



REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 13, 2026 - REGULAR MEETING	REPORT:	26-93
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-24-0106
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100324 AND DEVELOPMENT PERMIT NO. 101530 (BFA STUDIO ARCHITECTS / 7518 AND PORTION OF 7540 – 208 STREET)		

PROPOSAL:

Application to amend the Smith Neighbourhood Plan and rezone approximately 0.48 ha (1.19 ac) of land located at 7518 and portion of 7540 – 208 Street to Comprehensive Development Zone CD-221 to facilitate the development of 211 seniors' housing units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6247 and 6248 subject to 14 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6248) of Development Permit No. 101530; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Smith Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (BFA Studio Architects) Bylaw No. 6247 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BFA Studio Architects) Bylaw No. 6248 rezoning approximately 0.48 ha (1.19 ac) of land located at 7518 and portion of 7540 – 208 Street to Comprehensive Development Zone CD-221 to facilitate the development of 211 seniors' housing units subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements (including any necessary on and off site easements / statutory rights-of-way) including 208 and 208A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan.

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of restrictive covenant acceptable to the Township:
 - a. identifying a minimum of 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street to the acceptance of the Township including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
8. Registration of a 1.5 m wide statutory right-of-way for the purpose of a public pathway along the northerly portion of the site including interim and ultimate landscape design plans.
9. Completion of a subdivision to facilitate the proposed lot line adjustment.
10. Finalization of architectural and landscape plans for DP101530 as per Development Permit Guidelines Areas 'B' – Residential and 'J' – Town Market Commercial.
11. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
12. As per the applicant's proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy 07-170) in support of the proposed Neighbourhood Plan Amendment and rezoning application, provision of \$1,346,631.50 as a voluntary amenity contribution.
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (BFA Architects Studio) Bylaw No. 6247 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6248 authorize issuance of Development Permit No. 101530 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum size for seniors' housing dwelling units from 70 m² (753 ft²) to 75 m² (807 ft²) for 23 of the 211 units.
- d. Section 107.5 – Design Criteria of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum of 34% of the required parking stalls be designated for small car parking.

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- e. All rooftop mechanical equipment to be screened from view.
- f. All refuse areas to be located within buildings and / or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Amenity Cost Charges, Development Cost Charges and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6247 and 6248 in conjunction with the hearing for the proposed Development Permit No. 101530.

EXECUTIVE SUMMARY:

BFA Studio Architects has applied on behalf of the owners to rezone approximately 0.48 ha (1.19 ac) of land located at 7518 and portion of 7540 – 208 Street to Comprehensive Development Zone CD-221 to facilitate the development of 211 seniors' housing units. To facilitate the development, the applicant has proposed to amend the Smith Neighbourhood Plan to increase the permitted density on the site from 2.4 FSR to 3.25 FSR.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The Zoning Bylaw definition of 'Seniors' Housing' includes a maximum permitted area of 70 m² (753 ft²) per dwelling unit. The application proposes to vary this requirement by permitting 23 of the 211 units to be a maximum of 75 m² (807 ft²).

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Smith NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 14 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Smith NP Amendment Bylaw No. 6247, Rezoning Bylaw No. 6248 and Development Permit No. 101530.

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REFERENCE:

Owner:	1452975 BC Ltd. 1491747 BC Ltd. 22944 – 73 Avenue Langley BC V2Y 2S1
Legal Description:	South Half and Portion of North Half of Lot 9 Section 24 Township 8 New Westminster District Plan 1612 Except Plan EPP135377
Location:	7518 and portion of 7540 – 208 Street
Area:	0.48 ha (1.19 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-221
Willoughby Community Plan:	Multi-Family and Neighbourhood Commercial Development Permit Areas 'B' – Residential and 'J' – Town Market Commercial
Smith Neighbourhood Plan:	High Density Apartment (2.4 FSR) and Apartment Mixed Use (2.4 FSR)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2. The western portion of the site is designated High Density Apartment (2.4 FSR) and the eastern portion of the site is designated Apartment Mixed Use (2.4 FSR) in the Smith Neighbourhood Plan.
- The site is located in the Smith Athletic Park District.
- The High Density Apartment (2.4 FSR) designation allows for building height up to 6-storeys while the Apartment Mixed Use (2.4 FSR) designation allows for building height up to 8-storeys.

DISCUSSION/ANALYSIS:

- The applicant proposes a seniors' housing development consisting of 211 dwelling units, administrative office space and common areas.
- To facilitate the development, the applicant has applied to amend the Smith Neighbourhood Plan to increase the permitted density of the High Density Apartment (2.4 FSR) and Apartment Mixed Use (2.4 FSR) land use designations to 3.25 FSR.
- The applicant further proposes to vary the maximum area of Seniors' Housing dwelling units from 70 m² (753 ft²) to 75 m² (807 ft²) for 23 of the 211 units.
- In support of the proposed amendment and variance, the applicant has provided the following rationale:
 - *The proposed increase in density does not alter the building's overall massing and does not create adverse impacts on surrounding properties, including privacy or shadowing.*

- o *The proposed density supports the economic viability of the project and enables the delivery of the extensive amenity and service spaces required for a seniors-oriented residential community.*
 - o *The expansive amenities provided are necessary to cater to seniors' nutritional, social, health, safety, and security needs.*
 - o *The provided amenities promote inter-generational interaction, maintaining residents' connection to families and the community.*
 - o *The proposed density supports the long-term objectives of the Willoughby Community Plan to accommodate population growth within designated urban areas while limiting outward expansion.*
 - o *The additional residential units help address the growing demand for seniors housing within the Township of Langley as the population continues to age.*
 - o *The project contributes to a broader range of housing options within the neighbourhood by introducing purpose-built independent seniors housing.*
 - o *The increased residential density supports existing and future transit service along 208 Street by increasing the number of residents within walking distance of transit stops.*
 - o *The increased number of residents contributes to a more active and walkable neighbourhood environment by supporting nearby commercial services, parks, and community amenities.*
 - o *The development supports "aging in place" by providing housing that allows seniors to remain within their community while maintaining independence and access to nearby services.*
- As part of the overall proposal, dedication and construction of portions of 208 and 208A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan is required and listed as development prerequisite of this report. Vehicular access to the site is proposed from 208A Street shared with the property to the south. Provision of appropriate easements / statutory rights-of-way to accommodate vehicular movements (including onsite turnaround for emergency and service vehicles) is included as a development prerequisite.
 - The site plan indicates an active street front with ground floor patio space on 208A Street consistent with the goals of the Smith Athletic Park District.
 - The subject application will also provide a public pedestrian connection on the northerly portion of the site connecting the 208 Street greenway to 208A Street.
 - A subdivision (lot line adjustment) to adjust the existing lot line north and increase the lot area of 7518 – 208 Street is also included as part of the proposal.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Suburban residential property	High Density Apartment (2.4 FSR) and Apartment Mixed Use (2.4 FSR)	Suburban Residential SR-2

South:	Suburban residential property	High Density Apartment (2.4 FSR) and Apartment Mixed Use (2.4 FSR)	Suburban Residential SR-2
East:	208A Street, beyond which is the Smith Athletic Park	Park	Suburban Residential SR-2
West:	208 Street, beyond which are suburban residential properties	Special Study Area	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The western portion of the site is designated High Density Apartment (2.4 FSR) while the eastern portion of the site is designated Apartment Mixed Use (2.4 FSR) in the Smith Neighbourhood Plan. The applicant has applied to amend the Smith Neighbourhood Plan to increase the permitted density on the site to 3.25 FSR.
- The Mixed Use and Apartment general land use designations both indicate that their intent is to provide opportunities for higher density housing, including senior's housing.
- Consistent with Council's March 23, 2026 amendment to Bylaw No. 6198 (ToL Project No. 08-24-0098), Bylaw No. 6247 proposes a text amendment to the Smith NP for lands in 7A and 7B catchment areas, south of 76 Avenue and east of 208 Street to waive Section 11.2.1 (securing a joint elementary school and neighborhood park site).

Zoning Amendment:

- Bylaw No. 6248 proposes to rezone the site to Comprehensive Development Zone CD-221, to permit 211 Seniors' Housing units at a maximum density of 3.25 FSR in a 6-storey building.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-221 zoning in terms of siting, site coverage, height, use and density.

Development Variance Permit:

- Section 102 of the Zoning Bylaw includes a definition of *Seniors' Housing* which indicates that "Dwelling units shall be rental only, shall not be stratified, shall not exceed 70 m² each in size and may include limited kitchen facilities."
- The application proposes to vary the dwelling unit size requirement by permitting 23 of the 211 units to be a maximum of 75 m² (807 ft²).
- Section 107.3(a)(v) of the Zoning Bylaw requires one space per four dwelling units plus one space per three employees for a seniors' housing use resulting in an overall requirement of 69 spaces for the subject application.
- Section 107.5(7) of the Zoning Bylaw permits a maximum of 20% of the required visitor parking to be designated for small car parking for residential comprehensive development zones, however, as the proposed seniors housing use does not require visitor parking spaces there is currently no entitlement for small car spaces under the Zoning Bylaw.
- The proposal includes 34% (23 parking spaces) of the overall parking to be small car spaces.

Development Permit:

- The subject property is located in Development Permit Areas 'B' – Residential and 'J' – Town Market Commercial in the Willoughby Community Plan.
- Accordingly, the proposed development has been reviewed in light of Sections 4.1.2 and 4.4.1 of the Willoughby Community Plan which include development permit guidelines applicable to development within Development Permit Areas 'B' and 'J.'
- Based on the current renderings, building elevations and site plan, there are additional opportunities to align with the applicable development permit guidelines and Smith Athletic Park District policy, including but not limited to the following:
 - o "To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc." (pg. 31).
 - o "A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements" (pg. 30).
 - o "Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors" (pg. 36).
 - o "Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable" (pg. 36).
 - o "Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection" (pg. 31).
- Given the above, finalization of architectural and landscape plans to better align with the applicable development permit guidelines prior to final reading has been included as a development prerequisite.
- Proposed Development Permit No. 101530 is attached to this report (Attachment B) and includes the current renderings, building elevations, site plan, tree and landscaping plans.

Community Amenity Contributions:

Pursuant to Amenity Cost Charge Bylaw No. 6115 and the Interim Policy Regarding Community Amenity Contributions No. 07-170, a total amount of \$2,375,000 is proposed in support of the rezoning and Official Community Plan amendment.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
20	0	41	41	5	46

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

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Policy Considerations:

The proposed Smith Neighbourhood Plan amendment, rezoning, development variance permit and development permit application facilitates development of 211 seniors' housing units.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Smith Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6247 and 6248 (subject to 14 development prerequisites); and authorize staff to schedule the required public hearing for Smith Neighbourhood Plan Amendment Bylaw No. 6247 and Rezoning Bylaw No. 6248.

