	90	228
Pre-school	358 sq.m.	176	68	244
TOTAL				472

	Bylaw Paragraph	South Building	North Building	Notes
Number of residential units		200.0	102.0	
Centralized W & R storage space: (0.31 sqm. x #units)+8 sqm.	6.1			
Centralized min recycling space: (0.16 sqm.x #units)+5 sqm.	6.2	70.0	39.6	
Flex space for recycling (50%)	6.3	37.0	21.3	WITHIN W&R
Subtotal		18.5	10.7	IN ADDITION
		88.5	50.3	

Maximum retail recycling storage space for 7000 sq.m. area threshold	25	25	WITHIN W&R
Centralized W & R storage space: (0,0182 * AREA sq.m.)+3.7 sq.m.	35.7	15.9	

			N + S Bldg:
TOTAL REQUIRED (sq.m.)	124.2	66.2	190.3
TOTAL AVAILABLE (sq.m.)	124.2	66.2	190.3

East			West			North		
Property	Building	Average	Property	Building	Average	Property	Building	Average
17,620	17,499	17,560	16,500	17,399	16,950	13,630	11,650	12,640
17,581	17,499	17,550	16,500	17,732	17,116	13,769	11,811	12,600
17,742	17,499	17,595	16,500	17,839	17,650	14,231	12,564	13,890
17,559	17,499	17,526	17,500	17,854	17,677	15,465	12,701	14,083
17,498	17,499	17,500	17,500	17,861	17,750	15,500	12,750	14,084
17,438	17,499	17,469	17,918	17,500	17,709	15,000	13,581	14,586
17,378	17,499	17,439	17,946	17,500	17,723	15,500	14,036	14,769
17,316	17,499	17,407	17,901	17,500	17,700	15,500	14,036	14,769
17,235	17,499	17,367	17,986	17,500	17,743	15,500	14,461	14,971
17,160	17,500	17,325	17,998	17,500	17,746			
17,053	17,499	17,276	17,983	17,500	17,742			
16,977	17,499	17,284	17,946	18,000				
16,500	16,668	16,684	17,957	18,000	17,979			
16,500	16,746	16,623	17,936	18,000	17,968			
16,500	16,808	16,655	17,955	18,000	17,968			
16,500	16,473	16,487	17,916	18,000	17,958			
16,500	16,500	16,500	18,000	18,000	18,000			
16,500	16,200	16,260	18,000	18,000	18,000			
16,500	16,064	16,265	18,000	18,000	18,000			
16,500	15,038	15,218	18,000	18,000	18,000			
15,720	16,228	15,974	18,000	18,000	18,000			
15,720	16,228	15,974	18,000	18,000	18,000			
16,117	15,338	15,231	18,000	18,000	18,000			
15,144	15,500	15,322	18,000	18,000	18,000			
14,816	15,500	15,322	18,000	18,000	18,000			
14,697	14,600	14,749	18,000	18,000	18,000			
14,481	14,500	14,641	18,000	18,000	18,000			
14,244	13,887	14,066	18,000	18,000	18,000			
13,992	13,952	14,023	18,000	18,000	18,000			
13,800	13,449	13,625	18,000	18,000	18,000			
13,517	13,800	13,659	18,000	18,000	18,000			
Average North		16,297						

	Regular	Small	
Level P1	167	165	332
Level One	15	81	96
Subtotal	182	246	
TOTAL		428	

	Horizontal	Vertical
Level P1	83	28
Level One	29	11
Total	112	39
	74.2%	25.8%
Total H + V		151

	South Building			North Building		
	In-suite	Not in-suite	Total	In-suite	Not in-suite	Total
Level One	0	0	0	0	0	0
Level Two	28	15	43	13	11	24
Level Three	28	15	43	15	1	16
Level Four	28	15	43	15	1	16
Level Five	28	15	43	15	1	16
Level Six	28	15	43	15	1	16
Subtotal	140	75	215	73	15	88
BUILDING TOTAL						303

- The way measurements of areas shown in the drawings vary:
1. Residential unit areas are counted from the centreline of the wall that separates units, to the exterior glazing at the outside wall, and the exterior face of the walls on internal corridors.
 2. Commercial units Areas are counted from the centreline of the walls in between units, to the exterior glazing at the outside wall, and the exterior face of the walls on internal corridors.
 3. All Congregation and Childcare areas are measured from the interior face of the walls. (From interior wall face to interior wall face).

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Issued for

Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

Site address
19991 - 49th Avenue

Sheet title
PROJECT
STATISTICS

Sheet number

A001

Overview

As a gesture of respect, peace, and friendship, we acknowledge that the site of this development is located on the unceded Indigenous homelands of the Coast Salish People - specifically the Kwantlen, Matsqui, Katzie and Semiahmoo, and all their ancestors who lived on and served as faithful stewards of these lands.

The proposed development is situated on a one hectare, block-long site that straddles the 200th Street Corridor and Nicomekl River Districts of the City of Langley Official Community Plan (OCP).

This application is in support of a proposal to revise the OCP and rezone the subject site from P2 and RSI to CD zone to permit the increased density to 210 FAR.

The proposed would provide a childcare facility, service-oriented retail space, and 302 units of rental residential with amenity in addition to an updated assembly hall for the Owner: the Living Hope Church of the Nazarene (Pacific Nazarene Housing Society), whose vision includes community support.

Area plan

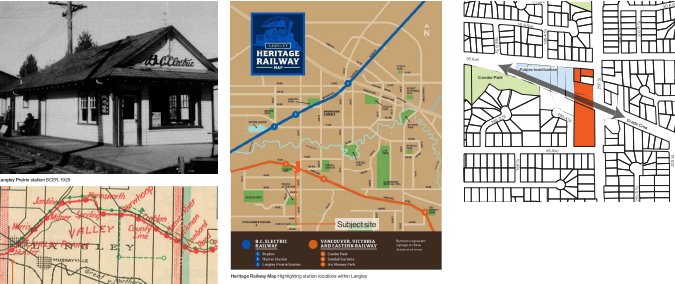
Site opportunities
The subject site is on 200th Street, which is a major road and truck route through the City of Langley. The vicinity of the site is now dominated by single family residential development, but the OCP identifies that this part of the city will be a transition zone between the more dense downtown core to its north and the suburbs to the south.

Public transit
The subject site will be a thirty minute walk from the future Skytrain station planned at Industrial Avenue and 203rd Street. 200th Street is served by public transit and there is a bus stop at the subject site, and another across the street. This major route is also earmarked as a potential rapid bus route.

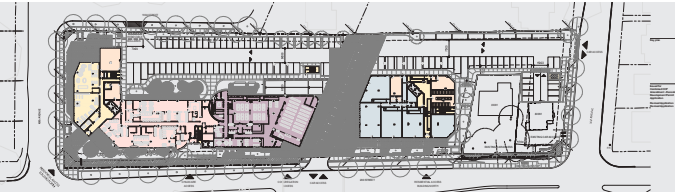
Green areas
The site surrounded by generous green space in every direction. It is a five minute walk to the Nicomekl River and Trail to the north. A six minute walk to the east arrives at Sandial Botanical Gardens, Penzer Action Park and the Power Line Trail are about five minutes south, and finally Conder Park is a three minute walk to the west.



Heritage: Vancouver, Victoria, & Eastern Rail



Subject site



The City of Langley has identified the historic VV&E Railway as a heritage feature of interest. The path of this former train track bifurcates the subject site. Its location has driven the building part. The proposed development offers circulation and a visual connection from Grade Crescent to Conder Park, the location of a former train stop. This connection is an access point for the site. An assembly hall, retail units, and vehicular and pedestrian traffic will animate it as the outdoor heart of the development.

Site assembly



The subject site will be the result of collaboration between the City of Langley and the Pacific Nazarene Housing Society (PNHS). With the shared goals of growing and connecting the community of Langley, the applicant is pleased to put forward this development proposal.

The southernmost parcel is the longstanding home of the Living Hope Church of the Nazarene. The northwest parcel was previously purchased by PNHS. The northeast lot is a recent purchase from a private owner. Finally, the three parcels across from Grade Crescent are City-owned land.

The consolidation of these properties will enable a density of affordable rental housing that exceeds what could be achieved without assembly. This will help to address the shortage of such housing in Langley, and will help the City to hit its targets for new housing units.

Guideline review



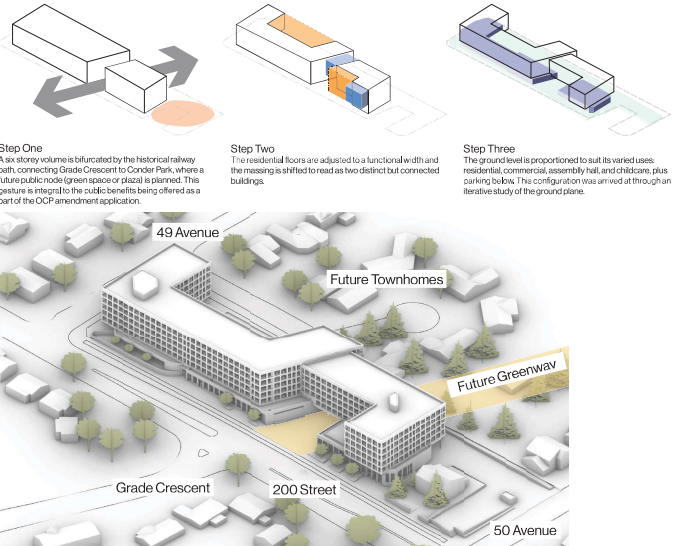
The City of Langley OCP currently shows the subject site is to be rezoned to ground-oriented residential use. The Applicant, in consultation with city staff, is seeking to update the OCP to reflect the highest and best use that these church-owned lands can potentially provide, given their adjacency to frequent transit. The proposal therefore shows a Low-Rise Residential design (permitting up to six storeys), similar to developments near Nicomekl Elementary School.

