SENIORS' INDEPENDENT & AGE FRIENDLY COMMUNITY

7518, 208 Street, Township of Langley, B.C.

BFA studio architects
600 - 355 Burrard Street
Vancouver, BC V6C 2G8



AERIAL PHOTO





NOTE: 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF UILDINGS, REFER TO DETAILED DRAWINGS.

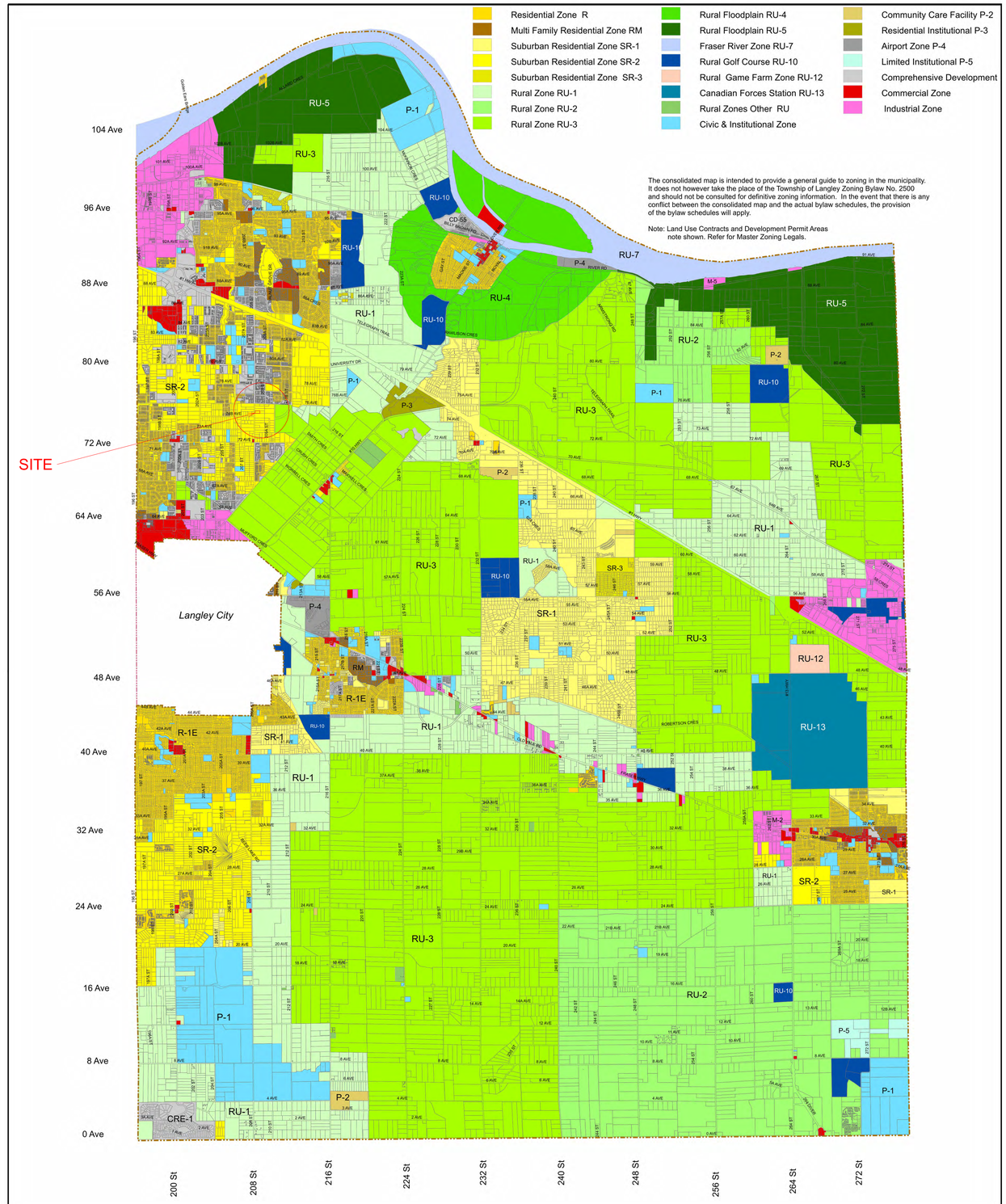
ARCHITECTURAL DRAWING INDEX

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X010	FSR OVERLAYS CALCULATION

PROJECT / CONSULTANT TEAM

CLIENT DURA DEVELOPMENT + IOM	**ARCHITECT & INTERIORS** BFA STUDIO ARCHITECTS 600 - 355 BURRARD ST. VANCOUVER, BC	**CIVIL CONSULTANT** CENTRAS ENGINEERING LTD. 2630 CROYDON DR #306, SURREY, BC V3S 6T3	**STRUCTURAL CONSULTANT** WEILER SMITH BOWERS 118-3855 HENNING DR., BURNABY, V5C 6N3	**GEOTECHNICAL CONSULTANT** BRAUN 19049 95A AVENUE SURREY, BC V4N 4P3	**MECHANICAL CONSULTANT** ROCKY POINT ENGINEERING LTD #208 – 20171 92A AVENUE LANGLEY, BC V1M 3A5	**ELECTRICAL CONSULTANT** NEMETZ 2009 West 4th Avenue Vancouver, BC V6J 1N3	**SURVEYOR** TARGET LAND SURVEYING 20178 96th Avenue Langley, BC V1M 0B2	**ENERGY CONSULTANT**		
STREETLIGHTING CONSULTANT	**LANDSCAPE ARCHITECT** PMG LANDSCAPE ARCHITECTS 4185 STILL CREEK DR C100, BURNABY, BC V5C 6S7	**ENVIRONMENTAL CONSULTANT**	**TELECOMMUNICATIONS CONSULTANT**	**COMMISSIONING CONSULTANT**	**CODE CONSULTANT** LMDG 780 BEATTY ST, VANCOUVER, BC V6B 2M1	**TRANFFIC ENGINEER** CENTRAS ENGINEERING LTD. 2630 CROYDON DR #306, SURREY, BC V3S 6T3	**CONSTRUCTION EXPOSURE HAZARD ASSESSMENT CONSULTANT**	**BUILDING ENVELOPE CONSULTANT**	**ARBORIST** VDZ+A 102-355 KINGSWAY, VANCOUVER, BC V5T 3J7	

PRELIMINARY REZONING & DEVELOPMENT PERMIT SUBMISSION
23 APR 2026



Township of Langley
Est. 1873

Zoning Bylaw No: 2500
Consolidated Map

Community Development **Version Date: July 2024**

0 1 2 3 4 Kilometers

N

Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.

Pln_TW_Zoning_Bylaw_2024

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REVISIONS

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PRELIMINARY REZONING & DEVELOPMENT PERMIT SUBMISSION 23 APR 2026

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
ZONING CONTEXT

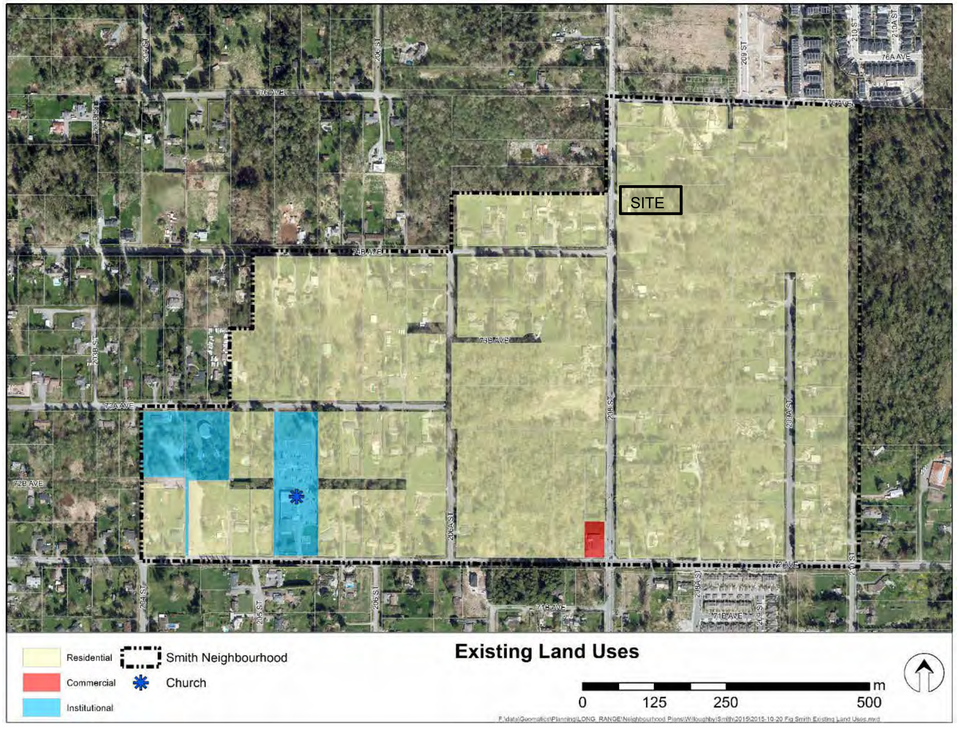
SEAL

DRAWING NO. A002 REVISION

DATE 2025-03-24
DRAWN AZ
SCALE 12" = 1'-0"
CHECKED HB

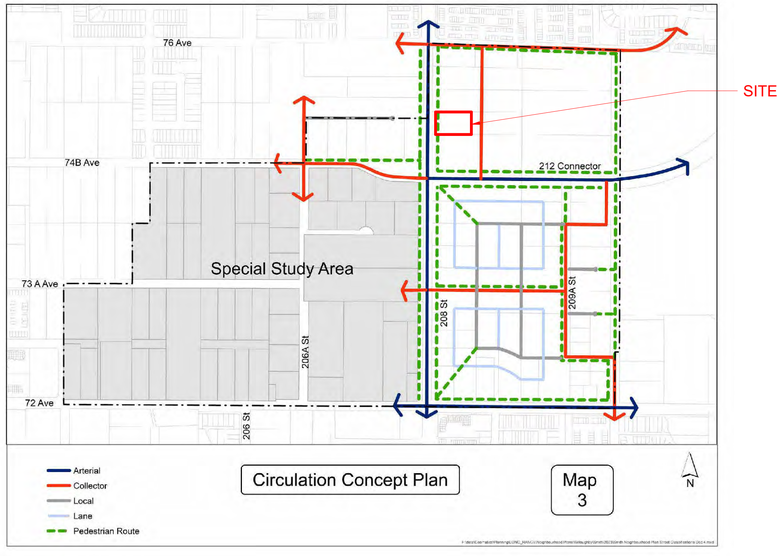


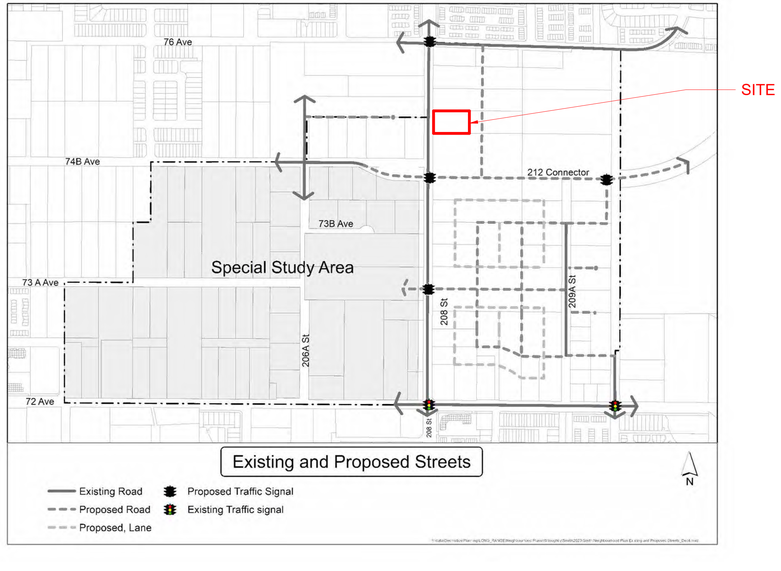
SMITH NEIGHBOURHOOD PLAN AREA AND CONTEXT



EXISTING LAND USES







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PRELIMINARY REZONING & DEVELOPMENT PERMIT SUBMISSION
23 APR 2026

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
SMITH NEIGHBOURHOOD CONTEXT

SEAL

DRAWING NO. A003
REVISION

DATE 2025-03-24
DRAWN AZ
SCALE
CHECKED HB



LEVEL 2 INTRNAL COURTYARD

BELOW 40% GLAZING

BALCONY SHADING DEVICES

U/G PARKING RAMP

BRICK CLAD BASE

SHARED LANE WITH
SOUTHERN NEIGHBOUR

ROOFTOP
AGE FRIENDLY
OUTDOOR AMENITY

ENTRY TO MPR
OFF 208A

PEDESTRIAN
CONNECTION

OUTDOOR PATIO

MAIN ENTRY PORTE
COCHERE / WEATHER
PROTECTION

SHORT TERM &
EMERGENCY PARKING

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26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
CONTEXT FORM & CHARACTER NARRATIVE

SEAL

DRAWING NO. A004

REVISION

DATE 04/21/26

DRAWN Author

SCALE 12" = 1'-0"

CHECKED Checker



AERIAL VIEW FROM SOUTH EAST (208A STREET)



AERIAL VIEW FROM SOUTH WEST (208 STREET)

NOTE: 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS.

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
3D VIEWS

SEAL

DRAWING NO. A005

REVISION

DATE
2025-03-24

DRAWN
AZ

SCALE

CHECKED
HB



AERIAL VIEW FROM NORTH WEST (208 STREET)



AERIAL VIEW FROM NORTH EAST (208A STREET)

NOTE: 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS.

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PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
3D VIEWS

SEAL

DRAWING NO. A006

REVISION

DATE 2025-03-24

DRAWN AZ

SCALE

CHECKED HB



VIEW FROM SOUTH EAST - MAIN ENTRY



VIEW FROM SOUTH WEST - ENTRY FROM 208 STREET



VIEW FROM SOUTH EAST - MAIN ENTRY (DUSK)



VIEW FROM SOUTH EAST - SENIORS' OUTDOOR PATIO

NOTE: 3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS.