Respectfully submitted,

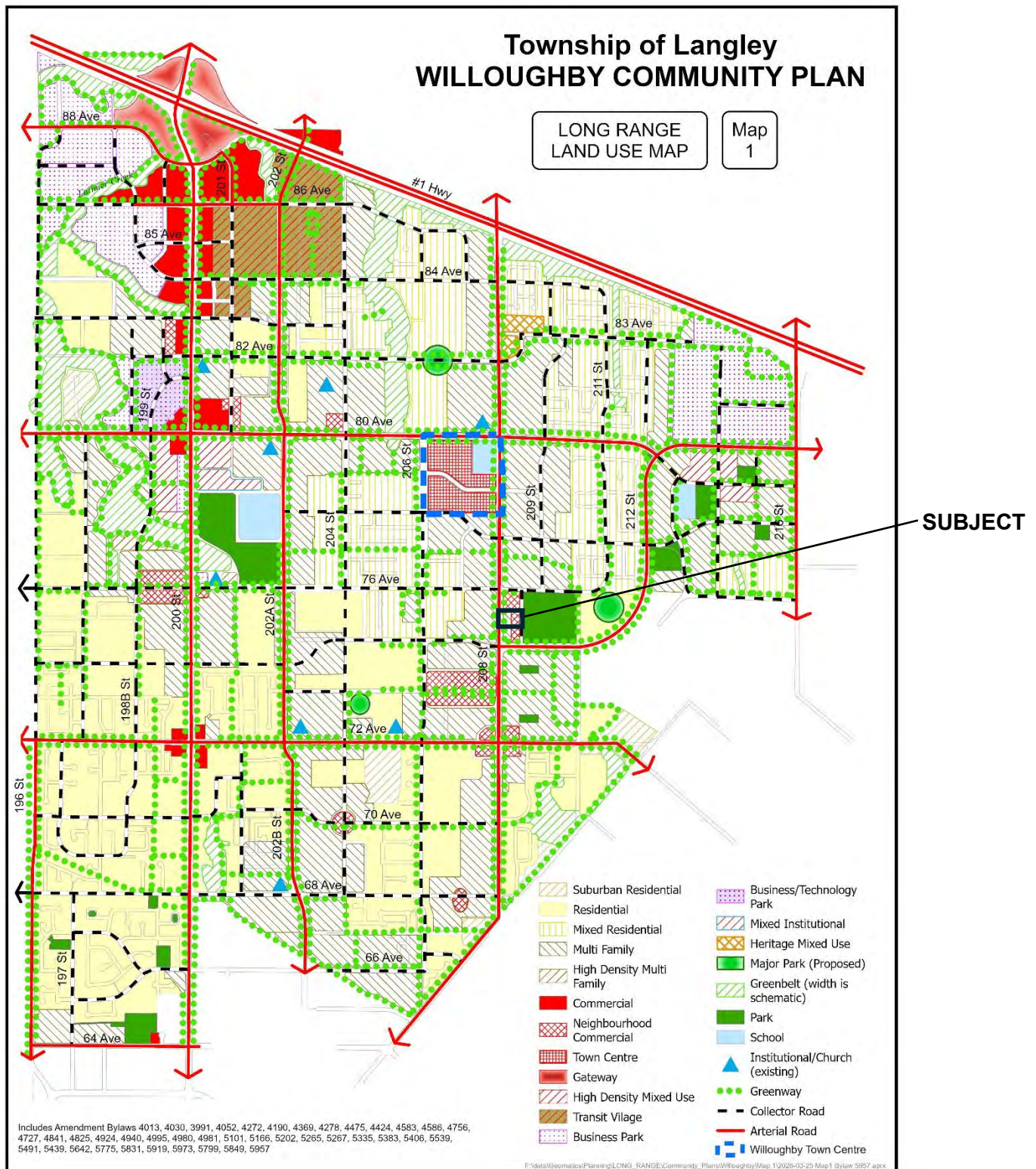
Joel Nagtegaal
MAJOR PROJECT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

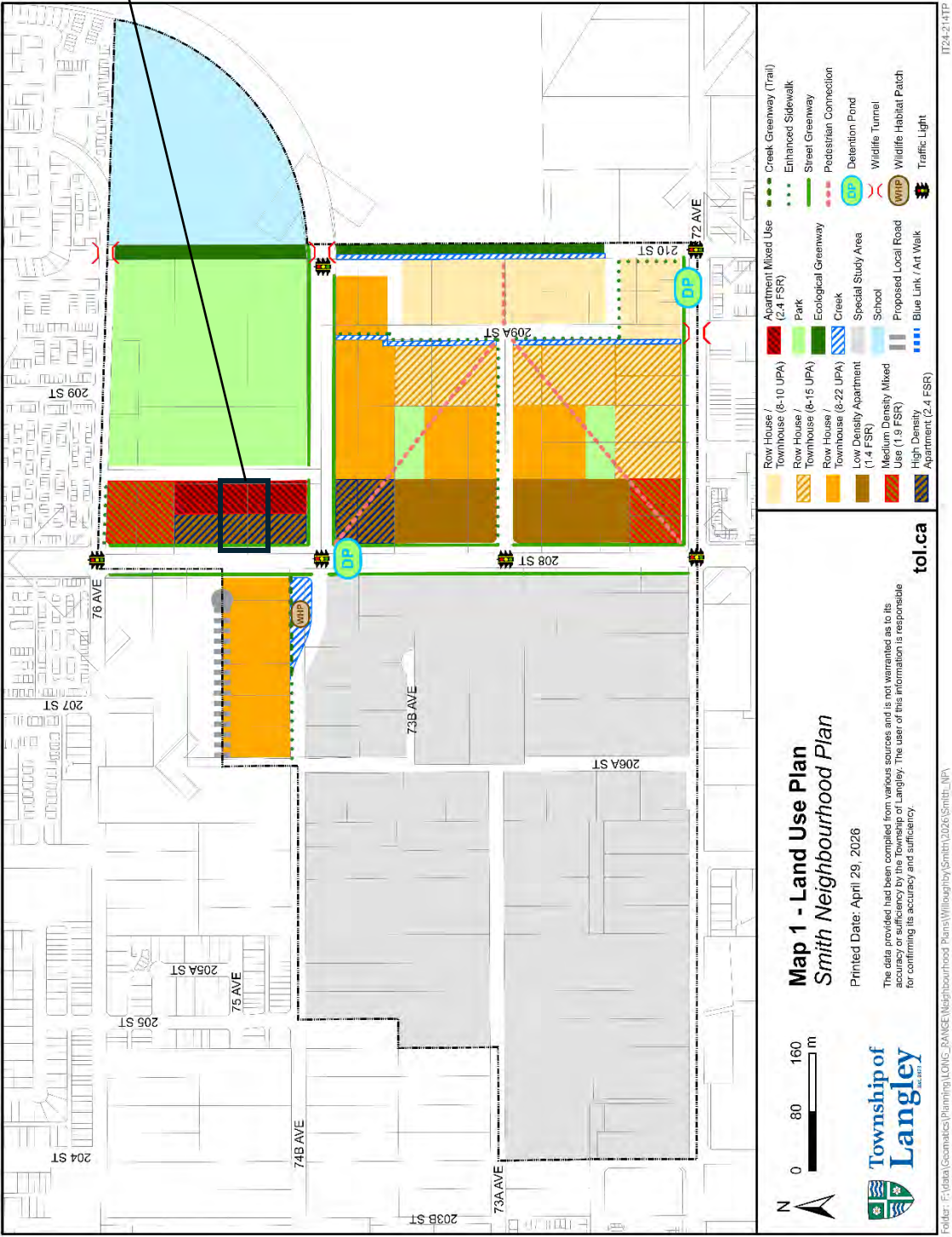
ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101530

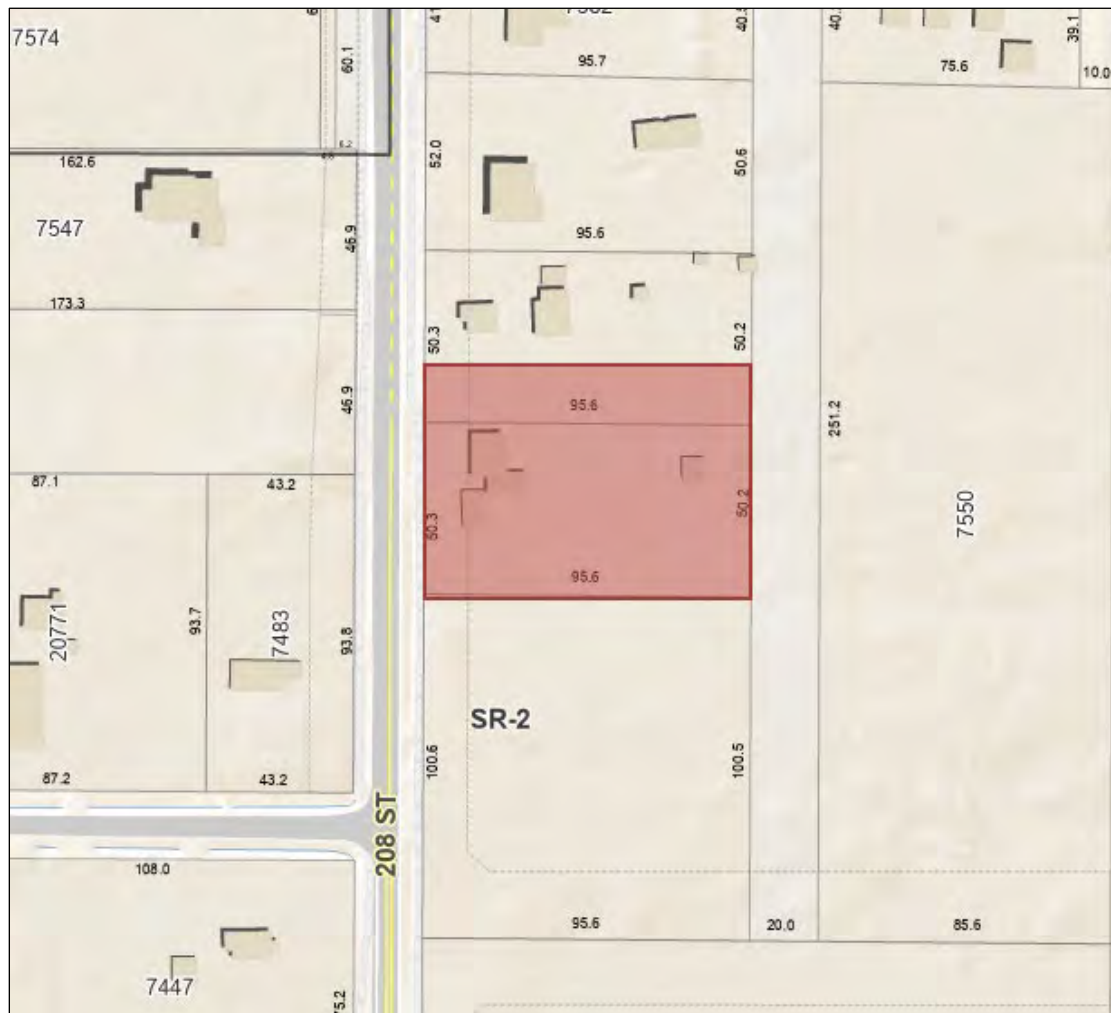
ATTACHMENT A



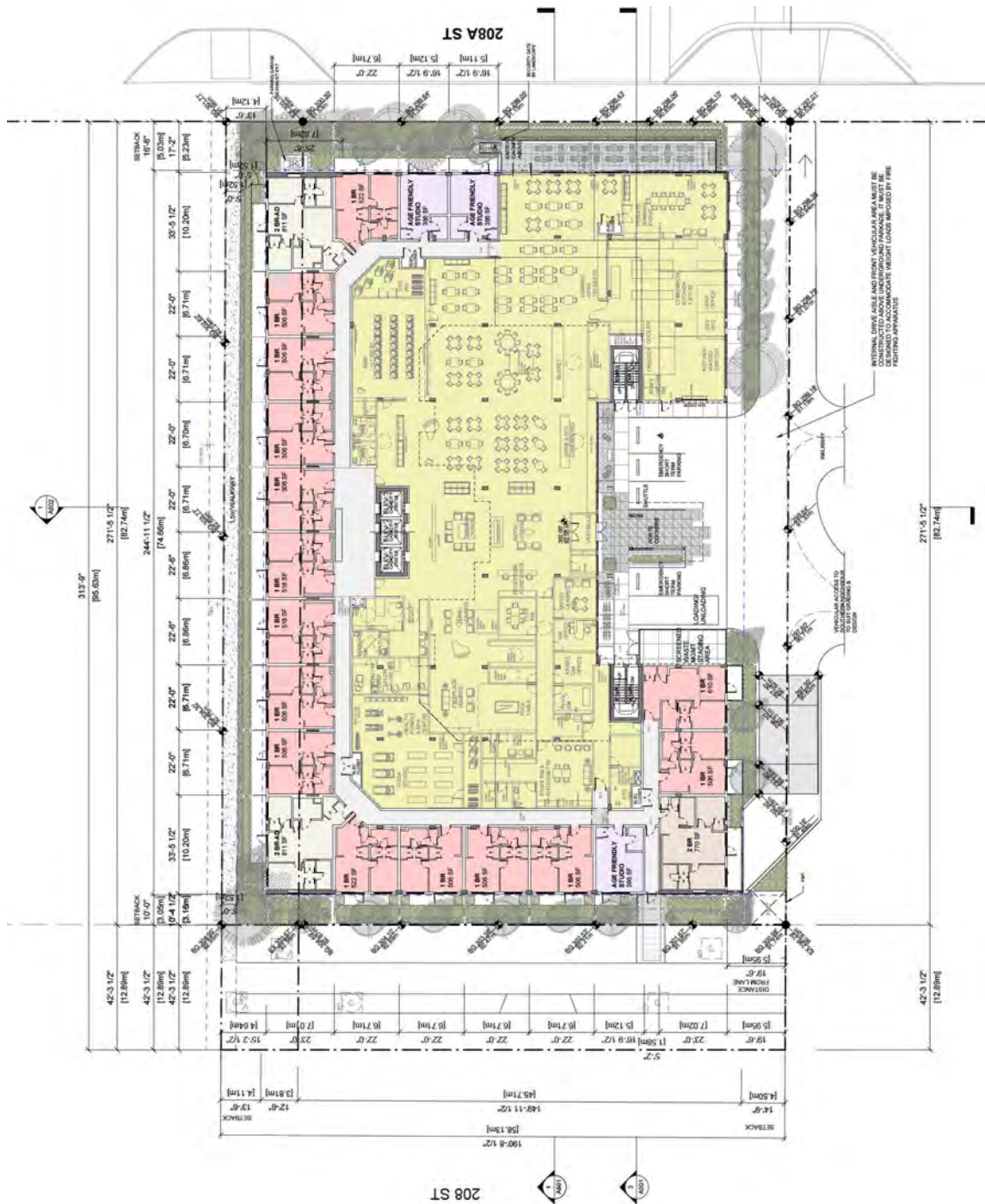
AERIAL CONTEXT MAP







ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101530

This Permit is issued this _____ day of _____, 2026 to:

