PACIFIC NAZARENE HOUSING SOCIETY, LANGLEY

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Project Statistics

OCP District areas:		Zoning:		Proposed Building:		
Nicomekl River District		Existing	P2 and RS1	Storeys	All	6
200 Street Corridor		Proposed	CD	Height (m)	South Building	20.7
					North Building	22.9

Street Address:	Legal Description:	Assembly Information:	Lot Area: sq.m.	sf
19991 49 Avenue Langely, BC	Plan NWP5752 Lot 1	Living Hope Church of the Nazarene	6 636.8	71 438
4951 200 Street Langley, BC	Plan 49001 Lot 119	City of Langley	784.7	8 446
4961 200 Street Langley, BC	Plan 49001 Lot 118	City of Langley	808.3	8 700
4975 200 Street Langley, BC	Plan NWP26103 Lot 16	City of Langley	1 607.2	17 300
4991 200 Street Langley, BC	Plan NWP57025 Lot 365	Private	684.6	7 369
19990 50th Avenue Langley, BC	Plan NWP57025 Lot 364	Living Hope Church of the Nazarene	676.8	7 285
		TOTAL	**11 198.3**	**120 538**
			(1.12 ha)	

Lot Area After Dedication:

	sq.m.	sf
Pre-dedication area	11 198.3	120 538.0
Dedication A	387.6	4 171.9
Dedication B	51.1	550.1
Dedication C	7.8	83.9
TOTAL	**10 751.9**	**115 732.1**
	(1.08 ha)	

C1 Zone Minimum Setbacks:

	Residential storeys: m	ft	All other storeys: m	ft
Front	6	19.7	*1.8*	5.9
Rear	6	19.7	*0.0*	0.0
Side (interior)	6	19.7	*0.0*	0.0
Side (exterior)	6	19.7	*1.8*	5.9

Proposed Setbacks:

	Residential storeys: m	ft	All other storeys: m	ft
Front	3.0	9.8	3.0	9.8
Rear	2.9	9.5	6.4	21.0
Side (interior)	5.7	18.7	4.6	15.1
Side (exterior)	5.6	18.4	3.0	9.8

Lot Coverage:

P1 / Original Lot Area	**82.7%**
P1 / New Lot Area	**86.1%**

Gross Floor Area:

	Parking sq.m.	sf	South Building sq.m.	sf	North Building sq.m.	sf	Total sq.m.	sf
Level P1	*9 256.0*	*99 630.8*						
Level One	*Parking excluded from GFA calculation*		2 145.0	23 088.2	837.0	9 009.1	2 981.9	32 097.2
Level Two			2 778.0	29 902.1	1 437.0	15 467.7	4 215.0	45 369.9
Level Three			2 621.0	28 212.2	1 415.0	15 230.9	4 036.0	43 443.1
Level Four			2 621.0	28 212.2	1 415.0	15 230.9	4 036.0	43 443.1
Level Five			2 621.0	28 212.2	1 415.0	15 230.9	4 036.0	43 443.1
Level Six			2 621.0	28 212.2	1 415.0	15 230.9	4 036.0	43 443.1
Roof Level			87.9	946.1	93.4	1 005.3	181.3	1 951.5
TOTAL			**15 494.9**	**166 785.3**	**8 027.4**	**86 405.9**	**23 522.2**	**253 191.2**

Dwelling Units Summary:

	South Building Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	North Building Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
Level One	0	0	0	0	0	0	0	0
Level Two	11	20	7	2	4	10	3	1
Level Three	11	20	7	2	4	11	5	1
Level Four	11	20	7	2	4	11	5	1
Level Five	11	20	7	2	4	11	5	1
Level Six	11	20	7	2	4	11	5	1
Subtotal	55	100	35	10	20	54	23	5
BUILDING TOTAL				**200**				**102**
GRAND TOTAL								**302**

Dwelling Units per hectare

= 302 units / 1.12 ha **269.7**

Dwelling Unit Mix:

	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	Total
	75 *(25%)*	154 *(51%)*	58 *(19%)*	15 *(5%)*	302
20% Adaptable required (per OCP)	15	31	12	3	**61**

Development Data:

	Institutional Assembly Hall	Childcare	Non-rentable	Commercial Rentable	Non-rentable	Residential Amenity	Circulation & Non-rentable	Rentable Storage	Rentable Units
South Building									
Level One	906.0	800.0	19.1	0.0	0.0	237.4	182.5	0.0	0.0
Level Two							306.4	75.5	2 396.1
Level Three							314.2	75.5	2 231.3
Level Four							314.2	75.5	2 231.3
Level Five							314.2	75.5	2 231.3
Level Six							314.2	75.5	2 231.3
Roof Level							87.9		
Subtotal (sq.m.)	906.0	800.0	19.1	0.0	0.0	237.4	1 833.5	377.5	11 321.3
Subtotal (sf)	9 752.1	8 611.1	205.6	0.0	0.0	2 555.4	19 735.8	4 063.4	121 861.9
S. Bldg. Subtotals by Use (sq.m.)			**1 725.1**		**0.0**				**13 769.8**
(sf)			**18 568.8**		**0.0**				**148 216.5**
North Building									
Level One	0.0	0.0	0.0	597.9	63.5	0.0	175.6	0.0	0.0
Level Two						165.8	183.3	57.7	1 030.2
Level Three							180.6	0.0	1 234.4
Level Four							180.6	0.0	1 234.4
Level Five							180.6	0.0	1 234.4
Level Six							180.6	0.0	1 234.4
Roof Level							93.4		
Subtotal (sq.m.)	0.0	0.0	0.0	597.9	63.5	165.8	1 174.7	57.7	5 967.8
Subtotal (sf)	0.0	0.0	0.0	6 435.7	683.5	1 784.7	12 644.0	621.1	64 236.9
N. Bldg. Subtotals by Use (sq.m.)			**0.0**		**661.4**				**7 366.0**
(sf)			**0.0**		**7 119.3**				**79 286.6**

TOTAL GROSS FLOOR AREA (sq.m.)	**23 522.2**	**F.A.R.**	**2.10**
(sf)	**253 191.2**		

Parking Requirement:

Use	Area (sq.m.)	Units	Multiplier	Required Stalls	Provided Stalls
Assembly Hall	906.0		x 1 / 10 sq.m.	90.6	91
Childcare		12	x 1 / employee	12	12
Commercial	597.9		x 3 / 93 sq.m.	19.3	20
Residential					306
Studio		75	1.2	90	
One Bedroom		154	1.2	184.8	
Two Bedrooms		58	1.3	75.4	
Three Bedrooms		15	2	30	
Visitors		302	0.2	60.4	61
TOTAL				**565**	**429**

Accessible Stalls	minimum 5% of all stalls	= 428 x 0.05	20	
Small Stalls	maximum 40% of all stalls	*428 x 0.4 = 171*	171	*40%*

Loading Requirement:

	Commercial GFA	Required	Provided
2 sapces for commercial GFA of 456 - 2323 sq.m., plus 1 space for each additional 2323 sq.m. or fraction thereof	2 303.9	2	2

Bicycle Space Requirement:

	Multiplier	Required Class 1	Class 2	Provided Class 1	Class 2
Multifamily Residential	Class 1 = 0.5 / unit Class 2 = 6 /	151.0	12	151.0	12
Retail	Class 1 = 1 / 500 sq.m. Class 2 = 6 / unit	1.3	30	2.0	30
Assembly Hall	10 spaces		10		10
Childcare	10 spaces		10		0
TOTAL		**152.3**	**62**	**153**	**52**

Residential Bicycle Spaces:

	Horizontal	Vertical
Level P1	71	51
Level One	29	0
Total	**100**	**51**
	66.2%	*33.8%*

Amenity Spaces (sq.m.):

	Multiplier	South Building Required	Proposed	North Building Required	Proposed	Combined Required	Proposed
Indoor Amenity	2.3 sq.m. / unit*	200	230	102	170	302	400
Outdoor Amenity		400	395	204	250	604	645
TOTAL		**600**	**625**	**306**	**420**	**906**	**1 045**

**or variance of 3m2 total per unit on indoor and outdoor but with a min of 1 m2 per unit on both indoor and outdoor amenities*

Distribution of Parking Spaces:

	Regular	Small	
Level P1	224	102	**326**
Level One	34	69	**103**
Subtotal	258	171	
TOTAL			**429**

Proposed Grade Calculation (mm):

East

Property Line	Building Face	*Average*
17 620	17 499	*17 560*
17 681	17 499	*17 590*
17 742	18 089	*17 916*
17 559	17 499	*17 529*
17 498	17 499	*17 499*
17 438	17 499	*17 469*
17 378	17 499	*17 439*
17 314	17 499	*17 407*
17 235	17 499	*17 367*
17 150	17 500	*17 325*
17 053	17 499	*17 276*
16 975	17 499	*17 237*
16 500	16 868	*16 684*
16 500	16 746	*16 623*
16 500	16 609	*16 555*
16 500	16 473	*16 487*
16 500	16 337	*16 419*
16 500	16 200	*16 350*
16 500	16 064	*16 282*
16 500	15 935	*16 218*
15 720	16 228	*15 974*
16 144	15 536	*15 840*
16 117	15 338	*15 728*
15 144	15 500	*15 322*
14 919	15 500	*15 210*
14 697	14 800	*14 749*
14 481	14 800	*14 641*
14 244	13 887	*14 066*
13 892	13 952	*13 922*
13 800	13 449	*13 625*
13 517	13 800	*13 659*
Average North		**16 257**

West

Property Line	Building Face	*Average*
16 500	17 399	*16 950*
16 500	17 732	*17 116*
16 500	17 839	*17 170*
16 500	17 854	*17 677*
17 881	17 500	*17 691*
17 918	17 500	*17 709*
17 946	17 500	*17 723*
17 970	17 500	*17 735*
17 986	17 500	*17 743*
17 996	17 500	*17 748*
17 983	17 500	*17 742*
17 946	18 000	*17 973*
17 957	18 000	*17 979*
17 936	18 000	*17 968*
17 925	18 000	*17 963*
17 916	18 000	*17 958*
15 512	16 585	*16 049*
15 652	16 601	*16 127*
15 791	16 616	*16 204*
15 931	16 639	*16 285*
16 071	16 749	*16 410*
16 211	16 859	*16 535*
16 300	16 970	*16 635*
16 300	17 081	*16 691*
16 300	17 173	*16 737*
16 300	17 189	*16 745*
16 300	17 204	*16 752*
16 436	17 220	*16 828*
16 676	17 237	*16 957*
16 917	17 257	*17 087*
17 157	17 276	*17 217*
17 397	17 295	*17 346*
Average South		**17 170**

North

Property Line	Building Face	*Average*
13 630	11 650	*12 640*
13 799	11 811	*12 805*
14 321	12 256	*13 289*
15 465	12 701	*14 083*
15 500	13 146	*14 323*
15 500	13 591	*14 546*
15 502	14 036	*14 769*
15 480	14 307	*14 894*
15 480	14 461	*14 971*
Average North		**14 035**

South

Property Line	Building Face	*Average*
18 059	18 088	*18 074*
18 105	18 135	*18 120*
18 151	18 175	*18 163*
18 183	18 190	*18 187*
18 193	18 190	*18 192*
18 197	18 190	*18 194*
18 192	18 190	*18 191*
18 167	18 109	*18 138*
18 118	18 090	*18 104*
Average South		**18 151**

Proposed Grade (meters)

16 573

General Notes:
The way measurements of areas shown in the drawings vary:
1. Residential unit areas are counted from the centreline of the wall that separates units, to the exterior glazing at the outsidewall, and the exterior face of the walls on internal corridors.
2. Commercial units Areas are counted from the centreline of the walls in between units, to the exterior glazing at the outsidewall, and the exterior face of the walls on internal corridors.

3. All Congregation and Childcare areas ares are measured from the interior face of the walls. (From interior wall face to interiror wall face).

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Consultants

Key plan

Issued for

Project title
PACIFIC NAZARENE HOUSING SOCIETY RENTAL HOUSING

Client
Pacific Nazarene Housing Society

Site address
19991 - 49th Avenue
4951-4975 - 200 Street
4991 - 200 Street
19990 50th Avenue

Sheet title
PROJECT STATISTICS

Sheet number
A001

Overview

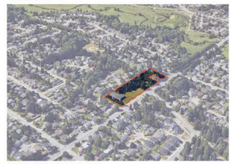
As a gesture of respect, peace, and friendship, we acknowledge that the site of this development is located on the unceded Indigenous homelands of the Coast Salish People - specifically the Kwantlen, Matsqui, Katzie and Semiahmoo, and all their ancestors who lived on and served as faithful stewards of these lands.

The proposed development is situated on a one hectare, block-long site that straddles the 200th Street Corridor and Nicomekl River Districts of the City of Langley Official Community Plan (OCP).

This application is in support of a proposal to revise the OCP and rezone the subject site from P2 and RS1 to CD zone to permit the increased density to 2.10 FAR.

The proposed would provide a childcare facility, service-oriented retail space, and 302 units of rental residential with amenity in addition to an updated assembly hall for the Owner: the Living Hope Church of the Nazarene (Pacific Nazarene Housing Society), whose vision includes community support.