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
3D VIEWS

SEAL

DRAWING NO. A007

REVISION

DATE 2025-03-24

DRAWN AZ

SCALE

CHECKED HB

PROJECT INFORMATION & ZONING DATA

PROJECT INFORMATION / ZONING DATA										
PROJECT DESCRIPTION / USE	TO DEVELOP A RESIDENTIAL INDEPENDENT SENIORS' BUILDING CONSISTING OF 211 UNITS, DISTRIBUTED IN 6 STOREY INCLUDING AMENITIES & ONE LEVEL OF UNDERGROUND PARKING.									
LEGAL DESCRIPTION	South Half of Lot 9 Section 24 Township 8 NWD PLAN 1612 EXCEPT PLAN EPP135377 North Half of Lot 9 Section 24 Township 8 NWD PLAN 1612 EXCEPT PLAN EPP135377									
CIVIC ADDRESS PRESENT	7518, 208 STREET, TOWNSHIP OF LANGLEY									
CIVIC ADDRESS FUTURE	TBD									
BCBC 2024 CODE SUMMARY	C (3.2.2.51) & F3 (3.2.1.2), SPRINKLER NFPA 13, ENERGY STEP CODE 3									
TOTAL LOT AREA	**51,795**	**SF**	**4,811.9**	**SM**	EXCLUDING SRW					
	59,865	**SF**	**5,561.6**	**SM**	INCLUDING SRW					
LOT SIZE (APPROXIMATE FRONTAGE)			FT	M						
	NORTH		271.50	82.8						
	EAST		190.79	58.2						
	SOUTH / LANE		271.50	82.8						
	WEST		190.71	58.1						
OCP LAND USE DESIGNATION	SMITH NEIGHBOURHOOD PLAN - BYLAW NO. 5973 - WHILLOUGHBY COMMUNITY PLAN - HIGH DENSITY APARTMENT WITH MAXIMUM 2.4 FSR AND 6 STOREY									
ZONING	SUBURBAN RESIDENTIAL ZONE SR-2									
PROPOSED NUMBER OF RESIDENTIAL UNITS	**211**									

	REQUIRED / ALLOWED				**PROPOSED**				**NOTES**
			SF	SM			SF	SM	
DENSITY / GROSS BUILDING AREA			124,308	11549			146,675	13627	REFER TO DETAILED CALCULATIONS ON A016
	FAR	**2.40**				**2.83**			
SITE COVERAGE	N/A								
AVERAGE GRADE					302.00	FT	92.05	M	
BUILDING HEIGHT	0.00	FT	0.00	M	70.92	FT	21.62	M	ALL HEIGHT AND AVERAGE GRADE INFORMATION IS PROVIDED AS GEODETIC VALUES
NUMBER OF STOREY	6				6				
BUILDING SETBACKS									
NORTH					13.50	FT	4.1	M	
EAST/208A STREET					16.50	FT	5.0	M	
SOUTH / LANE					19.50	FT	5.9	M	FROM CENTRELINE OF TH ENEW LANE TO BUILDING
WEST/208 STREET					9.92	FT	3.0	M	
OFF-STREET PARKING	69	STALLS			69	STALLS			
BICYCLE STORAGE - LONG TERM	21	STALLS			21	STALLS			
BICYCLE STORAGE - SHORT TERM	6	STALLS			6	STALLS			
GARBAGE / RECYCLING / STORAGE				0.00			1566.00	145.48	

NOTES:

1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE FOR ZONING & DP PURPOSES ONLY & WILL BE ADJUSTED DURING WORKING DRAWINGS
2. VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN TOWNSHIP OF LANGLEY BYLAWS
3. VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH THE METHODOLOGY REQUIRED IN BCBC

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
PROJECT INFORMATION & ZONING DATA / SUMMARY

SEAL

DRAWING NO. A015

REVISION

DATE 2025-07-04

DRAWN AZ

SCALE

CHECKED HB

UNIT MATRIX & AREA CALCULATION

Unit Matrix And Area Calculation	Unit Matrix							Area Calculation												Notes
	Age-Friendly Studio	1-Bed	1-Bed-AD	1-Bed +Flex	2-Bed	2-Bed-AD	Total Units	Net Residential Area SF (A)	Net Residential Area SM	Age Friendly Amenity / Support Service SF	Age Friendly Amenity / Support Service SM	Circulation/ Elevators/ Service Rooms SF	Circulation/ Elevators/ Service Rooms SM	Parking/ Service RM/ Bicycle & Scooter/ Lockers SF	Parking/ Service RM/ Bicycle & Scooter/ Lockers SM	Total Gross Floor Area SF (B)	Total Gross Floor Area SM	Net Residential Efficiency (A)/(B)%	Outdoor Amenity SF	Outdoor Amenity SM	
P1 - Basement/ Parking														37,916	3,522.51	37,916	3,522.51	-			Excluded from FSR & efficiency calculations
Level 1/ Main Entry	3	15	-	-	1	2	21	10,166	944.45	20,296	1,885.56	3,778	350.99			34,240	3,181.00	30%	0	0.00	
Level 2	-	24	6	4	2	2	38	22,078	2,051.11	672	62.43	3,952	367.15			26,702	2,480.70	83%	7,362	683.95	
Level 3	-	24	6	4	2	2	38	22,078	2,051.11	672	62.43	3,952	367.15			26,702	2,480.70	83%	0	0.00	
Level 4	-	24	6	4	2	2	38	22,078	2,051.11	672	62.43	3,952	367.15			26,702	2,480.70	83%	0	0.00	
Level 5	-	24	6	4	2	2	38	22,078	2,051.11	672	62.43	3,952	367.15			26,702	2,480.70	83%	0	0.00	
Level 6	-	24	6	4	2	2	38	22,078	2,051.11	672	62.43	3,952	367.15			26,702	2,480.70	83%	0	0.00	
Roof Level	-	-	-	-	-		-	-		835	77.57	-				835	77.57	0%	8,940	830.55	Roof top elevator & stair considered indoor amenities
Total	**3**	**135**	**30**	**20**	**11**	**12**	**211**	**120,556**	**11,200.01**	**24,491**	**2,275**	**23,538**	**2,186.75**	**37,916**	**3,523**	**168,585**	**15,662.05**		**16,302**	**1,514.50**	**Total gross floor area excluding parkade area**
	1%	64%	14%	9%	5%	6%										206,501	19,184.56	72%			Total gross floor area including parkade area

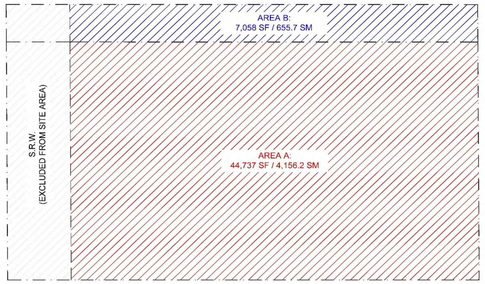
MINIMUM ADAPTABLE UNIT REQUIRED & PROVIDED (AS PER BCBC 2024)	20%		42

MINIMUM REQUIRED AMENITY AREA CALCULATION	Area/ Unit (SF)	Units	Area SF	Area SM
6m2 (65sf) per dwelling unit for the first 186 units	65	186	12,090	1,123.20
4m2 (43sf) per dwelling unit for those beyond 186 units	43	25	1,075	99.87
TOTAL REQUIRED AMENITIES			**13,165**	**1,223.07**
TOTAL PROPOSED AMENITIES			**21,910**	**2,035.50**
PROPOSED ADDITIONAL AGE FRIENDLY AMENITIES			**8,745**	**812.44**

AMENITY EXCLUSIONS ASSUMPTIONS	EXCLUDED		INCLUDED		NOTES		
Level 1	**AREA (SF)**	**AREA (SM)**	**AREA (SF)**	**AREA (SM)**			
Lounge / Entertainment	3,552	329.99					
Guest Studio	1,169	108.60					
Dining / Food Services	9,412	874.40					
MPR / Entertaining Space	1,206	112.04					
Health & Fitness / Spa	2,376	220.74					
Support Services, Counselling, Fraser Health		-	2,018	187.48	NOT INCLUDED IN AMENITY EXCLUSION		
Admin / Management		-	563	52.30	NOT INCLUDED IN AMENITY EXCLUSION	SF	SM
Sub Total Level 1 Exclusions	**17,715**	**1,645.78**	2,581	239.78	TOTAL AMENITIES:	20,296	1,885.56
Typical Level							
Lounge / Entertainment / Multi Purpose Room	445	41.34					
Common Laundry / Operations Support Space	227	21.09					
Sub Total Typical Floor Level (per floor) Exclusions	672	62.43					
Sub Total Typical Floor Levels (all typical floors) Exclusions	**3,360**	**312.15**					
Roof Top							
Elevator Lobby	325	30.19					
Elevator & Stair	510	47.38					
Sub Total Roof Top Exclusions	**835**	**77.57**					
Total							
Total All Levels	**21,910**	**2,035.50**					
Total Floor Area Excluding Proposed Amenities	**146,675**	**13,626.55**					

SITE AREA	AREA (SF)	AREA (SM)	NOTES
Area: A (EXCLUDING SRW)	44,737	4,156.2	Provided by Surveyor
Area: B (EXCLUDING SRW)	7,058	655.7	To be confirmed by Surveyor
Site Area: C = A+B (EXCLUDING SRW)	**51,795**	**4,811.9**	To be confirmed by Surveyor

FLOOR SPACE RATIO	SITE AREA (SF)	FLOOR AREA (SF)	FSR EXCLUDING AMENITIES	AMENITY FSR	TOTAL FSR	NOTES
FSR Ratio Excluding SRW **With** Amenity Exclusion	51,795	146,675	2.83	0.00	2.83	Amenities excluded from FSR
FSR Ratio Excluding SRW **Without** Amenity Exclusion	51,795	168,585	2.83	0.42	3.25	



SITE AREA (C):
A+B = 51,795 SF / 4,811.9 SM

PARKING / BICYCLE

Parking Summary - 211 Units

		Unit Count / Number of Employee			Required	Provided	Notes/ Reference
Parking Calculation							
Required Number of Parking (Residential)		211 x	0.25	=	53		*107.3 a) v)*
Required Number of Parking For Employee		50 x	0.33	=	17		*107.3 a) v)*
Total					**69**	**69**	

Accessible Parking Space Calculation					
Required Accessible Parking Spaces	1 every 50 stalls or part thereof		**2**	**2**	*Included within total required parking stalls 107.11*

Parking Stall Types (Calculations based on required number of parking stalls only)				
	Size	**Provided**	**%**	***Notes***
Standard Stalls	9'-7"X19'-1"	44	*64%*	*107.5 1)*
Small Cars	8'-0"X16'-1"	23	*33%*	*107.5 7)*
Accessible Parking Stalls	12'-1 1/2"x19'-1/2"	2		
Total Stalls		**69**		

Required Bicycle Spaces Calculation					
	Ratio	**Units**	**Required**	**Provided**	**Notes/ Reference**
Visitor	6 visitor bicycle spaces		6	*6*	*107.12 2) a) ii)*
Secured	0.1 per unit for secured bicycle parking	211	21	*21*	*Plus 5 Scooters*
Total			**27**	**27**	

NOTES:
1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE FOR ZONING & DP PURPOSES ONLY & WILL BE ADJUSTED DURING WORKING DRAWINGS
2. VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN TOWNSHIP OF LANGLEY BYLAWS
3. VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH THE METHODOLOGY REQUIRED IN BCBC

WASTE MANAGEMENT / RECYCLING

Size of Combined Garbage and Recycling Storage Space

	A		B	C	D	E	F
Development Types	Building Size (Units / m2)		Garbage and Recycling Storage Space (m2) = Column A x Factor	Flex space for bulky item storage = 0.5 x Recycling Storage Space (m2)	Maximum space requirement m2	Total Storage Space required (m2) = smaller of Columns B + C or Column D	Storage Space Provided (m2)
Multi-Family	211	Units	211 x 0.310+8= 73.41	0.5 X (211 X0.160)+5= 19.38		92.79	145
Restaurant/ Dining	505	m2	505 x 0.0331+ 6.8= 23.52	N/A	56.00	23.52	24

Type	No.of containers	Reference
360 Litre Cart	37	*Based on 211 Number of units*
240 Litre Cart	11	
6 Cubic Yard Bin	1	
8 Cubic Yard Bin	7	

Note:
1. Calculations are based on Metro Vancouver's Guide to estimate collection requirements based on number of units for Multi Family development.
2. Proposed use is Seniors' independent living.
3. Commercial kitchen waste / garbage area on Level 1 is 24m2

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PRELIMINARY REZONING & DEVELOPMENT PERMIT SUBMISSION
23 APR 2026

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
UNIT MATRIX / AREA, PARKING & WASTE MANAGEMENT ROOM CALCULATION

SEAL

DRAWING NO. A016

REVISION

DATE 2025-07-04

DRAWN AZ

SCALE

CHECKED HB



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VICTORIA PARC - 829 FORT STREET, VICTORIA



SUNRISE AT LONSDALE SQUARE - 2141 EASTERN AVENUE, NORTH VANCOUVER





OCEANA PARC - 1554 JOHNSTON ROAD, WHITE ROCK



WEAVE SENIOR CAMPUS - 228 175A STREET, SURREY





CEDAR SPRINGS PARC - 3633 MOUNT SEYMOUR PARKWAY, NORTH VANCOUVER

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
PRECEDENT BUILDINGS

SEAL

DRAWING NO.
A026

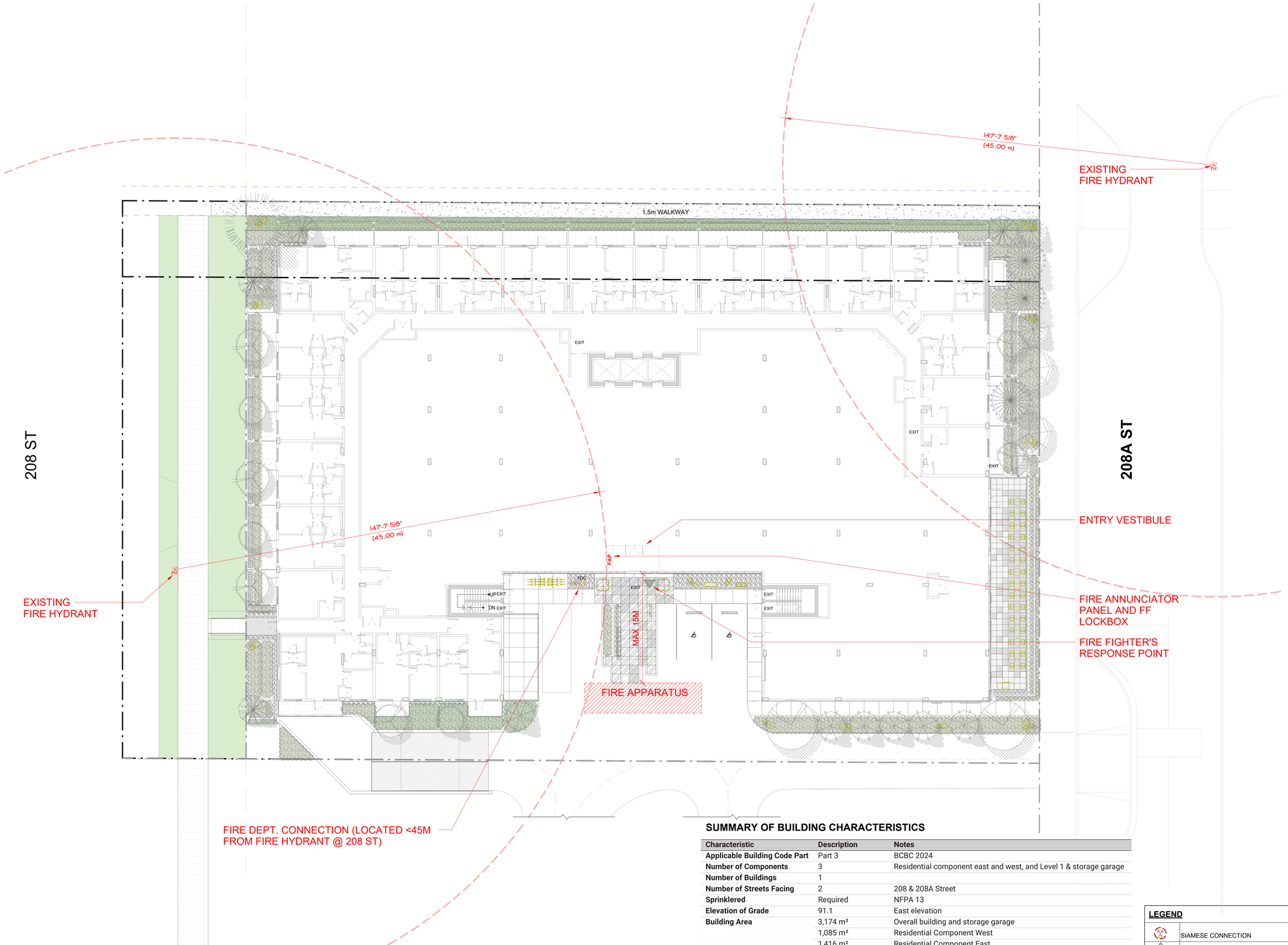
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DATE
2025-03-27