This proposal builds on the OCP's "Conder Convenience Corner" vision, with a neighbourhood commercial community centre that includes more housing units, a large daycare, a renewed church and community space, and a greater supply of rental and below-market housing.

The site straddles two Districts identified in the OCP: the Nicomekl River District and the 200th Street Corridor. The intent for both of these districts is to densely residential use where there is good proximity to major roads and the downtown.

The OCP shows a mix of Suburban, Ground-oriented, and Urban Residential. It is the Applicant's position that the proposed development aligns with the intent of the OCP and provides this desired density by offering 302 units of rental and below-market housing. The proposal then exceeds expectations by providing childcare and service-oriented retail units at ground level, while also including an update to the church congregation facility.

Building massing



Streetscape
The subject site is wrapped by single family homes and residential local roads to the north, south, and east. In contrast, the east side of the proposed development faces onto a major roadway that is also a primary truck route through the city. Running north to south the grade of the site changes by over 6 meters, amounting to an average slope of 3% with the highest point at the south corner. The ground floor of the proposed development will house residential amenity, childcare, an assembly hall, and retail units. The site is bifurcated by what was once a regional electric railway track, and the building part opens and provides parking access at this point along 200th Street.

Pedestrians
An inclusive pedestrian experience is at the heart of the site concept, and the gentle slope of the site is handled with care to minimize stairs and offer efficient and comfortable paths of travel. For pedestrian safety, modes are separated by keeping vehicular access at the rear of the site.

The ground level uses on site require varying degrees of openness/privacy, which creates variety along the street. The proposed development is bookended with perhaps the most active uses: residential lobbies and amenity, and retail space. The walkway itself is broad, ranging between 9m and 14m from building to curb. This means ample space for times of high pedestrian traffic, as well as room for landscaping buffer.

Vehicles
Underground parking is provided and vehicular access is located on the east side across from Grade Crescent and at the northwest corner of the site. At ground level, parking is distributed along the north and west ends of the site. This configuration serves all the building uses while maintaining a strong facade and street interface along the front elevation. It loads the density towards the busiest street and maximizes the buffer between the six storey proposed development and the adjacent single family homes.

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Key plan

Issued for

Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

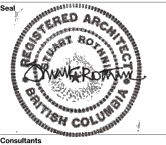
Client
Pacific Nazarene Housing Society
Site address
19901 - 49th Avenue
4951-4975 - 200 Street
4901 - 200 Street
19990 50th Avenue

Sheet title
Design Rationale

Sheet number

A002

N



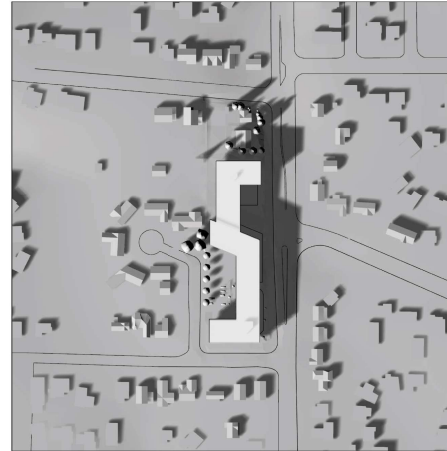
Key plan



EQUINOX
09:00



EQUINOX
12:00



EQUINOX
15:00



SUMMER
09:00



SUMMER
12:00



SUMMER
15:00

Issued for
Combined OCP
Amendment - Reviewing -
Development Permit
Application
Revised Application
January 2nd, 2025
Revised Application
March 14th, 2025

PROJECT NAME
PNHS LANGLEY

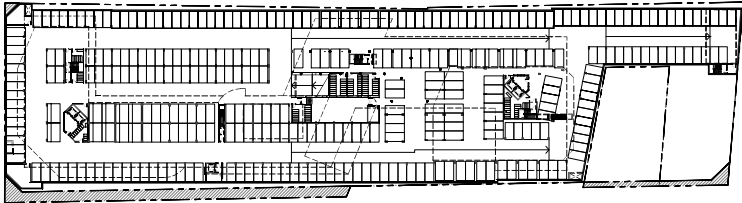
Client
Site address

Sheet title
SHADOW STUDY

Printed Date
2025-03-14
Sheet number

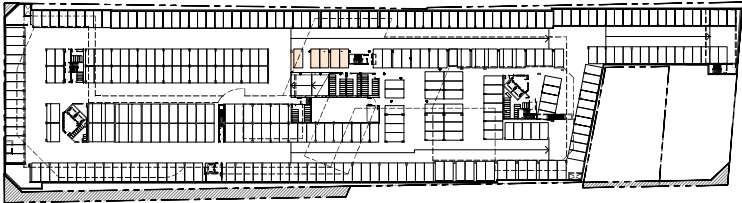
A003

WEEKDAY - DAY

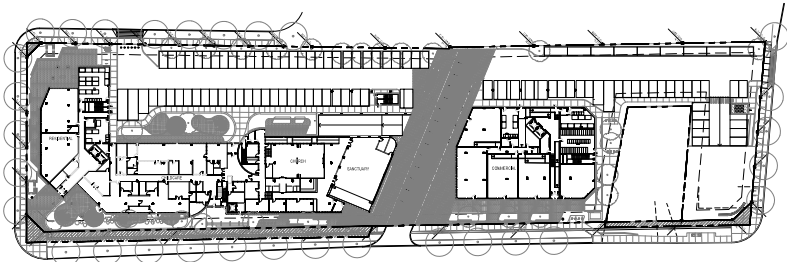


LEVEL P1

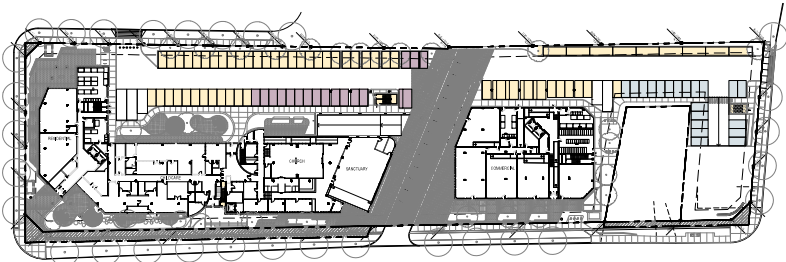
WEEKDAY - NIGHT



LEVEL P1



LEVEL 1



LEVEL 1

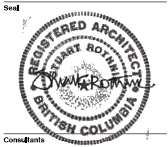
SHARED SURFACE BREAKDOWN - DAY	
Visitor stalls	29
Commercial	20
Church	35
Child care	12
96 plus 5 underground	

SHARED SURFACE BREAKDOWN - NIGHT	
Visitor stalls	59
Commercial	20
Church	17
Child care	0
96 plus 5 underground	

- LEGEND: SHARED PARKING
- VISITORS PARKING
 - COMMERCIAL PARKING
 - CHURCH
 - CHILDCARE
 - CHILDCARE STAFF

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Key plan

Issued for
Combined OCP
Amendment - Rezoning
Development Permit
Application
January 2nd, 2025
Revised Application
March 14th, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1001-1011 AVENUE

Sheet title
SHARED-PARKING
WEEKDAY-STUDY

Sheet number
Scale 1:500

A004

LEAF

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Key plan

Project title
PNHS-LANGLEY

Sheet title
**SHARED-PARKING
WEEKEND-STUDY**

Sheet number Scale 1:500 -

A005 

SHARED SURFACE BREAKDOWN - SUNDAY		Spaces
Visitor stalls		29
Commercial		20
Church		47
Child care		6
		<u>96</u> plus 5 underground



Key plan

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Amendment - Rezoning -
Development Permit
Application
Revised Application
December 3rd, 2023
January 21st, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
19991-40TH AVENUE