Subject site



Aerial view of subject site from southeast

Area plan

Site opportunities
The subject site is on 200th Street, which is a major road and truck route through the City of Langley. The vicinity of the site is now dominated by single family residential development, but the OCP identifies that this part of the city will be a transition zone between the more dense downtown core to its north and the suburbs to the south.

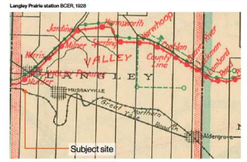
Public transit
The subject site will be a thirty minute walk from the future Skytrain station planned at Industrial Avenue and 203rd Street. 200th Street is served by public transit and there is a bus stop at the subject site, and another across the street. This major route is also earmarked as a potential rapid bus route.

Green areas
The site surrounded by generous green space in every direction. It is a five minute walk to the Nicomekl River and Trail to the north. A six minute walk to the east arrives at Sendall Botanical Gardens. Penzer Action Park and the Power Line Trail are about five minutes south, and finally Conder Park is a three minute walk to the west.

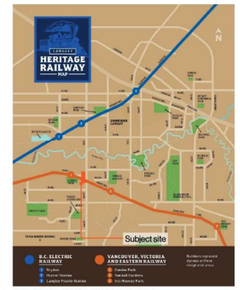
Legend
- Subject site
- Municipal boundary
- Park
- Major road
- Arterial road
- Collector road

Heritage: Vancouver, Victoria, & Eastern Rail

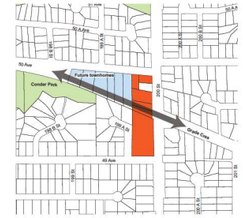
Langley Prairie station BCER, 1920



Map BCER and V&E rails through Langley area

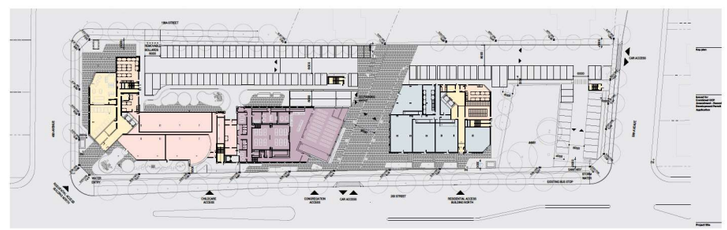


Heritage Railway Map Highlighting station locations within Langley



The City of Langley has identified the historic VV&E Railway as a heritage feature of interest. The path of this former train track bifurcates the subject site. Its location has driven the building parti. The proposed development offers circulation and a visual connection from Grade Crescent to Conder Park, the location of a former train stop.
This connection is an access point for the site. An assembly hall, retail units, and vehicular and pedestrian traffic will animate it as the outdoor heart of the development.

Subject site



Streetscape
The subject site is wrapped by single family homes and residential local roads to the north, south, and east. In contrast, the east side of the proposed development faces onto a major roadway that is also a primary truck route through the city. Running north to south the grade of the site changes by over 6 meters, amounting to an average slope of 3% with the highest point at the south corner.
The ground floor of the proposed development will house residential amenity, childcare, an assembly hall, and retail units. The site is bifurcated by what was once a regional electric railway track, and the building parti opens and provides parking access at this point along 200th Street.

Pedestrians
An inclusive pedestrian experience is at the heart of the site concept, and the gentle slope of the site is handled with care to minimize stairs and offer efficient and comfortable paths of travel. For pedestrian safety, modes are separated by keeping vehicular access at the rear of the site.

The ground level uses on site require varying degrees of openness/privacy, which creates variety along the street. The preposed development is bookended with perhaps the most active uses: residential lobbies and amenity, and retail space.
The walkway itself is broad, ranging between 9m and 14m from building to curb. This means ample space for times of high pedestrian traffic, as well as room for landscaping buffer.

Vehicles
Underground parking is provided and vehicular access is located on the east side across from Grade Crescent and at the northwest corner of the site. At ground level, parking is distributed along the north and west ends of the site. This configuration serves all the building uses while maintaining a strong facade and street interface along the front elevation. It loads the density towards the busiest street and maximizes the buffer between the six storey proposed development and the adjacent single family homes.

Site assembly

The subject site will be the result of collaboration between the City of Langley and the Pacific Nazarene Housing Society (PNHS). With the shared goals of growing and connecting the community of Langley, the applicant is pleased to put forward this development proposal.

The southernmost parcel is the longstanding home of the Living Hope Church of the Nazarene. The northwest parcel was previously purchased by PNHS. The northeast lot is a recent purchase from a private owner. Finally, the three parcels across from Grade Crescent are City-owned land.

The consolidation of these properties will enable a density of affordable rental housing that exceeds what could be achieved without assembly. This will help to address the shortage of such housing in Langley, and will help the City to hit its targets for new housing units.

Guideline review

Current zoning

Legend
- Subject site
- RS1 zoning
- Park

Official Community Plan uses

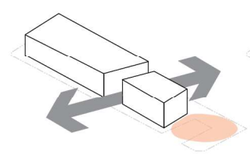
The City of Langley OCP currently shows the subject site is to be rezoned to ground-oriented residential use. The Applicant, in consultation with city staff, is seeking to update the OCP to reflect the highest and best use that these church-owned lands can potentially provide, given their adjacency to frequent transit. The proposal therefore shows a Low-Rise Residential design (permitting up to six storeys), similar to developments near Nicomekl Elementary School.

This proposal builds on the OCP's "Conder Convenience Corner" vision, with a neighbourhood commercial community centre that includes more housing units, a large daycare, a renewed church and community space, and a greater supply of rental and below-market housing.

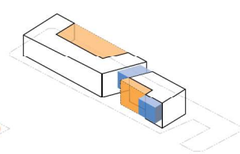
The site straddles two Districts identified in the OCP: the Nicomekl River District and the 200th Street Corridor. The intent for both of these districts is to densify residential use where there is good proximity to major roads and the downtown.

The OCP shows a mix of Suburban, Ground-oriented, and Urban Residential. It is the Applicant's position that the proposed development aligns with the intent of the OCP and provides this desired density by offering 302 units of rental and below-market housing. The proposal then exceeds expectations by providing childcare and service-oriented retail units at ground level, while also including an update to the church congregation facility.

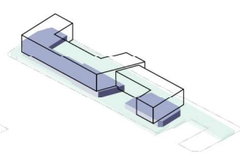
Building massing



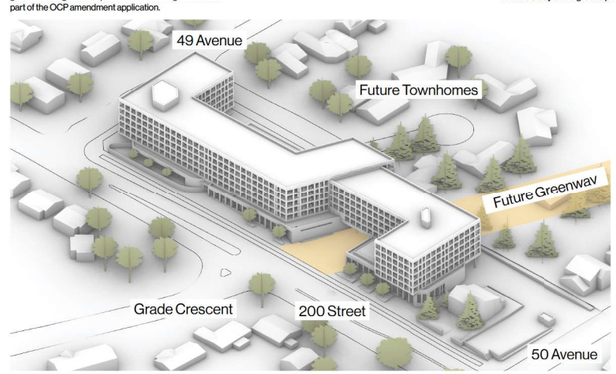
Step One
A six storey volume is bifurcated by the historical railway path, connecting Grade Crescent to Conder Park, where a future public node (green space or plaza) is planned. This gesture is integral to the public benefits being offered as a part of the OCP amendment application.



Step Two
The residential floors are adjusted to a functional width and the massing is shifted to read as two distinct but connected buildings.



Step Three
The ground level is proportioned to suit its varied uses: residential, commercial, assembly hall, and childcare, plus parking below. This configuration was arrived at through an iterative study of the ground plane.



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Key plan

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PACIFIC NAZARENE HOUSING SOCIETY RENTAL HOUSING

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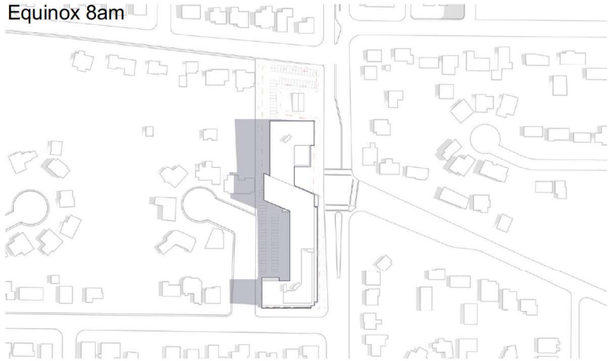
Site address
19991 - 49th Avenue
4951-4975 - 200 Street
4991 - 200 Street
19990 50th Avenue

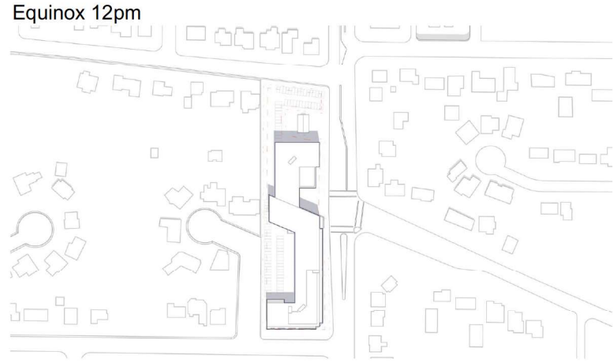
Sheet title
Design Rationale

Sheet number
A002

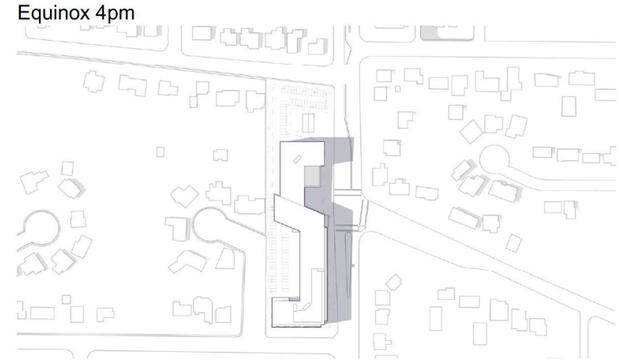
Equinox 8am



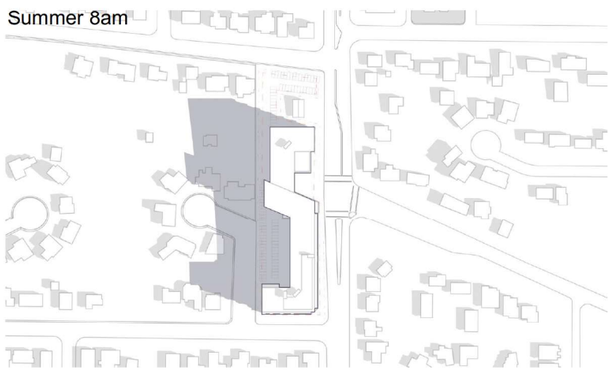
Equinox 12pm



Equinox 4pm

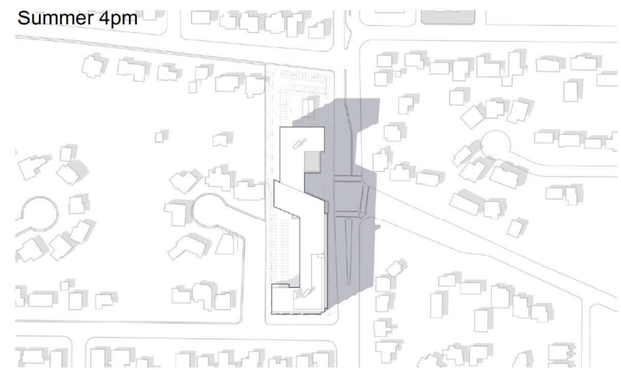


Summer 8am

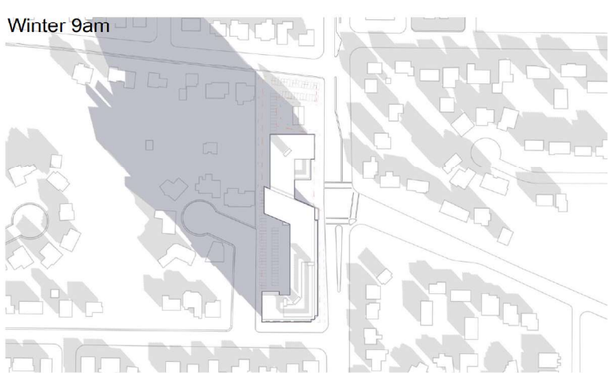


Summer 12pm

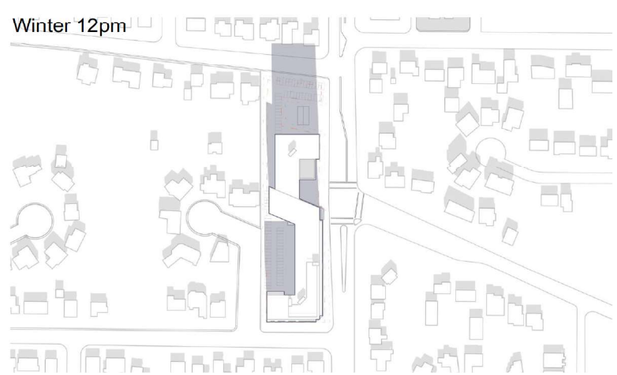
Summer 4pm



Winter 9am



Winter 12pm



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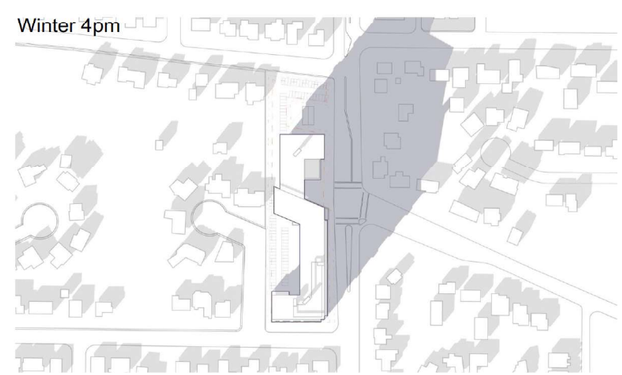