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SCALE

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SUMMARY OF BUILDING CHARACTERISTICS

Characteristic	Description	Notes
Applicable Building Code Part	Part 3	BCBC 2024
Number of Components	3	Residential component east and west, and Level 1 & storage garage
Number of Buildings	1	
Number of Streets Facing	2	208 & 208A Street
Sprinklered	Required	NFPA 13
Elevation of Grade	91.1	East elevation
Building Area	3,174 m²	Overall building and storage garage
	1,085 m²	Residential Component West
	1,416 m²	Residential Component East
First Storey	Level 1	Based on the average elevation of grade at east face of building
Building Height	6 storeys	
Major Occupancies	Group C	Residential
	Group F, Division 3	Storage Garage
Subsidiary Occupancies	Group A, Division 2	Lounges, multipurpose rooms, fitness, spa, theatre, stage
	Group D	Offices, meeting rooms
	Group F, Division 2	Service rooms, storage rooms
High Building	No	
Interconnected Floor Space	No	

LEGEND

	SIAMESE CONNECTION
	FIREFIGHTER'S RESPONSE POINT
	FIREFIGHTER ACCESS ROUTE
R = 45m	PROPOSED FIRE HYDRANT WITH 45m RADIUS BOUNDARY

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
FIRE ACCESS PLAN

SEAL

DRAWING NO. A101

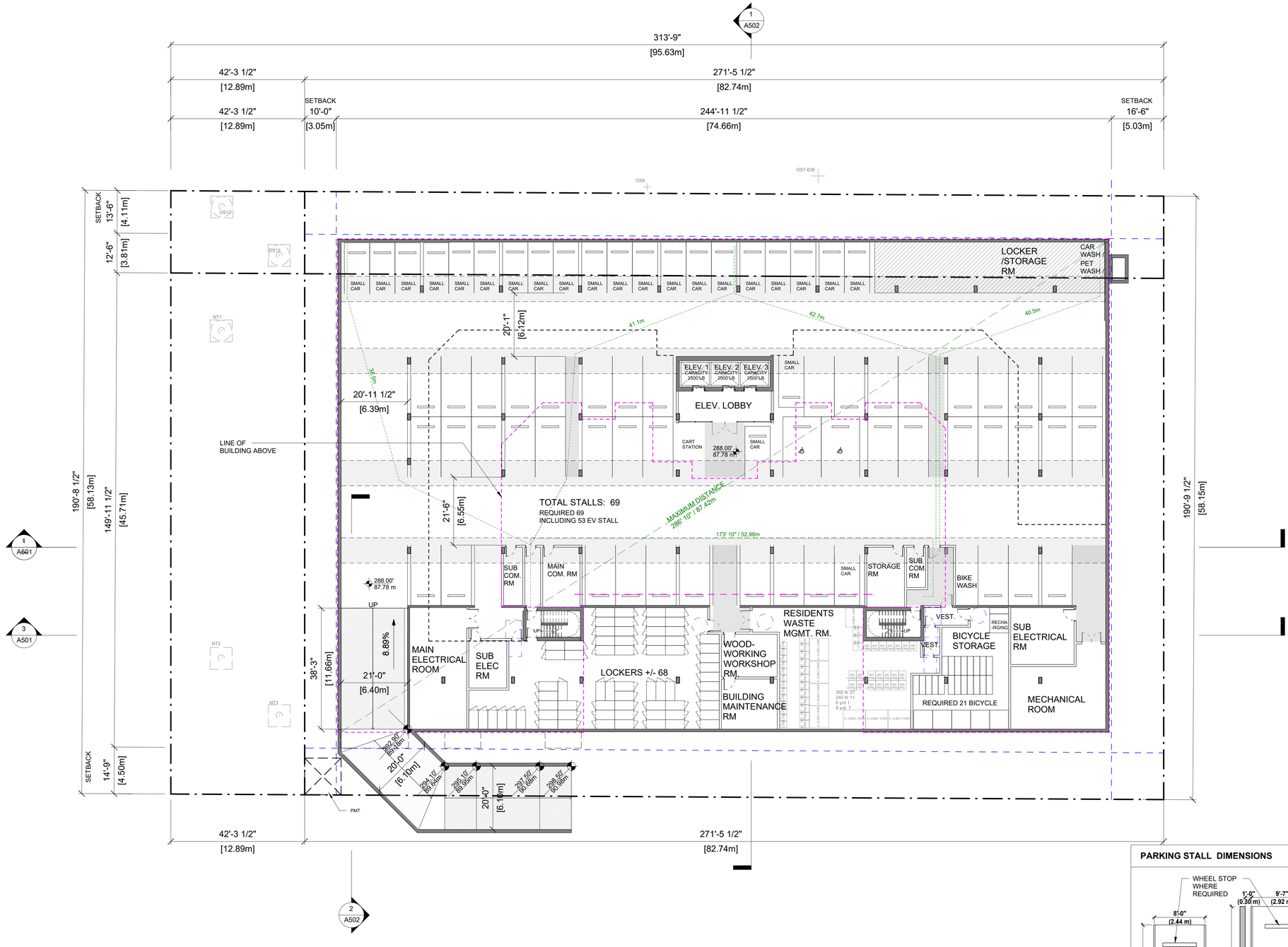
REVISION

DATE 2025-06-16

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SCALE 1/16" = 1'-0"

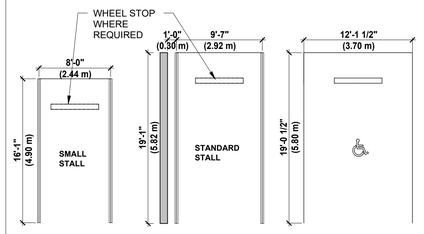
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GENERAL NOTES:

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2. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPE DESIGN FOR BOTH ON-SITE & OFF-SITE AREAS.
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PARKING STALL DIMENSIONS



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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
P1 PARKING PLAN

SEAL

DRAWING NO.
A204

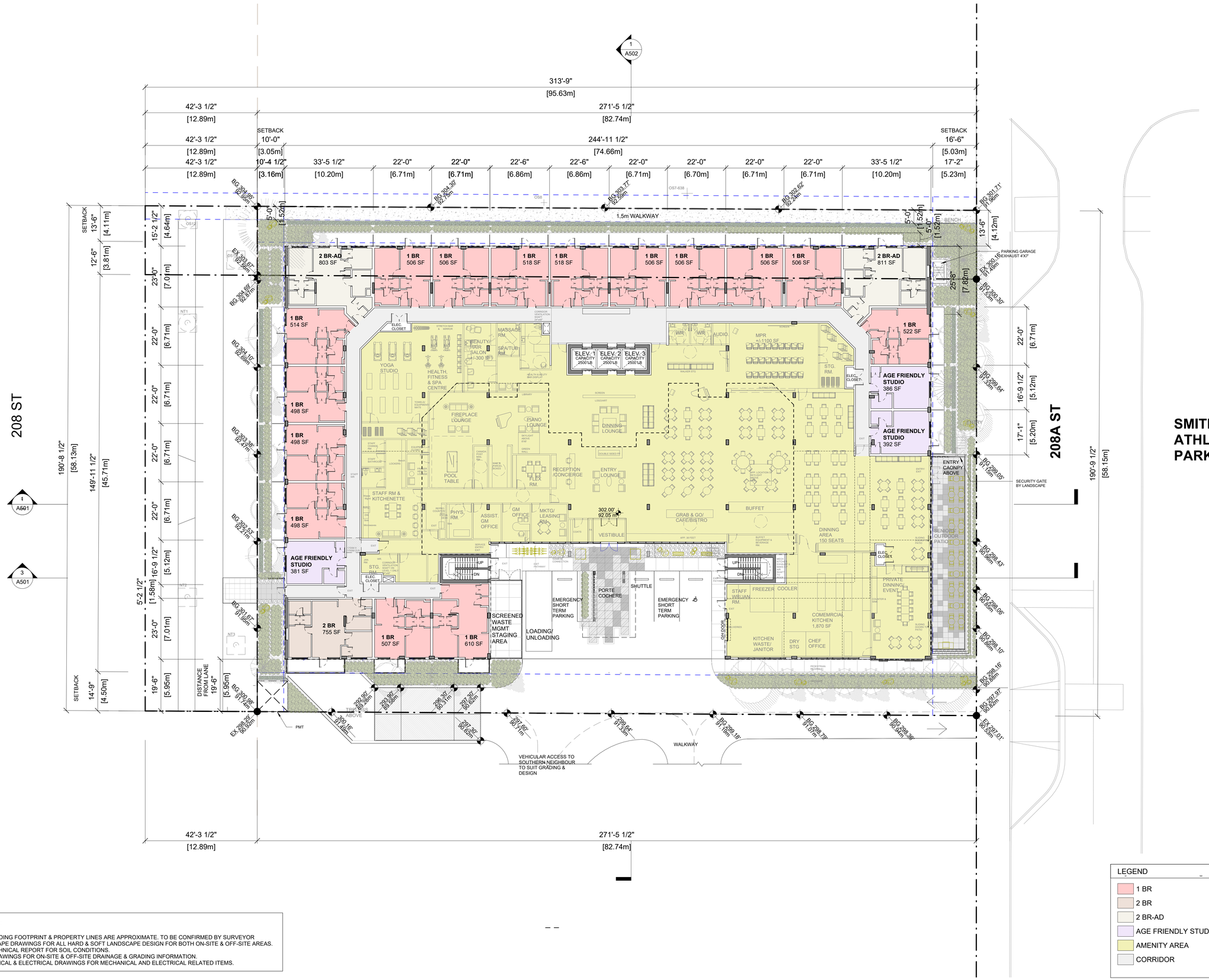
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AZ

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LEGEND

- 1 BR
- 2 BR
- 2 BR-AD
- AGE FRIENDLY STUDIO
- AMENITY AREA
- CORRIDOR

SMITH ATHLETIC PARK

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PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 1 FLOOR PLAN / SITE PLAN

SEAL

DRAWING NO. A205

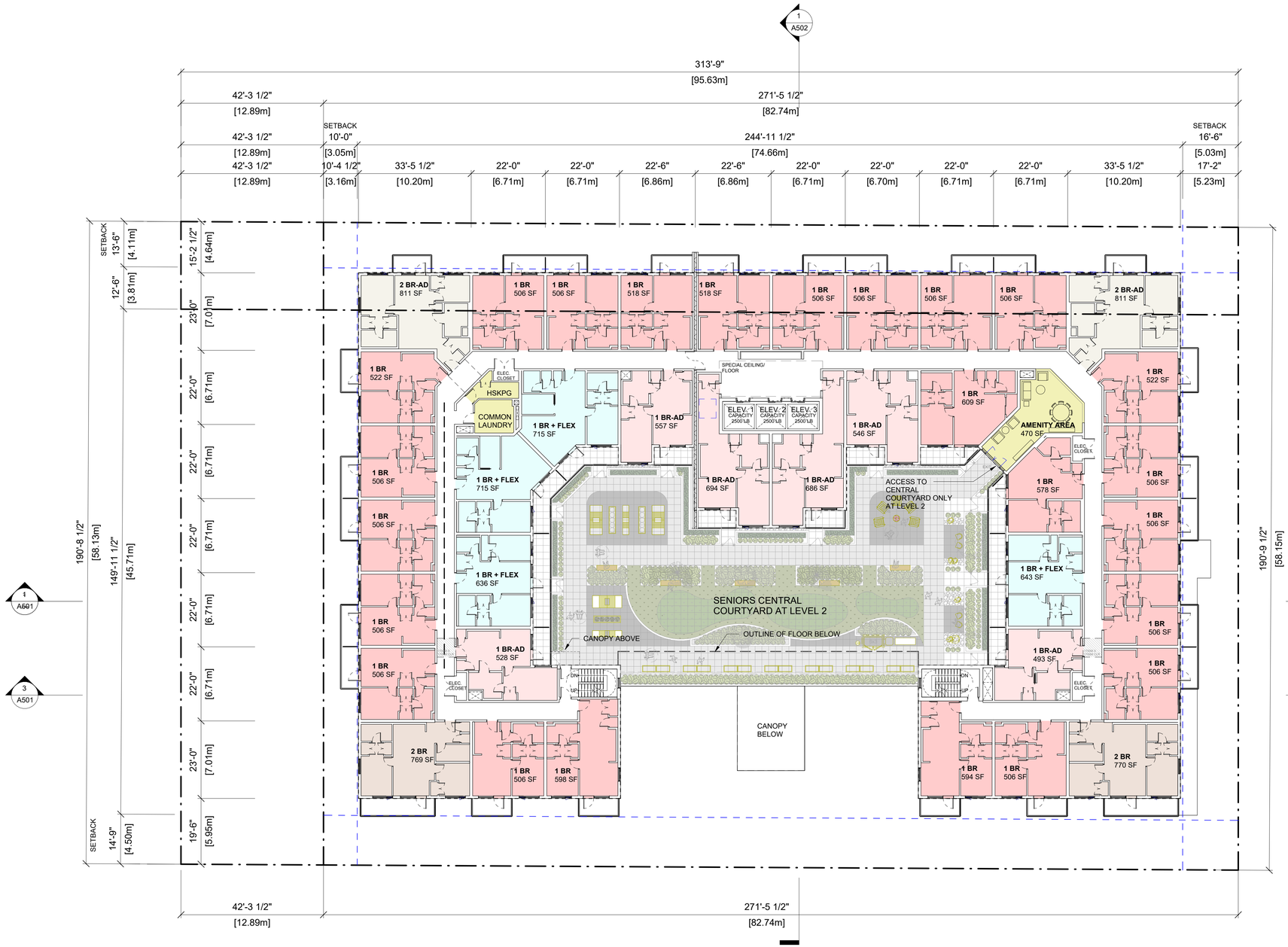
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DATE 2025-06-16

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LEGEND

- 1 BR
- 1 BR + FLEX
- 1 BR-AD
- 2 BR
- 2 BR-AD
- AMENITY AREA

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PROJECT NO.
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PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 2 FLOOR PLAN