Sheet title
WAYFINDING DIAGRAM

Printed Date
2024-12-03
Sheet number
Scale 1:250

A006



A Typical Residence Entrance



B Childcare Entrance



C Church Entrance



D Typical Commercial Signage Entrance



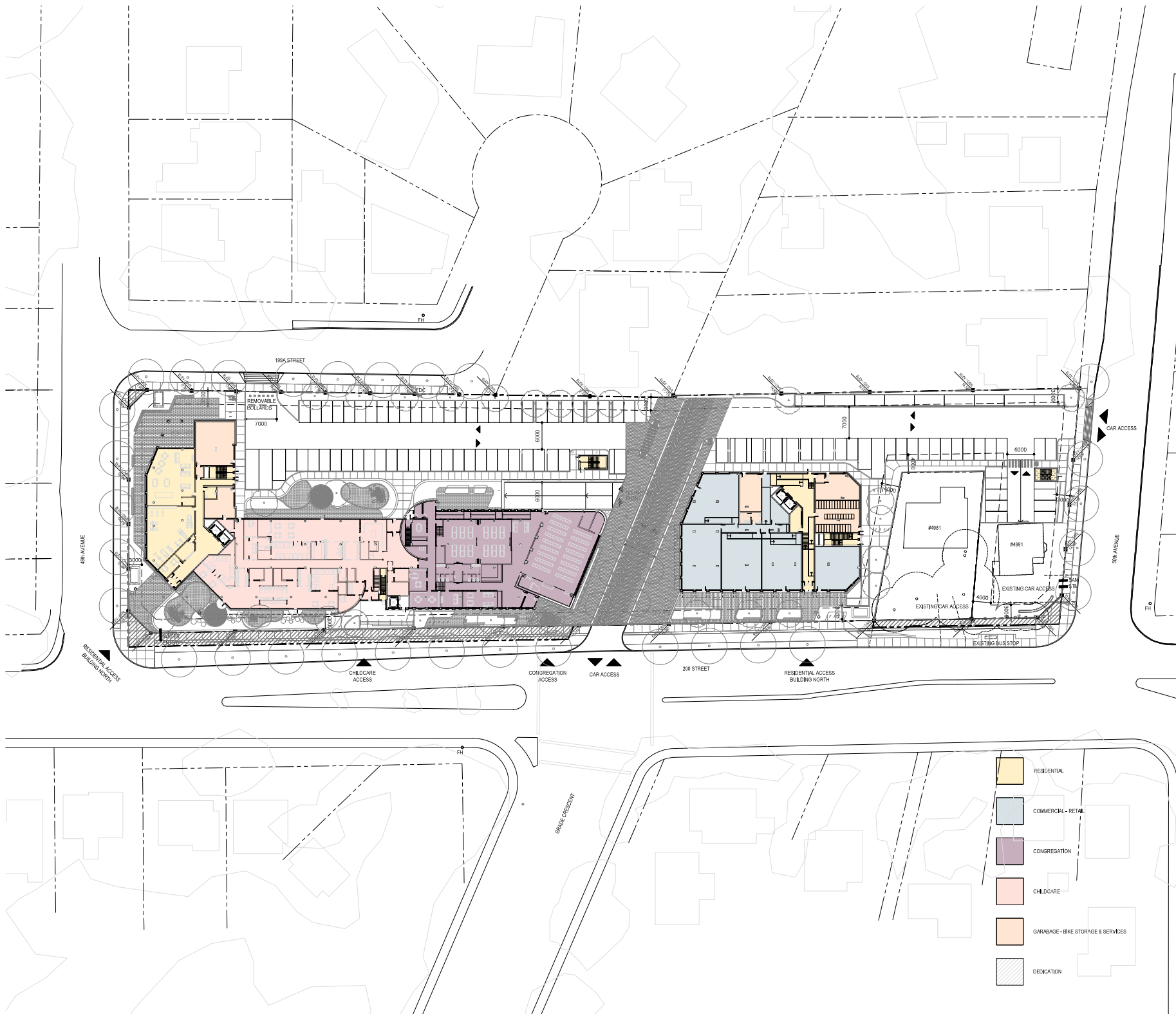
E Pedestal Signage

Sign Types

- 1 Pedestal Signage
- 2 Vehicular Directional
- 3 Commercial Signage
- 4 Commercial Parking
- 5 Loading Dock ID
- 6 Building Number
- A Signage Views

Circulation & Path of Travel

- Vehicular (Cars)
- Vehicular (Transport)
- Pedestrian Access
- Pedestrian Exit
- Garbage Room/Facility
- Loading Bays



A201



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Consultants

Key plan

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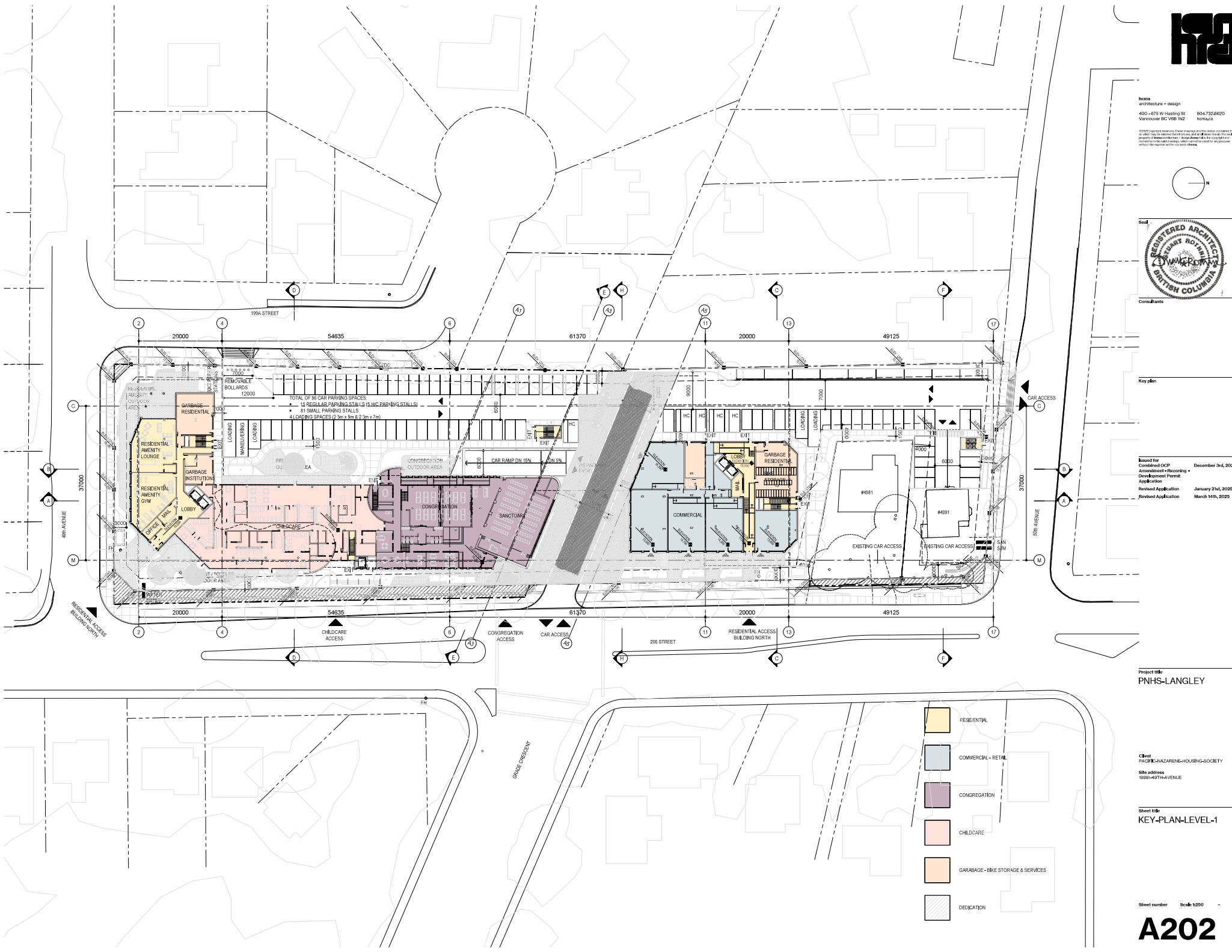
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
9991-40TH AVENUE