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Seal

Consultants

Key plan

Issued for

Combined OCP Amendment - Rezoning - Development Permit Application — December 3rd, 2024

Project title

PNHS LANGLEY

Client

Site address

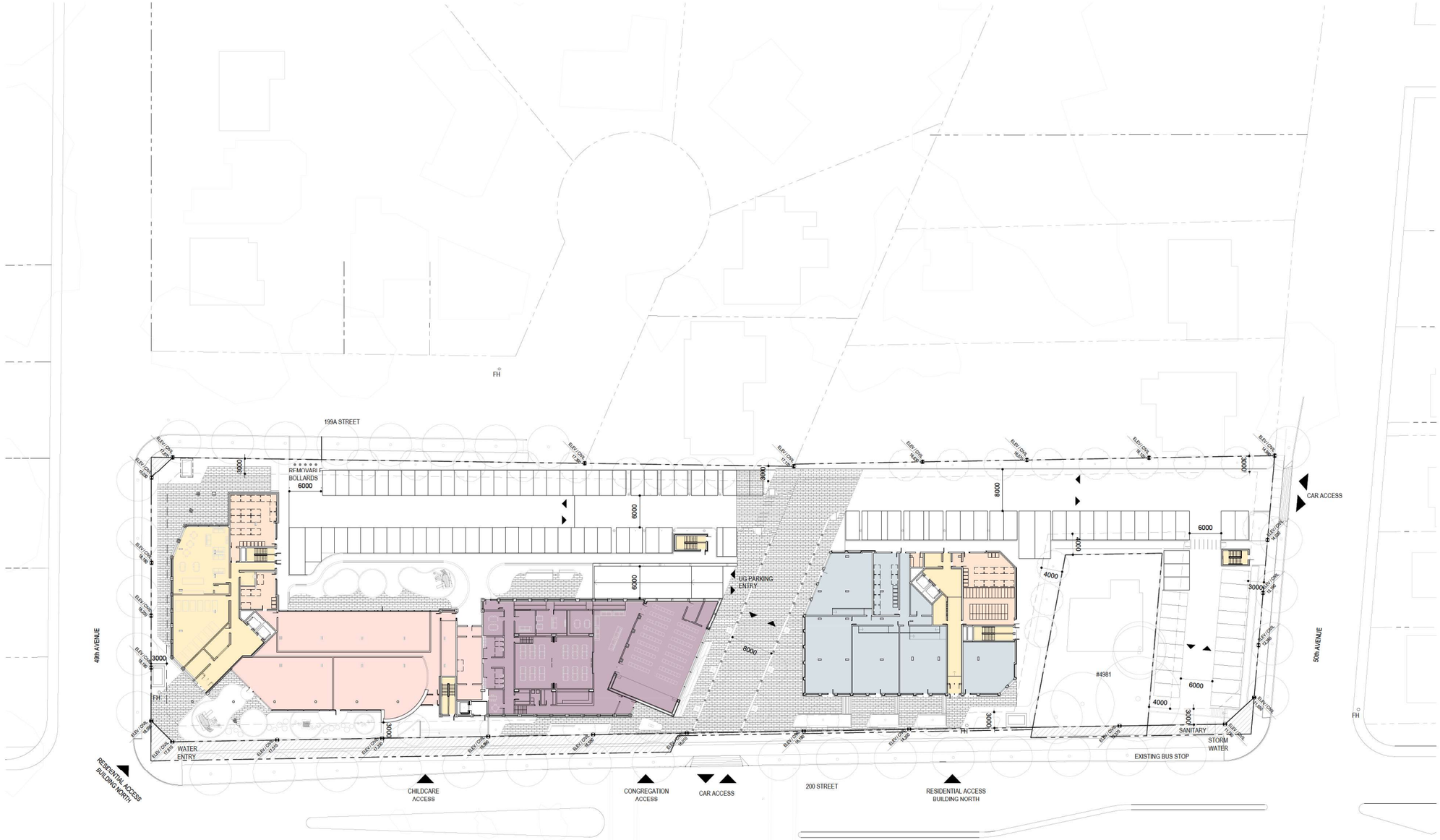
Sheet title

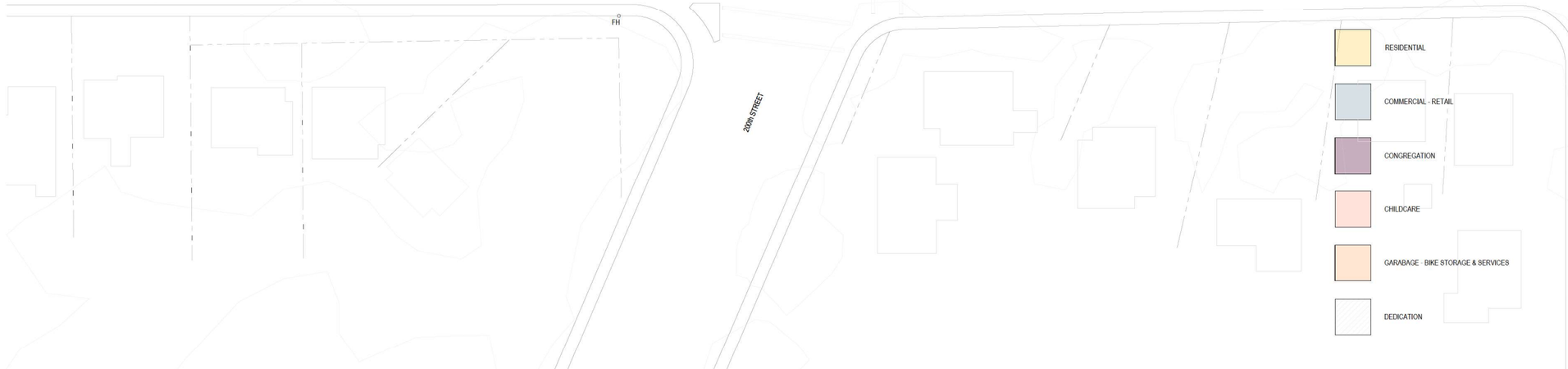
SHADOW STUDY

Printed Date 2024-12-03

Sheet number

A003





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Consultants

Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application — **December 3rd, 202**

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

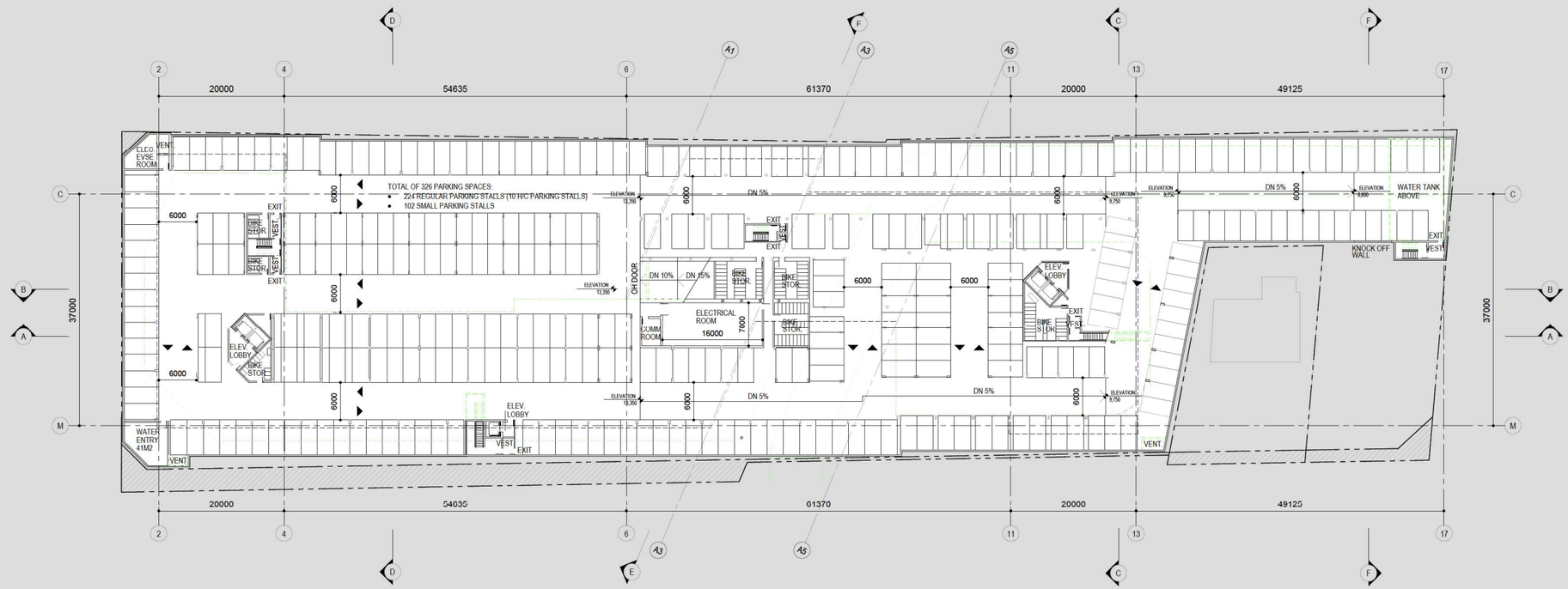
Site address
19991-49TH-AVENUE

Sheet title
SITE-PLAN

Printed Date 2024-12-03

Sheet number **Scale 1:250** -

A101



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Key plan

Issued for

Combined OCP Amendment - Rezoning - Development Permit Application	**December 3rd, 202**

Project title
PNHS-LANGLEY

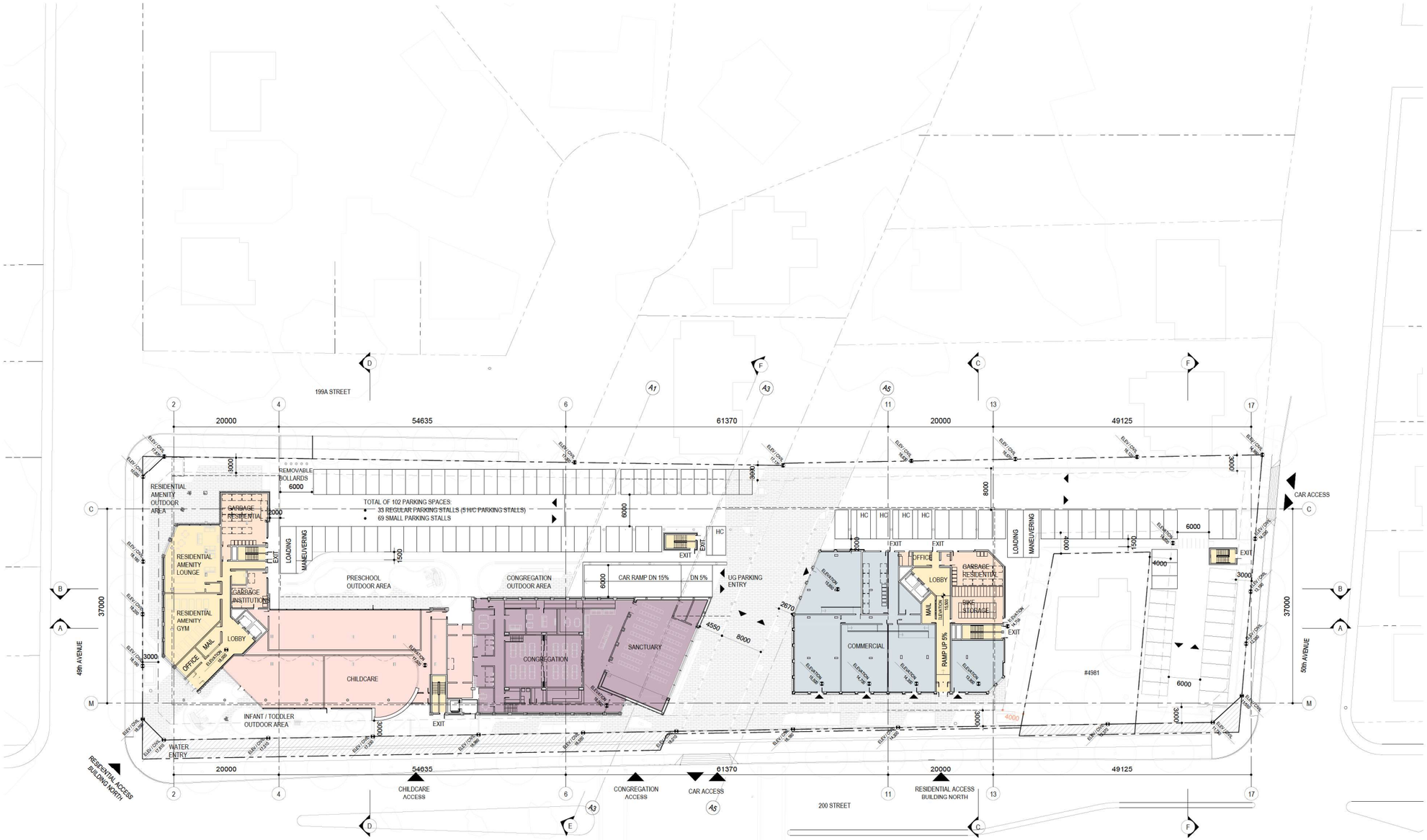
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

