LANGLEY TEMPLE

3180 208 Street LANGLEY BC









MAR 13, 2026 - ISSUED FOR REZONING

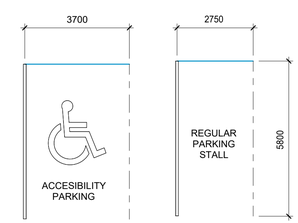
Project Analysis	Information
Project no: BC3724	Dated: Jan 13, 2025
This project date is preliminary at this stage of the project. Exact scope, zoning, uses and size only be detaremined upon the city hall approval. Design review, Civil and code issues, site and tree survey may change from the written below. Therefore the client should not base any purchase, building cost and any other decesion 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 :	n/a
Proposed FAR:	0.24
Site coverage allowded:	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 (adjacenmt 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	71
(CONTRACTOR TO CONFIRM AS PER THE CIVIL DRAWINGS)	

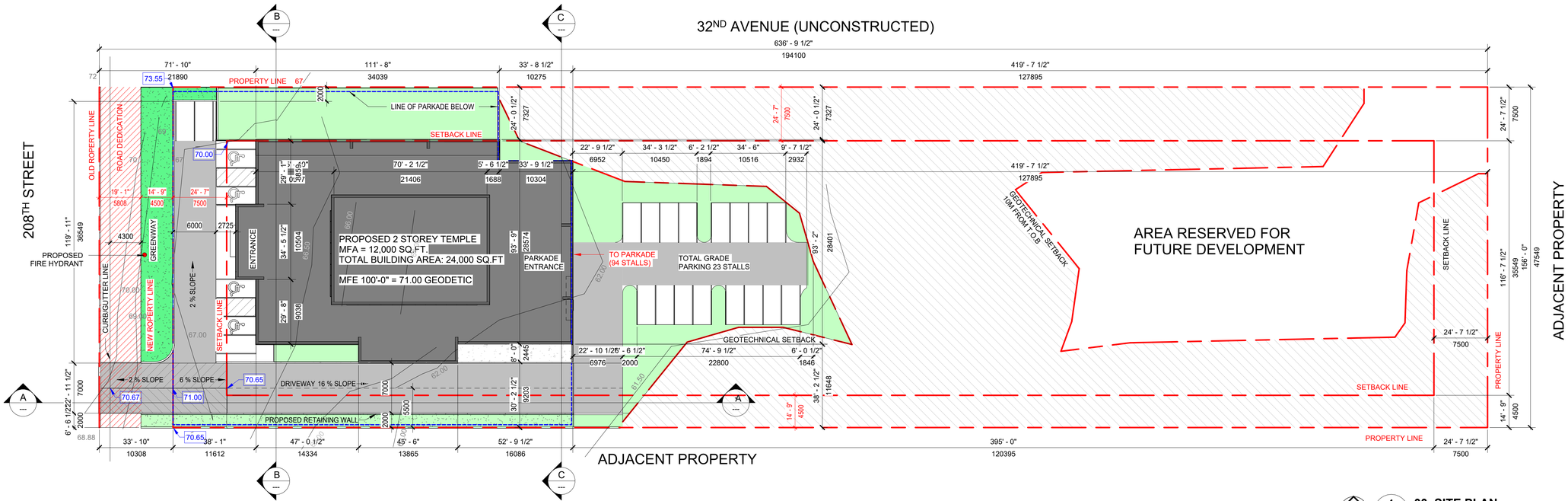


SITE MAP

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- RW LINE
- CONCRETE SIDEWALK
- ASPHALT AREA
- LANDSCAPE AREA
- BIKE RACK (10)
- MH MANHOLE
- CB CATCH BASIN
- H/C SPLAY
- LS NEW LIGHT STANDARD
- PAINTED AISLE
- DIRECTIONAL ARROW
- CHAINLINK FENCE





1 / A101 — 00_SITE PLAN
1 : 300

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Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	26.03.13	ISSUED FOR REZONING	TD
2	26.01.13	ISSUED FOR REVIEW	TD

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PROJECT

LANGLEY TEMPLE

3180 208 Street, Langley, BC

DRAWING TITLE

SITE PLAN

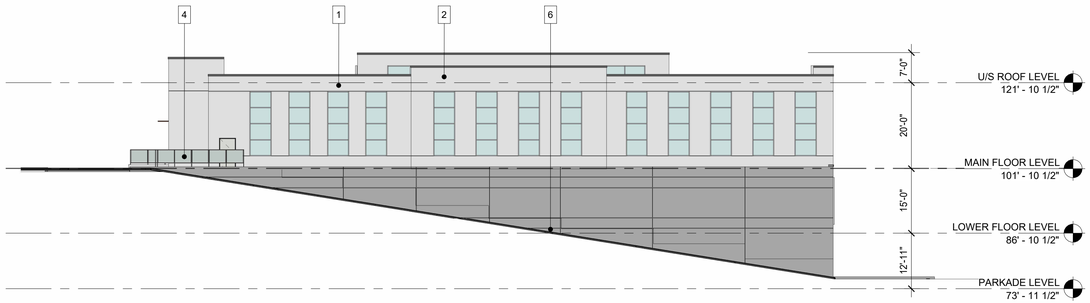
Project number	Date
BC3724	24 OCT 24
	Scale: As indicated
Drawn by: TD	Checked by: RK

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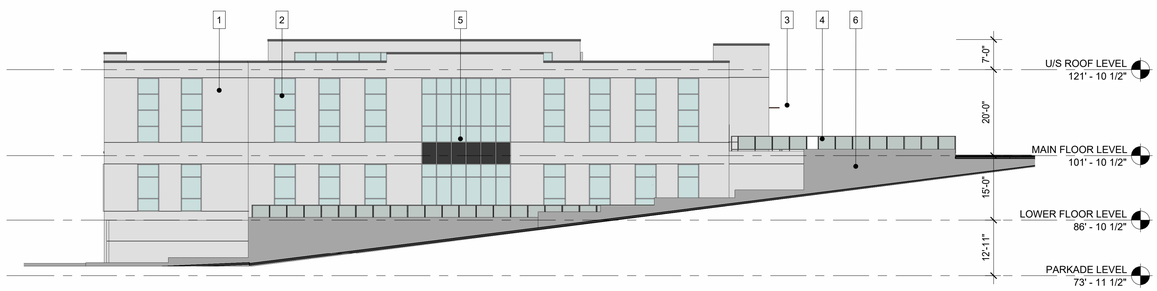


1 A301 **FRONT ELEVATION - WEST**
1 : 200



4 A301 **SOUTH ELEVATION**
1 : 200

3 A301 **EAST ELEVATION**
1 : 200



2 A301 **NORTH ELEVATION**
1 : 200

MATERIAL & COLOUR SCHEDULE

1	EIFS STUCCO COLOUR: WHITE
2	GLAZING WINDOW & FRAME: COLOUR: CLEAR/ ALUMINIUM
3	METAL CANOPY: COLOUR: RED
4	GLASS RAILING SYSTEM: COLOUR: CLEAR/ ALUMINIUM
5	WINDOW SPANDREL: COLOUR: CHARCORAL
6	CONCRETE WALL: COLOUR: GREY

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3180 208 Street, Langley, BC

DRAWING TITLE

BUILDING ELEVATIONS

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A301

REVISION 3

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