

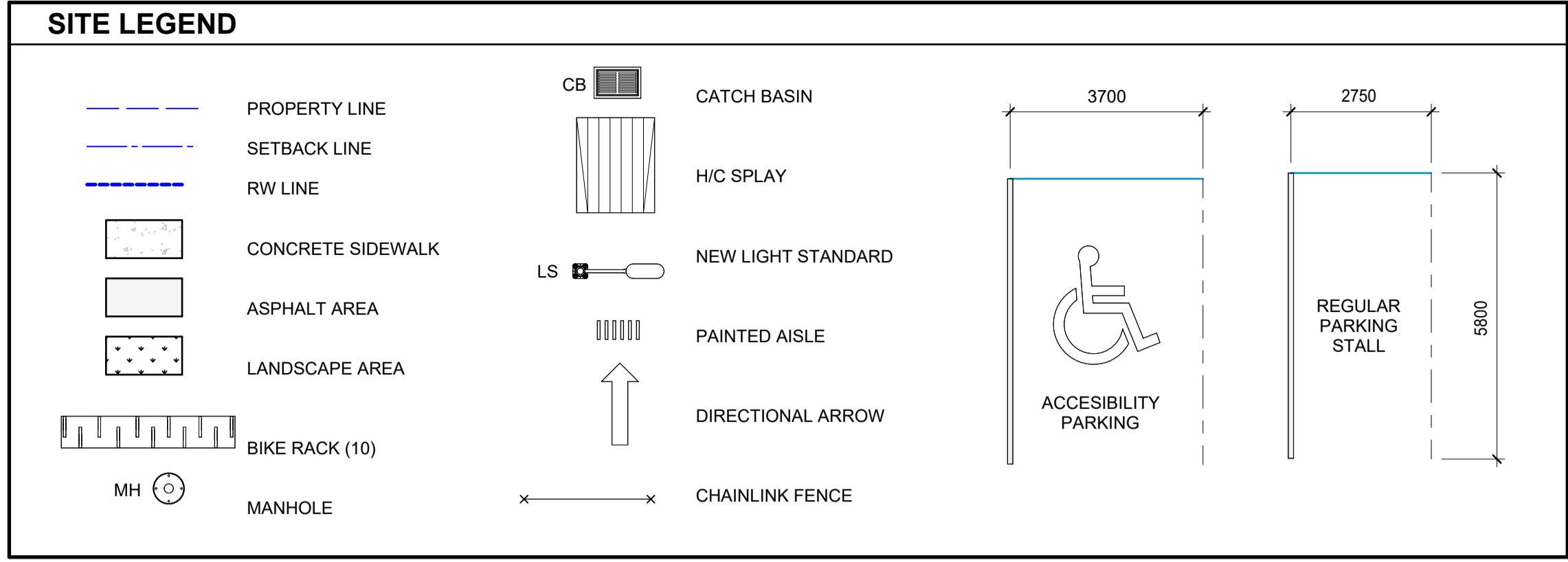
LANGLEY TEMPLE

3180 208 Street LANGLEY BC



MAR 13, 2026 - ISSUED FOR REZONING

Project Analysis	Information
Project no: BC3724	Dated: Jan 13, 2025
This project date is preliminary at this stage of the project. Exact scope, zoning, uses and size only be determined upon the city hall approval. Design review, Civil and code issues, site and tree survey may change from the written below. Therefore the client should not base any purchase, building cost and any other decision on this document.	
Municipal Address:	3180 208th St. Langley, British Columbia V2Z 2C4
Legal Address:	LOT 41, SECTION 24, TOWNSHIP 7, NEW WEST DISTRICT, PLAN NWP65294 PART NW1/4.
Zoning:	SR-2
Proposed Zoning:	P-1 CIVIC INSTITUTIONAL ZONE
Permitted Uses:	Public Assembly accessory buildings and uses
Site Area:	9,267.3 sq.mts, or 2.29 Acres
Maximum permitted FAR :	0.24
Proposed FAR:	0.24
Site coverage allowed:	Max. 50 %
Site coverage proposed:	12 % (12,000/99,752)
Gross build up area	
Main Floor:	1,110 sq.mts or 12,000 sq.ft.
Second Floor:	1,110 sq.mts. or 12,000 sq.ft.
Total floor area:	2,220 sq.mts or 24,000 sq.ft.
Maximum Height:	15.0 mts or 4 storeys
Proposed Height:	8.0 mts
Front yard:	7.5 mts
Front yard provided:	6.3 mts
Rear Yard:	7.5m mts
Rear Yard provided:	127.8 mts
Side yard:	7.5 mts (adjacent to street) & 4.5 mts
Side yard provided:	9.6 & 11.3 mts
Parking Required:	
1 space per 10 seats (no fixed seats) plus 1 for each 19 m2 of gross floor area used for assembly	
Total required	117
Parking provided:	117
Parking stalls on Grade	31
Parking stalls on parkade	86
Barrier free stalls	4
NOTE: GEODETIC ELEVATION / MAIN FLOOR	
Proposed	7.1
(CONTRACTOR TO CONFIRM AS PER THE CIVIL DRAWINGS)	