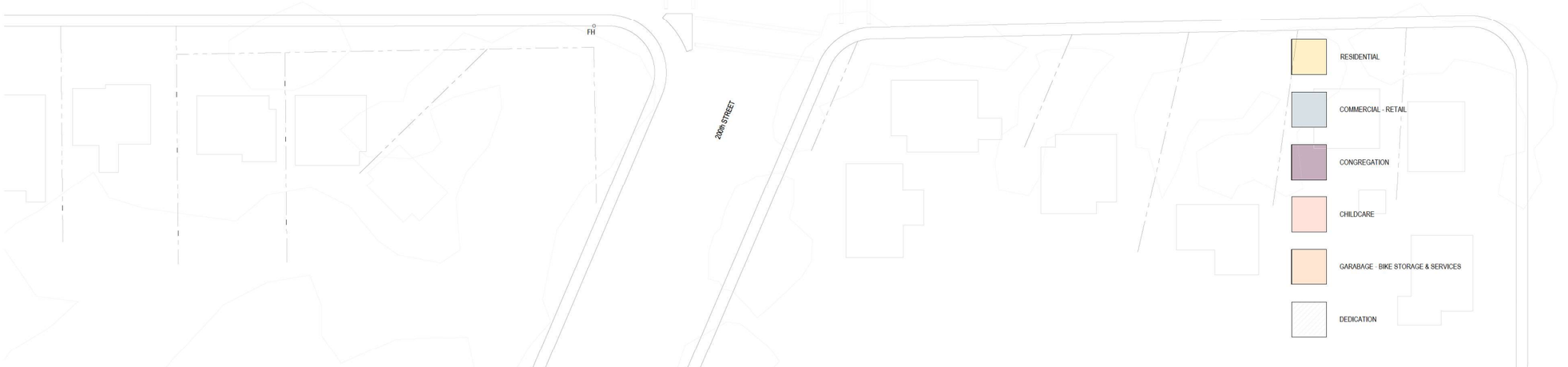
Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN-LEVEL-P1

Printed Date 2024-12-03
Sheet number **Scale 1:250** -

A201





RESIDENTIAL

COMMERCIAL - RETAIL

CONGREGATION

CHILDCARE

GARABAGE - BIKE STORAGE & SERVICES

DEDICATION

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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application December 3rd, 202

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN-LEVEL-1

Printed Date 2024-12-03

Sheet number **Scale 1:250** -

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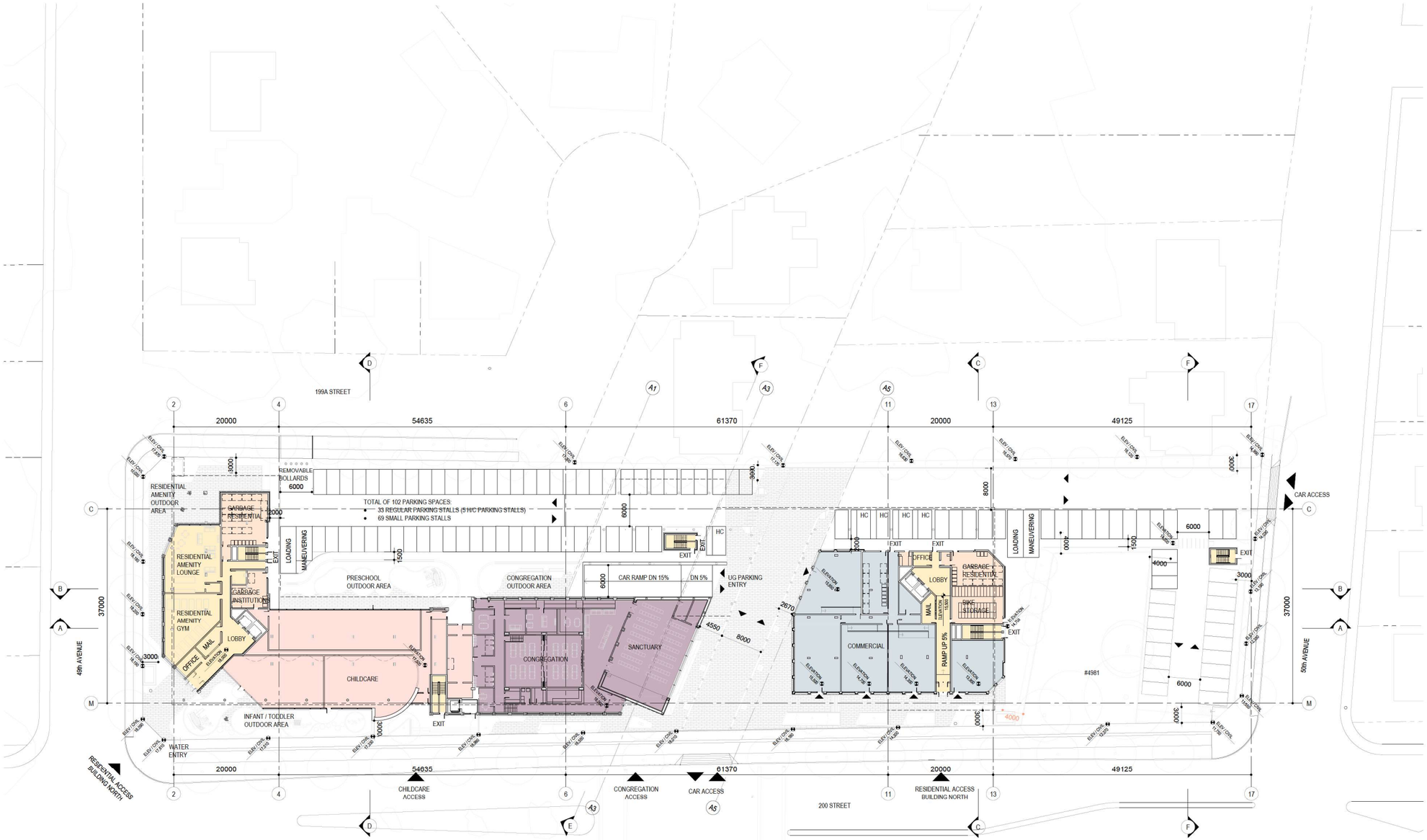

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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application December 3rd, 202

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

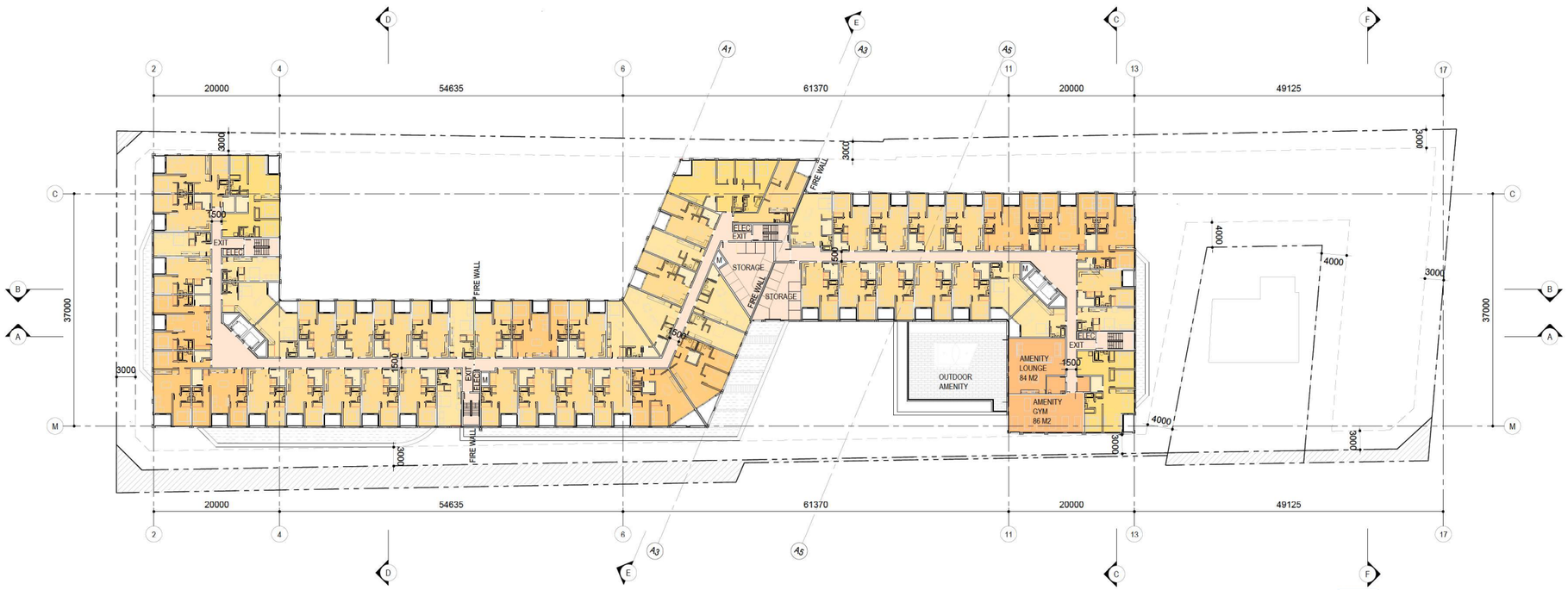
Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN-LEVEL-1

Printed Date 2024-12-03

Sheet number **Scale 1:250** -

A202



CORRIDOR

AMENITY

STORAGE

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

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Consultants

Key plan

Issued for

Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 2024

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19591-49TH-AVENUE

Sheet title
KEY-PLAN-LEVEL-2

Printed Date 2024-12-03

Sheet number **Scale 1:250** -

A203

CORRIDOR

AMENITY

STORAGE

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

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Consultants

Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application **December 3rd, 202**

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

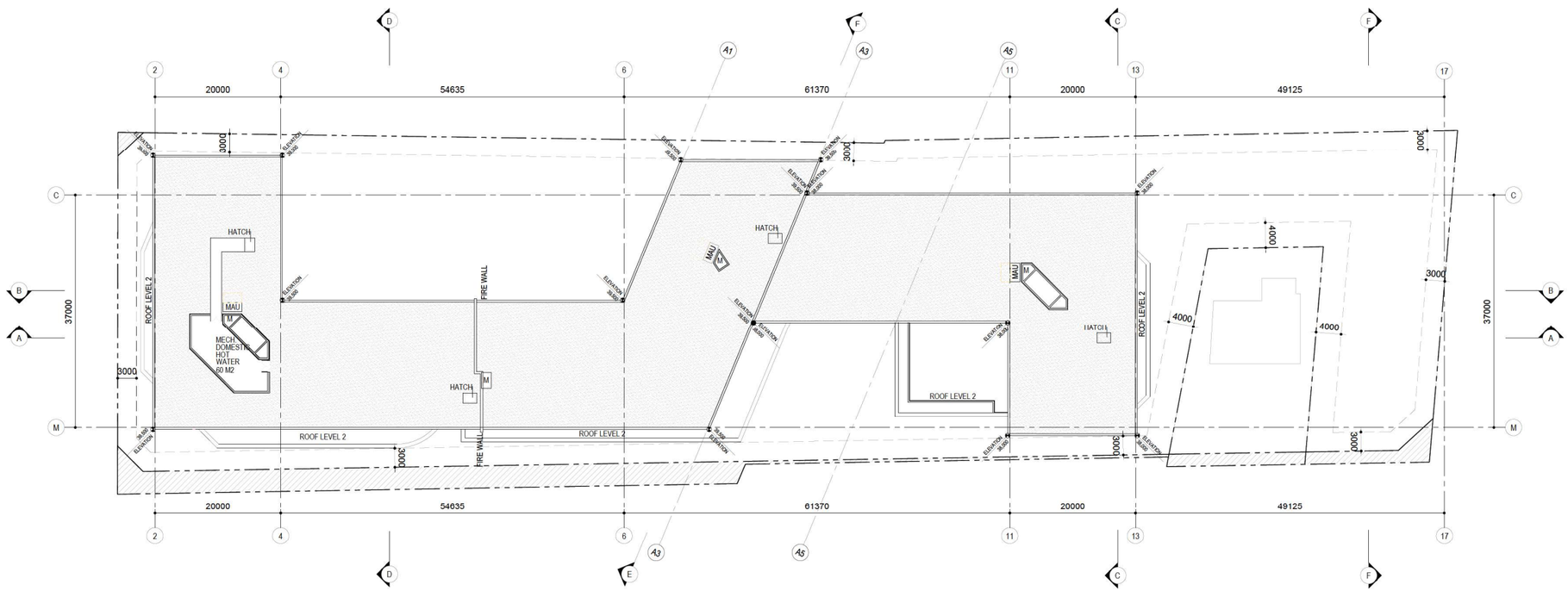
Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN
LEVELS-3-TO-6

