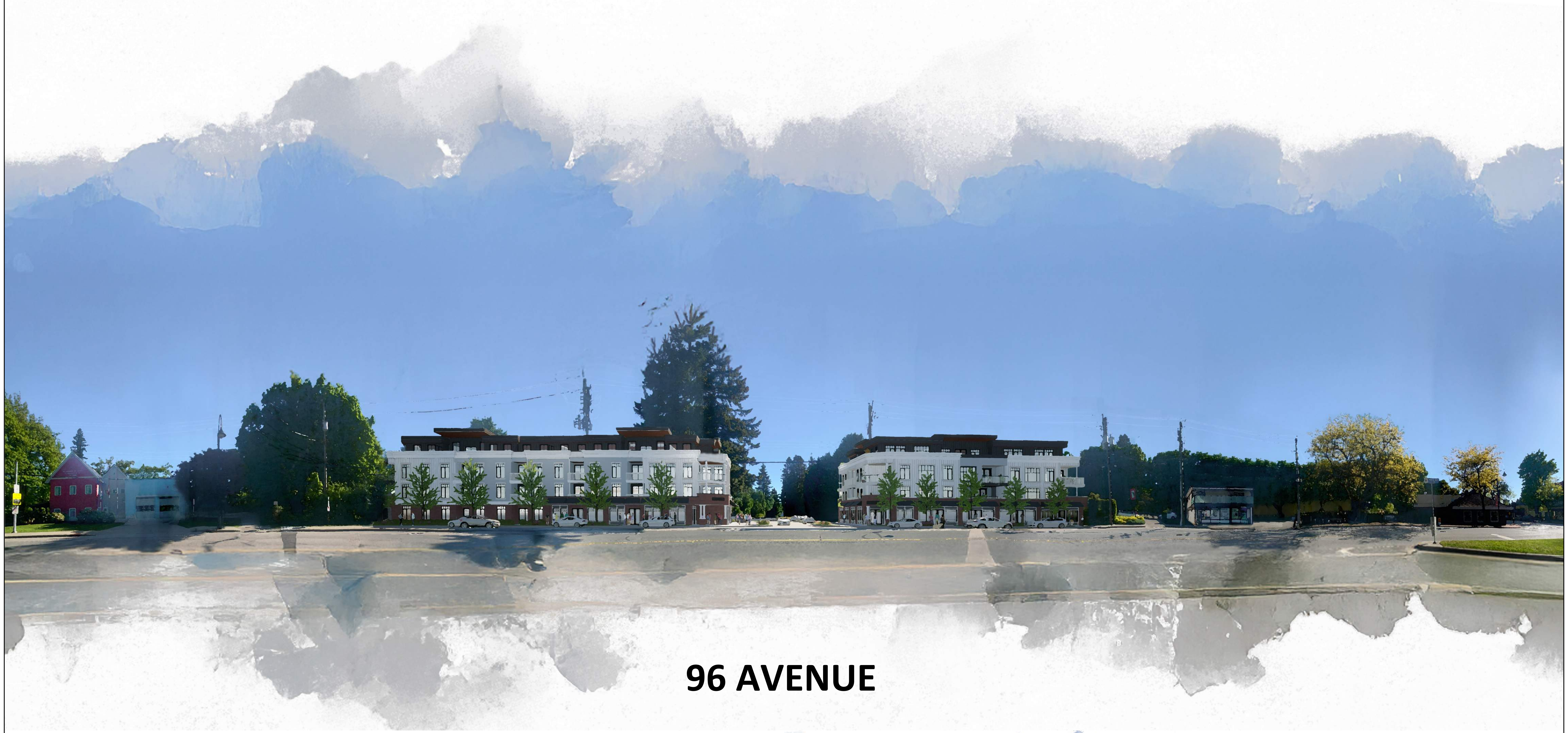
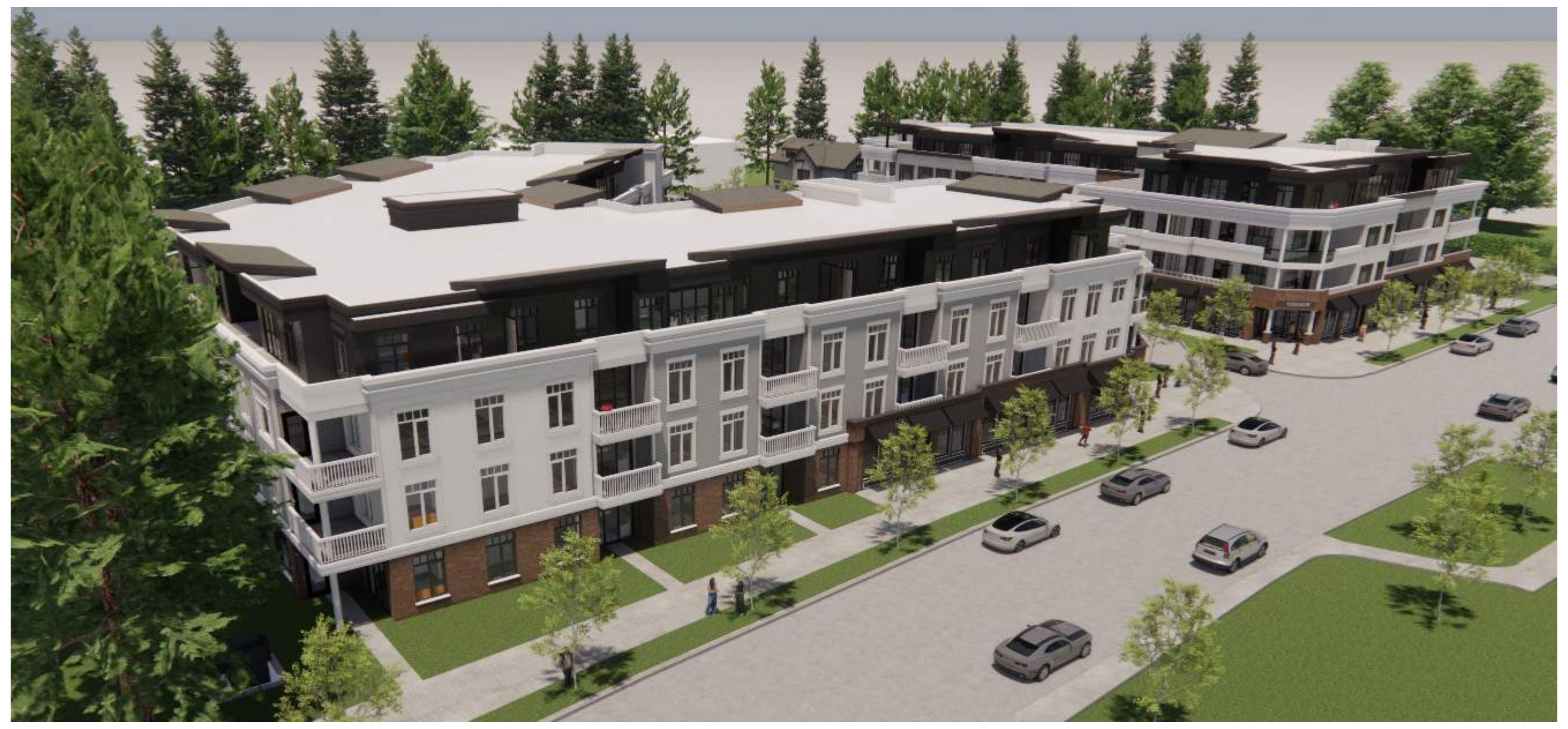
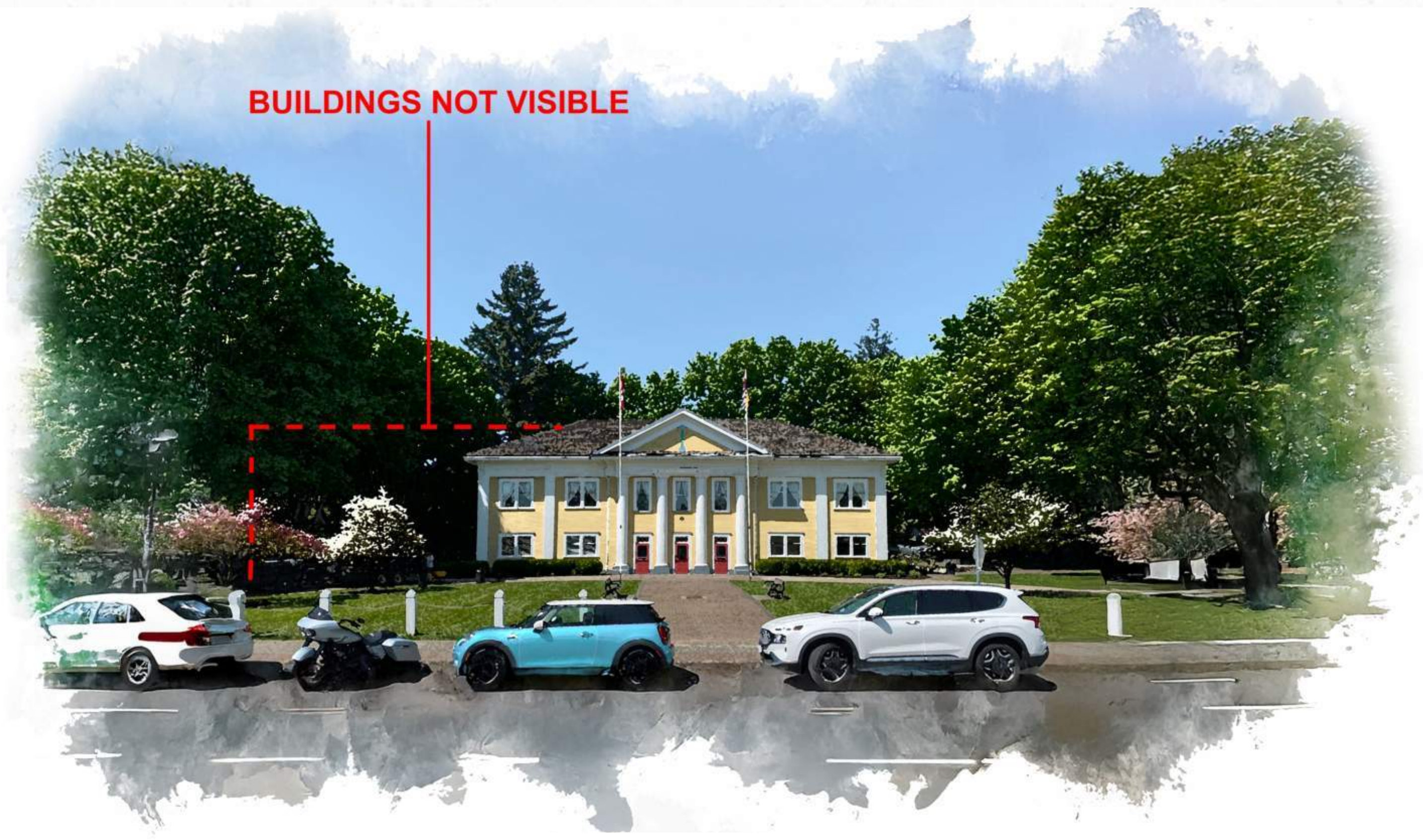
DEVELOPMENT PROPOSAL - 23155 96 AVE.





AERIAL VIEW



GLOVER ROAD

DRAWING LIST

A0.00	COVER PAGE
A1.00	SITE PLAN
A1.01	P1 FLOOR PLAN
A1.02	P2 FLOOR PLAN
A1.03	LEVEL 1 FLOOR PLAN
A1.04	LEVEL 2 FLOOR PLAN
A1.05	LEVEL 3 FLOOR PLAN
A1.06	TOP FLOOR PLAN
A3.00	EAST BUILDING ELEVATIONS
A3.01	WEST BUILDING ELEVATIONS
A3.02	WEST BUILDING ELEVATIONS
A3.03	HERITAGE BUILDING ELEVATIONS
A4.00	SITE SECTIONS
A8.01	SHADOW STUDY
A8.02	SHADOW STUDY (BUILDINGS REMOVED)
A9.01	RENDERING VIEWS
A9.02	WEST BUILDING RENDERS
A9.03	EAST BUILDING RENDERS

DRAWING LIST

A9.04	MCBRIDE VIEW RENDERS
A9.05	3D VIEW FROM McBRIDE
A9.06	MCBRIDE STREET VIEWS

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
COVER PAGE

scale
@ 24"x 36"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A0.00

seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

2025-10-20 12:30:27 PM

SUMMARY - WEST SITE

SITE AREA:	50,994 SF (1.17 ACRE)
GROSS AREA:	94,963 SF
SITE COVERAGE:	28,305 SF/50,994 SF = 55.5%
SALEABLE RESIDENTIAL AREA:	65,750 SF
CIRCULATION/SERVICES:	15,345 SF
INDOOR AMENITY LOUNGE:	204 SF
SALEABLE COMMERCIAL AREA:	6,280 SF
COMMERCIAL CIRCULATION & W/C:	1,301 SF
RENTABLE STORAGE (LEVELS 1-4):	6,285 SF (1/UNIT)
RENTABLE STORAGE (P1 + P2):	2,366 SF
UNDERGROUND PARKING AREA:	P1+P2 = 74,258 SF
FSR (WEST SITE):	94,963 SF / 50,994 SF = 1.86

UNIT MIX

STUDIO:	3 (4%)	
1 BEDROOM:	16 (24%)	
2 BEDROOM:	39 (57%)	
3 BEDROOM:	10 (15%)	
TOTAL:	68	58 UNITS/ACRE

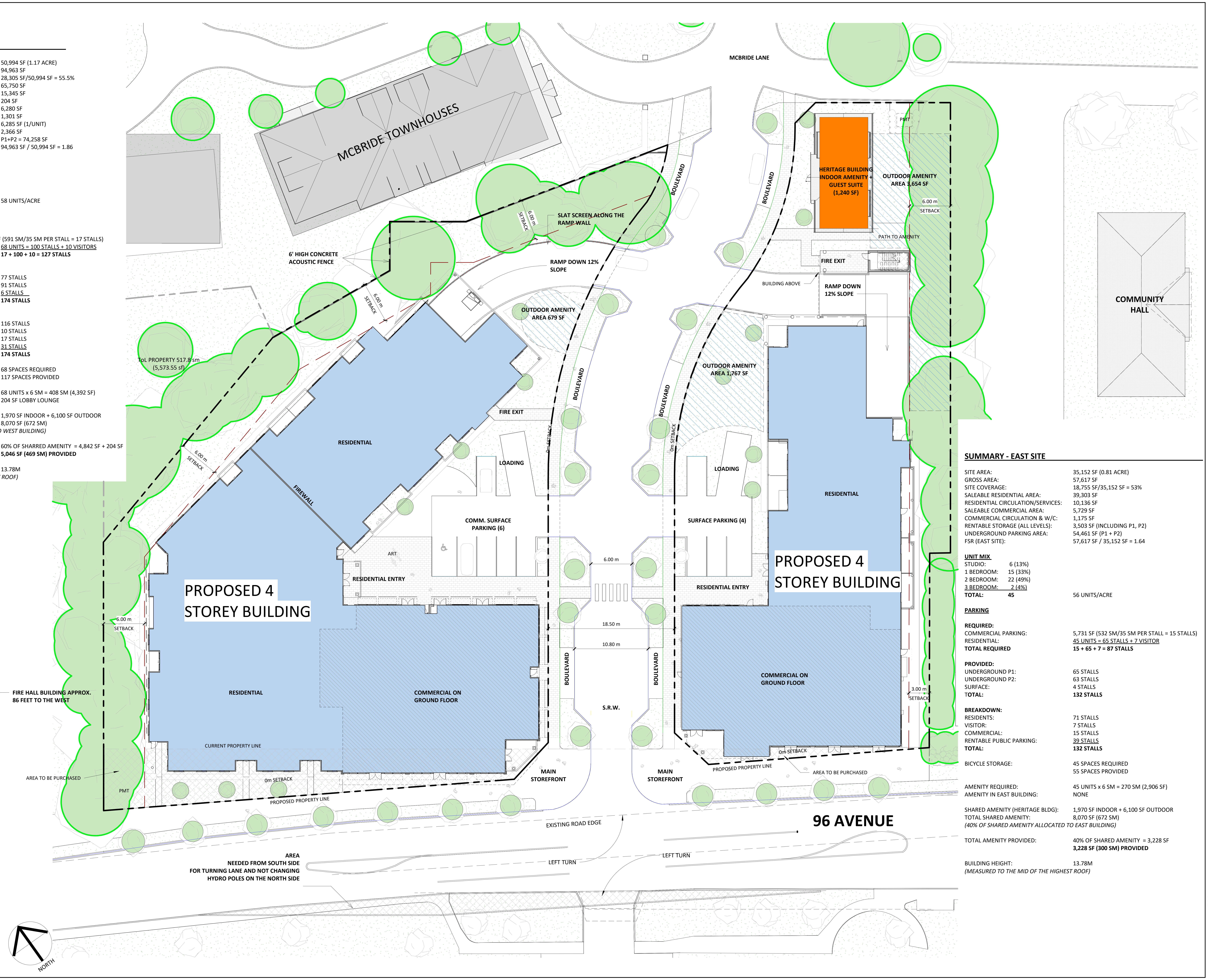
PARKING

REQUIRED:	
COMMERCIAL PARKING:	6,366 SF (591 SM/35 SM PER STALL = 17 STALLS)
RESIDENTIAL:	68 UNITS = 100 STALLS + 10 VISITORS
TOTAL REQUIRED:	**17 + 100 + 10 = 127 STALLS**
PROVIDED:	
UNDERGROUND P1:	77 STALLS
UNDERGROUND P2:	91 STALLS
SURFACE:	6 STALLS
TOTAL:	**174 STALLS**
BREAKDOWN	
RESIDENTS:	116 STALLS
VISITOR:	10 STALLS
COMMERCIAL:	17 STALLS
RENTABLE PUBLIC PARKING	31 STALLS
TOTAL:	**174 STALLS**
BICYCLE STORAGE:	68 SPACES REQUIRED 117 SPACES PROVIDED
AMENITY REQUIRED:	68 UNITS x 6 SM = 408 SM (4,392 SF)
AMENITY IN WEST BUILDING:	204 SF LOBBY LOUNGE
SHARED AMENITY (HERITAGE BLDG):	1,970 SF INDOOR + 6,100 SF OUTDOOR
TOTAL SHARED AMENITY:	8,070 SF (672 SM)

(60% OF SHARED AMENITY ALLOCATED TO WEST BUILDING)

TOTAL AMENITY PROVIDED:	60% OF SHARRED AMENITY = 4,842 SF + 204 SF **5,046 SF (469 SM) PROVIDED**
BUILDING HEIGHT:	13.78M

(MEASURED TO THE MID OF THE HIGHEST ROOF)


MCBRIDE LANE
MCBRIDE TOWNHOUSES
COMMUNITY HALL
HERITAGE BUILDING INDOOR AMENITY + GUEST SUITE (1,240 SF)
PMT
OUTDOOR AMENITY AREA 3,654 SF
6.00 m SETBACK
PATH TO AMENITY
FIRE EXIT
BUILDING ABOVE
RAMP DOWN 12% SLOPE
BOULEVARD
SLAT SCREEN ALONG THE RAMP WALL
6.00 m SETBACK
6' HIGH CONCRETE ACOUSTIC FENCE
RAMP DOWN 12% SLOPE
OUTDOOR AMENITY AREA 679 SF
OUTDOOR AMENITY AREA 1,767 SF
ToL PROPERTY 517.8 sm (5,573.55 sf)
RESIDENTIAL
FIRE EXIT
LOADING
0m SETBACK
FIREWALL
COMM. SURFACE PARKING (6)
SURFACE PARKING (4)
ART
RESIDENTIAL ENTRY
RESIDENTIAL ENTRY
6.00 m
PROPOSED 4 STOREY BUILDING
PROPOSED 4 STOREY BUILDING
RESIDENTIAL
18.50 m
10.80 m
COMMERCIAL ON GROUND FLOOR
COMMERCIAL ON GROUND FLOOR
S.R.W.
3.00 m SETBACK
FIRE HALL BUILDING APPROX. 86 FEET TO THE WEST
CURRENT PROPERTY LINE
AREA TO BE PURCHASED
PMT
0m SETBACK
PROPOSED PROPERTY LINE
MAIN STOREFRONT
MAIN STOREFRONT
AREA TO BE PURCHASED
96 AVENUE
EXISTING ROAD EDGE
LEFT TURN
LEFT TURN
AREA NEEDED FROM SOUTH SIDE FOR TURNING LANE AND NOT CHANGING HYDRO POLES ON THE NORTH SIDE
NORTH

1 SITE PLAN
A3.03 1 : 250

SUMMARY - EAST SITE

SITE AREA:	35,152 SF (0.81 ACRE)
GROSS AREA:	57,617 SF
SITE COVERAGE:	18,755 SF/35,152 SF = 53%
SALEABLE RESIDENTIAL AREA:	39,303 SF
RESIDENTIAL CIRCULATION/SERVICES:	10,136 SF
SALEABLE COMMERCIAL AREA:	5,729 SF
COMMERCIAL CIRCULATION & W/C:	1,175 SF
RENTABLE STORAGE (ALL LEVELS):	3,503 SF (INCLUDING P1, P2)
UNDERGROUND PARKING AREA:	54,461 SF (P1 + P2)
FSR (EAST SITE):	57,617 SF / 35,152 SF = 1.64

UNIT MIX

STUDIO:	6 (13%)	
1 BEDROOM:	15 (33%)	
2 BEDROOM:	22 (49%)	
3 BEDROOM:	2 (4%)	
TOTAL:	**45**	56 UNITS/ACRE

PARKING

REQUIRED:	
COMMERCIAL PARKING:	5,731 SF (532 SM/35 SM PER STALL = 15 STALLS)
RESIDENTIAL:	45 UNITS = 65 STALLS + 7 VISITOR
TOTAL REQUIRED	**15 + 65 + 7 = 87 STALLS**
PROVIDED:	
UNDERGROUND P1:	65 STALLS
UNDERGROUND P2:	63 STALLS
SURFACE:	4 STALLS
TOTAL:	**132 STALLS**
BREAKDOWN:	
RESIDENTS:	71 STALLS
VISITOR:	7 STALLS
COMMERCIAL:	15 STALLS
RENTABLE PUBLIC PARKING:	39 STALLS
TOTAL:	**132 STALLS**
BICYCLE STORAGE:	45 SPACES REQUIRED 55 SPACES PROVIDED
AMENITY REQUIRED:	45 UNITS x 6 SM = 270 SM (2,906 SF)
AMENITY IN EAST BUILDING:	NONE
SHARED AMENITY (HERITAGE BLDG):	1,970 SF INDOOR + 6,100 SF OUTDOOR
TOTAL SHARED AMENITY:	8,070 SF (672 SM)

(40% OF SHARED AMENITY ALLOCATED TO EAST BUILDING)

TOTAL AMENITY PROVIDED:	40% OF SHARED AMENITY = 3,228 SF **3,228 SF (300 SM) PROVIDED**
BUILDING HEIGHT:	13.78M

(MEASURED TO THE MID OF THE HIGHEST ROOF)

site lines ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
6	2025.08.22	CLIENT REVIEW
7	2025.09.05	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
9	2025.09.18	CAD TO LANDSCAPE
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SITE PLAN

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn JJ checked GK

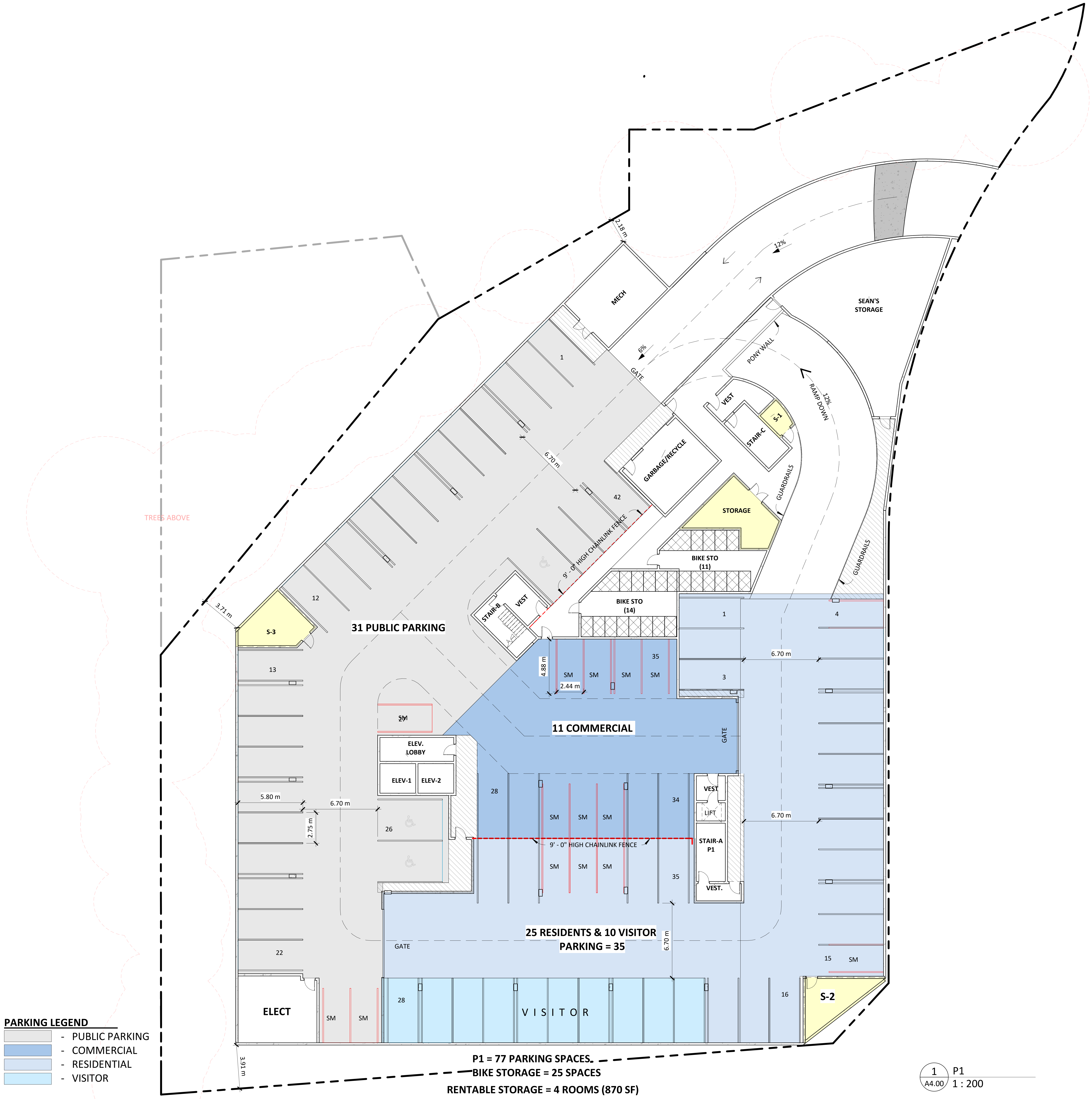
job no. 2309
sheet no. A1.00

seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

2025-10-20 12:39:08 PM

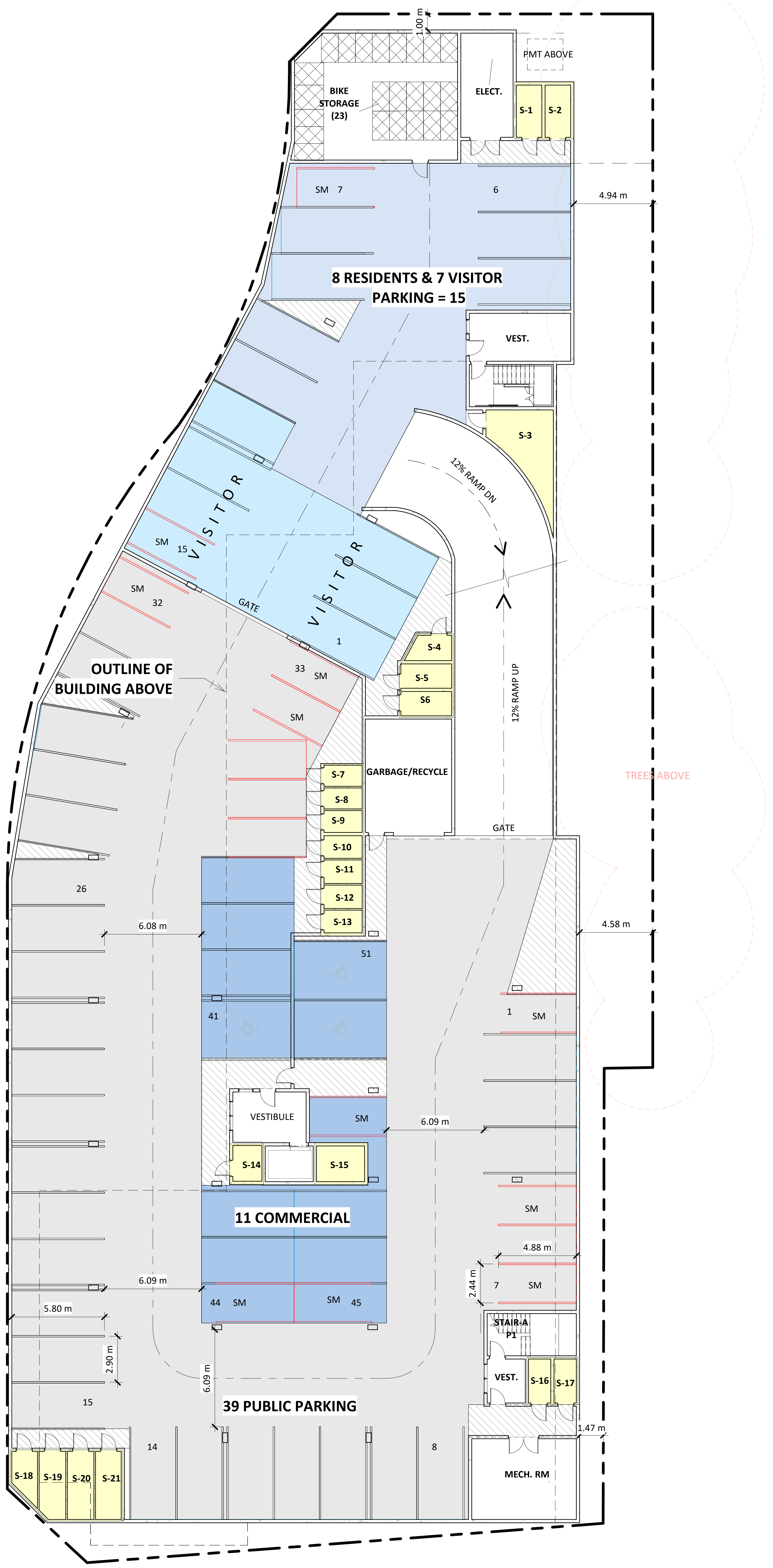


PARKING LEGEND

- ▭ - PUBLIC PARKING
- 🟦 - COMMERCIAL
- ▭ - RESIDENTIAL
- ▭ - VISITOR

P1=77 PARKING SPACES
BIKE STORAGE = 25 SPACES
RENTABLE STORAGE = 4 ROOMS (870 SF)
PARKING, CIRCULATION, SERVICES =36,571 SF

1 P1
A4.00 1 : 200



P1=65 PARKING SPACES
BIKE STORAGE = 23 SPACES
RENTABLE STORAGE = 21 ROOMS (1378 SF)
PARKING, CIRCULATION, SERVICES =26,514 SF

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
6	2025.08.22	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
9	2025.09.18	CAD TO LANDSCAPE
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
P1 FLOOR PLAN