Sheet title
KEY-PLAN-LEVEL-1

Sheet number
Scale 1:250

A202





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Consultants

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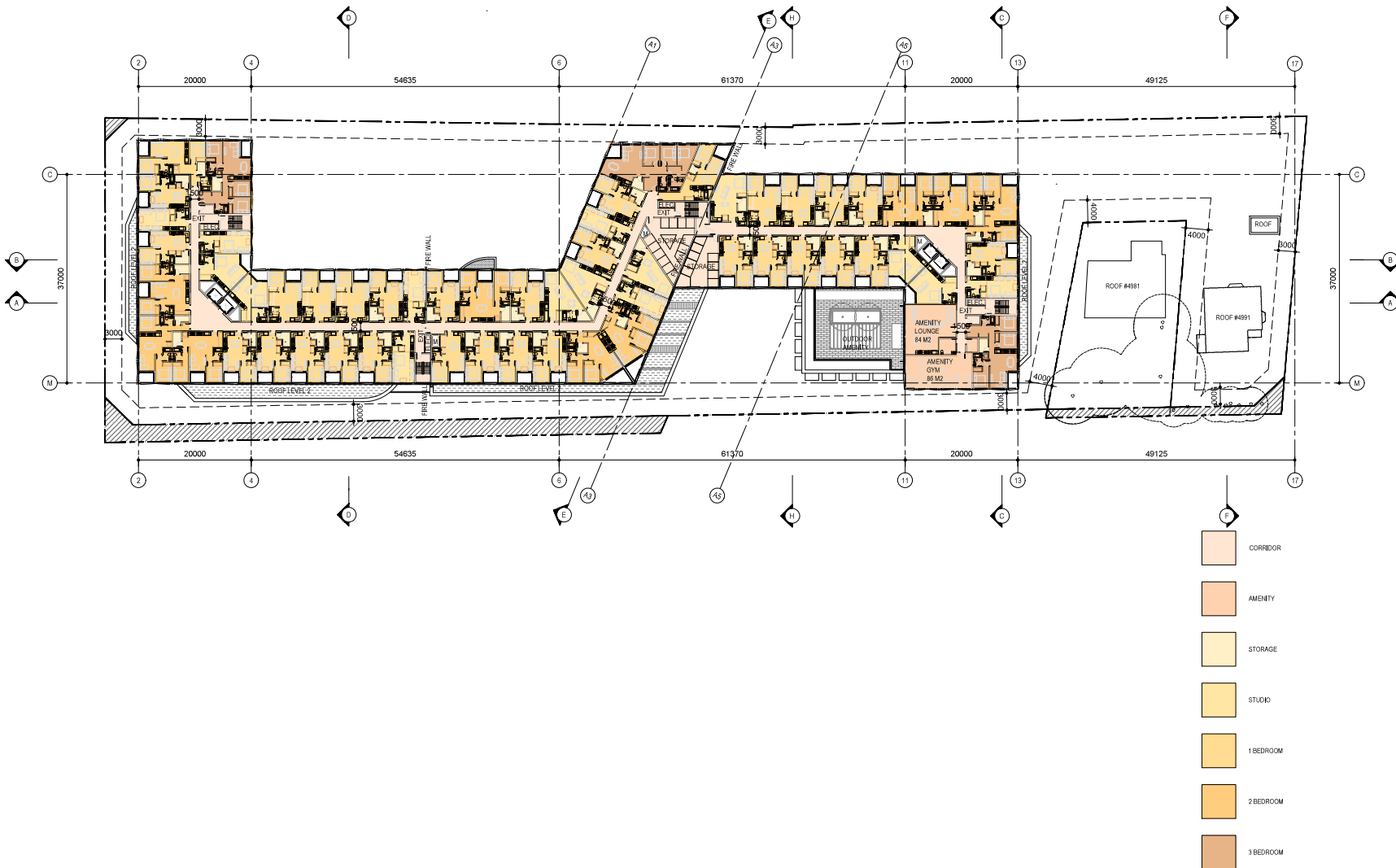
Project title
PNHS-LANGLEY

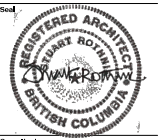
Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1890-69TH AVENUE

Sheet title
KEY-PLAN-LEVEL-2

Sheet number Scale 1:250

A203





Key plan

Issued for Combined OCP Amendment + Rezoning - Development Permit Application	December 3rd, 2025
Revised Application	January 21st, 2025
Revised Application	March 14th, 2025

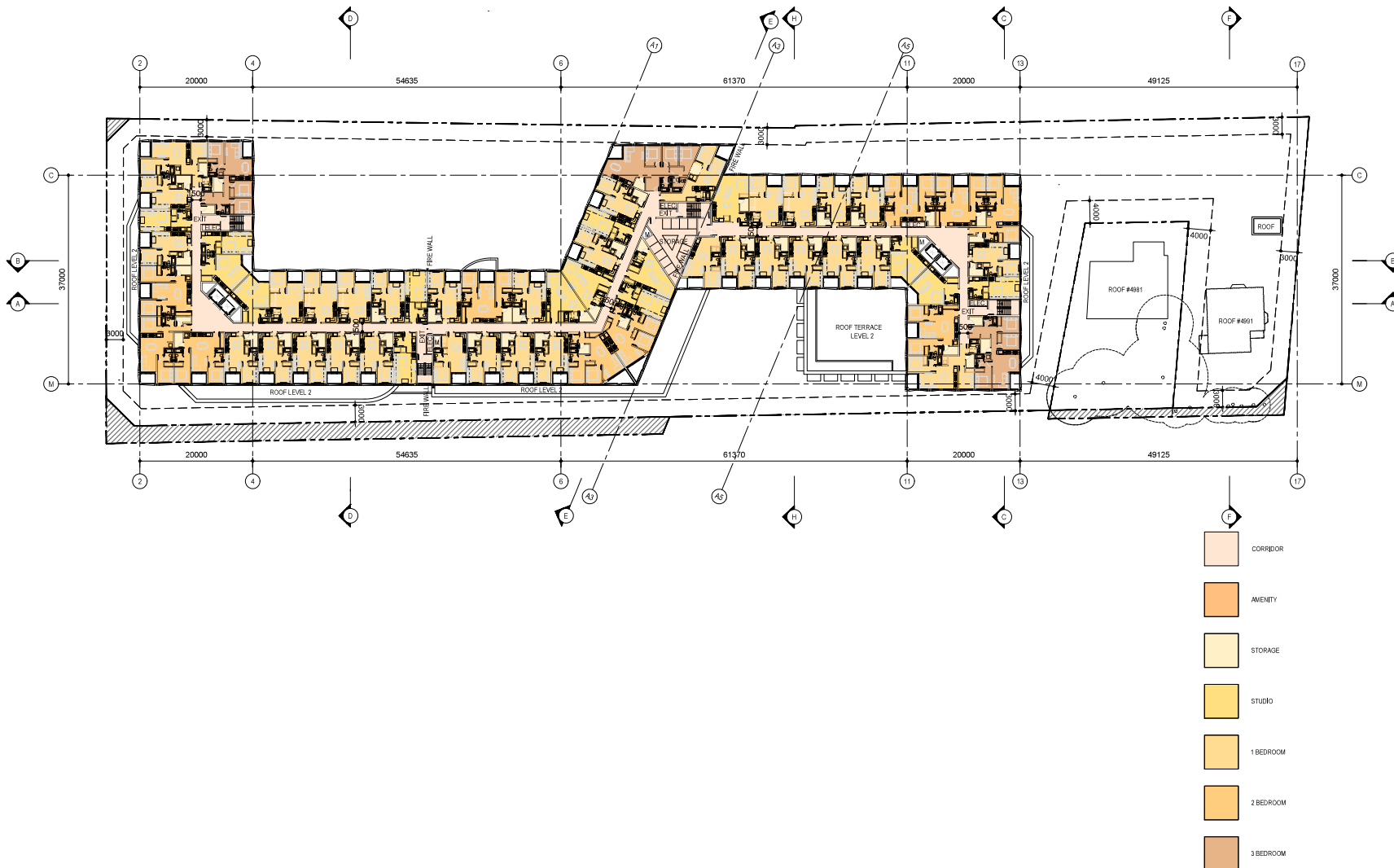
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY

Site address
9991-49TH AVENUE

Sheet title
KEY-PLAN
LEVELS-3-TO-6

Sheet number Scale 1:250 -



A204



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Consultants

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January 21st, 2025
March 14th, 2025