Printed Date 2024-12-03

Sheet number **Scale 1:250** -

A204



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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application **December 3rd, 202**

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
KEY-PLAN-ROOF-PLAN

Printed Date 2024-12-03
Sheet number **Scale 1:250** -

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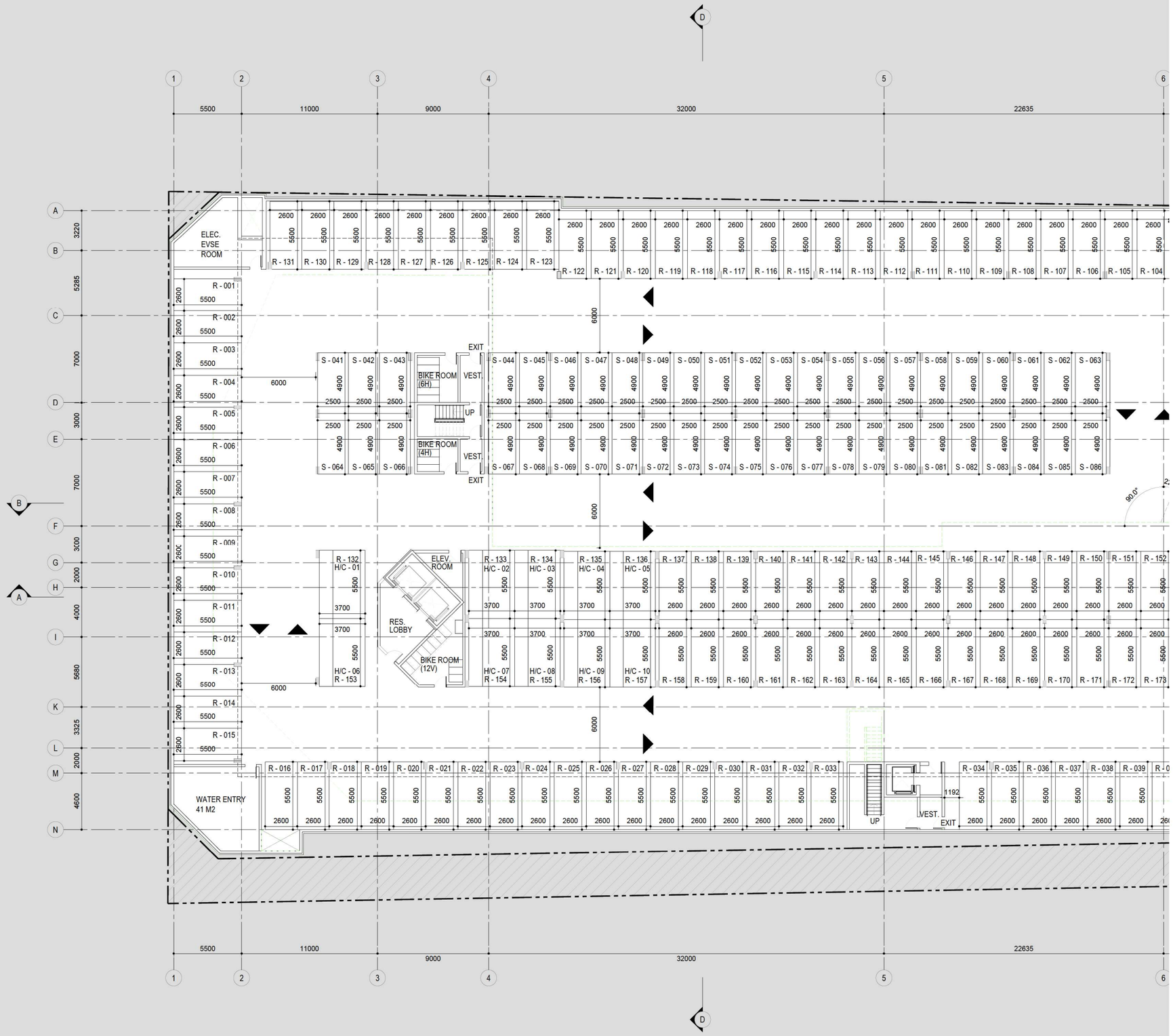

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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application — December 3rd, 202

Project title
PNHS-LANGLEY

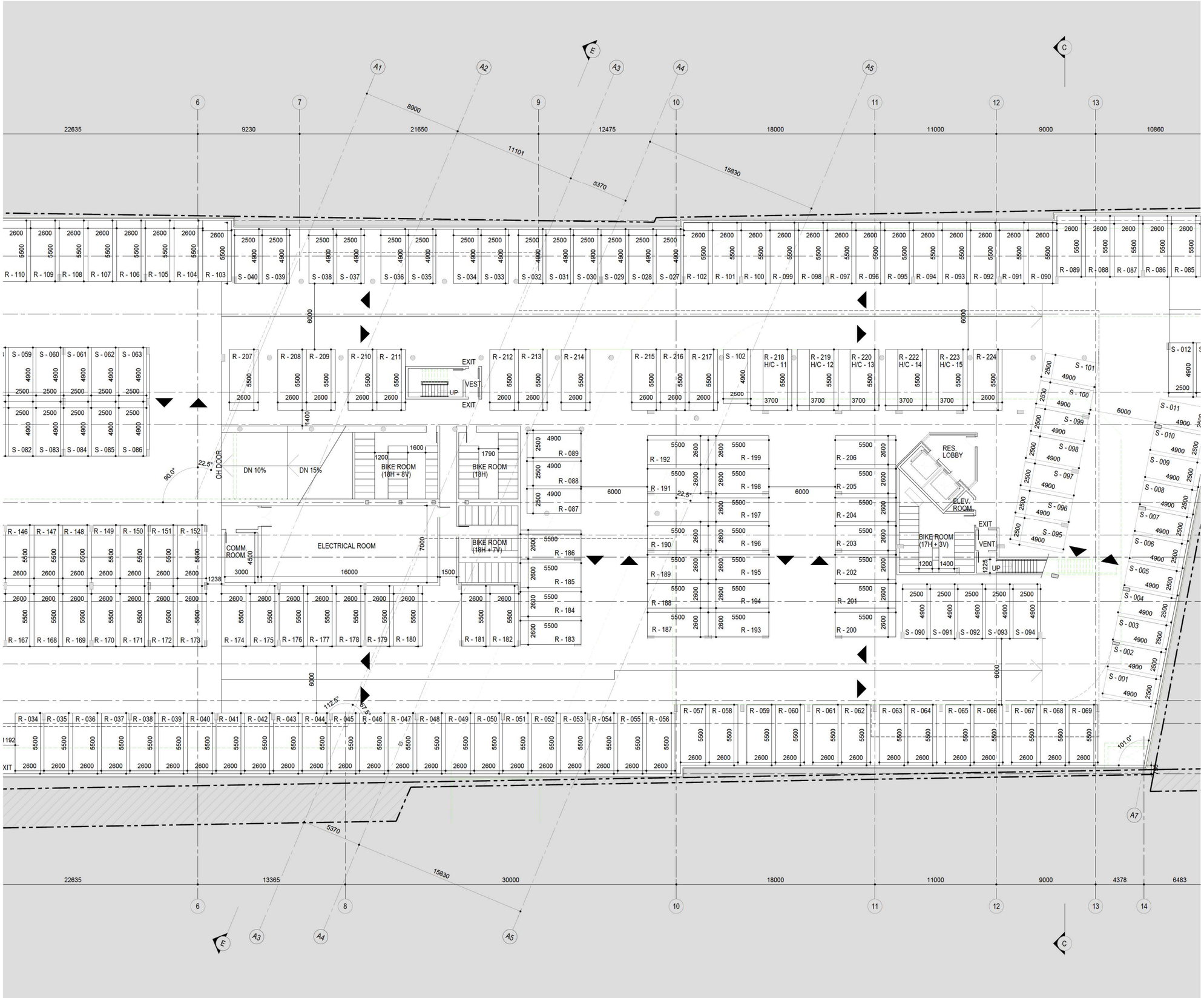
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
LEVEL-P1-A

Printed Date 2024-12-03
Sheet number **Scale 1:100** -

A210



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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application
December 3rd, 202

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
LEVEL-P1-B

Printed Date 2024-12-03
Sheet number
Scale 1:100 -

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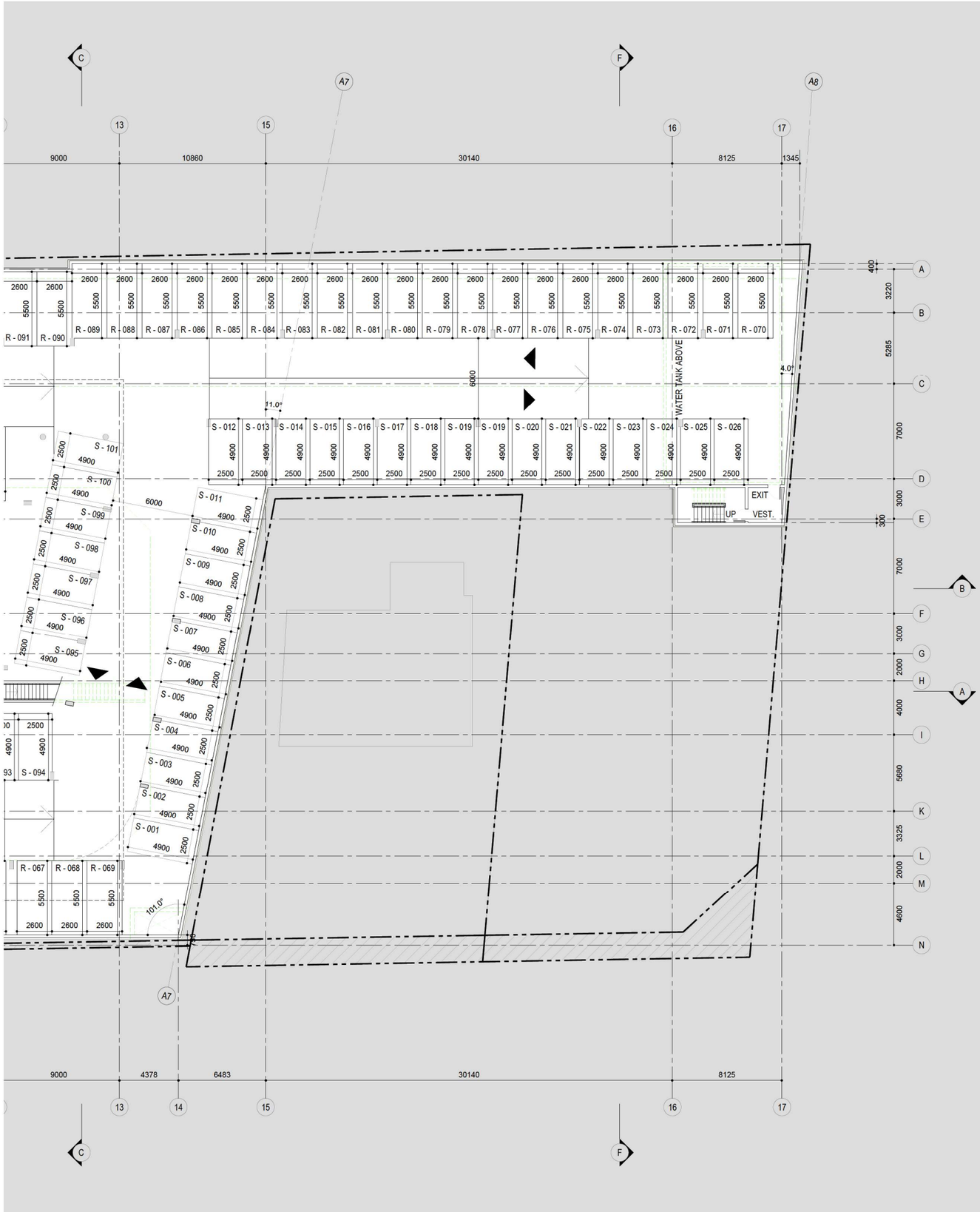

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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application — **December 3rd, 202**