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Winnipeg 204.315.6699 (p)
Vancouver (Downtown) 604.678.9918 (p)
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BUILDER

NOT FOR CONSTRUCTION

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	28.03.13	ISSUED FOR REZONING	TD
2	26.01.13	ISSUED FOR REVIEW	TD

CONSULTANT

PERMIT STAMP

SEAL

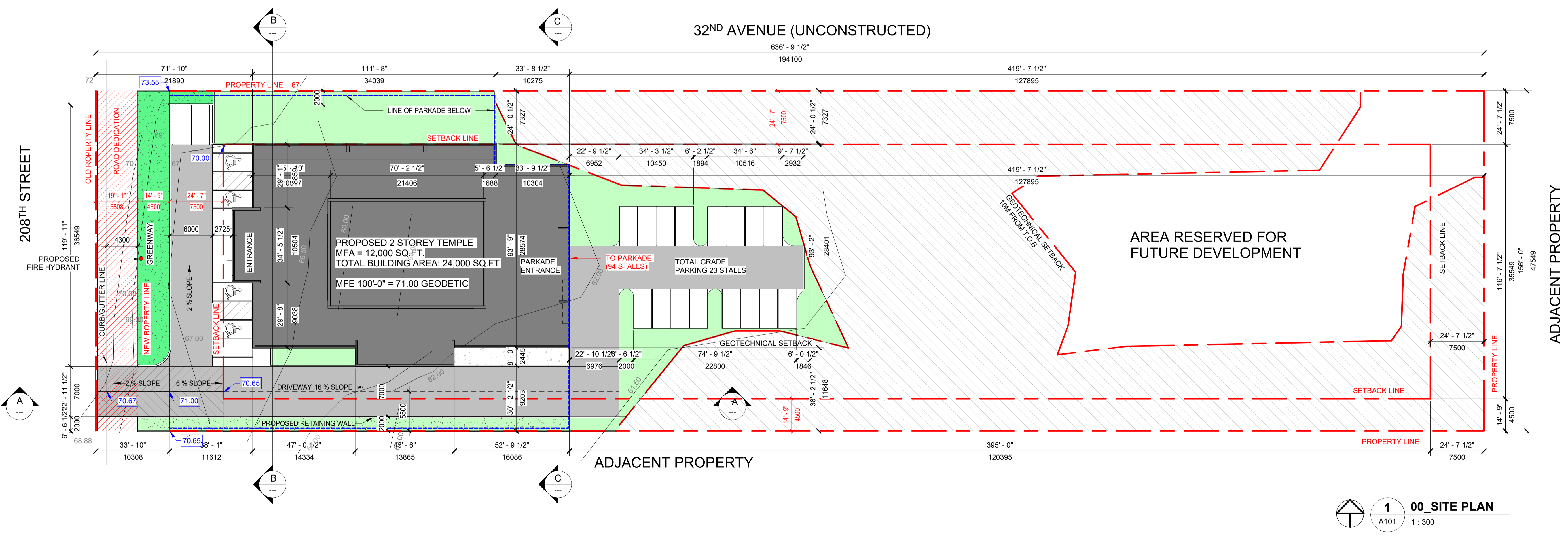
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PROJECT
LANGLEY TEMPLE
3180 208 Street, Langley, BC

DRAWING TITLE
SITE PLAN

Project number	Date	24 OCT 24
BC3724	Scale	As indicated
Drawn by	Checked by	
TD	RK	

A101 **REVISION 3**



1 00 SITE PLAN
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