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn JJ checked GK

job no. 2309
sheet no. A1.01

seal

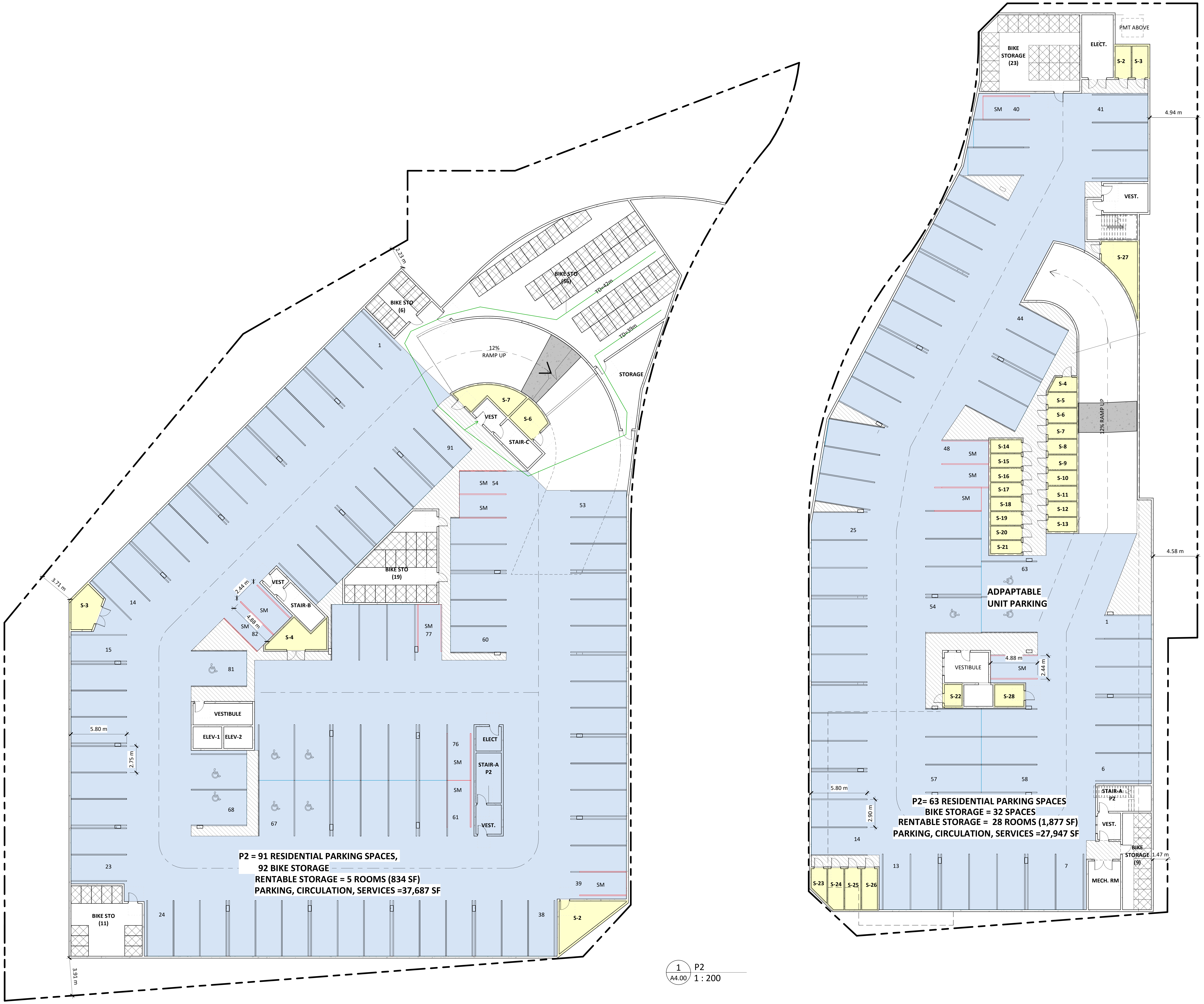
REGISTERED ARCHITECT
GORDON JOHN KLASSEN
BRITISH COLUMBIA

2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

2025-10-20 12:30:36 PM



P2 = 91 RESIDENTIAL PARKING SPACES,
92 BIKE STORAGE
RENTABLE STORAGE = 5 ROOMS (834 SF)
PARKING, CIRCULATION, SERVICES =37,687 SF

P2= 63 RESIDENTIAL PARKING SPACES
BIKE STORAGE = 32 SPACES
RENTABLE STORAGE = 28 ROOMS (1,877 SF)
PARKING, CIRCULATION, SERVICES =27,947 SF

PARKING LEGEND
- ▭ - PUBLIC PARKING
- 🟦 - COMMERCIAL
- ▭ - RESIDENTIAL
- ▭ - VISITOR

1 P2
A4.00 1 : 200

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
6	2025.08.22	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
P2 FLOOR PLAN

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn JJ checked GK

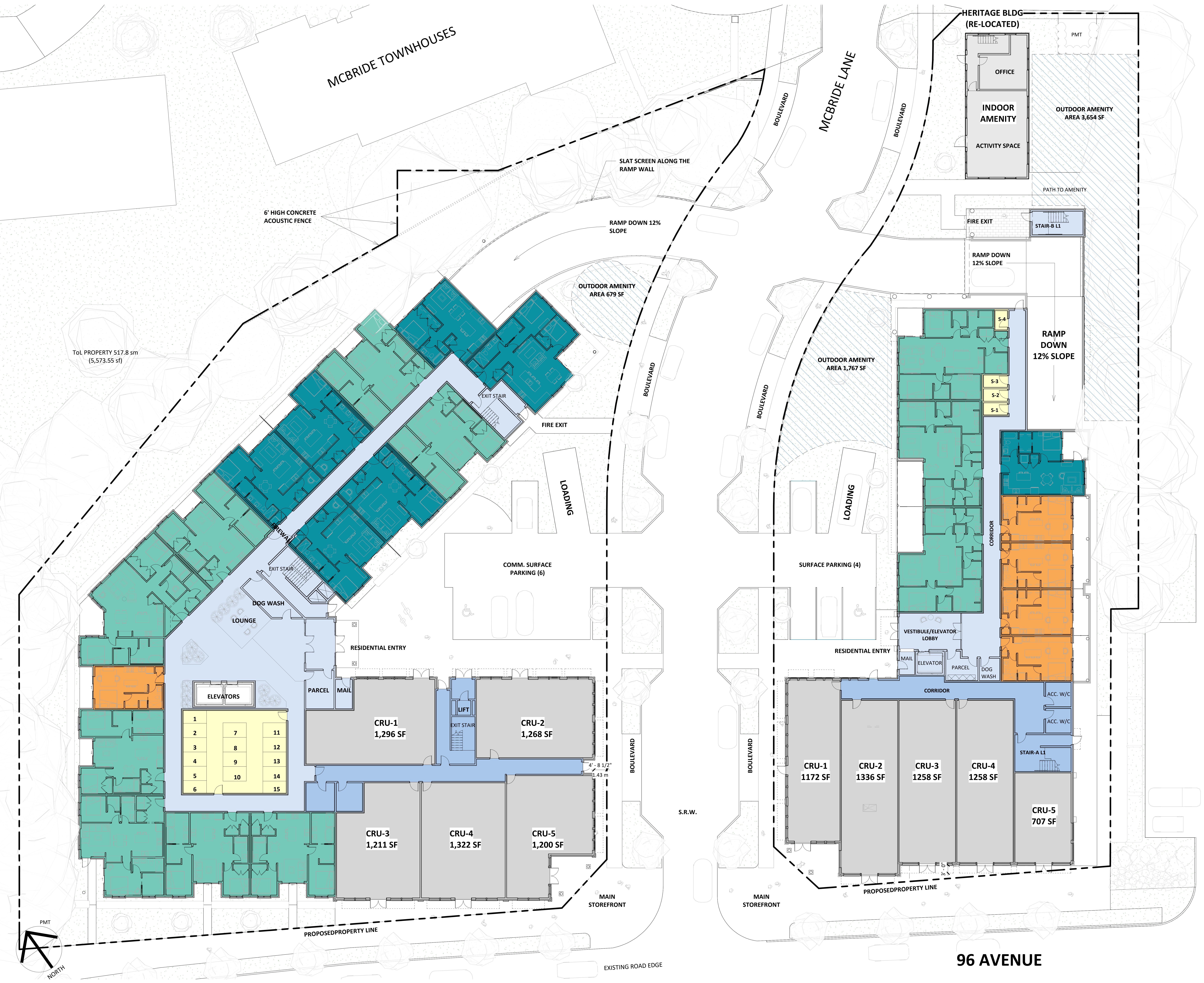
job no. 2309
sheet no. A1.02

seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

2025-10-20 12:30:37 PM



UNIT LEGEND

🟧	- STUDIO
🟦	- 1 BED
🟩	- 2 BED
🟥	- 3 BED
🟨	- STORAGE
▨	- RES. CIRC.
▨	- COM. CIRC.
⬜	- CRU

1
A3.03
LEVEL 1
1 : 200

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
6	2025.08.22	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
LEVEL 1 FLOOR PLAN

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn JJ checked GK

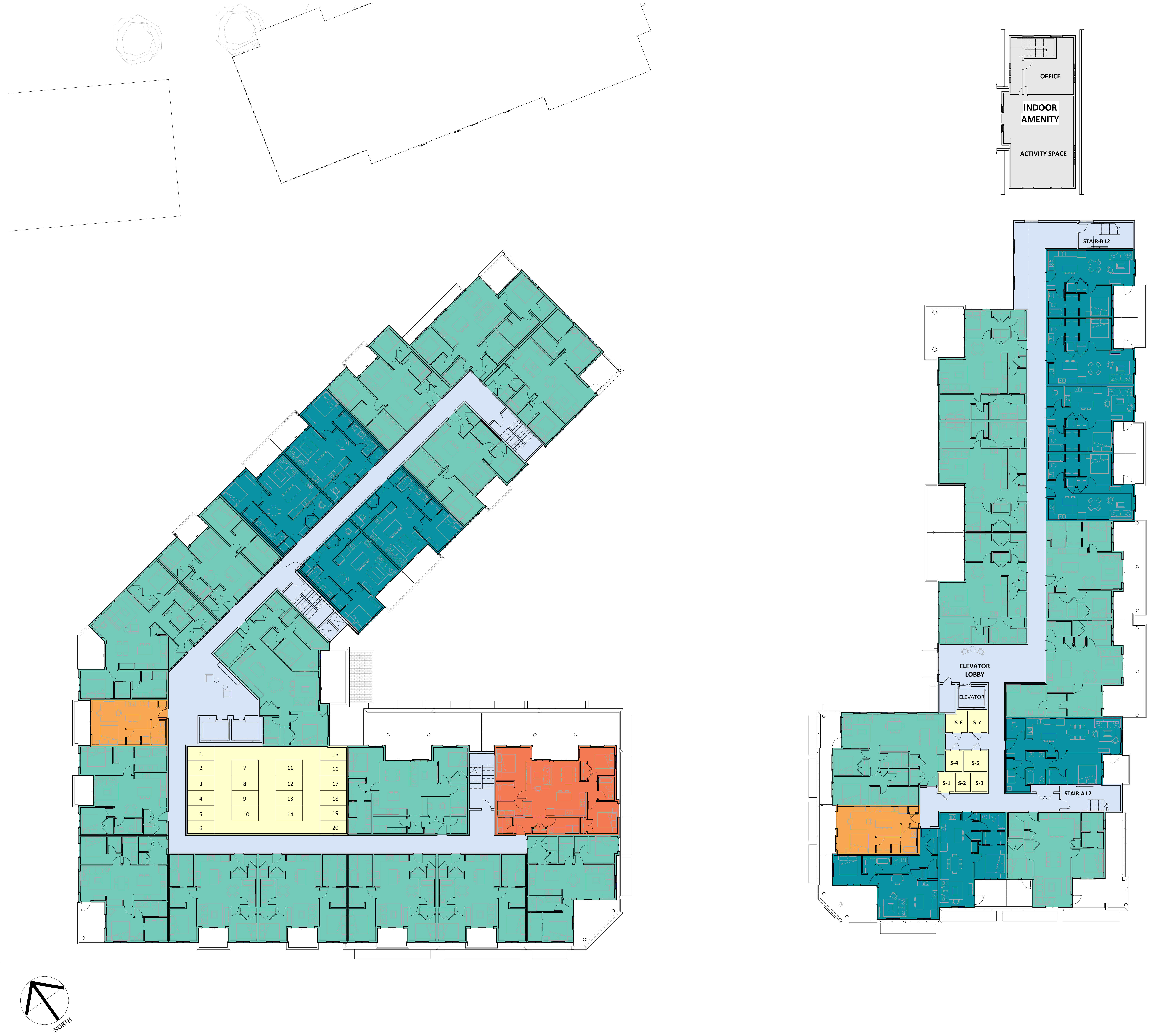
job no. 2309
sheet no. A1.03

seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

2025-10-21 4:41:38 PM



UNIT LEGEND
- 🟧 - STUDIO
- 🟦 - 1 BED
- 🟩 - 2 BED
- 🟥 - 3 BED
- 🟨 - STORAGE
- ▨ - RES. CIRC.
- ▨ - COM. CIRC.
- ▨ - CRU

1
A4.00
LEVEL 2
1 : 200

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
6	2025.08.22	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
LEVEL 2 FLOOR PLAN

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn JJ checked GK

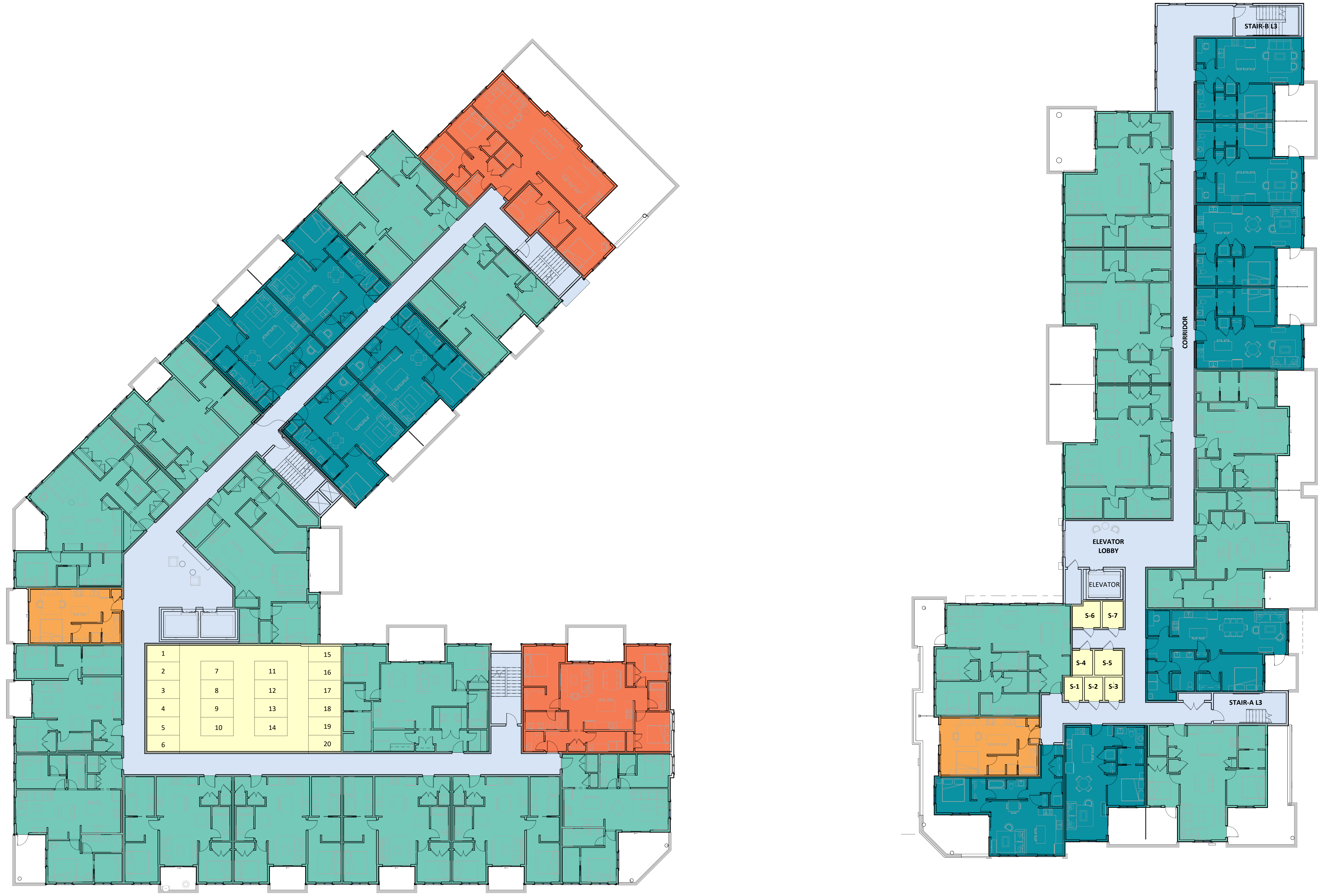
job no. 2309
sheet no. A1.04

seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

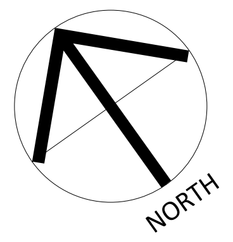
2025-10-21 4:41:50 PM



UNIT LEGEND

🟧	- STUDIO
🟦	- 1 BED
🟩	- 2 BED
🟥	- 3 BED
🟨	- STORAGE
▭	- RES. CIRC.
🟦	- COM. CIRC.
⬜	- CRU

1 LEVEL 3
A4.00 1 : 200



site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
6	2025.08.22	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
LEVEL 3 FLOOR PLAN

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn Author checked Checker

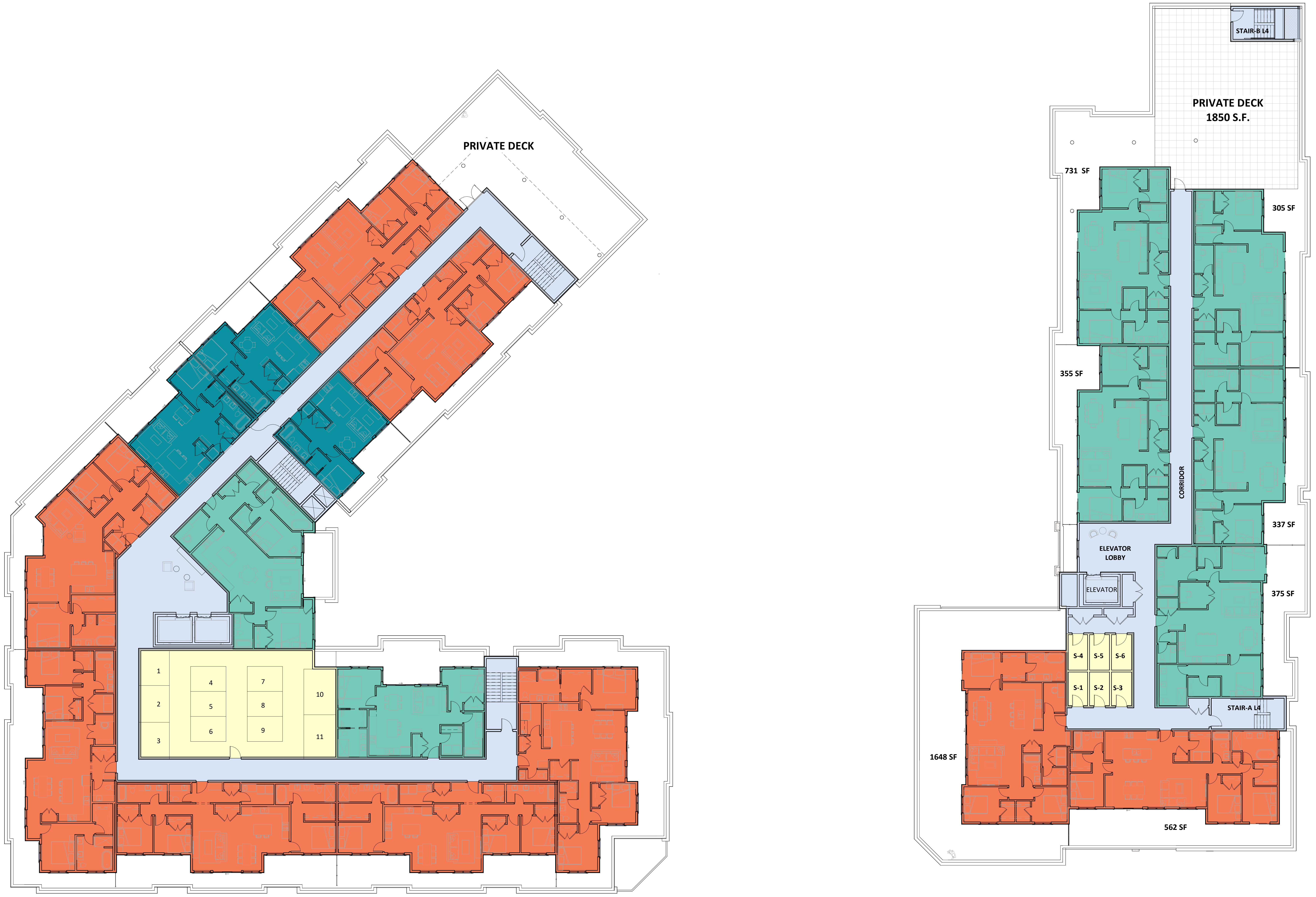
job no. 2309
sheet no. A1.05

seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

2025-10-21 4:42:01 PM



UNIT LEGEND

- 🟧 - STUDIO
- 🟦 - 1 BED
- 🟩 - 2 BED
- 🟥 - 3 BED
- 🟨 - STORAGE
- ▭ - RES. CIRC.
- 🟦 - COM. CIRC.
- ⬜ - CRU

1 A4.00 LEVEL 4
1 : 200

NORTH

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2025.02.11	ISSUE FOR PLANNING PRE-APP
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
6	2025.08.22	CLIENT REVIEW
8	2025.09.11	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
TOP FLOOR PLAN

scale As indicated
@ 24"x 36"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A1.06

seal

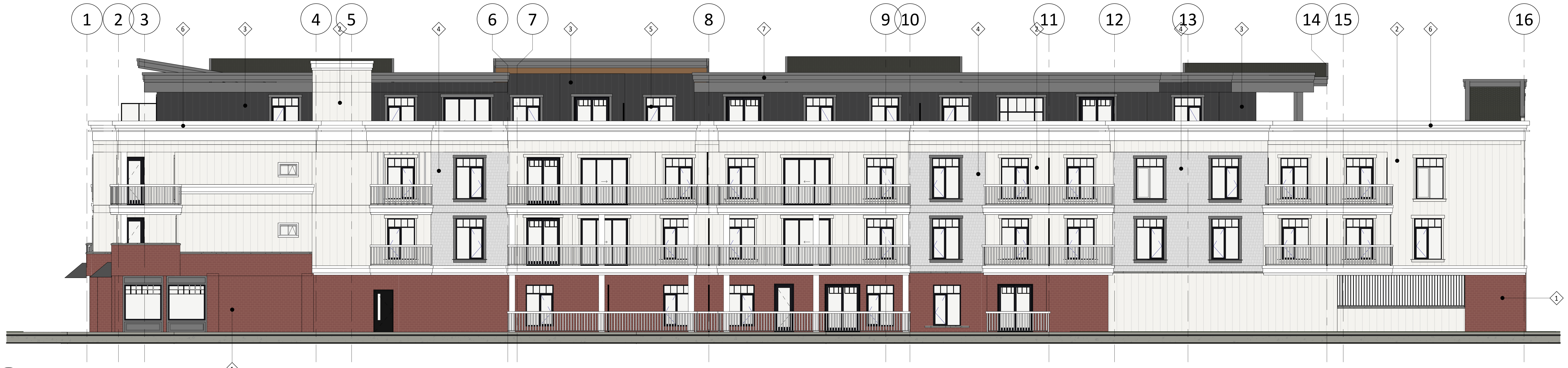
GORDON JOHN KLASSEN

2025-10-22

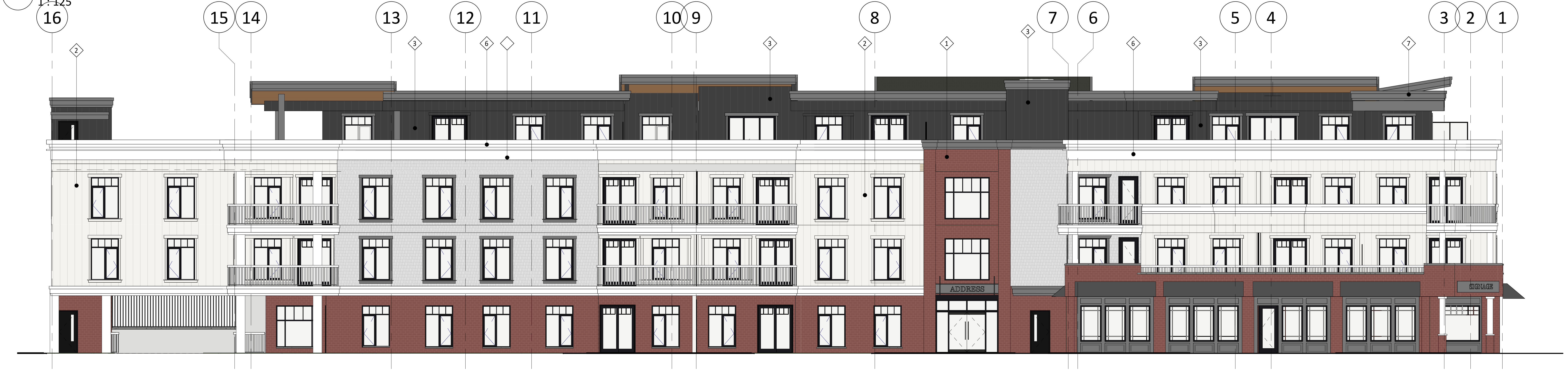
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

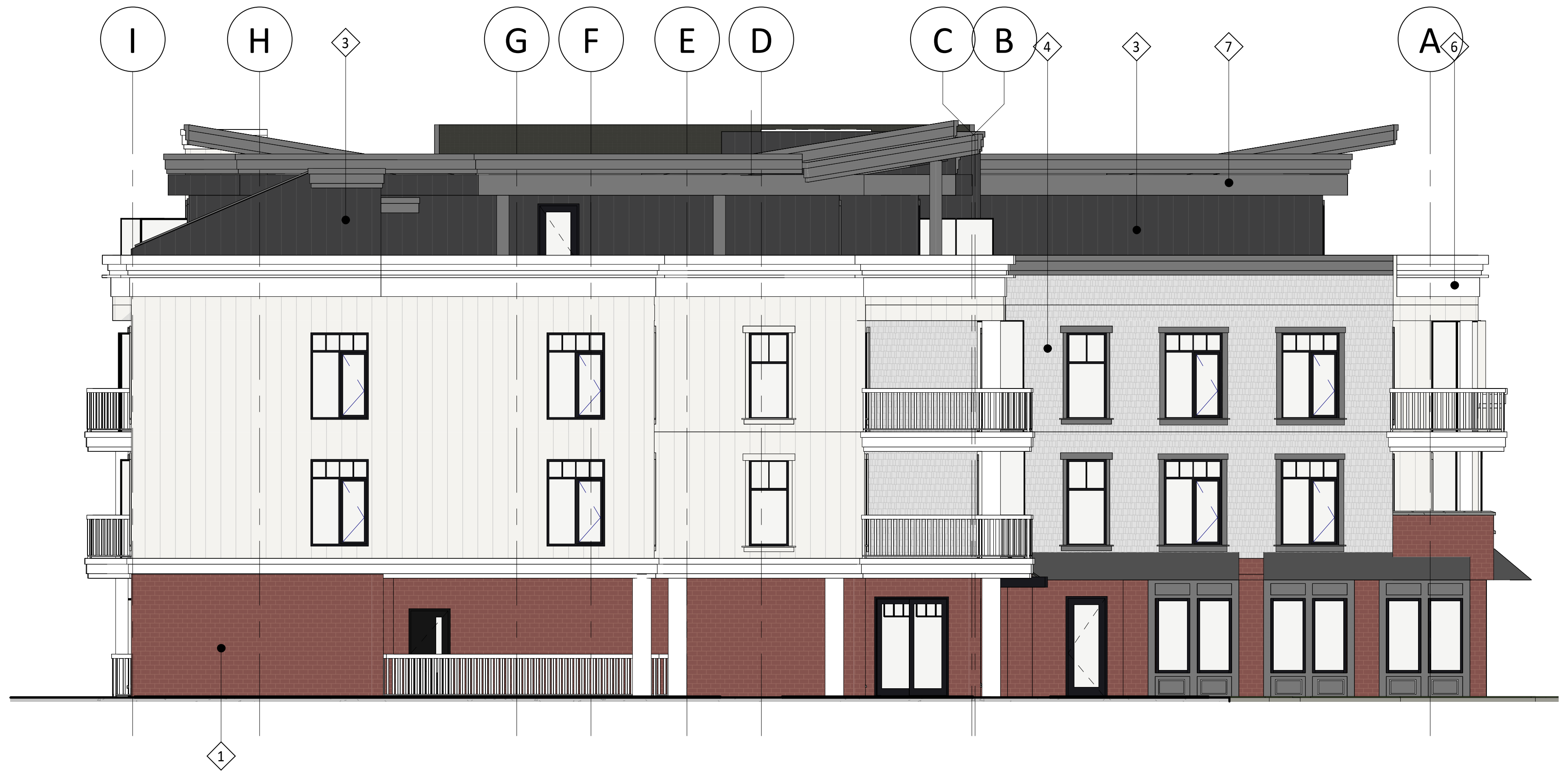
2025-10-21 4:42:09 PM



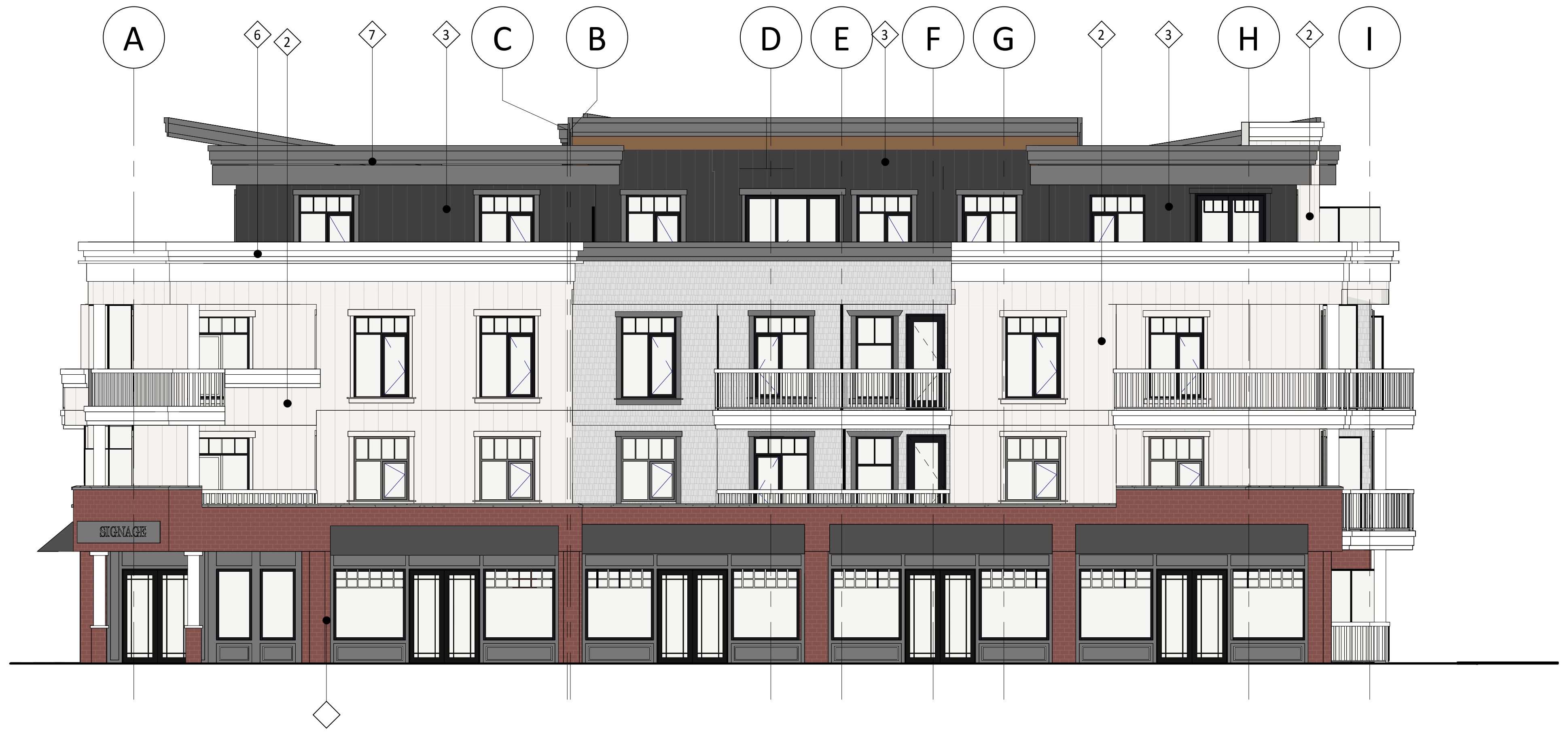
1 EAST BUILDING - EAST ELEVATION
1 : 125



2 EAST BUILDING - WEST ELEVATION
1 : 125



3 EAST BUILDING - NORTH ELEVATION
1 : 125



4 EAST BUILDING - SOUTH ELEVATION
1 : 125

MATERIAL LEGEND

ITEM	DESCRIPTION		
1	FULL BRICK 'CALEDONIA'	8	HARDIE PANEL 'AGED PEWTER'
2	HARDIE BOARD AND BATTEN 'ARCTIC WHITE'	9	VINYL WINDOWS 'WHITE'
3	HARDIE BOARD AND BATTEN 'IRON GRAY'	10	ALUMINIUM BALUSTER GUARDRAIL 'WHITE'
4	HARDIE SHINGLE 'AGED PEWTER'	11	FABRIC AWNING 'BLACK'
5	VINYL WINDOWS 'BLACK'	12	STOREFRONT HARDIW PANELS 'IRON GRAY'
6	MOULDINGS AND TRIM PAINTED 'WHITE'	13	ALUMINIUM GLASS GUARDRAIL 'WHITE'
7	MOULDINGS AND TRIM PAINTED 'SW 6258 TRICORN BLACK'	14	ALUMINIUM FROSTED GLASS PRIVACY SCREEN 'BLACK'

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2025.09.11	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
EAST BUILDING ELEVATIONS