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
LEVEL-P1-C

Printed Date 2024-12-03
Sheet number **Scale 1:100** -

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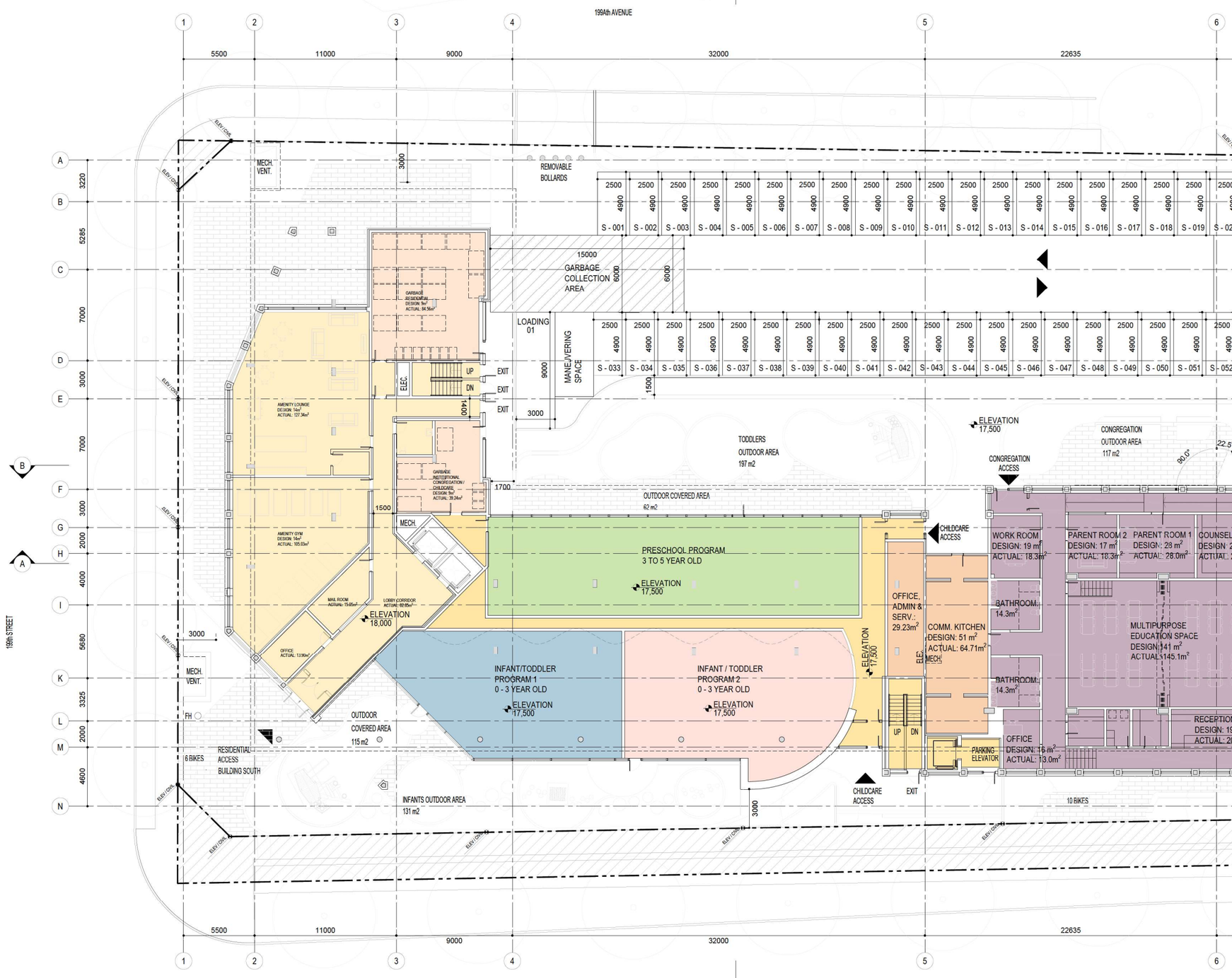

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Key plan

Issued for

Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 202

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
LEVEL-1-A

Printed Date 2024-12-03

Sheet number Scale 1:100 -

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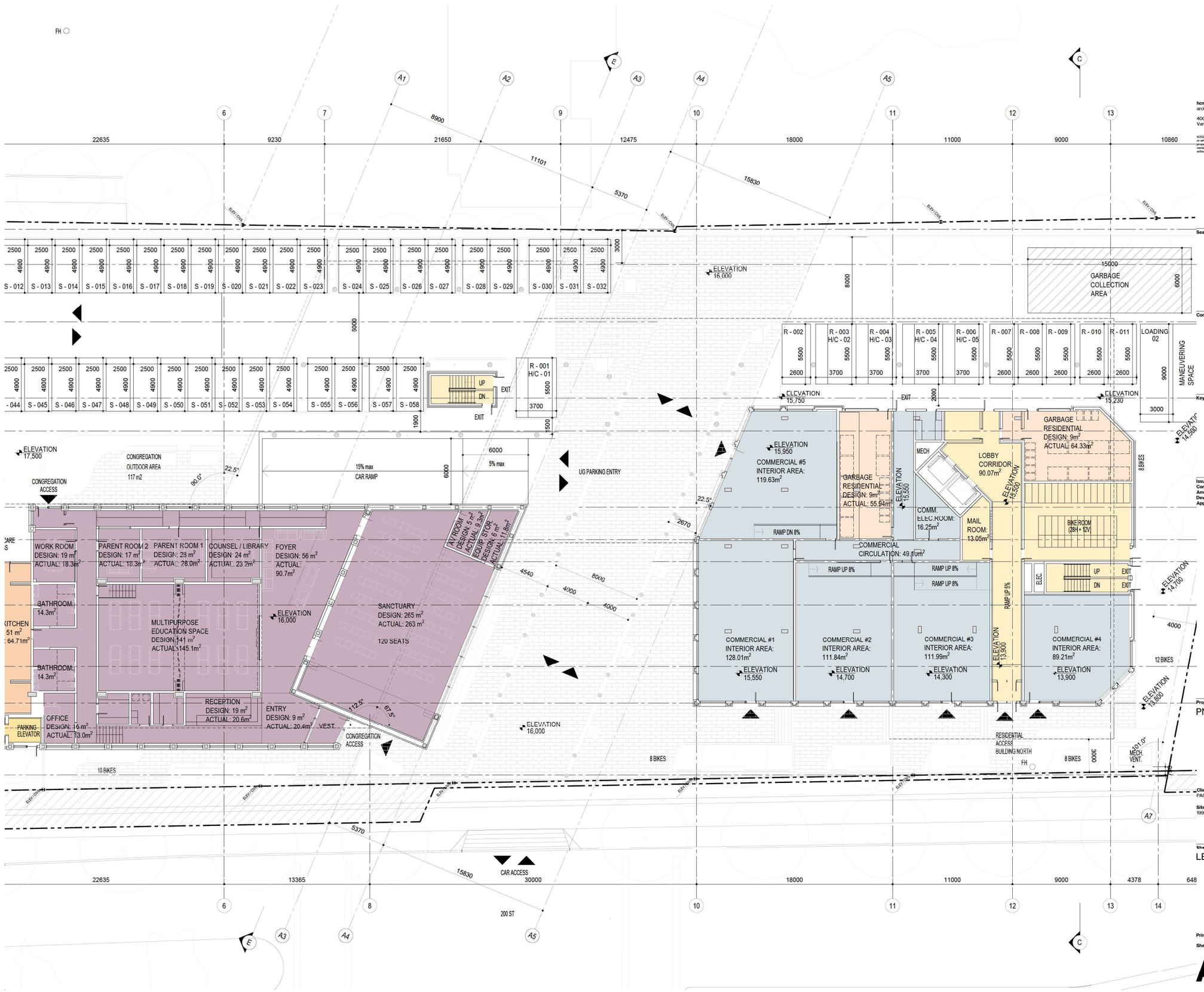

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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application
December 3rd, 202

Project title
PNHS-LANGLEY

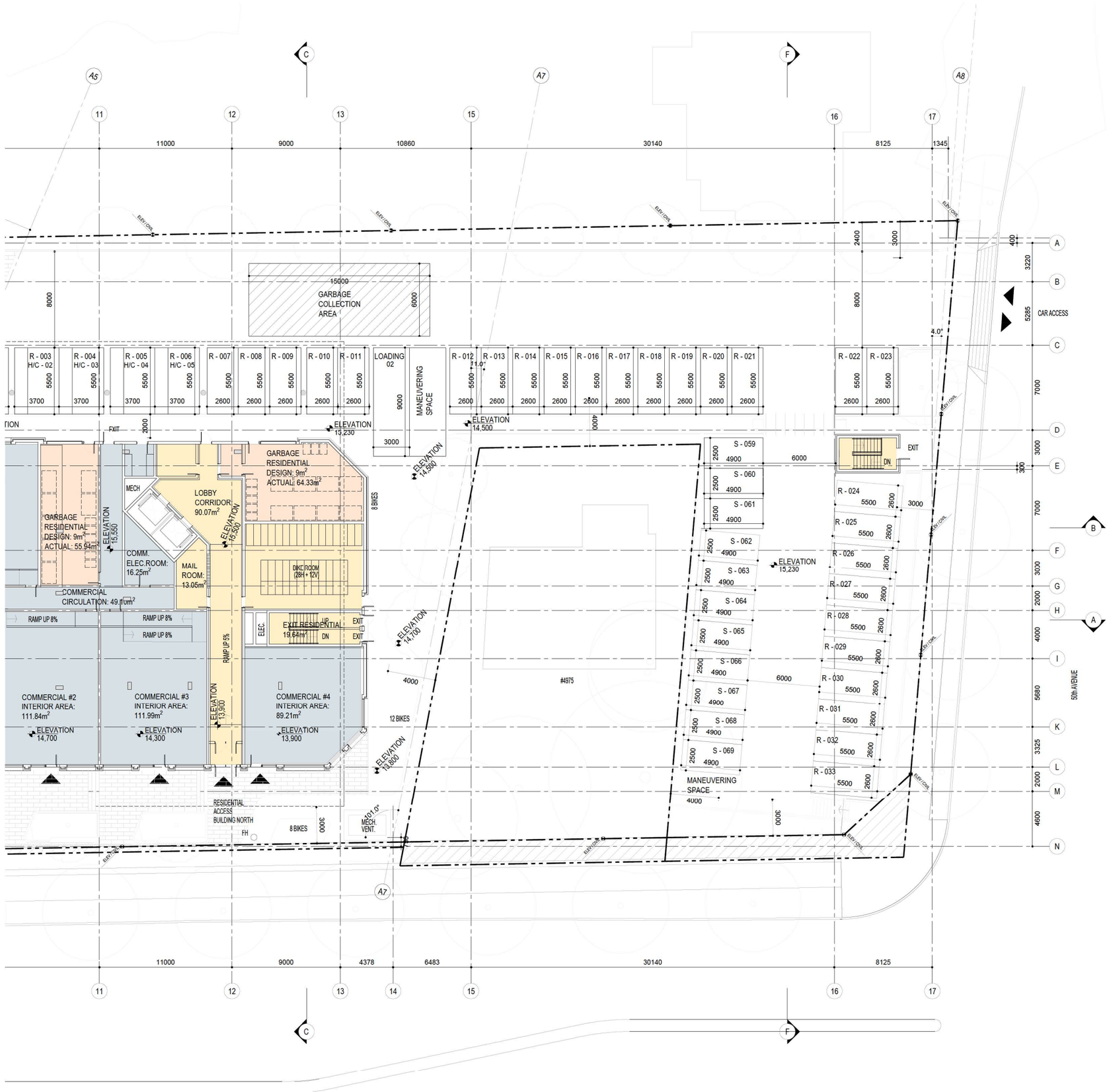
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
LEVEL-1-B

Printed Date 2024-12-03
Sheet number
Scale 1:100

A214



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Consultants

Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application
December 3rd, 202

Project title
PNHS-LANGLEY

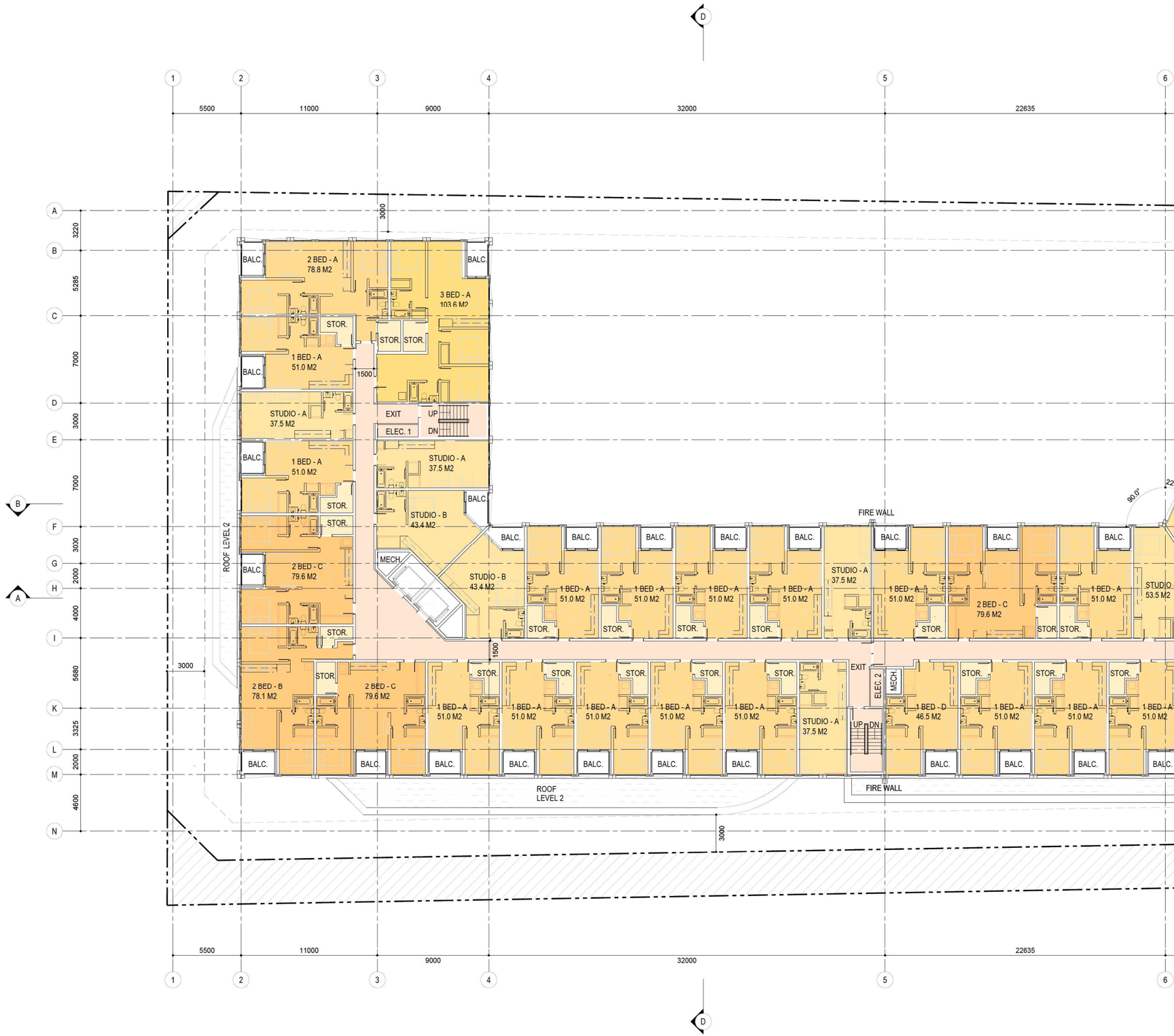
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
PLAN-LEVEL-1-C