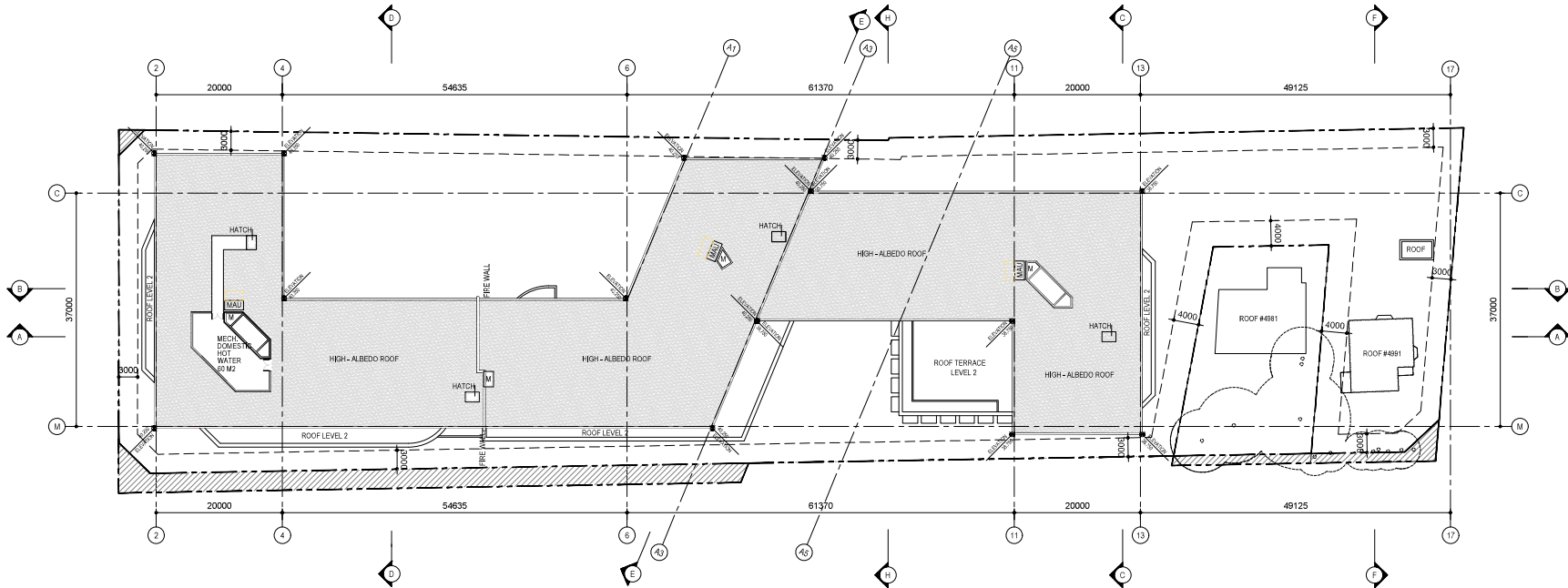
Project title:
PNHS-LANGLEY

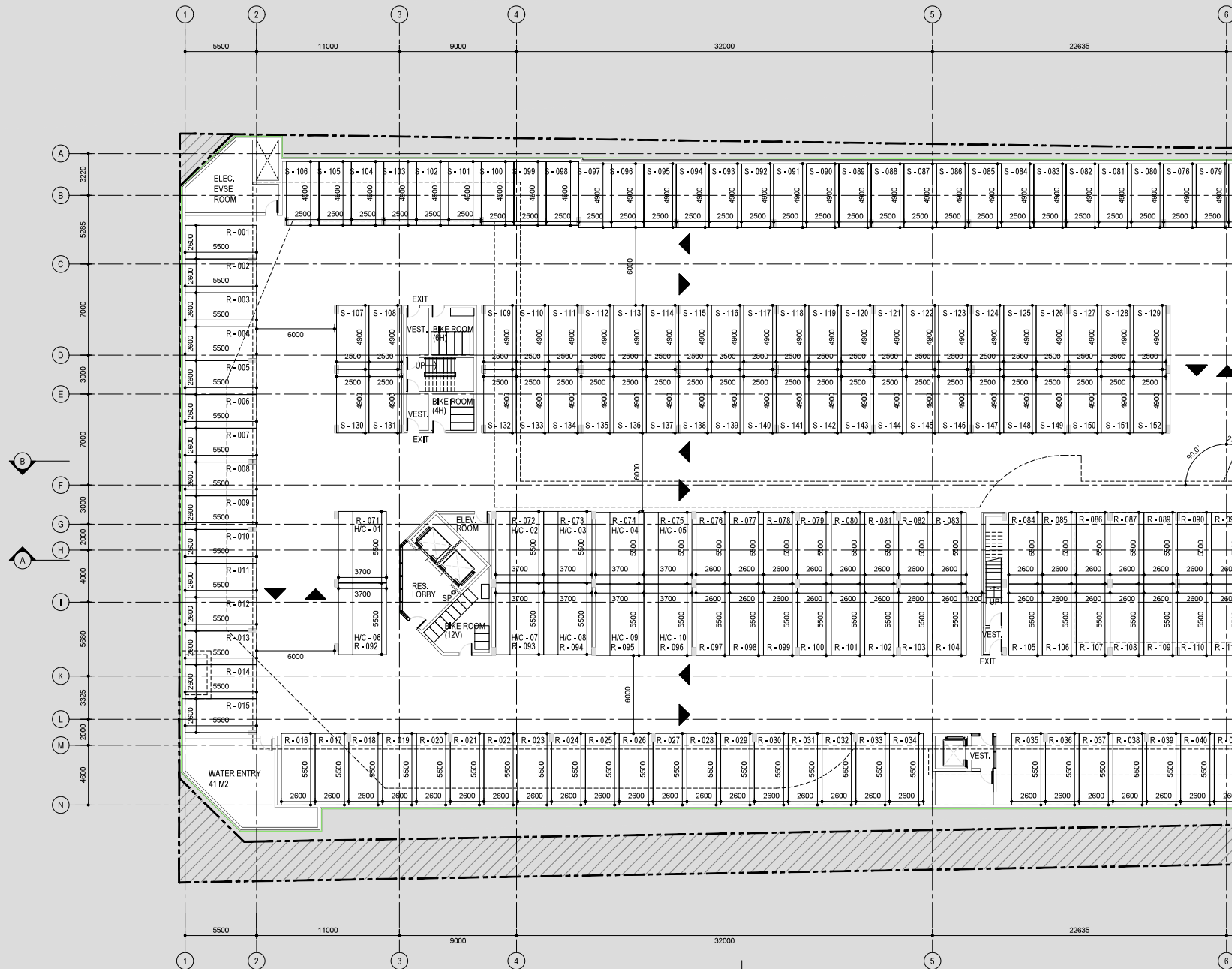
Client:
PACIFIC NAZARENE HOUSING SOCIETY
Site address:
19191-49TH AVENUE

Sheet title:
KEY-PLAN-ROOF-PLAN

Sheet number
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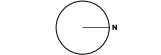
A205





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Comments

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 2020
January 26th, 2025
March 16th, 2025

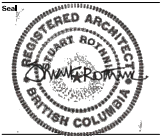
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
1909-40TH AVENUE

Sheet title
LEVEL-P1-A

Sheet number
Scale 1:800

A210



Consultants

Key plan

Issued for Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 2025
Revised Application	January 21st, 2025
Revised Application	March 14th, 2025

Project title
PNHS-LANGLEY

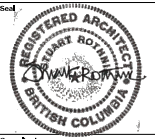
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PACIFIC NAZARENE HOUSING SOCIETY

Site address
19891-49TH AVENUE

Sheet title
LEVEL-P1-B

Sheet number Scale 1:100 -

A211



Consultants

Key plan

Issued for Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 2025
Revised Application	January 21st, 2025
Revised Application	March 14th, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY

Site address
9991-49TH AVENUE

Sheet title
LEVEL-P1-C

Sheet number Scale 1:100 -



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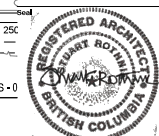


Figure 1

Issued for Combined OCP	December 3rd,
Amendment - Rezoning - Development Permit Application	
Revised Application	January 21st, 2017
Revised Application	February 28th,

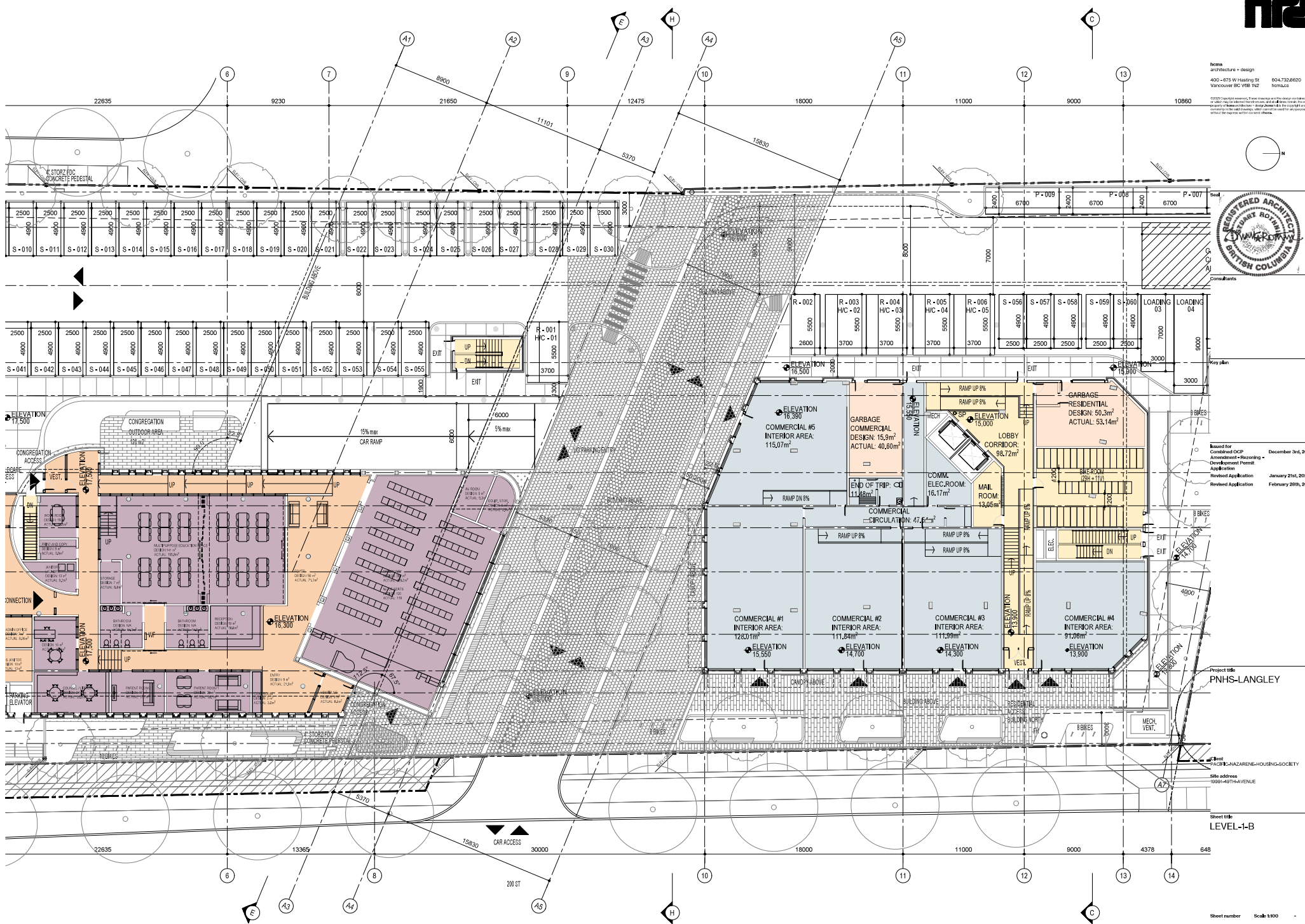
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY