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn JB checked GK

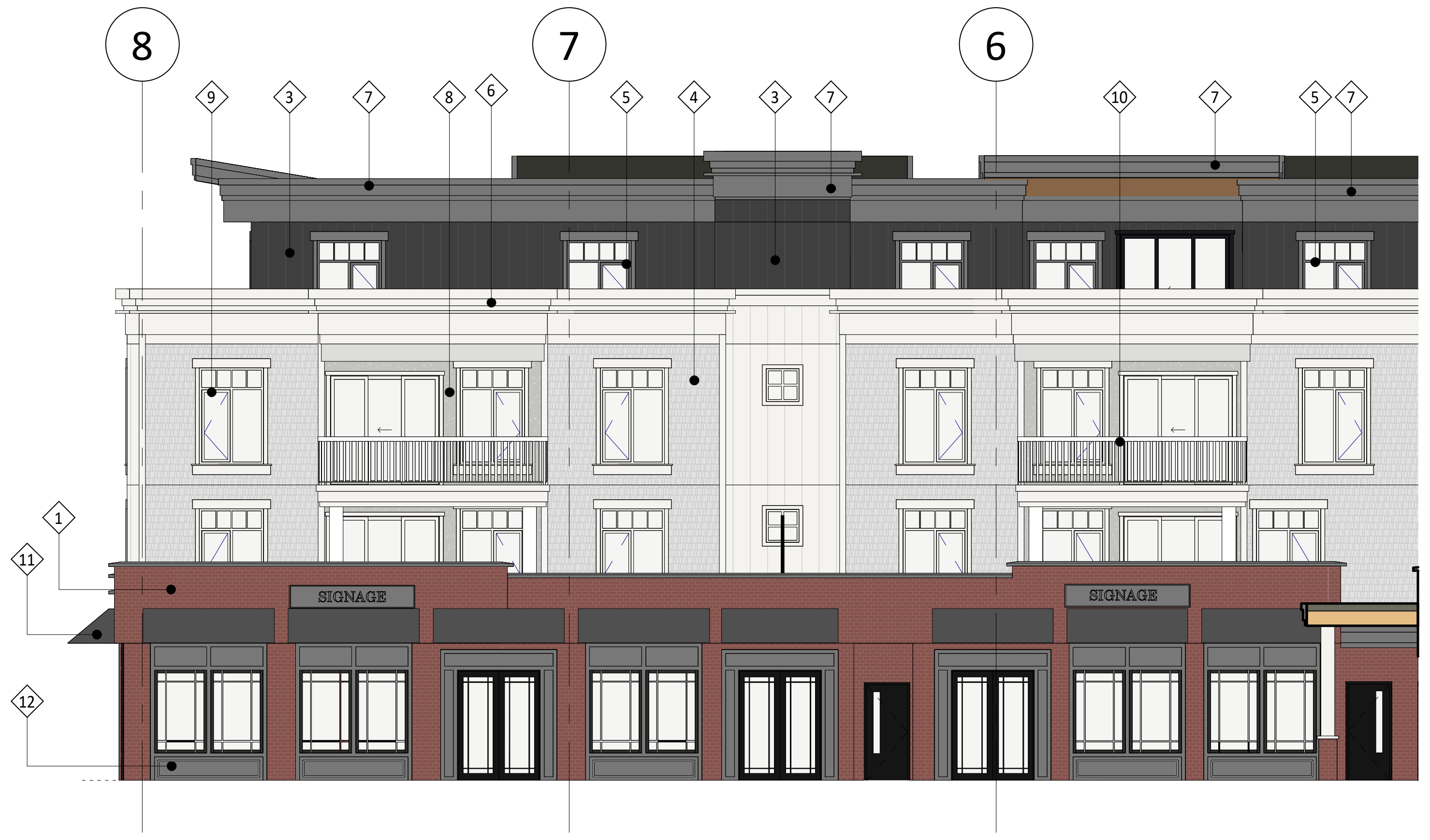
job no. 2309
sheet no. A3.00

seal
GORDON JOHN KLASSEN
2025-10-22

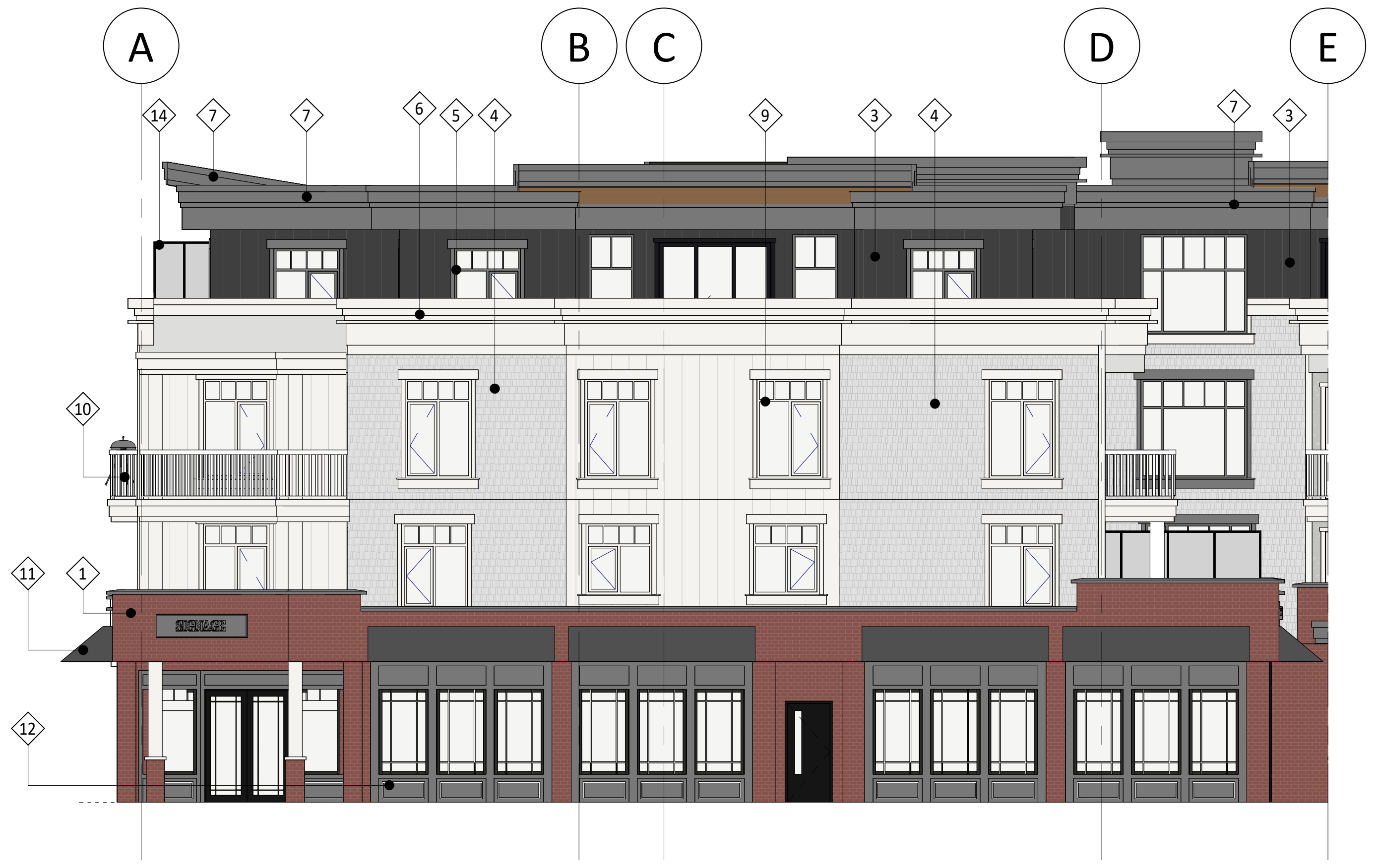
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

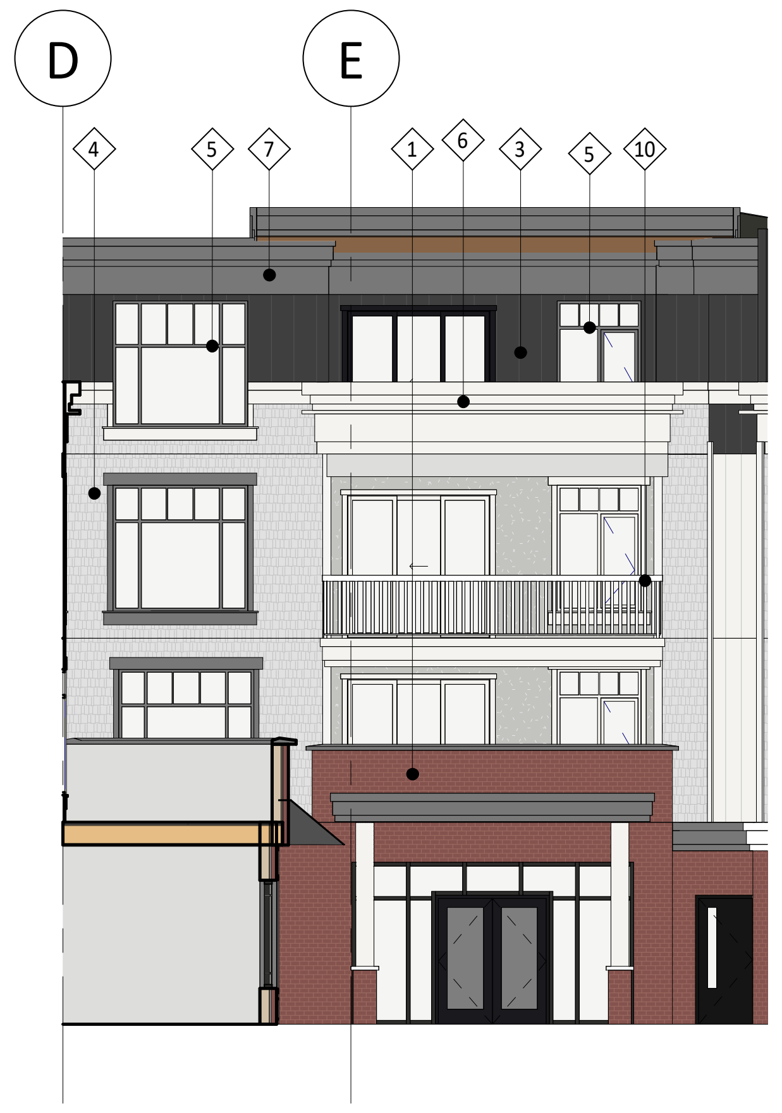
2025-10-20 12:52:01 PM



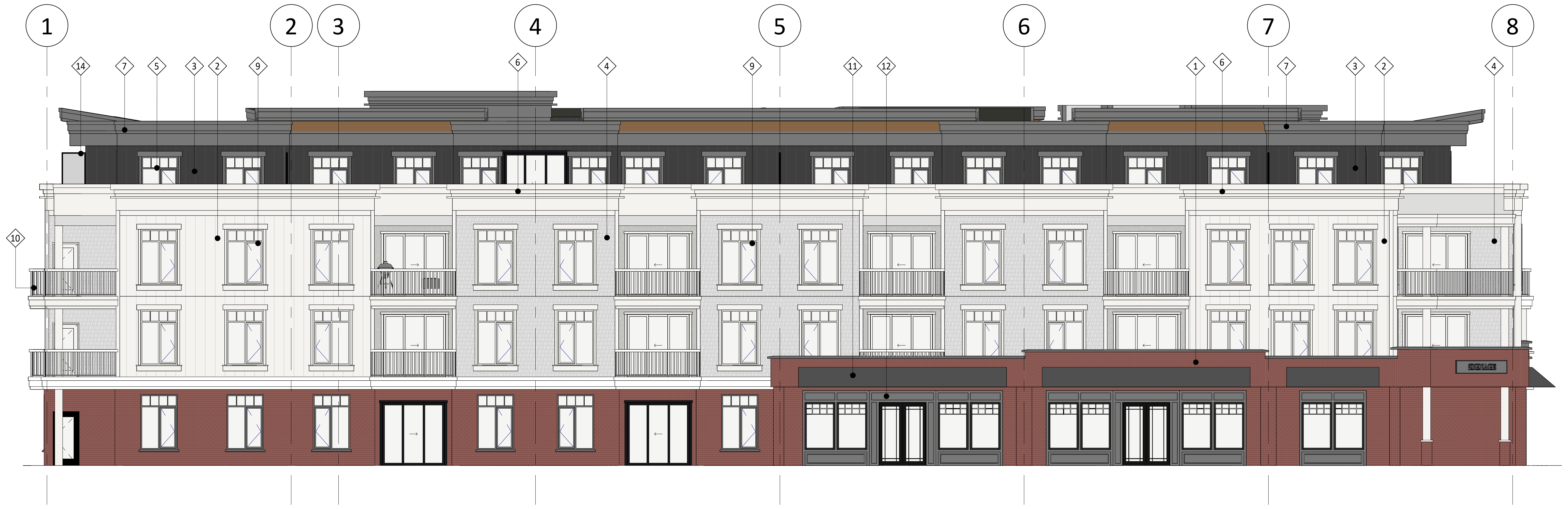
1 NORTH - WEST BUILDING
A1.03 3/32" = 1'-0"



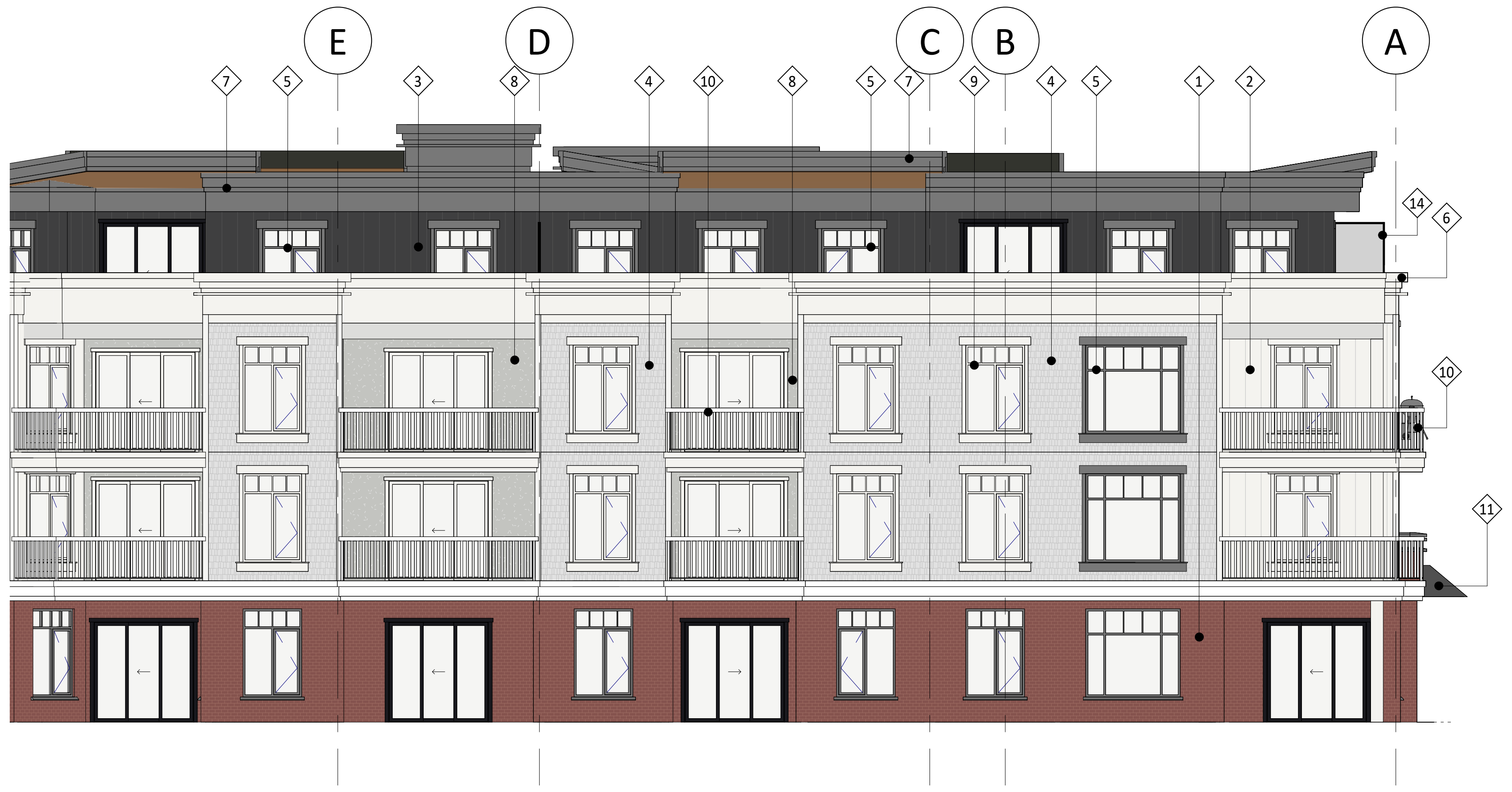
2 EAST - WEST BUILDING
A1.03 3/32" = 1'-0"



3 EAST ENTRY
A1.03 3/32" = 1'-0"



4 SOUTH - WEST BUILDING
A1.03 3/32" = 1'-0"



5 WEST - WEST BUILDING
A1.03 3/32" = 1'-0"

MATERIAL LEGEND

ITEM	DESCRIPTION
1	FULL BRICK 'CALEDONIA'
2	HARDIE BOARD AND BATTEN 'ARCTIC WHITE'
3	HARDIE BOARD AND BATTEN 'IRON GRAY'
4	HARDIE SHINGLE 'AGED PEWTER'
5	VINYL WINDOWS 'BLACK'
6	MOULDINGS AND TRIM PAINTED 'WHITE'
7	MOULDINGS AND TRIM PAINTED 'SW 6258 TRICORN BLACK'
8	HARDIE PANEL 'AGED PEWTER'
9	VINYL WINDOWS 'WHITE'
10	ALUMINIUM BALUSTER GUARDRAIL 'WHITE'
11	FABRIC AWNING 'BLACK'
12	STOREFRONT HARDIE PANELS 'IRON GRAY'
13	ALUMINIUM GLASS GUARDRAIL 'WHITE'
14	ALUMINIUM FROSTED GLASS PRIVACY SCREEN 'BLACK'

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
WEST BUILDING ELEVATIONS

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn
checked

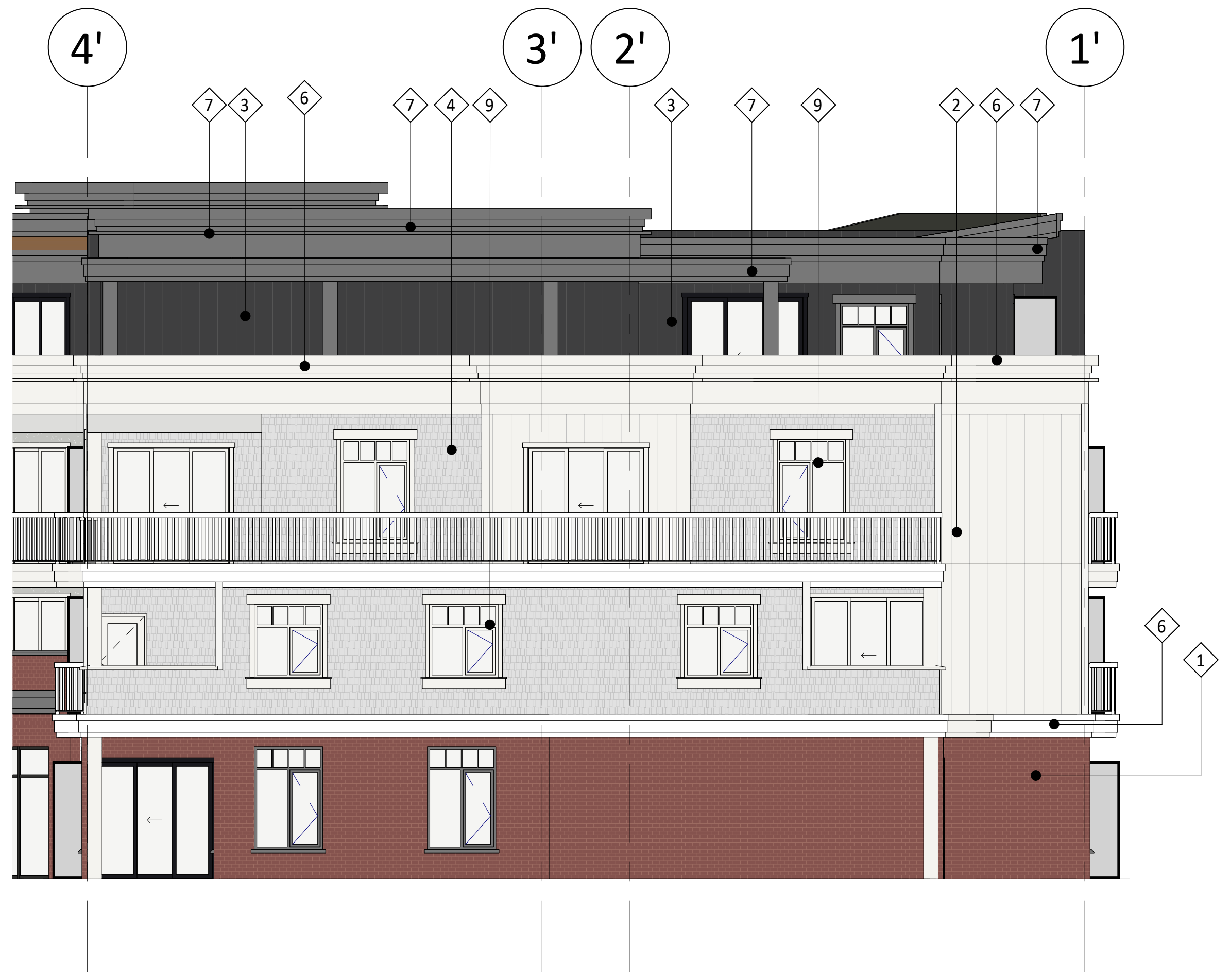
job no. 2309
sheet no. A3.01

seal
REGISTERED ARCHITECT
GORDON JOHN KLASSEN
BRITISH COLUMBIA
2025-10-22

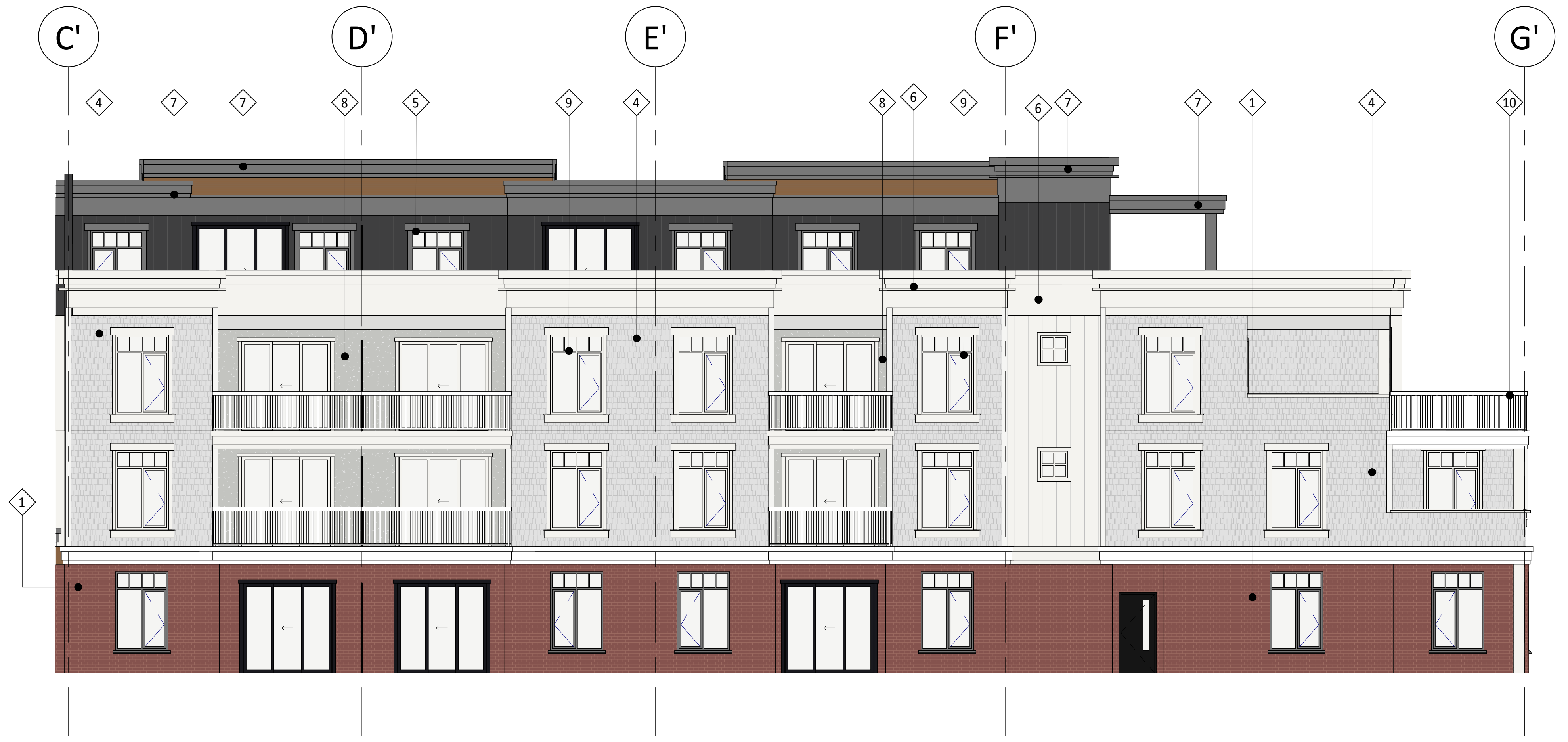
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

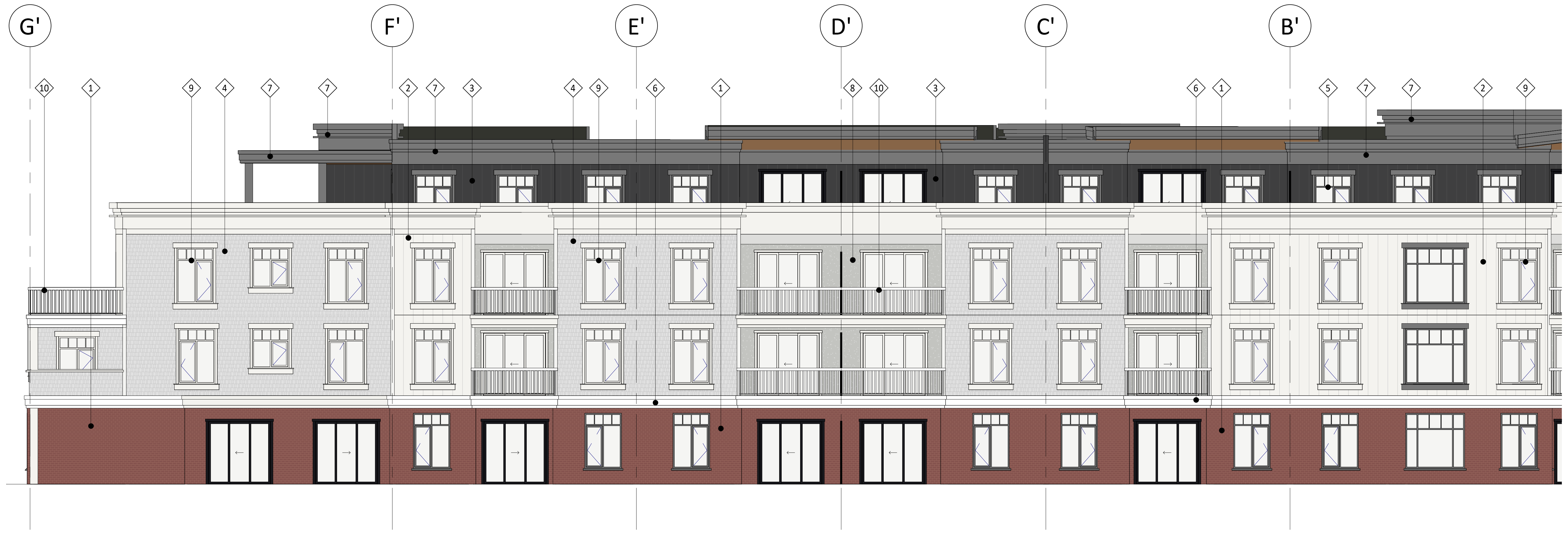
2025-10-20 12:49:26 PM



1 NORTHEAST - WEST BUILDING
A1.03 3/32" = 1'-0"



2 SOUTHEAST - WEST BUILDING
A1.03 3/32" = 1'-0"



3 NORTHWEST - WEST BUILDING
A1.03 3/32" = 1'-0"

MATERIAL LEGEND

ITEM	DESCRIPTION
1	FULL BRICK 'CALEDONIA'
2	HARDIE BOARD AND BATTEN 'ARCTIC WHITE'
3	HARDIE BOARD AND BATTEN 'IRON GRAY'
4	HARDIE SHINGLE 'AGED PEWTER'
5	VINYL WINDOWS 'BLACK'
6	MOULDINGS AND TRIM PAINTED 'WHITE'
7	MOULDINGS AND TRIM PAINTED 'SW 6258 TRICORN BLACK'
8	HARDIE PANEL 'AGED PEWTER'
9	VINYL WINDOWS 'WHITE'
10	ALUMINIUM BALUSTER GUARDRAIL 'WHITE'
11	FABRIC AWNING 'BLACK'
12	STOREFRONT HARDIE PANELS 'IRON GRAY'
13	ALUMINIUM GLASS GUARDRAIL 'WHITE'
14	ALUMINIUM FROSTED GLASS PRIVACY SCREEN 'BLACK'

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
WEST BUILDING ELEVATIONS

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn checked

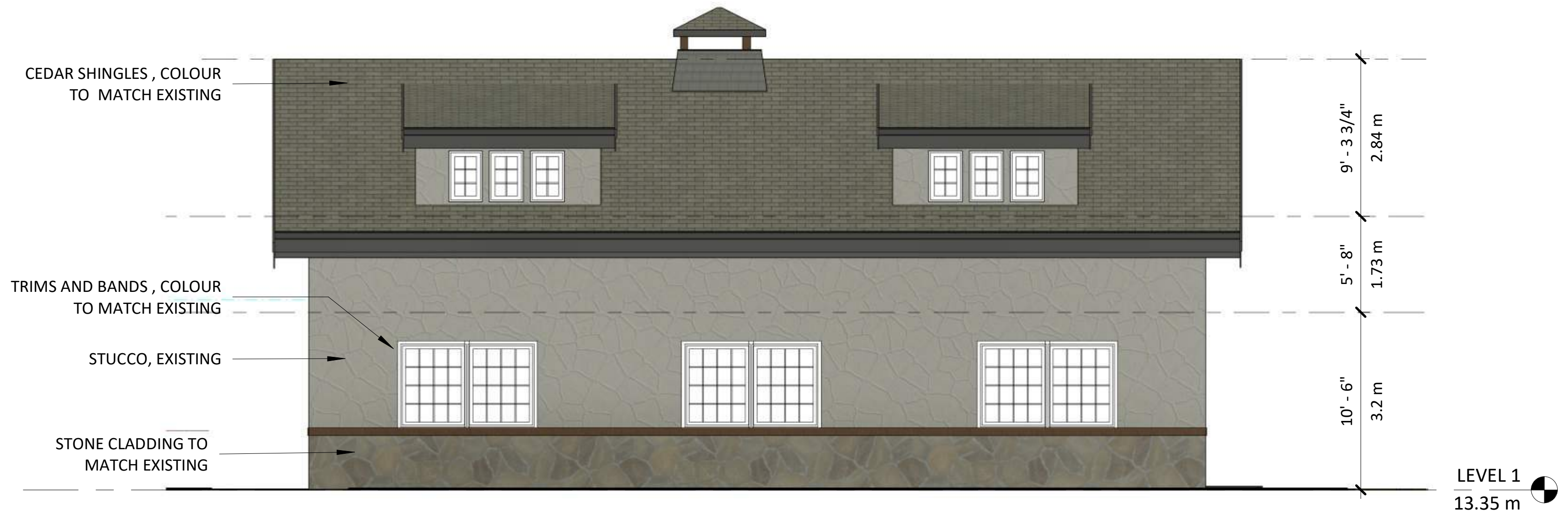
job no. 2309
sheet no. A3.02

seal
2025-10-22

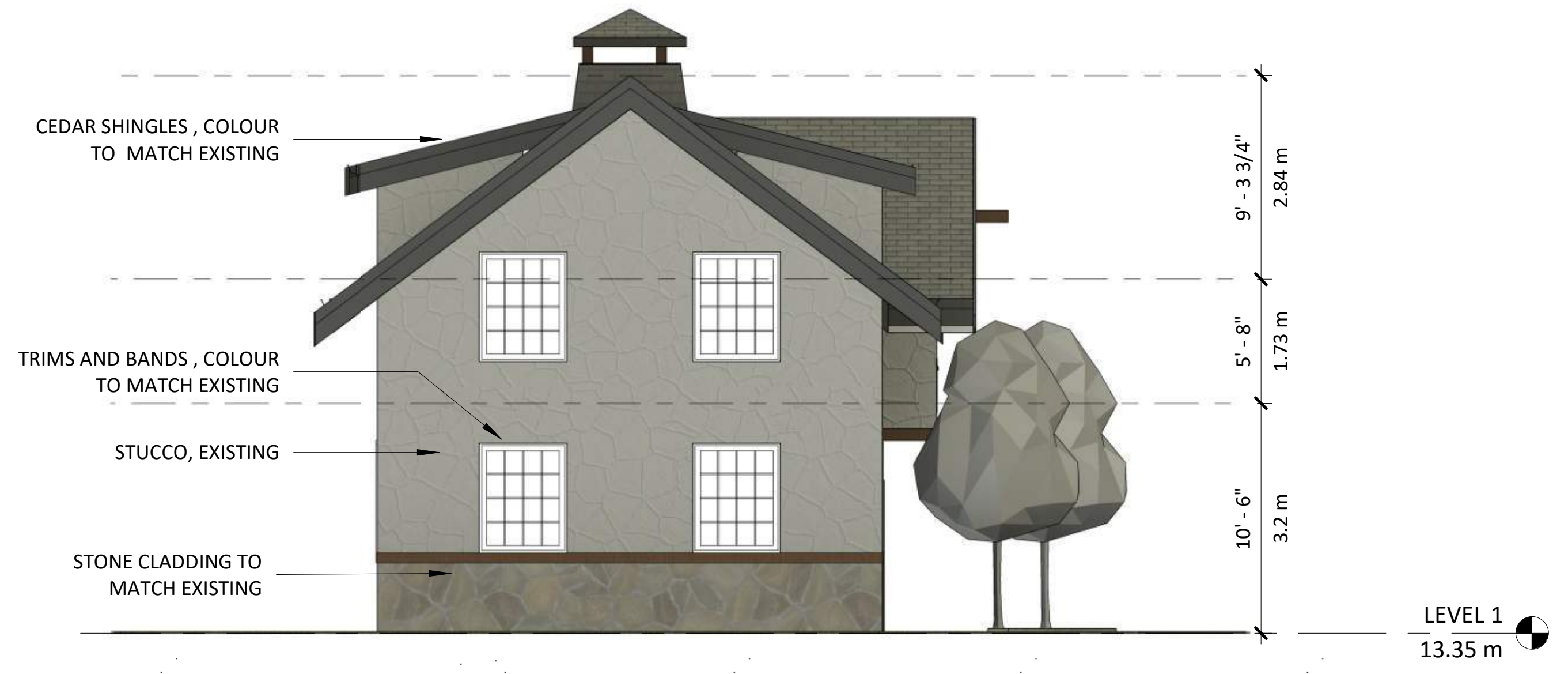
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