Printed Date 2024-12-03
Sheet number
Scale 1:100 -

A215



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Consultants

Key plan

Issued for

Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 2024

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

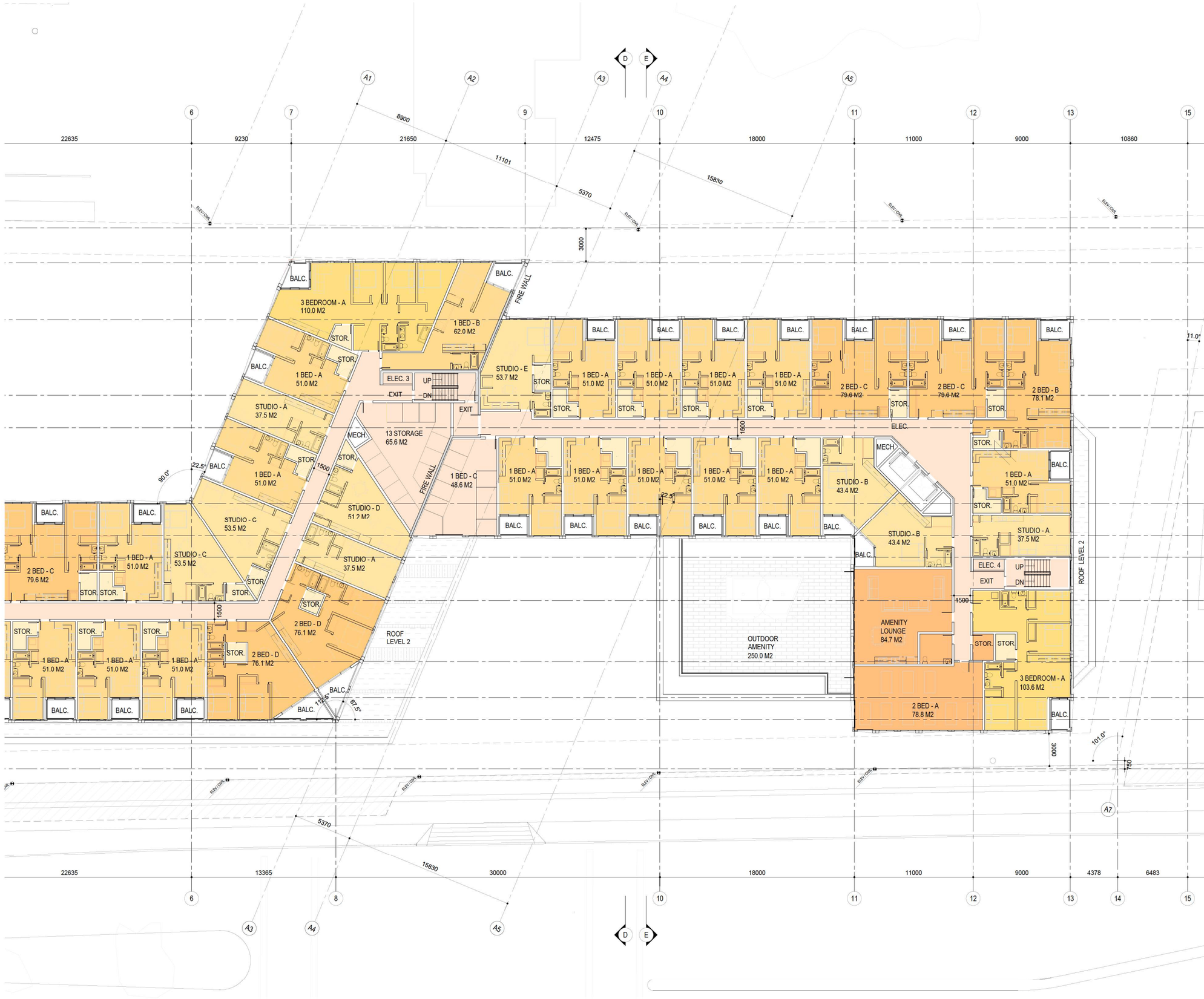
Site address
19991-49TH-AVENUE

Sheet title
LEVEL-2-A

Printed Date 2024-12-03

Sheet number **Scale 1:100** -

A216



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Seal

Consultants

Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application — **December 3rd, 2024**

Project title
PNHS-LANGLEY

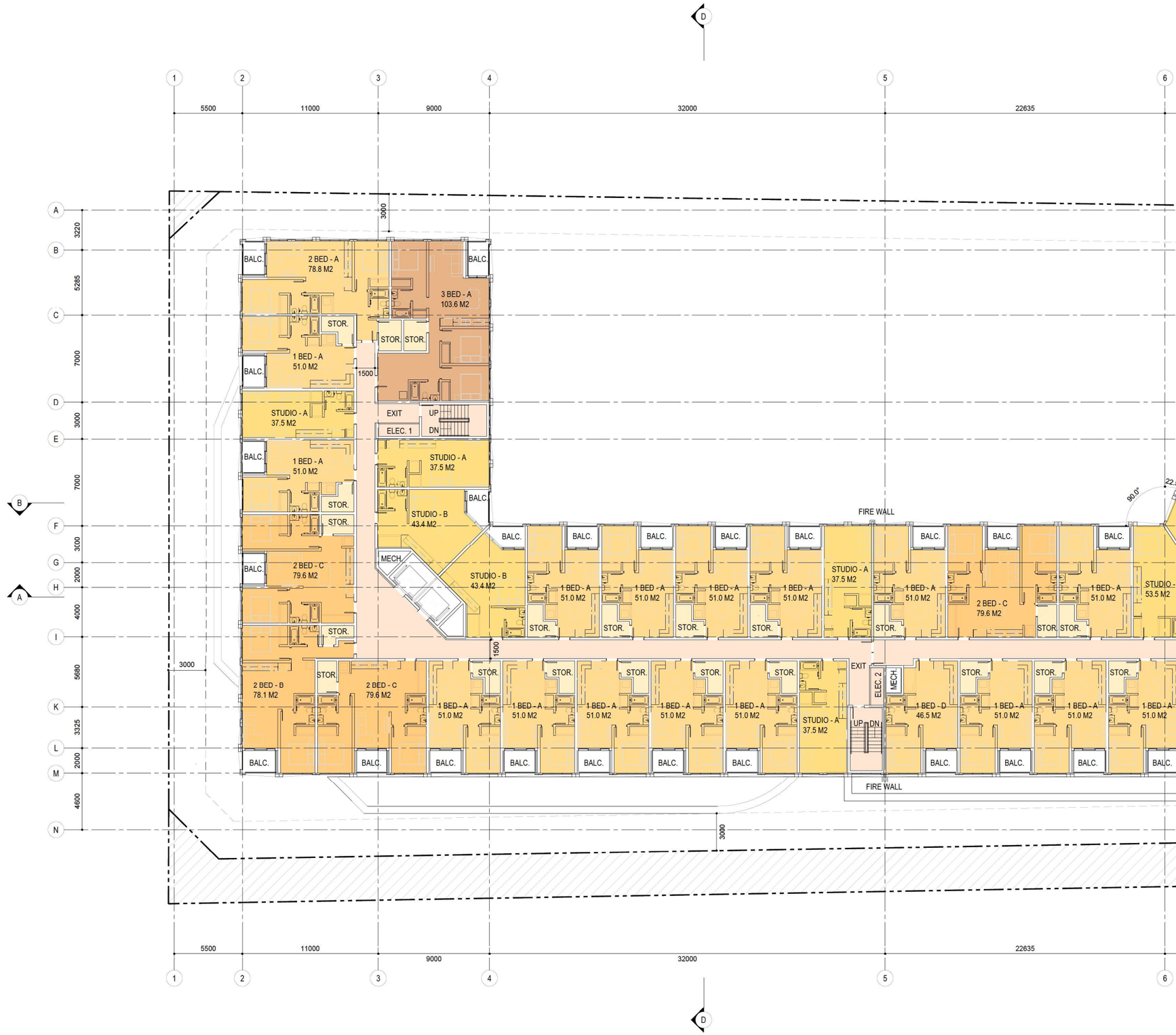
Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
15501-49TH-AVENUE

Sheet title
LEVEL-2-B

Printed Date 2024-12-03
Sheet number **Scale 1:100** -

A217



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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application — December 3rd, 202