SEAL

DRAWING NO. A206

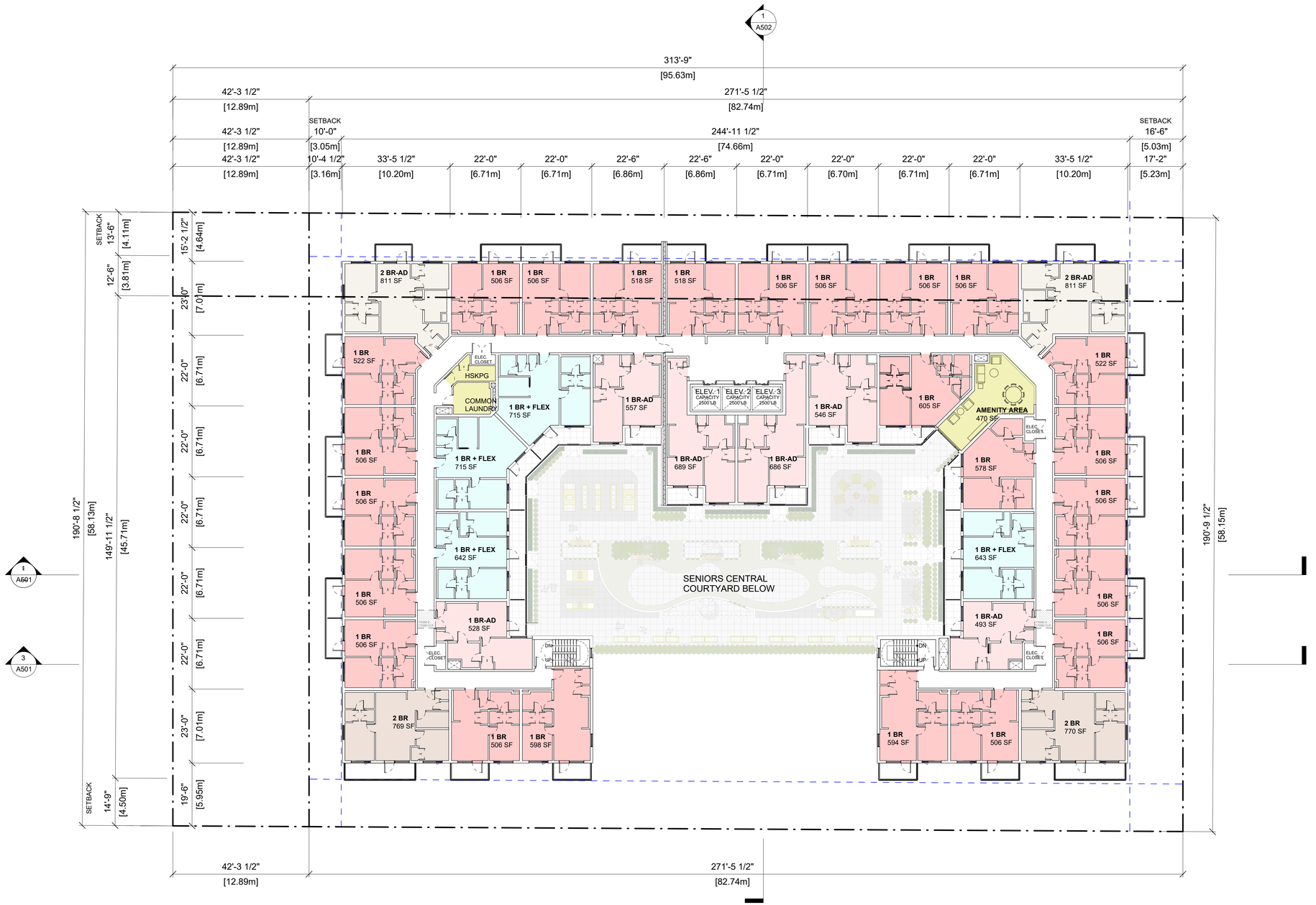
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DATE 2025-06-16

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LEGEND

- 1 BR
- 1 BR + FLEX
- 1 BR-AD
- 2 BR
- 2 BR-AD
- AMENITY AREA

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 3-6 FLOOR PLAN

SEAL

DRAWING NO. A207

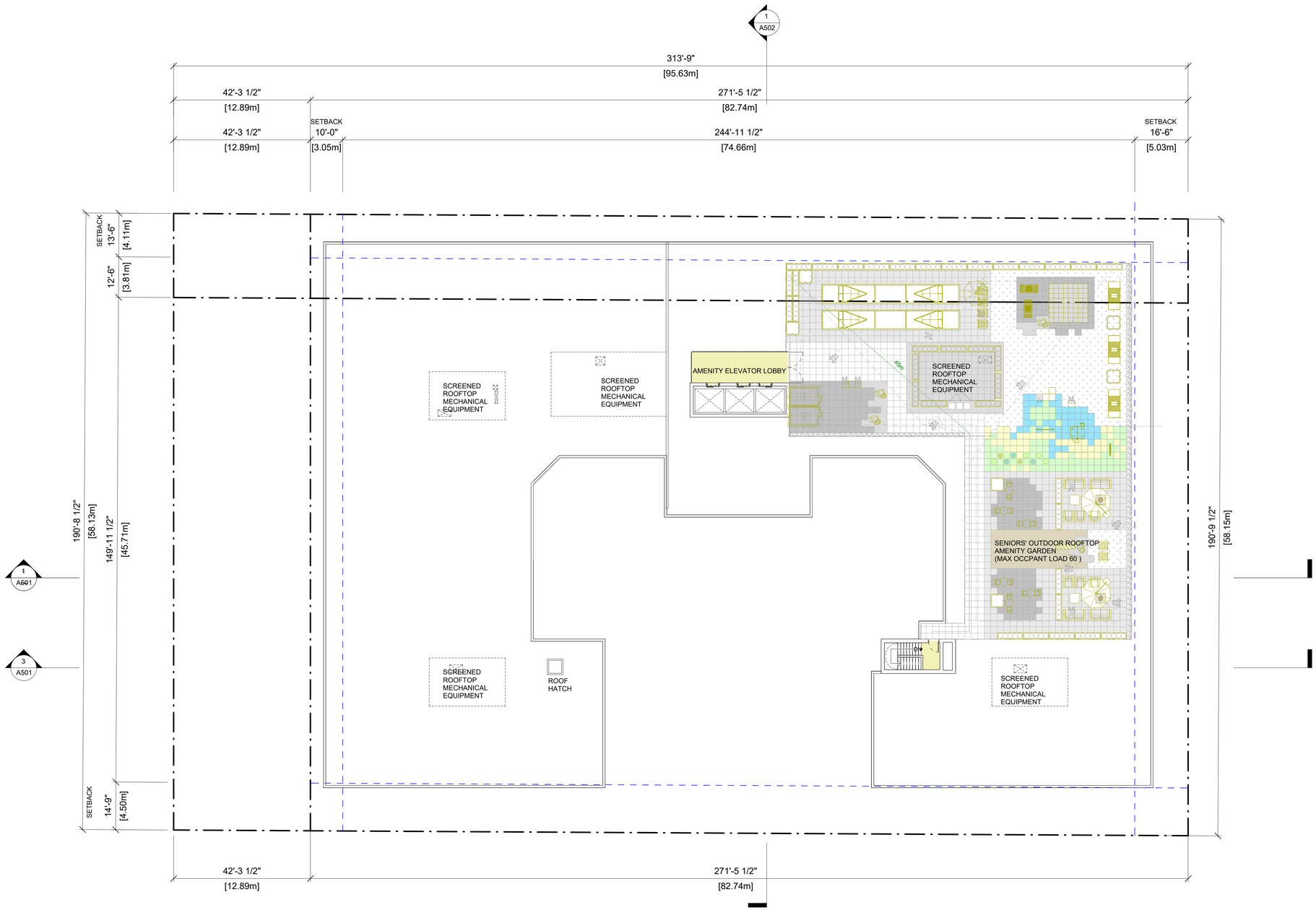
REVISION

DATE 2025-06-16

DRAWN AZ

SCALE As indicated

CHECKED HB



GENERAL NOTES:

1. NEIGHBORING BUILDING FOOTPRINT & PROPERTY LINES ARE APPROXIMATE. TO BE CONFIRMED BY SURVEYOR
2. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPE DESIGN FOR BOTH ON-SITE & OFF-SITE AREAS.
3. REFER TO GEOTECHNICAL REPORT FOR SOIL CONDITIONS.
4. REFER TO CIVIL DRAWINGS FOR ON-SITE & OFF-SITE DRAINAGE & GRADING INFORMATION.
5. REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL RELATED ITEMS.

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PROJECT
SENIORS' DEVELOPMENT

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DRAWING TITLE
ROOF PLAN

SEAL

DRAWING NO.
A208

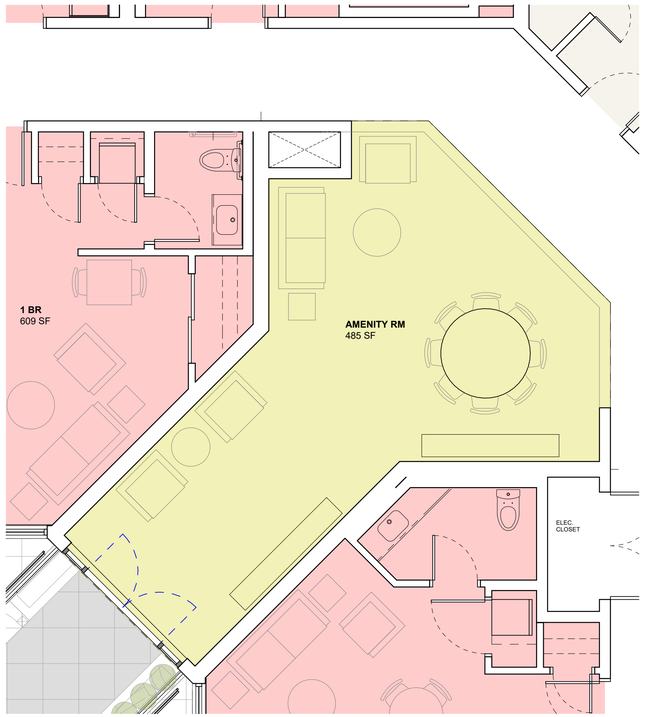
REVISION

DATE
2025-06-16

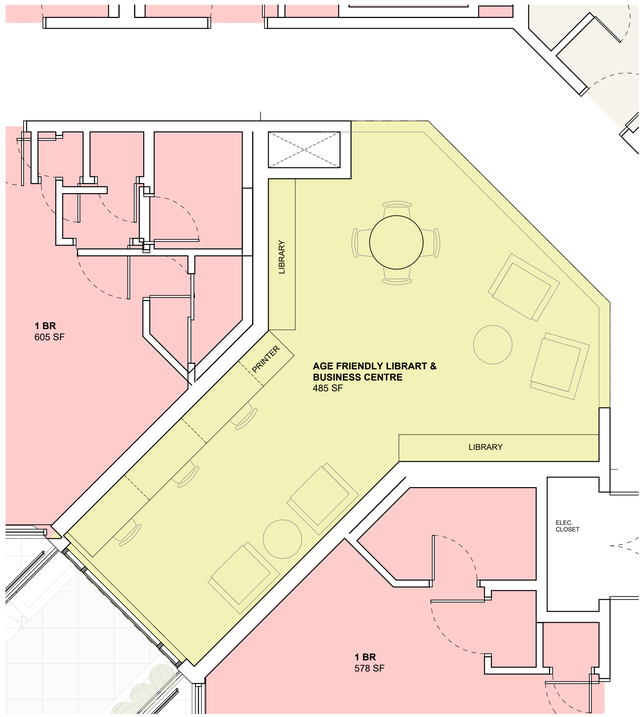
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AZ

SCALE
As indicated

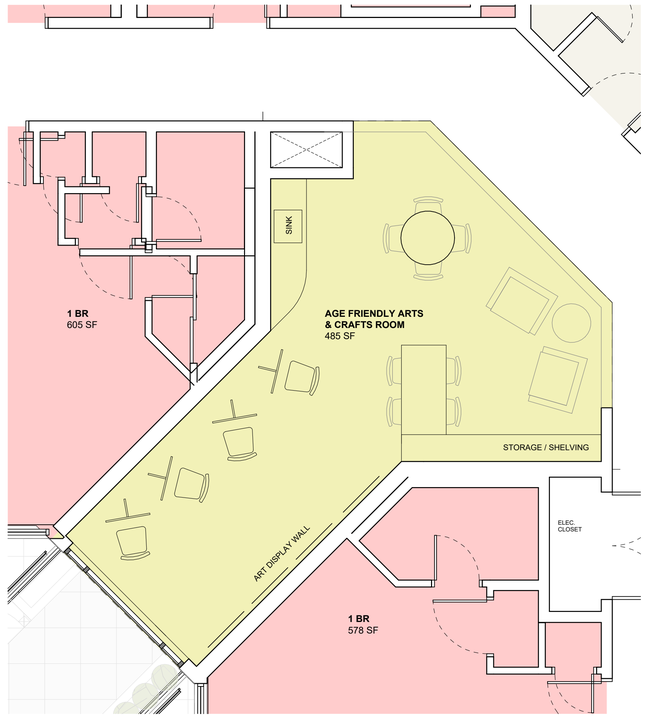
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HB



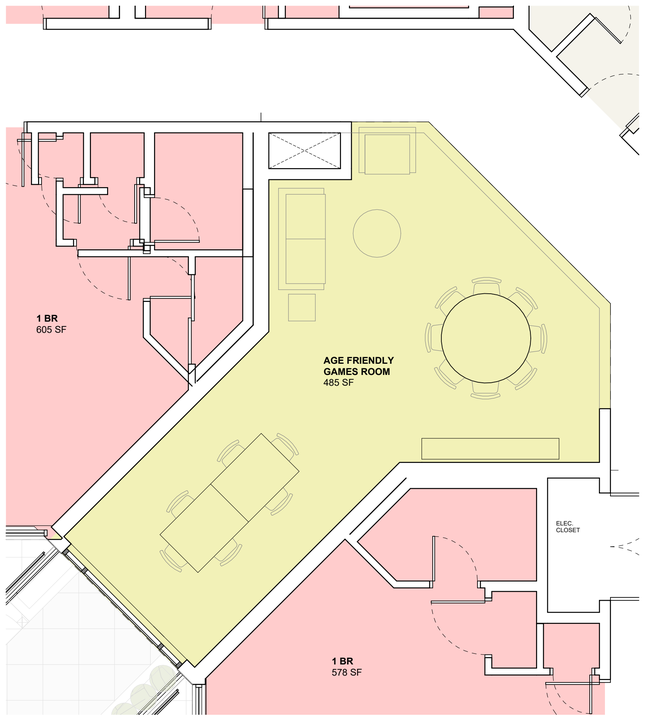
1 LEVEL 2 - AGE FRIENDLY LOUNGE
1/4" = 1'-0"