1. NAME: 1452975 and 1491747 BC Ltd.

ADDRESS: 22944 – 73 Avenue
Langley BC, V2Y 2S1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: South Half and Portion of North Half of Lot 9 Section 24
Township 8 New Westminster District Plan 1612 Except Plan
EPP135377

CIVIC ADDRESS: 7518 and portion of 7540 – 208 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum size for seniors’ housing dwelling units from 70 m² (753 ft²) to 75 m² (807 ft²) for 23 of the 211 units.
- d. Section 107.5 – Design Criteria of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum of 34% of the required parking stalls be designated for small car parking.
- e. All rooftop mechanical equipment to be screened from view.
- f. All refuse areas to be located within buildings and / or in enclosures and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
 - b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
 - c. On-site landscaping to be secured by letter of credit at building permit stage.
 - d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
 - e. Payment of supplemental development permit application fees, Amenity Cost Charges, Development Cost Charges and building permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

DEVELOPMENT PERMIT NO. 101530
(BFA STUDIO ARCHITECTS) / 7518 AND PORTION OF 7540 – 208 STREET)
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This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

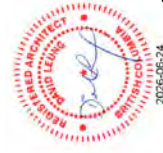
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

SCHEDULE A Architectural Drawings
SCHEDULE B Landscaping Drawings

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

A000	COVER SHEET
A005	NEIGHBOURHOOD CONTEXT/CONSOLIDATED MAP
A010	3D VIEWS
A015	3D VIEWS
A020	3D VIEWS
A025	3D VIEWS
A030	CONTEXT FORM & CHARACTER NARRATIVE
A035	CONTEXT FORMATION & ZONING DATA SUMMARY
A040	UNIQUE AREAS, PARKING & WASTE MANAGEMENT
A045	CALCULATION
A050	PRECEDENT BUILDINGS
A055	FIRE ACCESS PLAN
A060	LEVEL 1 FLOOR PLAN / SITE PLAN
A065	LEVEL 2 FLOOR PLAN
A070	LEVEL 3 FLOOR PLAN
A075	ROOF PLAN
A080	LEVEL 4 FLOOR AMENITY AREA
A085	BUILDING ELEVATION (NORTH & EAST)
A090	BUILDING ELEVATION (SOUTH & WEST)
A095	SECTION 1 & SECTION 2
A100	PERF. SUPPLIES CALCULATION
A105	



SCHEDULE A

F.1

PROJECT / CONSULTANT TEAM									
CLIENT	ARCHITECT & INTERIORS	CIVIL CONSULTANT	STRUCTURAL CONSULTANT	GEOTECHNICAL CONSULTANT	MECHANICAL CONSULTANT	ELECTRICAL CONSULTANT	SURVEYOR		
DUPRA DEVELOPMENT + DM	WFA STUDIO ARCHITECTS 600 - 385 BURNARD ST. VANCOUVER, BC	CENTRAS ENGINEERING LTD. 2630 CROFTON DR #X00, SURREY, BC V0S 6T3	WELLER SMITH BOWERS 118-3655 KENNEDY DR., BURNABY V5C 6G3	BIRNIN 19048 88A AVENUE SURREY, BC V4N 4P3	ROCKY POINT ENGINEERING LTD #208 - 20711 62A AVENUE LANGLEY, BC V1M 3A5	NEMETZ 2009 West 4th Avenue Vancouver, BC V6J 1N3	TARGET LAND SURVEYING 20715 96th Avenue Langley, BC V1M 0G2		
LANDSCAPE ARCHITECT	CODE CONSULTANT	TRAFFIC ENGINEER	ARBORIST						
PMO LANDSCAPE ARCHITECTS	LMCO	CENTRAS ENGINEERING LTD. 2630 CROFTON DR #X00, SURREY, BC V0S 6T3	VQZ-A 102-355 KINGSWAY, VANCOUVER, BC V5T 3J7						
4185 STE. CREEK DR C100, BURNABY, BC V5C 6J7	780 BEATTY ST. VANCOUVER, BC V6B 2M1								



AERIAL VIEW FROM SOUTH EAST (208A STREET)



AERIAL VIEW FROM SOUTH WEST (208 STREET)



VIEW FROM WEST -
ENTRY FROM 208 STREET

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

REVISIONS	DATE	BY	APP'D
1. Initial Design	2023-03-24	1	1
2. Final Design	2023-03-24	1	1
3. Final Design	2023-03-24	1	1
4. Final Design	2023-03-24	1	1
5. Final Design	2023-03-24	1	1
6. Final Design	2023-03-24	1	1
7. Final Design	2023-03-24	1	1
8. Final Design	2023-03-24	1	1
9. Final Design	2023-03-24	1	1
10. Final Design	2023-03-24	1	1
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12. Final Design	2023-03-24	1	1
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31. Final Design	2023-03-24	1	1
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70. Final Design	2023-03-24	1	1
71. Final Design	2023-03-24	1	1
72. Final Design	2023-03-24	1	1
73. Final Design	2023-03-24	1	1
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100 - 100 Street
Vancouver, BC V6C 2G6
Tel: 604.682.0044
Fax: 604.682.0045
info@bfastudio.com

2023-03-24

SENIORS' DEVELOPMENT
7518, 208 Street, Township of
Langley, B.C.

3D VIEWS



A005.1

2023-03-24
A2
HB



VIEW FROM SOUTH EAST - MAIN ENTRY



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.

REVISIONS	DATE	BY	CHKD
1	04/21/26	Author	Checker

THIS DRAWING IS THE PROPERTY OF BFA STUDIO ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BFA STUDIO ARCHITECTS.

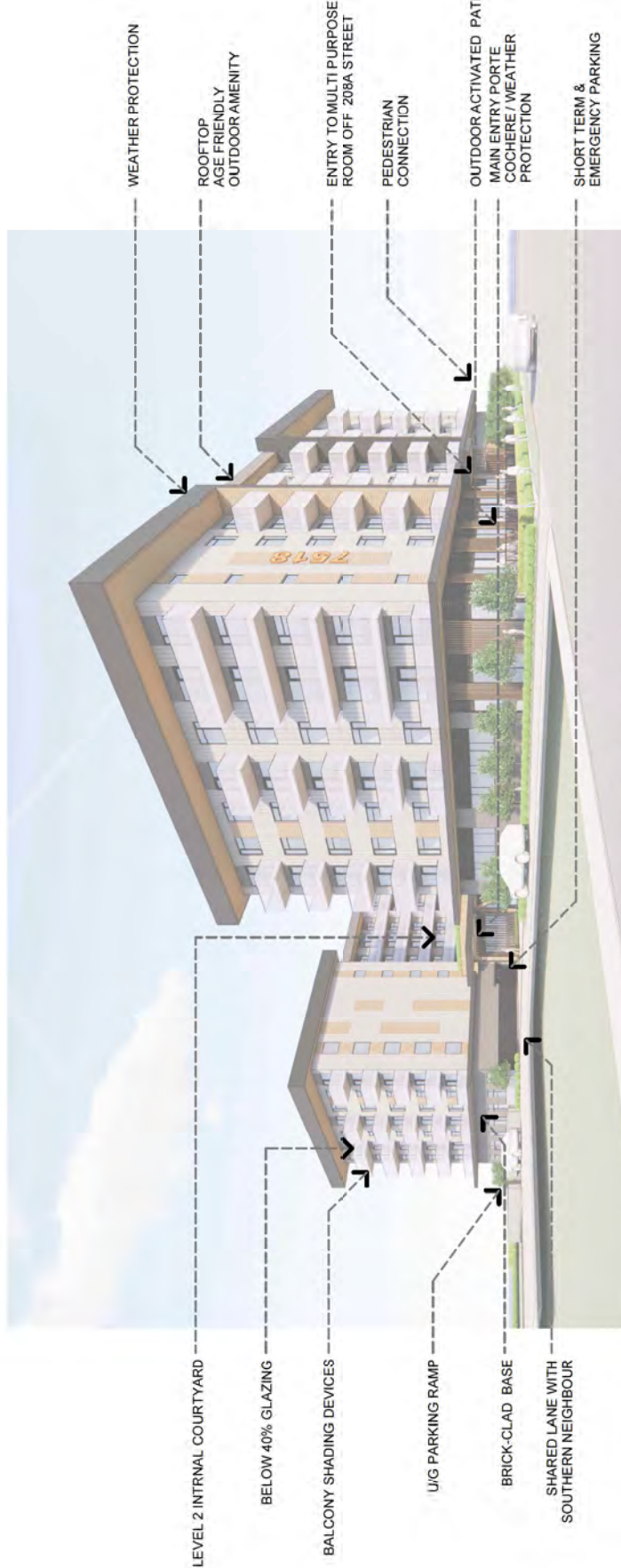
PROJECT NO. 2063-14
PROJECT NAME
SENIORS' DEVELOPMENT
7516, 208 Street, Township of Langley, B.C.

CONTEXT FORM & CHARACTER NARRATIVE



A008

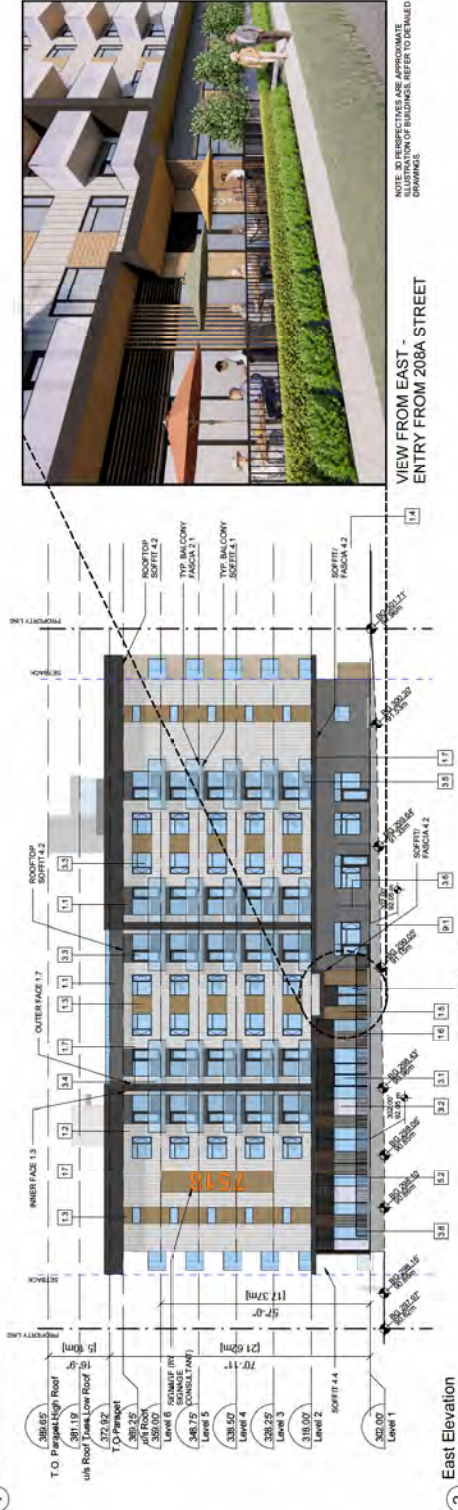
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CHECKER: [Name]