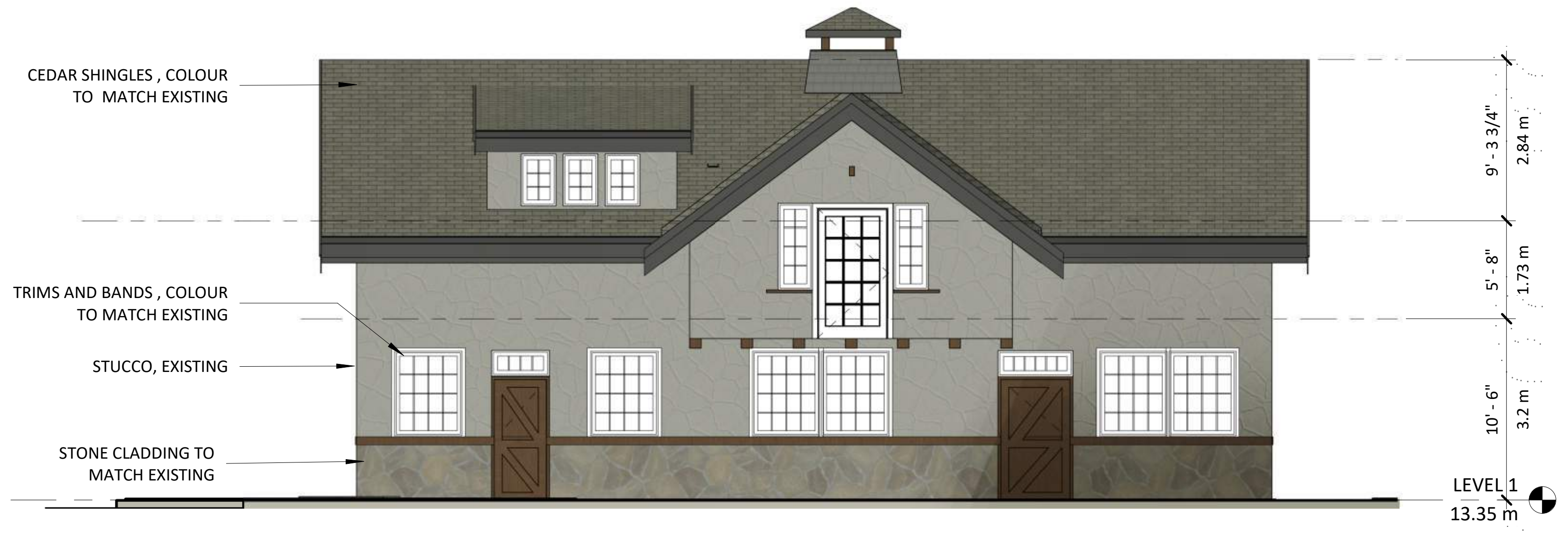
2025-10-20 12:49:28 PM


CEDAR SHINGLES , COLOUR TO MATCH EXISTING
TRIMS AND BANDS , COLOUR TO MATCH EXISTING
STUCCO, EXISTING
STONE CLADDING TO MATCH EXISTING
9' - 3 3/4"
2.84 m
5' - 8"
1.73 m
10' - 6"
3.2 m
LEVEL 1
13.35 m

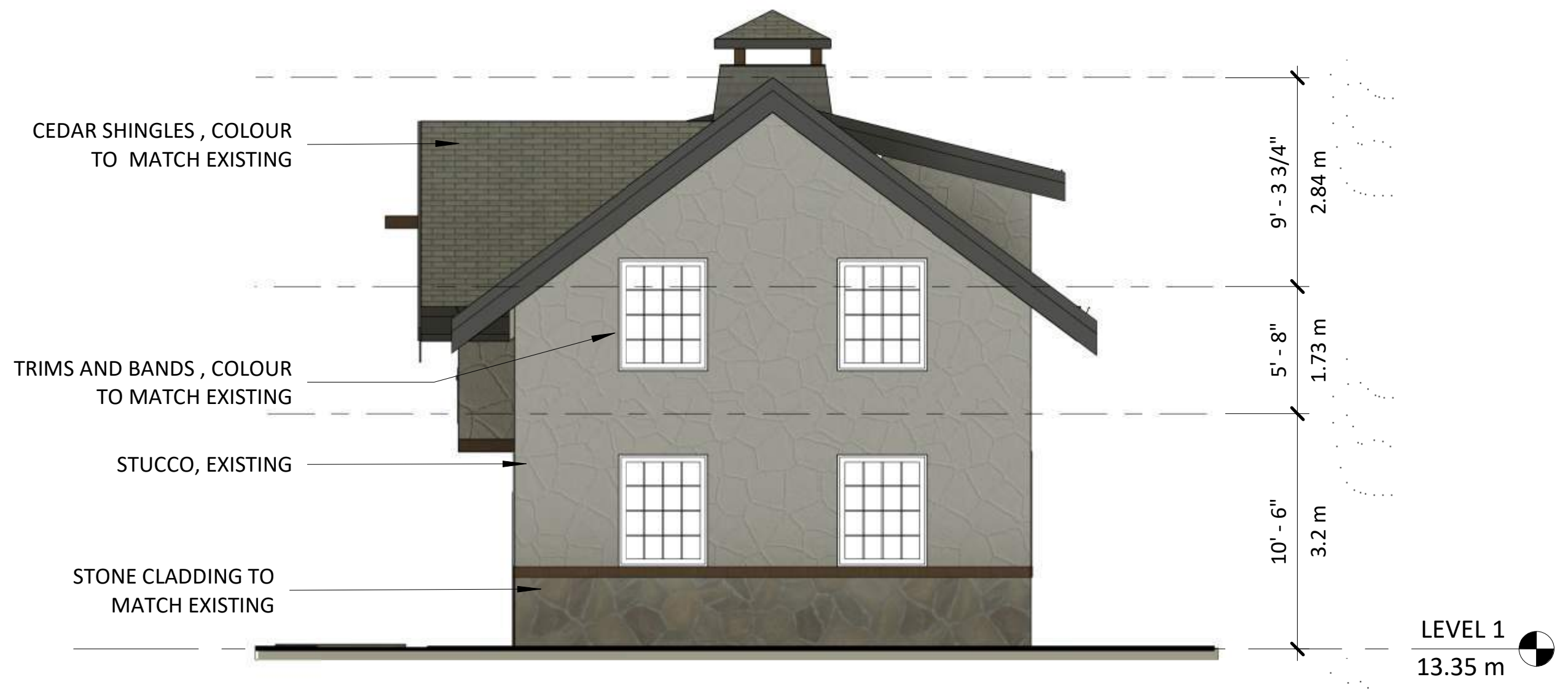
1 HERITAGE BUILDING - EAST ELEVATION
1 : 100


CEDAR SHINGLES , COLOUR TO MATCH EXISTING
TRIMS AND BANDS , COLOUR TO MATCH EXISTING
STUCCO, EXISTING
STONE CLADDING TO MATCH EXISTING
9' - 3 3/4"
2.84 m
5' - 8"
1.73 m
10' - 6"
3.2 m
LEVEL 1
13.35 m

2 HERITAGE BUILDING - NORTH ELEVATION
1/8" = 1'-0"


CEDAR SHINGLES , COLOUR TO MATCH EXISTING
TRIMS AND BANDS , COLOUR TO MATCH EXISTING
STUCCO, EXISTING
STONE CLADDING TO MATCH EXISTING
9' - 3 3/4"
2.84 m
5' - 8"
1.73 m
10' - 6"
3.2 m
LEVEL 1
13.35 m

3 HERITAGE BUILDING - WEST ELEVATION
1 : 100


CEDAR SHINGLES , COLOUR TO MATCH EXISTING
TRIMS AND BANDS , COLOUR TO MATCH EXISTING
STUCCO, EXISTING
STONE CLADDING TO MATCH EXISTING
9' - 3 3/4"
2.84 m
5' - 8"
1.73 m
10' - 6"
3.2 m
LEVEL 1
13.35 m

4 HERITAGE BUILDING - SOUTH ELEVATION
1 : 100

site lines ARCHITECTURE

604-881-7173
www.sitelines.ca
Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2025.09.11	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
HERITAGE BUILDING ELEVATIONS

scale As indicated
@ 24"x 36"
date 2025.07.21
drawn JJ checked GK

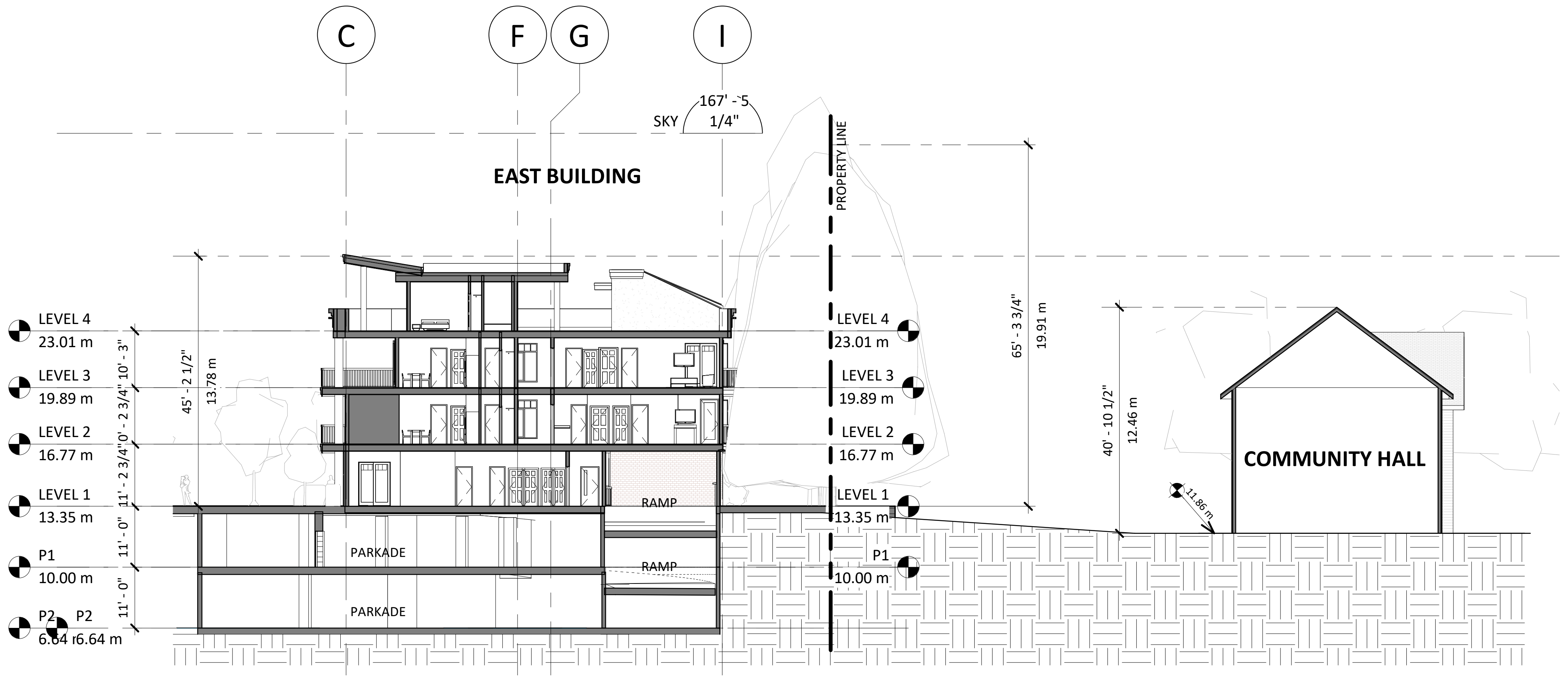
job no. 2309
sheet no. A3.03

seal
GORDON JOHN KLASSEN
2025-10-22

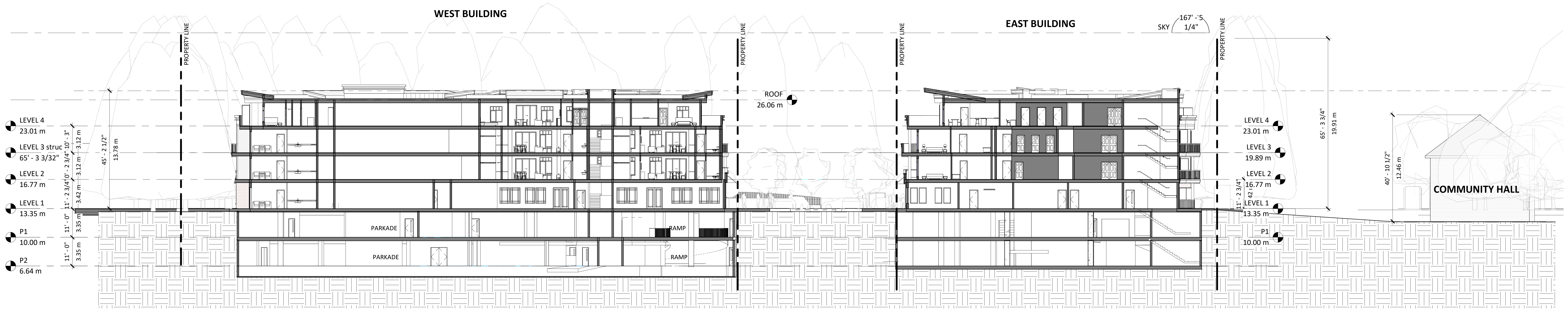
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

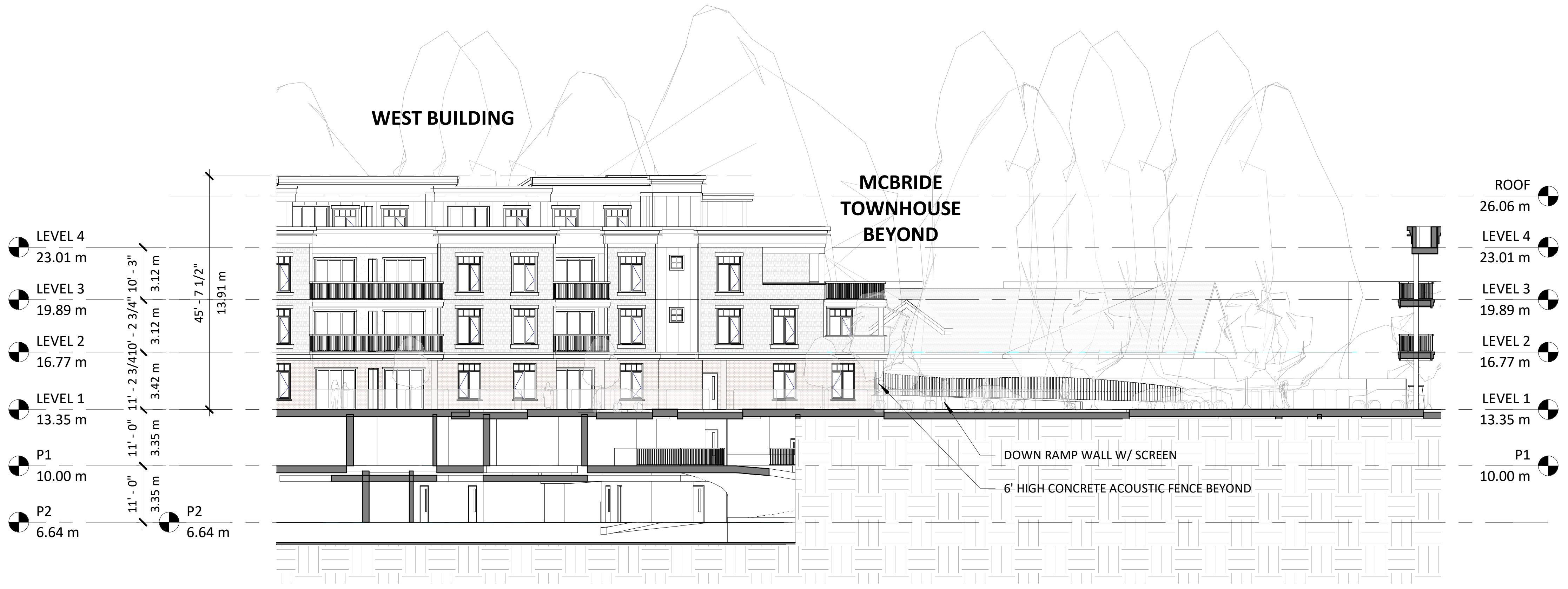
2025-10-20 12:32:12 PM



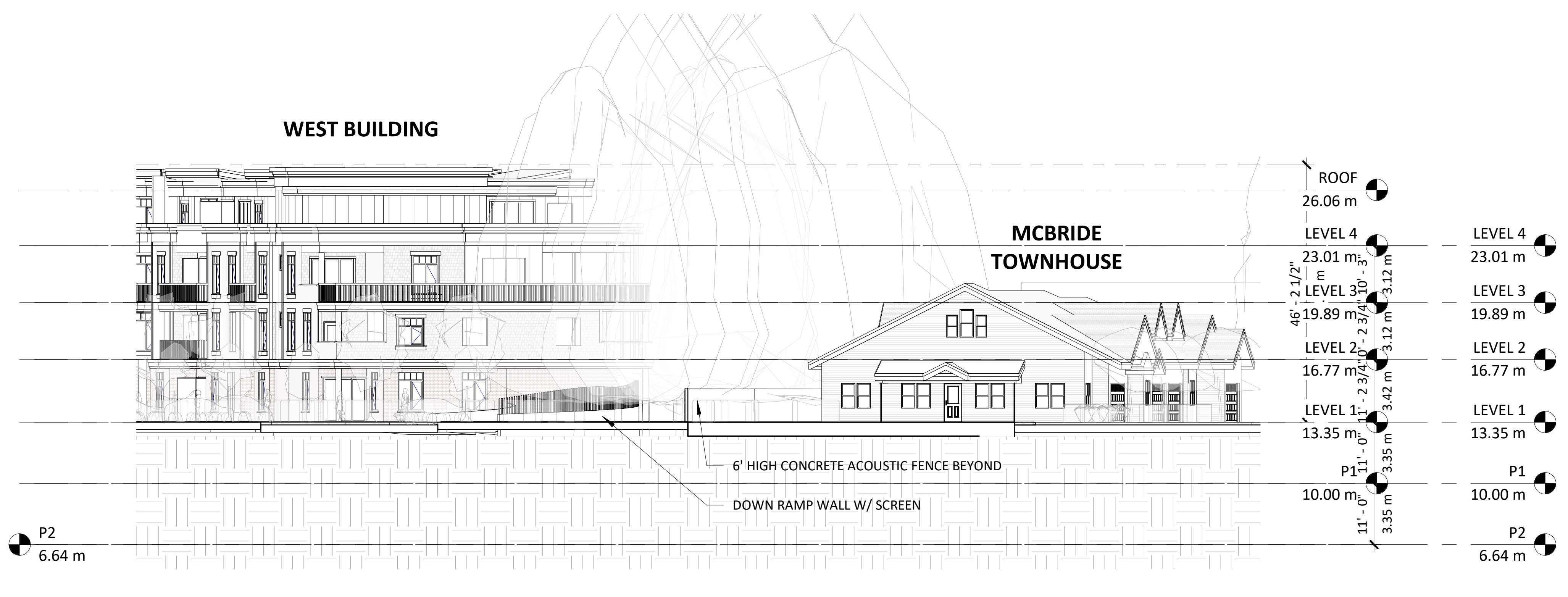
1 SITE SECTION-1
1 : 250



2 SITE SECTION-2
1 : 250



3 SITE SECTION-3
1 : 250



4 SITE SECTION-4
1 : 250

site lines ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SITE SECTIONS

scale 1 : 250
@ 24"x 36"
date 2025.07.21
drawn
checked

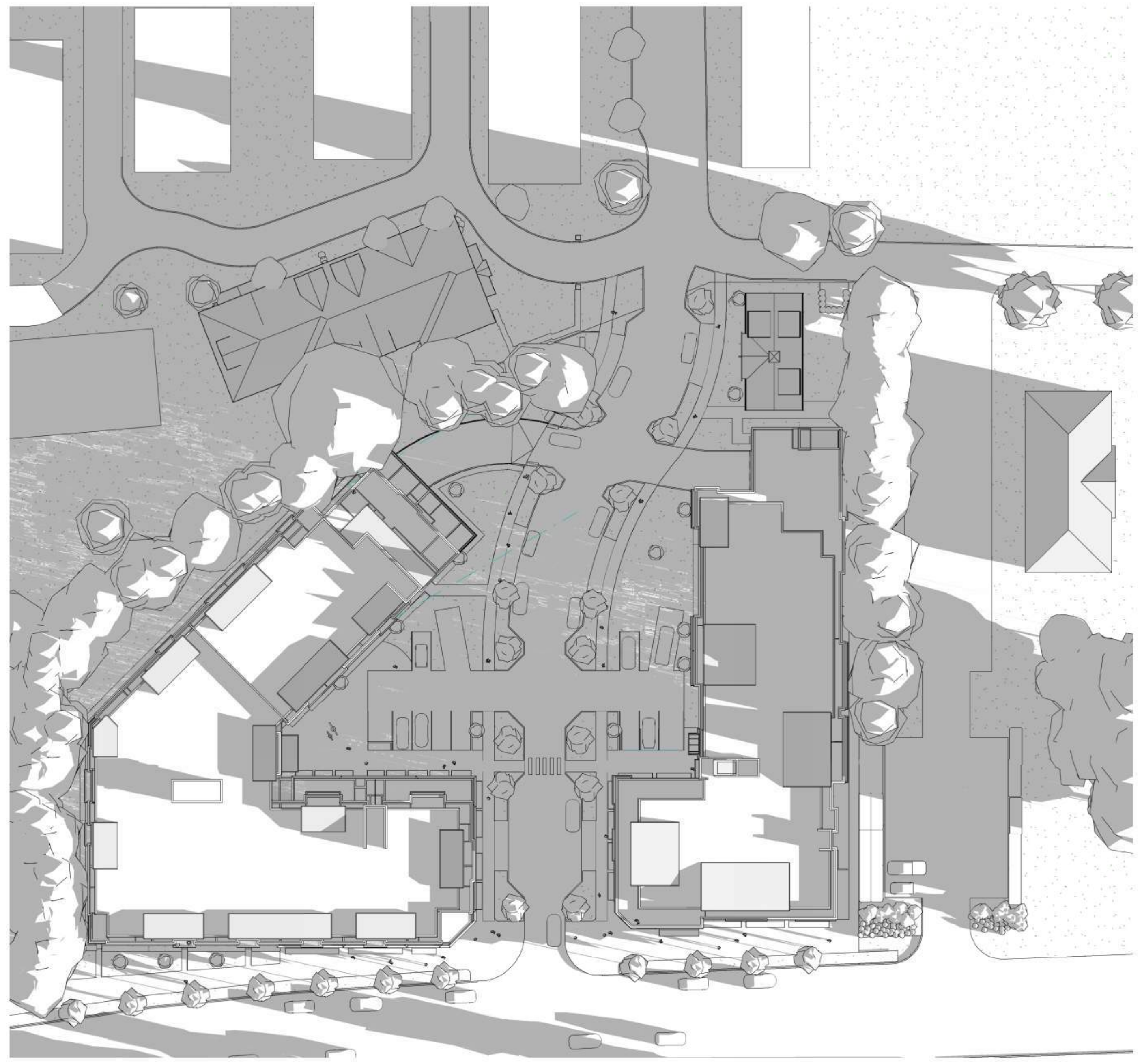
job no. 2309
sheet no. A4.00

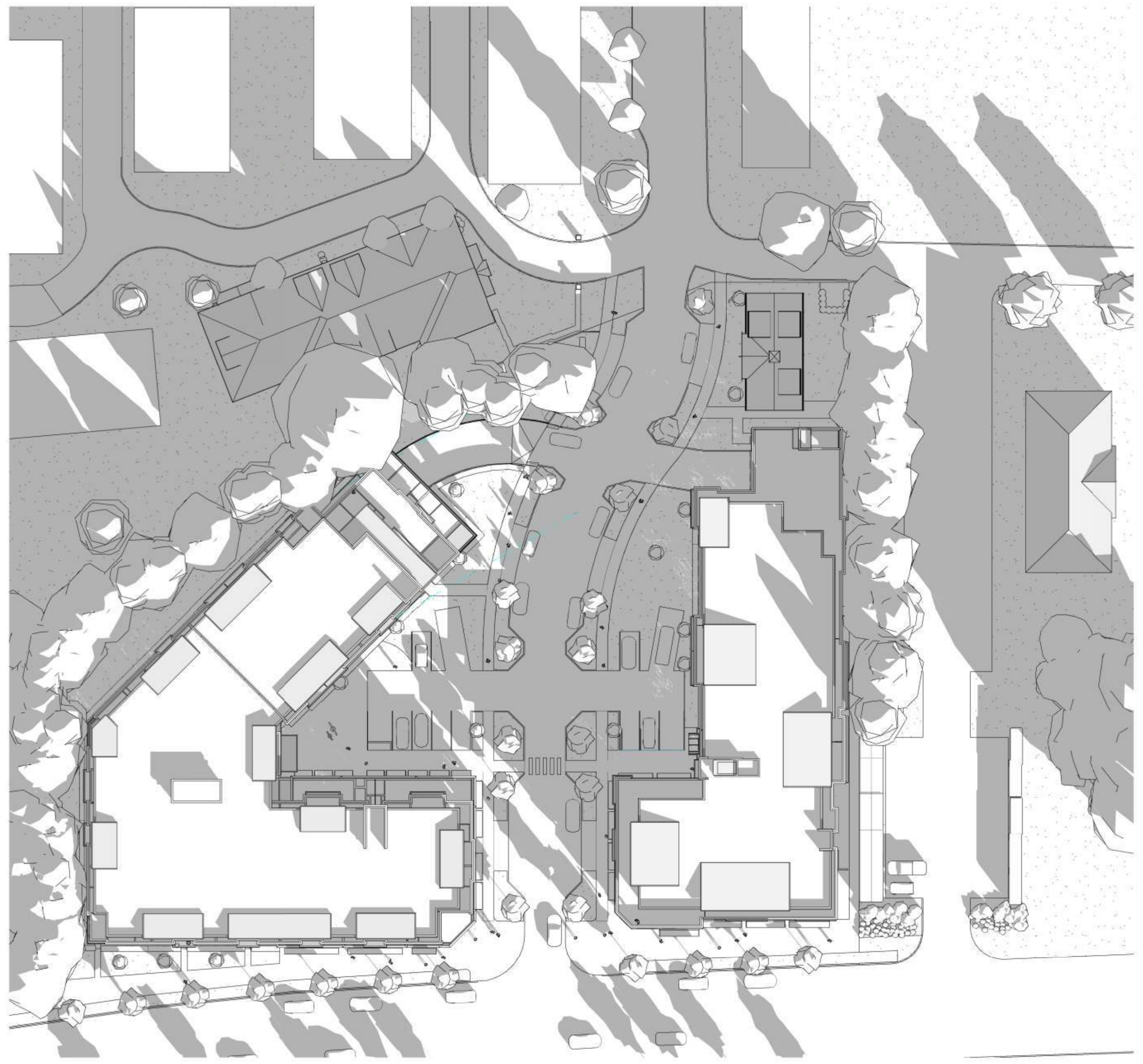
seal
GORDON JOHN KLASSEN
2025-10-22

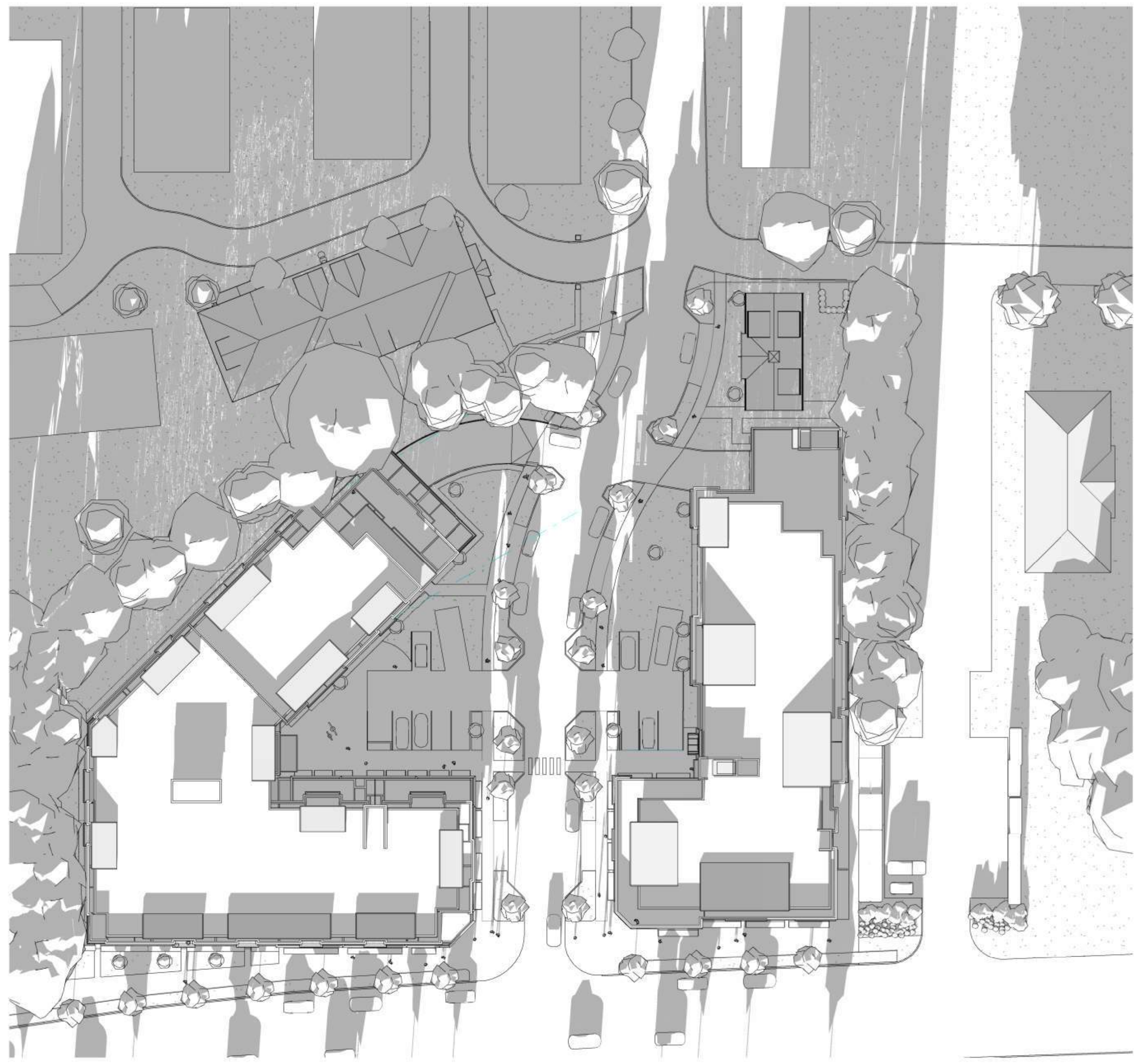
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