Site address
19991-49TH AVENUE

Sheet title
LEVEL-1-A

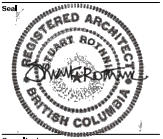
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Key plan

Issued for:
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
January 21st, 2025
Revised Application
February 28th, 2025

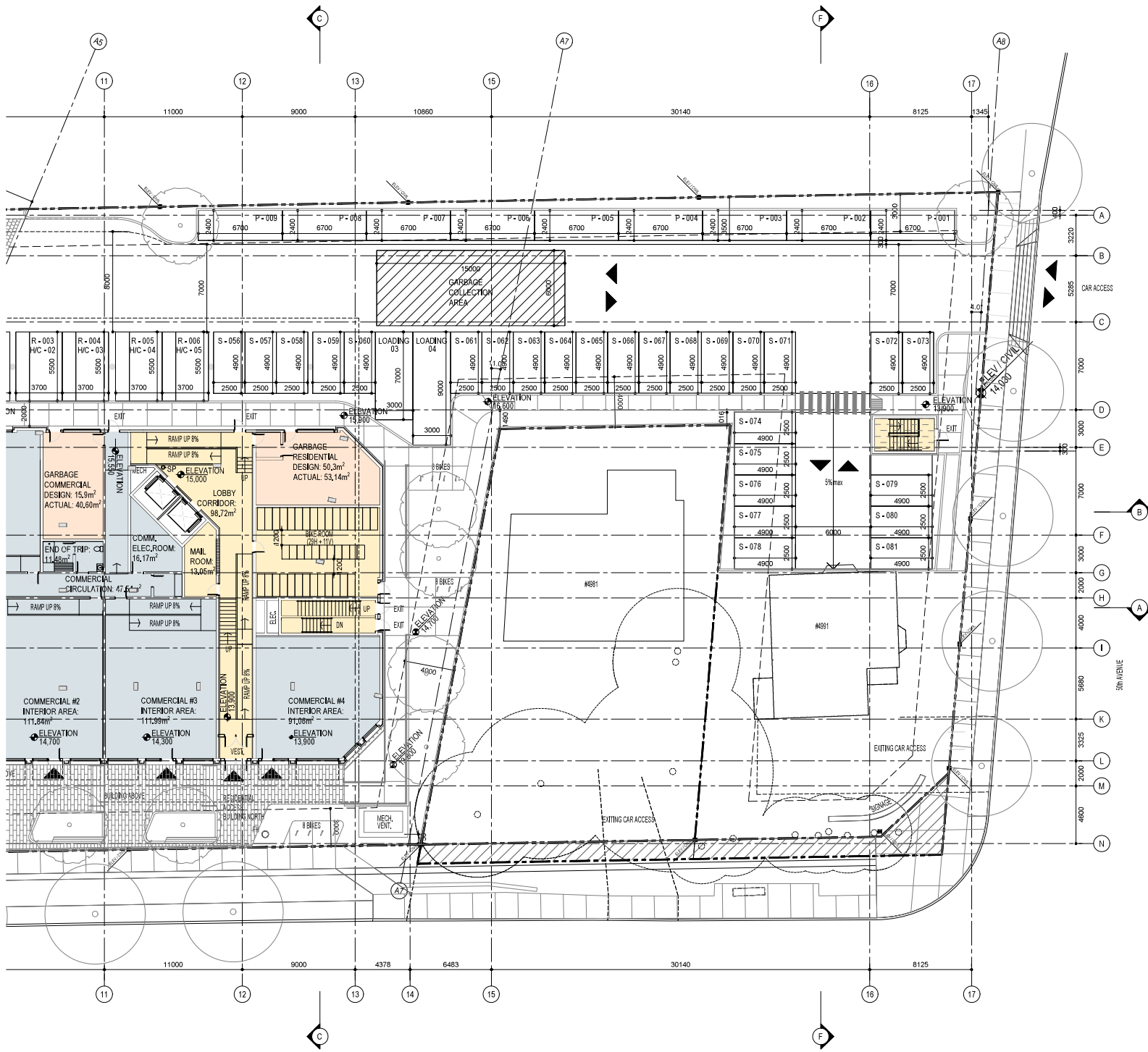
Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
9991-40TH AVENUE

Sheet title
PLAN-LEVEL-1-C

Sheet number
Scale 1:800

A215





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Key plan

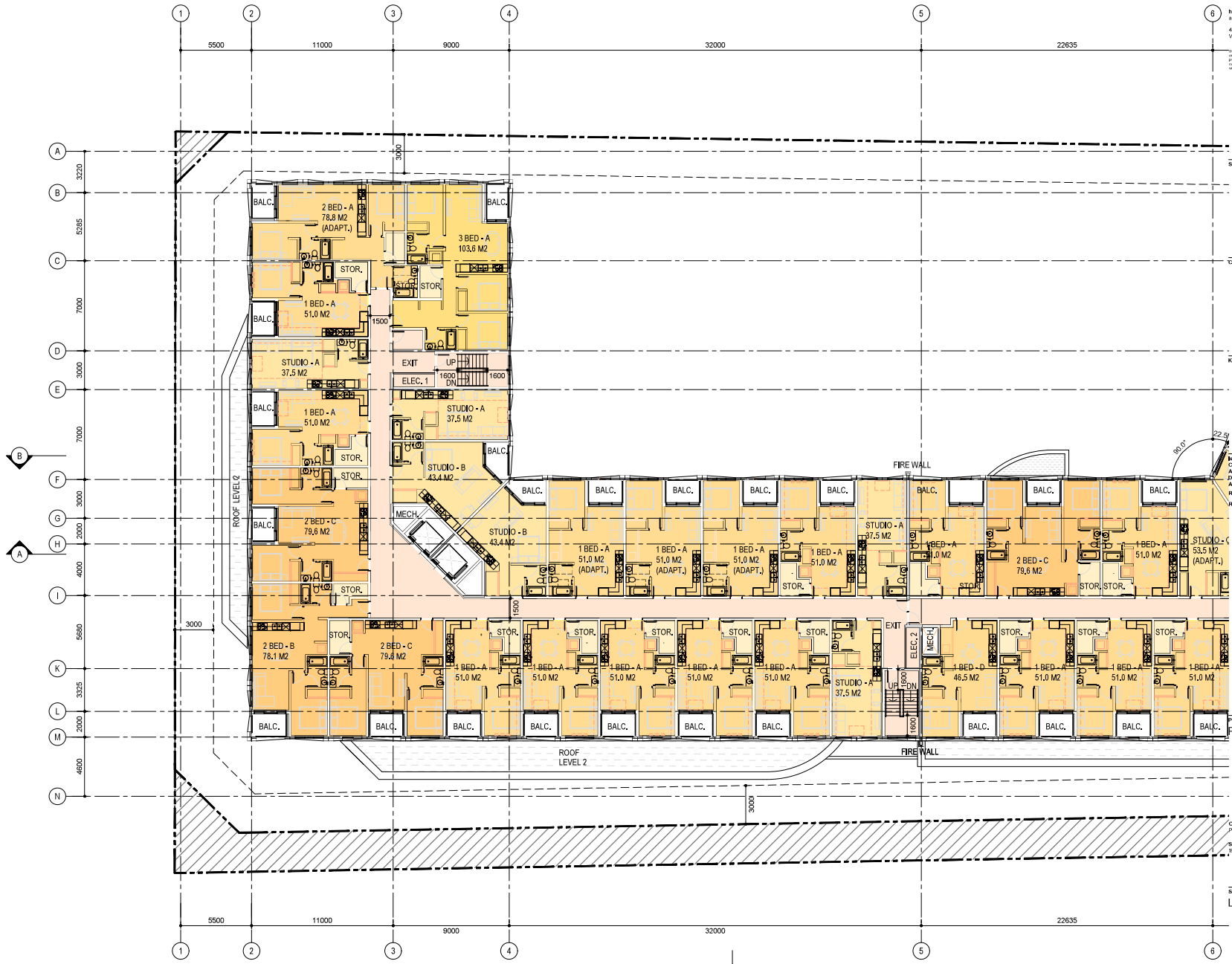
Based for
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Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 2024
January 21st, 2025
February 28th, 2025