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



① North Elevation



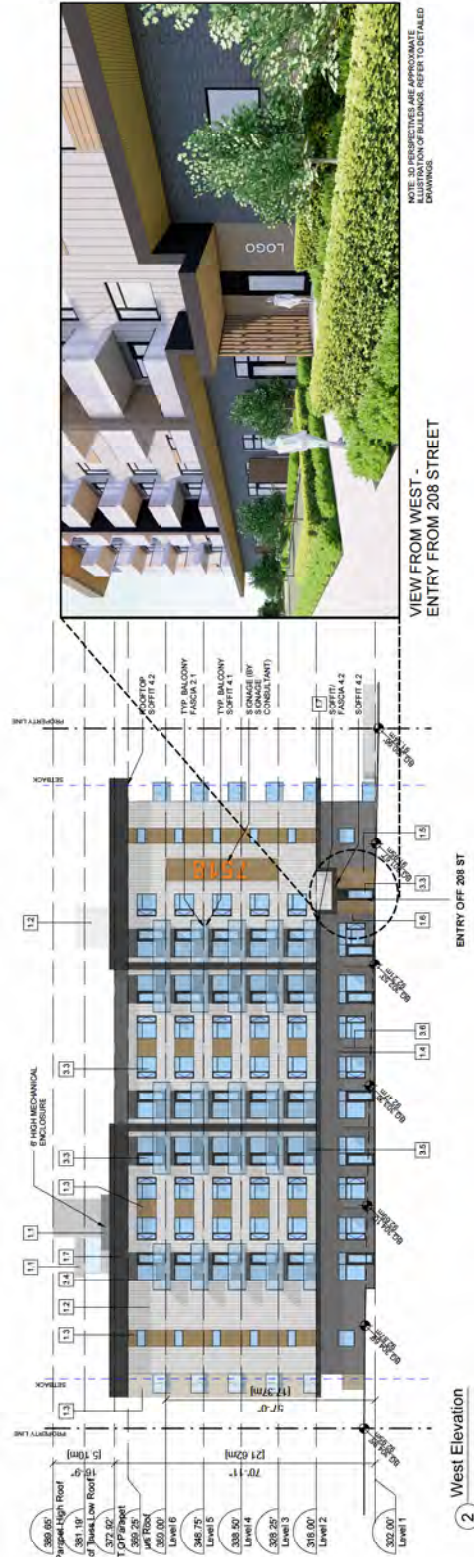
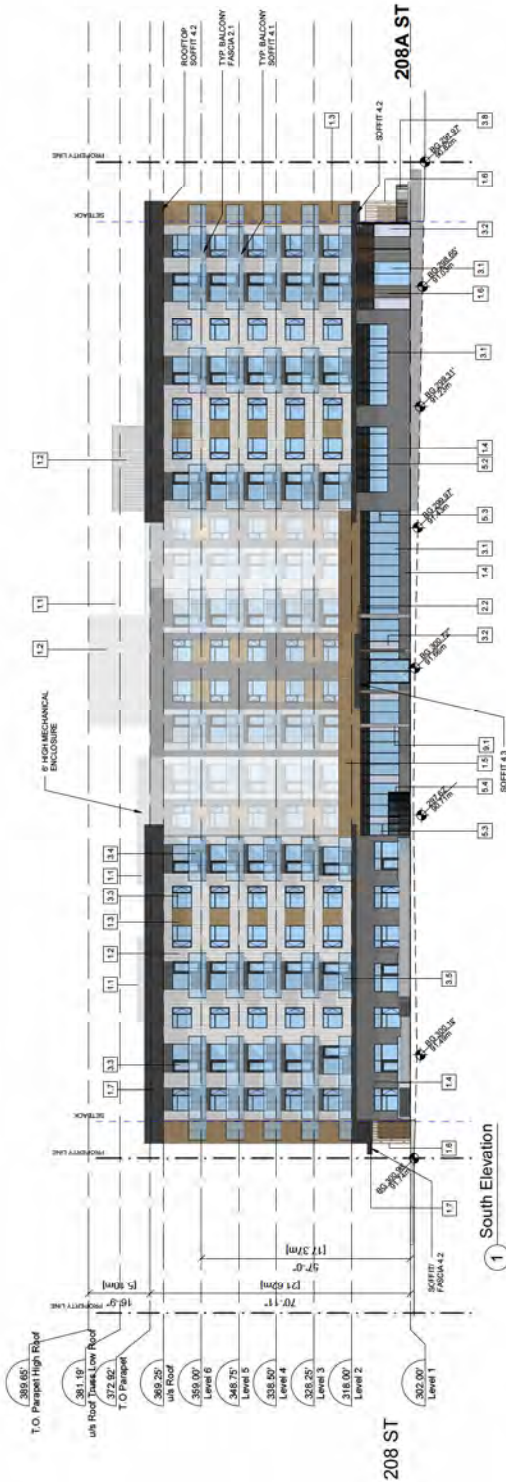
2 East Elevation

VIEW FROM EAST -
ENTRY FROM 208A STREET

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

ELEVATION KEY/NOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOR/FINISH	ITEM	
1.1	COLOUR: TO MATCH HAIRDE IRON GREY OR SIMILAR FINISH TEXTURED SIZE 6" WIDE	3.1	ALUMINIUM WINDOW (DOOR DOUBLE TRIPLE GLAZING)	5.1	PAINTED METAL DOOR
1.2	COLOUR: TO MATCH HAIRDE IRON GREY OR SIMILAR FINISH TEXTURED SIZE 6" WIDE	3.2	ALUMINIUM CURTAIN WALL (SPANDREL)	5.2	PAINTED METAL MECHANICAL LOUVER @ 1:1
1.3	COLOUR: TO MATCH WOODTONE RUSTIC INVERSE ROCK OR ASPEN ROOF OR SIMILAR FINISH TEXTURED SIZE 6" WIDE	3.3	VINTL WINDOW DOOR W DOUBLE TRIPLE GLAZING	5.3	PAINTED METAL CANOPY
1.4	COLOUR: TO MATCH MATERIALS LOCAL CREEK OR SIMILAR FINISH TEXTURED SIZE 6" WIDE	3.4	GLASS GUARDRAIL (FACE MOUNT)	5.4	WASTE MANAGEMENT METAL SLAT ENCLOSURE @ 1:1
1.5	FLUTED METAL FACIA (WOOD GRAIN)	3.5	GLASS GUARDRAIL (FACE MOUNT)		
1.6	COLOUR: TO MATCH WOODTONE RUSTIC INVERSE ROCK OR ASPEN ROOF OR SIMILAR FINISH TEXTURED SIZE 12" WIDE	3.6	ALUMINIUM FRAME PRINACT SCREEN (OPAQUE WOOD GRAIN)	6	ROOFTOP WOOD FRAMED MECHANICAL ENCLOSURE PLANK LAP JOINT (DARK GREY)
1.7	LONG BOARD FINISH PRINACT BEAM 4x5	3.7	ALUMINIUM FRAME PRINACT SCREEN (GLASS)	7	ALUMINIUM GRILL GARAGE OVERHEAD GATE
1.8	COLOUR: TO MATCH HAIRDE IRON GREY OR SIMILAR FINISH SMOOTH	3.8	METAL POCET QUANGRAIL @ 1:1 FACE MOUNT	8	METAL OVERHEAD DOOR
1.9	COLOUR: LIGHT GREY FINISH SMOOTH	4.1	SOFFIT W/ ALUMINIUM PERFORATED PANEL AT BALCONY (LIGHT GREY)	9.1	EXPOSED CONCRETE WALL (LIGHT GREY)
1.10	COLOUR: DARK GREY FINISH SMOOTH	4.2	SOFFIT W/ ALUMINIUM PERFORATED PANEL AT LEVEL 1, MAIN ROOF & ROOF TOP VESTIBULE OVERHANGS (WOOD GRAIN)	9.2	EXPOSED CONCRETE WALL (LIGHT GREY)
1.11	COLOUR: DARK GREY FINISH SMOOTH	4.3	FLUTED METAL CLADDING SOFFIT (WOOD GRAIN)		

SMITH
ATHLETIC
PARK



VIEW FROM WEST -
ENTRY FROM 208 STREET

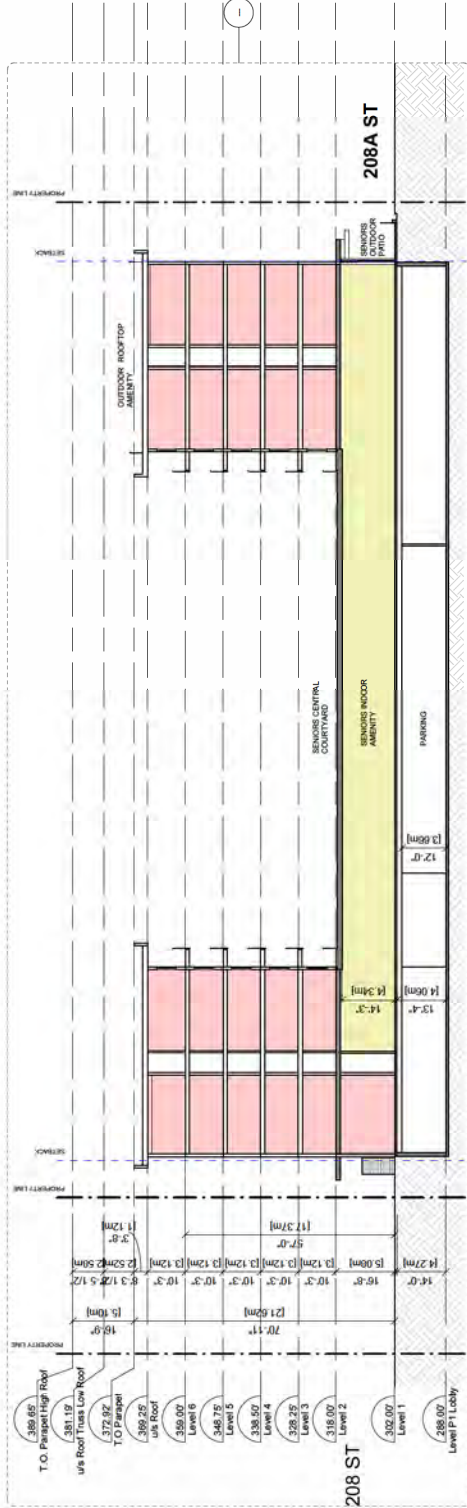
West Elevation

NOTES:

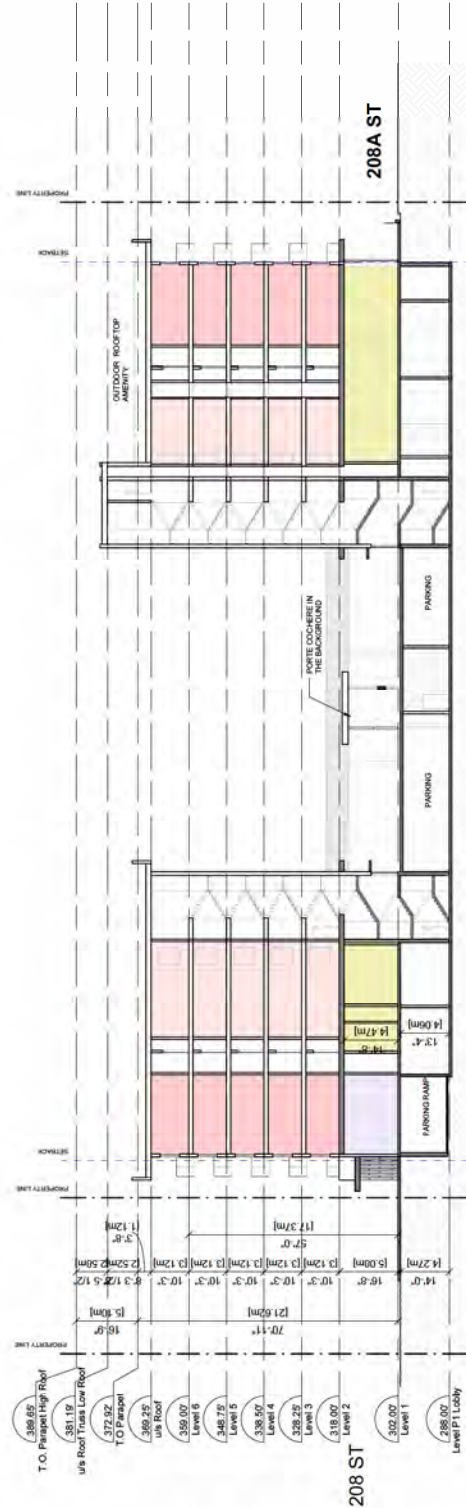
1. ALL TRIM COLOR SHOULD MATCH ADJACENT PANEL.
2. COLOR TO BE CONFIRMED AFTER CONTRACTOR PROVIDES SAMPLES. MOCK UP.
3. REFER TO ELEVATIONS FOR LOCATION OF CONCRETE REVEALS.