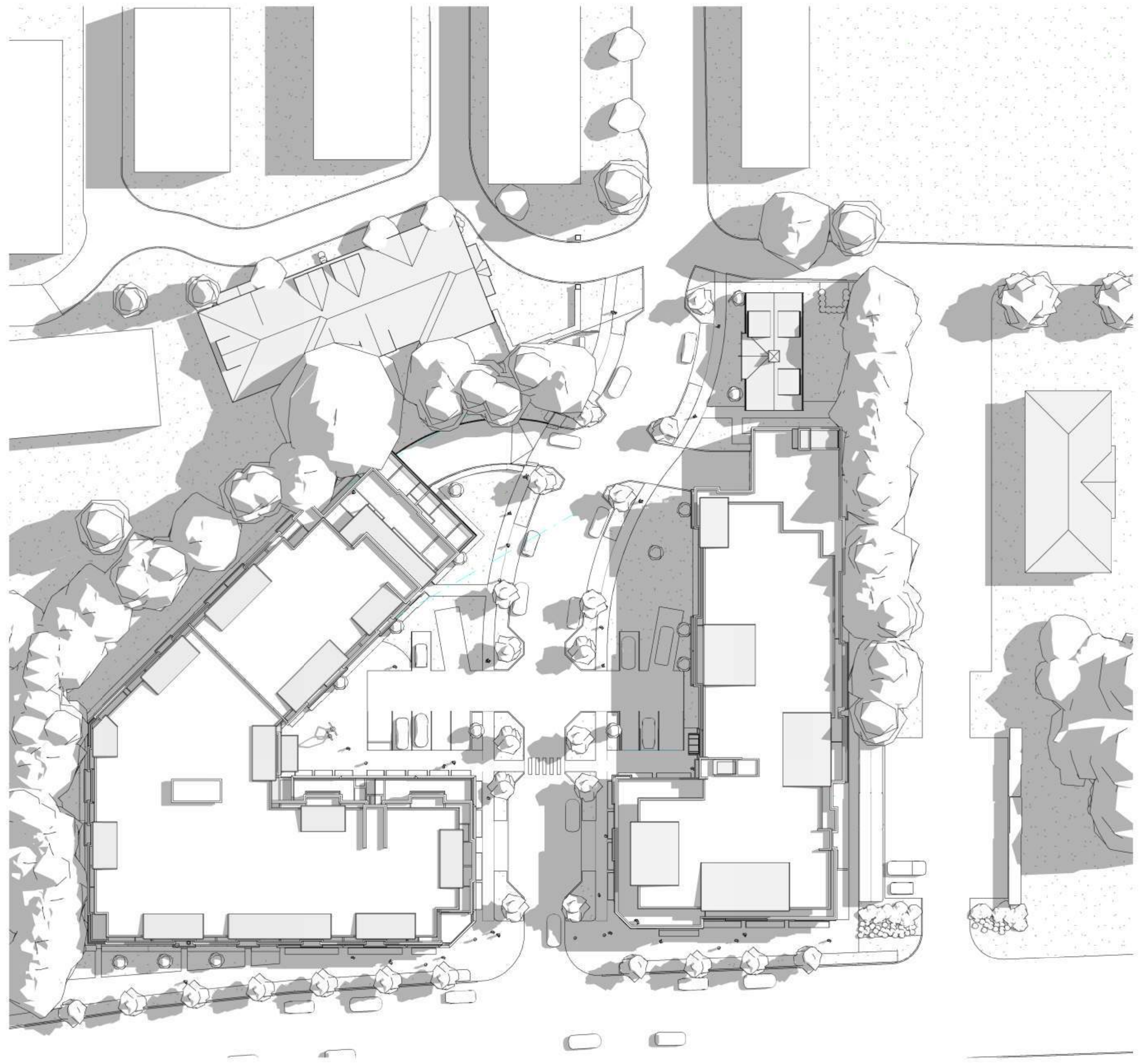
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

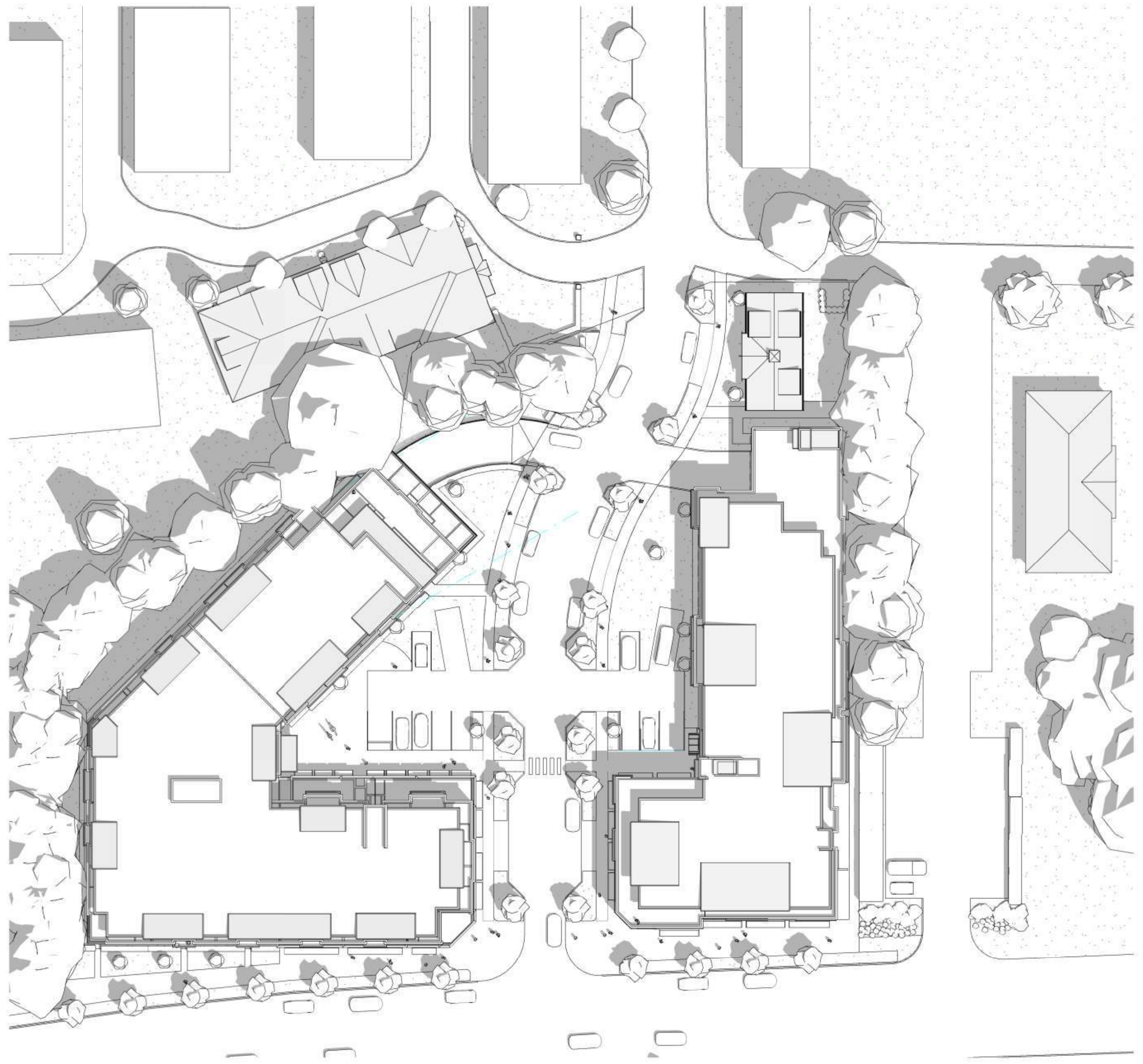
2025-10-20 12:32:18 PM

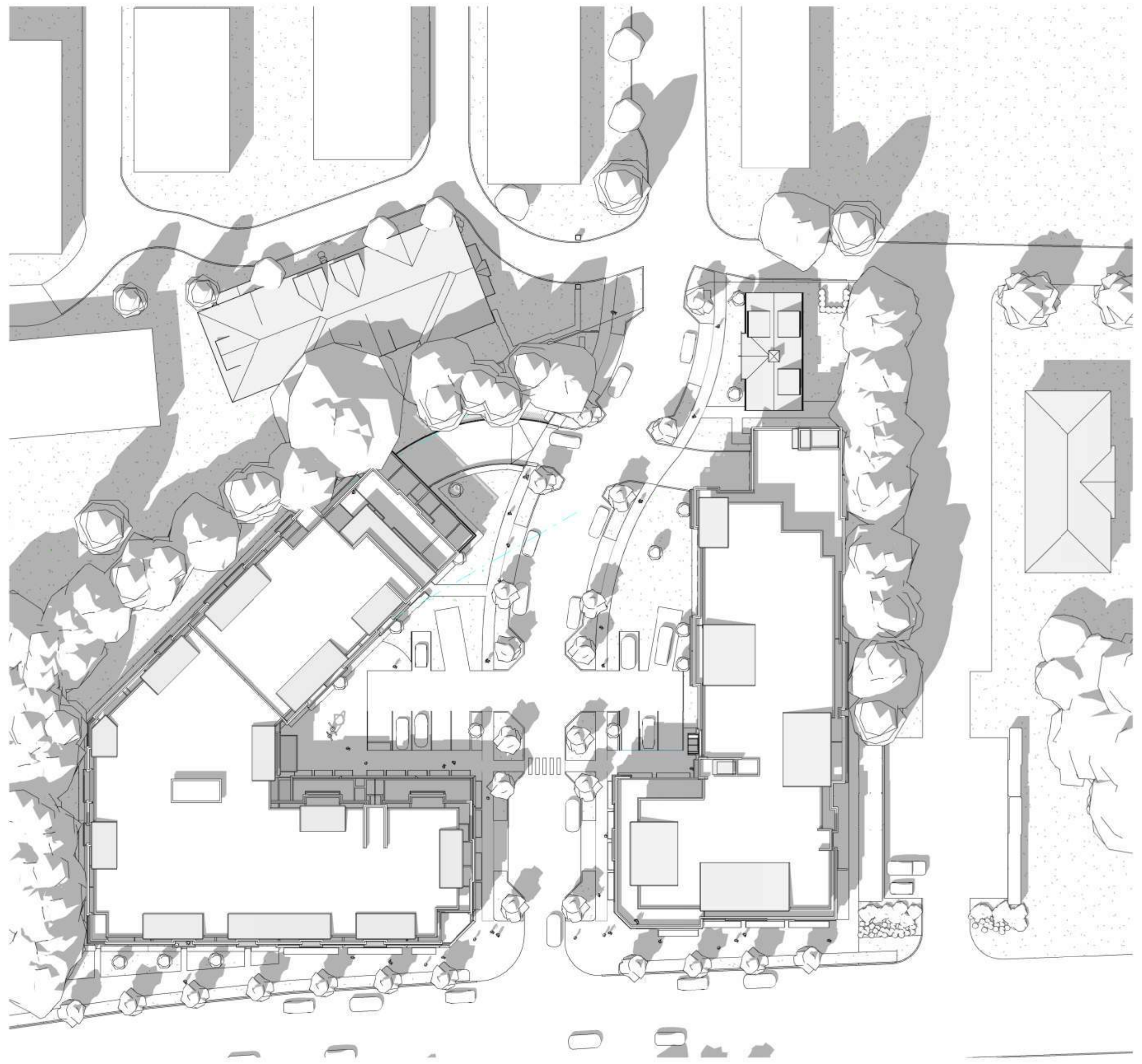

① Shadow Study December 21 10am


② Shadow Study December 21 1pm


③ Shadow Study December 21 4pm


④ Shadow Study June 21 10am


⑤ Shadow Study June 21 1pm


⑥ Shadow Study June 21 4pm

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SHADOW STUDY

scale
@ 24"x 36"

date 2025.07.21

drawn Author checked Checker

job no. 2309

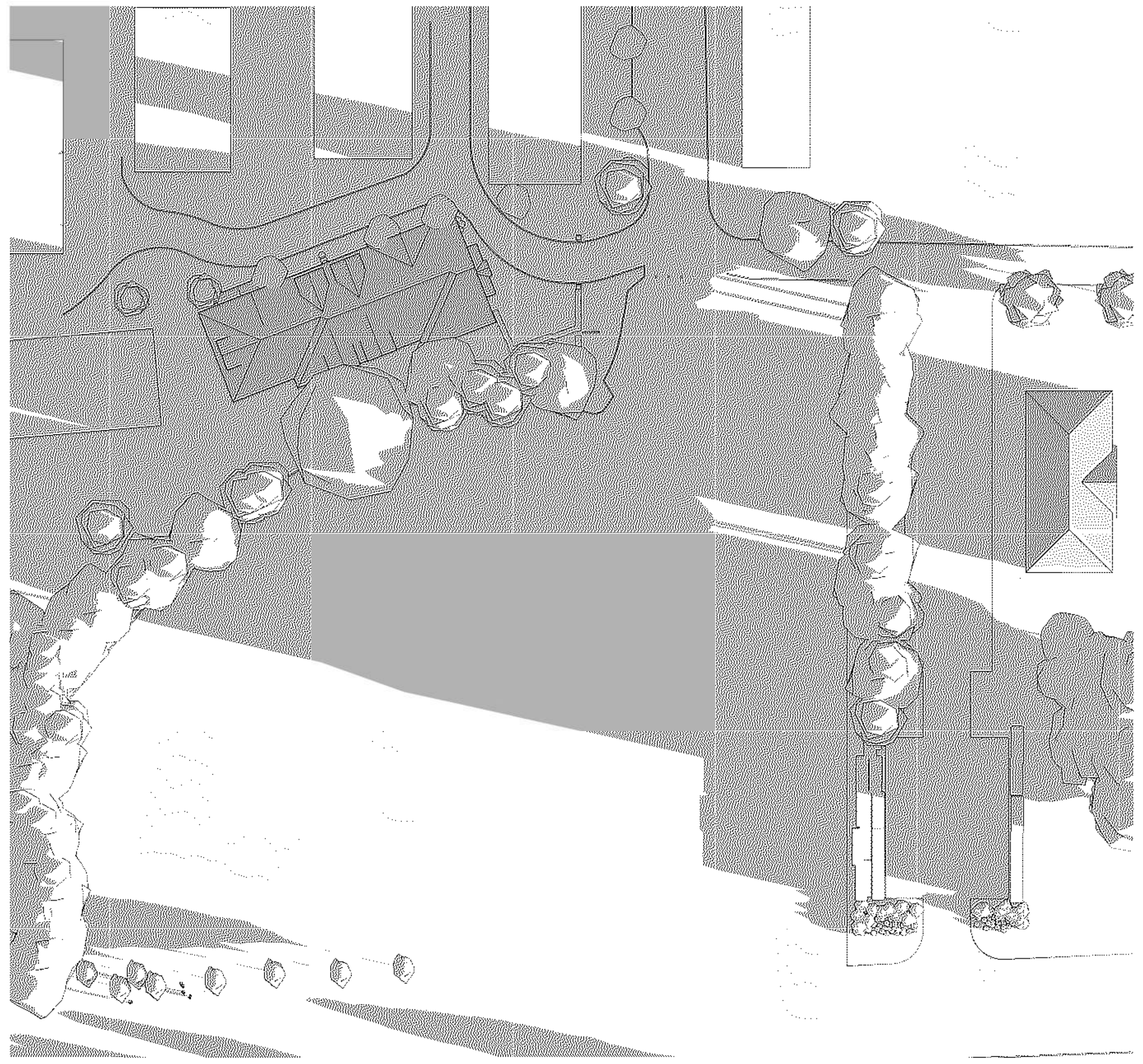
sheet no. A8.01

seal
GORDON JOHN KLASSEN
2025-10-22

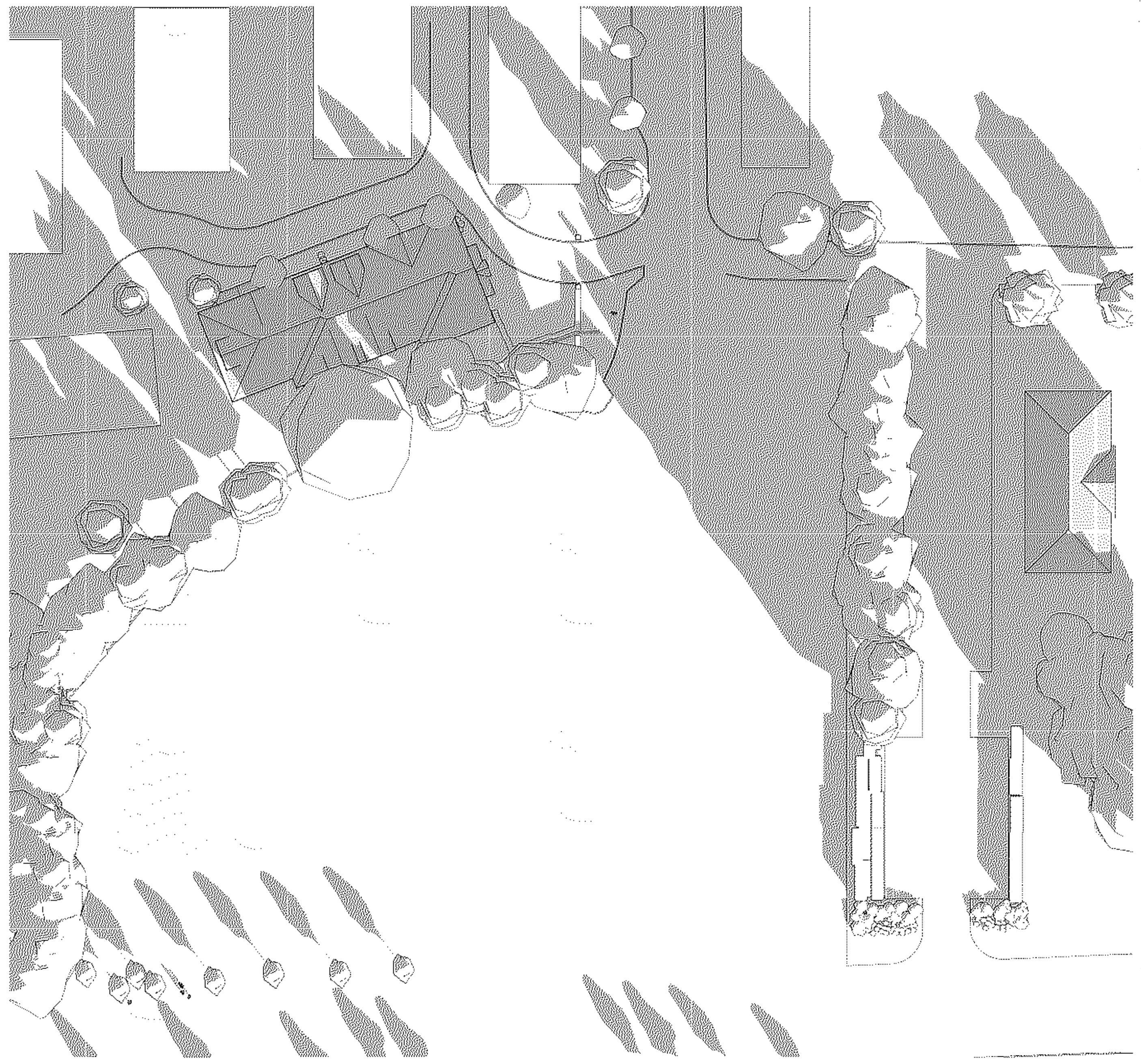
2025-10-20 12:33:21 PM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

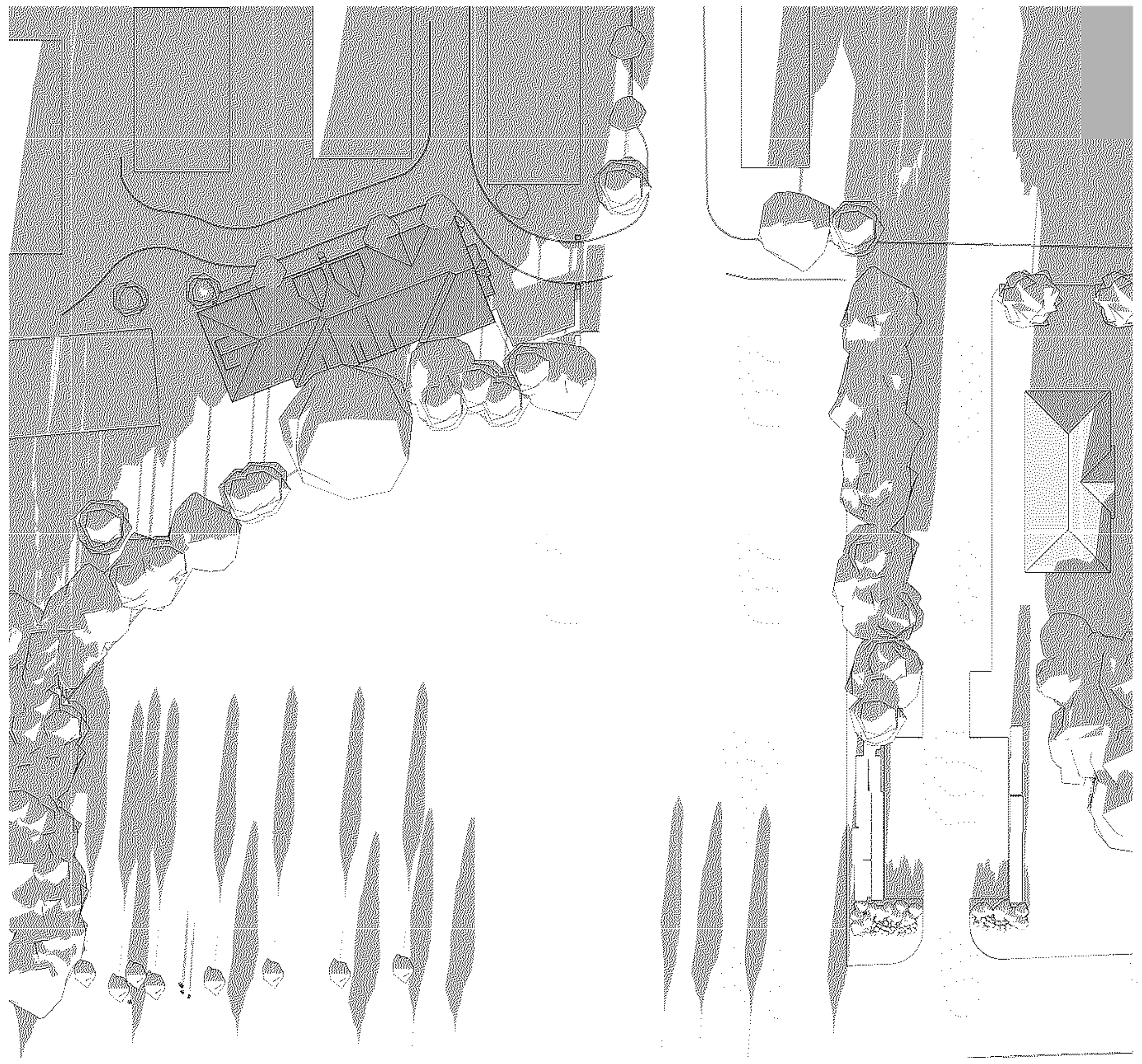
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.



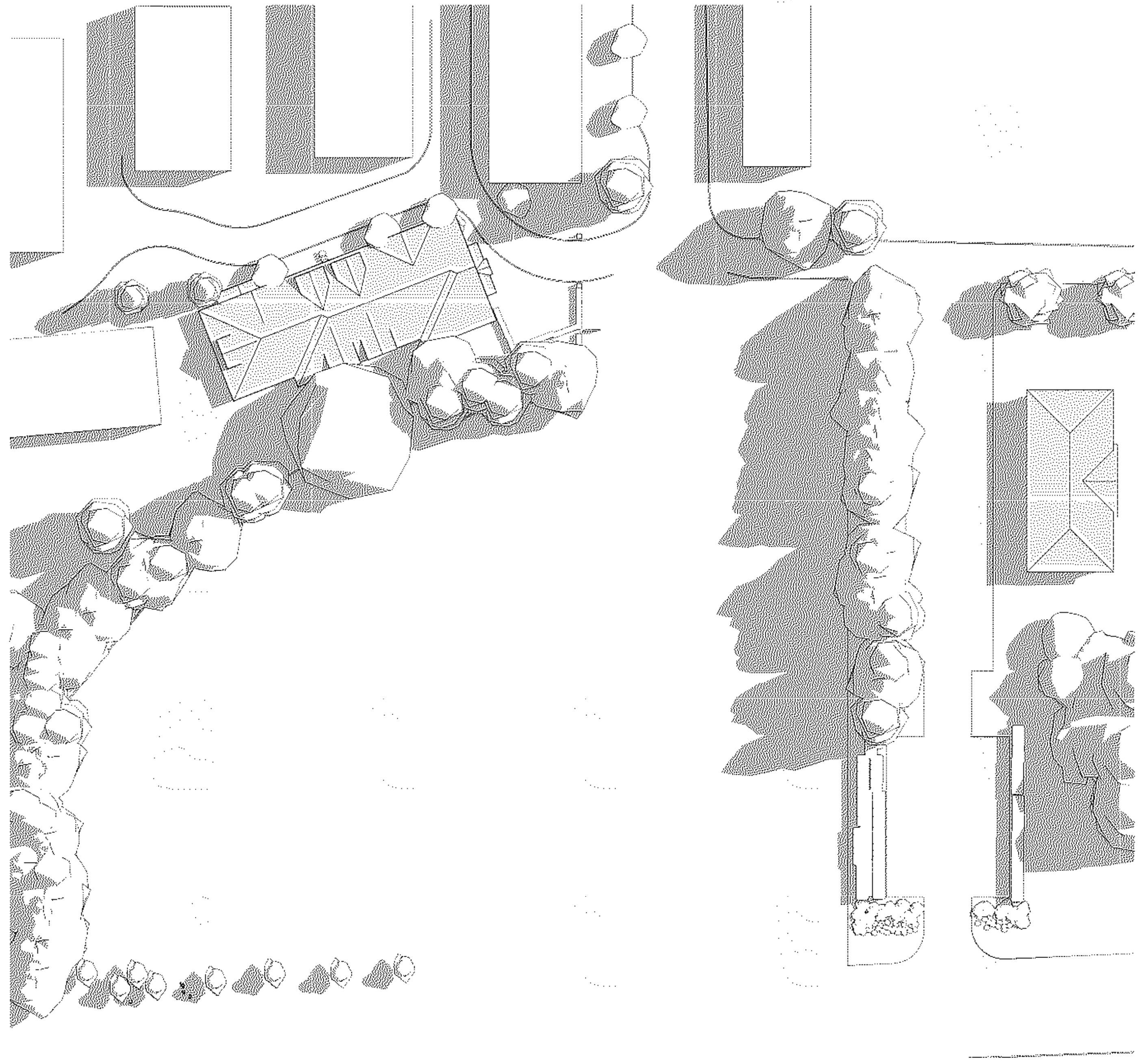
① Shadow Study December 21 1pm BUILDINGS REMOVED



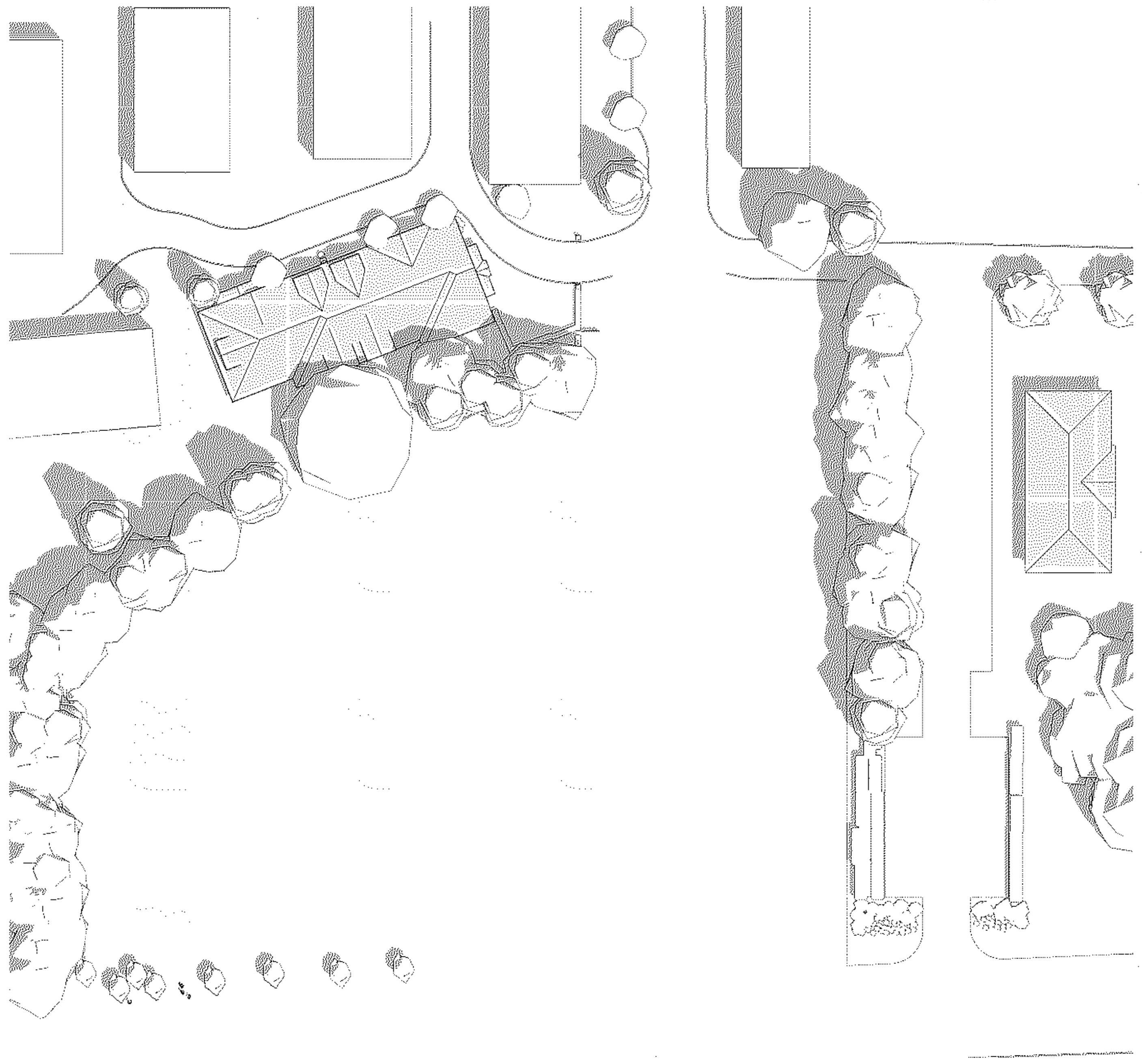
② Shadow Study December 21 4pm BUILDINGS REMOVED



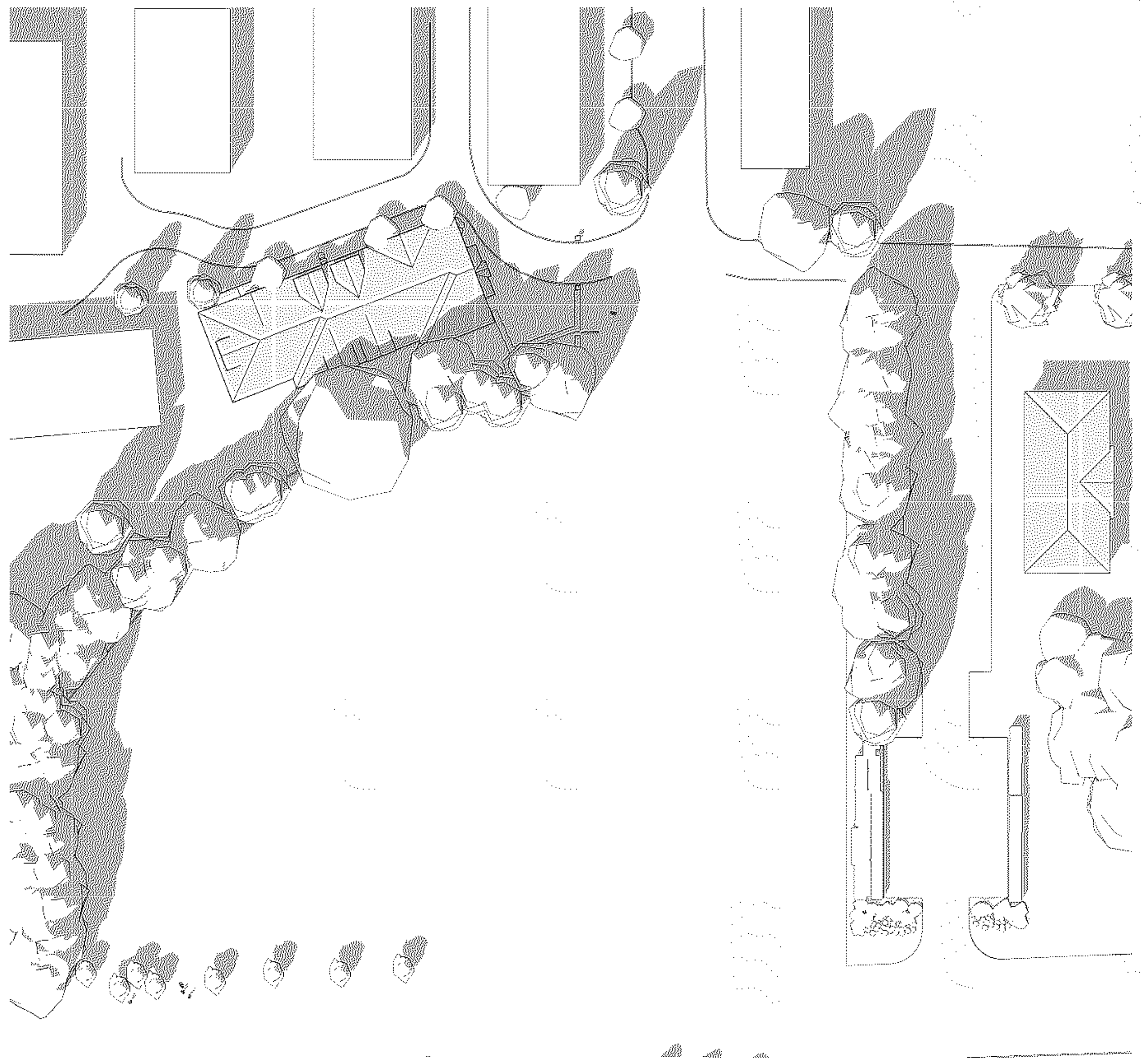
③ Shadow Study December 21 10am BUILDINGS REMOVED