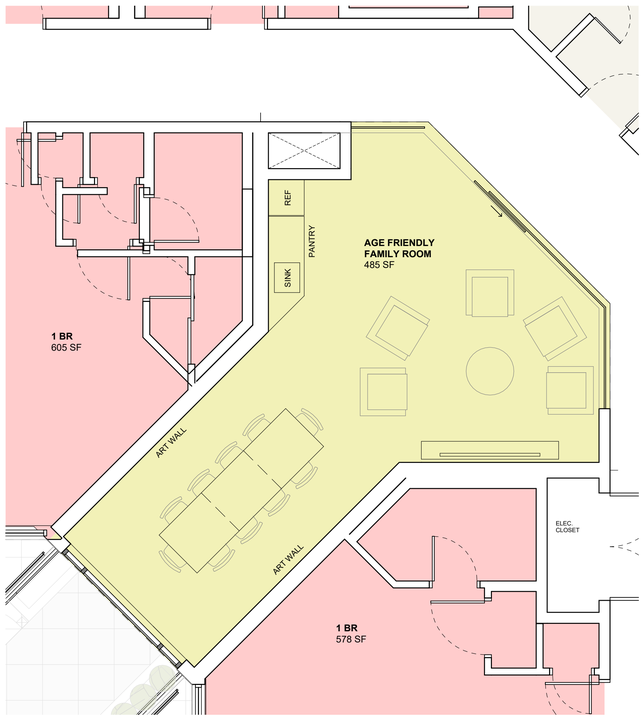
2 LEVEL 3 - AGE FRIENDLY LIBRARY & BUSINESS CENTRE
1/4" = 1'-0"



3 LEVEL 4 - AGE FRIENDLY ARTS & CRAFTS ROOM
1/4" = 1'-0"



4 LEVEL 5 - AGE FRIENDLY GAMES ROOM
1/4" = 1'-0"



5 LEVEL 6 - AGE FRIENDLY FAMILY ROOM
1/4" = 1'-0"

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

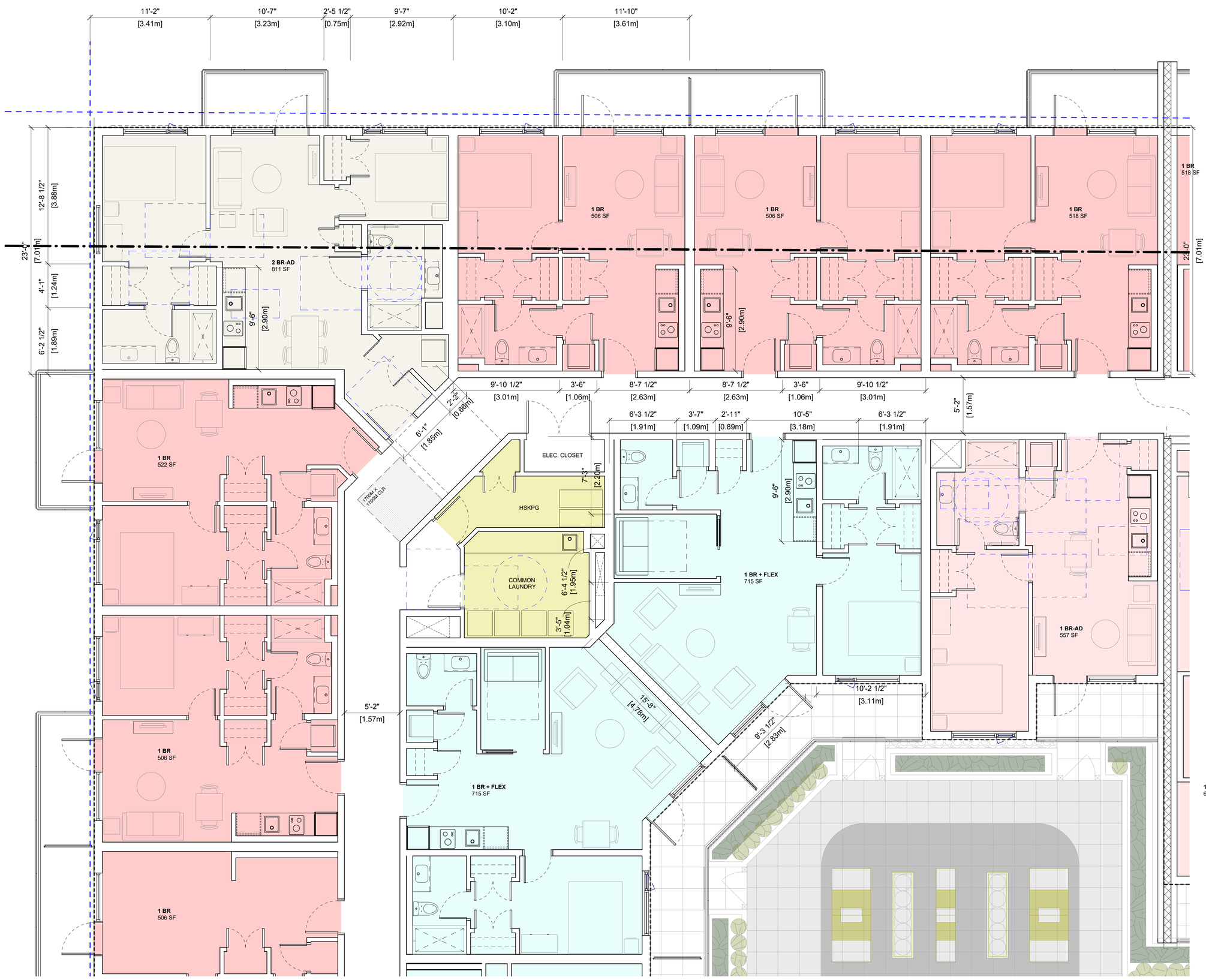
DRAWING TITLE
RESIDENTIAL FLOOR AMENITY AREA

SEAL

DRAWING NO. A209

REVISION

DATE 2025-06-16
DRAWN AZ
SCALE 1/4" = 1'-0"
CHECKED HB



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PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 2 FLOOR PLAN (NORTH WEST)

SEAL

DRAWING NO. A216

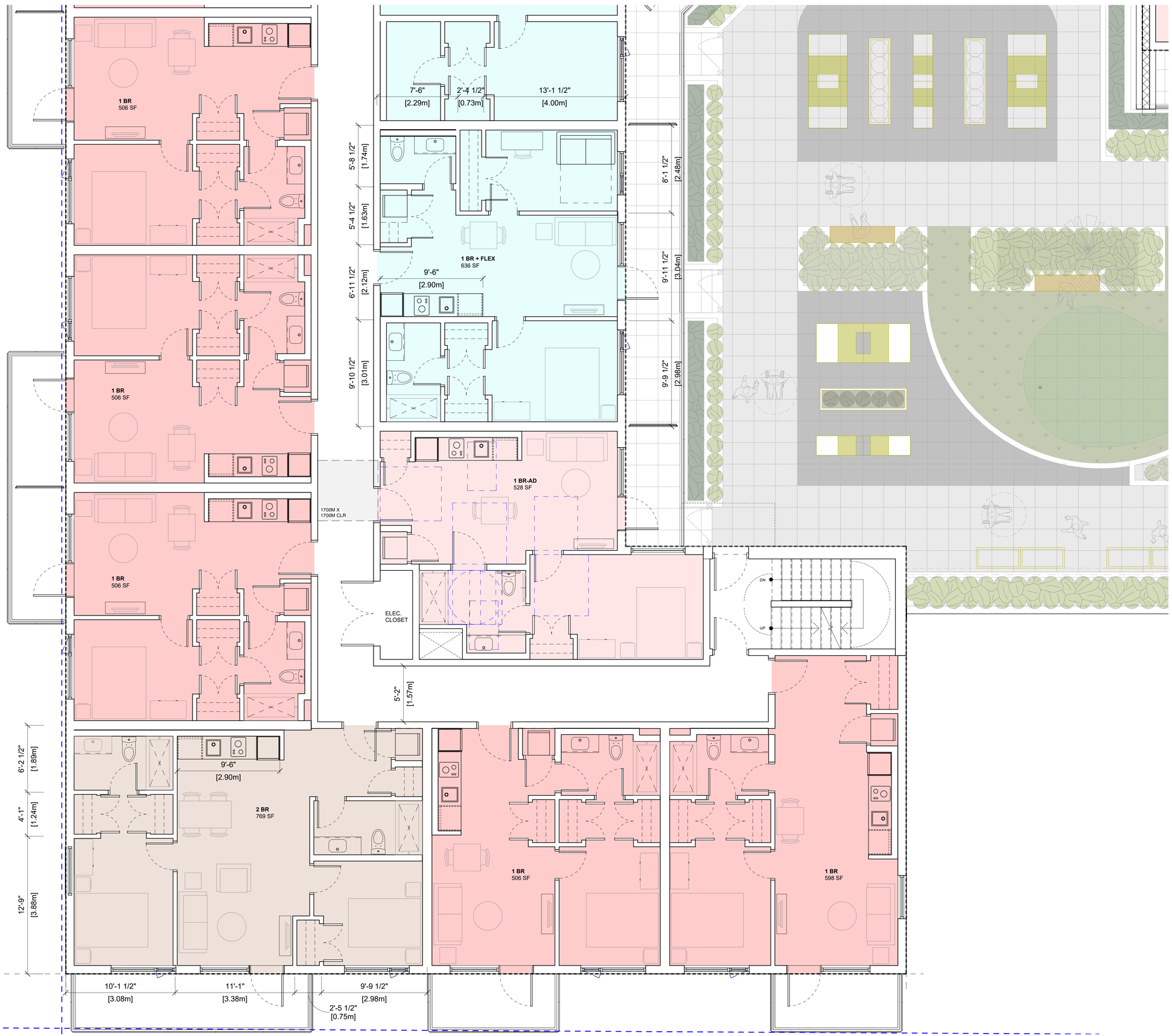
REVISION

DATE 2025-06-16

DRAWN MC

SCALE 1/4" = 1'-0"

CHECKED HB



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26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 2 FLOOR PLAN (SOUTH WEST)

SEAL

DRAWING NO.
A217

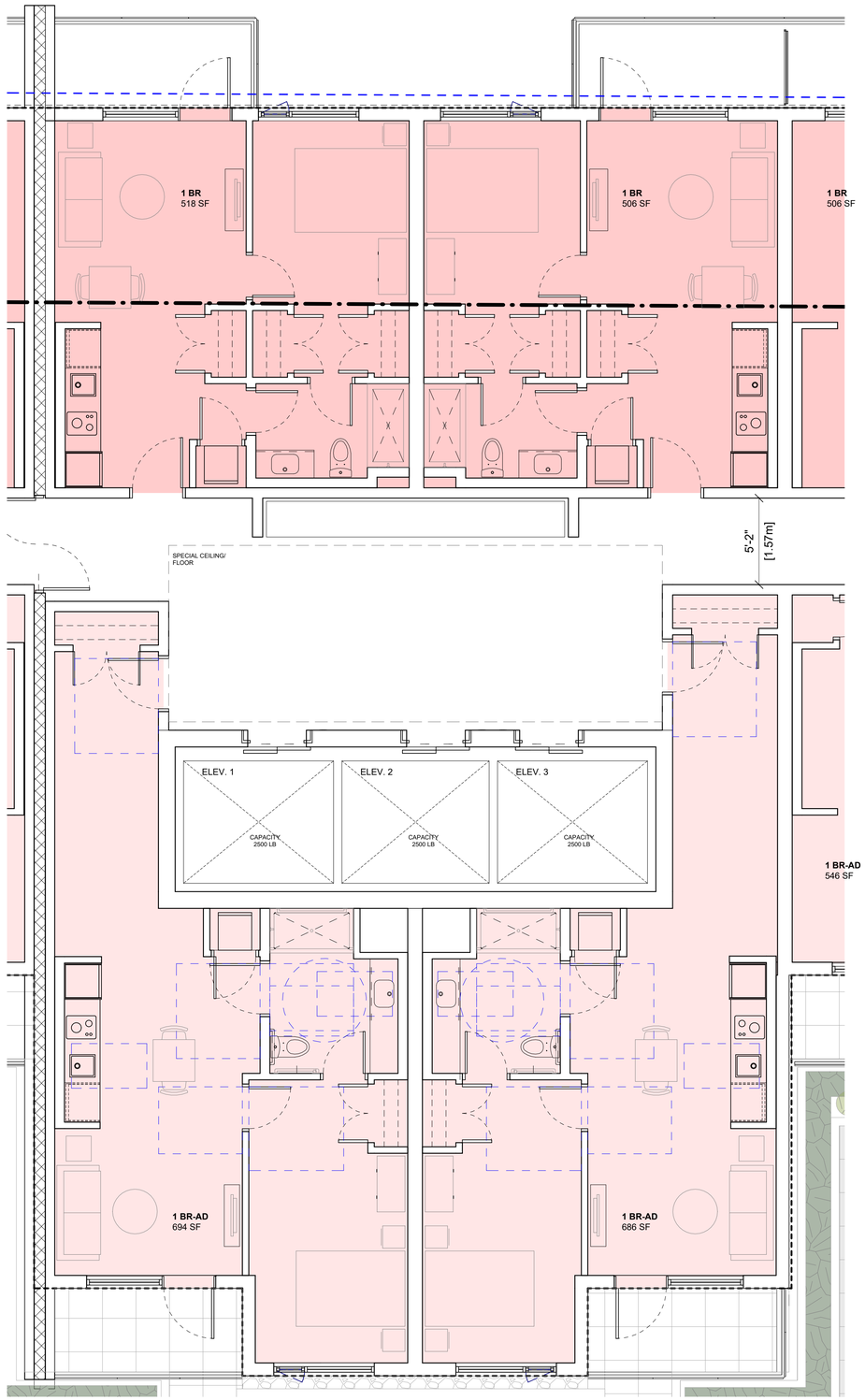
REVISION

DATE
2025-06-16

DRAWN
MC

SCALE
1/4" = 1'-0"

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HB



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PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 2 FLOOR PLAN
(NORTH CENTRE)