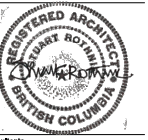
Project title:
PNHS-LANGLEY

Client:
PACIFIC NAZARENE HOUSING SOCIETY
Site address:
1890-69TH AVENUE

Sheet title:
LEVEL-2-A

Sheet number Scale 1:100





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Key plan

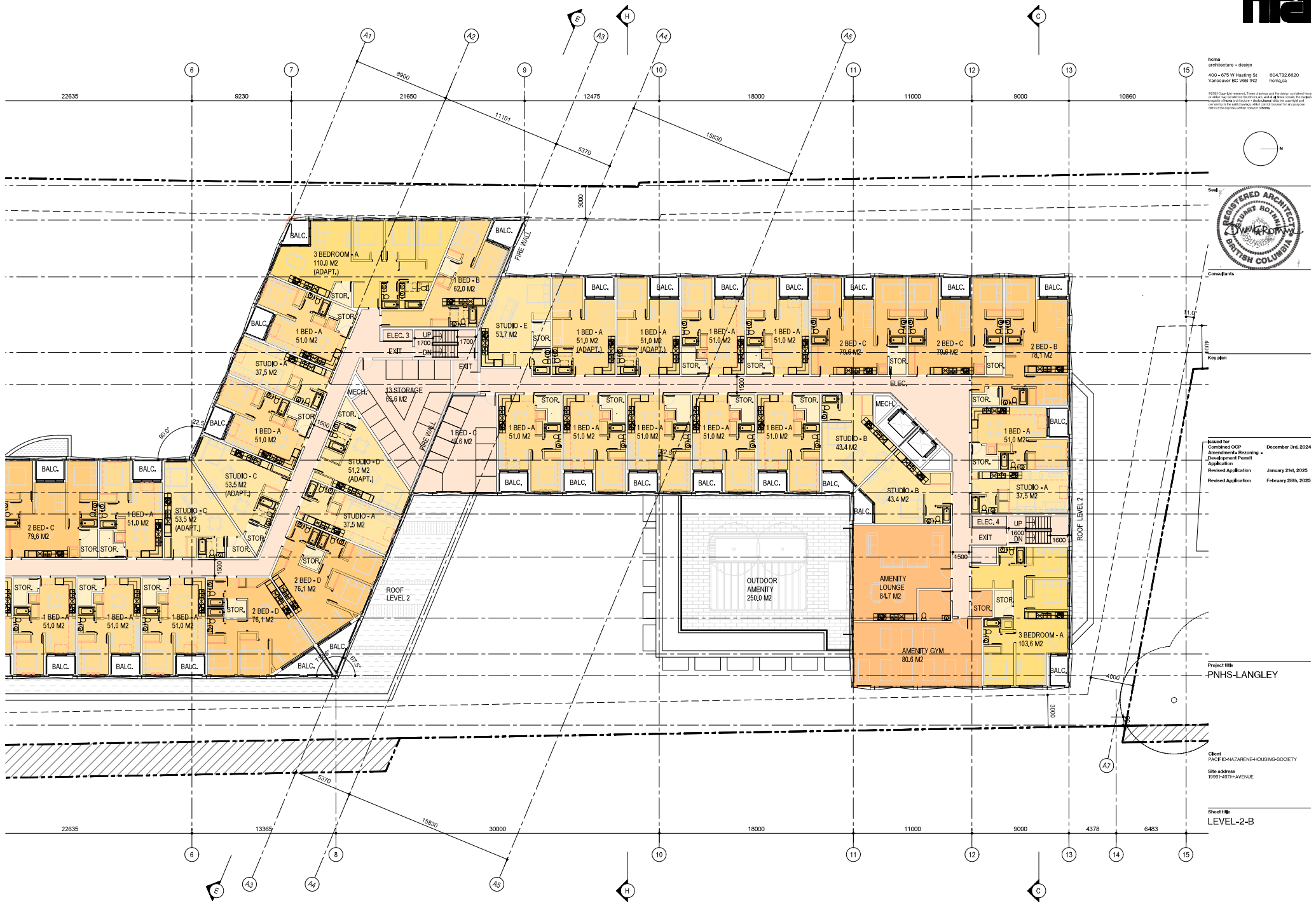
Issued for:
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 2024
January 2nd, 2025
February 28th, 2025

Project title:
PNHS-LANGLEY

Client:
PACIFIC NAZARENE HOUSING SOCIETY
Site address:
1991-69TH AVENUE

Sheet title:
LEVEL-2-B

Sheet number: Scale: 1:100







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Key plan

Bound for
Continued OCP
Amendment - Rezoning -
Development Permit
Application
Reviewed Application
Revised Application

December 3rd, 2019

January 21st, 2020

February 28th, 2021

Project title
PNHS-LANGLEY

Client
PACIFIC-HAZARENE-HOUSING-SOCIETY
Site address
1991-1971-AVENUE

Sheet title
LEVELS-3-TO-6-B

Sheet number
Scale 1:500

A219



Consultants

Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
January 27th, 2025
Revised Application
March 14th, 2025

PROJECT INFO
PNHS LANGLEY

Client
Site address

Sheet title
ELEVATIONS

Printed Date
2025-03-14
Sheet number
Scale 1:250

A301



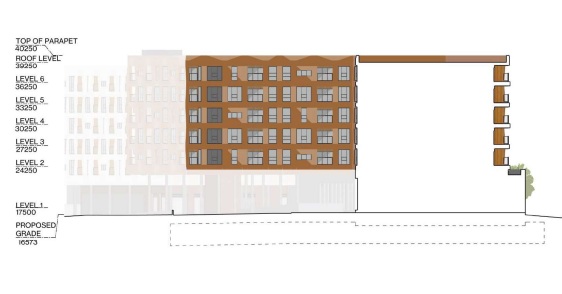
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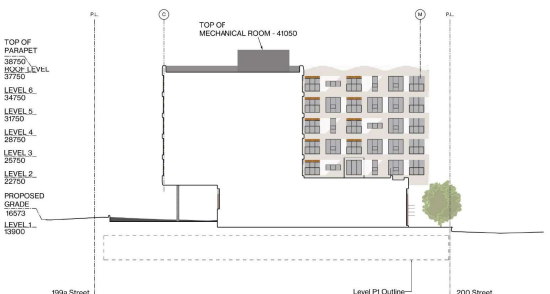
ELEVATION EAST