④ Shadow Study June 21 1pm BUILDINGS REMOVED



⑤ Shadow Study June 21 4pm BUILDINGS REMOVED



⑥ Shadow Study June 21 10am BUILDINGS REMOVED

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
SHADOW STUDY
BUILDINGS REMOVED

scale
@ 24"x 36"

date 2025.07.21

drawn Author checked Checker

job no. 2309

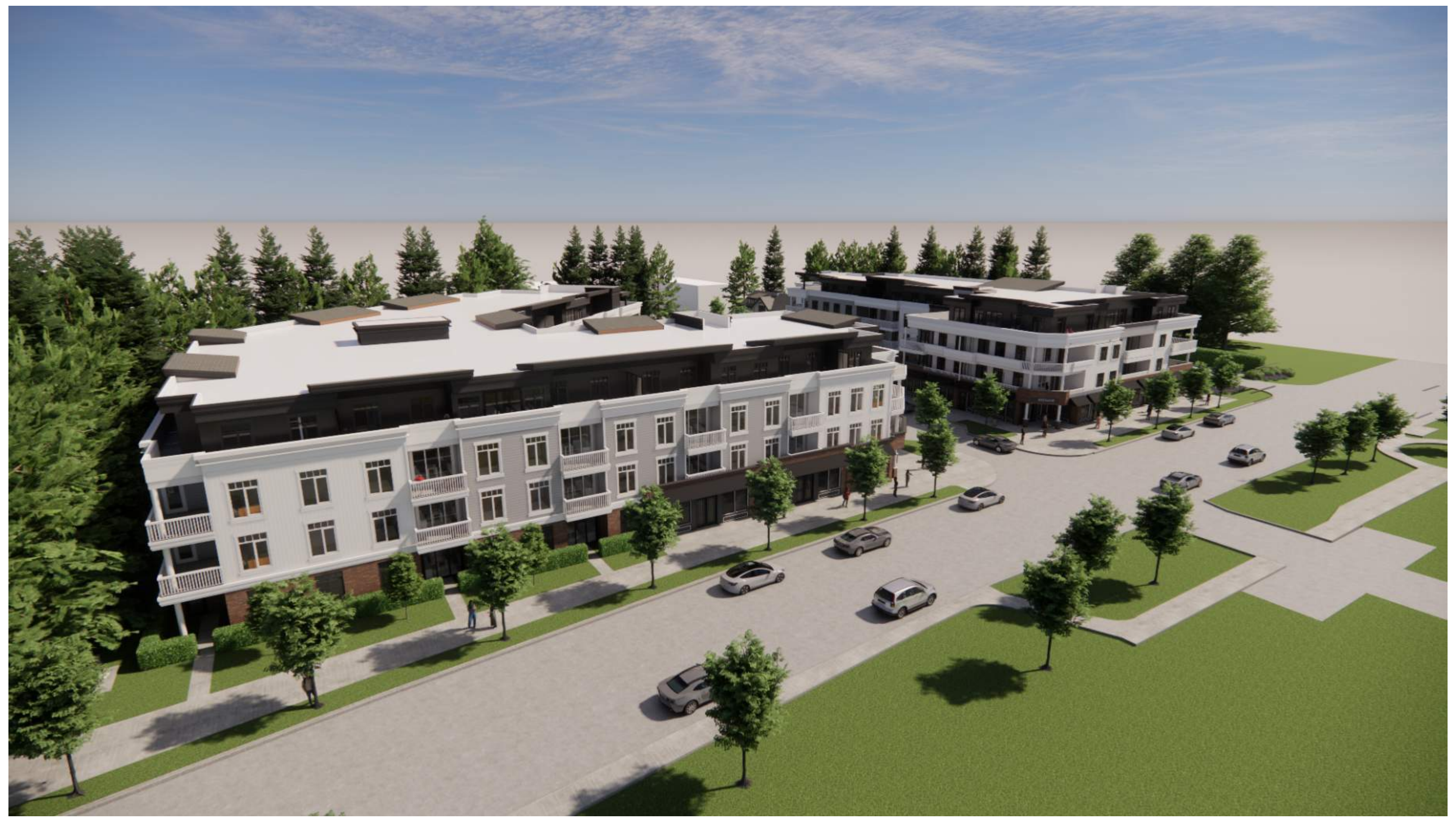
sheet no. A8.02

seal
GORDON JOHN KLASSEN
2025-10-22

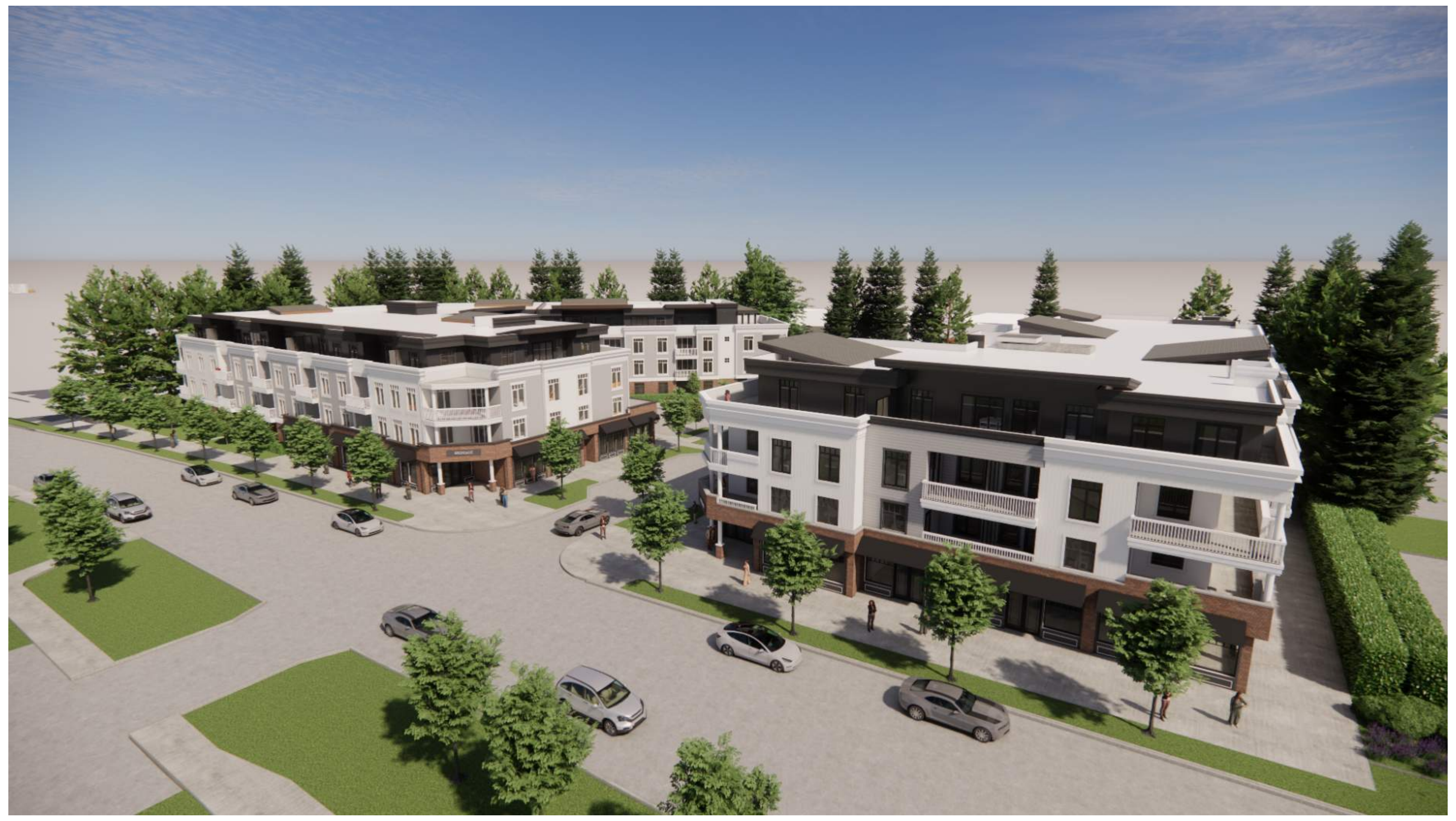
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

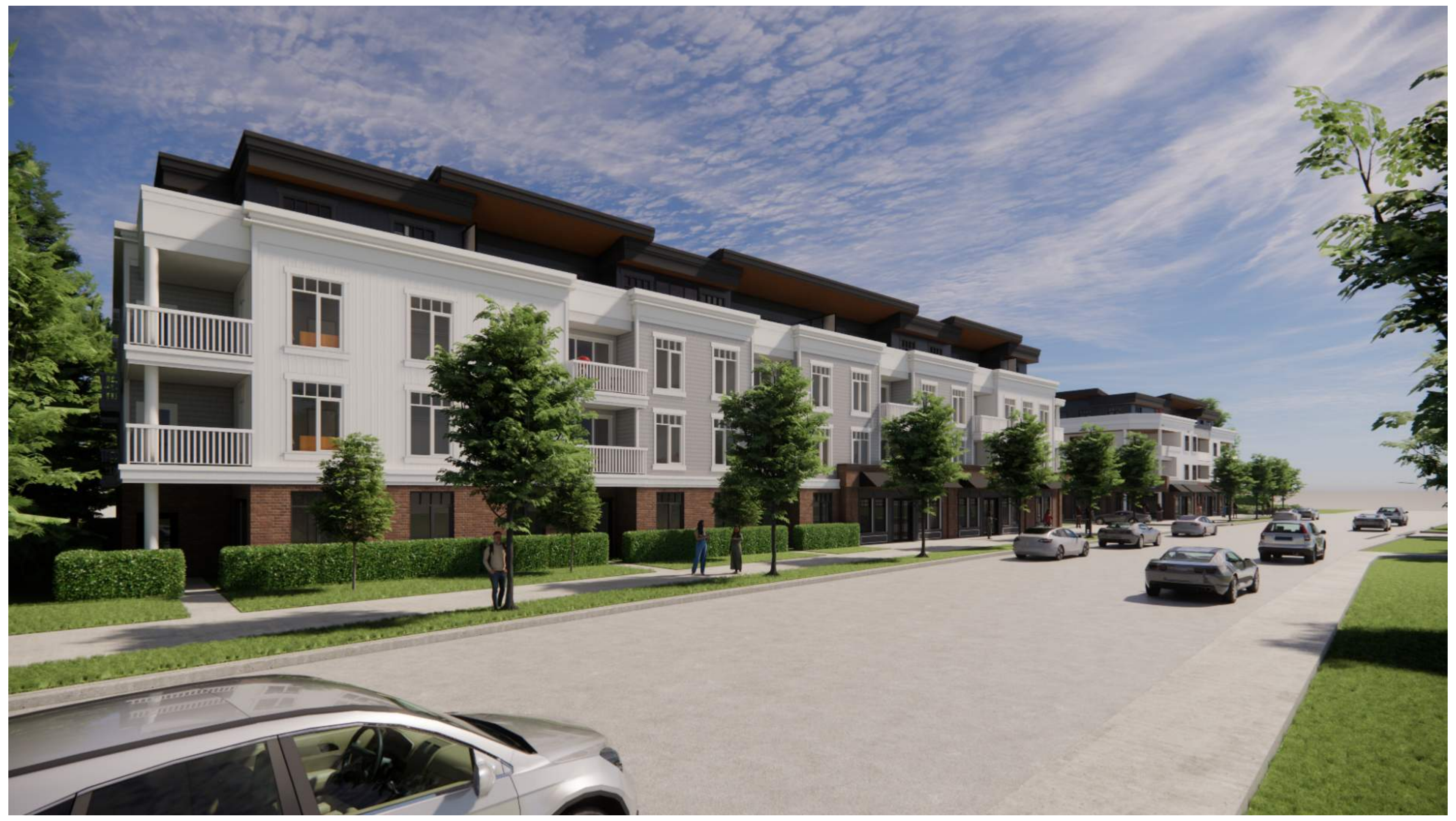
2025-09-26 8:31:12 PM



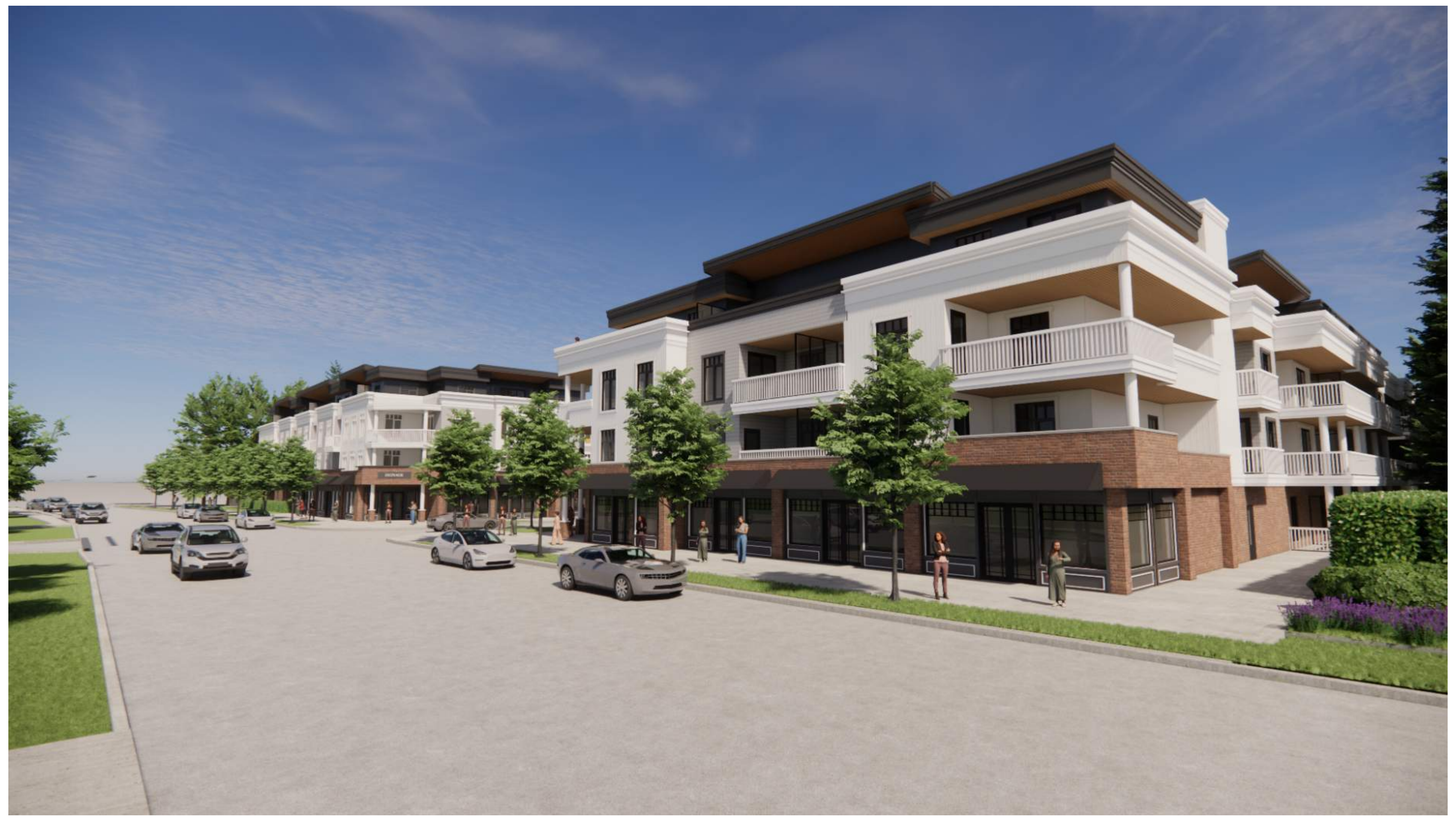
AERIAL VIEW



AERIAL VIEW



96 AVE - EAST BOUND



96 AVE - WEST BOUND

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
RENDERING VIEWS

scale
@ 24"x 36"
date 2025.07.21
drawn JJ checked GK

job no. 2309
sheet no. A9.01

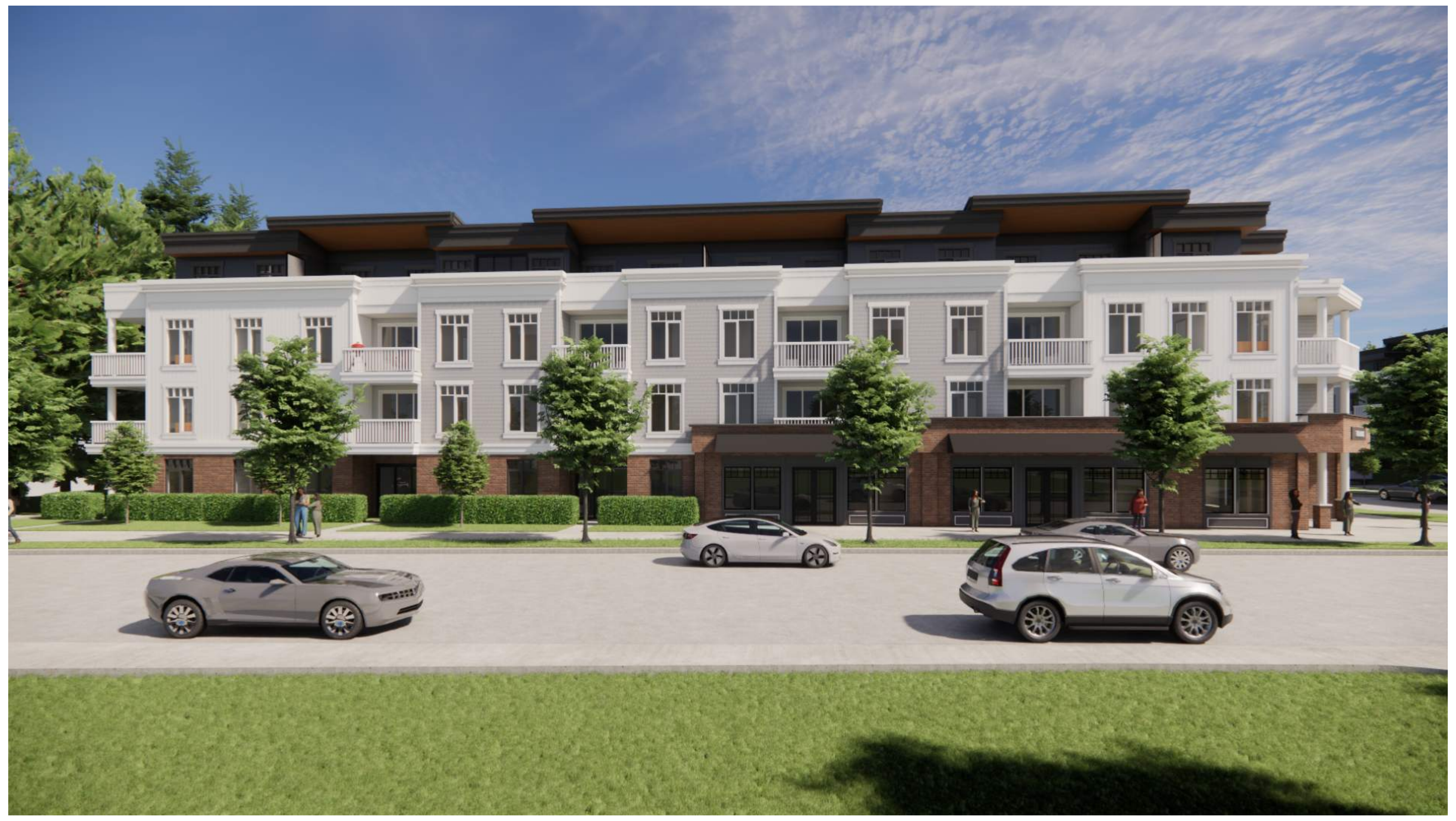
seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

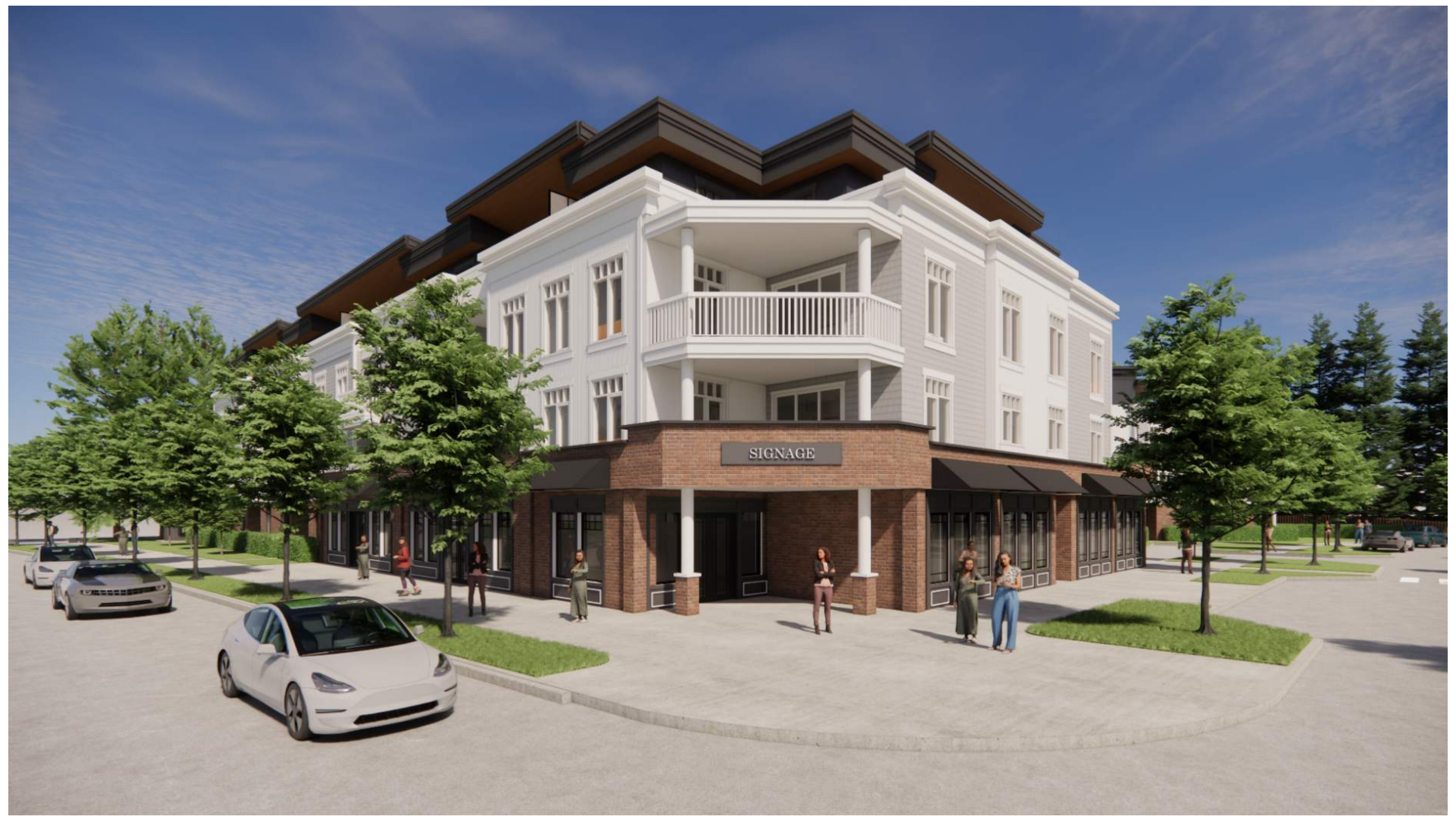
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.

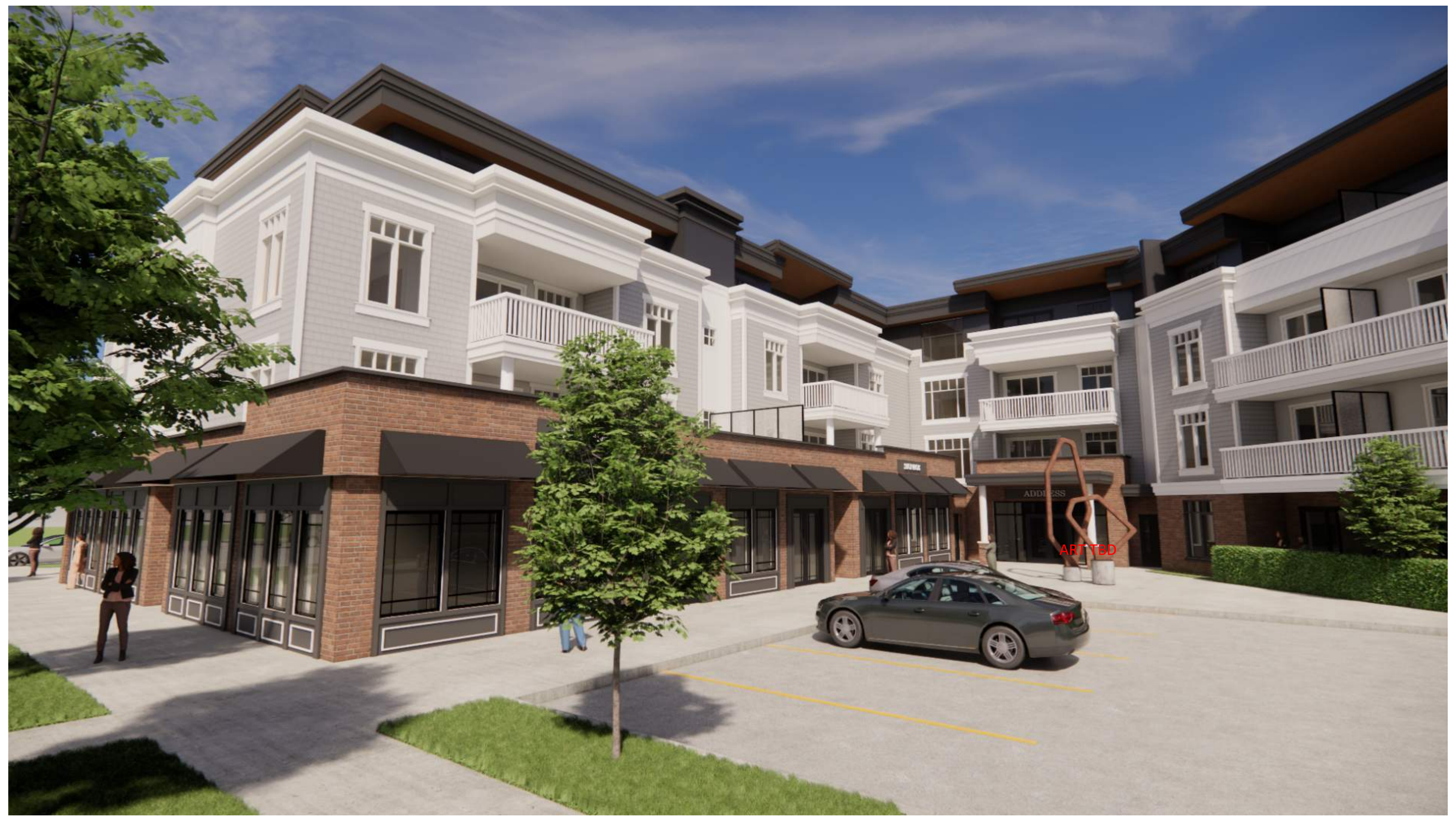
2025-10-20 12:33:21 PM



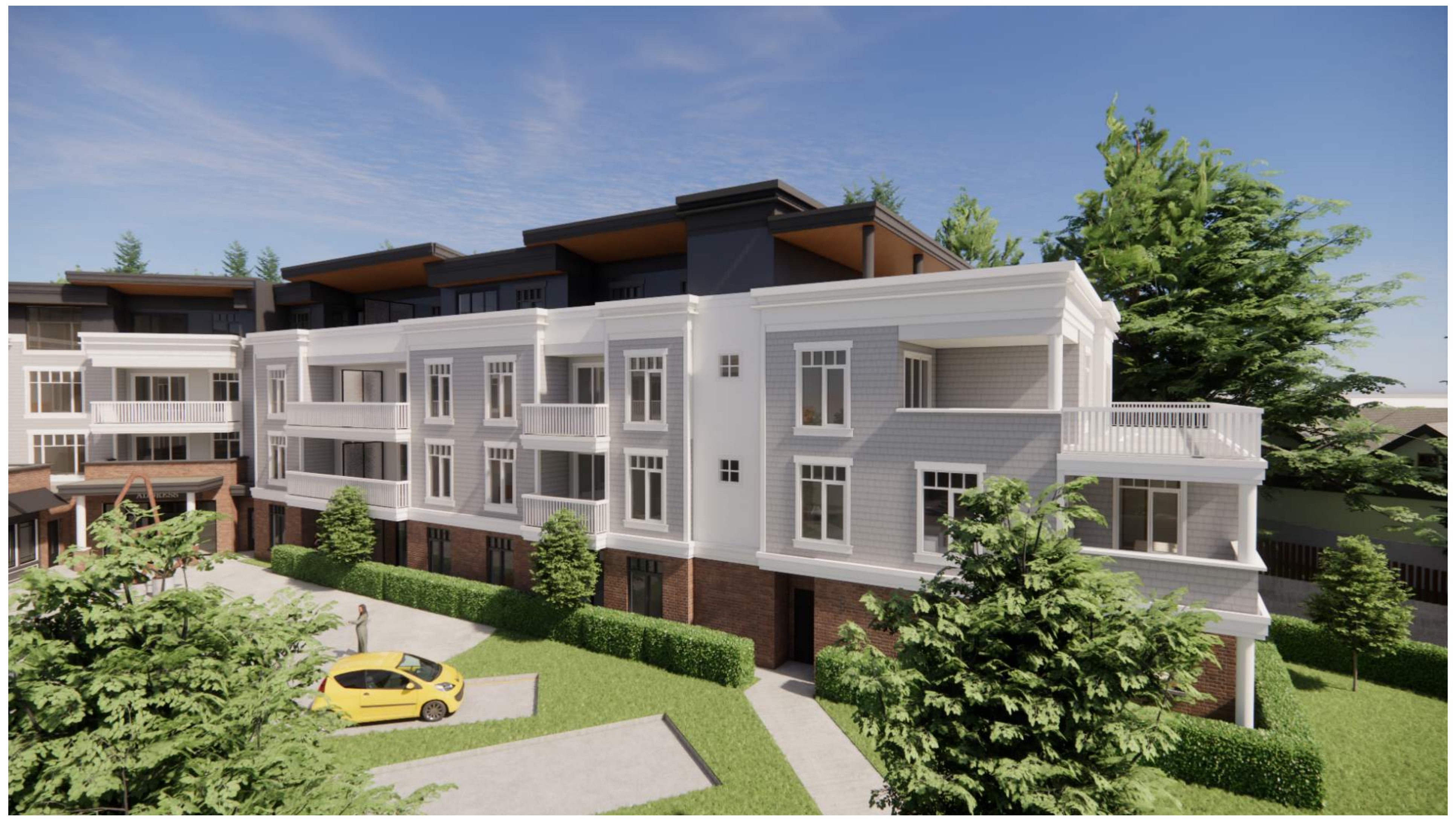
WEST BUILDING - 96TH AVE.