SEAL

DRAWING NO. A218

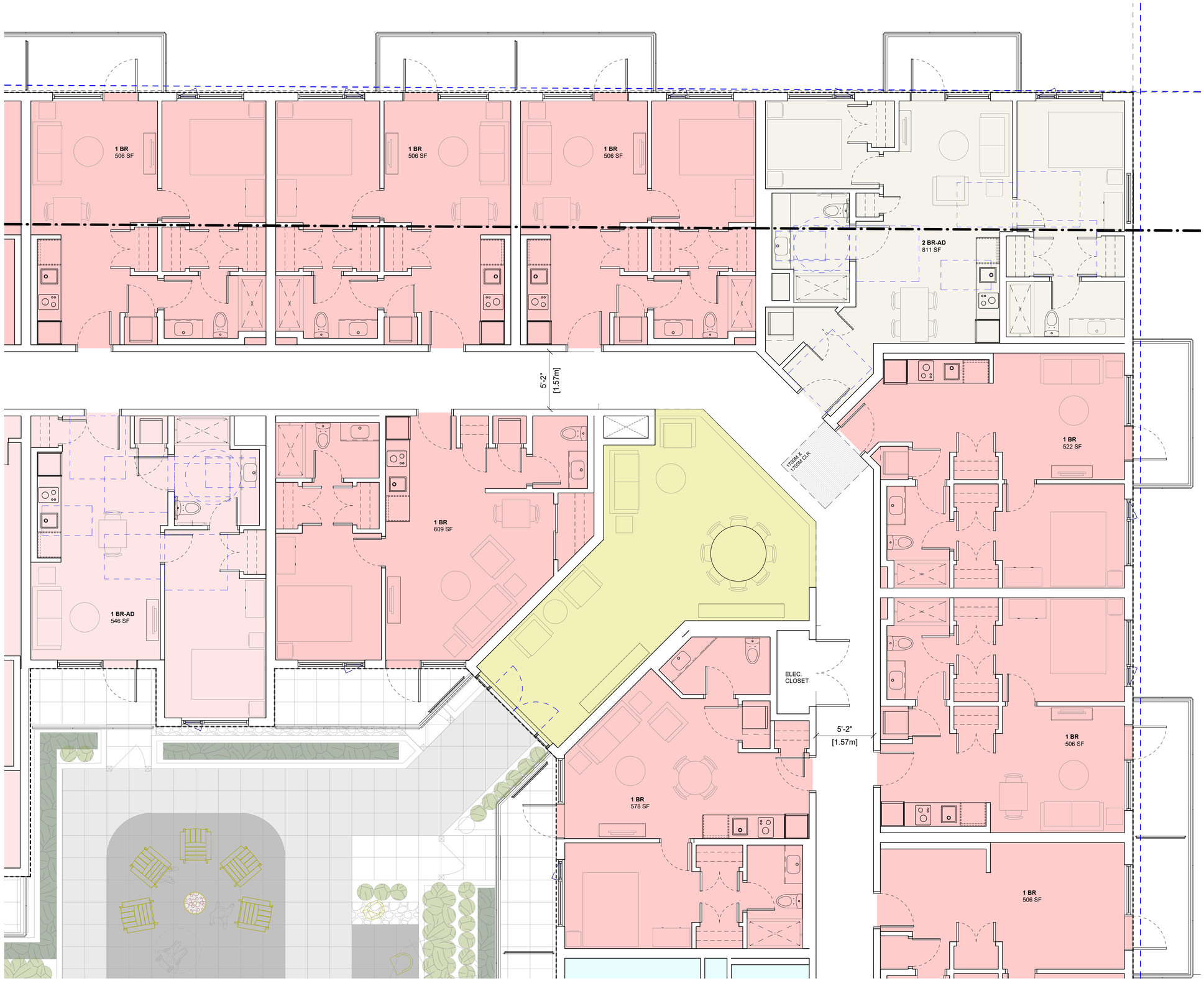
REVISION

DATE 2025-06-16

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SCALE 1/4" = 1'-0"

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26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 2 FLOOR PLAN (NORTH EAST)

SEAL

DRAWING NO. A219

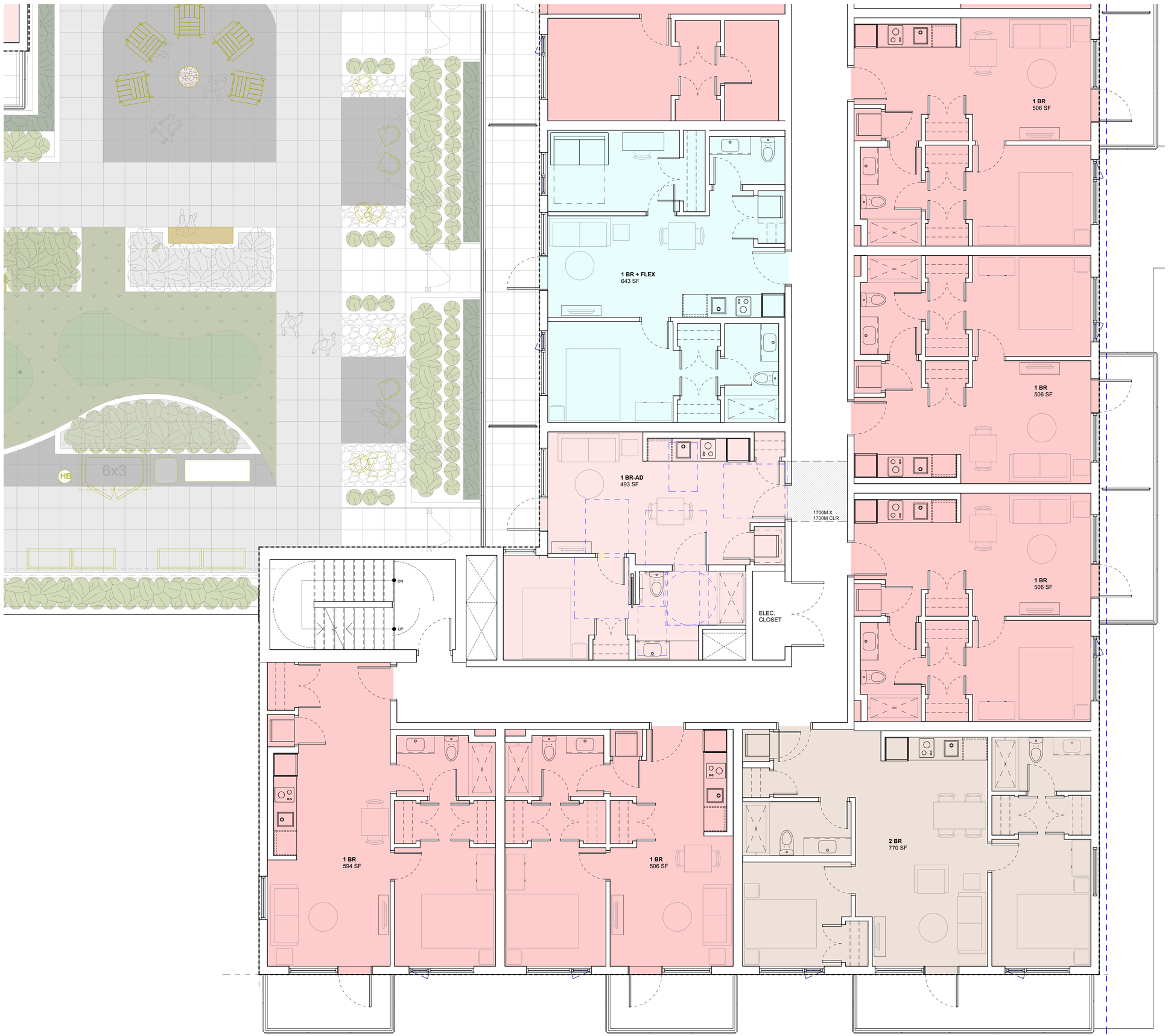
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DATE 2025-06-16

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SCALE 1/4" = 1'-0"

CHECKED HB



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26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
LEVEL 2 FLOOR PLAN (SOUTH EAST)

SEAL

DRAWING NO. A220

REVISION

DATE 2025-06-16

DRAWN MC

SCALE 1/4" = 1'-0"

CHECKED HB

SMITH ATHLETIC PARK



1 North Elevation



2 East Elevation

NOTES:
1. ALL TRIM COLOR SHOULD MATCH ADJACENT PANEL
2. COLOR TO BE CONFIRMED AFTER CONTRACTOR PROVIDES SAMPLES/ MOCK UP
3. REFER TO ELEVATIONS FOR LOCATION OF CONCRETE REVEALS

ELEVATION KEYNOTE LEGEND

ITEM		COLOUR/FINISH	ITEM		COLOUR/FINISH	ITEM		COLOUR/FINISH
1.1	CEMENTITIOUS CLADDING - PLANK LAP SIDING (DARK GREY)	COLOUR: TO MATCH HARDIE 'IRON GREY' OR SIMILAR FINISH: TEXTURED; SIZE: 6" WIDE	3.4	GLASS GUARDRAIL (FACE MOUNT)	FRAME: BLACK GLASS: SAFETY CLEAR	5.4	WASTE MANAGEMENT METAL SLAT ENCLOSURE @ L1	COLOUR: BLACK
1.2	CEMENTITIOUS CLADDING - BOARD & BATTEN (WHITE)	COLOUR: TO MATCH HARDIE 'ARCTIC WHITE' OR SIMILAR FINISH: TEXTURED; SIZE: 12" WIDE	3.5	ALUMINUM FRAME PRIVACY SCREEN (GLASS)	FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED	6	ROOFTOP WOOD FRAMED MECHANICAL ENCLOSURE - BOARD & BATTEN (WHITE)	COLOUR: TO MATCH HARDIE 'ARCTIC WHITE' OR SIMILAR FINISH: TEXTURED; SIZE: 12" WIDE
1.3	CEMENTITIOUS CLADDING - PLANK LAP SIDING (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: 6" WIDE	3.6	ALUMINUM FRAME PRIVACY SCREEN (OPAQUE WOOD GRAIN)	FRAME: BLACK PANEL: LONGBOARD WOOD GRAIN PLANKS OR SIMILAR, TEMPERED	7	ALUMINUM GRILL GARAGE OVERHEAD GATE	COLOUR: LIGHT GREY
1.4	STANDARD FACE BRICK	COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' OR SIMILAR PATTERN: 1/3 RUNNING BOND	3.7	METAL PICKET GUARDRAIL @ L1 (FACE MOUNT)	COLOR: BLACK PATTERN: TBD	8	METAL OVERHEAD DOOR	COLOUR: LIGHT GREY
1.5	FLUTED METAL CLADDING (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: TBD	4.1	SOFFIT W/ ALUMINUM PERFORATED PANEL AT BALCONY (DARK GREY)	COLOUR: LIGHT GREY SIZE: APPROX. 16" WIDE 2-PANEL	9.1	EXPOSED CONCRETE WALL (LIGHT GREY)	COLOUR: ELASTOMERIC PAINT (LIGHT GREY)
1.6	ALUMINIUM SCREEN SYSTEM (WOOD GRAIN)	LONG BOARD PRIVACY BEAM 1X5 COLOUR: TBC	4.2	SOFFIT W/ ALUMINUM PERFORATED PANEL AT MAIN ROOF & ROOFTOP VESTIBULE OVERHANG (WOOD GRAIN)	COLOUR: MAIN ROOF & ROOFTOP VESTIBULE TO MATCH 1.3 OR SIMILAR SIZE: APPROX. 16" WIDE 2-PANEL	9.2	EXPOSED CONCRETE WALL (LIGHT GREY)	NATURAL CONCRETE (LIGHT GREY)
2.1	CEMENTITIOUS CLADDING - WOOD BALCONY FASCIA (DARK GREY)	COLOUR: LIGHT GREY FINISH: SMOOTH	4.3	SOFFIT & FASCIA W/ PAINTED CONCRETE AT BALCONY - L1 & L2	COLOUR: LIGHT GREY			
2.2	METAL CLADDING - LEVEL 1 CANOPY FASCIA (DARK GREY)	COLOUR: DARK GREY FINISH: SMOOTH	4.4	FLUTED METAL CLADDING SOFFIT (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: TBD			
3.1	ALUMINUM WINDOW / DOOR (DOUBLE/ TRIPLE GLAZING)	COLOR: BLACK GLASS: LOW-E CLEAR	5.1	PAINTED METAL DOOR	COLOUR: DARK GREY			
3.2	ALUMINUM CURTAIN WALL (OPAQUE SPANDREL)	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: CHALK WHITE	5.2	PAINTED METAL MECHANICAL LOUVER @ L1	COLOUR: BLACK			
3.3	VINYL WINDOW / DOOR W/ DOUBLE/ TRIPLE GLAZING	COLOR: BLACK GLASS: LOW-E CLEAR / TEMPERED	5.3	PAINTED METAL CANOPY	COLOUR: BLACK			

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PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
BUILDING ELEVATION (NORTH & EAST)

SEAL

DRAWING NO. A401

REVISION

DATE 2025-08-29

DRAWN AZ

SCALE As indicated

CHECKED HB



1 South Elevation



2 West Elevation

SMITH ATHLETIC PARK

NOTES:
1. ALL TRIM COLOR SHOULD MATCH ADJACENT PANEL
2. COLOR TO BE CONFIRMED AFTER CONTRACTOR PROVIDES SAMPLES/ MOCK UP
3. REFER TO ELEVATIONS FOR LOCATION OF CONCRETE REVEALS

ELEVATION KEYNOTE LEGEND

ITEM		COLOUR/FINISH	ITEM		COLOUR/FINISH	ITEM		COLOUR/FINISH
1.1	CEMENTITIOUS CLADDING - PLANK LAP SIDING (DARK GREY)	COLOUR: TO MATCH HARDIE 'IRON GREY' OR SIMILAR FINISH: TEXTURED; SIZE: 6" WIDE	3.4	GLASS GUARDRAIL (FACE MOUNT)	FRAME: BLACK GLASS: SAFETY CLEAR	5.4	WASTE MANAGEMENT METAL SLAT ENCLOSURE @ L1	COLOUR: BLACK
1.2	CEMENTITIOUS CLADDING - BOARD & BATTEN (WHITE)	COLOUR: TO MATCH HARDIE 'ARCTIC WHITE' OR SIMILAR FINISH: TEXTURED; SIZE: 12" WIDE	3.5	ALUMINUM FRAME PRIVACY SCREEN (GLASS)	FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED	6	ROOFTOP WOOD FRAMED MECHANICAL ENCLOSURE - BOARD & BATTEN (WHITE)	COLOUR: TO MATCH HARDIE 'ARCTIC WHITE' OR SIMILAR FINISH: TEXTURED; SIZE: 12" WIDE
1.3	CEMENTITIOUS CLADDING - PLANK LAP SIDING (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: 6" WIDE	3.6	ALUMINUM FRAME PRIVACY SCREEN (OPAQUE WOOD GRAIN)	FRAME: BLACK PANEL: LONGBOARD WOOD GRAIN PLANKS OR SIMILAR, TEMPERED	7	ALUMINUM GRILL GARAGE OVERHEAD GATE	COLOUR: LIGHT GREY
1.4	STANDARD FACE BRICK	COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' OR SIMILAR PATTERN: 1/3 RUNNING BOND	3.7	METAL PICKET GUARDRAIL @ L1 (FACE MOUNT)	COLOR: BLACK PATTERN: TBD	8	METAL OVERHEAD DOOR	COLOUR: LIGHT GREY
1.5	FLUTED METAL CLADDING (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: TBD	4.1	SOFFIT W/ ALUMINUM PERFORATED PANEL AT BALCONY (DARK GREY)	COLOUR: LIGHT GREY SIZE: APPROX. 16" WIDE 2-PANEL	9.1	EXPOSED CONCRETE WALL (LIGHT GREY)	COLOUR: ELASTOMERIC PAINT (LIGHT GREY)
1.6	ALUMINIUM SCREEN SYSTEM (WOOD GRAIN)	LONG BOARD PRIVACY BEAM 1X5 COLOUR: TBC	4.2	SOFFIT W/ ALUMINUM PERFORATED PANEL AT MAIN ROOF & ROOFTOP VESTIBULE OVERHANG (WOOD GRAIN)	COLOUR: MAIN ROOF & ROOFTOP VESTIBULE TO MATCH 1.3 OR SIMILAR SIZE: APPROX. 16" WIDE 2-PANEL	9.2	EXPOSED CONCRETE WALL (LIGHT GREY)	NATURAL CONCRETE (LIGHT GREY)
2.1	CEMENTITIOUS CLADDING - WOOD BALCONY FASCIA (DARK GREY)	COLOUR: LIGHT GREY FINISH: SMOOTH	4.3	SOFFIT & FASCIA W/ PAINTED CONCRETE AT BALCONY - L1 & L2	COLOUR: LIGHT GREY			
2.2	METAL CLADDING - LEVEL 1 CANOPY FASCIA (DARK GREY)	COLOUR: DARK GREY FINISH: SMOOTH	4.4	FLUTED METAL CLADDING SOFFIT (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: TBD			
3.1	ALUMINUM WINDOW / DOOR (DOUBLE/ TRIPLE GLAZING)	COLOR: BLACK GLASS: LOW-E CLEAR	5.1	PAINTED METAL DOOR	COLOUR: DARK GREY			
3.2	ALUMINUM CURTAIN WALL (OPAQUE SPANDREL)	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: CHALK WHITE	5.2	PAINTED METAL MECHANICAL LOUVER @ L1	COLOUR: BLACK			
3.3	VINYL WINDOW / DOOR W/ DOUBLE/ TRIPLE GLAZING	COLOR: BLACK GLASS: LOW-E CLEAR / TEMPERED	5.3	PAINTED METAL CANOPY	COLOUR: BLACK			