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

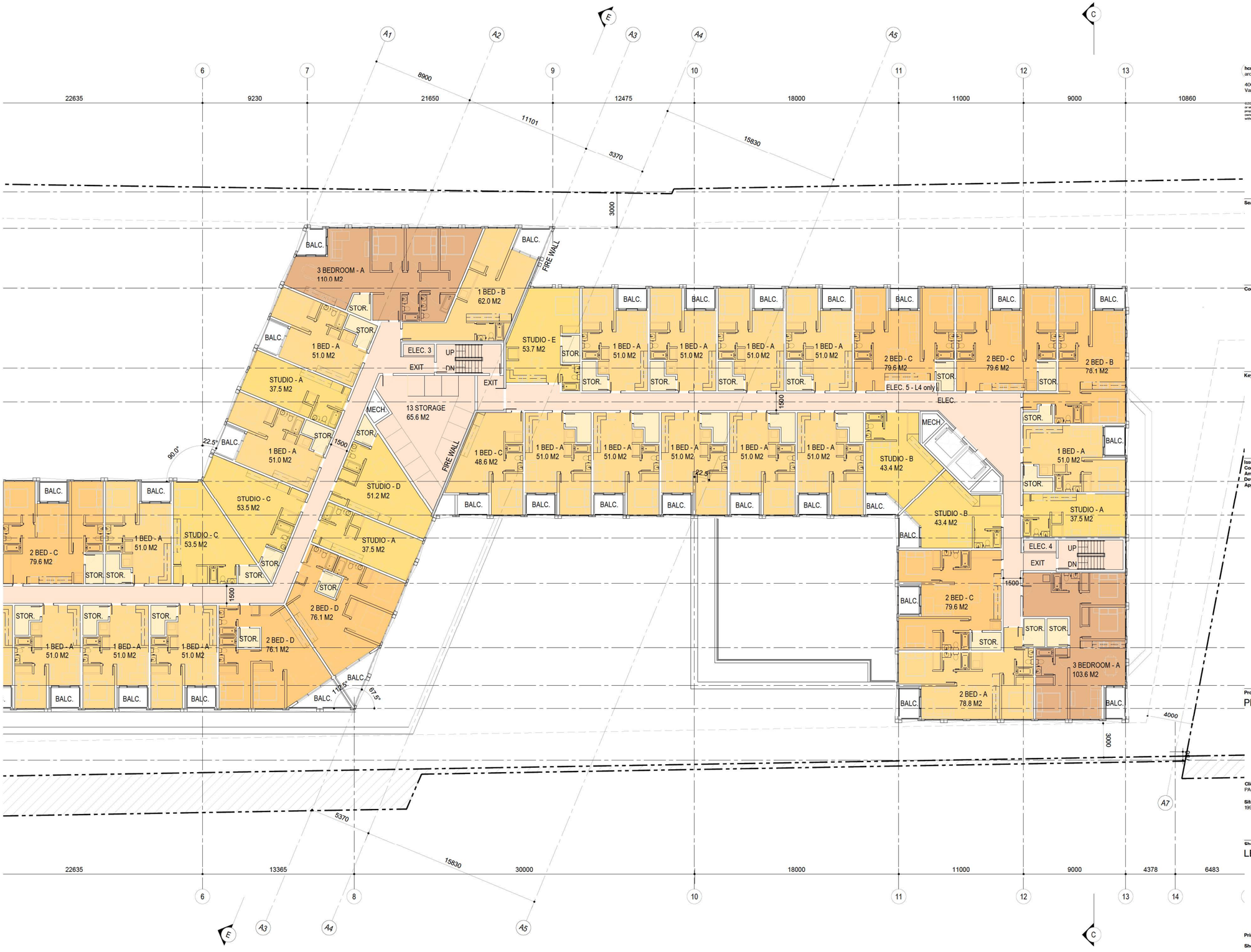
Site address
19991-49TH-AVENUE

Sheet title
LEVELS-3-TO-6-A

Printed Date 2024-12-03

Sheet number — Scale 1:100 -

A218



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Consultants

Key plan

Issued for Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 202

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
LEVELS-3-TO-6-B

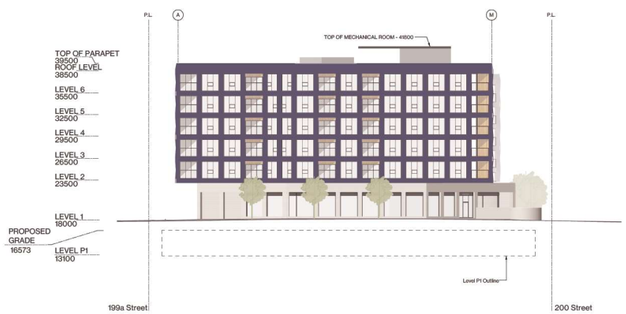
Printed Date 2024-12-03

Sheet number Scale 1:100 -

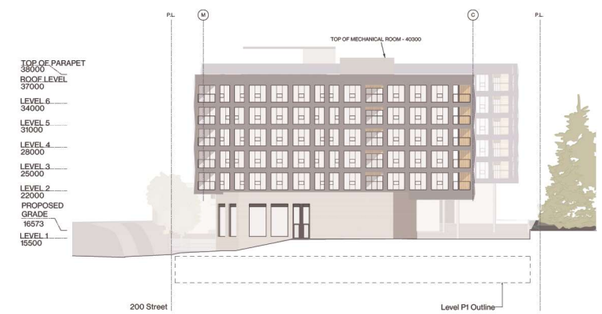
A219

ELEVATION WEST

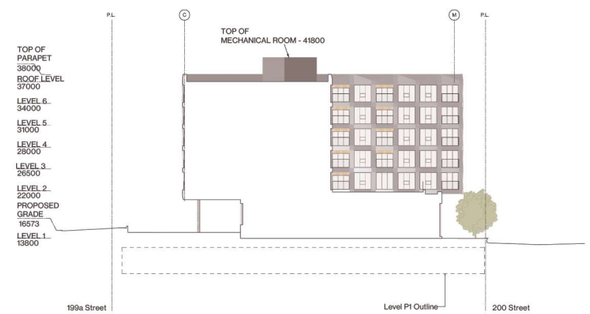
ELEVATION EAST



ELEVATION SOUTH 1



ELEVATION NORTH 1



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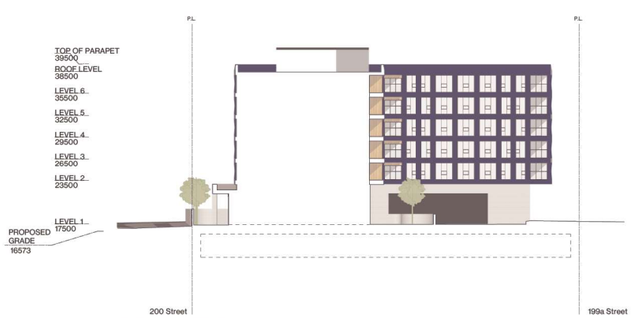
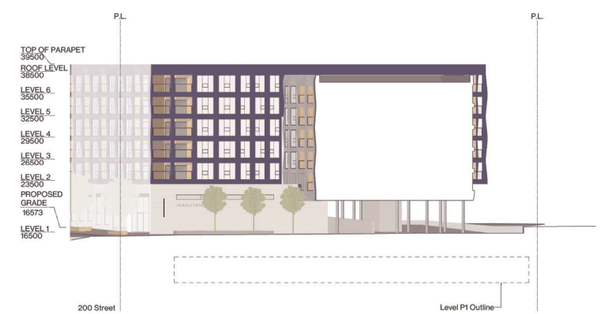


ELEVATION NORTH 2

ELEVATION NORTH 3



ELEVATION NORTH 3 - BRIDGE

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Consultants

Key plan

Issued for

Combined OCP Amendment - Rezoning - Development Permit Application	December 3rd, 2024

Project title
PNHS LANGLEY

Client

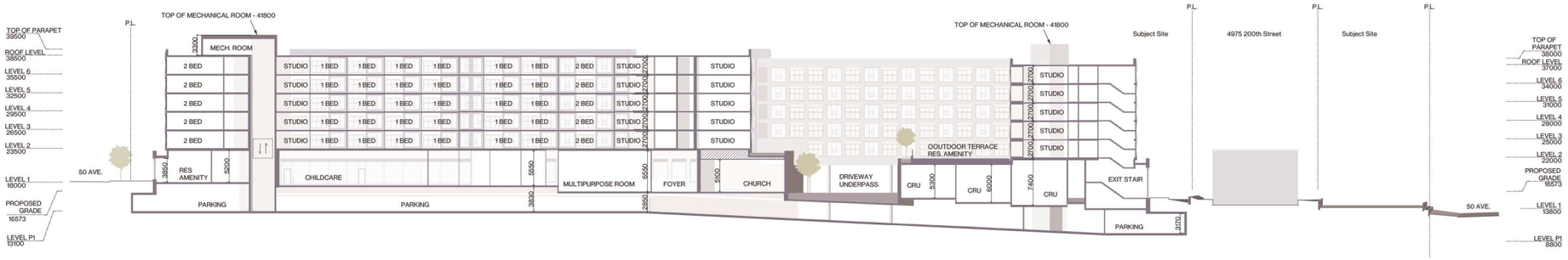
Site address

Sheet title
ELEVATIONS

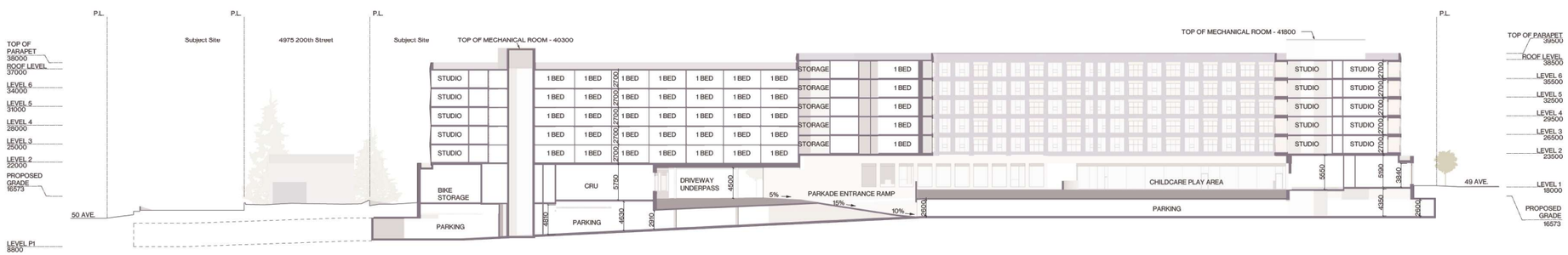
Printed Date 2024-12-03

Sheet number Scale 1:250

A301



SECTION AA



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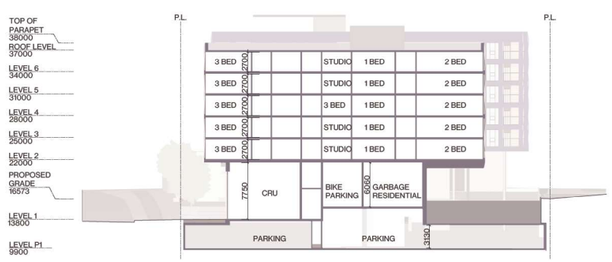

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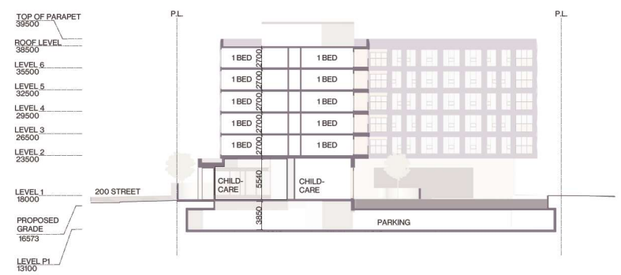

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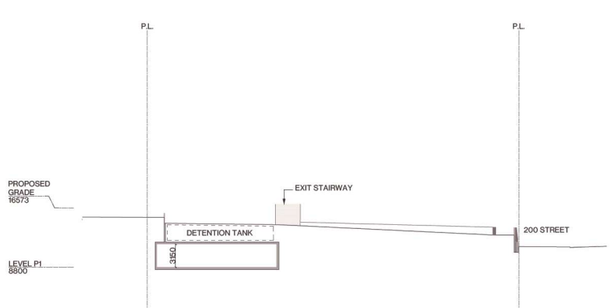

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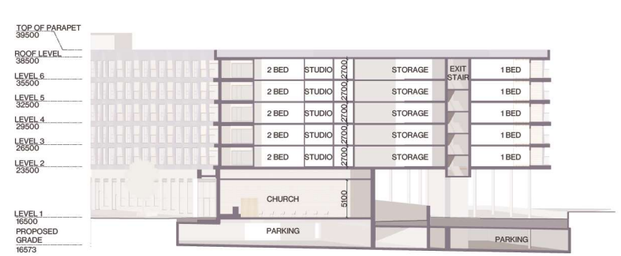

SECTION EE

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Key plan

Issued for

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Project title

PNHS LANGLEY

Client

Site address

Sheet title

SECTIONS

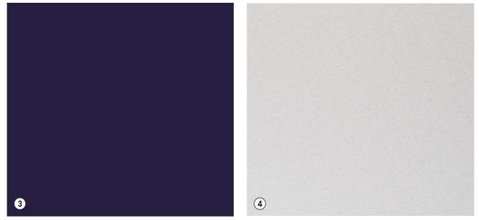
Printed Date 2024-12-03

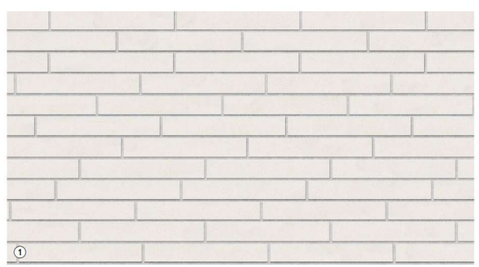
Sheet number

Scale 1:250

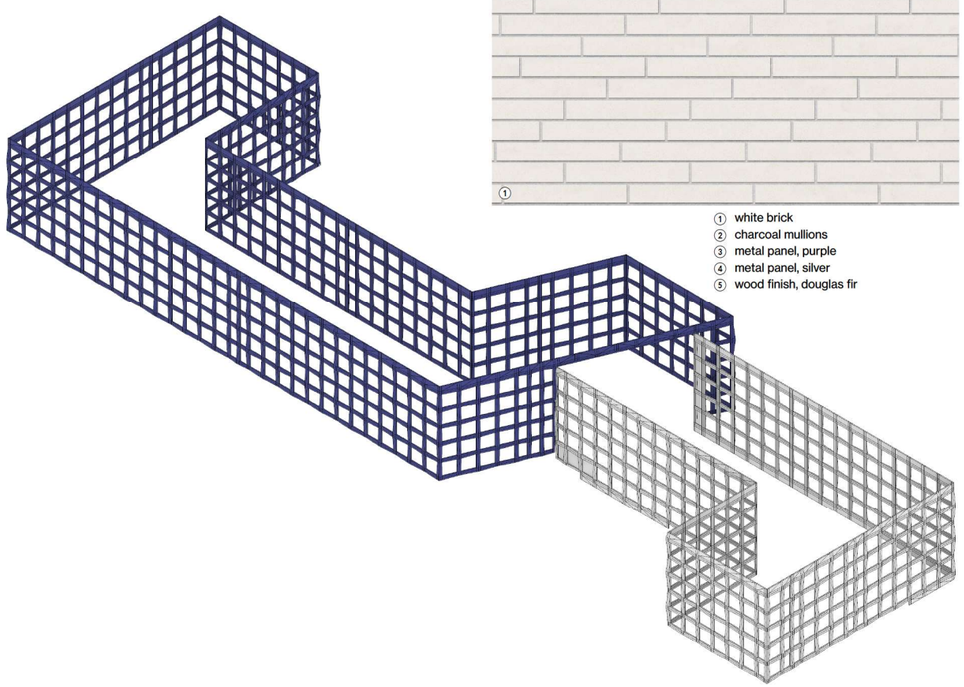
A311

Colour palette concept





① white brick
② charcoal mullions
③ metal panel, purple
④ metal panel, silver
⑤ wood finish, douglas fir



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Key plan

Issued for

Project title
PACIFIC NAZARENE HOUSING SOCIETY RENTAL HOUSING

Client
Pacific Nazarene Housing Society

Site address
19991 - 49th Avenue
4951-4975 - 200 Street
4991 - 200 Street
19990 50th Avenue

Sheet title
MATERIAL PALETTE

Sheet number

A321

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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application **December 3rd, 202**

Project title
PNHS-LANGLEY

PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
AXO-1

Printed Date 2024-12-03

Sheet number **Scale 1:250** -

A331

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Key plan

Issued for
Combined OCP Amendment - Rezoning - Development Permit Application — **December 3rd, 202**

Project title
PNHS-LANGLEY

Client
PACIFIC-NAZARENE-HOUSING-SOCIETY

Site address
19991-49TH-AVENUE

Sheet title
AXO-2

Printed Date 2024-12-03

Sheet number **Scale 1:100** -

A332