WEST BUILDING - MAIN STOREFRONT CORNER



WEST BUILDING - RESIDENTIAL ENTRANCE



WEST BUILDING - STEPPED BACK CORNER AT UNDERGROUND ENTRANCE

site lines ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
WEST BUILDING RENDERS

scale
@ 24"x 36"

date 2025.07.21

drawn JJ checked GK

job no. 2309

sheet no. A9.02

seal

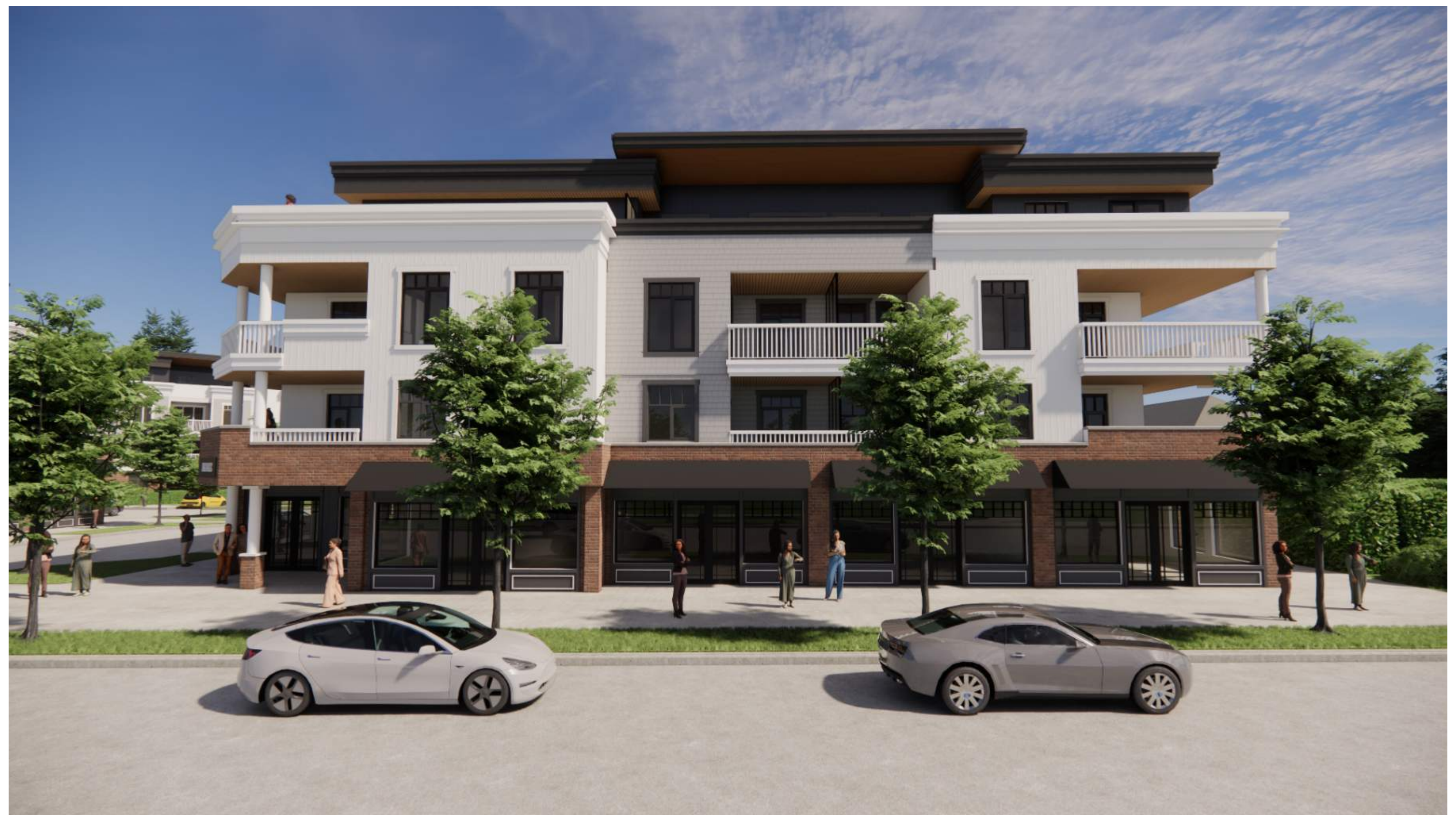
GORDON JOHN KLASSEN

2025-10-22

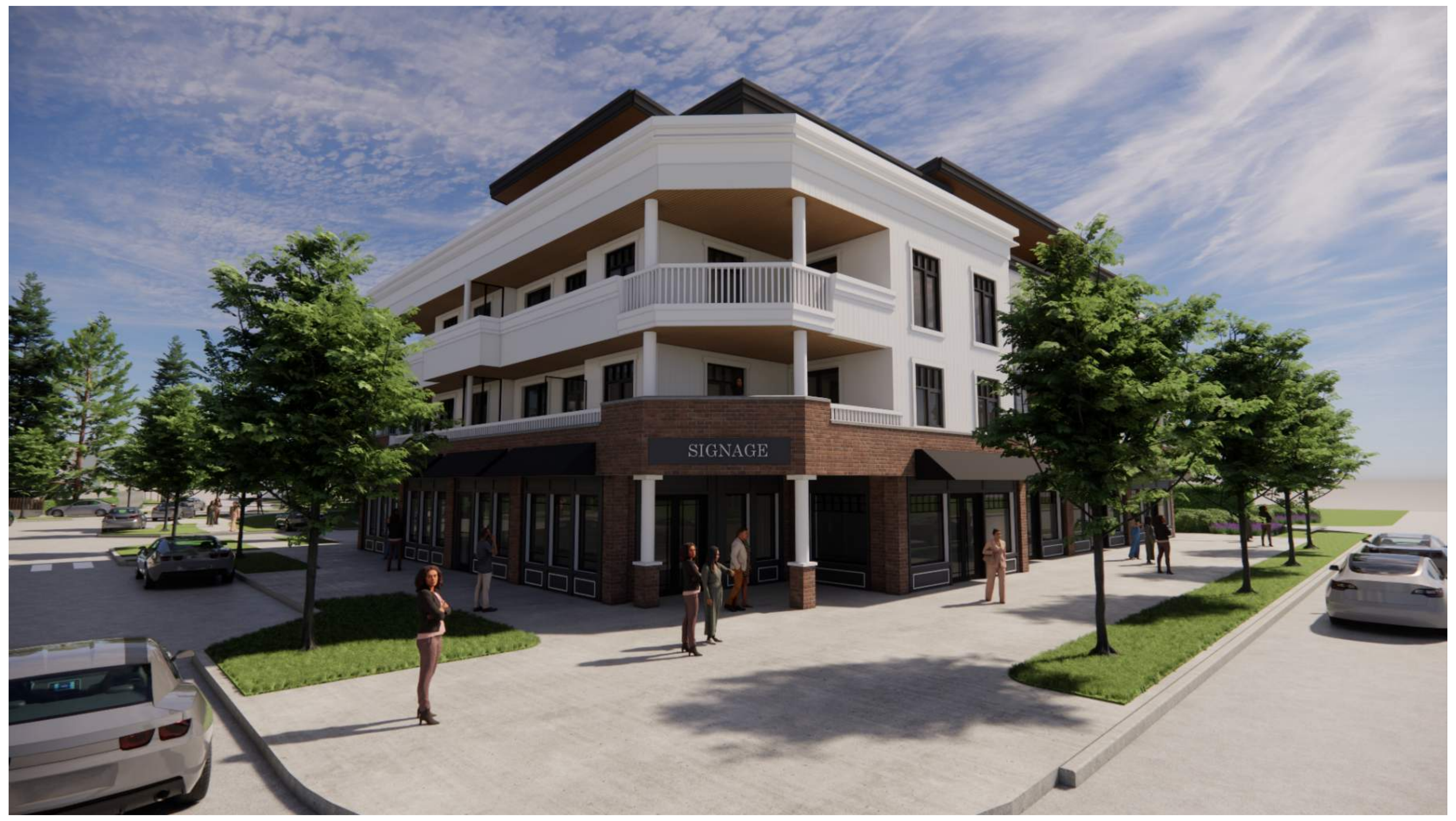
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

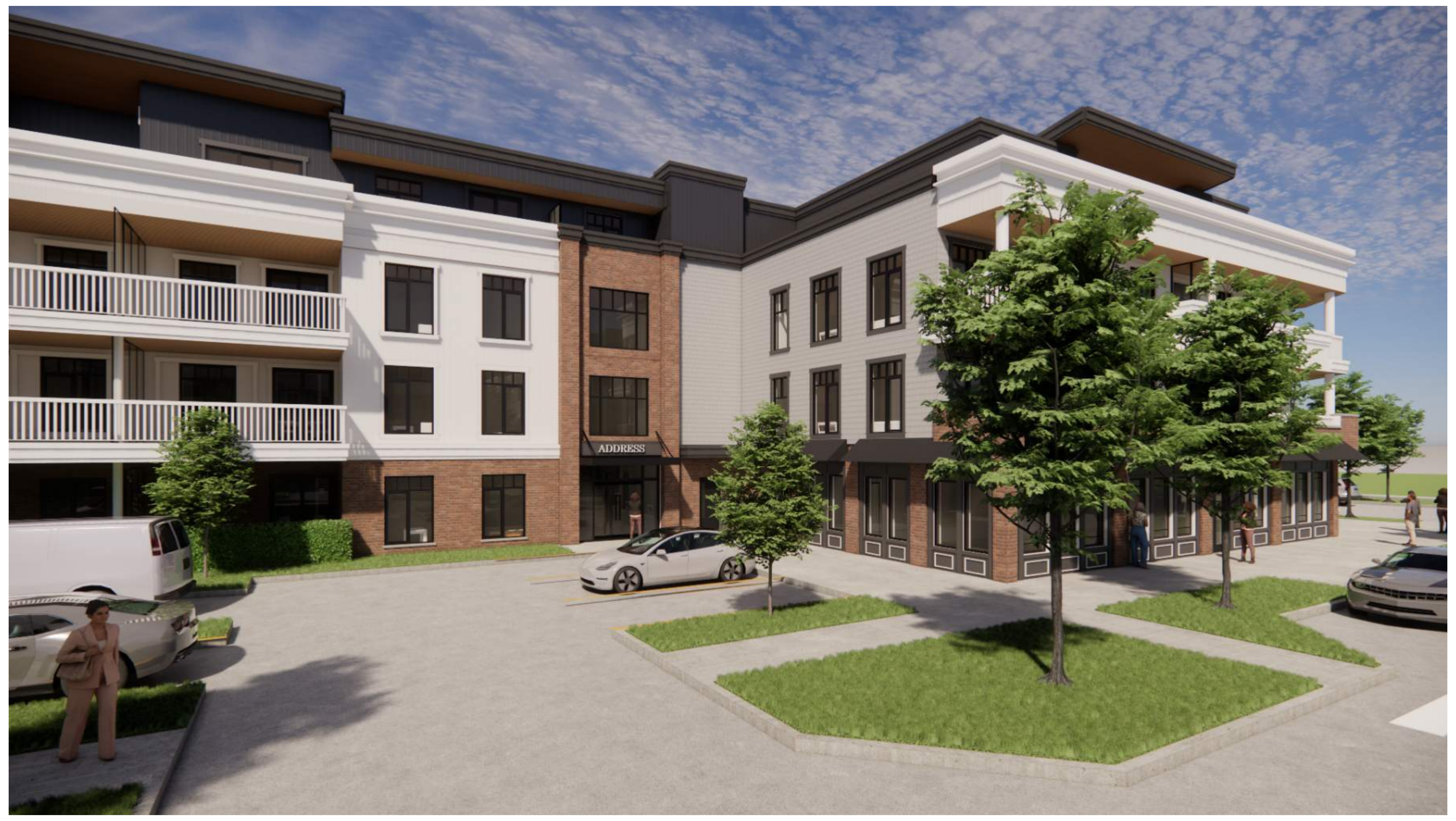
2025-10-20 12:33:22 PM



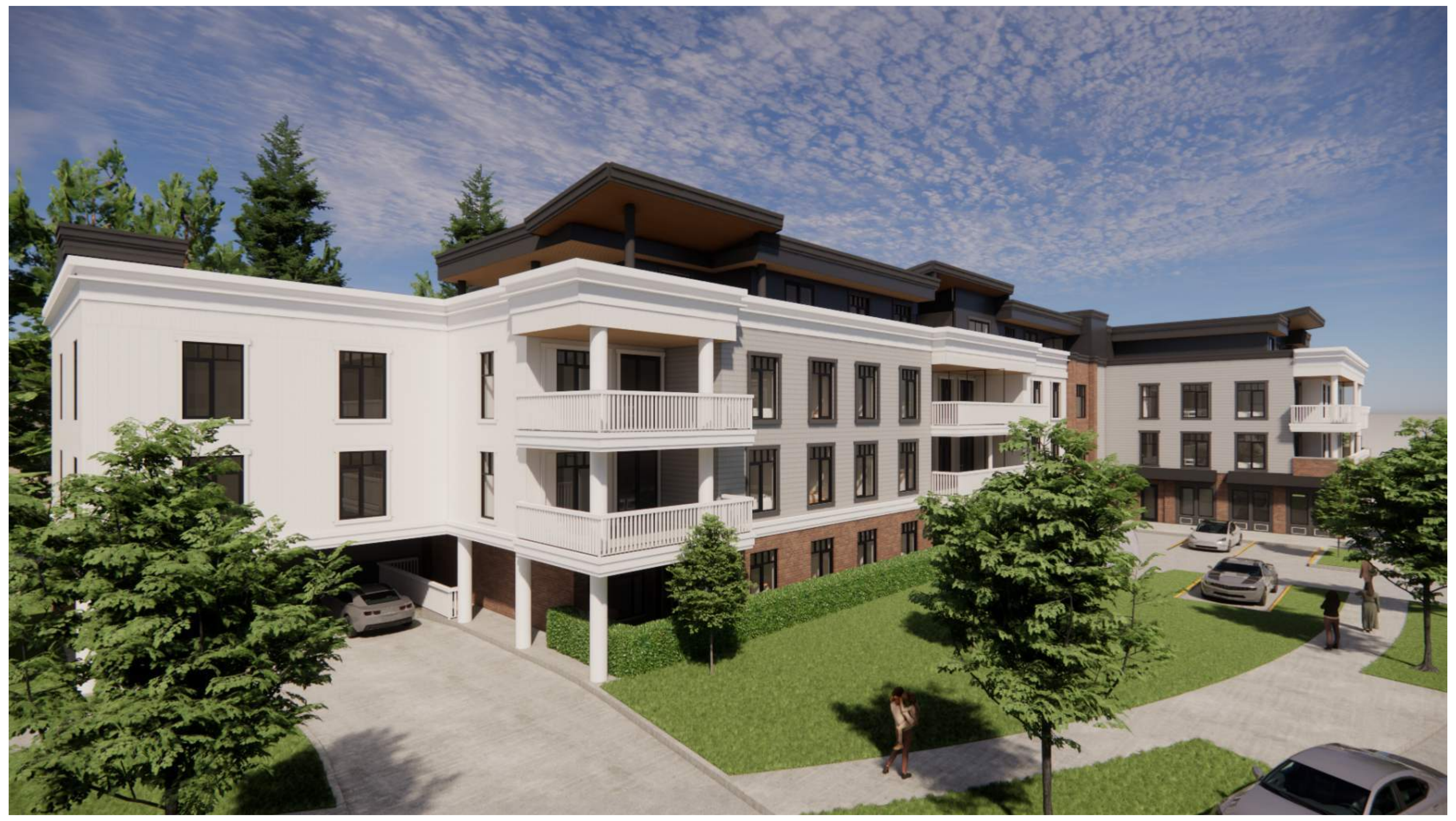
EAST BUILDING - 96TH AVE.



EAST BUILDING - MAIN STOREFRONT CORNER



EAST BUILDING - RESIDENTIAL ENTRANCE



EAST BUILDING - UNDERGOURND ENTRANCE

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT
LANGLEY
MIXED USE
PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
EAST BUILDING
RENDERS

scale
@ 24"x36"

date 2025.07.21

drawn EB checked GK

job no. 2309

sheet no. A9.03

seal

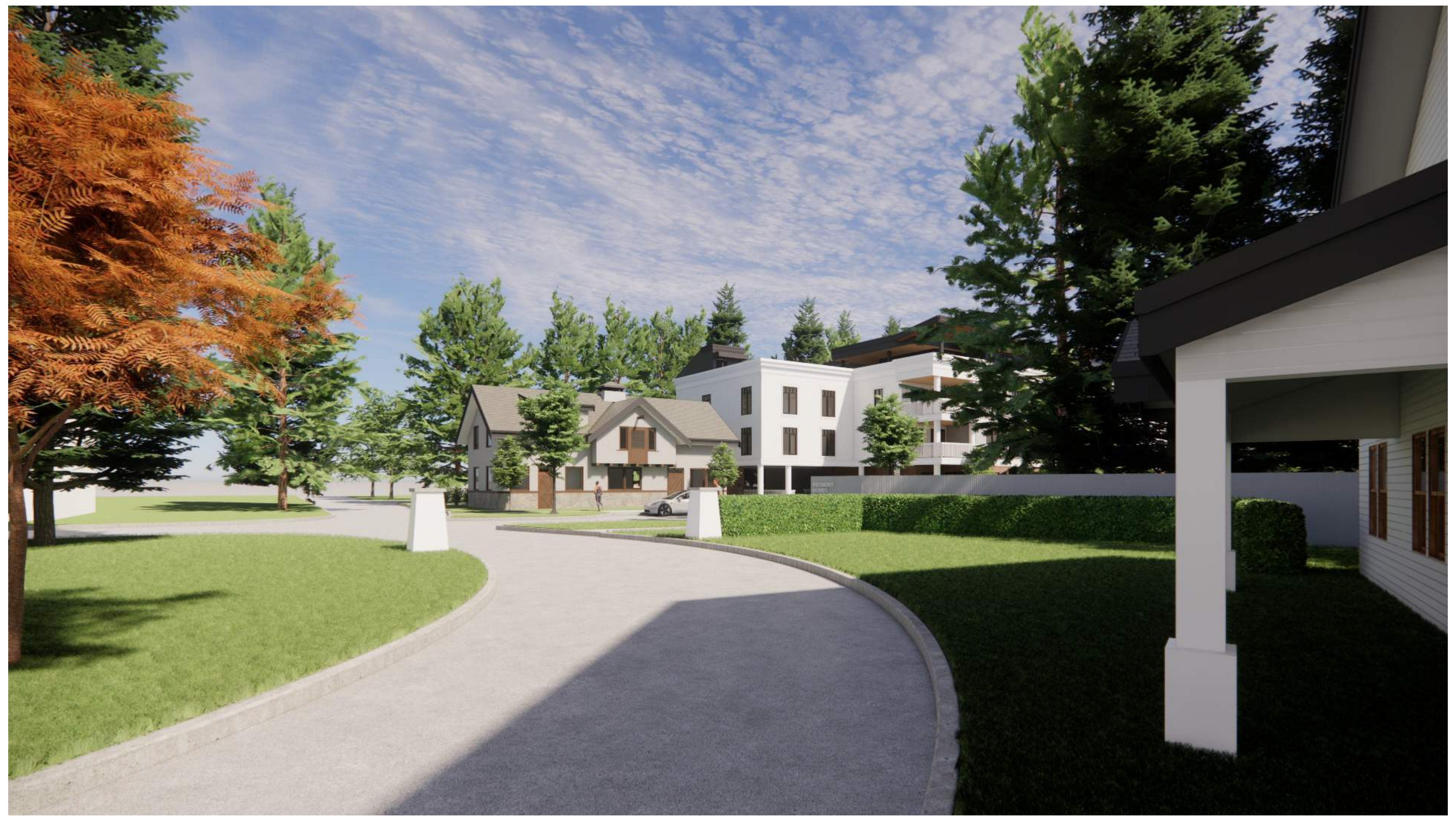
REGISTERED ARCHITECT
GORDON JOHN KLASSEN
BRITISH COLUMBIA

2025-10-22

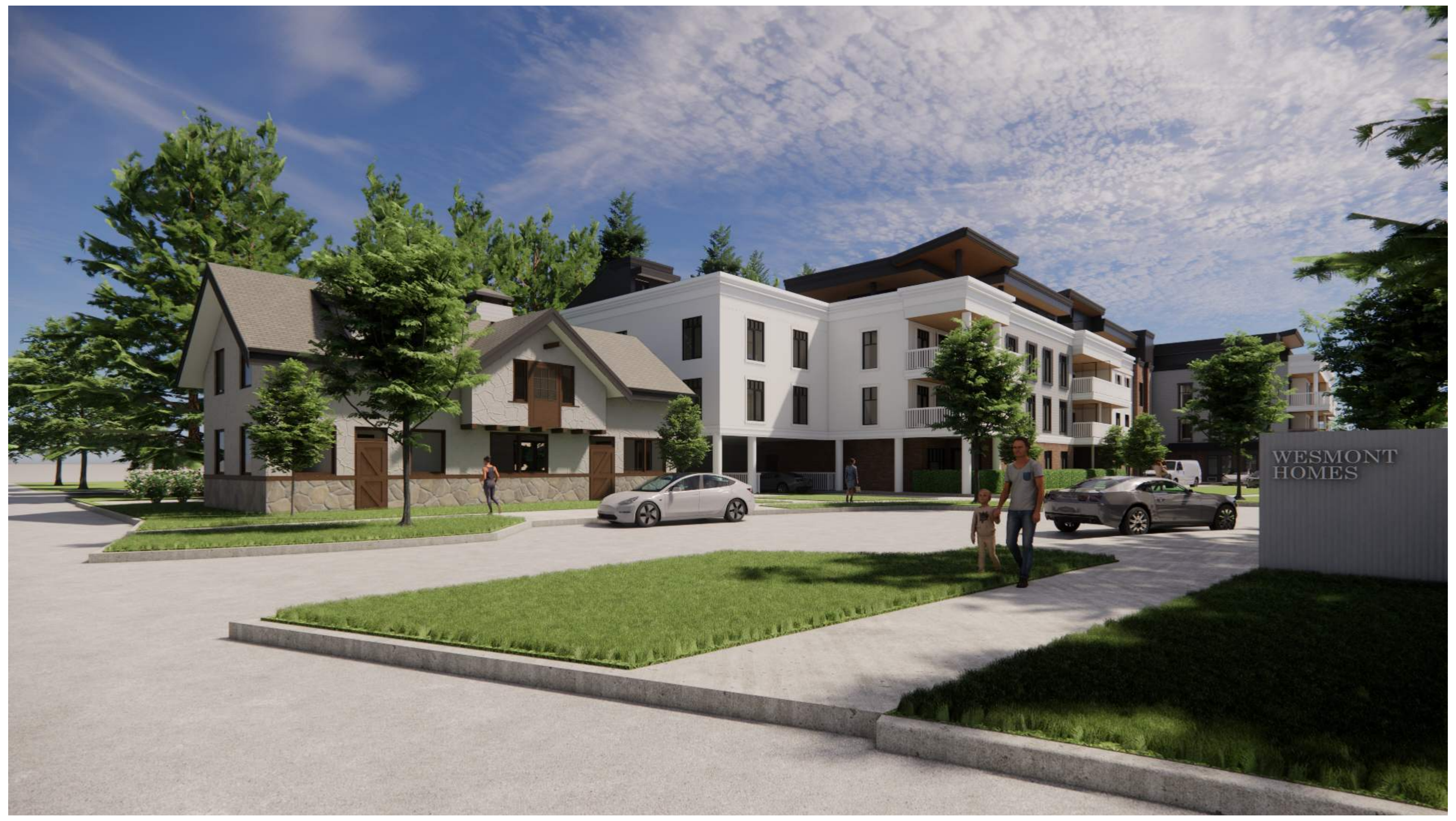
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

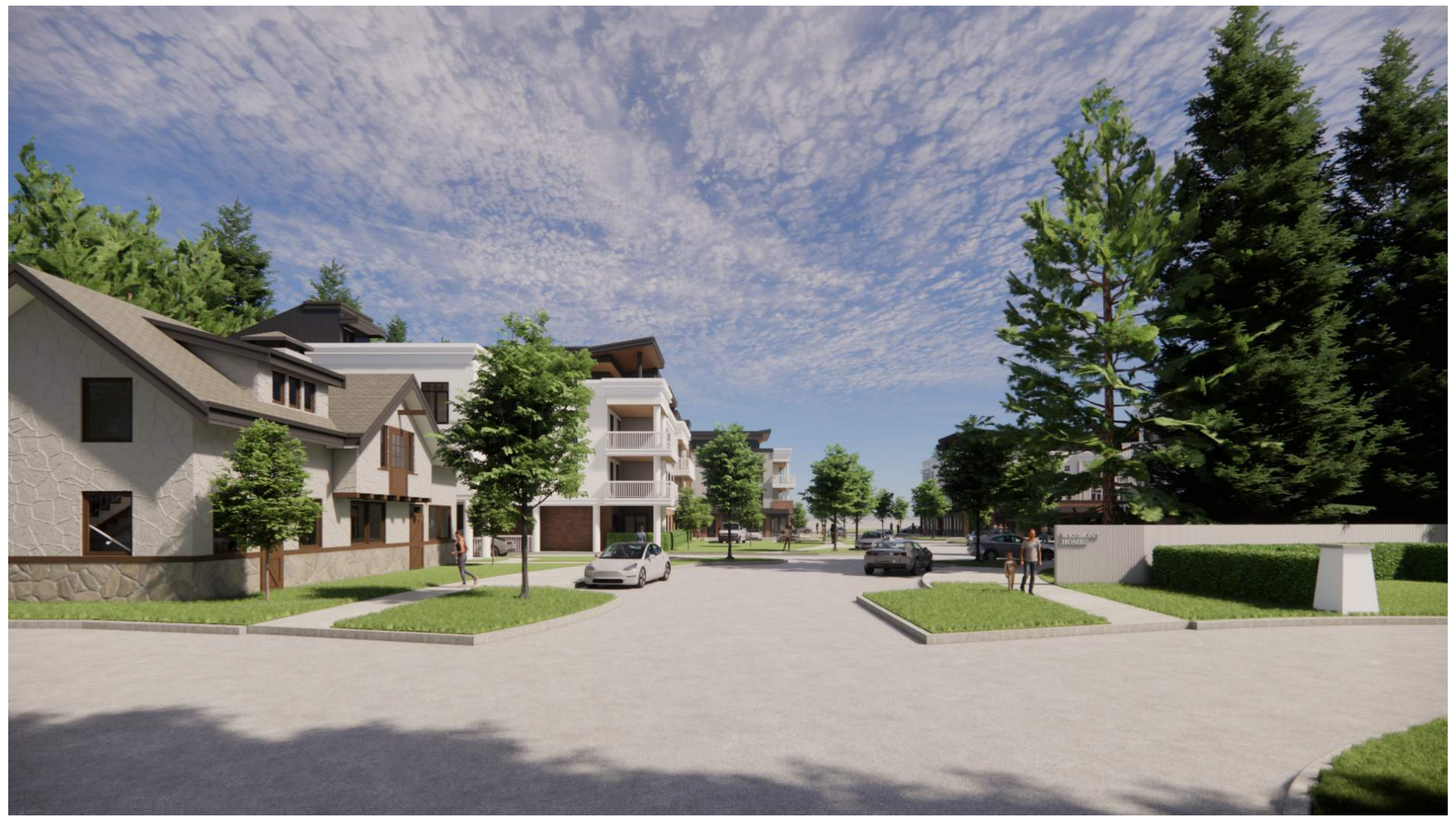
2025-10-20 12:33:22 PM



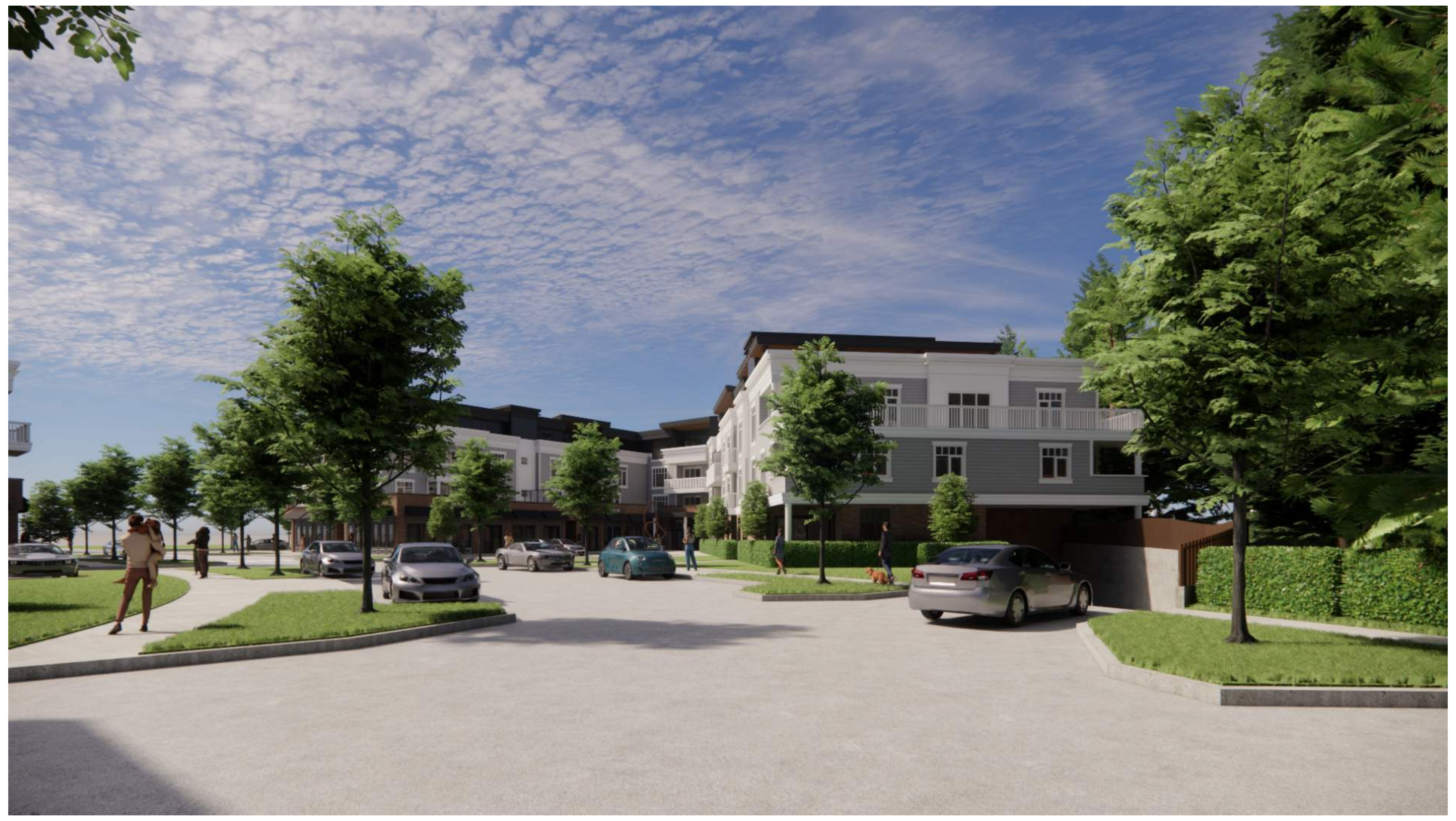
McBRIDE TOWNHOUSE VIEW



McBRIDE ST. HERITAGE BUILDING VIEW



McBRIDE ST. ENTRANCE



McBRIDE ST. ENTRANCE - WEST BUILDING UNDERGROUND ENTRANCE

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2025.05.06	RE-ISSUE FOR 2ND PRE-APP MEETING
3	2025.06.27	CLIENT REVIEW
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
MCBRIDE VIEW
RENDERS

scale
@ 24"x 36"

date 2025.07.21

drawn EB checked GK

job no. 2309

sheet no. A9.04

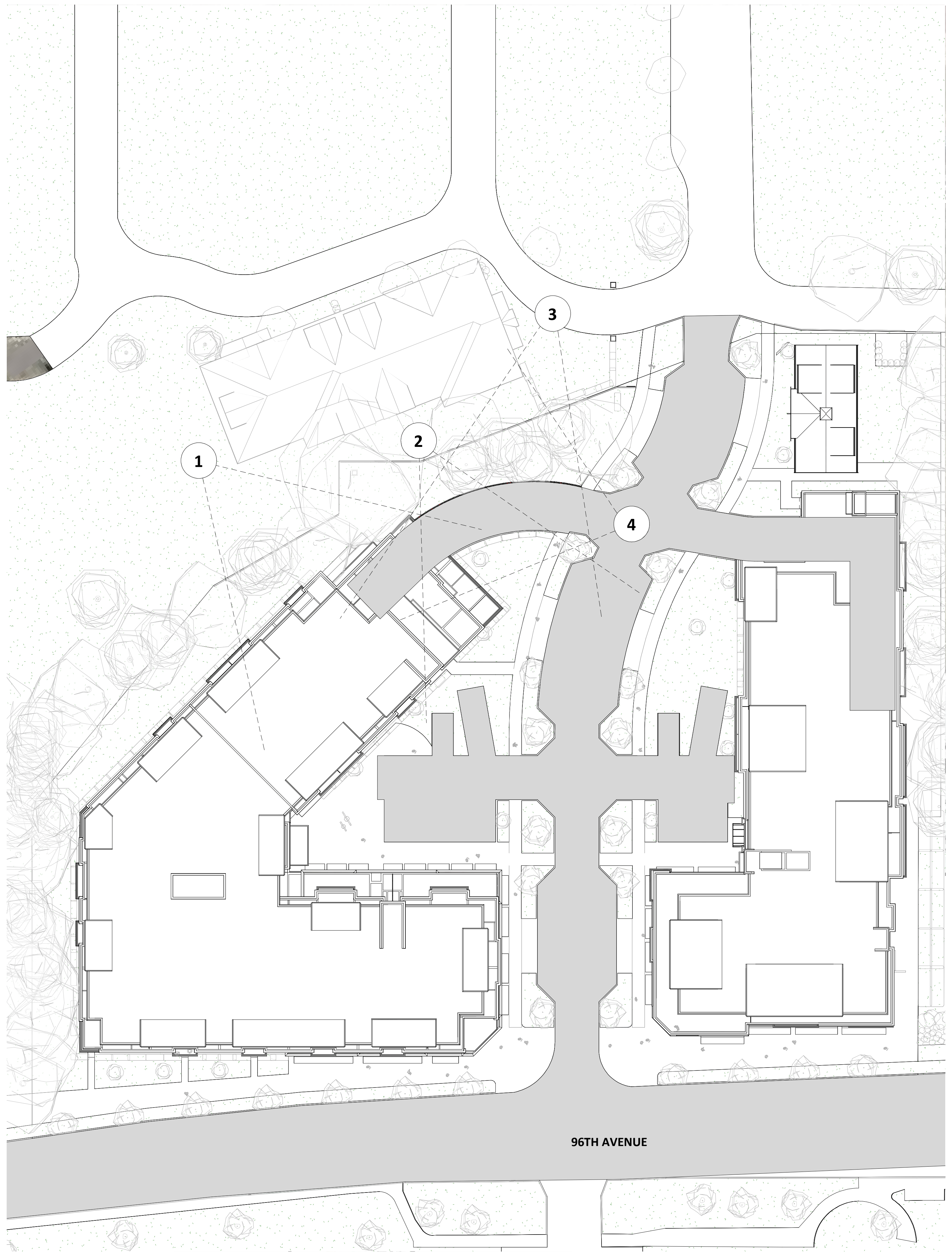
seal
GORDON JOHN KLASSEN
2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

