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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

CONTEXT FORM & CHARACTER NARRATIVE

SEAL

DRAWING NO.	1	REVISION
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A004

DATE	DRAWN
04/21/26	Author

SCALE	CHECKED
10" = 41.0"	Checker

12" = 1'-0" Checker



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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architects

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www.bfastudioarchitects.com info@bfastudioarchitects.com

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23 APR 2026**

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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.	REVISION
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A007

DATE	DRAWN
2025-03-24	AZ

SCALE _____ CHECKED _____

HB

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

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**PRELIMINARY REZONING
& DEVELOPMENT PERMIT
SUBMISSION
23 APR 2026**

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PROJECT NO. _____

6634

PROJECT _____

SENIORS' DEVELOPMENT

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

DRAWING TITLE

BUILDING ELEVATION
(NORTH & EAST)

SEAL

DRAWING NO.	REVISION
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A401

DATE _____ DRAWN _____

2025-08-29 AZ

SCALE _____ CHECKED _____

A = indicated LB

As indicated HB



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		
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	ALUMINUM 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						



SCALE	CHECKED
As indicated	HB

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)	5.4	WASTE MANAGEMENT METAL SLAT ENCLOSURE @ L1
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)	6	ROOFTOP WOOD FRAMED MECHANICAL ENCLOSURE - BOARD & BATTEN (WHITE)
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)	7	ALUMINUM GRILL GARAGE OVERHEAD GATE
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)	8	METAL OVERHEAD DOOR
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)	9.1	EXPOSED CONCRETE WALL (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)	9.2	EXPOSED CONCRETE WALL (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		
2.2	METAL CLADDING - LEVEL 1 CANOPY FASCIA (DARK GREY)	COLOUR: DARK GREY FINISH: SMOOTH	4.4	FLUTED METAL CLADDING SOFFIT (WOOD GRAIN)		
3.1	ALUMINUM WINDOW / DOOR (DOUBLE/ TRIPLE GLAZING)	COLOR: BLACK GLASS: LOW-E CLEAR	5.1	PAINTED METAL DOOR		
3.2	ALUMINUM CURTAIN WALL (OPAQUE SPANDREL)	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: CHALK WHITE	5.2	PAINTED METAL MECHANICAL LOUVER @ L1		
3.3	VINYL WINDOW / DOOR W/ DOUBLE/ TRIPLE GLAZING	COLOR: BLACK GLASS: LOW-E CLEAR / TEMPERED	5.3	PAINTED METAL CANOPY		

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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.	REVISION
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A403

DATE	DRAWN
2025-08-29	AZ

SCALE	CHECKED
As indicated	HB



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)	5.4	WASTE MANAGEMENT METAL SLAT ENCLOSURE @ L1
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)	6	ROOFTOP WOOD FRAMED MECHANICAL ENCLOSURE - BOARD & BATTEN (WHITE)
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)	7	ALUMINUM GRILL GARAGE OVERHEAD GATE
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)	8	METAL OVERHEAD DOOR
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)	9.1	EXPOSED CONCRETE WALL (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)	9.2	EXPOSED CONCRETE WALL (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		
2.2	METAL CLADDING - LEVEL 1 CANOPY FASCIA (DARK GREY)	COLOUR: DARK GREY FINISH: SMOOTH	4.4	FLUTED METAL CLADDING SOFFIT (WOOD GRAIN)		
3.1	ALUMINUM WINDOW / DOOR (DOUBLE/ TRIPLE GLAZING)	COLOR: BLACK GLASS: LOW-E CLEAR	5.1	PAINTED METAL DOOR		
3.2	ALUMINUM CURTAIN WALL (OPAQUE SPANDREL)	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: CHALK WHITE	5.2	PAINTED METAL MECHANICAL LOUVER @ L1		
3.3	VINYL WINDOW / DOOR W/ DOUBLE/ TRIPLE GLAZING	COLOR: BLACK GLASS: LOW-E CLEAR / TEMPERED	5.3	PAINTED METAL CANOPY		