ELEVATION SOUTH 1



ELEVATION SOUTH 3



ELEVATION SOUTH 2



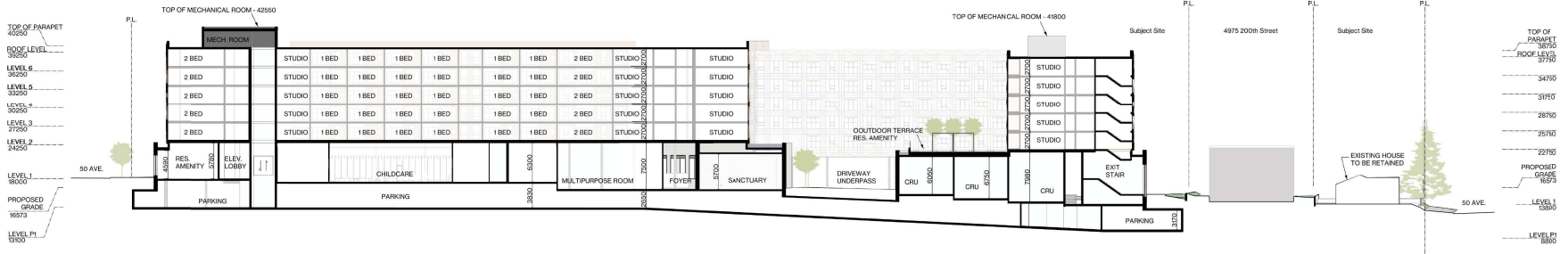
ELEVATION NORTH 2



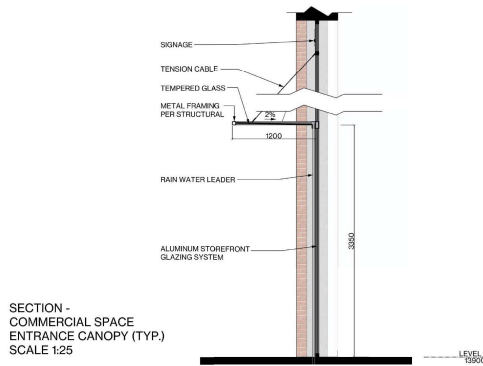
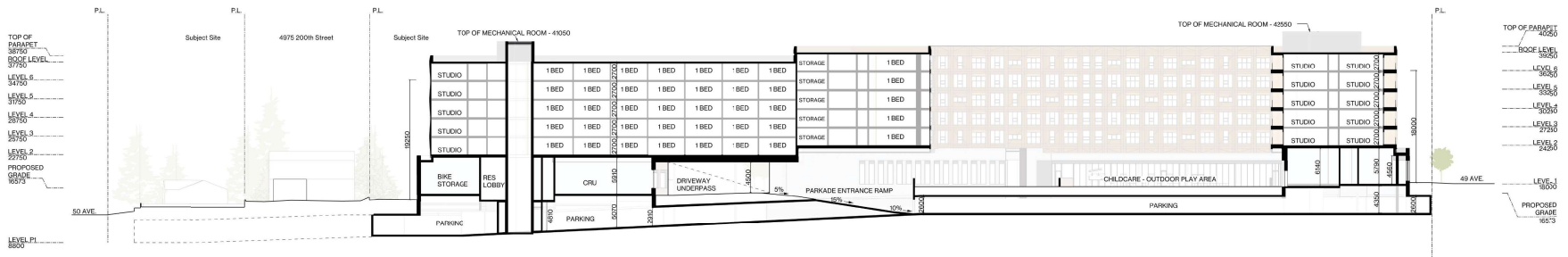
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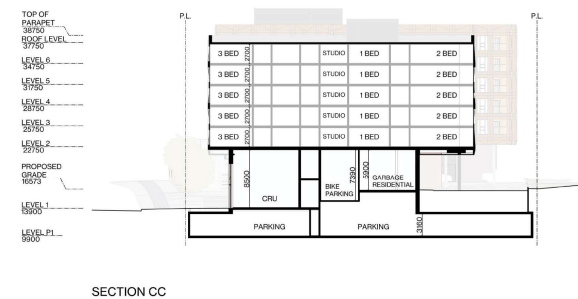
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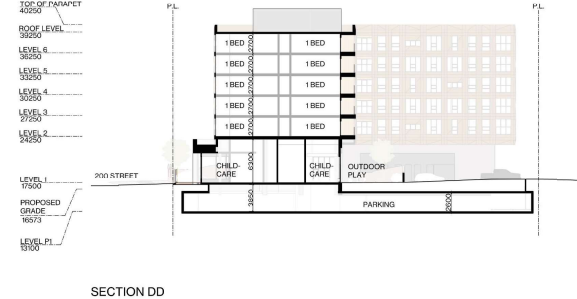
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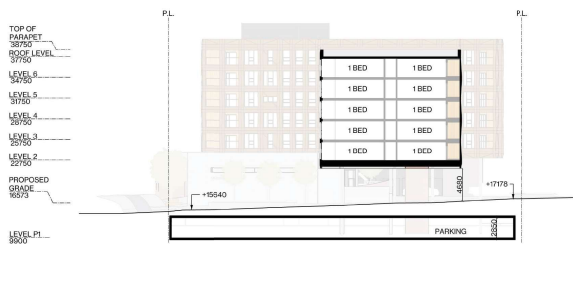
SECTION -
COMMERCIAL SPACE
ENTRANCE CANOPY (TYP)
SCALE 1:25



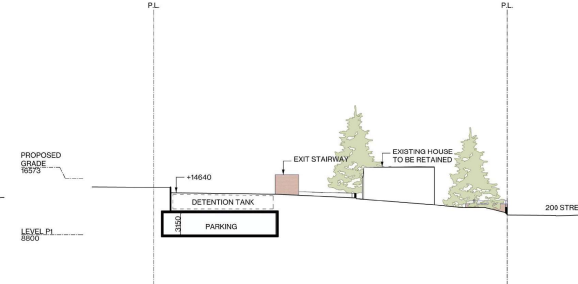
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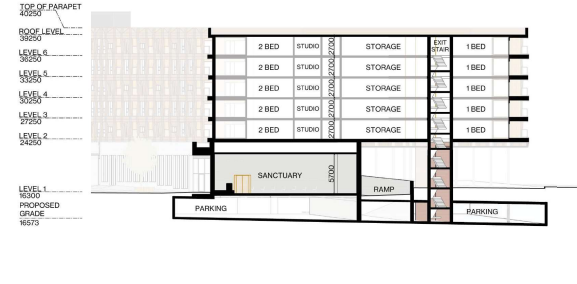
SECTION EE



SECTION FF



SECTION GG



SECTION HH

Material Palette



- metal panel, Bronze
- metal panel, silver
- wood finish, douglas fir
- Charcoal mullions
- Silver Brick
- Terra Cotta Brick



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Key plan

Issued for

Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

Client
Pacific Nazarene Housing Society

Site address
19391 - 49th Avenue
4951-4975 - 200 Street
4901 - 200 Street
19390 50th Avenue

Sheet title
MATERIAL PALETTE

Sheet number

A321

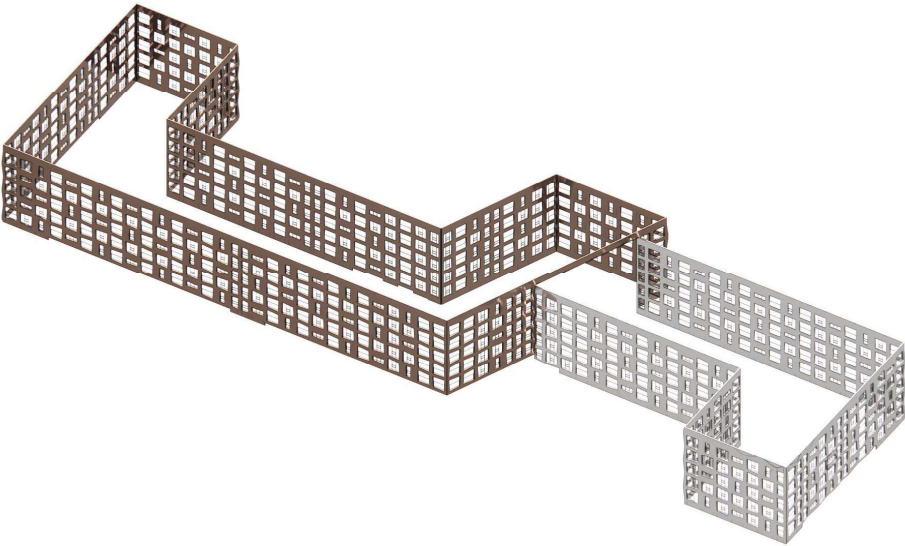
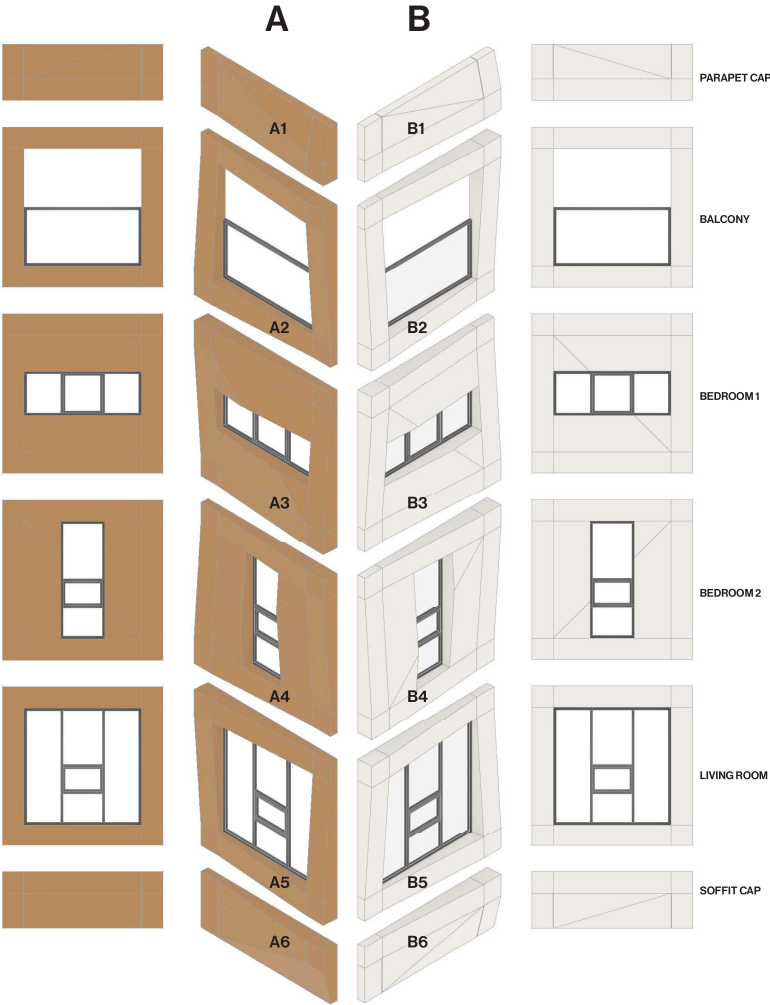
Façade Module Types

Façade Module Layout



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Key plan

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Project title
PACIFIC NAZARENE
HOUSING SOCIETY
RENTAL HOUSING

Client
Pacific Nazarene Housing Society

Site address
19901 - 49th Avenue
4901 - 200 Street
19990 50th Avenue

Sheet title
FACADE MODULES

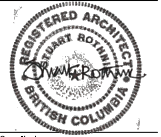
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Key plan

Issued for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Review Application
Review Application
Review Application
December 3rd, 2019
January 21st, 2020
March 16th, 2020

Project title
PNHS-LANGLEY

PACIFIC NAZARENE HOUSING SOCIETY
Site address
19391-40TH AVENUE

Sheet title
AXO-1

Sheet number Scale 1:250

A331



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Key plan

Bound for
Combined OCP
Amendment - Rezoning -
Development Permit
Application
Revised Application
Revised Application
December 3rd, 2024
January 27th, 2025
March 14th, 2025

Project title
PNHS-LANGLEY

Client
PACIFIC NAZARENE HOUSING SOCIETY
Site address
19091-49TH AVENUE

Sheet title
AXO-2

Sheet number Scale 1:500