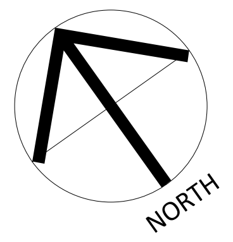
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

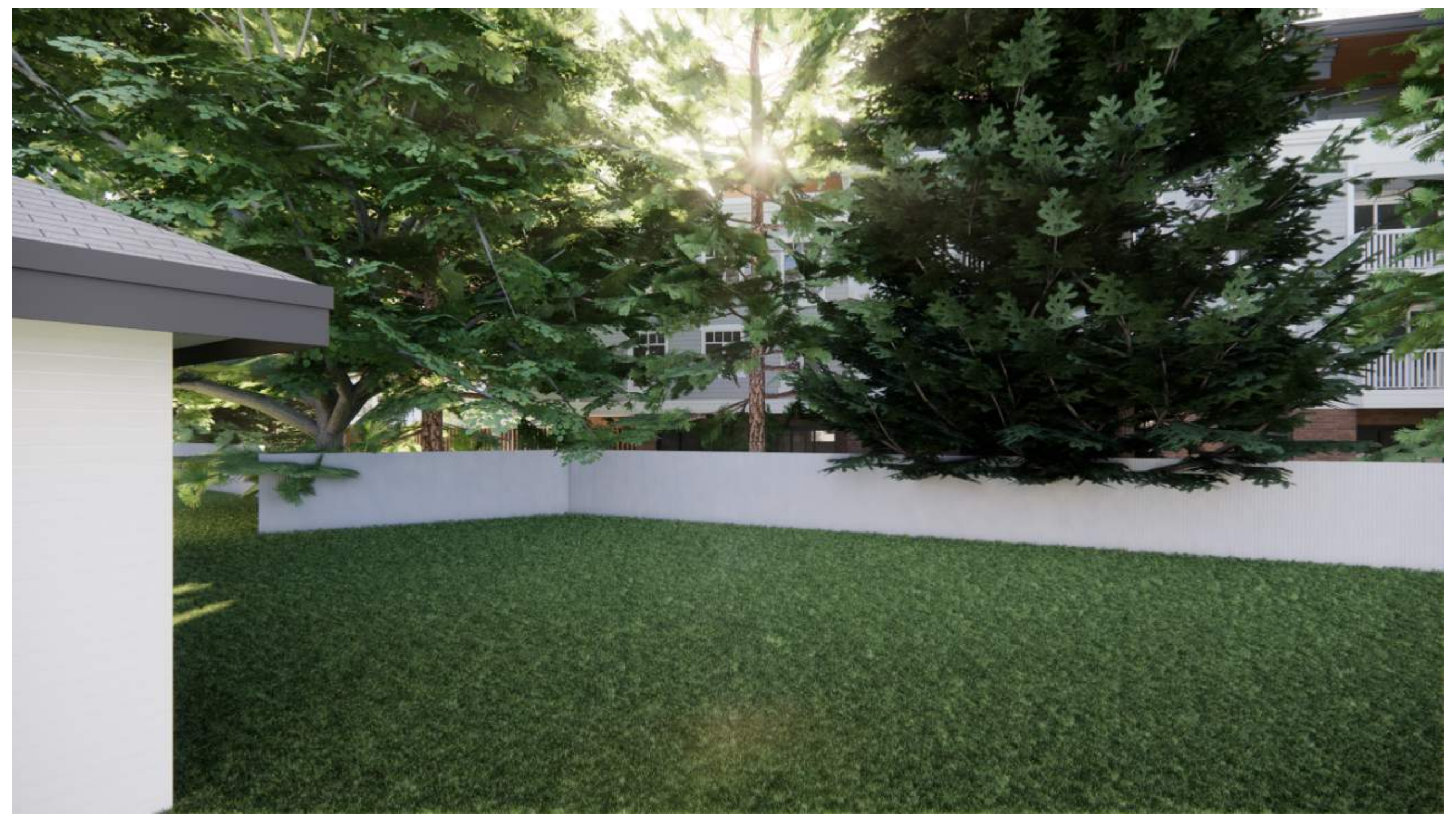
2025-10-20 12:33:22 PM

TREES MADE TRANSPARENT

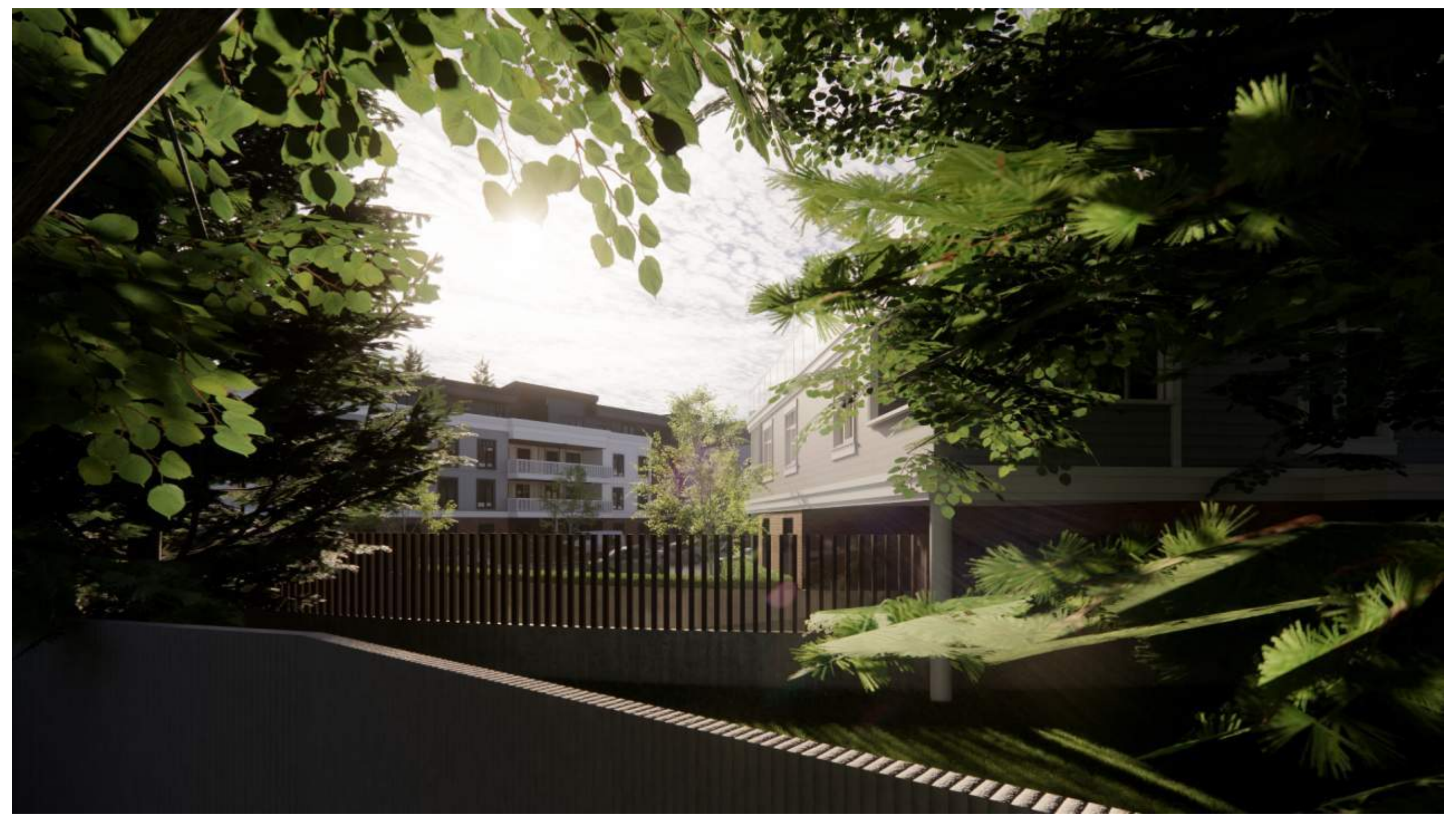


6
A3.03
MCBRIDE VIEW LOCATIONS
1" = 40'-0"

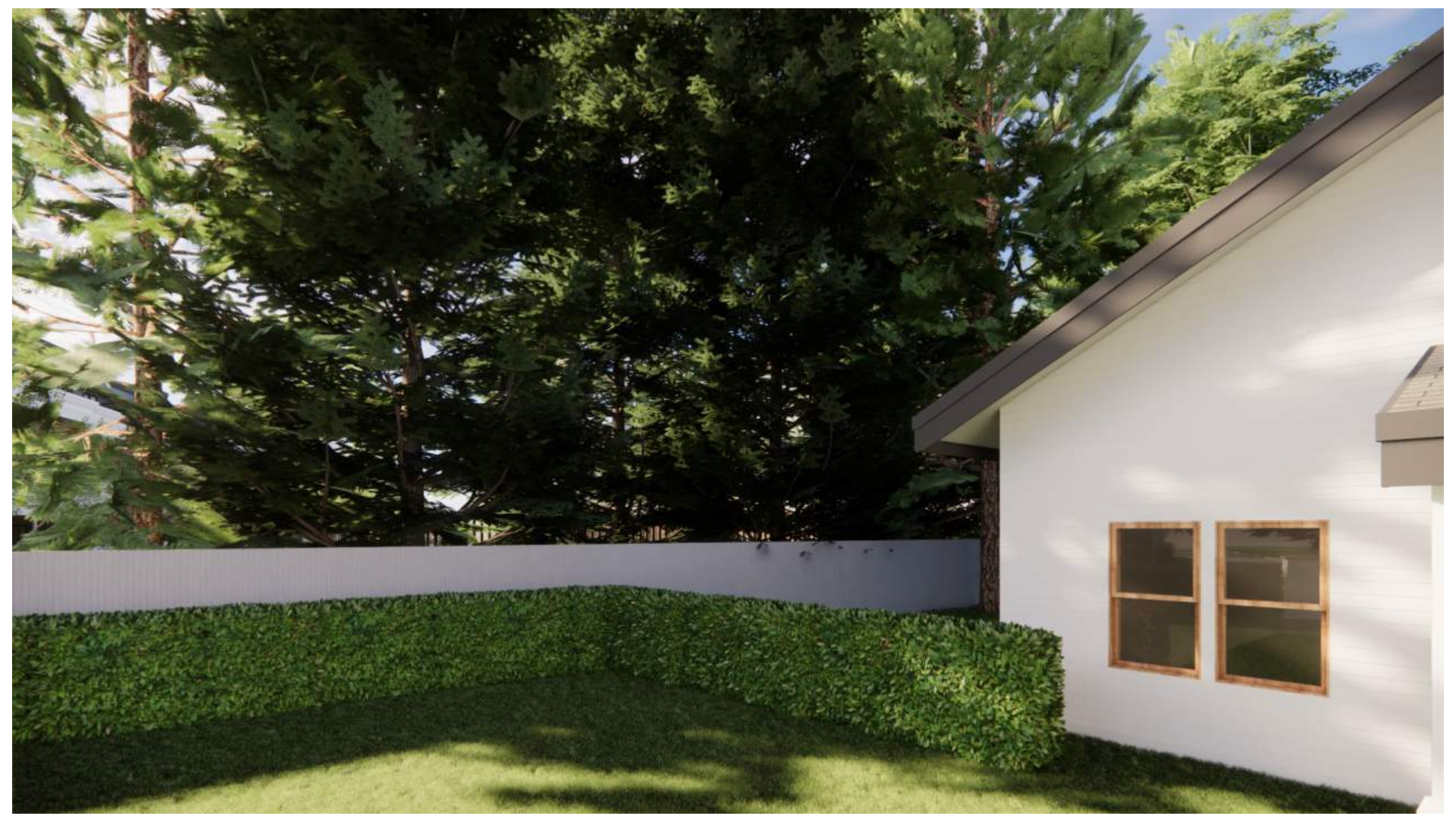




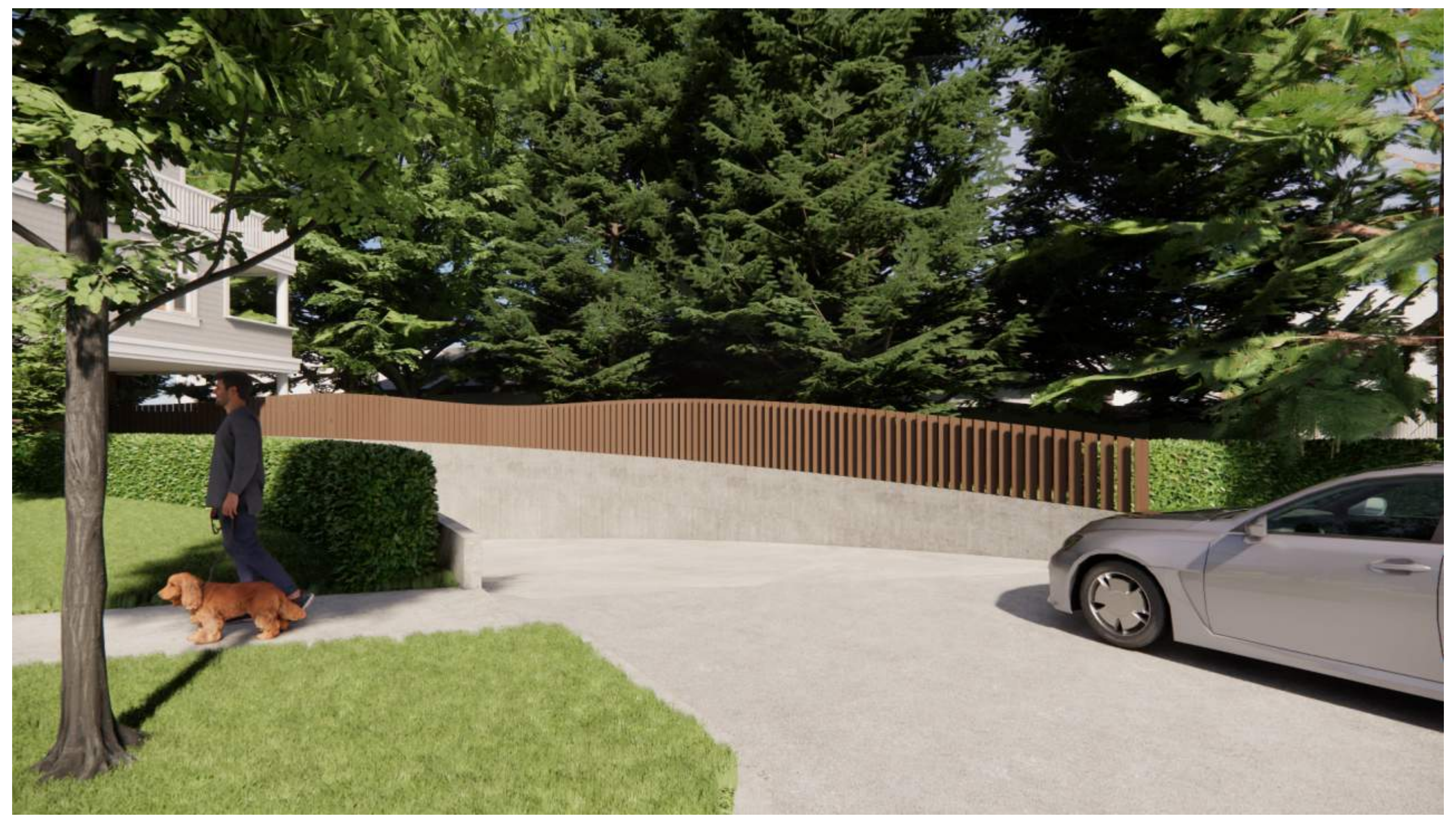
1 WEST OF TOWNHOME - TREES BLOCK VIEW



2 BUILDING STEPPED BACK TO ALLOW MAXIMUM SUNLIGHT THROUGH



3 EAST OF TOWNHOME - TREES BLOCK VIEW



4 WOOD SLAT SCREEN BLOCKS VEHICLE LIGHTS COMING IN AND OUT OF PARKADES

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
3D VIEW FROM McBRIDE

scale 1" = 40'-0"
@ 24"x36"
date 2025.07.21
drawn Author checked Checker

job no. 2309
sheet no. A9.05

seal
REGISTERED ARCHITECT
GORDON JOHN KLASSEN
BRITISH COLUMBIA
2025-10-22

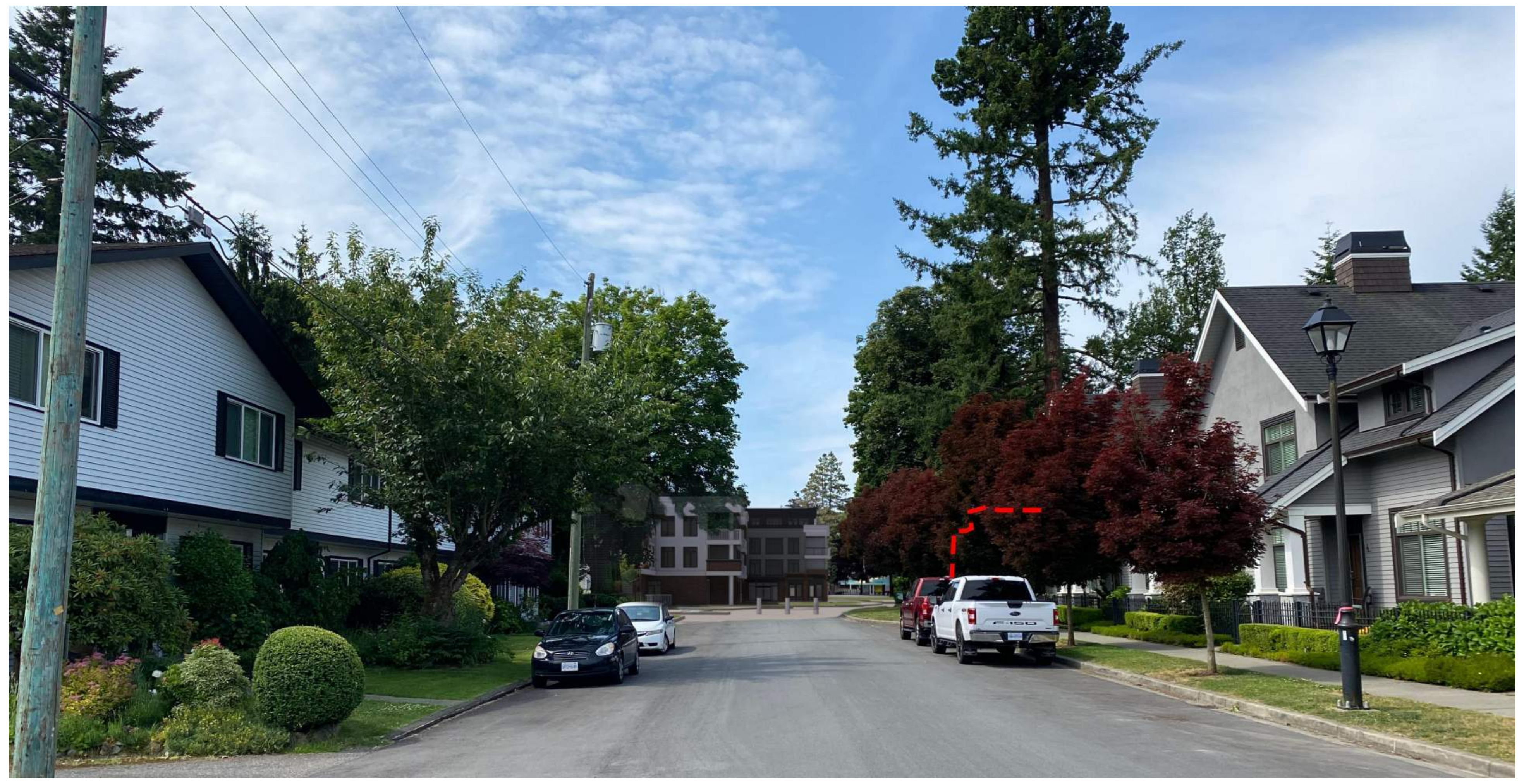
Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

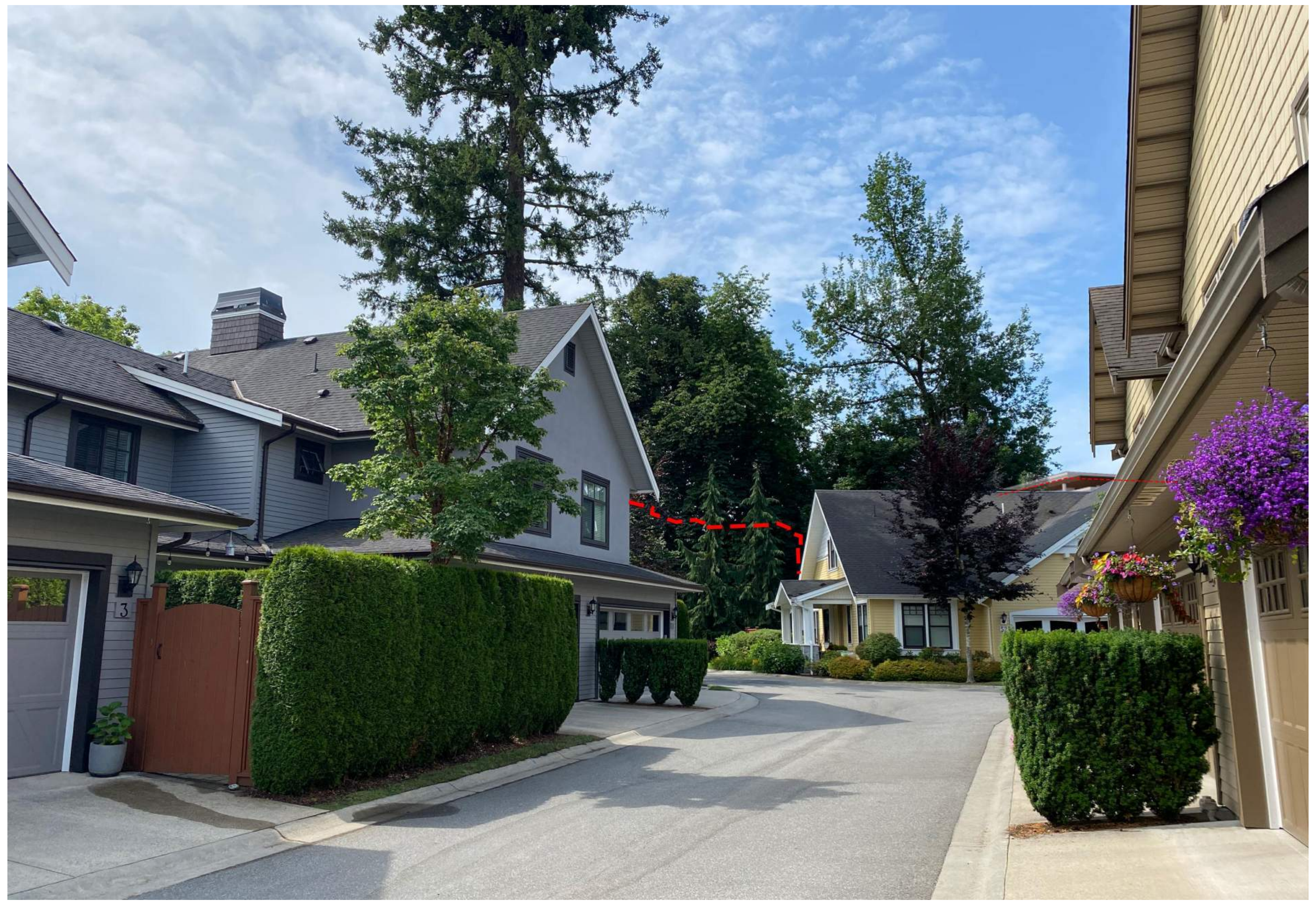
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

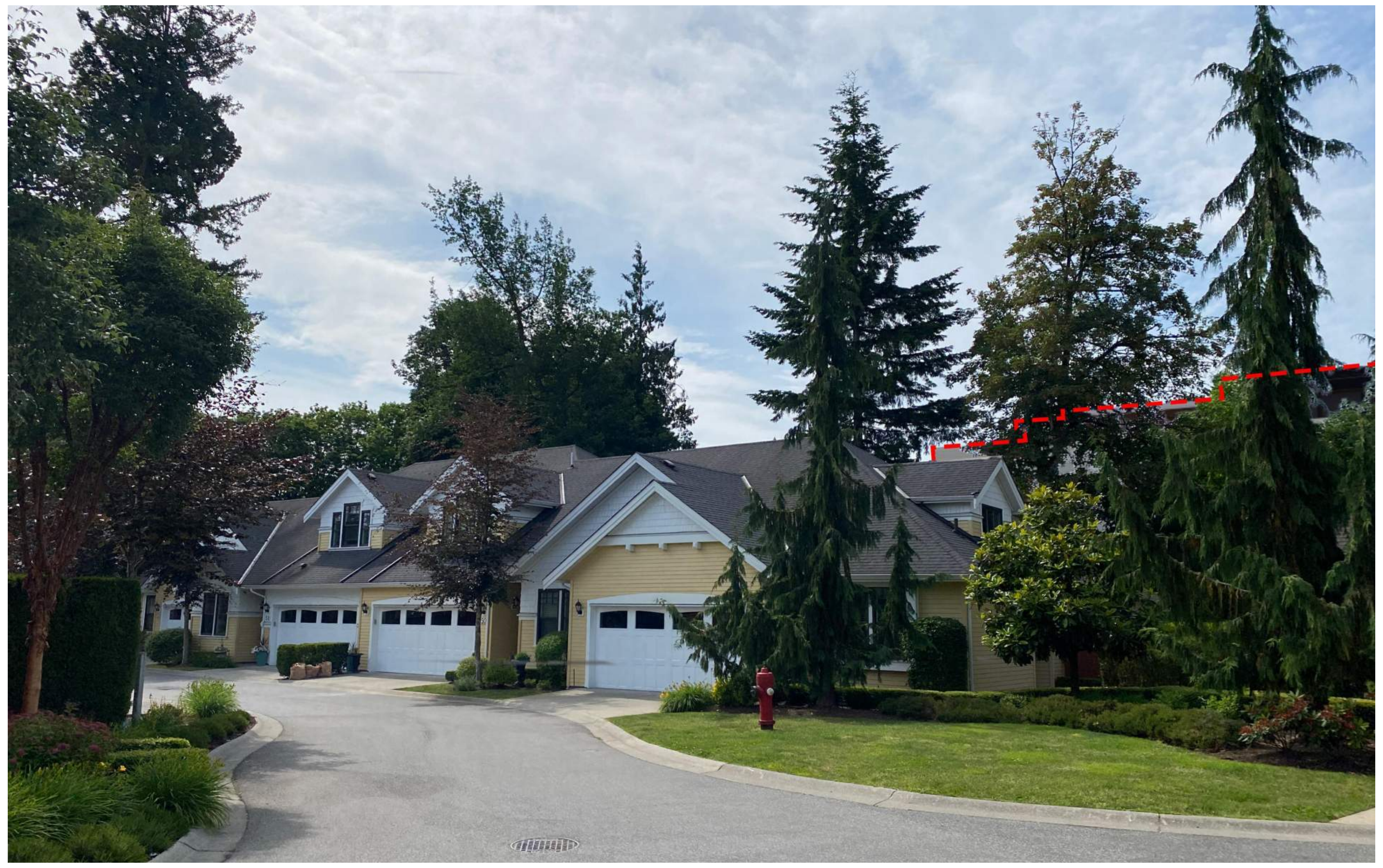
2025-10-20 12:33:30 PM

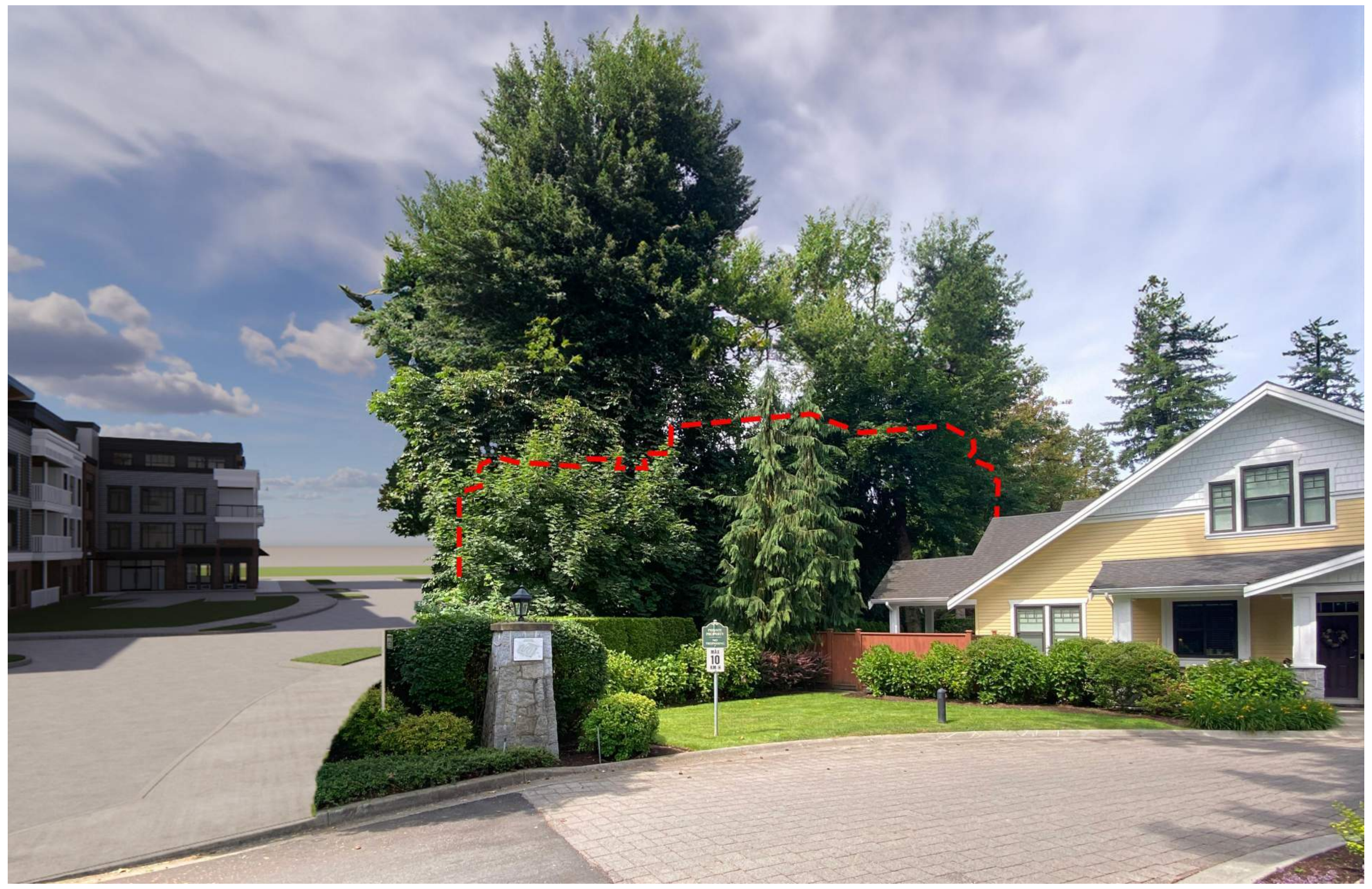
STREET VIEWS FROM McBRIDE TOWNHOUSES:

RED DASHED LINE OF PROPOSED DEVELOPMENT









site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
4	2025.07.11	CLIENT REVIEW
5	2025.07.15	CLIENT REVIEW
10	2025.10.20	ISSUED FOR D.P.

FORT LANGLEY MIXED USE PROJECT

23155 96 AVENUE
FORT LANGLEY, BC

title
MCBRIDE STREET VIEWS

scale
@ 24"x 36"

date 2025.07.21

drawn Author checked Checker

job no. 2309

sheet no. A9.06

seal

GORDON JOHN KLASSEN

2025-10-22

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

2025-10-20 12:33:31 PM