ELEVATION KEYNOTE LOGGING					
ITEM	COLOR/FINISH	ITEM	COLOR/FINISH	ITEM	COLOR/FINISH
[1] GEMINTHOUS CLADDING - FLANK PLAT SIDING (DARK GREY)	COLOR: TO MATCH MADE IRON GREY OR SIMILAR FINISH TEXTURED SIZE 8" WIDE	[3.1] ALUMINUM WINDOW DOOR DOUBLE TRIPLE GLAZING	COLOR: BLACK GLASS LOWE CLEAR	[5.1] PAINTED METAL DOOR	COLOR: DARK GREY
[2] GEMINTHOUS CLADDING - BOARD & BATTEN (WHITE)	COLOR: TO MATCH MAKE ARTISTIC INVER ROCK OR ASPEN ROOF OR SIMILAR FINISH TEXTURED SIZE 8" WIDE	[3.2] ALUMINUM CURTAIN WALL (SPACED SPANDREL)	PAINTED ALUMINUM COLOR: BLACK GLASS CHALK WHITE	[5.2] PAINTED METAL MECHANICAL LOUVER @ L1	COLOR: BLACK
[3] GEMINTHOUS CLADDING - PLANCK PLAT SIDING (WOOD GRAIN)	COLOR: TO MATCH WOOD/GRAIN ARTISTIC INVER ROCK OR ASPEN ROOF OR SIMILAR FINISH TEXTURED SIZE 8" WIDE	[3.3] VINYL WINDOW DOOR W DOUBLE TRIPLE GLAZING	COLOR: BLACK GLASS LOWE CLEAR / TEMPERED	[5.3] PAINTED METAL CANOPY	COLOR: BLACK
[4] STANDARD FACE BRICK	COLOR: TO MATCH HOLLOW MATERIALS LOCAL CREK OR SIMILAR ROOF OR SIMILAR FINISH TEXTURED SIZE 8" WIDE	[3.4] GLASS GUARDRAIL (FACE MOUNT)	GLASS: SAFETY CLEAR	[5.4] WASTE MANAGEMENT METAL SLAT ENCLOSURE @ L1	COLOR: BLACK
[5] FLUTED METAL CLADDING (WOOD GRAIN)	COLOR: TO MATCH WOOD/GRAIN ARTISTIC INVER ROCK OR ASPEN ROOF OR SIMILAR FINISH TEXTURED SIZE 7" WIDE	[3.5] GLASS GUARDRAIL (FACE MOUNT)	FRAME: BLACK GLASS: SAFETY CLEAR		
[6] ALUMINUM SCREEN SYSTEM (WOOD GRAIN)	LONG BOARD FINISH BEAM 05 COLOR: TEAK	[3.6] ALUMINUM FRAME PRIVITY SCREEN (OPAQUE WOOD GRAIN)	FRAME: BLACK GLASS/GALVALUM WOOD GRAIN PLANKS OR SIMILAR TEMPERED UP SPRUNG (DARK GREY)	[6] ROOF TOP WOOD FRAMED MECHANICAL ENCLOSURE - FLANK	COLOR: TO MATCH MADE IRON GREY OR SIMILAR FINISH TEXTURED SIZE 8" WIDE
[7] GEMINTHOUS CLADDING - PANEL (DARK GREY)	COLOR: TO MATCH MAKE NIGHTMARE BLACK OREIMAR FINISH SMOOTH	[3.7] ALUMINUM FRAME PRIVITY SCREEN (GLASS)	FRAME: BLACK GLASS/GALVALUM WOOD GRAIN PLANKS OR SIMILAR TEMPERED UP SPRUNG (DARK GREY) PANEL: FROSTED GLASS, TEMPERED	[7] ALUMINUM GRILL GARAGE OVERHEAD GATE	COLOR: LIGHT GREY
[8] GEMINTHOUS CLADDING - PANEL - WOOD BALCONY FACIA (DARK GREY)	COLOR: LIGHT GREY FINISH SMOOTH	[3.8] METAL POCOT SHANGHAI @ L1 FACE MOUNT	COLOR: BLACK GLASS/GALVALUM WOOD GRAIN PLANKS OR SIMILAR TEMPERED UP SPRUNG (DARK GREY)	[8] METAL OVERHEAD DOOR	COLOR: LIGHT GREY
[9] METAL CLADDING - PANEL - LEVEL 1 CANOPY FACIA (DARK GREY)	COLOR: DARK GREY FINISH SMOOTH	[4] BOFFIT W ALUMINUM PERFORATED PANEL AT BALCONY (LIGHT GREY)	COLOR: LIGHT GREY APPROX. 16" WIDE 2-PANEL SIZE	[9.1] EXPOSED CONCRETE WALL (LIGHT GREY)	COLOR: ELASTOMERIC PAINT (LIGHT GREY)
		[4.1] BOFFIT W ALUMINUM PERFORATED PANEL AT LEVEL 1 MAIN ROOF & ROOF TOP VESTIBULE OVERHANG (WOOD GRAIN)	COLOR: N/A IN ROOF & ROOF TOP VESTIBULE TO MATCH L1 OR SIMILAR APPROX. 16" WIDE 2-PANEL SIZE	[9.2] EXPOSED CONCRETE WALL (LIGHT GREY)	NATURAL CONCRETE (LIGHT GREY)
		[4.3] FLUTED METAL CLADDING SOFFT (WOOD GRAIN)	COLOR: TO MATCH MAKE NIGHTMARE BLACK OREIMAR ROOF OR SIMILAR FINISH TEXTURED SIZE 7" WIDE		

**SMITH
ATHLETIC
PARK**

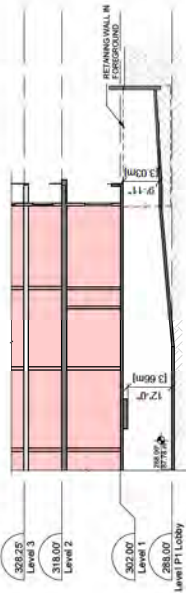


Section 1 - East West

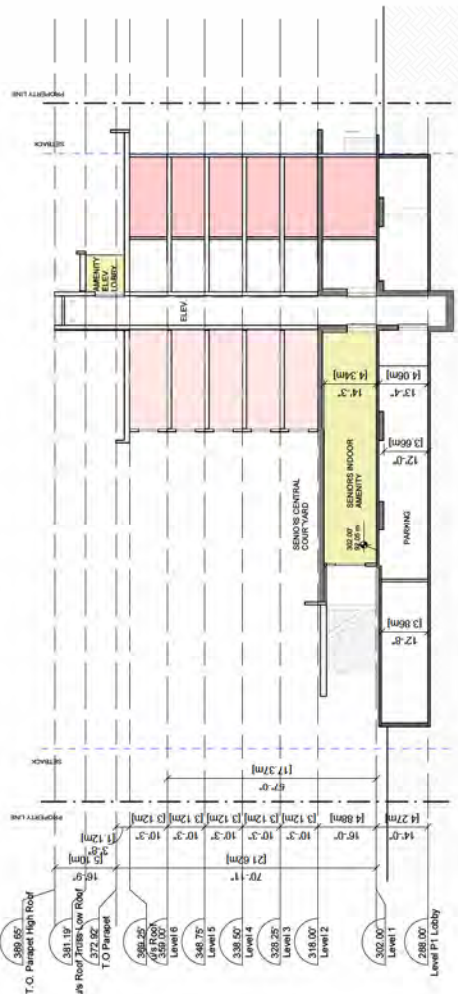


Section 2 - East West @ STAIR

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2 Entry Ramp



1 Section 2 - North South

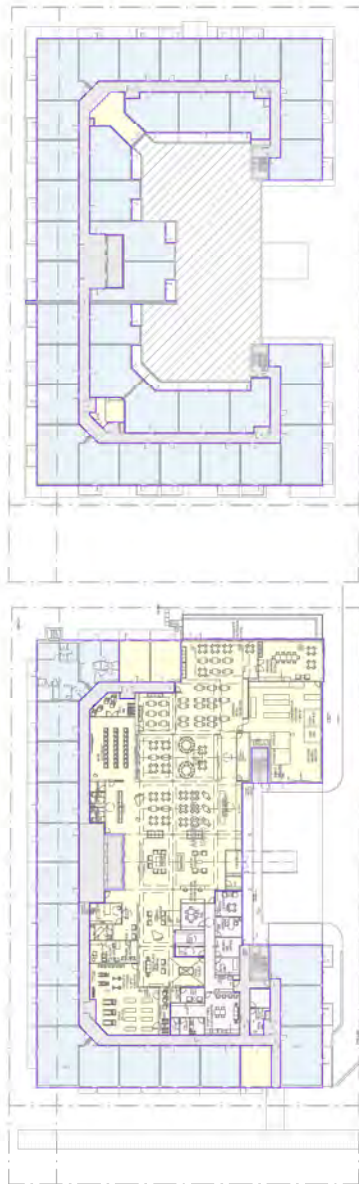
1. The drawings are prepared in accordance with the British Columbia Building Code (BCBC) and the National Building Code of Canada (NBCC). The drawings are prepared for the purpose of obtaining a building permit and are not to be used for any other purpose without the written consent of the architect.

PROJECT 1-12
 20634
 PROJECT 2
 SENIORS' DEVELOPMENT
 7516, 208 Street, Township of
 Langley, B.C.
 DRAWING 1-12

SECTION 3 & ENTRY RAMP



A502.1
 DATE: 2023-08-29
 DRAWN: 12
 CHECKED: 12
 1/16" = 1'-0" HB



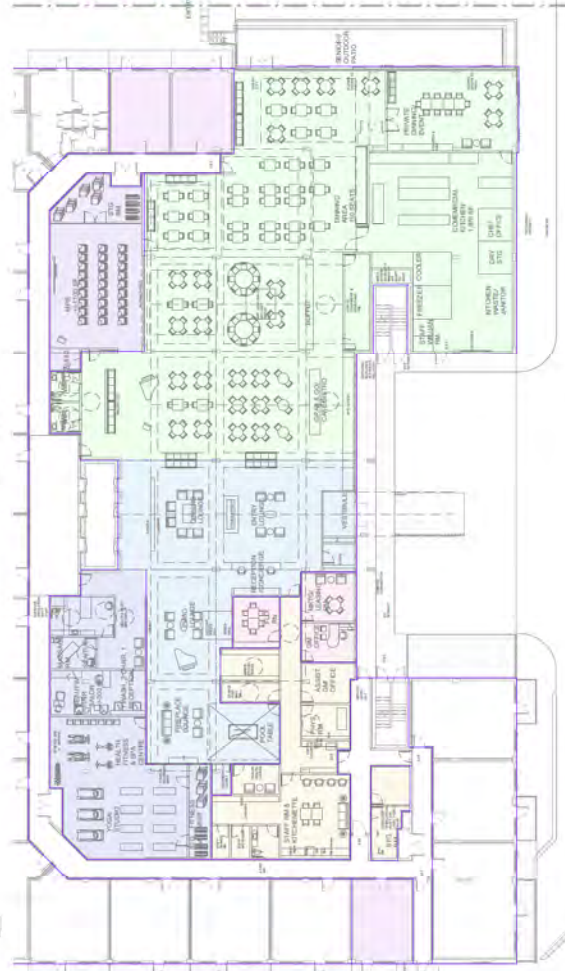
Area Schedule (LEVEL 2)			
Name	Area	Area SM	
AGE FRIENDLY AMENITY(EXCLUDED)	671 SF	62.37 m²	
CIRCULATION	3629SF	365.00 m²	
(INCLUDED)			
RESIDENTIAL(INCLUD	32101 SF	3043.36 m²	
ED)			
	26700 SF	2490.64 m²	

Area Schedule (LEVEL 1)			
Name	Area SF	Area SM	
AGE FRIENDLY AMENITY(EXCLUDED)	17720 SF	1646.24 m²	
CIRCULATION	3775 SF	350.70 m²	
RESIDENTIAL(INCLUD ED)	10185 SF	944.32 m²	
SUPPORT SERVICE / ADMIN (INCLUDED)	2581 SF	239.78 m²	
	34240 SF	3181.04 m²	

COLOUR LEGEND

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

AMENITY EXCLUSIONS			Area SM
Name	Area		
ADMIN (INCLUDED)	963 SF	52.39 m ²	
DINING / FOOD SERVICES (EXCLUDED)	141 SF	874.87 m ²	
GUEST STUDIO (EXCLUDED)	1169 SF	108.62 m ²	
HEALTH & FITNESS / SPA (E/EXCLUDED)	2375 SF	220.78 m ²	
CLUB / LOBBY / AMENITY (EXCLUDED)	3655 SF	330.00 m ²	
MPR / ENTERTAINING SPACE (EXCLUDED)	1206 SF	112.04 m ²	
SUPPORT SERVICE (INCLUDED)	2016 SF	187.46 m ²	
	20301 SF	1896.06	



Area Schedule (ROOF)		
Name	Area	Area SM
AMENITY CIRCULATION (EXCLUDED)	835 SF	77.58 m ²

FSR OVERLAYS
 AMENITY CIRCULATION (EXCLUDED)