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PRELIMINARY REZONING & DEVELOPMENT PERMIT SUBMISSION 23 APR 2026

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
BUILDING ELEVATION (SOUTH & WEST)

SEAL

DRAWING NO. A402

REVISION

DATE 2025-08-29
DRAWN AZ
SCALE As indicated
CHECKED HB



5 South East Corner Elevation - Courtyard
1/16" = 1'-0"

1 South Elevation - Courtyard

6 South West Corner Elevation - Courtyard
1/16" = 1'-0"



3 West Elevation - Courtyard

4 East Elevation - Courtyard

2 North Elevation - Courtyard

NOTES:
1. ALL TRIM COLOR SHOULD MATCH ADJACENT PANEL
2. COLOR TO BE CONFIRMED AFTER CONTRACTOR PROVIDES SAMPLES/ MOCK UP
3. REFER TO ELEVATIONS FOR LOCATION OF CONCRETE REVEALS

ELEVATION KEYNOTE LEGEND

ITEM		COLOUR/FINISH
1.1	CEMENTITIOUS CLADDING - PLANK LAP SIDING (DARK GREY)	COLOUR: TO MATCH HARDIE 'IRON GREY' OR SIMILAR FINISH: TEXTURED; SIZE: 6" WIDE
1.2	CEMENTITIOUS CLADDING - BOARD & BATTEN (WHITE)	COLOUR: TO MATCH HARDIE 'ARCTIC WHITE' OR SIMILAR FINISH: TEXTURED; SIZE: 12" WIDE
1.3	CEMENTITIOUS CLADDING - PLANK LAP SIDING (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: 6" WIDE
1.4	STANDARD FACE BRICK	COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' OR SIMILAR PATTERN: 1/3 RUNNING BOND
1.5	FLUTED METAL CLADDING (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: TBD
1.6	ALUMINIUM SCREEN SYSTEM (WOOD GRAIN)	LONG BOARD PRIVACY BEAM 1X5 COLOUR: TBC
2.1	CEMENTITIOUS CLADDING - WOOD BALCONY FASCIA (DARK GREY)	COLOUR: LIGHT GREY FINISH: SMOOTH
2.2	METAL CLADDING - LEVEL 1 CANOPY FASCIA (DARK GREY)	COLOUR: DARK GREY FINISH: SMOOTH
3.1	ALUMINUM WINDOW / DOOR (DOUBLE/ TRIPLE GLAZING)	COLOR: BLACK GLASS: LOW-E CLEAR
3.2	ALUMINUM CURTAIN WALL (OPAQUE SPANDREL)	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: CHALK WHITE
3.3	VINYL WINDOW / DOOR W/ DOUBLE/ TRIPLE GLAZING	COLOR: BLACK GLASS: LOW-E CLEAR / TEMPERED

ITEM		COLOUR/FINISH
3.4	GLASS GUARDRAIL (FACE MOUNT)	FRAME: BLACK GLASS: SAFETY CLEAR
3.5	ALUMINUM FRAME PRIVACY SCREEN (GLASS)	FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED
3.6	ALUMINUM FRAME PRIVACY SCREEN (OPAQUE WOOD GRAIN)	FRAME: BLACK PANEL: LONGBOARD WOOD GRAIN PLANKS OR SIMILAR, TEMPERED
3.7	METAL PICKET GUARDRAIL @ L1 (FACE MOUNT)	COLOR: BLACK PATTERN: TBD
4.1	SOFFIT W/ ALUMINUM PERFORATED PANEL AT BALCONY (DARK GREY)	COLOUR: LIGHT GREY SIZE: APPROX. 16" WIDE 2-PANEL
4.2	SOFFIT W/ ALUMINUM PERFORATED PANEL AT MAIN ROOF & ROOFTOP VESTIBULE OVERHANG (WOOD GRAIN)	COLOUR: MAIN ROOF & ROOFTOP VESTIBULE TO MATCH 1.3 OR SIMILAR SIZE: APPROX. 16" WIDE 2-PANEL
4.3	SOFFIT & FASCIA W/ PAINTED CONCRETE AT BALCONY - L1 & L2	COLOUR: LIGHT GREY
4.4	FLUTED METAL CLADDING SOFFIT (WOOD GRAIN)	COLOUR: TO MATCH WOODTONE RUSTIC 'RIVER ROCK' OR 'ASPEN RIDGE' OR SIMILAR. FINISH: TEXTURED; SIZE: TBD
5.1	PAINTED METAL DOOR	COLOUR: DARK GREY
5.2	PAINTED METAL MECHANICAL LOUVER @ L1	COLOUR: BLACK
5.3	PAINTED METAL CANOPY	COLOUR: BLACK

ITEM		COLOUR/FINISH
5.4	WASTE MANAGEMENT METAL SLAT ENCLOSURE @ L1	COLOUR: BLACK
6	ROOFTOP WOOD FRAMED MECHANICAL ENCLOSURE - BOARD & BATTEN (WHITE)	COLOUR: TO MATCH HARDIE 'ARCTIC WHITE' OR SIMILAR FINISH: TEXTURED; SIZE: 12" WIDE
7	ALUMINUM GRILL GARAGE OVERHEAD GATE	COLOUR: LIGHT GREY
8	METAL OVERHEAD DOOR	COLOUR: LIGHT GREY
9.1	EXPOSED CONCRETE WALL (LIGHT GREY)	COLOUR: ELASTOMERIC PAINT (LIGHT GREY)
9.2	EXPOSED CONCRETE WALL (LIGHT GREY)	NATURAL CONCRETE (LIGHT GREY)

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PRELIMINARY REZONING & DEVELOPMENT PERMIT SUBMISSION
23 APR 2026

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
BUILDING ELEVATION (PARTIAL)

SEAL

DRAWING NO. A403

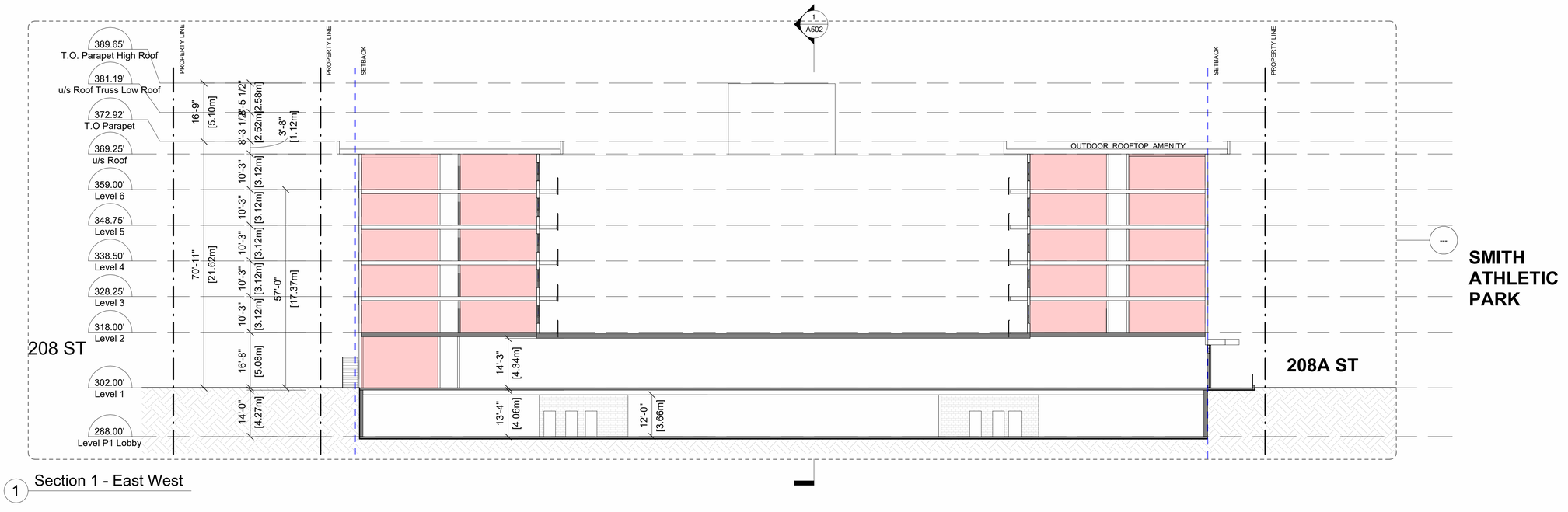
REVISION

DATE 2025-08-29

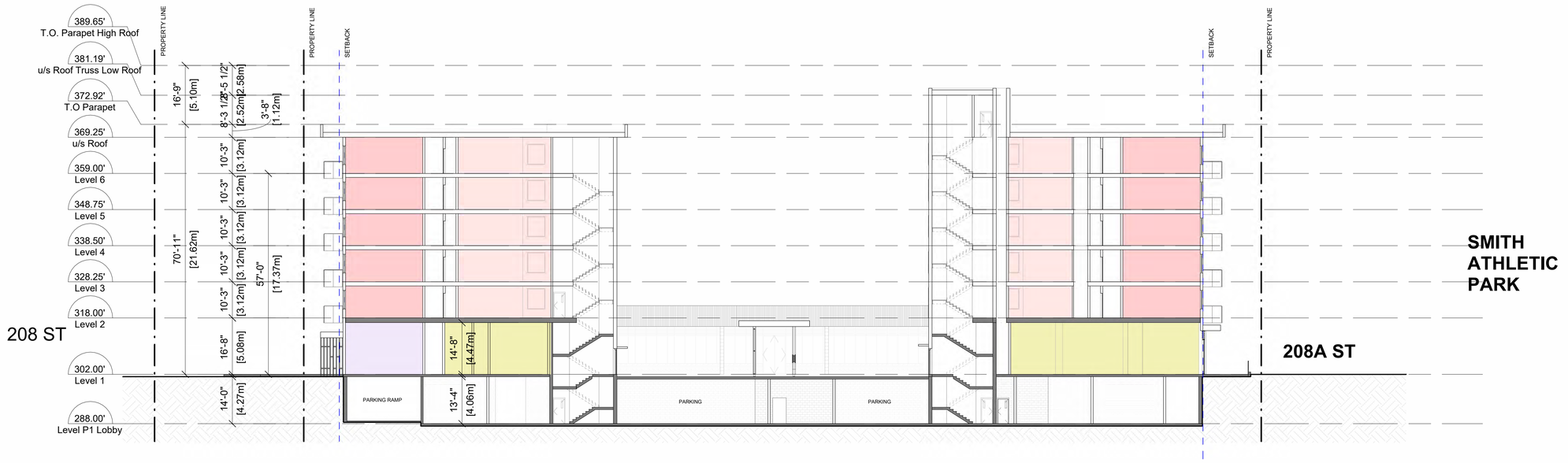
DRAWN AZ

SCALE As indicated

CHECKED HB



1 Section 1 - East West



3 Section 2 - East West @ STAIR

1/16" = 1'-0"

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
SECTION 1 & SECTION 2

SEAL

DRAWING NO. REVISION

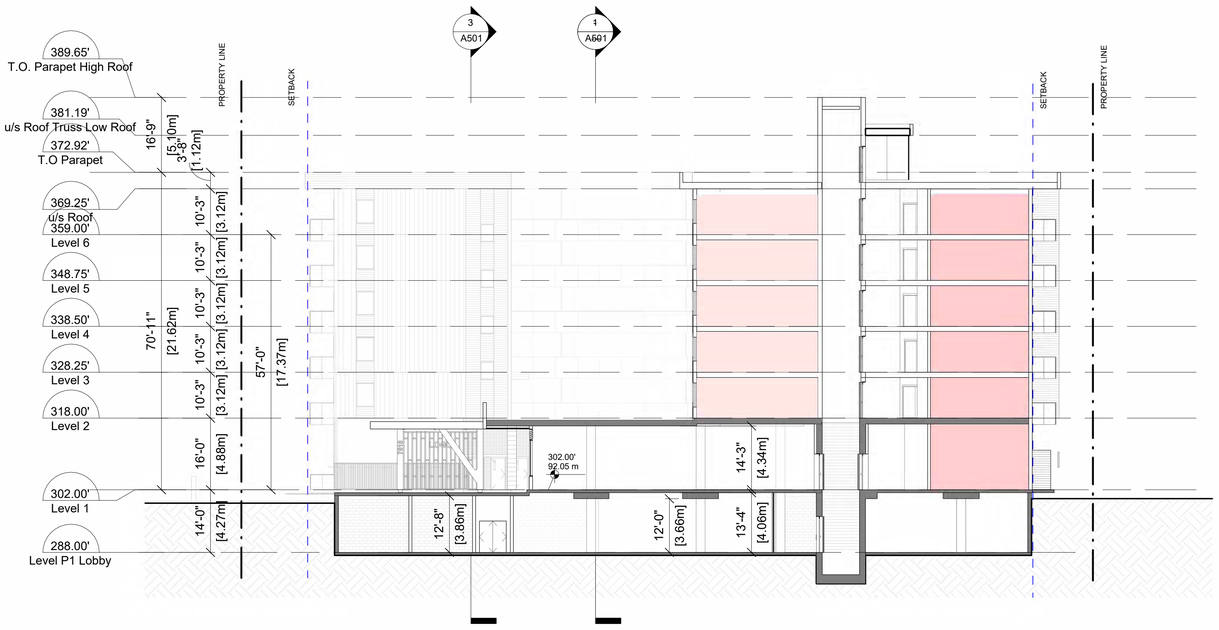
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DATE
2025-08-29

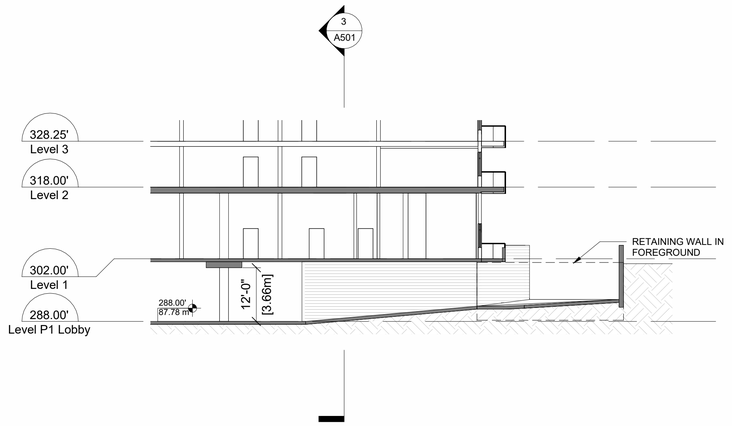
DRAWN
AZ

SCALE
1/16" = 1'-0"