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

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



NO.	DATE	REVISION DESCRIPTION	DR
1	25.04.23	ISSUED FOR PERMIT	DR
2	25.04.23	ISSUED FOR PERMIT	DR
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PROJECT
SENIOR'S HOUSING
DEVELOPMENT
7518, 208 STREET
TOWNSHIP OF LANGLEY

DATE
25.04.23
SCALE
1/8" = 1'-0"

DESIGNED BY
CHECKED BY
DATE
25.04.23

PROJECT NUMBER
25-042

OF 7

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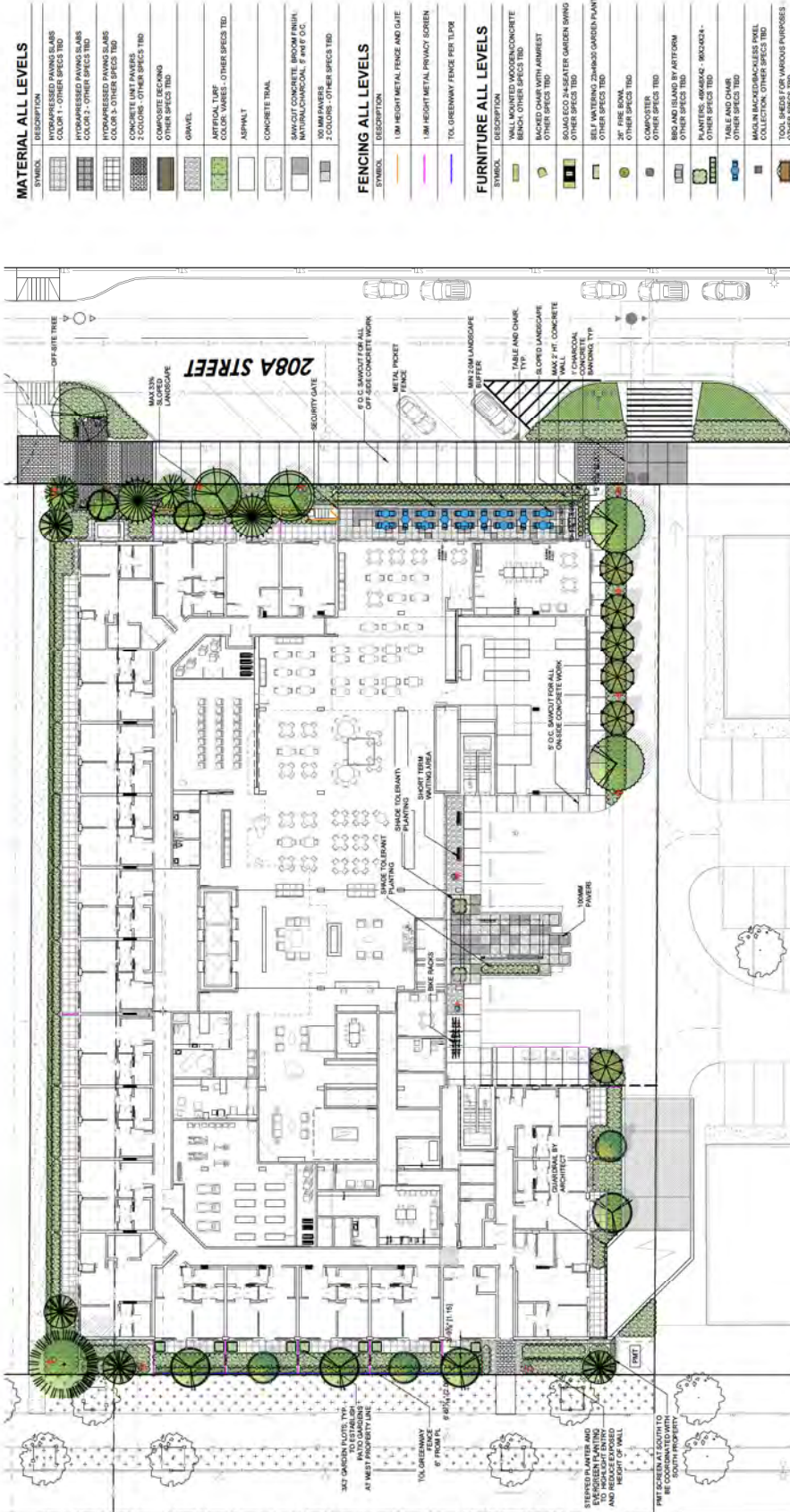
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SCALE: 0 2m 4m 6m 10m

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CONCEPT IMAGES

208 STREET

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 98th Ave Drive
Richmond, BC V6X 2C7 Canada
P: 604-284-0011 F: 604-284-0022

SEAL



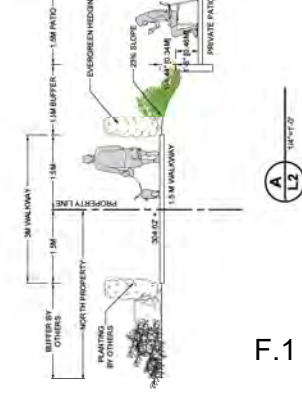
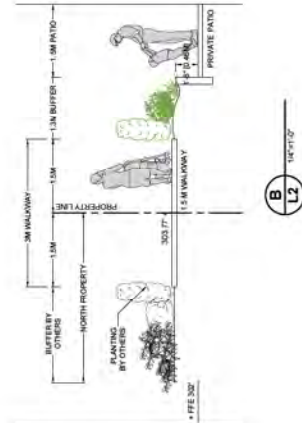
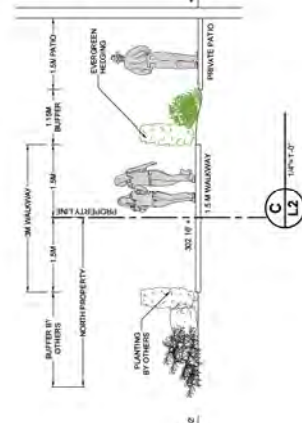
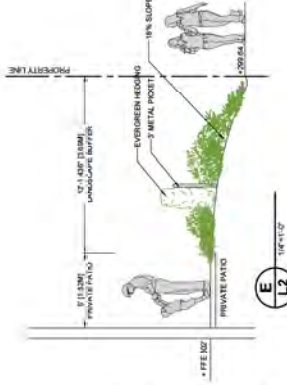
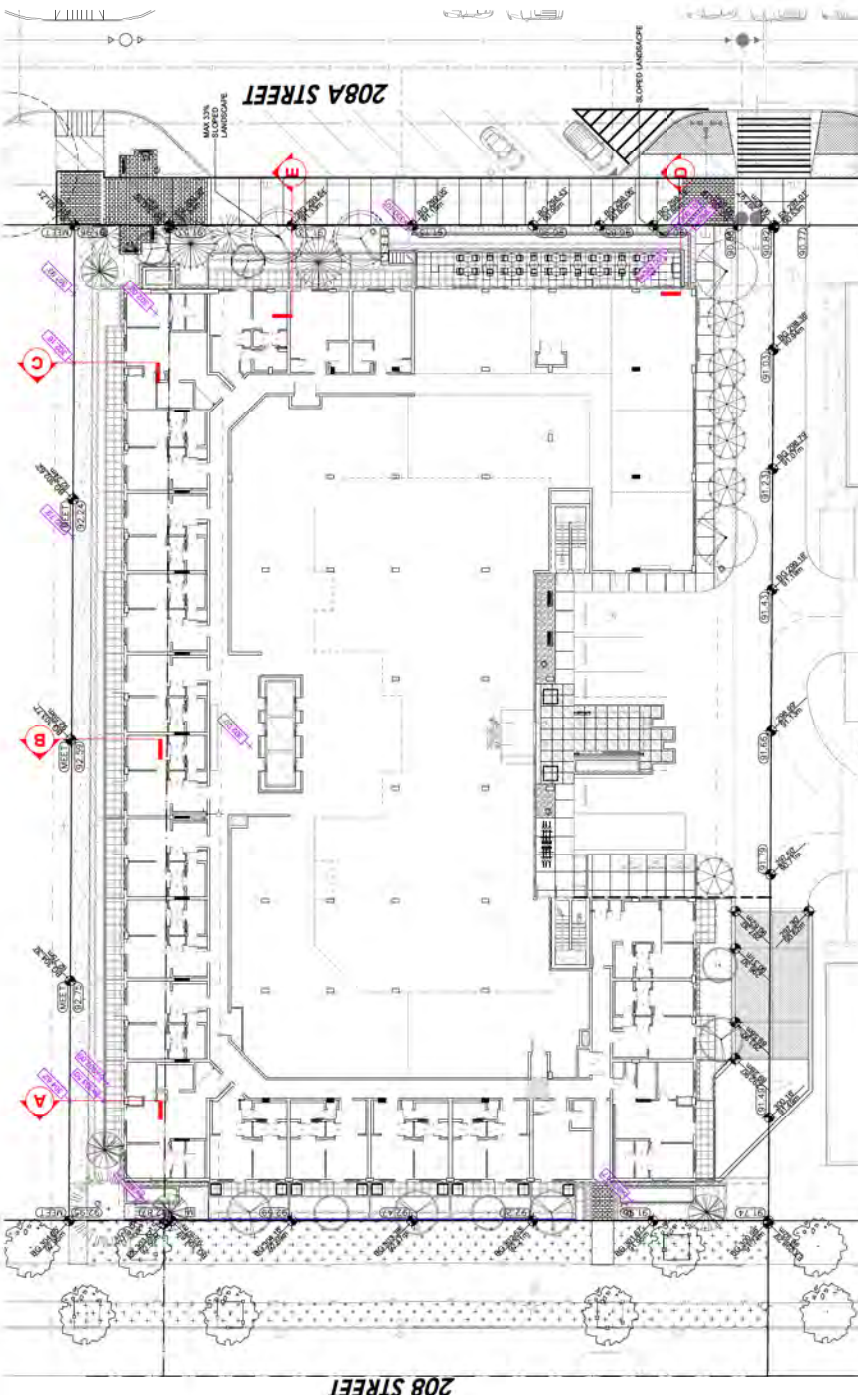
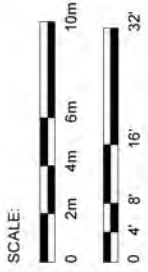
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PROJECT: SENIOR'S HOUSING DEVELOPMENT
7518, 208 STREET
TOWNSHIP OF LANGLEY

DRAWING TITLE: LEVEL 1 GRADING AND SECTIONS

DATE: 20.05.20 DRAWING NUMBER: 25-042
SCALE: 1/8" = 1'-0"
DRAWN: GJM
DESIGN: GJM
CHECKED: CW

PMG PROJECT NUMBER: 25-042





FURNITURE ALL LEVELS

SYMBOL	DESCRIPTION
	WALL MOUNTED WOODEN CONCRETE BENCH. OTHER SPECIES TWO
	BACHED CHAIR WITH ARMREST. OTHER SPECIES TWO
	SOFA 240 SEATER. GARDEN SWANK. OTHER SPECIES TWO
	SOFA 240 SEATER. GARDEN SWANK. OTHER SPECIES TWO
	2P. PIRE 20MM. OTHER SPECIES TWO
	COMPOSER. OTHER SPECIES TWO
	BIRD AND ISLAND BY ARTFORM. OTHER SPECIES TWO
	PLANTERS: SERRAVAL - SPOKAZKA - OTHER SPECIES TWO
	TABLE AND CHAIR. OTHER SPECIES TWO
	TOOL SHEDS FOR VARIOUS PURPOSES. OTHER SPECIES TWO
	GAME TABLE. OTHER SPECIES TWO
	ANTHROPACH. OTHER SPECIES TWO
	LOVE BEAT. OTHER SPECIES TWO
	ROYALTY CLUB CHAIR. OTHER SPECIES TWO
	OTHER SPECIES TWO - SIZE VARIOUS. OTHER SPECIES TWO
	PIRE FENCE. OTHER SPECIES TWO
	KOMANI PLAY PANEL 1 - ANTRIC. OTHER SPECIFICATIONS TWO
	KOMANI LARGE CHAIRS BEACHED. 2-12 YEARS. OTHER SPECIFICATIONS TWO
	2-KOMANI VILLA PLAY HOUSE. OTHER SPECIFICATIONS TWO
	KOMANI LOOP HOPPOW 500. OTHER SPECIES TWO
	BENCH WITH STORAGE. OTHER SPECIFICATIONS TWO
	BACHED BLAZ SHORT TERM BENCH. OTHER SPECIFICATIONS TWO
	OTHER SPECIFICATIONS TWO
	SET WATERING 3000MM. GARDEN PLAN. OTHER SPECIFICATIONS TWO

MATERIAL ALL LEVELS

SYMBOL	DESCRIPTION
	HYDRAPRESSED PAVING SLABS COLOR 1 - OTHER SPECIES TWO
	HYDRAPRESSED PAVING SLABS COLOR 2 - OTHER SPECIES TWO
	HYDRAPRESSED PAVING SLABS COLOR 3 - OTHER SPECIES TWO
	HYDRAPRESSED PAVING SLABS COLOR 4 - OTHER SPECIES TWO
	CONCRETE UNIT PAVERS 2 COLORS - OTHER SPECIES TWO
	COMPOSITE DECKING OTHER SPECIES TWO
	GRAVEL
	ARTIFICIAL TURF COLOR, WARES - OTHER SPECIES TWO
	ASPHALT
	CONCRETE TRAIL
	SAWTOOTH CONCRETE BLOCKWORK COLOR, WARES - OTHER SPECIES TWO
	100MM PAVERS 2 COLORS - OTHER SPECIES TWO

FENCING ALL LEVELS

SYMBOL	DESCRIPTION
	1.0M HEIGHT METAL FENCE AND GATE
	1.8M HEIGHT METAL PRIVACY SCREEN
	10L GREENWAY FENCE PER TPO

LIGHTING ALL LEVELS

Symbol	Model
	FLUSH MOUNT BOLLARD AT 40" HT, OTHER SPECS TBD
	STEP LIGHTING OTHER SPECS TBD

LEVEL 2 DESIGN RATIONALE DIAGRAM



TREE SCHEDULE - LEVEL 2

SEED	SPERMATOPHYTES	GYMNOSPERMATOPHYTES	ANGIOSPERMATS	COMMON NAME	FLOWER SIZE / REMARKS
1	2	3	4	JAPANESE MAPLE, ELEGANT	SCOTCHAL BAB
2	3	4	5	CRYSTALLINE JAPANESE BLACK DRAGON	2.5 M. H.
3	4	5	6	ACER PALMATA 'ELEGANT'	5 M. H.
4	5	6	7	JAPANESE MAPLE, ELEGANT	5 M. H.
5	6	7	8	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
6	7	8	9	ACER PALMATA 'ELEGANT'	5 M. H.
7	8	9	10	JAPANESE MAPLE, ELEGANT	5 M. H.
8	9	10	11	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
9	10	11	12	ACER PALMATA 'ELEGANT'	5 M. H.
10	11	12	13	JAPANESE MAPLE, ELEGANT	5 M. H.
11	12	13	14	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
12	13	14	15	ACER PALMATA 'ELEGANT'	5 M. H.
13	14	15	16	JAPANESE MAPLE, ELEGANT	5 M. H.
14	15	16	17	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
15	16	17	18	ACER PALMATA 'ELEGANT'	5 M. H.
16	17	18	19	JAPANESE MAPLE, ELEGANT	5 M. H.
17	18	19	20	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
18	19	20	21	ACER PALMATA 'ELEGANT'	5 M. H.
19	20	21	22	JAPANESE MAPLE, ELEGANT	5 M. H.
20	21	22	23	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
21	22	23	24	ACER PALMATA 'ELEGANT'	5 M. H.
22	23	24	25	JAPANESE MAPLE, ELEGANT	5 M. H.
23	24	25	26	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
24	25	26	27	ACER PALMATA 'ELEGANT'	5 M. H.
25	26	27	28	JAPANESE MAPLE, ELEGANT	5 M. H.
26	27	28	29	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
27	28	29	30	ACER PALMATA 'ELEGANT'	5 M. H.
28	29	30	31	JAPANESE MAPLE, ELEGANT	5 M. H.
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30	31	32	33	ACER PALMATA 'ELEGANT'	5 M. H.
31	32	33	34	JAPANESE MAPLE, ELEGANT	5 M. H.
32	33	34	35	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
33	34	35	36	ACER PALMATA 'ELEGANT'	5 M. H.
34	35	36	37	JAPANESE MAPLE, ELEGANT	5 M. H.
35	36	37	38	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
36	37	38	39	ACER PALMATA 'ELEGANT'	5 M. H.
37	38	39	40	JAPANESE MAPLE, ELEGANT	5 M. H.
38	39	40	41	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
39	40	41	42	ACER PALMATA 'ELEGANT'	5 M. H.
40	41	42	43	JAPANESE MAPLE, ELEGANT	5 M. H.
41	42	43	44	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
42	43	44	45	ACER PALMATA 'ELEGANT'	5 M. H.
43	44	45	46	JAPANESE MAPLE, ELEGANT	5 M. H.
44	45	46	47	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
45	46	47	48	ACER PALMATA 'ELEGANT'	5 M. H.
46	47	48	49	JAPANESE MAPLE, ELEGANT	5 M. H.
47	48	49	50	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
48	49	50	51	ACER PALMATA 'ELEGANT'	5 M. H.
49	50	51	52	JAPANESE MAPLE, ELEGANT	5 M. H.
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51	52	53	54	ACER PALMATA 'ELEGANT'	5 M. H.
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54	55	56	57	ACER PALMATA 'ELEGANT'	5 M. H.
55	56	57	58	JAPANESE MAPLE, ELEGANT	5 M. H.
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77	78	79	80	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
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79	80	81	82	JAPANESE MAPLE, ELEGANT	5 M. H.
80	81	82	83	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
81	82	83	84	ACER PALMATA 'ELEGANT'	5 M. H.
82	83	84	85	JAPANESE MAPLE, ELEGANT	5 M. H.
83	84	85	86	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
84	85	86	87	ACER PALMATA 'ELEGANT'	5 M. H.
85	86	87	88	JAPANESE MAPLE, ELEGANT	5 M. H.
86	87	88	89	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
87	88	89	90	ACER PALMATA 'ELEGANT'	5 M. H.
88	89	90	91	JAPANESE MAPLE, ELEGANT	5 M. H.
89	90	91	92	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
90	91	92	93	ACER PALMATA 'ELEGANT'	5 M. H.
91	92	93	94	JAPANESE MAPLE, ELEGANT	5 M. H.
92	93	94	95	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
93	94	95	96	ACER PALMATA 'ELEGANT'	5 M. H.
94	95	96	97	JAPANESE MAPLE, ELEGANT	5 M. H.
95	96	97	98	CRYSTALLINE JAPANESE BLACK DRAGON	5 M. H.
96	97	98	99	ACER PALMATA 'ELEGANT'	5 M. H.
97	98	99	100	JAPANESE MAPLE, ELEGANT	5 M. H.

* 2" PLANTERS IN THIS LIST ARE SPECIFIED ACCORDING TO THE 1" TO 1" LANDSCAPE STANDARD AND 1" LANDSCAPE STANDARD. CHANGING SIZES SPECIFIED ARE FOR PLANT STANDARDS. PLANT STANDARDS AND CONTAINER SIZES ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. PLANT STANDARDS ARE SPECIFIED IN INCHES. PLANT

CONCEPT IMAGES





NO.	DATE	REVISION DESCRIPTION	DR.
1	26.04.21	ISSUE FOR TITL. COMMENTS	DR.
2	26.04.21	ISSUE FOR TITL. COMMENTS	DR.
3	26.04.21	ISSUE FOR TITL. COMMENTS	DR.

PROJECT: SENIOR'S HOUSING DEVELOPMENT
7518, 208 STREET
TOWNSHIP OF LANGLEY

DRAWING TITLE:
**LEVEL 6
PLAN**

DATE	26 APR 09	DRAWING NUMBER	14
SCALE	1/8"=1'-0"		OF 7
DRAWN	GHN		
DESIGN	GHN		
CHKD	CW		

NIMC-4.37P

MATERIAL ALL LEVELS

SYMBOL	DESCRIPTION
	FORMED-IN-PLACE PAVING SLABS COLOR 1 - OTHER SPECIES TIED
	FORMED-IN-PLACE PAVING SLABS COLOR 1 - OTHER SPECIES TIED
	FORMED-IN-PLACE PAVING SLABS COLOR 1 - OTHER SPECIES TIED
	CONCRETE UNIT PAVERS 2 COLORS - OTHER SPECIES TIED
	COMPOSITE DECKING OTHER SPECIES TIED
	GRAVEL
	ARTIFICIAL TURF COLOR MATCHES OTHER SPECIES TIED
	ASPHALT
	CONCRETE TRAIL
	SAW-CUT CONCRETE BROOM FINISH COLOR MATCHES OTHER SPECIES TIED
	UNIFORM PAVERS 2 COLORS - OTHER SPECIES TIED

FURNITURE ALL LEVELS

[illegible]

FENCING ALL LEVELS

SYMBOL	DESCRIPTION
	1 IM HEIGHT METAL FENCE AND GATE
	1 IM HEIGHT METAL PRIVACY SCREEN
	TOL GREENWAY FENCE PER TLPOB

LIGHTING ALL LEVELS

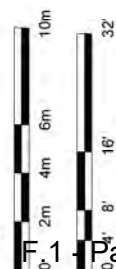
Symbol	Model
	FLUSH MOUNT BOLLARD AT 40" HT, OTHER SPECS TBD
	STEP LIGHTING OTHER SPECS TBD



CONCEPT IMAGES



SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT
SENIOR'S HOUSING
DEVELOPMENT
7518, 208 STREET
TOWNSHIP OF LANGLEY

DRAWING TITLE
PLANTING
CONCEPT

DATE: 26.04.23
SCALE: 1/4" = 1'-0"
DRAWN: GPH
DESIGN: GPH
CHKD: CW
PMG PROJECT NUMBER: 26042-L2P



OF 7

26-002

PROPOSED PERENNIALS



PROPOSED GRASSES



PROPOSED VINES



PROPOSED GROUNDCOVER



PROPOSED SHRUBS

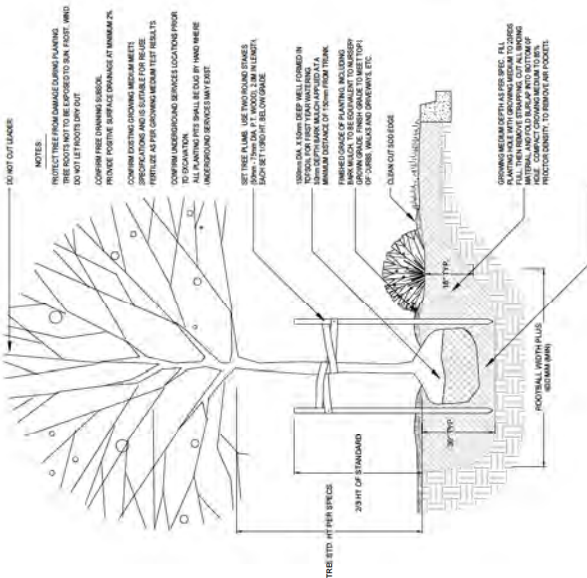


PROPOSED EDIBLES

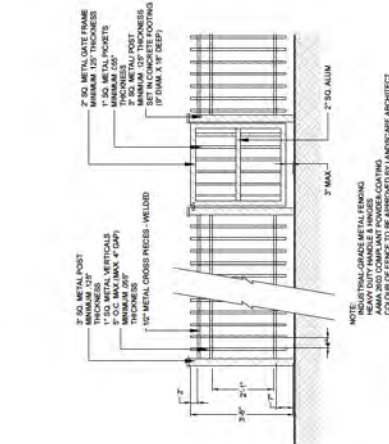


LARGE SHRUBS

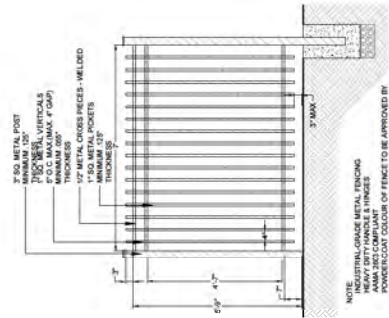




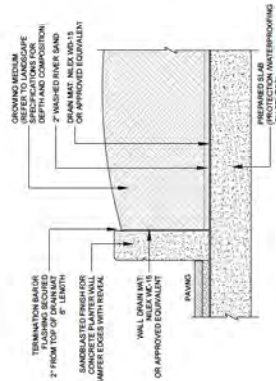
1 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"



5 42" HT. METAL PICKET FENCE
1/2" = 1'-0"



6 6" HT. METAL PICKET FENCE
1/2" = 1'-0"