CHECKED
HB



1 Section 2 - North South



2 Entry Ramp

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
SECTION 3 & ENTRY RAMP

SEAL

DRAWING NO. A502

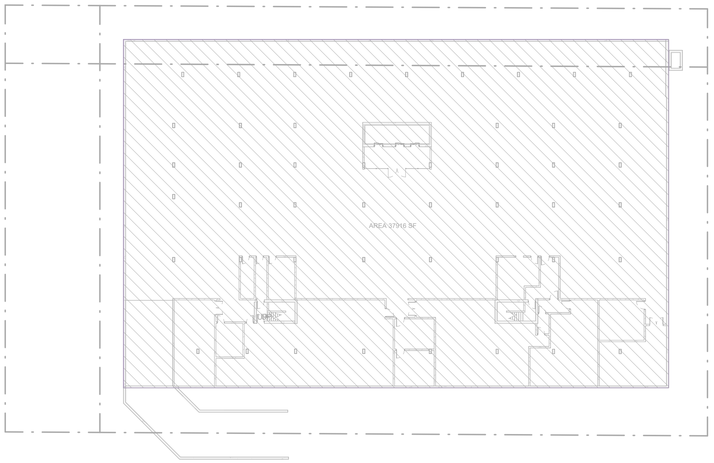
REVISION

DATE 2025-08-29

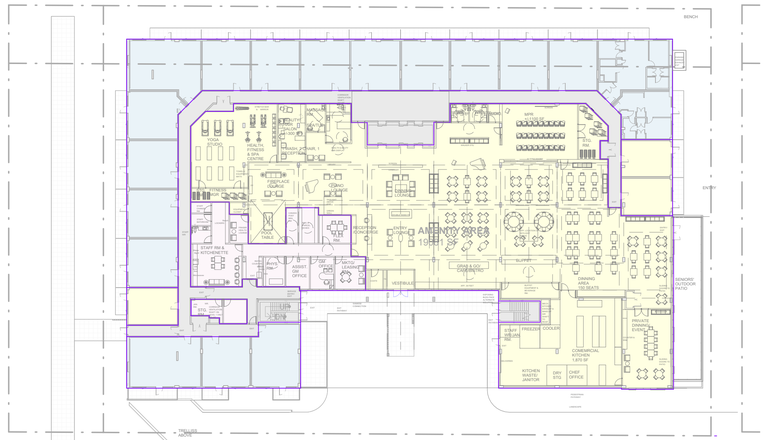
DRAWN AZ

SCALE 1/16" = 1'-0"

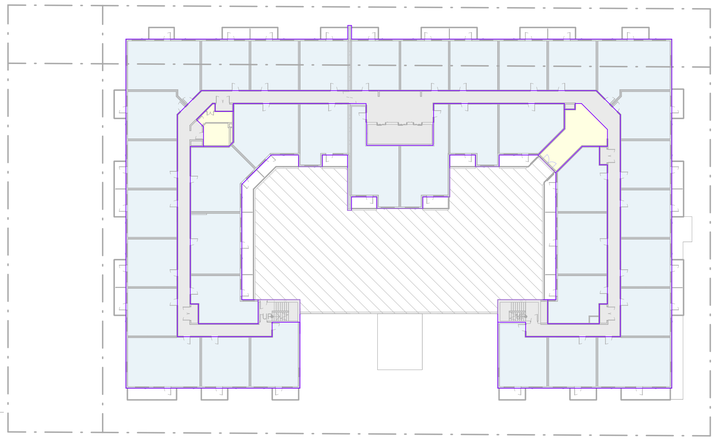
CHECKED HB



1 Level P1
1/32" = 1'-0"



2 Level 1
1/32" = 1'-0"



3 Level 2-6
1/32" = 1'-0"

FSR OVERLAYS

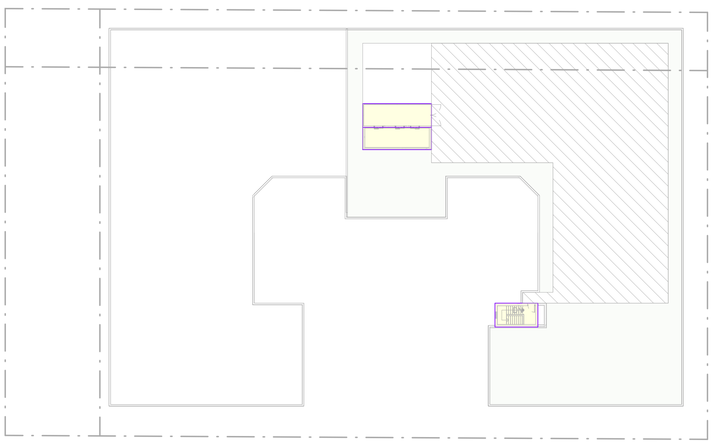
- AGE FRIENDLY AMENITY(EXCLUDED)
- CIRCULATION
- RESIDENTIAL(INCLUDED)
- SUPPORT SERVICE / ADMIN (INCLUDED)

Area Schedule (LEVEL 1)		
Name	Area SF	Area SM
AGE FRIENDLY AMENITY(EXCLUDED)	17715 SF	1645.76 m²
CIRCULATION	3778 SF	351.01 m²
RESIDENTIAL(INCLUDED)	10166 SF	944.49 m²
SUPPORT SERVICE / ADMIN (INCLUDED)	2581 SF	239.78 m²
	34240 SF	3181.04 m²

FSR OVERLAYS

- AGE FRIENDLY AMENITY(EXCLUDED)
- CIRCULATION (INCLUDED)
- RESIDENTIAL(INCLUDED)

Area Schedule (LEVEL 2)		
Name	Area	Area SM
AGE FRIENDLY AMENITY(EXCLUDED)	672 SF	62.39 m²
CIRCULATION (INCLUDED)	3952 SF	367.12 m²
RESIDENTIAL(INCLUDED)	22078 SF	2051.13 m²
	26701 SF	2480.64 m²

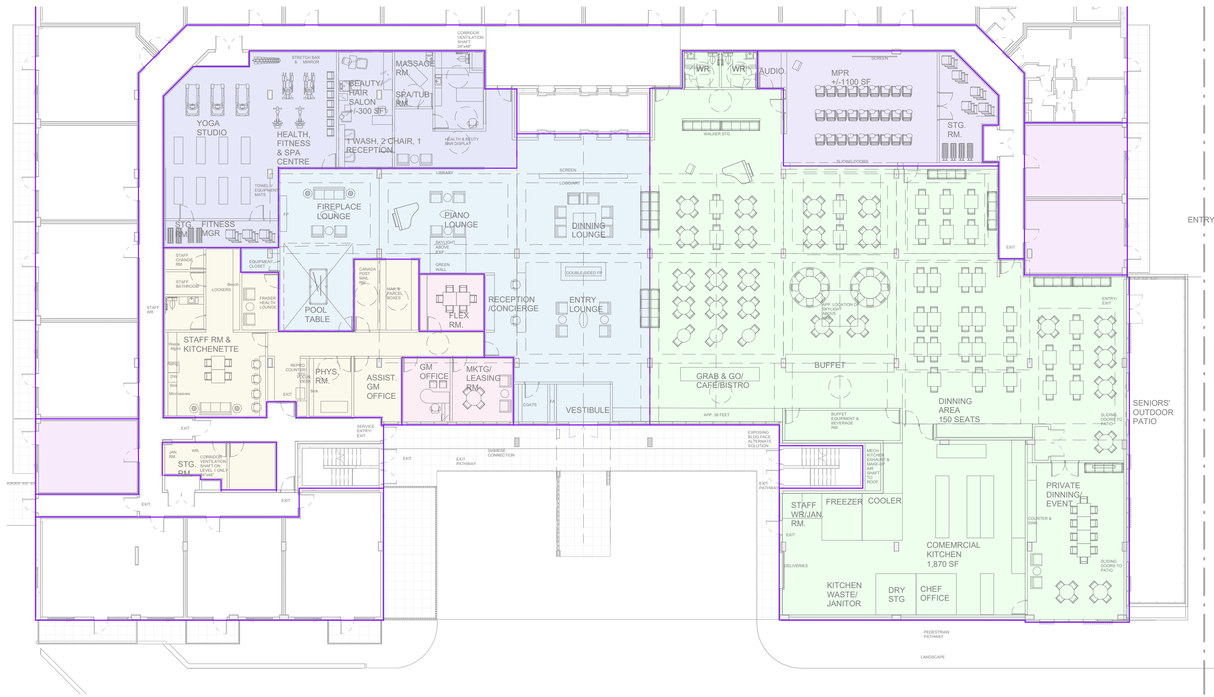


4 ROOF
1/32" = 1'-0"

FSR OVERLAYS

- AMENITY CIRCULATION (EXCLUDED)

Area Schedule (ROOF)		
Name	Area	Area SM
AMENITY CIRCULATION (EXCLUDED)	835 SF	77.59 m²
	835 SF	77.59 m²



5 AMENITY EXCLUSIONS
1/16" = 1'-0"

COLOUR LEGEND

- ADMIN (INCLUDED)
- DINING / FOOD SERVICES (EXCLUDED)
- GUEST STUDIO (EXCLUDED)
- HEALTH & FITNESS / SPA (EXCLUDED)
- LOUNGE / ENTERTAINMENT (EXCLUDED)
- MPR / ENTERTAINING SPACE (EXCLUDED)
- SUPPORT SERVICE (INCLUDED)

AMENITY EXCLUSIONS		
Name	Area	Area SM
ADMIN (INCLUDED)	563 SF	52.30 m²
DINING / FOOD SERVICES (EXCLUDED)	9412 SF	874.39 m²
GUEST STUDIO (EXCLUDED)	1169 SF	108.62 m²
HEALTH & FITNESS / SPA (EXCLUDED)	2376 SF	220.78 m²
LOUNGE / ENTERTAINMENT (EXCLUDED)	3552 SF	330.00 m²
MPR / ENTERTAINING SPACE (EXCLUDED)	1206 SF	112.04 m²
SUPPORT SERVICE (INCLUDED)	2018 SF	187.46 m²
	20296 SF	1885.58 m²

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REVISIONS

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PRELIMINARY REZONING & DEVELOPMENT PERMIT SUBMISSION
23 APR 2026

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PROJECT NO.
26634

PROJECT
SENIORS' DEVELOPMENT

7518, 208 Street, Township of Langley, B.C.

DRAWING TITLE
FSR OVERLAYS CALCULATION

SEAL

DRAWING NO. X010

REVISION

DATE 2024-10-31
DRAWN AZ
SCALE As indicated
CHECKED HB

PROPOSED SUBDIVISION PLAN OF SOUTH HALF LOT 9 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 1612 EXCEPT PLAN EPP135377

B.C.G.S. 92G.017

LEGEND

Sq.m. DENOTES SQUARE METRES

DRAFT: APRIL-22-2026

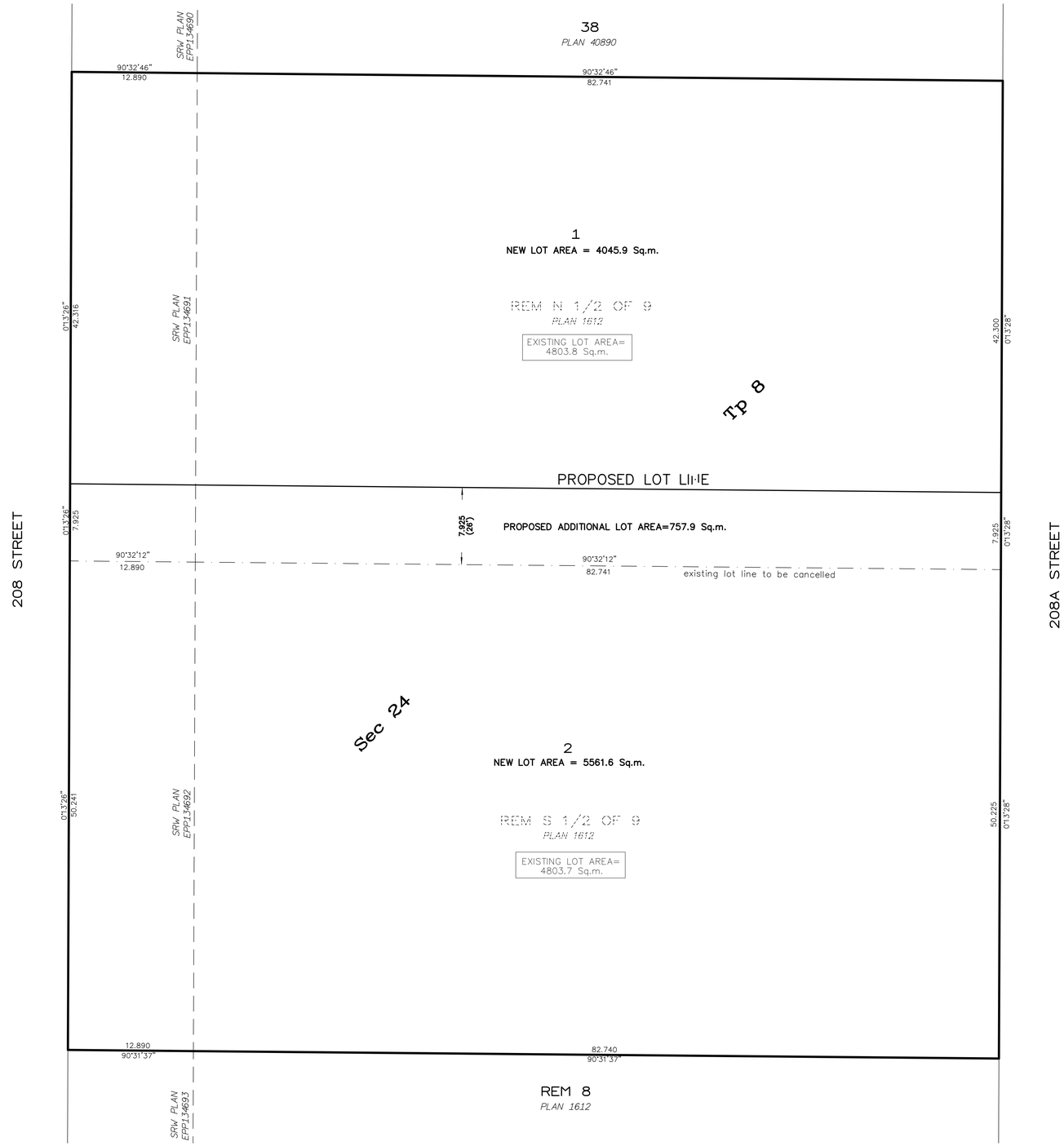
DRAFT: APRIL-22-2026

SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 864mm in width and 560mm in height (D size) when plotted at a scale of 1:250.



Property lines and dimensions are derived from Plan EPP135378.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

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THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

TARGET LAND SURVEYING
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