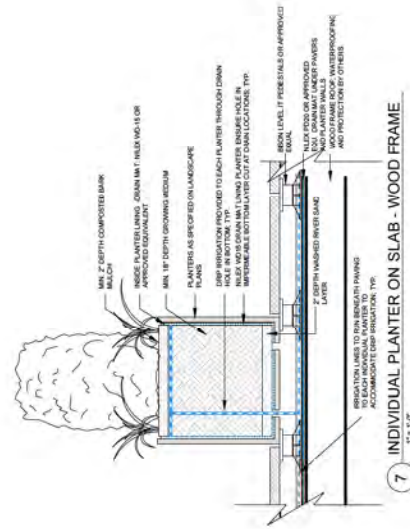


2 PLANTER WALL ON SLAB
1/2" = 1'-0"



3 BOULDER PLACEMENT AT GRADE
1/2" = 1'-0"

4 BOULDER ON SLAB
1/2" = 1'-0"



7 INDIVIDUAL PLANTER ON SLAB - WOOD FRAME
1/2" = 1'-0"



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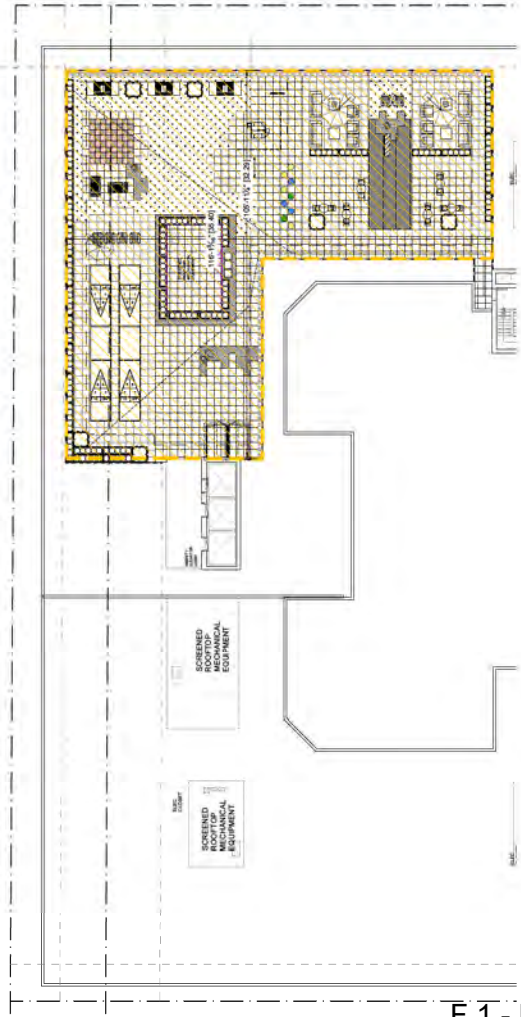
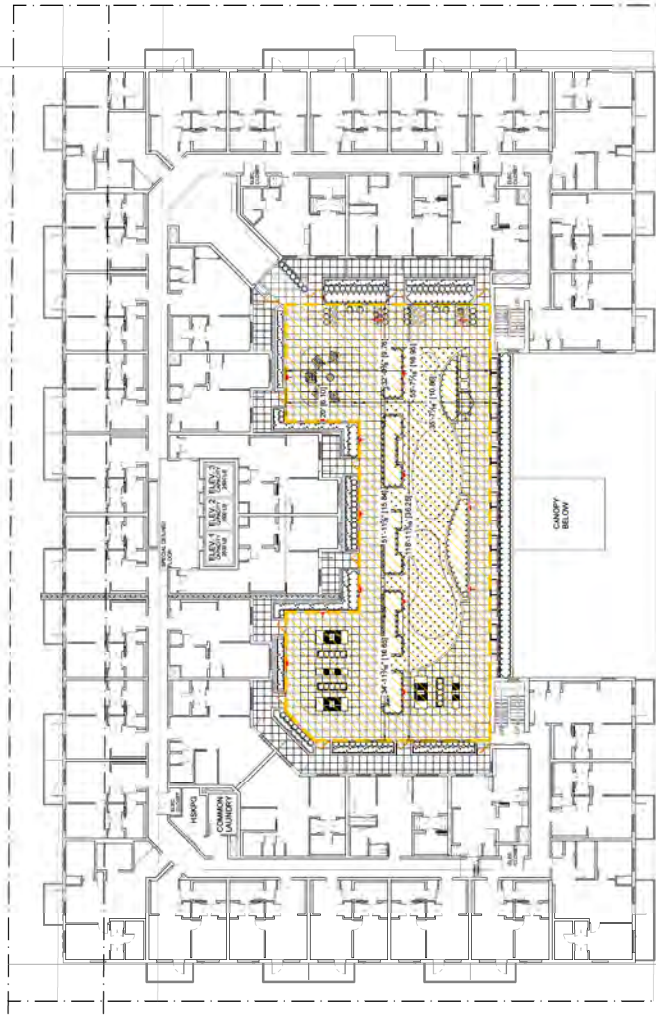
PROJECT:

**SENIOR'S HOUSING
DEVELOPMENT**
7518, 208 STREET
TOWNSHIP OF LANGLEY

DRAWING TITLE:
**AFAA
SHEET**

DATE	24.01.20	DRAWING NUMBER	25-042
SCALE	1/8" = 1'-0"		
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DESIGN	GIN		
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PMG PROJECT NUMBER: 25-042



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842****AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800****AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW NO. 5973****AMENDMENT (BFA STUDIO ARCHITECTS) BYLAW NO. 6247****EXPLANATORY NOTE**

Bylaw No. 6247 amends the Smith Neighbourhood Plan to increase the allowable density of the High Density Apartment (2.4 FSR) and Apartment Mixed Use (2.4 FSR) designations on a site-specific basis up to 3.25 FSR to accommodate a seniors' housing use at 7518 and a portion of 7540 – 208 Street. Consistent with Council's March 23, 2026 amendment to Bylaw No. 6198 (ToL Project No. 08-24-0098), Bylaw No. 6247 proposes a text amendment to the Smith NP for lands in 7A and 7B catchment areas, south of 76 Avenue and east of 208 Street, to waive Section 11.2.1 (securing a joint elementary school and neighborhood park site).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW 2024 NO. 5973

AMENDMENT (BFA STUDIO ARCHITECTS) BYLAW NO. 6247

A Bylaw to amend Smith Neighbourhood Plan Bylaw No. 5973

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (BFA Studio Architects) Bylaw No. 6247”.
2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 as amended is further amended by:
 - a) Adding to the Table of Contents Section 5.2.8 Additional Land Use and Development Policies and renumbering subsequent pages as appropriate.
 - b) Amending Map 1 to add a dashed black outline around the property identified in Schedule “A” to this bylaw and add to the legend a dashed black outline symbol and reference to Section 5.2.8.
 - c) Adding the following as Section 5.2.8

5.2.8 Additional Land Use and Development Policies

- Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site-specific densities:

Bylaw Number	Location	Permitted Density	Maximum Height	Use
6247	7518 and a portion of 7540 – 208 Street	3.25 FSR	6 storeys	Seniors' housing

All other provisions of Sections 5.2.2 to 5.2.4 continue to apply.

- d) Amending Section 11.2.1 to add the sentence “This prerequisite does not apply for lands included in the 7A and 7B detention catchments, south of 76 Avenue or east of 208 Street.”

READ A FIRST TIME the _____ day of _____, 2026

READ A SECOND TIME the _____ day of _____, 2026

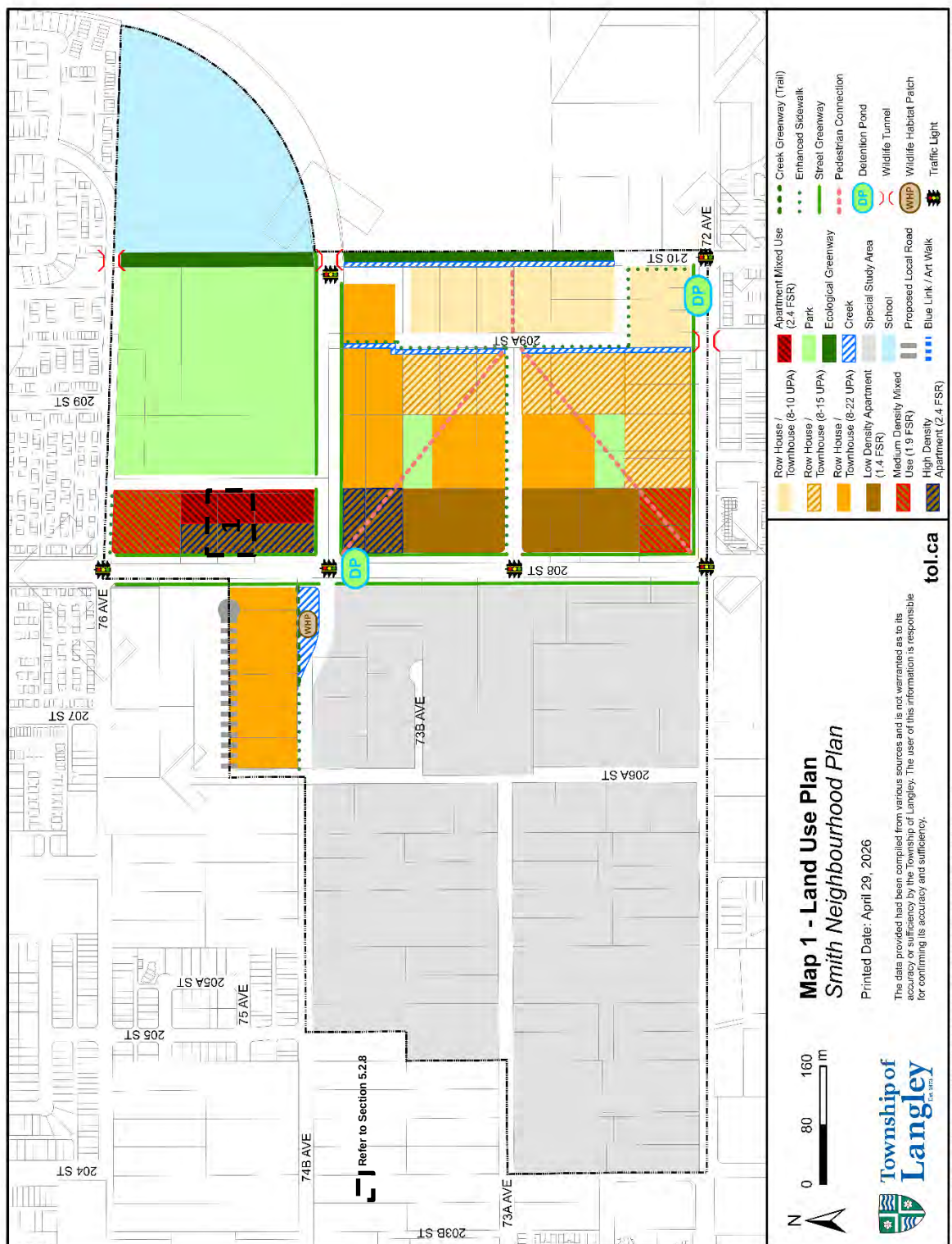
Bylaw No. 6247
Page 2

PUBLIC HEARING HELD the day of , 2026
READ A THIRD TIME the day of , 2026
ADOPTED the day of , 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A'

BYLAW NO. 6247



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BFA STUDIO ARCHITECTS) BYLAW NO. 6248**

EXPLANATORY NOTE

Bylaw No. 6248 rezones land located at 7518 and a portion of 7540 – 208 Street to Comprehensive Development Zone CD-221 to facilitate the development of 211 seniors' housing units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BFA STUDIO ARCHITECTS) BYLAW NO. 6248**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BFA Studio Architects) Bylaw No. 6248".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-221" after the words "Comprehensive Development Zone CD-220"
 - (2) Adding to Section 110.1 after the words "CD-220" the words "CD-221 – 3,000 m²"
 - (3) Adding after Section 1120 "Comprehensive Development Zone CD-220" the following as Section 1121 "Comprehensive Development Zone CD-221"

1121 COMPREHENSIVE DEVELOPMENT ZONE CD-221

Uses Permitted

- 1121.1 In the CD-221 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *seniors' housing*

Density

- 1121.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-221 shall not exceed 3.25 FSR.

Lot Coverage

- 1121.5 *Buildings and structures* shall not cover more than 75% of the *lot area*.

Siting of Buildings and Structures

- 1121.6 *Buildings and structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1121.7 Except as provided for in Section 104.5 the *height* of principal *buildings and structures* shall be in accordance with a Development Permit and not exceed six (6) *storeys* plus a rooftop patio access. The *height* of accessory *buildings and structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

- 1121.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1121.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

- 1121.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

- 1121.11 *Age-Friendly Amenity* areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1121.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

South Half and Portion of North Half of Lot 9 Section 24 Township 8 New Westminster District Plan 1612 Except Plan EPP135377

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-221.

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
PUBLIC HEARING HELD the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6248

